

**SUBJECT:** Land Acquisition and Project Boundary Modification – Menard Island Resource Area – Lincoln County

**FOR:** APRIL 2012 BOARD MEETING

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an agreement to purchase 70.5 acres of land from Plum Creek Timberlands, LP for \$102,000.00 for the Menard Island Resource Area in Lincoln County. The item is being submitted because more than 40 acres are outside of the project boundary.

The 70.5-acre subject is directly adjacent to the Menard Island Resource Area, located in northeastern Lincoln County, and would provide road access to the existing project. Menard Island Resource Area was established in 1999, as part of the Great Addition Purchase. The project borders about 7.5 miles of the Wisconsin River corridor. The overall project encompasses over 2600 acres, with state ownership on the west half and a forest cover easement on the east. Menard Island Resource Area is used by the public for hunting, fishing, trapping, cross-country skiing, and hiking, as well as providing excellent canoe and kayaking opportunities, including some rapids areas. The island is a popular destination for a canoe access picnic site. Management practices emphasize water quality protection, wildlife habitat, forest production and recreation.

The general terrain is flat to rolling uplands, with small pockets of wet depression areas in the east-central portion of the property. The property had been forested with red pine, though it was recently cut over. Access to the property is from Spring Creek Drive, which borders the subject on the western edge. The land will be managed for aspen reproduction which will enhance wildlife habitat.

The property adjoins the Menard Island Resource Area on the east and south, with a town road to the west and private land to the north. Though the general public has had access across adjacent MFL Lands, acquisition of this parcel would provide a solid connection to a public road insuring long term public access.

The property is located adjacent to the Menard Island Resource Area boundary and will serve to block existing Department ownership as well as provide key access. Acquiring the subject property will allow the Department to provide additional opportunities for public recreation and to manage the site in concert with existing state lands to promote the natural resources.

**RECOMMENDATION:** That the Board approve the purchase of 70.5 acres of land for \$102,000 for Menard Island Resource Area and approve expansion of the project boundary to include this parcel.

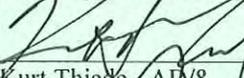
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required                              | Yes <input type="checkbox"/>            | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/>            | Attached |
| No <input type="checkbox"/>            | Background Memo                                       | Yes <input checked="" type="checkbox"/> | Attached |

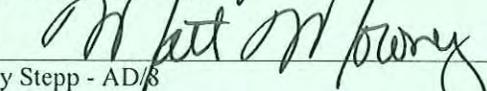
**APPROVED:**

  
\_\_\_\_\_  
Real Estate Director, Richard E. Steffes - LF/6

3-27-12  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

3-28-12  
Date

  
\_\_\_\_\_  
Secretary, Cathy Stepp - AD/8

4/2/12  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- J. Gozdziński – NOR

## CORRESPONDENCE/MEMORANDUM

DATE: March 27, 2012 FILE REF: WR 70046

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition, Plum Creek Timberlands, LP Tract, File # WR 70046,  
Approval is Requested by May 14, 2012

1. PARCEL DESCRIPTION:

Menard Island Resource Area  
Lincoln County

Grantor:

Plum Creek Timberland  
c/o Dan Lemke, Senior Assistant Manager  
1411 N. 4th Street, Suite 101  
Tomahawk, WI 54487

Acres: 70.5  
Price: \$102,000  
Appraised Value: \$102,000  
Interest: Fee Title Purchase  
Improvements: None

Location: The property is located in Lincoln County 10 miles northeast of Tomahawk

Land Description: The subject land is level to gently rolling topography.

Covertypes Breakdown:

Type	Acreage
Grass and brush	70.5
Total:	70.5

Zoning: Forestry  
Present Use: Timber production, recreation, investment property  
Proposed Use: Recreation  
Tenure: 10 years  
Property Taxes: \$47.26  
Agreement Date: March 23, 2012

Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross country skiing.

2. JUSTIFICATION:

The Department has negotiated an agreement to purchase a 70.5-acre parcel of land from Plum Creek Timberland. The 70.5-acre subject is directly adjacent to the Menard Island Resource Area, located in northeastern Lincoln County, and would provide road access to the existing project. Purchase price for the property is \$102,000.



Menard Island Resource Area was established in 1999, as part of the Great Addition Purchase. The project is located in northeastern Lincoln County and borders about 7.5 miles of the Wisconsin River corridor. The overall project encompasses over 2600 acres, with state ownership on the west half and a forest cover easement on the east. Menard Island Resource Area is used by the public for hunting, fishing, trapping, cross-country skiing, and hiking, as well as providing excellent canoe and kayaking opportunities, including some rapids areas. The island is a popular destination for a canoe access picnic site. Management practices emphasize water quality protection, wildlife habitat, forest production and recreation.

The general terrain is flat to rolling uplands, with small pockets of wet depressional areas in the east-central portion of the property. The property had been forested with red pine, though it was recently cut over. Access to the property is from Spring Creek Drive, which borders the subject on the western edge. Future management is anticipated as aspen reproduction, with wildlife habitat benefits.

The subject property adjoins the Menard Island Resource Area on the east and south, with a town road to the west and private land to the north. Though the general public has had access across adjacent MFL Lands, acquisition of this parcel would provide a solid connection to a public road insuring long term public access.

The property is located adjacent to the Menard Island Resource Area boundary and will serve to block existing Department ownership as well as provide key access. Acquiring the subject property will allow the Department to provide additional opportunities for public recreation and to manage the site in concert with existing state lands to promote the natural resources.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$802,320	\$681,480

4. ACQUISITION STATUS OF THE MENARD ISLAND RESOURCE AREA:

Established: 1999  
Acres Purchased to Date: 2,636.60  
Acquisition Goal: 2,571.00  
Percent Complete: 102.55 %  
Cost to Date: \$1,278,796.46

5. APPRAISAL:

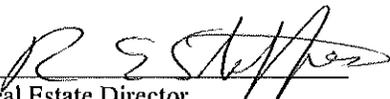
Appraiser: Michael Augustyn  
Valuation Date: February 09, 2012  
Appraised Value: \$102,000.00  
Highest and Best Use: Recreational - Forestry

Allocation of Values:

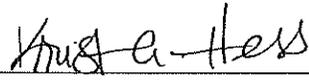
- a. land: 70.50 acres @ \$1,446.81 per acre: \$102,000.00
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$1,429.00 - \$1,750.00 per acre

Appraisal Review: Peter Wolter - 3/8/2012

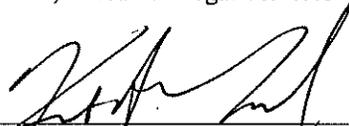
RECOMMENDED:

  
\_\_\_\_\_  
Richard E. Steffes, Real Estate Director

3-27-12  
Date

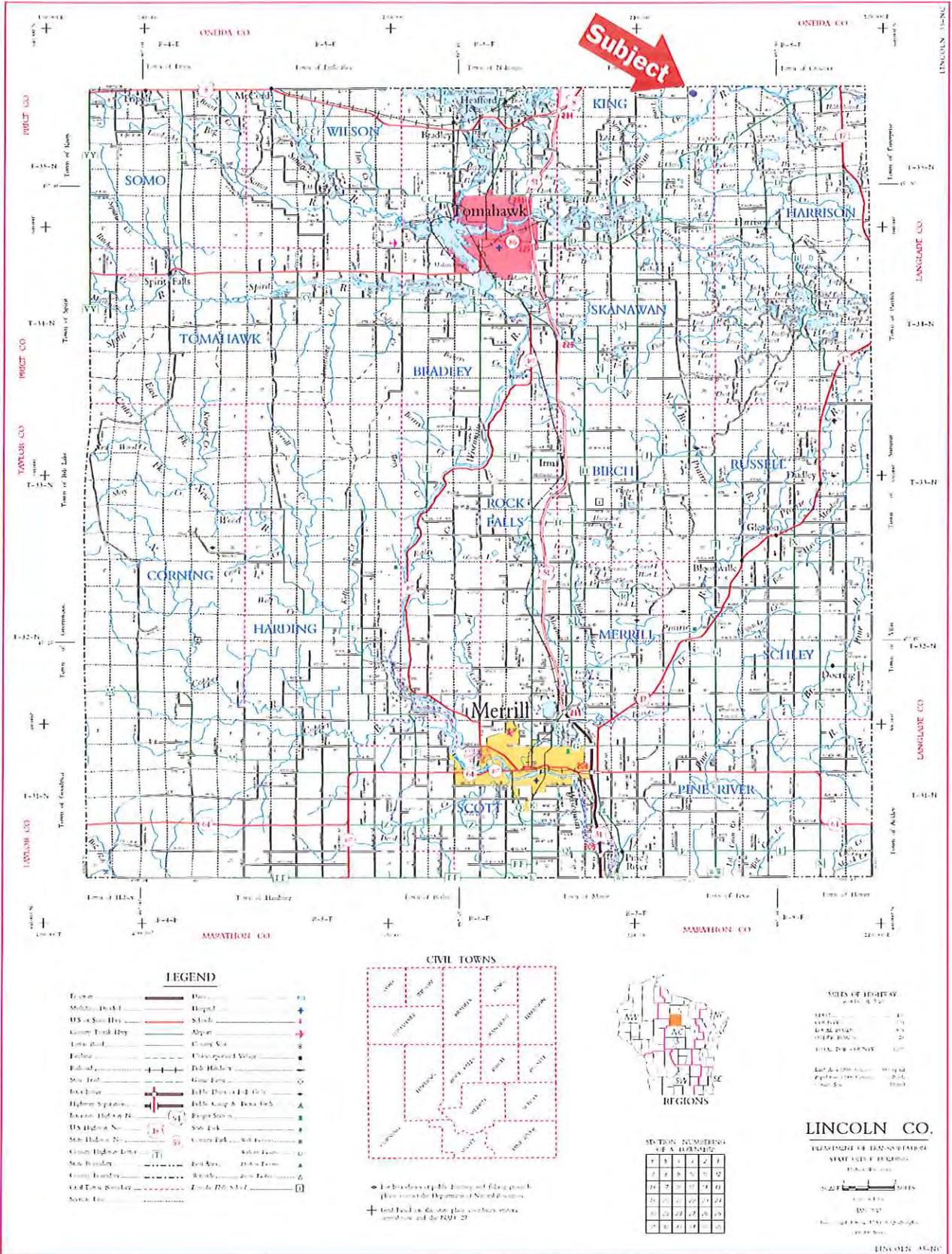
  
\_\_\_\_\_  
Kristin A. Hess, Bureau of Legal Services

3/27/12  
Date

  
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Kurt Thiede, Land Division Administrator

3/28/12  
Date

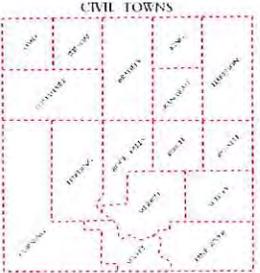
RES:



**Subject**

**LEGEND**

- |                       |   |                          |   |
|-----------------------|---|--------------------------|---|
| Express               | — | Ditch                    | — |
| Multiple District     | — | Draped                   | — |
| US or State Hwy       | — | School                   | — |
| County Trunk Hwy      | — | Alley                    | — |
| Local Road            | — | County Seat              | — |
| Fairway               | — | Unincorporated Village   | — |
| Railroad              | — | Public Highway           | — |
| State Road            | — | Game Farm                | — |
| Interchange           | — | Public Drive of L. G. S. | — |
| Highway Signage       | — | Public Camp & Deck Deck  | — |
| Intersect. Highway R. | — | Public Store             | — |
| US Highway No.        | — | State Park               | — |
| State Highway No.     | — | County Park              | — |
| County Highway Letter | — | State Park               | — |
| State Roadway         | — | Post Office              | — |
| County Roadway        | — | Public House             | — |
| City/Town Boundary    | — | Public School            | — |
| Service Line          | — |                          |   |



**VALUES OF LEGITIMACY**

1870-1880	100
1881-1890	110
1891-1900	120
1901-1910	130
1911-1920	140
1921-1930	150
1931-1940	160
1941-1950	170
1951-1960	180
1961-1970	190
1971-1980	200
1981-1990	210
1991-2000	220

**SECTION NUMBERING**

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	37	38	39	40

**LINCOLN CO.**

PLANNING OF DEVELOPMENT OF STATE WIDE PROGRAMS

SCALE 1:50,000

1980

1:50,000

1980

**Plum Creek  
Timberlands, LP - Fee  
Menard Island  
Resource Area**

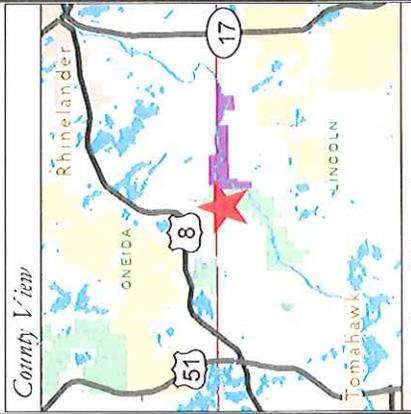
**WR 70046**

**T35N R7E Sec 1**  
Town of King  
Lincoln County  
70.5 Acres

 **Subject Parcel**

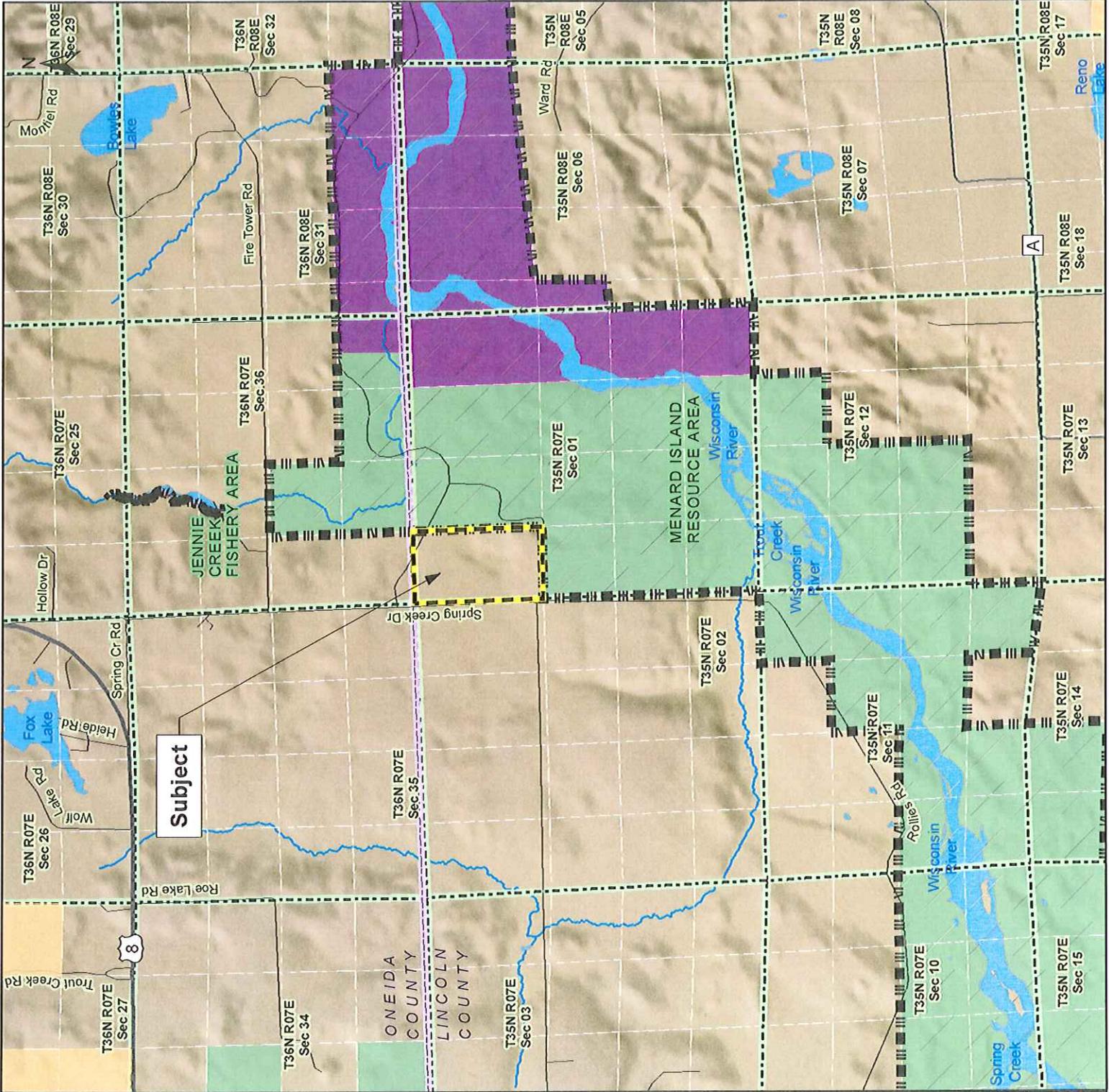
-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  County Forest Land
-  PLSS Section Line
-  QQ Section Boundary

0 600  
Feet



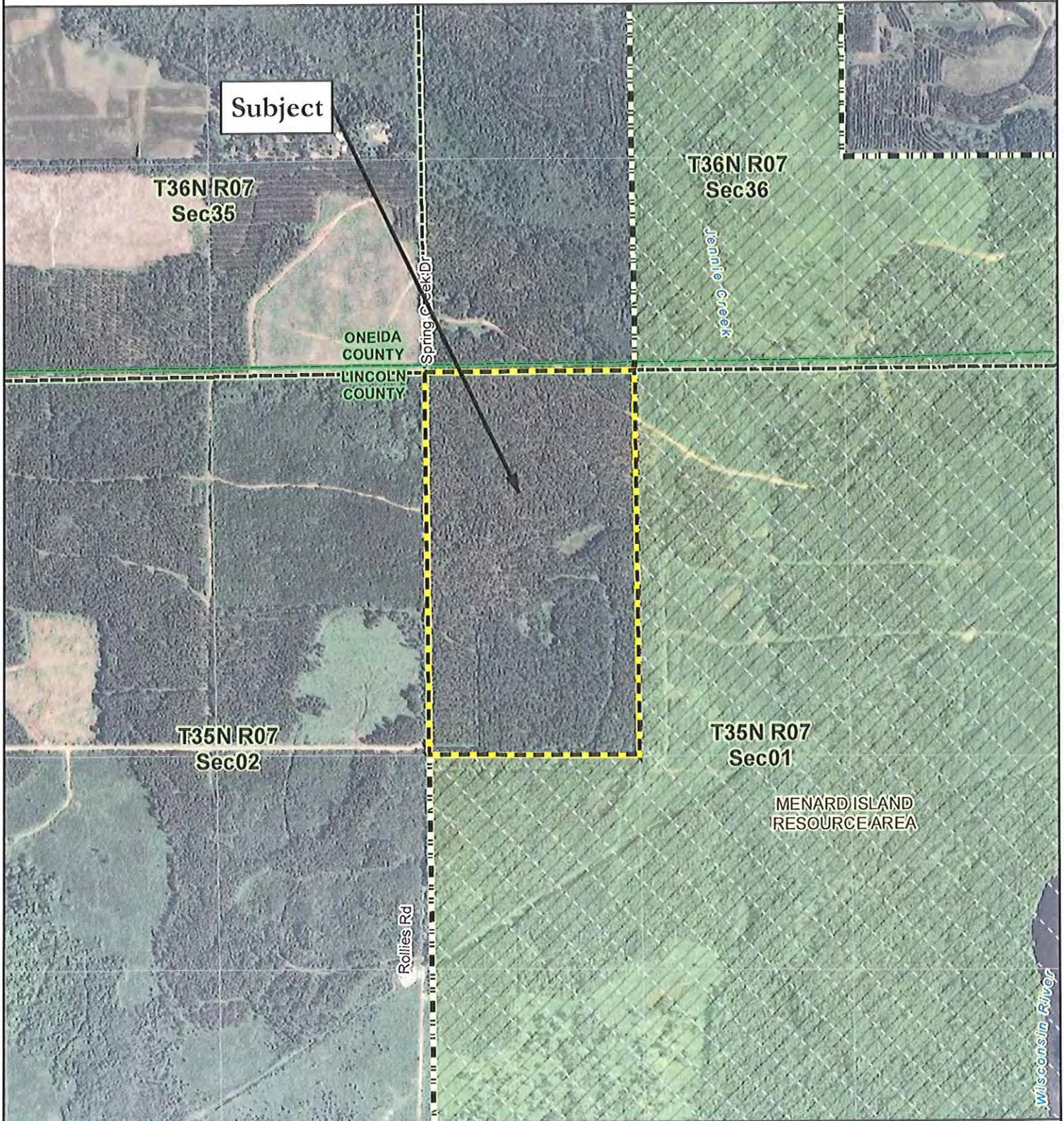
 **Location of Property**

WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Mar. 26, 2012 kmh



# Plum Creek Timberlands, LP - Fee

T35N R7E Sec 1, Town of King, Lincoln County



**Menard Island Resource Area**

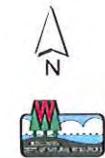
 Subject Parcel

 DNR Owned

 DNR Project Boundary

 Section Line

 QQ Section Lines



Mar 26, 2012 kmb  
Real Estate Section  
Bureau of Facilities and Lands