Your Name
Your Address

Dear Mr. Name:

During the week of April 11-15, I will be calling you as part of a study on recreational trails. We are collecting information on what people think about the Root River and Luce Line Trails.

I am writing you at this time because many people appreciate being advised that a research study is in progress and they will be contacted by phone. The interview should take about 10 minutes. If I call at an inconvenient time, please let me know and I will call back later. I will be happy to answer any questions you might have during the interview. Or you may contact me by phone at (913) 539-1822 or by mail.

Your participation is voluntary and you are free not to answer any of the questions. But your help along with others being asked to participate, is essential in finding out the effectiveness of the trails. Your individual answers will be kept confidential and there are no foreseeable risks to you. The results of the study will be shared with the Minnesota Department of Natural Resources. Your cooperation is greatly appreciated. I look forward to talking with you.

Cordially,

Lenny Mazour
Project Director
APPENDIX B

LANDOWNER QUESTIONNAIRE

TELEPHONE SURVEY
LANDOWNER QUESTIONNAIRE

1. Root River / Luce Line Trail
   ID #________

2. Address and/or county, township, range, section:

3. Telephone:________________________________________

4. Hello, is this the_________________________________ residence? May I speak with Mr. or Mrs. ________________________? This is Lenny Mazour from Kansas State University and I am working in cooperation with the Minnesota Department of Natural Resources. I am collecting information on what people think about recreational trails. The results of this study will influence the future of proposed trails in Minnesota and other parts of the country. Your individual answers will be kept confidential. Could I take about 10 minutes of your time to ask you some questions?

   Yes
   No. Thank you.
   Call back later at ________________

If no advance letter: Since your participation is voluntary, feel free not to answer any of the questions.

I would like to start by asking you about the Root River / Luce Line Trail and your property.

5. Do you live or work next to the trail?

   Yes
   No

6. Do you own or rent property next to the trail?

   Own (5 yes - go to 7)
   Rent
   No

   If Own & 5 No: Do you rent out your property? ______Yes ______No

   If yes: I would also like to interview the renter. Can you give me his name and address? (go to 7)
If rent: I would also like to interview the owner. Can you give me his name and address? (go to 7)

If no: Did you at any time own property next to the trail?

Yes No

If no: STOP Thank you for your time.
If yes: I would like to interview the present owner. Can you give me his name and address? STOP Thank you.

7. How much land do you own / rent that is next to the trail?

________________ Acres __________________ Size

8. How does the trail run through your property? Does it:

a. form an outside boundary of your property
b. run parallel to your boundary line inside your property
c. run diagonally through your land
d. other ____________________

9. I would like to know how the property next to your land is used. Answer yes to each of the following types that border your property.

a. Residential e. Pasture
b. Commercial f. Woods
c. Public use g. Marsh
d. Cropland h. Other

10. I would like to know how you use your property next to the trail? Answer yes, to each of the following types, that is a current use of your land next to the trail.

a. Residential e. Pasture
b. Commercial f. Woods
c. Public use g. Marsh
d. Cropland h. Other

11. Did you own / rent this property before the trail was developed?

Yes (go to 13)
No (go to 12)
12. When you decided to buy / rent the property, what did you think of the trail? Was it a:

___ highly desirable feature
___ desirable feature
___ no factor
___ undesirable feature
___ highly undesirable feature

(go to 15)

13. Before the railroad right-of-way was sold to the state, what was your position on the trail?

___ in favor
___ against
___ unsure or indifferent

14. The right-of-way for the Root River / Luce Line Trail was acquired by the state about 10 / 15 years ago. I would like to find out your concerns about the trail before this land was purchased by the state. As I read each statement, I would like you to recall if it was: 1) a major concern, 2) a minor concern, or 3) no-- concern for yourself or your property. Remember, I want your concerns you had about the trail 10 / 15 years ago.

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15. I would like to find out any current problems you may be experiencing with the trail at this time. As I read each statement, indicate if it is: 1) a major problem, 2) a minor problem, or 3) no problem.

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- Trail users ask me for help.
- Trail users trespass on my property.
- Trail users litter.
- Trail users steal from my property.
- Trail users are too noisy.
- Trail users harass my farm animals.
- Trail users cause vandalism on my property.
- The trail causes access problems to my property.
- The trail reduces the productive use of my land.
- The trail causes drainage problems on my land.
- The trail causes weed problems on my property.
- The trail reduces my privacy on my land.
- Other problems

16. I would like to find out your current opinions of the trail. As I read each statement, indicate if you agree or disagree with that statement. Your choices are: 1) agree, 2) disagree, or 3) are unsure or indifferent.

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- Local people use and enjoy the trail.
- Having the trail has benefited the local economy.
- The trail is a worthwhile expenditure of public money.
- Summer trail users cause few problems.
- Winter trail users cause few problems.
- The Department of Natural Resources patrols the trail often enough to control the users.
- The Department of Natural Resources does a good job maintaining the trail.
- The trail has increased the rate of violent crime.
- I feel less secure about my safety on my property due to the trail.

17. How do you feel the trail has affected the value of your property?

- __________ greatly increased the value
- __________ increased the value
- __________ no affect
- __________ lowered the value
- __________ greatly lowered the value

18. Do you have any particular experience or evidence that makes you feel this way?

- ____________________________________________
- ____________________________________________
- ____________________________________________
19. Is there a house, commercial building, or public use structure on your property?

___ house
___ commercial building
___ public use
___ no (go to 21)

20. How far is (your house / this structure) from the nearest part of the trail?

_______ miles   _______ rods   _______ ft/yds

21. How long have you owned / rented this property?

______________________ Years

22. At the present time, what do you think of the trail? Is it a

___ highly desirable feature
___ desirable feature
___ no factor
___ undesirable feature
___ highly undesirable feature

If undesirable: Is there anything that can be done to make the trail more acceptable.

23. If you were the manager, which activities would you encourage on the trail? As I read each activity, answer: 1) Yes; 2) No; or 3) it Doesn't Matter.

Y N DM  a. Picnicking                   Y N DM  f. Snowmobiling
Y N DM  b. Camping                     Y N DM  g. Hunting
Y N DM  c. Night time use              Y N DM  h. Horseback riding
Y N DM  d. Motorized trail biking     Y N DM  i. Cross-country skiing
Y N DM  e. Bicycling                   Y N DM  j. Other
Y N DM  f. Walking or jogging          Y N DM

24. Has a trail user ever come to you for help?

___ Yes
___ No

If yes: Which of the following have they asked for:

___ a. Use telephone
___ b. Use the bathroom
___ c. Get drink of water
___ d. Get directions
___ e. Buy or borrow gas
___ f. Borrow tools
___ g. Other
25. Have you or your (family / employees) used the trail this past year?
   ___ Yes
   ___ No

   If yes: As I read each activity, indicate your use of the trail by answering: 1) Often, 2) Sometimes, or 3) Never.

   O S N  a. Snowmobiling
   O S N  b. Cross-country skiing
   O S N  c. Horseback riding
   O S N  d. Bicycling
   O S N  e. Camping
   O S N  f. Walking or hiking
   O S N  g. Commuting
   O S N  h. Picnicking
   O S N  i. Other ____________________________

26. What do you like most about the trail?

   ________________________________

27. What do you like least about the trail?

   ________________________________

28. Sex of the respondent?
   ___ Male
   ___ Female

29. May I ask how old you are?
   ________________________________

OPTIONAL: To determine location of additional owners along the trail.

30. I would also like to interview __________________________
   a. who owns property at __________________________
   b. who owns property ____________________ of your land.

   Can you give me his address and phone number?

   ________________________________
APPENDIX C

COVER LETTER
&
LANDOWNER QUESTIONNAIRE - MAIL SURVEY
Dear Mr. and Mrs. Name:

During the week of April 11-15, I was contacting landowners who own property next to the Root River or Luce Line Trails as part of a research study. Since I was unable to reach you by phone, I am writing to ask you for your opinions about this trail by filling out the enclosed questionnaire.

Your participation is voluntary and you are free not to answer any of the questions. But your help along with others being asked to participate, is essential in finding out the effectiveness of the Luce Line Trail. Your individual answers will be kept confidential and there are no foreseeable risks to you. The results of the study will be shared with the Minnesota Department of Natural Resources.

Please mail the questionnaire in the envelope provided by Friday, May 6. If you have any questions, feel free to contact me by phone at (913) 539-1822 or by mail. Your cooperation is greatly appreciated. I look forward to receiving your comments.

Cordially,

Lenny Mazour
Project Director
LANDOWNER QUESTIONNAIRE

Indicate your response by place an "X" in the space provided

1. Do you live or work next to the (Root River/Luce Line) Trail?
   ___ Yes
   ___ No

2. Do you own or rent property next to this trail?
   ___ Own
   ___ Rent
   ___ No If no: STOP Thank you for your time.

3. How much land do you own (or rent) that is next to the trail?
   ___________________ Acres OR ___________________ Size

4. How does the trail run through your property? Does it:
   ___ a. form an outside boundary of your property
   ___ b. run parallel to your boundary line inside your property
   ___ c. run diagonally through your land
   ___ d. other ___________________

5. Indicate with an "X" in the space provided, how the property next to your land is used. You may have more than one answer.
   ___ a. Residential
   ___ b. Commercial
   ___ c. Public use
   ___ d. Cropland
   ___ e. Pasture
   ___ f. Woods
   ___ g. Marsh
   ___ h. Other

6. Indicate with an "X" in the space provided, your current use of your property next to the trail. You may have more than one answer.
   ___ a. Residence
   ___ b. Commercial
   ___ c. Public use
   ___ d. Cropland
   ___ e. Pasture
   ___ f. Woods
   ___ g. Marsh
   ___ h. Other

7. Did you own (or rent) this property before the trail was developed?
   ___ Yes If yes: Go to question 9
   ___ No If no: Go to question 8

*****************************************************************************

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8. When you decided to buy (or rent) your property, what did you think of the trail? Was it a:

- highly desirable feature
- desirable feature
- no factor
- undesirable feature
- highly undesirable feature

Go to question 11

9. Before the railroad right-of-way was sold to the state, what was your position on the trail?

- in favor
- against
- unsure or indifferent

10. The right-of-way for the (Root River/Luce Line) Trail was acquired by the state about (10/15) years ago. I would like to find out your concerns about the trail before this land was purchased by the state. For each statement, indicate (by circling your response) if it was: 1) a major concern (maj); 2) a minor concern (min); or 3) no concern (no) for yourself or your property. Remember, I want your concerns you had about the trail (10/15) years ago.

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- The trail will cause access problems on my land.
- The trail will interrupt the drainage on my land.
- The trail will reduce the productive use of my land.
- The trail will prevent my purchase of the ROW.
- The trail will cause weed problems on my property.
- The trail will make me feel less secure about my safety.
- The trail will reduce the value of my property.
- Trail users will interrupt my privacy.
- Noise from trail users could become a problem.
- Trail users may steal from my property.
- Trail users will harass my farm animals.
- Vandalism on my property will increase because of the trail.
- Damage to my property from fire could be a problem.
- Trail users will litter on the trail & my property.
- Trespassing on my property will increase because of the trail.
- Major crime by trail users could be a problem.
- I may be liable for trail users in case of an accident.
- The trail will not be maintained very well by the state.
- Other concerns

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11. I would like to find out any current problems you may be experiencing with the trail at this time. For each statement, indicated (by circling your response) if it is: 1) a major problem (maj); 2) a minor problem (min); or 3) no problem (no).

maj min no Trail users ask me for help.
maj min no Trail users trespass on my property.
maj min no Trail users litter.
maj min no Trail users steal from my property.
maj min no Trail users are too noisy.
maj min no Trail users harass my farm animals.
maj min no Trail users cause vandalism on my property.
maj min no The trail causes access problems to my property.
maj min no The trail reduces the productive use of my land.
maj min no The trail causes drainage problems on my land.
maj min no The trail causes weed problems on my property.
maj min no The trail reduces my privacy on my land.
maj min no Other problems

12. I would like to find out your current opinions of the trail. For each statement, indicate (by circling your response) if you agree or disagree with that statement. Your choices are: 1) agree (A); 2) disagree (D); or 3) are unsure or indifferent (I).

A D I Local people use and enjoy the trail.
A D I Having the trail has benefited the local economy.
A D I The trail is a worthwhile expenditure of public money.
A D I Summer trail users cause few problems.
A D I Winter trail users cause few problems.
A D I The Department of Natural Resources patrols the trail often enough to control the users.
A D I The Department of Natural Resources does a good job maintaining the trail.
A D I The trail has increased the rate of violent crime.
A D I I feel less secure about my safety on my property due to the trail.

13. How do you feel the trail has affected the value of your property?

___ greatly increased the value
___ increased the value
___ no affect
___ lowered the value
___ greatly lowered the value

14. Do you have any particular experience or evidence that makes you feel this way?
15. Is there a house, commercial building, or public use structure on your property?

____ house
____ commercial building
____ public use
____ no  If no: Go to question 17

16. How far is this structure from the nearest part of the trail?

_____ miles  OR  _____ rods  OR  _____ yds  OR  _____ ft

17. How long have you owned (or rented) this property?

__________________________ Years

18. At the present time, what do you think of the trail? Is it a

____ highly desirable feature
____ desirable feature
____ no factor
____ undesirable feature
____ highly undesirable feature

If undesirable: Is there anything that can be done to make the trail more acceptable.

19. If you were the manager, which activities would you encourage or allow on the trail? For each activity, circle your response. Your choices are: 1) Yes; 2) No; or 3) it Doesn't Matter (DM).

Yes  No  DM  Picnicking
Yes  No  DM  Snowmobiling
Yes  No  DM  Camping
Yes  No  DM  Hunting
Yes  No  DM  Night time use
Yes  No  DM  Horseback riding
Yes  No  DM  Motorized trail biking
Yes  No  DM  Cross-country skiing
Yes  No  DM  Bicycling
Yes  No  DM  Walking or jogging
Yes  No  DM  Other__________________________
20. Has a trail user ever come to you for help?

   Yes
   No

   If yes: Which of the following have they asked for:
   a. Use telephone
   b. Use the bathroom
   c. Get drink of water
   d. Get directions
   e. Buy or borrow gas
   f. Borrow tools
   g. Other

21. Have you or your family (employees) used the trail this past year?

   Yes
   No

   If yes: For each activity, indicate your use of the trail by circling your response. Your choices are: 1) often (O); 2) sometimes (S); or 3) never (N).

   O S N Snowmobiling
   O S N Cross-country skiing
   O S N Horseback riding
   O S N Bicycling
   O S N Camping
   O S N Walking or hiking
   O S N Commuting
   O S N Picnicking
   O S N Other

22. What do you like most about the trail?

23. What do you like least about the trail?

24. Sex of the respondent?

   Male
   Female

25. Age of the respondent?

   Age
APPENDIX D

HUMAN SUBJECTS COMMITTEE APPROVAL
MEMORANDUM

TO: Lenny Mazour
FROM: Lyn Norris-Baker
SUBJECT: Review of Proposed Research
DATE: 29 March 1988

The members of the College of Architecture and Design Subcommittee of the Committee on Research Involving Human Subjects have reviewed the revised materials you have submitted. They have approved the conduct of your research according to the procedures that you have described. Approval is effective immediately.

Any changes in procedures from those described in the application and the proposal must be approved through the College Subcommittee. Please remember that you are responsible for keeping the Subcommittee informed of your progress, any problems that arise involving any of the subjects, and the final completion of the project.
MEMORANDUM

TO: Lenny Mazour
FROM: Lyn Norris-Baker
SUBJECT: Review of Proposed Research
DATE: 6 May 1988

The members of the College of Architecture and Design Subcommittee of the Committee on Research Involving Human Subjects have reviewed the revisions you have proposed. They have approved the conduct of your research according to the procedures that you have described. Approval is effective immediately.

Any changes in procedures from those described in the application and the proposal must be approved through the College Subcommittee. Please remember that you are responsible for keeping the Subcommittee informed of your progress, any problems that arise involving any of the subjects, and the final completion of the project.
APPENDIX E

OWNER IDENTIFICATION PROCESS
March 30, 1988

Charlie Regnier, Research Analyst
MN DNR - Trails and Waterways
500 Lafayette Rd. Box 52
St. Paul, MN 55155-4052

Lenny Marour, Project Director
715 Canfield Drive
Manhattan, Kansas 66502

Dear Lenny:

I am enclosing the lists of landowners with properties adjoining the Root River and Luce Line Trails which you requested in your communications with Dan Collins. Also enclosed are photo copies of the lists which were used in the 1979 adjoining landowners survey conducted on the Douglas and Heartland Trails. I will include a few words of description/instruction for the use of each list and turn them over to you.

The Root River Trail list was compiled from the Fillmore County Atlas and Plat Book, 1983-85. I checked the current names against the list that was compiled for the 1979 survey. Where they matched and there was a telephone number on the old list, I included it on the new list. I enlisted the assistance of Craig Blommer from our Rochester Office to identify the adjacent landowners within the city of Lanesboro. A copy is enclosed of the list sent to him by Deborah Erickson of Lanesboro.

The list for the Luce Line Trail starts at Watertown in Carver County. The first 15 names are from the 1984 Carver County Atlas and Plat Book.

The identification of property owners in Hennepin County required me to spend a day at the Hennepin County Government Center in Minneapolis. There I used half section maps to record section, township, range, quarter-quarter, property identification numbers, and on which side of the trail the property was located for each of the 866 individual adjoining pieces of property identified. The next step was to input each series of numbers at a computer terminal and record the owner/taxpayer name and address.

When my list was complete, I went over it again to put all

AN EQUAL OPPORTUNITY EMPLOYER
pieces of property owned by a single entity under one number. The new count which consolidates ownership and omits the parcels owned by the state reduces the list to 203 separate owners in Hennepin County, 125 of which lie on the north side, 78 of which lie on the south side, and 14 of which are intersected by the trail.

Other things I have identified on the Hennepin County landowners list are: the name of the taxpayer, if different from the owner; and the address of the property, if different from that of the owner/taxpayer.

I recorded the property identification numbers from the westernmost point in Hennepin County to Vicksburg Lane in Plymouth, making one list which includes the parcels intersected by the trail and those which lie to the north or south of the trail. Separate lists for north side and south side owners can be constructed by going through my list from beginning to end and recording the north side owners on one list and the south side owners on another in the same order with which they occur in my list.

If you have questions feel free to call me at the number below. Good luck with your sampling. I look forward to meeting you and to seeing the results of your survey.

Sincerely,

Charlie Regnier

(612) 296-7043
APPENDIX F

COMMENTS OF LANDOWNERS
<table>
<thead>
<tr>
<th>NO. OF OWNERS</th>
<th>OTHER CURRENT PROBLEMS WITH THE TRAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Unauthorized motor vehicles/snowmobiles on the trails.</td>
</tr>
<tr>
<td>4</td>
<td>Concern for safety on the trail with exposing incidents or other problems.</td>
</tr>
<tr>
<td>4</td>
<td>Horses using the main trail.</td>
</tr>
<tr>
<td>4</td>
<td>Meeting dogs on the trail.</td>
</tr>
<tr>
<td>4</td>
<td>Dogs from the trail trespassing on my property.</td>
</tr>
<tr>
<td>3</td>
<td>Poor maintenance of cutting trees in ROW.</td>
</tr>
<tr>
<td>2</td>
<td>Fee for cross-country skiing on the trail.</td>
</tr>
<tr>
<td>2</td>
<td>People parking/driving on my property.</td>
</tr>
<tr>
<td>1</td>
<td>Cutting down too much brush.</td>
</tr>
<tr>
<td>1</td>
<td>Snowmobiles are threat when cross-country skiing.</td>
</tr>
<tr>
<td>1</td>
<td>Feel less secure about safety in house.</td>
</tr>
<tr>
<td>1</td>
<td>Trail users leave gates open for animals.</td>
</tr>
<tr>
<td>1</td>
<td>Fix fence.</td>
</tr>
<tr>
<td>1</td>
<td>Property used for bathroom facilities.</td>
</tr>
<tr>
<td>1</td>
<td>Lack of enforcement of regulations.</td>
</tr>
<tr>
<td>1</td>
<td>Bicycles need bells to warn walkers.</td>
</tr>
<tr>
<td>1</td>
<td>Trail users harass my pets.</td>
</tr>
<tr>
<td>1</td>
<td>Railroad ties piled near my property.</td>
</tr>
<tr>
<td>NO. OF OWNERS</td>
<td>MOST DESIRABLE CHARACTERISTICS OF THE TRAILS</td>
</tr>
<tr>
<td>---------------</td>
<td>------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>31</td>
<td>Close, flat place for people to walk, bike, or ski.</td>
</tr>
<tr>
<td>17</td>
<td>Close, scenic natural area in the country with wildlife.</td>
</tr>
<tr>
<td>8</td>
<td>Nothing, not much.</td>
</tr>
<tr>
<td>4</td>
<td>Trail well maintained.</td>
</tr>
<tr>
<td>3</td>
<td>Enjoy using and watching people on the trail.</td>
</tr>
<tr>
<td>2</td>
<td>Good addition to community or area.</td>
</tr>
<tr>
<td>2</td>
<td>Brings business to area.</td>
</tr>
<tr>
<td>1</td>
<td>Increases the value of my property.</td>
</tr>
<tr>
<td>1</td>
<td>Relaxing on the trail.</td>
</tr>
<tr>
<td>1</td>
<td>Meeting and talking to people on the trail.</td>
</tr>
<tr>
<td>18</td>
<td>Nothing.</td>
</tr>
<tr>
<td>9</td>
<td>Motor vehicles/snowmobiles on the trail.</td>
</tr>
<tr>
<td>6</td>
<td>Lack of privacy.</td>
</tr>
<tr>
<td>6</td>
<td>Easy access to my property for too many people.</td>
</tr>
<tr>
<td>4</td>
<td>Safety for yourself on the trail.</td>
</tr>
<tr>
<td>3</td>
<td>Motorized vehicles/snowmobiles trespassing and noise.</td>
</tr>
<tr>
<td>3</td>
<td>Trail getting too crowded and noisy.</td>
</tr>
<tr>
<td>2</td>
<td>Weed problems.</td>
</tr>
<tr>
<td>2</td>
<td>Wanted to purchase the ROW.</td>
</tr>
<tr>
<td>2</td>
<td>Trespassing on my property.</td>
</tr>
<tr>
<td>2</td>
<td>Litter on the trail and parking lot.</td>
</tr>
<tr>
<td>2</td>
<td>Misuse or abuse of the trail.</td>
</tr>
<tr>
<td>2</td>
<td>Mosquitoes.</td>
</tr>
<tr>
<td>1</td>
<td>Dogs and owners harass my cattle.</td>
</tr>
<tr>
<td>1</td>
<td>Lack of signs showing information of the area.</td>
</tr>
<tr>
<td>1</td>
<td>Spent too much money.</td>
</tr>
<tr>
<td>1</td>
<td>Don't like the increase of tourism in town.</td>
</tr>
<tr>
<td>1</td>
<td>Poor maintenance of the trail.</td>
</tr>
<tr>
<td>1</td>
<td>Fee for cross-country skiing.</td>
</tr>
<tr>
<td>1</td>
<td>No paved trail surface.</td>
</tr>
<tr>
<td>1</td>
<td>Trail too flat and boring.</td>
</tr>
<tr>
<td>1</td>
<td>Allows rough use of the trail, should protect for pastoral activities.</td>
</tr>
<tr>
<td>1</td>
<td>Not adequately patrolled.</td>
</tr>
<tr>
<td>1</td>
<td>Some on-grade road intersections are not safe for trail users.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NO. OF OWNERS</th>
<th>LEAST DESIRABLE CHARACTERISTICS OF THE TRAILS</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>Nothing.</td>
</tr>
<tr>
<td>9</td>
<td>Motor vehicles/snowmobiles on the trail.</td>
</tr>
<tr>
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<td>Safety for yourself on the trail.</td>
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<td>3</td>
<td>Trail getting too crowded and noisy.</td>
</tr>
<tr>
<td>2</td>
<td>Weed problems.</td>
</tr>
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<td>2</td>
<td>Wanted to purchase the ROW.</td>
</tr>
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<td>Trespassing on my property.</td>
</tr>
<tr>
<td>2</td>
<td>Litter on the trail and parking lot.</td>
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</tbody>
</table>
APPENDIX G

INTERVIEW FORMS
TRAIL MANAGER INTERVIEW FORM

1. Root River / Luce Line Trail

2. Trail Manager Name: ____________________________________________

3. Address of Manager: ____________________________________________

4. Phone: _______________________________________________________

---------------------------------------------------------------------

TRAIL CONVERSION

My first set of questions are about the trail when it was converted from a railroad right-of-way.

5. Where you working with this trail at that time?

________________________________________________________________

6. How long have you been the manager?

________________________________________________________________

7. Before the trail was established, did nearby landowners raise any organized opposition to the project?

________________________________________________________________

________________________________________________________________

________________________________________________________________

8. What were the landowners specific reasons for the opposition?

________________________________________________________________

________________________________________________________________

________________________________________________________________

9. Where there any local residents who where supportive of the trail?

________________________________________________________________

________________________________________________________________

________________________________________________________________

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10. a. Looking at the Root River from Fountain to Lanesboro, where there certain parts of the trail where landowners were more supportive or more opposed to the trail? Why?

b. Looking at the Luce Line from Plymouth to Watertown, where there certain parts of the trail where landowners were more supportive or more opposed to the trail? Why?

CURRENT CONDITIONS

The next set of questions are about current conditions and activities on or near the trail?

11. What types of land use are adjacent to the trail?

12. Do different types of land use affect the management of the trail?

13. How many people use the trail during the year? What percent are summer users? What percent are winter users?

14. Do local people use the trail?

15. Do local organization use the trail?
16. Which activities are the most popular on the trail?

17. What do you think are the most attractive features of the trail?

18. What do you think are the least desirable features of the trail?

19. At the present time, how do local people view the trail?

LANDOWNER COMPLAINTS

The following questions concern landowner complaints.

20. Do you receive any complaints from adjacent landowners about the activities of trail users? Activities such as trespassing, vandalism, theft, noise, or littering?

21. Do landowners object to any particular type of recreational activity on the trail?

22. Is there any difference in the type and frequency of problems caused by summer and winter trail users?
23. How often do trail users ask adjacent landowners for help? If it is a problem: What could be done to change the situation?


24. Do you receive any complaints from adjacent landowners about maintenance of the trail? (weed problems)


CRIME

The next set of questions are about rule enforcement and crime.

25. Who are the conservation officers that patrol the (Root River Trail / Luce Line Trail from Plymouth to Watertown)?


26. How often do the conservation officers (DNR) patrol the trail?


27. Do the local police patrol the trail?


28. Are there any types of crime which have caused problems on the trail? (violent crime, trespassing, vandalism, theft, littering)


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29. Which law enforcement agencies have jurisdiction in case of a crime?

PROPERTY VALUATION

The last set of question are about property values and possible benefits to local businesses.

30. Has the trail helped the local economy? How?

31. Have certain types of businesses located next to the trail in order to take advantage of some of its benefits?

32. What affect does the trail have on real estate values for residential property?

33. What affect does the trail have on real estate values for commercial property?

34. What affect does the trail have on real estate values for agricultural lands?

35. Do you have any final comments about the trail?
CONSERVATION OFFICER INTERVIEW FORM

1. Root River / Luce Line Trail

2. Name of Conservation Officer: ____________________________

3. Address: _______________________________________________

4. Telephone: ______________________________________________

5. Hello, may I speak with ____________________________?

   Hello, this is Lenny Mazour from Kansas State University and I am working with Dan Collins in Trails and Waterways in St. Paul. I am collecting information about crime on and near the Root River / Luce Line Trail. ___________________ gave me your name and suggested I talk with you.

   I understand you (are / were) (one of) the conservation officer(s) on the Root River / Luce Line Trail.

   a. What section of the trail do (did) you patrol?
   b. Do you patrol the entire trail from Lanesboro to Fountain?

6. How often do (did) you go over the trail?

7. Are there any types of crime or infractions which have caused problems on the trail and adjacent property? (theft, vandalism, fire damage, litter, trespass, violent crime)

8. For what violations do (did) you issue the most warnings and fines on the trail?
9. If a crime has been committed on or near the trail, which law enforcement agency has jurisdiction?


10. Do you received any complaints from adjacent landowners about the activities of trail users? (trespassing, vandalism, theft, fires, crop damage, litter, noisy trail users)


11. Do you have more problems with violations or landowner complaints during the winter or the summer?


12. Do certain locations along the trail cause more problems than other parts? Why?


13. Do you have any final comment about the trail?
1. Root River / Luce Line Trail
2. Name of Agency: ____________________________
3. Address: ____________________________
4. Telephone: ____________________________

5. Hello, may I speak with the (county sheriff / public relations officer / police chief / administrator familiar with crime statistics on the Root River / Luce Line Trail)?

   Hello, this is Lenny Mazour from Kansas State University and I am working in cooperation with the Minnesota Department of Natural Resources. I am collecting information about crime on and near the Root River / Luce Line Trail. Can I take about 10 minutes of your time to ask you some questions?

   ______ Yes
   ______ No
   ______ Call back later at ____________________________

SHERIFFS AND POLICE CHIEFS

6. First, I would like to know the number of people on your staff and how long you have served as head?

   ____________________________

7. How large an area is your jurisdiction and how many people does it serve?

   ____________________________

8. Are there any types of crime or infractions which have caused problems on the trail or adjacent property? (theft, vandalism, fire damage, litter, trespass, violent crime)

   ____________________________
   ____________________________
9. Have you received any complaints from landowners who live along the trail? (trespassing, vandalism, theft, fires, crop damage, litter, noisy trail users) How big is the problem?

10. Do you have more problems with complaints during the winter or the summer?

11. Do certain location along the trail cause more problems than other parts? Why?

12. How would you characterize the trail user?

13. Has the trail increased the workload of your department? Did you have to increase the size of your staff?

14. Has there been an increase of traffic or congestion near the trail and has it been a problem?

15. Do you have any final comments about (your experiences with) the trail?
COUNTY COMMISSION INTERVIEW FORM

1. Root River / Luce Line Trail

2. County: _____________________________

3. Name of County Commissioner: _____________________________

4. Address: _____________________________

5. Telephone: _____________________________

6. Hello, may I speak with ________?  
   This is Lenny Mazour from Kansas State University and I am working in cooperation with the Minnesota Department of Natural Resources. I am collecting information on the desirability of living next to the Root River / Luce Line Trail. Can I take about 10 minutes of your time to ask you some questions?

   Yes (go to 7)  
   No (go to 16)  
   Call back later at _____________________________

7. First, how has the trail affected the quality of life for people living near the trail?

   __________________________________________

   __________________________________________

   __________________________________________

8. Would you encourage the construction of more trails in this county?

   __________________________________________

   __________________________________________

9. What affect does crime, such as trespassing, litter, and theft have on property adjacent to the trail?

   __________________________________________

   __________________________________________

   __________________________________________
10. What affect does the trail have on the value of property near the trail?

________________________________________________________________________

11. Does the trail benefit the local economy?

________________________________________________________________________

12. Comparing this trail to other recreational facilities, how do you value it as a capital asset?

________________________________________________________________________

13. What do you think of the management and maintenance of the trail?

________________________________________________________________________

14. Have you received any complaints about the trail?

________________________________________________________________________

15. Do you have any additional comments about the trail?

________________________________________________________________________

OPTIONAL: To identify additional commissioners.

16. Are there any other commissioners who have (additional) knowledge about the trail?

________________________________________________________________________
APPRAISER INTERVIEW FORM

1. Root River / Luce Line Trail

2. Name of Agency:_________________________________________________________

3. Address:________________________________________________________________

4. Telephone:________________________________________________________________

5. Hello, may I speak with an appraiser familiar with property values near the Root River / Luce Line Trail in _______ (city/county)?

This is Lenny Mazour from Kansas State University and I am working in cooperation with the Minnesota Department of Natural Resources. I am collecting information on the affect of real estate values on property adjacent to the Root River / Luce Line Trail. Can I take about 10 minutes of your time to ask you some questions?

___ Yes (go to 6)
___ No (go to 19)
___ Call back later at __________________________

6. First, what is your name? ________________________________________________

7. Is it your job to appraise real estate within ______________ (city/county) near the Root River / Luce Line Trail?

___ Yes (go to 8)
___ No

If No: I would like to interview that appraiser. Can you give me his name and phone number. Thank you for your time.

8. I would like to know how long you have worked as an appraiser at this location?

________________________________________________________________________

9. What affect does the trail have on the value of residential property next to the trail?

___ increased the value (go to 10)
___ decreased the value (go to 10)
___ no affect (go to 13)
10. Based on similar property, what percent higher / lower is the value of residential property next to the trail as compared to property not affected by the trail?

adjacent property is _______ % higher than other property
adjacent property is _______ % lower than other property

11. Based on similar property, is there any difference in value between residential property adjacent to the trail as compared with residential property in the vicinity of the trail?

____ adjacent property is _____ % higher than property near trail
____ adjacent property is _____ % lower than property near trail
____ no difference

12. How far away from the trail does the trail influence residential property values?

13. What affect does the trail have on the value of commercial property next to the trail?

____ increased the value (go to 14)
____ decreased the value (go to 14)
____ no affect (go to 15)

14. Based on similar property, what percent higher / lower is the value of commercial property next to the trail as compared to property not affected by the trail?

adjacent property is _____ % higher than other property
adjacent property is _____ % lower than other property

15. Have certain types of businesses located next to the trail in order to take advantage of some of its benefits?

16. Do you know what affect the trail has on the value of farmland next to the trail?

____ increased the value (go to 17)
____ decreased the value (go to 17)
____ no affect (go to 18)
____ don't know (go to 18)
17. Based on similar property, what percent higher / lower is the value of farmland next to the trail as compared to property not affected by the trail?

adjacent property is ____% higher than other property
adjacent property is ____% lower than other property

18. Do you have any additional comments about the trail in regard to land prices?

19. I would like to interview the appraiser for _________________. Can you give me his name and phone number.
REAL ESTATE AGENT INTERVIEW FORM

1. Root River / Luce Line Trail

2. Name of Agency: ____________________________________________________________________

3. Address: __________________________________________________________________________

4. Telephone: _________________________________________________________________________

5. Hello, this is Lenny Mazour from Kansas State University and I am working in cooperation with the Minnesota Department of Natural Resources. I am collecting information on the desirability of living next to the Root River / Luce Line Trail.
   a. May I speak with a representative or principal of your agency who has information or experience with property near the Root River / Luce Line Trail?
     Yes  No  Call back later at __________________________

5b. Can I take about 10 minutes of your time to ask you some questions about property values near the trail?
     Yes  No  Call back later at __________________________

6. Name of agent _______________________________________________________________________

6a. What are your credentials? (licensed broker) __________________________________________________________________________

7. How long have you been an agent at this location? _________________________________________________________________________

8. Does your agency broker the sale of property next to or close by the trail?
     Yes (go to 9)  No (go to 10)
9. What types of property near the trail does your agency handle?
   
   [ ] Residential
   [ ] Commercial
   [ ] Farmland
   [ ] Other

10. I would like to know what effect the trail has on the value of different types of property? Of the following land uses, indicate which types you have some knowledge or past experience in relationship to the Root River / Luce Line Trail.

   [ ] Residential (go to 11)
   [ ] Commercial (go to 20)
   [ ] Farmland (go to 28)
   [ ] Other land uses
   [ ] None (STOP) (go to 36)

The following questions concern residential property.

11. If you were selling residential property close to the trail, how would your agency view the trail?

   [ ] highly desirable feature
   [ ] desirable feature
   [ ] no factor
   [ ] undesirable feature
   [ ] highly undesirable feature

12. Do you have a market strategy based on this view?

13. What affect does the trail have on the value of residential property next to the trail?

   [ ] increased the value (go to 14)
   [ ] decreased the value (go to 14)
   [ ] no affect (go to 17)

14. Based on similar property, what percent higher / lower is the value of residential property next to the trail as compared to property not affected by the trail?

   adjacent property is ___ % higher than other property
   adjacent property is ___ % lower than other property
15. Based on similar property, is there any difference in value between residential property adjacent to the trail as compared with residential property in the vicinity of the trail?

adjacent property is ___% higher than property near trail
adjacent property is ___% lower than property near trail
no difference

16. How far away from the trail does the trail influence property values?

17. Has your agency experienced any prospective buyers who were pleased or disappointed with the proximity of the trail?

18. Are there any positive or negative features of the trail which have influenced residential property valuations?

19. How has the trail affected the quality of the residential neighborhood? (go to 20 commercial; 28 farmland; or 35)

20. If you were selling commercial property near the trail, how would your agency view the trail?

highly desirable feature
desirable feature
no factor
undesirable feature
highly undesirable feature

(refer to question 10) The following questions concern commercial property.
21. Do you have a market strategy based on this view?

22. What affect does the trail have on the value of commercial property next to the trail?
   
   __ increased the value (go to 23)
   __ decreased the value (go to 23)
   __ no affect (go to 24)

23. Based on similar property, what percent higher / lower is the value of commercial property next to the trail as compared to property not affected by the trail?
   
   adjacent property ___ % higher than other property
   adjacent property ___ % lower than other property

24. Has the trail benefited the local economy?

25. Have certain types of businesses located next to the trail in order to take advantage of some of its benefits?

26. What are the benefits to commerce? (transportation link, aesthetic image, recreational use for staff)

27. Are there any negative features of the trail which have influenced commercial property valuations. (go to 28 farmland; or 35)
(refer to question 10) The following questions concern farmland.

28. If you were selling farmland near the trail, how would your agency view the trail?

___ highly desirable feature
___ desirable feature
___ no affect
___ undesirable feature
___ highly undesirable feature

29. Do you have a market strategy based on this view?


30. What affect does the trail have on the value of farmland next to the trail?

___ increased the value (go to 31)
___ decreased the value (go to 31)
___ no affect (go to 32)

31. Based on similar property, what percent higher / lower is the value of farmland next to the trail as compared to property not affected by the trail?

adjacent property is ___ % higher than other property
adjacent property is ___ % lower than other property

32. How has the trail affected the use of adjacent farmland?


33. Have you experienced any prospective buyers of farmland who were pleased or disappointed with the proximity of the trail?


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34. Are there any positive or negative features of the trail which have influenced farmland valuations?

35. Do you have any additional comments about the trail in regard to land prices?

36. Can you suggest any other real estate agents who are familiar with property values near the trail?
APPENDIX H

NEWSPAPER ARTICLES
Proposed recreation trail snarled in tangles of public opinion

Luce Line Recreation Trail

Every letter is in solidarity
with those who want to see the trail happen. The survey
was conducted by the state Department of Natural Resources and the
trail is expected to be completed by the end of the year.

Ben Kern

I am writing to express my concern about the proposed recreation trail. As a local resident, I believe it is important to have a green space in our community. However, as a concerned citizen, I would like to bring up some of the issues that have been raised by other residents.

The proposed trail would run through a sensitive ecological area, and there are concerns about its impact on the local wildlife. In addition, some residents have expressed concerns about the noise and traffic generated by the trail.

We need to ensure that the trail is designed with the needs of both the community and the environment in mind. It is important to consider the potential for future development and the impact on the local economy.

In conclusion, I believe that the trail should proceed, but only after careful consideration and consultation with all stakeholders. We need to ensure that the trail is designed to benefit our community while minimizing any negative impact on the environment.

Sincerely,

Ben Kern
By Delma Dreshier
Staff Writer

The Luce Line corridor runs right past the backyard of Thomas Peck in Wayzata. When plans for the Luce Line recreational trail were announced in the early 1970s, Peck was all for it, but now he's changed his mind.

"I was opposed to the trail until I was opposed to it, but now I'm opposed to it," said Peck. "I was opposed to it because I thought it would be the beginning of the end for our neighborhood." Peck's neighbors agree.

The Luce Line Trail is a proposed trail that would run from Wayzata to Minnetonka. The trail is currently under construction and is expected to be completed in 2023.

Peck said he's concerned about the noise and the potential for犯罪. "I don't want my kids or my neighbors to have to worry about crime," he said. "I want them to be able to enjoy the trail and the outdoor experience without worry.

The Luce Line Trail is expected to be a popular destination for outdoor enthusiasts, with a variety of trail types and amenities. However, some residents are concerned about the potential impact on their property values and privacy.

Peck said he's also concerned about the potential for increased traffic. "I don't want my neighborhood to become a traffic jam," he said. "I want it to be a place where people can enjoy the outdoors, not a place where they have to deal with noise and pollution.

Despite these concerns, Peck is hopeful that the Luce Line Trail will be successful. "I think it will be a great addition to our community," he said. "I just want it to be done right, and I think it will be."
APPENDIX I

OTHER REFERENCES
OTHER REFERENCES


