

**SUBJECT:** Land Acquisition and Acreage Goal Increase – Mekan River Fishery Area – Marquette County

**FOR:** JUNE 2016 BOARD MEETING

**TO BE PRESENTED BY:** Douglas J Haag

**SUMMARY:**

The Department has obtained an option to purchase 60.00 acres of land from Chizuco Coleman for \$210,000.00 for the Mekan River Fishery Area. The property is located six miles southeast of Coloma in Marquette County. The land is located entirely within the boundary of the Mekan River Fishery Area and is adjacent to Department lands on the east. The parcel is accessible to the public from 11<sup>th</sup> Lane and Hwy Z. Seventy five percent of the cost of the purchase will be paid with federal Sport Fish Restoration (SFR) funding, and the remaining 25% of the cost will be paid with Warren Knowles-Gaylord Nelson Stewardship Program funds. The item is being submitted because the purchase price is over \$150,000.00.

The Department is also requesting an acreage goal increase for the Mekan River Fishery Area. This project was established in 1957 and the master plan was approved in 1985. The plan is dated and the Department has acquired land in excess of the acreage goal approved in the plan. The established Mekan River Fishery Area project boundary is a total of 11,271 acres, with an acquisition goal of 5,944.7 acres. The acres currently acquired for the project is 6,658 acres, leaving 4,613 acres not acquired within the project boundary. The Department is requesting an acreage goal increase of 1005 acres, increasing the acreage goal to 7000 acres. This will allow the Department to continue acquisition work within the project boundary until the master plan can be updated sometime in the future.

The Mekan River Fishery Area is a popular destination providing excellent fishing, hunting and recreational opportunities. It is one of the state's premier canoe and kayak destinations. Local Outfitter guides lead day and overnight trips, campgrounds rent canoes and kayaks for day trips and local friends groups lead day trips on the river. The river is highlighted for paddling on numerous websites such as Travel Wisconsin, Travel Marquette County and is included in multiple paddling books.

The river is also premier Class 1 trout water, with primarily brown trout as well as brook and rainbow trout. Department fish surveys from 2014 and 2015 show numbers of Brown Trout from 427-773 per mile at 7-9in in Chaffee creek and 400-2,400 per mile at 6-8in in the Mekan River. Maximum size surveyed was 16 ½ inches.

Marquette County is a destination County for many types of outdoor recreation and a significant portion of the local tourism revolves around hunting, including deer and turkey hunting. Marquette County routinely ends up in the top 10 deer hunting counties in Wisconsin based on the number of bucks harvested per square mile. In 2015 Marquette County harvested 6.1 bucks per square mile, which was the second highest in Wisconsin. In addition, the county has some of the highest densities of deer hunters per square mile for the opening day of deer gun hunting season, often exceeding 30 hunters per square mile. Many of these hunters own homes on the local lakes and the public hunting and fishing areas, like the Mekan River, are extremely popular hunting locations.

The Mekan River Fishery also offers outstanding turkey hunting opportunities and is part of Turkey Management Zone 3, which is second only to Zone 1 for turkey harvest in Wisconsin. Many of the public hunting and fishing areas are highly utilized by local and non-local turkey hunters. The public fishing areas, like the Mekan River Fishery Area, are highly sought after by the turkey hunters because of the diverse mixture of upland habitat of small openings, oaks and pines and offer dispersed access to help prevent hunter crowding.

Good upland bird hunting opportunities exist on the Fishery Area, specifically ruffed grouse and woodcock. The unique habitat features of the property, including lowland brush and aspen, provide excellent brood rearing habitat for both species and are targeted by upland bird hunters in the fall.

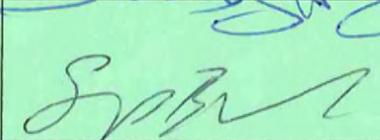
This 60 acre property will create a block of public ownership, resulting in efficiencies in resource management for both in-stream and upland habitat restoration and maintenance and providing additional opportunities for hunting, trapping and fishing. Chaffee Creek is a Class I trout stream, with brown trout being the most common.

The Department owns land adjacent to the subject parcel that includes two parking areas. Additional parking will be provided on this parcel providing access to both sides of Chaffee Creek.

**RECOMMENDATION:** That the Board approves the purchase of Chizuco Coleman's 60.00 acres of land for \$210,000.00 for Mekan River Fishery Area the in Marquette County, and approve the change in acquisition goal from 5,944.7 acres to 7,000 acres.

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

- Background Memo
- Maps and Documents

Approved By	Signature	Date
C. Thompson Bureau Director		6-8-16
Sanjay Olson Division Administrator		6-8-16
Cathy Stepp, Secretary	Ed Eberle for CS	6-10-16

**CORRESPONDENCE/MEMORANDUM**

DATE: June 8, 2016  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Chizuco Coleman Tract, File # FM 10367,  
 Option Expires September 21, 2016

FILE REF: FM 10367

1. PARCEL DESCRIPTION:

Mecan River Fishery Area  
 Marquette County

Grantor:

Mr. Chizuco Coleman  
 N9110 11th Dr.  
 Westfield, WI 53964

Acres: 60.00  
Price: \$210,000.00  
Appraised Value: \$210,000.00  
Interest: Fee Title Purchase  
Improvements: Concrete Silo (does not add value to the property)

Location: The property is located 6 miles southeast of Coloma in Marquette County.

Land Description: The subject land is gently rolling.

Covertypes Breakdown:

Type	Acreage
Cropland	22.27
Upland Woodland	17.73
Wetland	20.00
Total:	60.00

Zoning: AG-1  
Present Use: agriculture and recreation  
Proposed Use: recreational  
Tenure: 13 years 5 months  
Property Taxes: \$807.00 (estimated for 60 acres; 1,076 for 80 acres)  
Option Date: May 24, 2016

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The Department has obtained an option to purchase 60.00 acres of land from Chizuco Coleman for \$210,000.00 for the Mecan River Fishery Area. The property is located six miles southeast of Coloma in Marquette County. The land is located entirely within the boundary of the Mecan River Fishery Area and is adjacent to Department



lands on the east. The parcel is accessible to the public from 11th Lane and Hwy Z. Seventy five percent of the cost of the purchase will be paid with federal Sport Fish Restoration (SFR) funding, and the remaining 25% of the cost will be paid with Warren Knowles-Gaylord Nelson Stewardship Program funds. The item is being submitted because the purchase price is over \$150,000.00.

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3. LAND MANAGEMENT:

If acquired, this property will be managed as a part of the larger Mecan River Fishery Area. Management and cooperative projects for the fishery area include many in-stream projects done in conjunction with Trout Unlimited, Inland Trout Stamp Program, and the U.S. Fish and Wildlife Service. Trout Unlimited has offered funding and weekend work projects, in which Trout Unlimited members volunteer time and construct in-stream habitat structures. Other near-stream cooperative projects involved Trout Unlimited and the Ruffed Grouse Society include brush mowing and shearing to improve fishing access. In addition, several upland projects have occurred utilizing state Turkey Stamp and Sharecrop funds for prairie and savanna restoration to provide upland bird nesting and brood rearing sites.

DNR staff have conducted timber sales and heavy equipment operation training on the property. Recon has been completed on 260 acres for potential harvest and over 325 acres of timber have just been sold for timber harvest. The property boundaries of this parcel will be posted and maintained by Department Staff. The funding for this will come from Sport Fish Restoration (SFR) money allotted to the Facilities and Land staff stationed at the Wautoma office. The Wildlife Biologist assigned to the project as the Property Manager will be the point of contact for the public.

The minimum lot size in this area is 40 acres. The subject property is comprised of two separate parcels; one 40 acres in size and one 20 acres in size. In order to comply with the minimum lot size, the Department will need a certified survey map in order for the parcels to become a legal confirming use. There is a concrete silo, several piles of building debris and other material left on the property, which offer no additional value to the property and will need to be removed. The costs for survey and reclamation work is estimated at \$13,500.00.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,640,000.00	\$1,951,970.00

5. ACQUISITION STATUS OF THE MECAN RIVER FISHERY AREA:

Established: 1957  
Acres Purchased to Date: 6,658.05  
Acquisition Goal: 5,944.70  
Percent Complete: 112.00 %  
Cost to Date: \$7,286,282.50

6. APPRAISAL:

Appraiser: Troy Kruser  
Valuation Date: March 22, 2016  
Appraised Value: \$210,000.00  
Highest and Best Use: agricultural and recreational with single residential site

Allocation of Values:

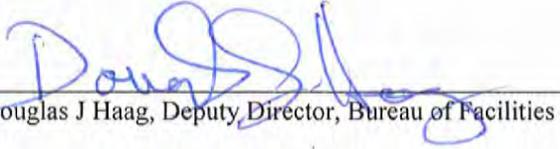
- a. land: 60.00 acres @ \$3,500.00 per acre: \$210,000.00
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$3,242.00 - \$3,750.00

Appraisal Review:  
Jolene Brod

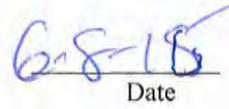
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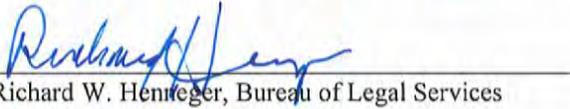
RECOMMENDED:

  
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Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

  
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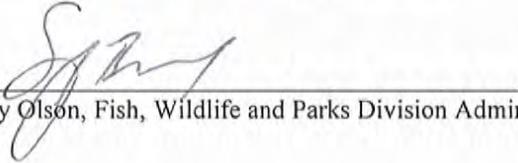
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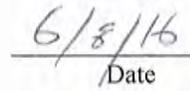
Richard W. Henninger, Bureau of Legal Services

  
\_\_\_\_\_

Date

  
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Sanjay Olson, Fish, Wildlife and Parks Division Administrator

  
\_\_\_\_\_

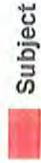
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**Chizuco Coleman -  
Fee Title**  
Mecan River  
Fishery Area  
FM 10367

T17N R9E Sec 11  
Newton Township  
Marquette County



Project Boundary Not Subject  
to Act 20 JFC Review

DNR Fee Title

DNR Easement

State Natural Area

County Boundary

**Regional View**

WAUSHARA COUNTY

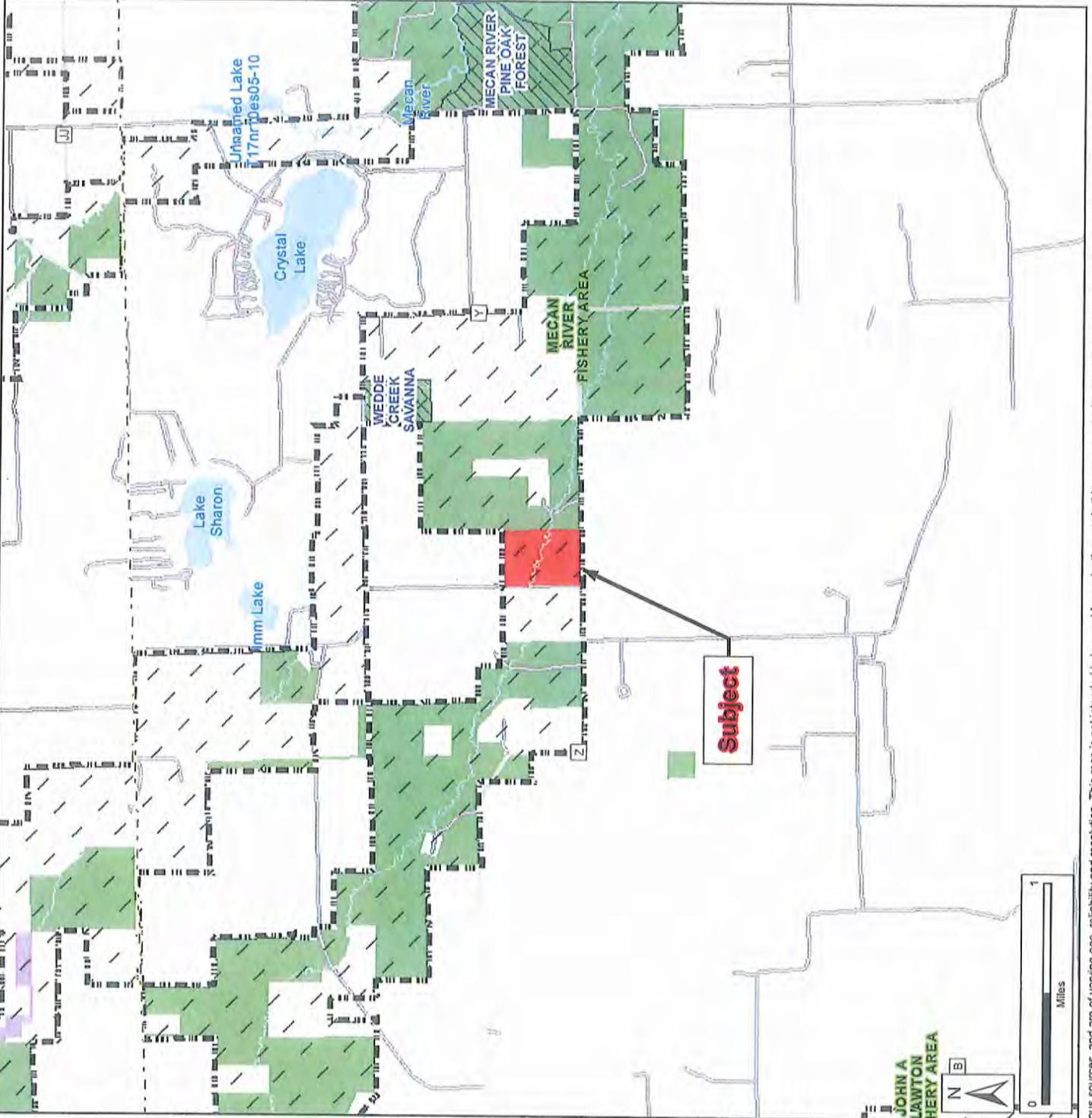
MARQUETTE COUNTY

JOHN A. LAWTON HERITAGE AREA

0 1 Miles

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: May 27, 2016 .jst

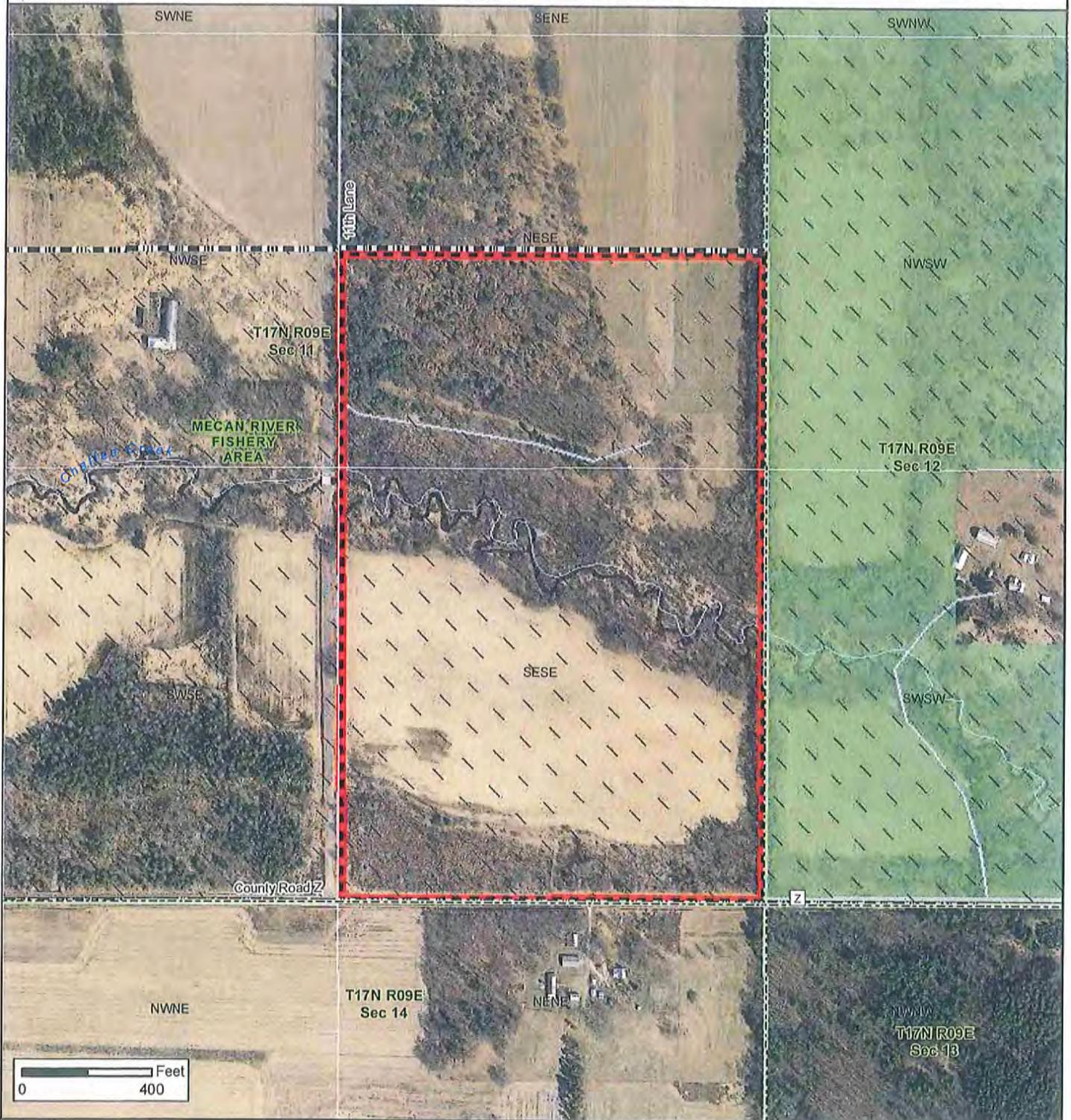
**★ Location of Property**



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 or public access. 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, completeness, or legality of the information depicted on this map.

# Chizuco Coleman - Fee Title

T17N R9E Sec 11, Newton Township, Marquette County



**Mecan River  
Fishery Area**

 **Subject**

 Project Boundary Not Subject to Act 20 JFC Review

 DNR Fee Title

 Section Boundary

 QQ Section Boundary



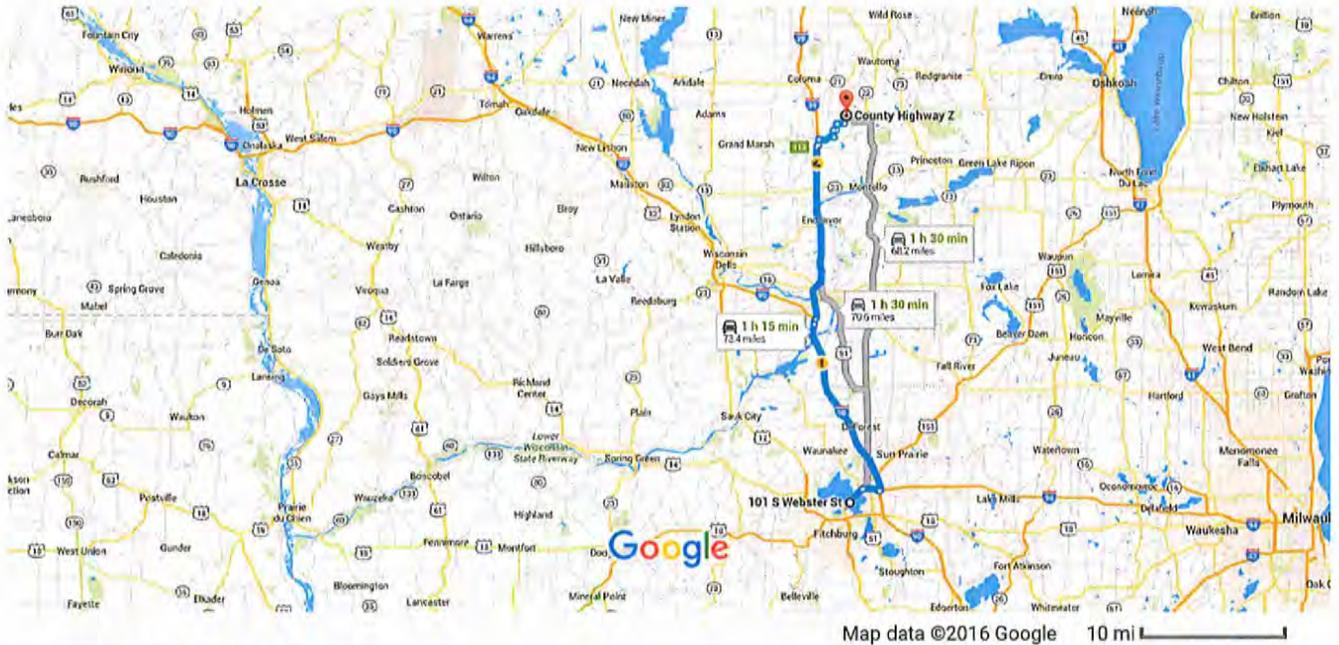
May 27, 2016 jst

Real Estate Section  
Bureau of Facilities and Lands

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101 S Webster St, Madison, WI 53703 Drive 73.4 miles, 1 h 15 min to County Highway Z, Westfield, WI 53964



### 101 S Webster St

Madison, WI 53703

#### Get on WI-30 E

- ↑ 1. Head northwest on S Webster St toward E Main St 8 min (3.3 mi)
- ↔ 0.1 mi
- ➡ 2. Use any lane to turn right at the 2nd cross street onto E Washington Ave 2.9 mi
- ⬆️ 3. Use the right lane to take the WI-30 E ramp to Interstate 94/Interstate 90 0.2 mi

#### Follow I-90 W and I-39 N to County Hwy E N/County Hwy J/County Rd J in Marquette County. Take exit 113 from I-39 N

- ↑ 4. Continue onto WI-30 E 52 min (60.7 mi)
- ↔ 2.6 mi
- ↘ 5. Use the left lane to merge onto I-39 N/I-90 W toward I-94 W/Wis Dells 29.3 mi
- ➡ 6. Use the right 2 lanes to take exit 108 A-108 B for I-39 N toward US-51/Wausau/Portage 0.9 mi

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- ↑ 7. Continue onto I-39 N 27.7 mi
- ↘ 8. Take exit 113 for County Rd E/County Rd J toward WI-23 E/Westfield 0.3 mi

**Continue on County Hwy E N. Take County Hwy B/County Rd B, 10th Rd and 11th Rd to County Hwy Z/County Rd Z in Newton**

- ↘ 9. Turn right onto County Hwy E N/County Hwy J/County Rd J 16 min (9.5 mi)
- ↙ 10. Turn left onto County Hwy E N 0.2 mi
- ↘ 11. Turn right to stay on County Hwy E N 1.0 mi
- ↙ 12. Turn left onto County Hwy B/County Rd B 2.7 mi
- ↘ 13. Turn right onto 10th Rd 1.2 mi
- ↙ 14. Turn left to stay on 10th Rd 0.5 mi
- ↘ 15. Turn right to stay on 10th Rd 1.0 mi
- ↙ 16. Turn left onto 11th Rd 1.2 mi
- ↘ 17. Turn right onto County Hwy Z/County Rd Z 1.3 mi
- 0.3 mi

## County Highway Z

Westfield, WI 53964

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.

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