

SUBJECT: Land Acquisition and Project Boundary Modification – Menominee River State Park & Recreation Area –
Marinette County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 45.85 acres of land from Clark Nelson and Christine Barkett for \$154,000 for the Menominee River State Park and Recreation Area in Marinette County. The item is being submitted because the price exceeds \$150,000 and for boundary modification. A \$40,000 grant is expected toward the purchase price from the Wilderness Shores Mitigation and Enhancement Fund. This reduces state costs accordingly.

The Menominee River State Park & Recreation Area consists of more than 16 miles of state owned and protected Menominee River Corridor. The state of Michigan owns a similar parcel on land on their side of the Menominee River. This presents Michigan and Wisconsin with an opportunity for coordinated planning and management of boundary water resources. Planning staffs for both states have worked together in developing similar management strategies within the river corridor.

The parcel the Department is proposing to acquire contains approximately ¼ mile of frontage on the Menominee River and would provide access to the river for canoes and small boats. The nearest access on the Wisconsin side is five miles downstream on Rattie Road. Department staff visited the property and has determined that a boat ramp for small boats could be constructed. Recreation on the Menominee and its tributaries is one of the most important uses made of the system today. Fishing, boating, canoeing, camping, and swimming occur throughout the system at light to moderate levels. Most boating, camping, and swimming is facilitated on or around the several hydro reservoirs while canoeists most often float the riverine stretches. Rafting is popular in the Piers Gorge Area between Niagara, Wisconsin and Norway, Michigan because of the whitewater rapids in that area. Sightseeing is also popular throughout the seasons, especially at Piers Gorge, Sand Portage Rapids, Quiver and Pemene Falls.

The Menominee River system has a very diverse fishery and is well known for excellent smallmouth bass and walleye fishing. Smallmouth bass over 20 inches are not uncommon and several 10-pound-plus walleyes are harvested each year. Northern pike, crappie, bluegill, perch, musky and sturgeon are other game species found in the Menominee River. Marinette County abounds with wildlife including white-tailed deer, grouse, turkey, rabbit, and bear. Large tracts of Marinette County Forest and Power Company owned lands are open to the public for hunting. The area receives hunting use from local residents and hunters from the Green Bay/Fox River Valley area. April and May find turkey hunters throughout the property. Hunters are attracted to the area not only because of the game, but also the beautiful scenery along the river banks and several waterfalls.

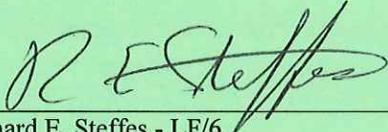
Purchase of the parcel will allow the Department to develop a boat access point to complement the water trails in this part of the state. In addition the parcel will provide area for all nature based outdoor activities.

RECOMMENDATION: That the Board approve the purchase of 45.85 acres of land for \$154,000 and expansion of the project boundary to include this parcel for Menominee River State Park & Recreation Area in Marinette County.

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 |

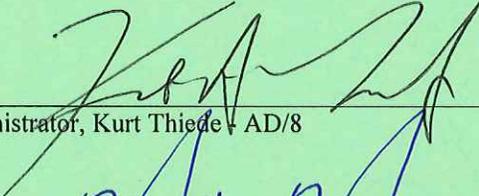
APPROVED:



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

10-16-12

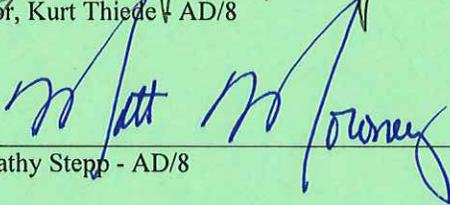
Date



Administrator, Kurt Thiede - AD/8

10/18/12

Date



Secretary, Cathy Stepp - AD/8

10/18/12

Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- D. Schuller - PR/6
- J. Romback-Bartels - NER - Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: October 16, 2012 FILE REF: PR 40153

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition and Project Boundary Modification, Clark Nelson Tract, File # PR 40153, Approval Requested by December 28, 2012

1. PARCEL DESCRIPTION:

Menominee River State Park & Recreation Area
Marinette County

Grantor:

Clark Nelson and Christine Barkett
419 Hilltop View St
Cary, NC 27513

Acres: 45.85Price: \$154,000Appraised Value: \$154,000Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Marinette County about 7 miles southeast of NiagaraLand Description: The subject land is gently rolling to rollingCovertypes Breakdown:

Type	Acreage
Upland Woodland	45.85
Total:	45.85

Zoning: UnrestrictedPresent Use: Private recreationProposed Use: Public recreation and boat access siteTenure: Exceeds ten yearsProperty Taxes: \$44Option Date: September 8, 2012Stewardship 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 obtained an option to purchase 45.85 acres of land from Clark Nelson and Christine Barkett for \$154,000 for the Menominee River State Park and Recreation Area in Marinette County. In addition to Stewardship funding of \$114,000, the Department expects \$40,000 from the Wilderness Shores Mitigation and Enhancement Fund.

The Menominee River Natural Resources Area (MRNRA) consists of 17.15 miles of state owned and protected Menominee River Corridor. The state of Michigan owns a similar parcel on land on their side of the Menominee River. This presents Michigan and Wisconsin with an opportunity for coordinated planning and management of boundary water resources. Planning staffs for both states have worked together in developing similar management strategies within the river corridor.

The parcel the Department is proposing to acquire contains approximately ¼ mile of frontage on the Menominee River and would provide access to the river for canoes and small boats. The nearest access on the Wisconsin side is five miles downstream on Rattie Road. Department staff visited the property and have determined that a boat ramp for small boats could be constructed. Recreation on the Menominee and its tributaries is one of the most important uses made of the system today. Fishing, boating, canoeing, camping, and swimming occur throughout the system at light to moderate levels. Most boating, camping, and swimming is facilitated on or around the several hydro reservoirs while canoeists most often float the riverine stretches. Rafting is popular in the Piers Gorge Area between Niagara, Wisconsin and Norway, Michigan because of the whitewater rapids in that area.

The Menominee River system has a very diverse fishery and is well known for excellent smallmouth bass and walleye fishing. Smallmouth bass over 20 inches are not uncommon and several 10-pound-plus walleyes are harvested each year. Northern pike, crappie, bluegill, perch, musky and sturgeon are other game species found in the Menominee River. Marinette County abounds with wildlife including white-tailed deer, grouse, turkey, rabbit, and bear. Large tracts of Marinette County Forest and Power Company owned lands are open to the public for hunting. The area receives light to moderate hunting pressure from local residents and hunters from the Green Bay/Fox River Valley area. April and May find turkey hunters throughout the property. In fall, small game and archery hunters pursue their quarry until the traditional nine-day gun deer season in November, when hunting pressure intensifies. Winter months bring light hunting pressure to the area with emphasis on small game hunting. Hunters are attracted to the area not only because of the game, but also the beautiful scenery along the river banks and several waterfalls.

Sightseeing is also popular throughout the seasons, especially at Piers Gorge, Sand Portage Rapids, Quiver and Pemene Falls. Recreational boating on the river includes canoe and kayak travel on shallow water and slow moving sections of the Menominee River. Rafting also is popular in the Piers Gorge whitewater and the Quiver and Pemene Falls area. Motorboat travel generally is confined to the areas above the hydroelectric dams. The impoundments above hydropower dams receive light to moderate boating pressure from fishermen and other recreational watercraft. The area below Pemene Falls also receives light motorboat traffic due to a boat landing provided on the Michigan shoreline.

If approved, the project boundary will be expanded to include this parcel.

3. LAND MANAGEMENT:

Management will be done by Parks program staff out of Governor Thompson State Park. The area's designation allows a broad range of vegetation and recreation management on the property. This allows for management that will provide resource protection while permitting compatible recreation. Feasibility for future small boat ramp installation will also be analyzed.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,910,000	\$901,933

5. ACQUISITION STATUS OF THE MENOMINEE RIVER STATE PARK & RECREATION AREA:

Established: 2000
Acres Purchased to Date: 5,130
Acquisition Goal: 5,130 acres*
Percent Complete: 100 %
Cost to Date: \$3,360,797.40

*Acreage goal to be modified along with project boundary if approved.

6. APPRAISAL:

Appraiser: Jolene Brod

Valuation Date: March 07, 2012

Appraised Value: \$154,000

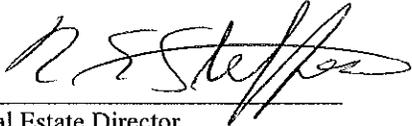
Highest and Best Use: Recreational/Sustained Yield Timber Production/Future Seasonal Cabin

Allocation of Values:

- a. land: 45.85 acres @ \$3,358.78 per acre: \$154,000
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$3,256 - \$3,680 per acre

Appraisal Review: Peter Wolter - 9/27/2012

RECOMMENDED:



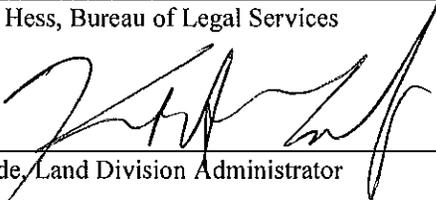
Richard E. Steffes, Real Estate Director

10-16-12
Date



Kristin A. Hess, Bureau of Legal Services

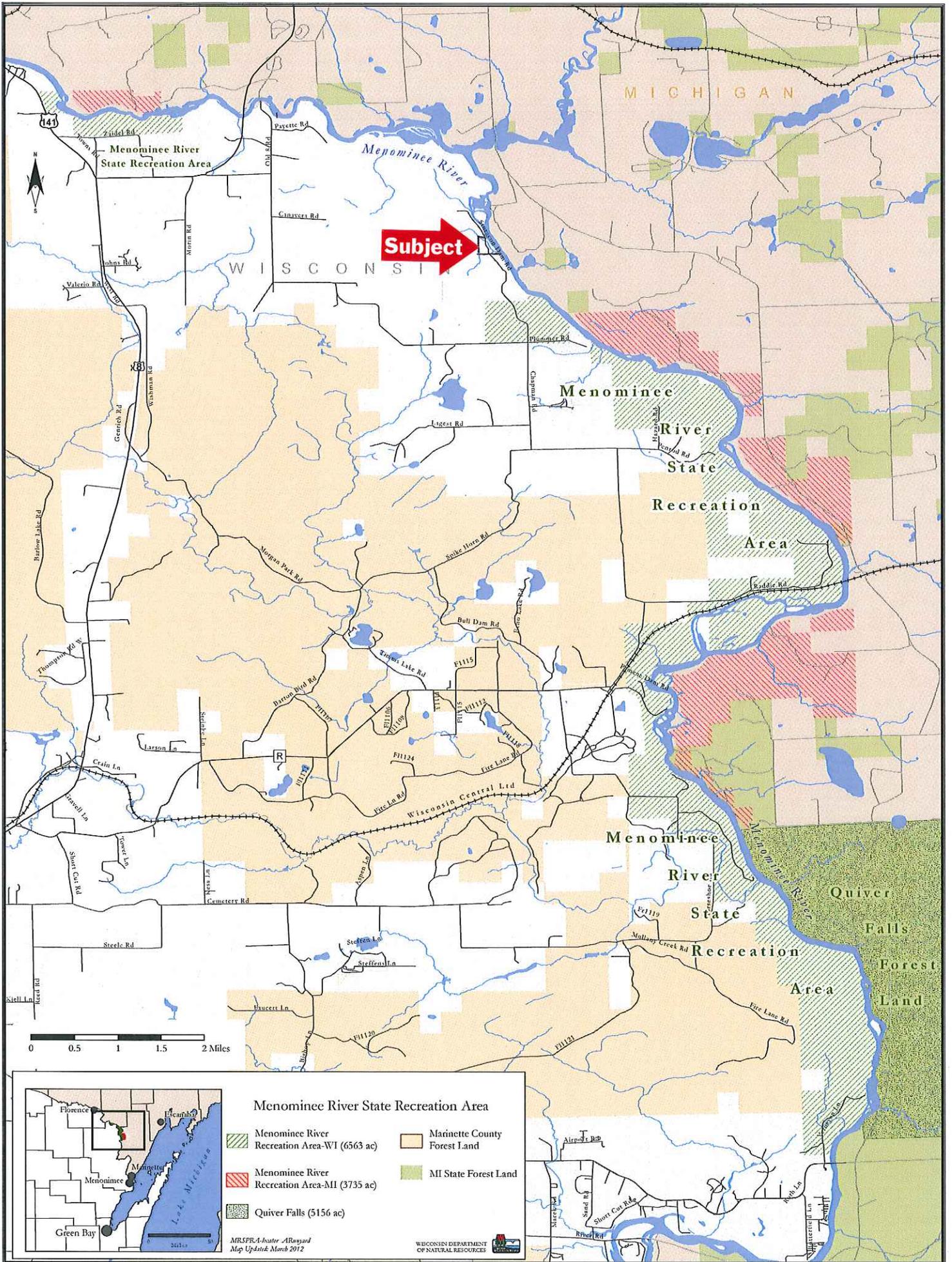
10/17/12
Date



Kurt Thiede, Land Division Administrator

10/18/12
Date

RES:



Nelson/Barkett - Fee

Menominee River
State Park &
Recreation Area

PR 40153

T38N R21E Sec 27

Town of Niagara

Marinette County

45.85 Acres



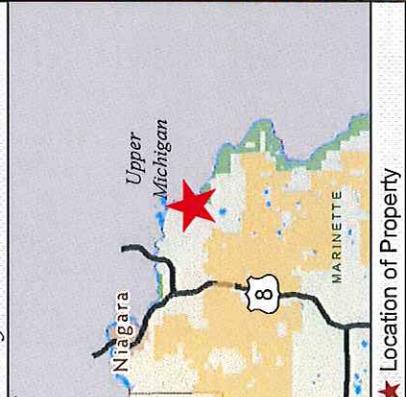
Subject

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



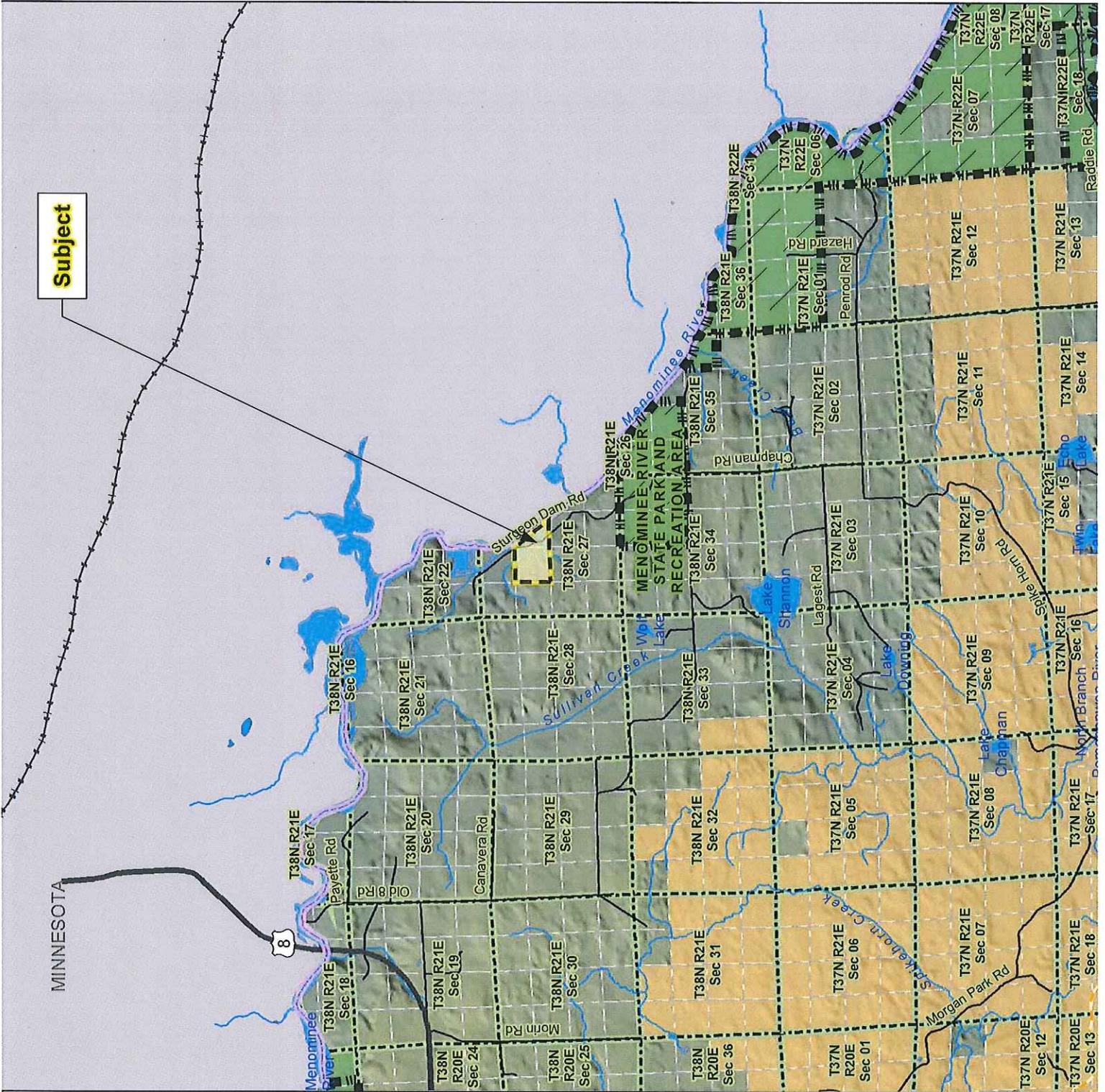
0 1,000
Feet

County View



★ Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Sep 18, 2012 kmh



Subject

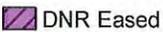
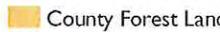
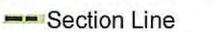
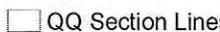
Nelson/Barkett - Fee

T38N R21e Sec 27 Town of Niagara, Marinette County



Menominee River State Park & Recreation Area

 Subject

-  DNR Owned
-  DNR Eased
-  DNR Project Boundary
-  County Forest Land
-  Section Line
-  QQ Section Lines


0 100 200 300 Feet




Sep 18, 2012 kmh
Real Estate Section
Bureau of Facilities and Lands

NORTHEAST PART NIAGARA

T.38N.-R.21-22E.

