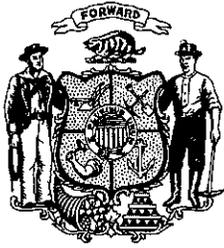


# State of Wisconsin

SENATE CHAIR  
**Alberta Darling**

317 East, State Capitol  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: (608) 266-5830



ASSEMBLY CHAIR  
**John Nygren**

308 East, State Capitol  
P.O. Box 8593  
Madison, WI 53708-8953  
Phone: (608) 266-2343

## Joint Committee on Finance

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Alberta Darling  
Representative John Nygren

Date: December 16, 2019

Re: 5-Day Passive Review Approval – DNR

Pursuant to s. 23.0917(6m), Stats., attached is a 5-day passive review request from the Department of Natural Resources.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Thursday, December 19, 2019**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

Attachments

AD:JN:jm

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



AUG 15 2019

IN REPLY REFER TO: PR 40251 \*

The Honorable Alberta Darling, Co-Chair  
Committee on Joint Finance  
Room 317 East  
State Capitol  
PO Box 7882  
Madison, WI 53707-7882

The Honorable John Nygren, Co-Chair  
Committee on Joint Finance  
Room 309 East  
State Capitol  
PO Box 8953  
Madison, WI 53707-53708

AUG 16 2019

St. Finack

Dear Senator Darling and Representative Nygren:

Pursuant to s. 23.0917(6m), Wis. Stats., the department is notifying you as co-chairs of the Committee on Joint Finance of the proposed acquisition of 80.32 acres from Wisconsin Central Ltd., a Delaware Corporation, using funds from the Knowles-Nelson Stewardship Program. The acquisition is located within the boundary of Wolf River State Trail.

The purchase price of the acquisition is \$285,000. In addition, appraisal fees associated with the transaction are \$6,000 and closing costs are estimated at \$5,888. The payment in lieu of taxes is estimated at \$826.02. As defined in s. 23.0916(1)(b), Wis. Stats., this property will be open to the public for all nature based outdoor recreational activities to include fishing, hiking, cross country skiing, as well as hunting and trapping consistent with 2011 Wisconsin Act 168.

As provided in s. 23.0917(6m)(a), Wis. Stats., if the department does not receive notification of the scheduling of a hearing from either of the Joint Committee on Finance co-chairpersons within 14 working days from today, the department will forward the proposal to the Governor for his consideration. If there are questions about the proposal, please contact Terry H. Bay at (608) 266-5782.

Thank you for this consideration.

Sincerely,

Elizabeth M. Kluesner  
Deputy Secretary

C:

Timothy C. Cooke, Internal Services Division Administrator  
Terry H. Bay, Director, Bureau of Facilities and Lands  
James W. Lemke, Real Estate Section Chief  
Pete Wolter, Real Estate Regional Supervisor  
Sonja Margitan, Real Estate Specialist

Wisconsin Department of Natural Resources  
Natural Resources Board Agenda Item

Item No: 2.B.

**SUBJECT: Land Acquisition – Wolf River State Trail – Forest County****FOR: AUGUST 2019 BOARD MEETING****TO BE PRESENTED BY: James W. Lemke, Real Estate Section Chief****SUMMARY:**

The department is proposing the purchase of 80.32 acres of land from Wisconsin Central Ltd., a Delaware corporation, for \$285,000 for the Wolf River State Trail in Forest County. This item is being submitted for approval because the purchase price exceeds \$150,000 and under the authority of s. 23.09(2)(d)12, Wis. Stats.

The property consists of approximately 6.4 miles of old railroad grade. The corridor to be acquired runs mainly north to south with some slight meander to the grade. The majority of the width of the grade is 100 feet wide; however, there are some areas where the grade is wider or narrower than 100 feet.

This railroad grade is located in southwestern Forest County. Of the 6.4-mile stretch, approximately 1.88 miles are located within the City of Crandon and one mile is adjacent to Forest County Potawatomi (FCP) tribal lands.

The existing Wolf River State Trail is 33 miles located in both Langlade and Forest Counties. The trail runs from White Lake in Langlade County north along the Wolf River, through the Upper Wolf River Fishery Area and into Forest County, adjacent to the Nicolet National Forest. It terminates in Crandon. In Forest County the trail allows motorized and non-motorized uses, including ATV/UTV, street legal off-highway motorcycles (OHMs) and horseback riding. Snowmobiling, walking, bicycling, cross country skiing and snowshoeing are allowed in both counties.

Currently, the Wolf River State Trail terminates south of the USH 8 right-of-way. The subject property will connect to the existing department ownership in Crandon, located immediately north of the USH 8 right-of-way, providing a contiguous trail corridor. The trail will provide a recreational corridor separated from current road routes and will form the basis for future trail network expansions north and east-west along the corridor between Rhinelander and the Nicolet State Trail.

The Wolf River State Trail is currently managed through a cooperative trail management agreement with Langlade and Forest Counties. The new state trail will be managed through an agreement with Forest County as they will amend their current management agreement to include this Argonne to Crandon acquisition segment of 6.4 miles. The City of Crandon has received a department grant to purchase and develop a trailhead for the trail located in the City of Crandon. The subject property would be developed for motorized and non-motorized uses, similar to the existing trail uses practiced.

**RECOMMENDATION:** That the Board approve the purchase of 80.32 acres of land from Wisconsin Central Ltd., a Delaware corporation for \$285,000.00 for the Wolf River State Trail in Forest County.

**LIST OF ATTACHED MATERIALS (Check all that are applicable):**

- Background Memo
- Maps and Documents

Approved By	Signature	Date
Terry H. Bay Bureau Director	<i>Terry H. Bay</i>	7/30/19
Timothy C. Cooke Internal Services Division Administrator	<i>Timothy C. Cooke</i>	7/31/19
Preston D. Cole, Secretary	<i>Preston D. Cole</i>	7/31/19

by Elizabeth Klusner

Program and reviewer	Signature	Date	Comments
<b>Energy, Transportation and Environmental Analysis</b> N/A Environmental Analyst N/A  Economist			
<b>Management and Budget</b> N/A  Budget Analyst			
<b>Legal Services</b>  Diane L. Milligan Attorney	<i>Diane L. Milligan</i>	7/17/19	
<b>Other reviewers</b> N/A			

## CORRESPONDENCE/MEMORANDUM

DATE: July 17, 2019 FILE REF: PR 40251  
 TO: Governor Tony Evers  
 FROM: Secretary Preston D. Cole  
 Department of Natural Resources  
 SUBJECT: Proposed Land Acquisition, Wisconsin Central Ltd. a Delaware corporation Tract, File # PR 40251,

1. PARCEL DESCRIPTION:

Wolf River State Trail  
 Forest County

Grantor:

Wisconsin Central Ltd., a Delaware corporation  
 Attn: Linda Armbruster  
 17641 S. Ashland Ave.  
 Homewood IL 60430

Acres: 80.32Price: \$285,000.00Appraised Value: \$355,000.00Interest: Fee Title Purchase

Improvements: The majority of the subject corridor is vacant land, and is no longer improved with railway tracks, ties, bridges and various other improvements used in the operation of a railway line. However, at Gretzinger Lane and north, the rail improvements still remain.

Location: The property is located near the Town of Argonne and runs to the City of Crandon in Forest County.

Land Description: The subject land is mostly flat with several portions of the track artificially elevated due to the existence of marsh/wetland and flood plain areas.

Covertypes Breakdown:

Type	Acreage
Urban / Developed	80.32
Total:	80.32

Zoning: None known, government agency oversightPresent Use: Abandoned Railroad LineProposed Use: Recreational TrailTenure: 119 yearsProperty Taxes: Tax exemptOption Date: June 12, 2019

Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include fishing, hiking, cross country skiing, as well as hunting and trapping consistent with 2011 Wisconsin Act 168.

2. JUSTIFICATION:

The department is proposing the purchase of 80.32 acres of land from Wisconsin Central Ltd., a Delaware corporation, for \$285,000 for the Wolf River State Trail in Forest County. This item is being submitted for approval because the purchase price exceeds \$150,000 and under the authority of s. 23.09(2)(d)12, Wis. Stats.

The property consists of approximately 6.4 miles of old railroad grade. The corridor to be acquired runs mainly north to south with some slight meander to the grade. The majority of the width of the grade is 100 feet wide; however, there are some areas where the grade is wider or narrower than 100 feet.

This railroad grade is located in southwestern Forest County. Of the 6.4-mile stretch, approximately 1.88 miles are located within the City of Crandon and one mile is adjacent to Forest County Potawatomi (FCP) tribal lands.

The existing Wolf River State Trail is 33 miles located in both Langlade and Forest Counties. The trail runs from White Lake in Langlade County north along the Wolf River, through the Upper Wolf River Fishery Area and into Forest County, adjacent to the Nicolet National Forest. It terminates in Crandon. In Forest County the trail allows motorized and non-motorized uses, including ATV/UTV, street legal off-highway motorcycles (OHMs) and horseback riding. Snowmobiling, walking, bicycling, cross country skiing and snowshoeing are allowed in both counties.

Currently, the Wolf River State Trail terminates south of the USH 8 right-of-way. The subject property will connect to the existing department ownership in Crandon, located immediately north of the USH 8 right-of-way, providing a contiguous trail corridor. The trail will provide a recreational corridor separated from current road routes and will form the basis for future trail network expansions north and east-west along the corridor between Rhinelander and the Nicolet State Trail.

The Wolf River State Trail is currently managed through a cooperative trail management agreement with Langlade and Forest Counties. The new state trail will be managed through an agreement with Forest County as they will amend their current management agreement to include this Argonne to Crandon acquisition segment of 6.4 miles. The City of Crandon has received a department grant to purchase and develop a trailhead for the trail located in the City of Crandon. The subject property would be developed for motorized and non-motorized uses, similar to the existing trail uses practiced

3. LAND MANAGEMENT:

This property would become part of the Wolf River State Trail. It will be contiguous with the currently existing Wolf River State Trail to the south. It is proposed that the trail will (also) be managed as a cooperative state trail, as is the case with 26 other state trails and the existing Wolf River State Trail from Crandon south to White Lake. The department enters into cooperative state trail agreements under the authority of s. 23.175, Wis. Stats. These agreements grant our partners the authority and responsibility to manage and operate the trails. Land management provisions consistent with laws and department policy, such as pesticide use reporting, are explained in the cooperative agreements.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$8,000,000.00	\$7,776,000.00	\$7,491,000.00

2

5. ACQUISITION STATUS OF THE WOLF RIVER STATE TRAIL:

Established: 2003

Acres Purchased to Date: 490.32

Acquisition Goal: 531.66

Percent Complete: 92.22 %

Cost to Date: \$703,455.00

6. APPRAISAL:

Appraiser: Matthew Gehrke

Valuation Date: August 3, 2018

Appraised Value: \$355,000.00

Highest and Best Use: Urban Single-Family Residential, Rural Single-Family Residential, Forest Land

Allocation of Values:

a. land: 85.3 acres @ \$4,161.78 per acre: \$355,000.00

b. market data approach used 20 comparable sales cited

Appraisal Review:

Acquisition price reflects negotiations between Wisconsin Central Ltd. and the department resulting in a sale price that is less than the appraised value.

RECOMMENDED:

Terry H. Bay

7/30/19

Terry H. Bay, Bureau Director, Bureau of Facilities and Lands

Date

Diane L. Milligan

7/17/19

Diane L. Milligan, Bureau of Legal Services

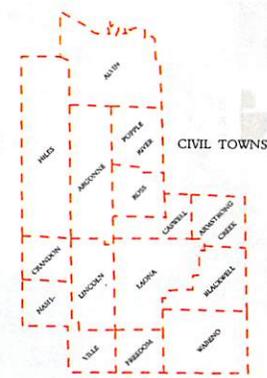
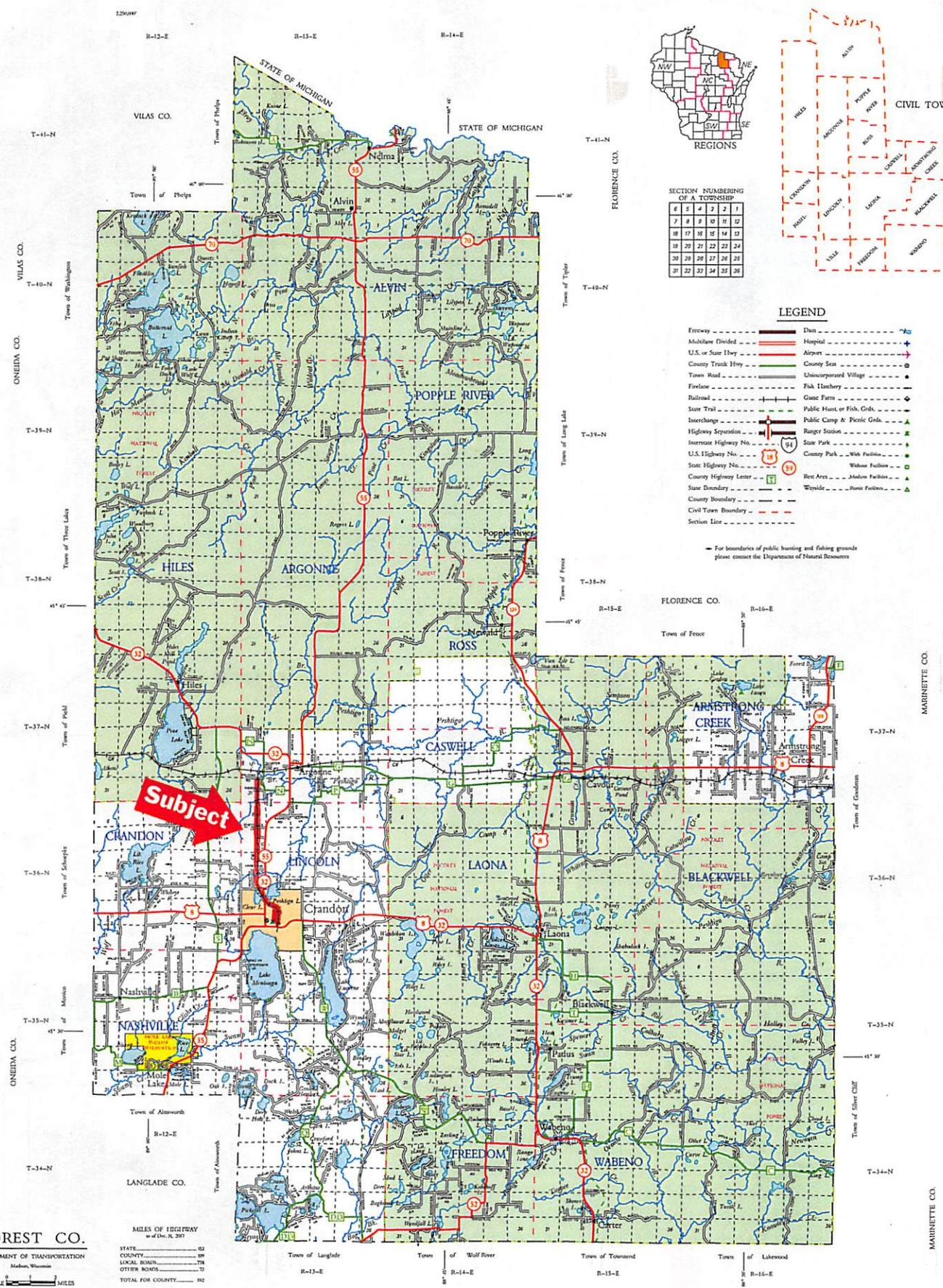
Date

Timothy C. Cooke

7/31/19

Timothy C. Cooke, Internal Services Division Administrator

Date



SECTION NUMBERING OF A TOWNSHIP

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

LEGEND

- Freeway
- Multi-lane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Fircline
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dun
- Hospital
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt or Fish Cld.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park
- State Park
- U.S. Highway No. with Facility
- State Highway No. with Facility
- Res. Area
- Waples
- Waples
- Waples

For boundaries of public hunting and fishing grounds please consult the Department of Natural Resources

**FOREST CO.**  
 DEPARTMENT OF TRANSPORTATION  
 Madison, Wisconsin  
 SCALE 1:50,000  
 JAN. 2019  
 Res. compiled from U.S.G.S. Quadangles 190,000 Series

MILES OF HIGHWAY  
 as of Dec. 31, 2017

STATE	152
COUNTY	109
LOCAL ROAD	278
OTHER ROADS	73
TOTAL FOR COUNTY	612

Land Area (2012 Census) - 514 sq mi  
 Population (2010 Census) - 4004  
 County Seat - Candon

LANGLADE CO. OCONTO CO. OCONTO CO.

**NRB Item:**  
**Wisconsin Central Ltd.**  
**a Delaware Corporation**

- Fee

**Wolf River  
 State Trail**

T37N R13E Sec 31  
 T36N R13E Sec 06,07,18,19  
 T36N R13E Sec 20,29,32  
 Towns of Argonne and Lincoln  
 City of Crandon  
 Forest County

**Subject**  
 PR 40251

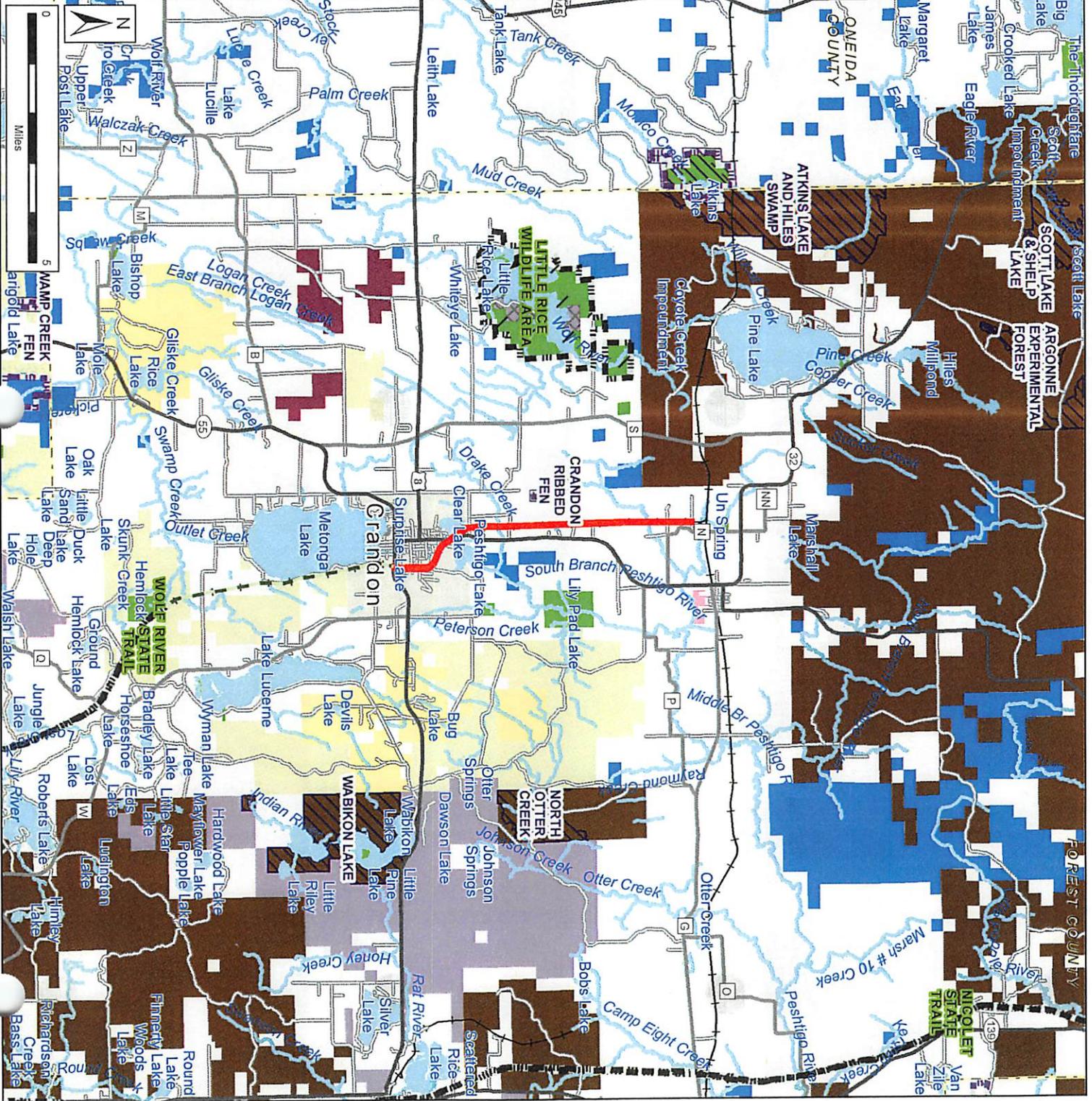
- State Recreation Trail
- DNR Fee Title
- DNR Easement
- DNR Assessment Closed to Public Access
- Current DNR Project Boundary
- SNA Project Boundaries
- State Natural Area
- U.S. Fish & Wildlife
- Stewardship Grant Public Lands
- Board of Commissioners of Public Lands
- Tribal Land
- County Forest
- National Forest
- Railroad
- Major Highways and Ramps
- County Highways
- Local Roads
- Municipality
- County Boundary

**Regional View**



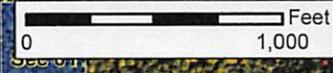
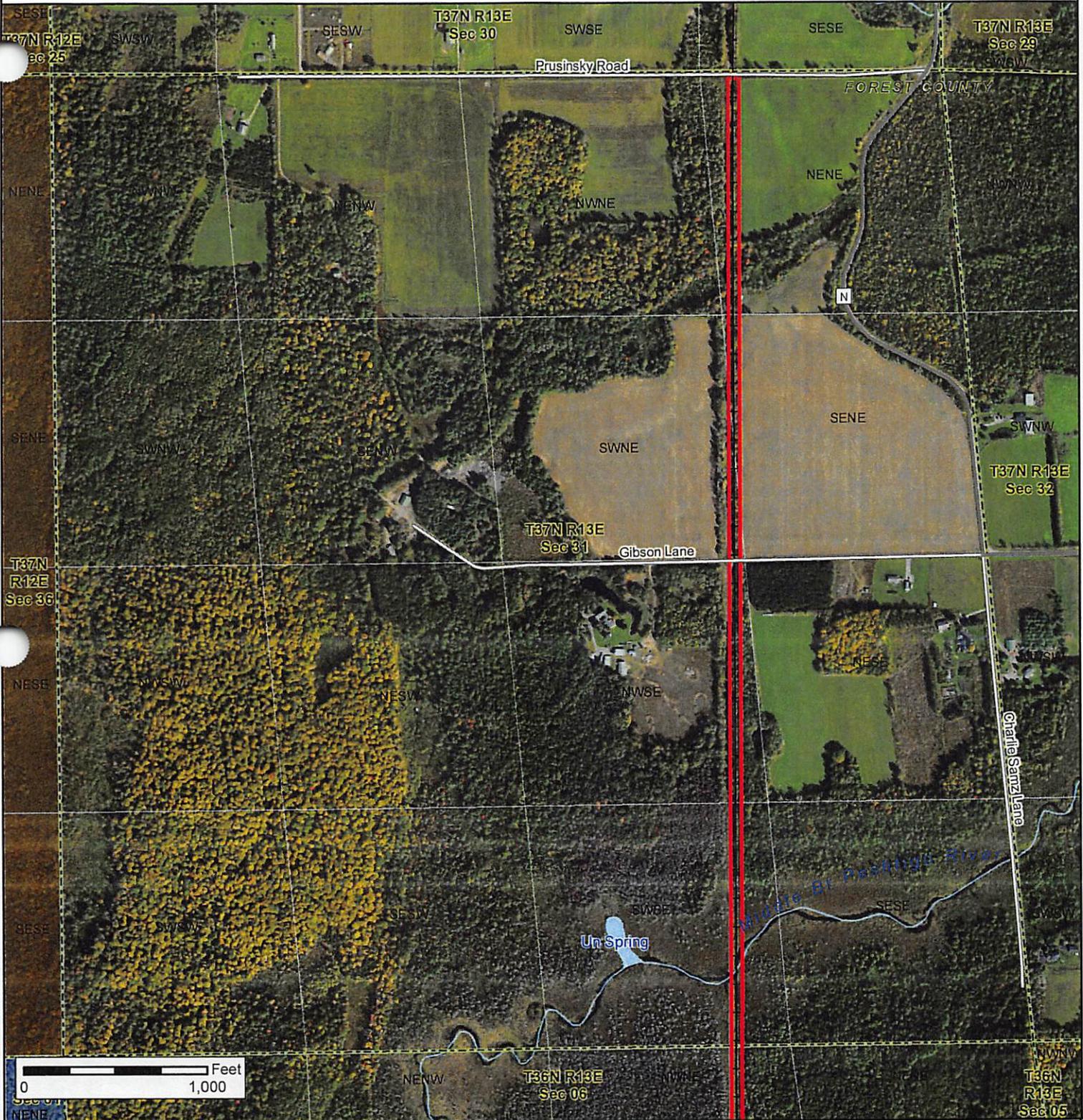
**Location of Property**

WISCONSIN DEPARTMENT  
 OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Updated: July 01, 2019 jhc



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership, public access, or other information. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

**NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee**  
 T37N R13E Sec 31, Town of Argonne, Forest County



**Wolf River State Trail**

 Subject

-  Board of Commissioners of Public Lands
-  National Forest
-  County Boundary
-  Section Boundary
-  QQ Section Boundary
-  Railroad

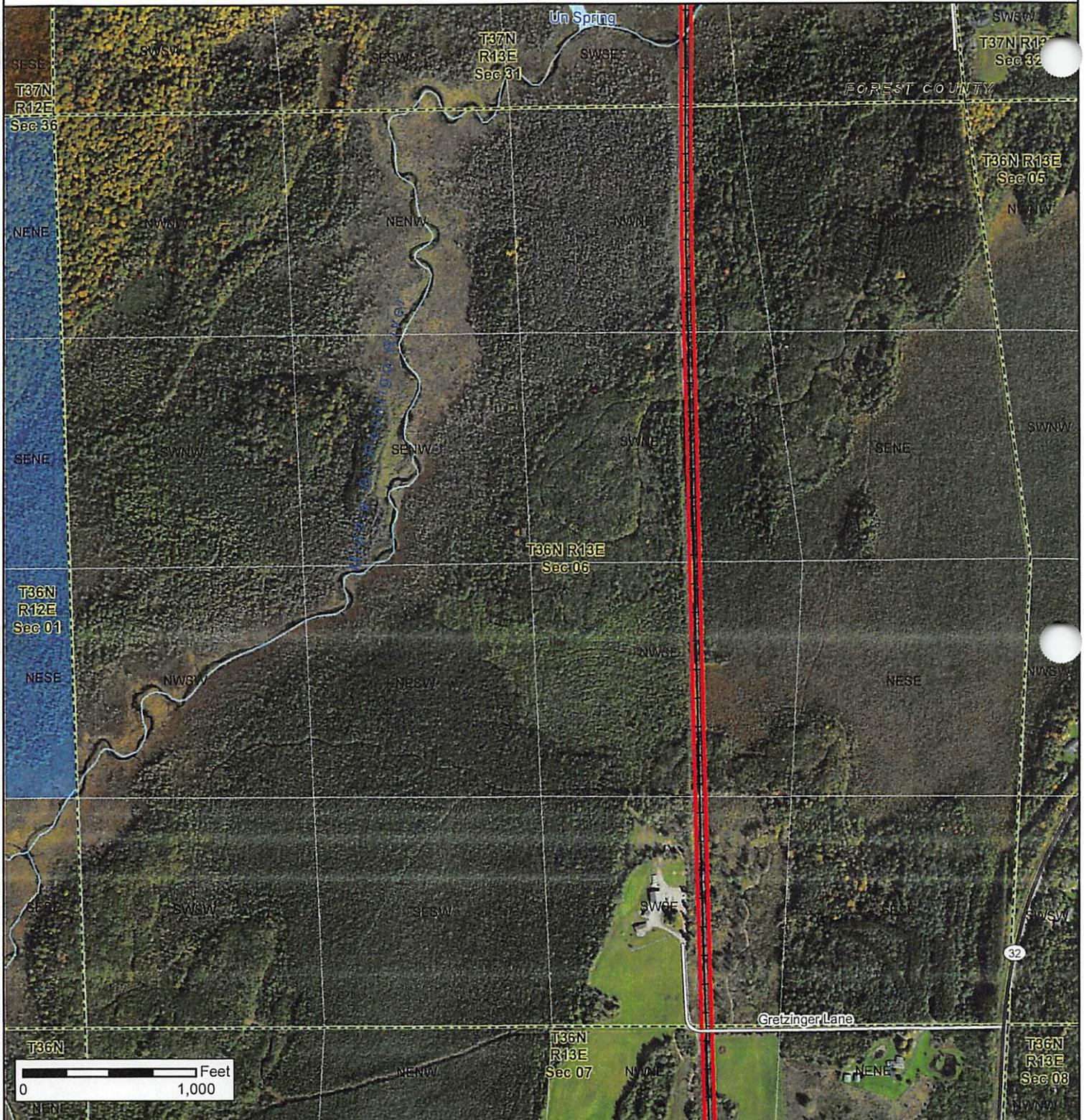



Jul 01, 2019 jdc  
 Real Estate Section  
 Bureau of Facilities and Lands



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**NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee**  
 T36N R13E Sec 06, Town of Lincoln, Forest County



**Wolf River State Trail**

 Subject

-  Board of Commissioners of Public Lands
-  National Forest
-  County Boundary
-  Section Boundary
-  QQ Section Boundary
-  Major Hws
-  Railroad

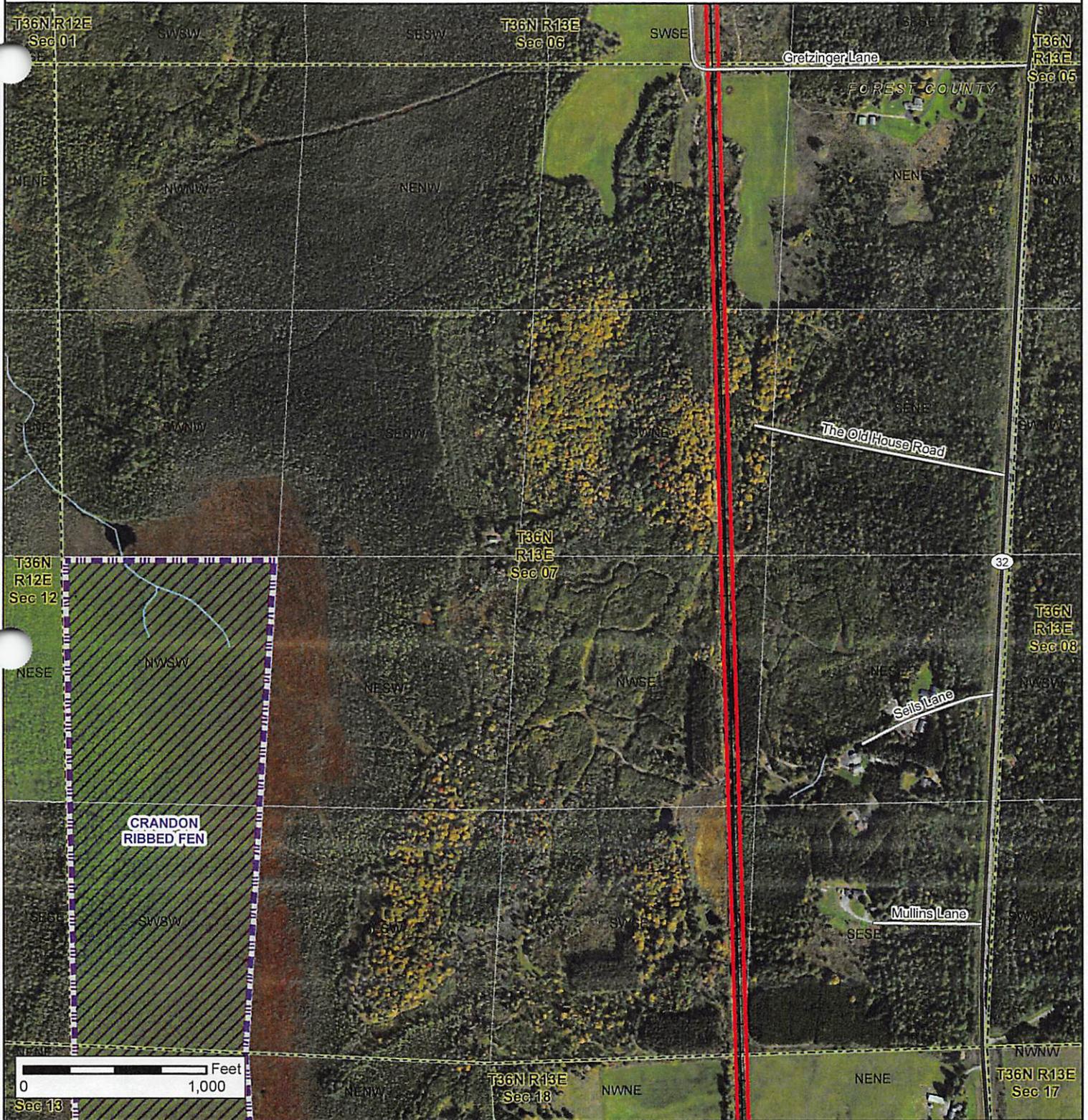



Jul 01, 2019 jdc

Real Estate Section  
Bureau of Facilities and Lands



**NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee**  
 T36N R13E Sec 07, Town of Lincoln, Forest County



**Wolf River State Trail**

 Subject



SNA Project Boundaries



DNR Fee Title



State Natural Area



County Boundary



Section Boundary



QQ Section Boundary



Major Hwys



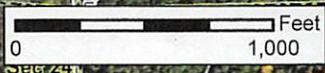
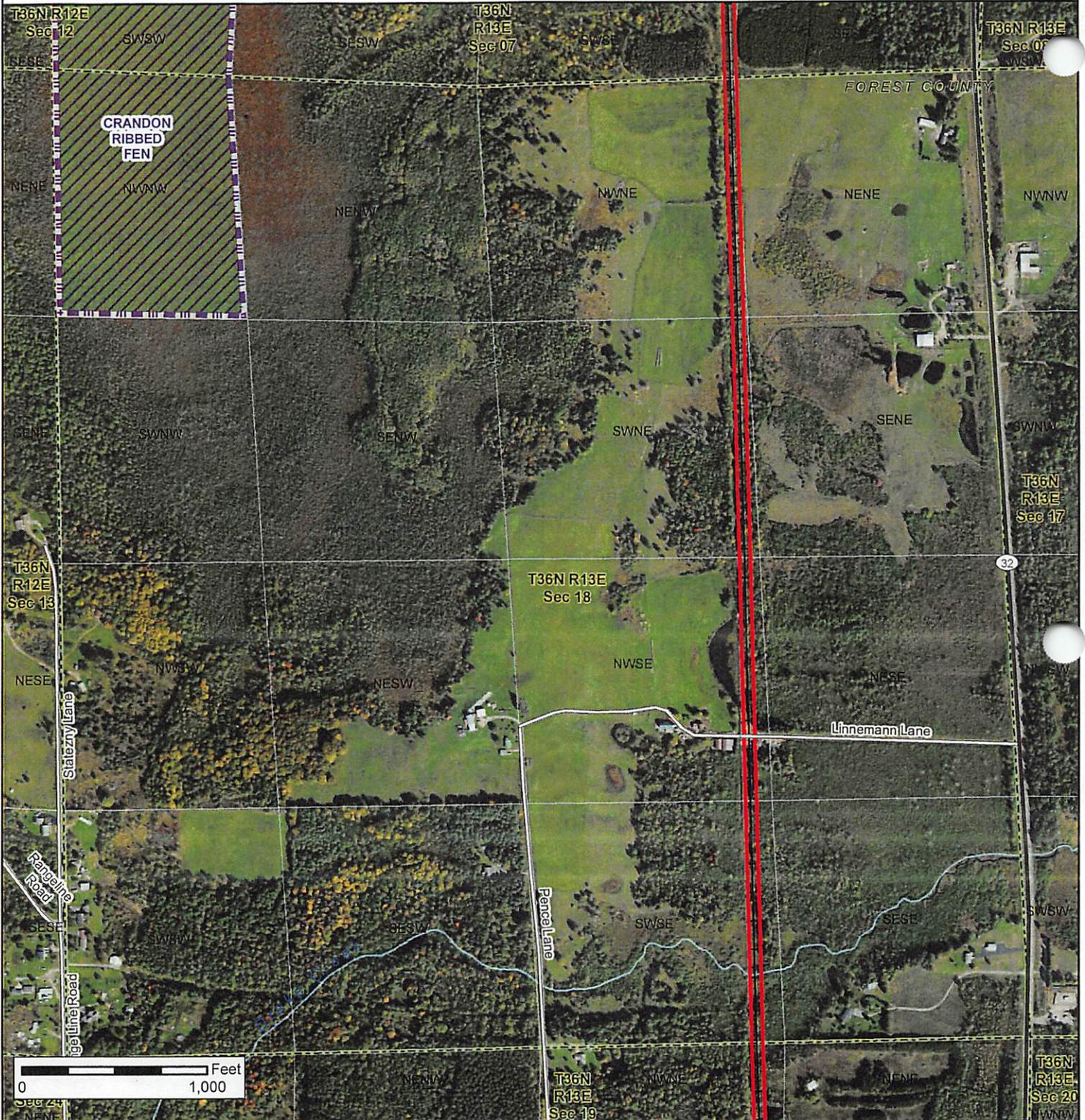
Railroad



Jul 01, 2019 jdc

Real Estate Section  
 Bureau of Facilities and Lands

**NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee**  
 T36N R13E Sec 18, Town of Lincoln, Forest County



**Wolf River State Trail**

Subject

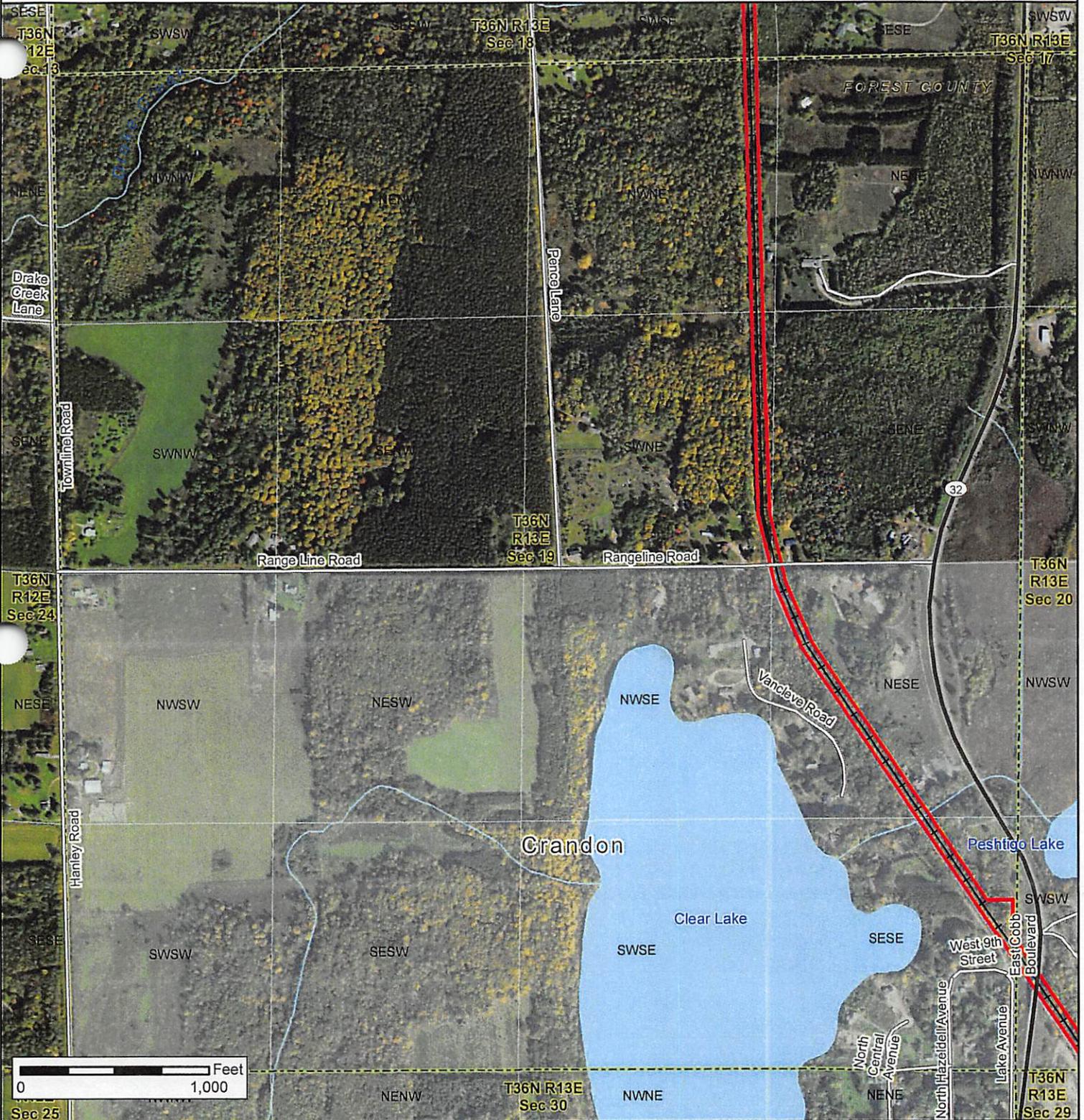
- |                        |                     |
|------------------------|---------------------|
| SNA Project Boundaries | Section Boundary    |
| DNR Fee Title          | QQ Section Boundary |
| State Natural Area     | Major Hwys          |
| County Boundary        | Railroad            |

Jul 01, 2019 jdc  
 Real Estate Section  
 Bureau of Facilities and Lands

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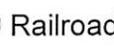
# NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee

T36N R13E Sec 19, City of Crandon & Town of Lincoln, Forest County



**Wolf River State Trail**

 Subject

-  Municipality
-  County Boundary
-  Section Boundary
-  QQ Section Boundary
-  Major Hwys
-  Railroad

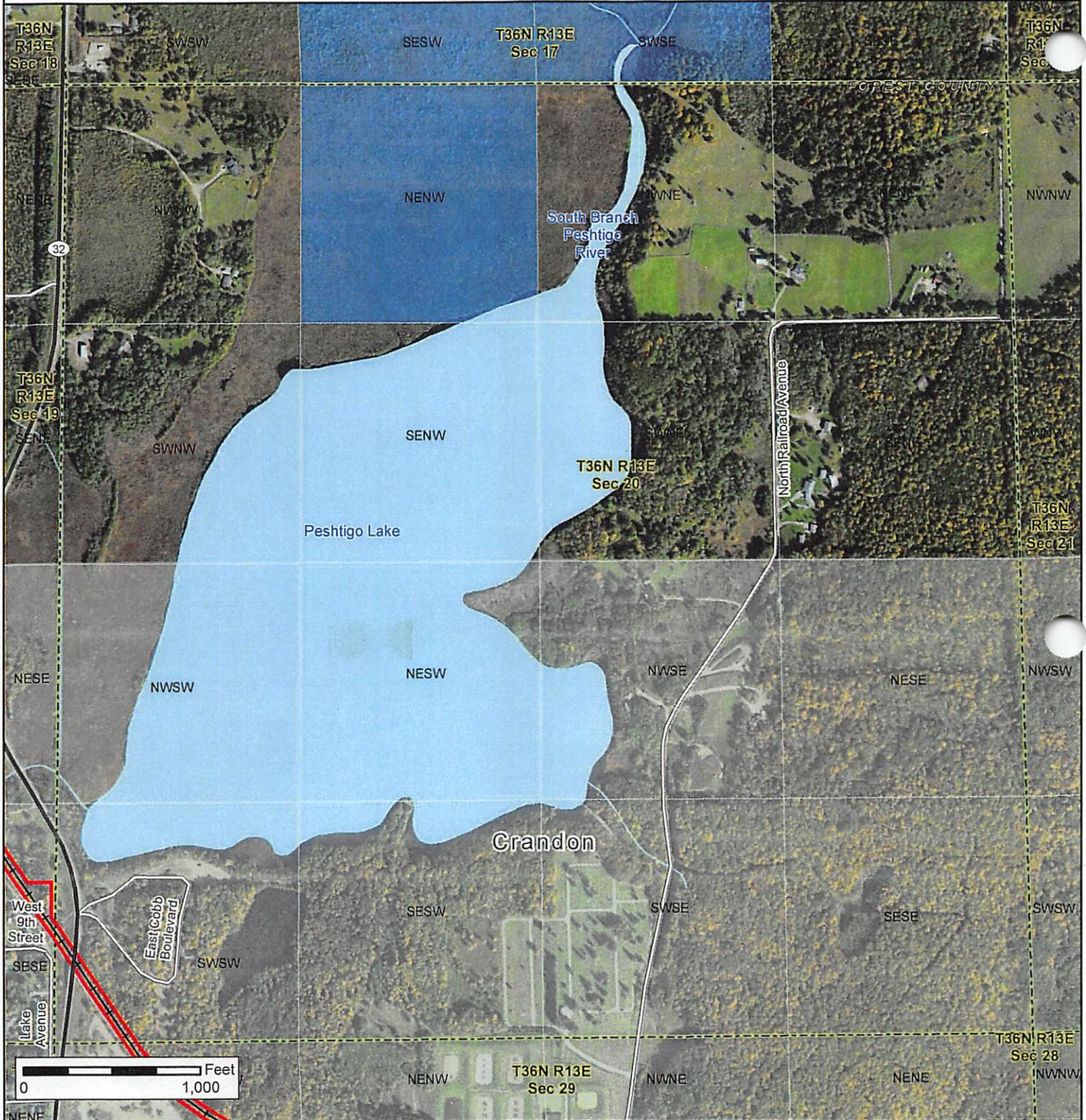


Jul 01, 2019 jdc  
Real Estate Section  
Bureau of Facilities and Lands

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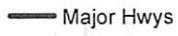
# NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee

T36N R13E Sec 20, City of Crandon, Forest County



## Wolf River State Trail

 Subject

-  Board of Commissioners of Public Lands
-  Municipality
-  County Boundary
-  Section Boundary
-  QQ Section Boundary
-  Major Hwys
-  Railroad

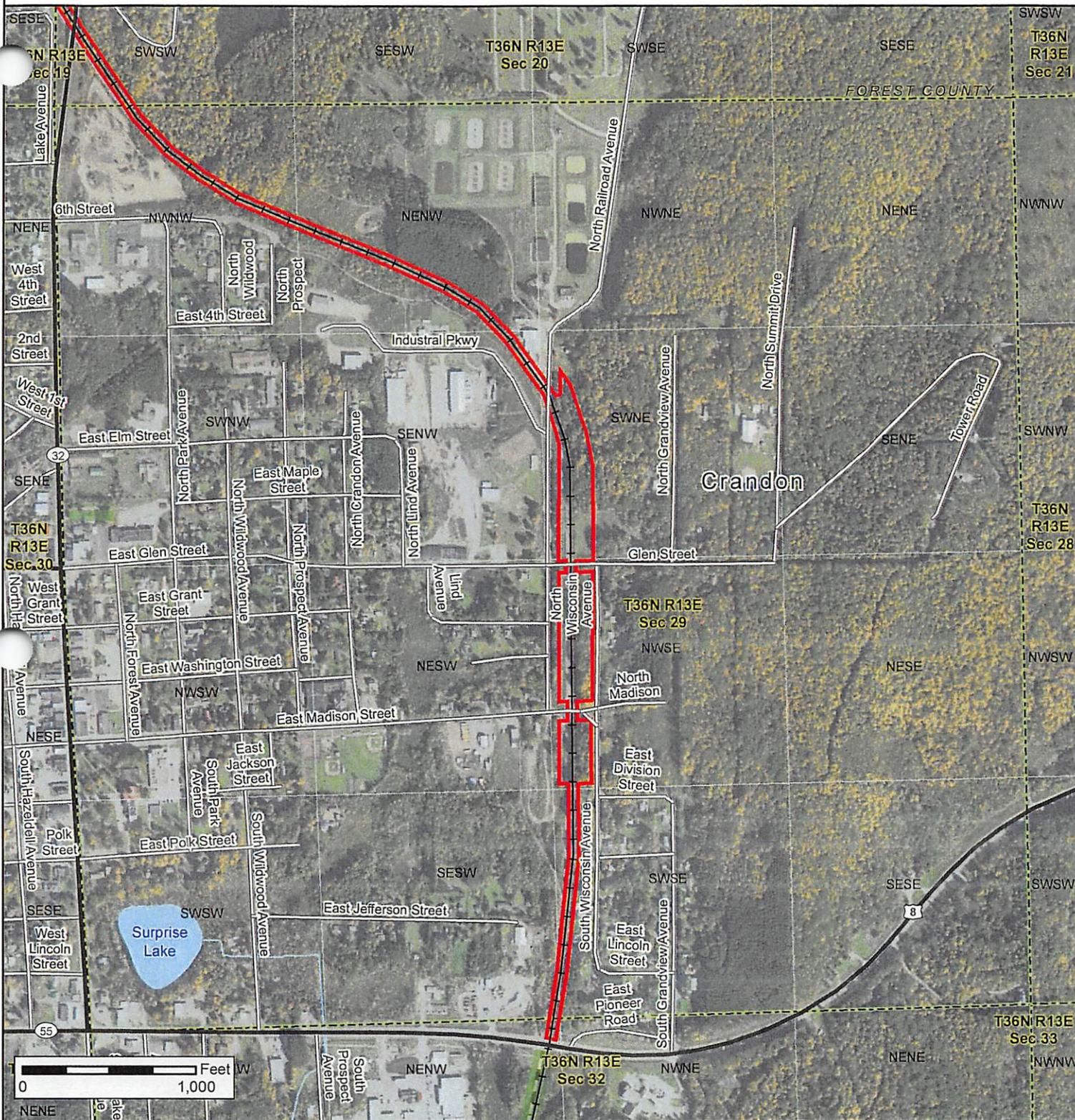


Jul 01, 2019 jdc

Real Estate Section  
Bureau of Facilities and Lands

# NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee

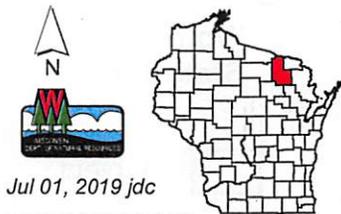
T36N R13E Sec 29, City of Crandon, Forest County



**Wolf River State Trail**

 **Subject**

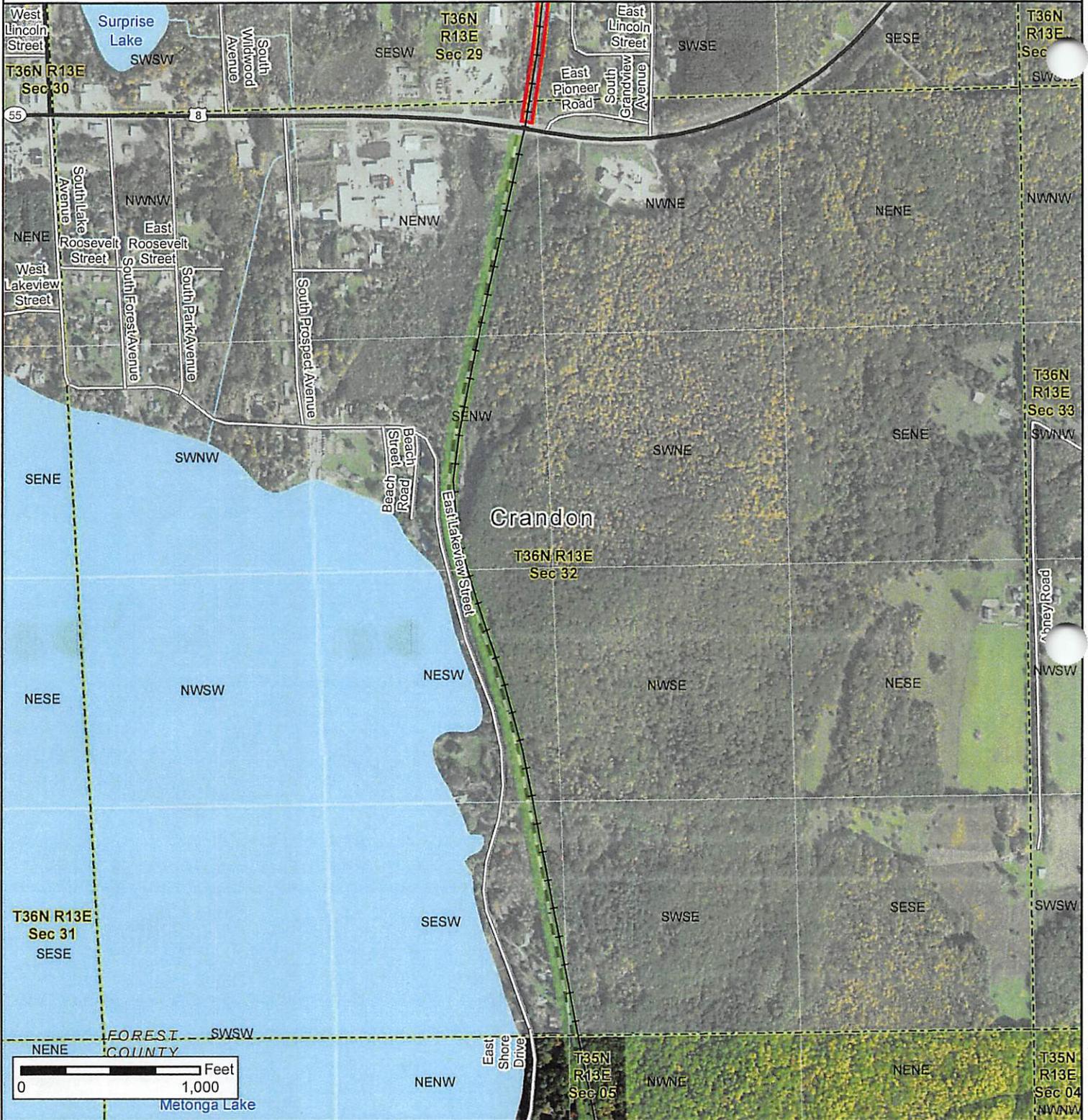
-  DNR Fee Title
-  State Recreation Trail
-  Municipality
-  County Boundary
-  Section Boundary
-  QQ Section Boundary
-  Major Hwys



Jul 01, 2019 jdc  
 Real Estate Section  
 Bureau of Facilities and Lands

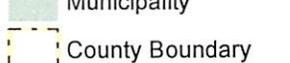
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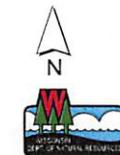
**NRB Item: Wisconsin Central Ltd. a Delaware Corporation-Fee**  
 T36N R13E Sec 32, City of Crandon, Forest County



**Wolf River State Trail**

 Subject

-  DNR Fee Title
-  County Forest
-  State Recreation Trail
-  Municipality
-  County Boundary
-  Section Boundary
-  QQ Section Boundary
-  Major Hwys
-  Railroad

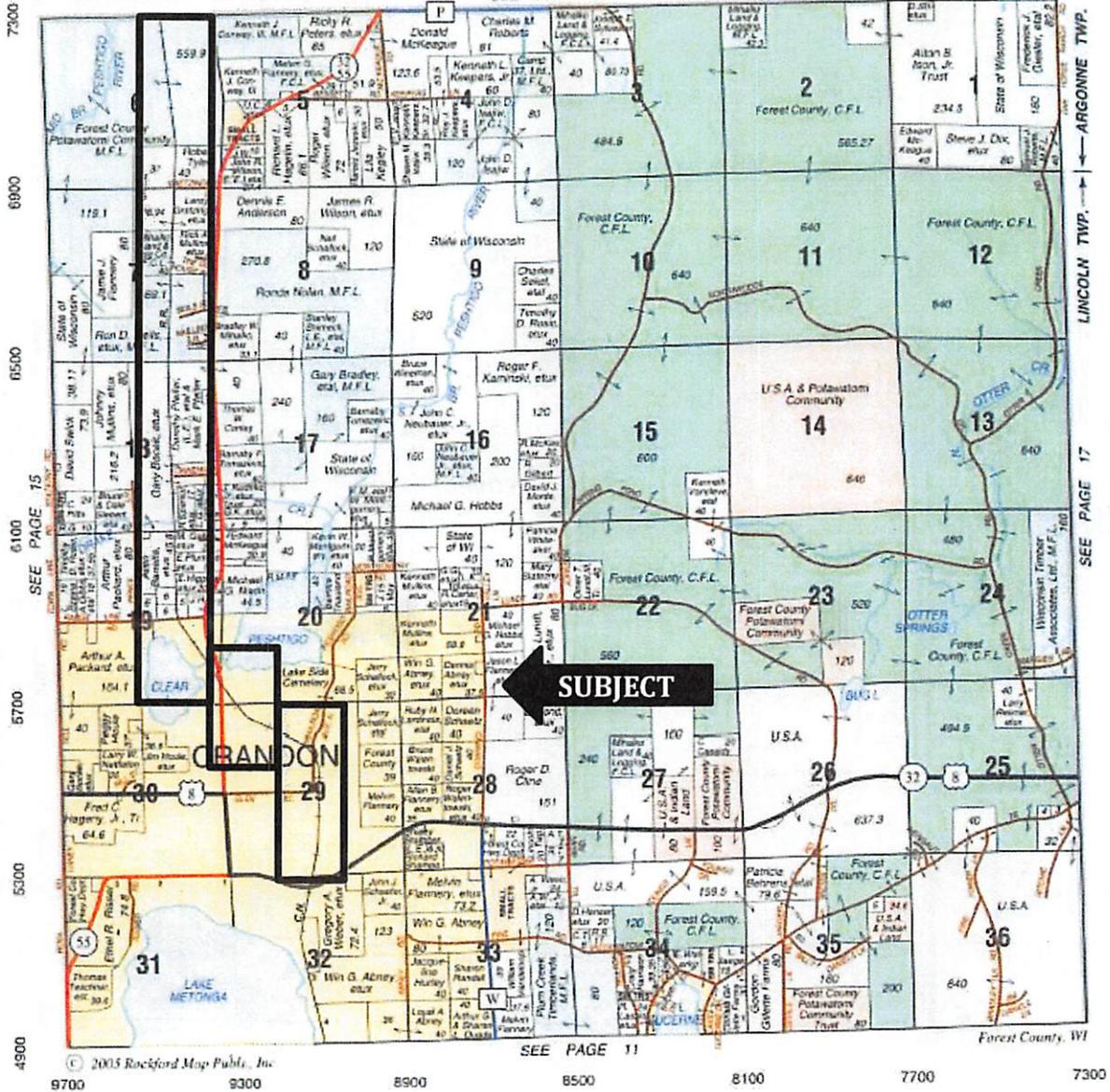


Jul 01, 2019 jdc  
 Real Estate Section  
 Bureau of Facilities and Lands

NORTH PART LINCOLN SOUTH PART ARGONNE

T.36N.-R.13E.

SEE PAGE 21



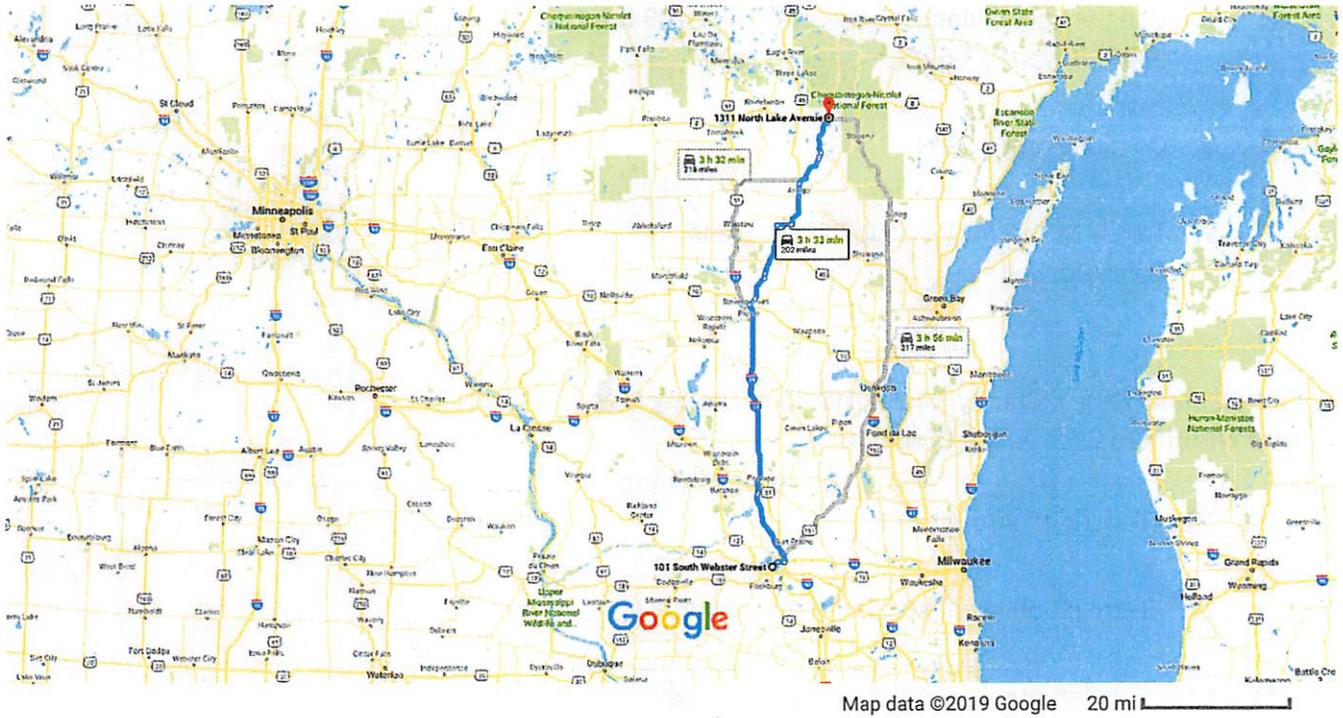
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101 South Webster Street, Madison, WI Drive 202 miles, 3 h 33 min to 1311 N Lake Ave, Crandon, WI 54520



101 S Webster St  
Madison, WI 53703

**Get on WI-30 E from E Washington Ave**

- 8 min (3.3 mi)
- ↑ 1. Head northwest on S Webster St toward E Main St  
0.1 mi
- 2. Turn right at the 2nd cross street onto E Washington Ave  
328 ft
- ↑ 3. Continue straight to stay on E Washington Ave  
2.9 mi
- ⤴ 4. Use the right lane to take the WI-30 E ramp to Interstate 94/Interstate 90  
0.2 mi

**Follow I-39 N/I-90 W to WI-66 E in Stevens Point. Take exit 159 from I-39 N**

- 1 h 31 min (107 mi)
- ↑ 5. Continue onto WI-30 E  
2.6 mi

- 6. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells 29.3 mi
- 7. Use the right 2 lanes to take exit 108 A-108 B for I-39 N toward US-51/Wausau/Portage 0.9 mi
- 8. Continue onto I-39 N 74.4 mi
- 9. Take exit 159 for WI-66 toward Stevens Point/Rosholt 0.2 mi

**Take County Hwy Y/County Rd Y N, US-45 N, County Rd A and WI-55 N to Lake Ave in Crandon**

1 h 53 min (91.2 mi)

- 10. Turn right onto WI-66 E 3.2 mi
- 11. Turn left onto County Hwy Y/County Rd Y N 9.5 mi
- 12. Turn left onto County Hwy J/County Hwy Y/County Rd J/County Rd Y N 1.9 mi
- 13. Turn right onto County Hwy C/County Hwy Y/County Rd C/County Rd Y N  
Continue to follow County Hwy Y/County Rd Y N 21.0 mi
- 14. Turn right onto Co Rd Z 5.4 mi
- 15. Continue onto Co Rd ZZ 0.5 mi
- 16. Turn left onto US-45 N 17.0 mi
- 17. Slight right onto County Rd A 13.6 mi
- 18. Turn left onto County Rd Tt 1.0 mi
- 19. Turn right onto County Rd T 1.9 mi
- 20. Turn left onto WI-55 N 15.2 mi
- 21. Turn left onto S Lake Ave 0.5 mi

- ↑ 22. Continue straight onto N Lake Ave  
0.4 mi
- ↶ 23. Turn left onto W 7th St  
36 ft
- ↷ 24. Turn right onto Lake Ave  
0.2 mi

### 1311 N Lake Ave

Crandon, WI 54520

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.