

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – BRUNET ISLAND STATE PARK – CHIPPEWA COUNTY

FOR: JANUARY 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 79.6 acres of land from Steven and Colleen North for \$183,000 for the Brunet Island State Park in Chippewa County. The item is being submitted because the price exceeds \$150,000 and the land is out of the project boundary.

The Department proposes to acquire 79.6 acres from Colleen and Steven North for Brunet Island State Park. The parcel is part of an 85-acre ownership that includes improvements. The North's will retain the buildings and 5.4 acres of land. The parcel is located in the north-central part of Chippewa County just to the west of and across the river from the City of Cornell. The parcel is contiguous to existing park lands on both its north and east boundaries and is accessible from County Highway Z. The North's parcel is a mix of rolling uplands with a variety of wetlands dotting the landscape. A beaver pond, a marsh south of the beaver pond and a spruce swamp are also on the property. Via a series of ravines, these wetlands drain into a larger marsh that occupies the majority of adjacent park lands, which then drains into the Chippewa River. The hills on the eastern part of the property provide views of wetlands within the park, the Chippewa River, and even Brunet Island itself.

Brunet Island State Park, established in 1936, is located in north-central Chippewa County and contains more than 1,200 acres of land with scenic beauty, wildlife, and recreational opportunities. The park includes several miles of Chippewa and Fisher River shoreline, plus undeveloped islands at the junction of the two rivers providing fishing and canoe/kayaking opportunities. Quiet lagoons and channels are also excellent for canoeing and wildlife watching. The landscape here in Chippewa County is a product of the most recent Ice Age. The rolling terrain carries a wide variety of forest types and is home to a multitude of wildlife. The park provides 69 family campsites, playground, picnic and beach areas with the developed area located on the island between the two rivers. In addition, the park includes nine miles of trail and a segment of the Ice Age National Scenic Trail and a link to the Old Abe State Bike Trail. Winter uses include cross-country skiing, snowshoeing, sledding, ice fishing, and some winter camping.

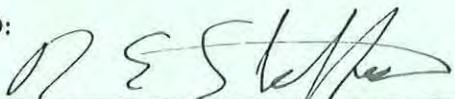
This acquisition will help provide a safe extension of the Ice Age National Scenic Trail removing users from county highways as it traverses existing park lands to the north of the property. Currently, trail users end up on the road for a distance since there is a large wetland complex south of County Highway Z that is on existing state-owned lands. This parcel will help complete the trail from the County Z trailhead to the City of Cornell. If approved, the Department will add the parcel to the park boundary for management with the adjoining park land.

RECOMMENDATION: That the Board approve the purchase of 79.6 acres for \$183,000.00 for Brunet Island State Park in Chippewa County, and approve modification of the park boundary to include the parcel.

LIST OF ATTACHED MATERIALS:

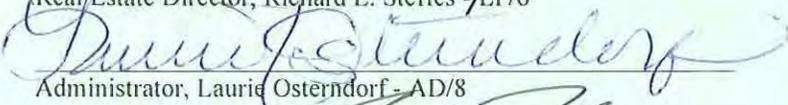
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input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

APPROVED:



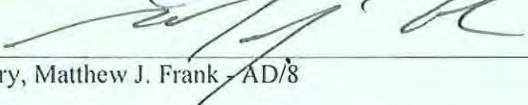
Real Estate Director, Richard E. Steffes - LF/6

Date 12-21-09



Administrator, Laurie Osterndorf - AD/8

Date 12/22/09



Secretary, Matthew J. Frank - AD/8

Date 12-23-09

- | | | |
|----------------------|--------------------|----------------------------------|
| cc: S. Miller – LF/6 | L. Ross – AD/8 | S. Humrickhouse – WCR/Eau Claire |
| R. Steffes – LF/6 | D. Schuller – PR/6 | |

CORRESPONDENCE/MEMORANDUM

DATE: December 21, 2009
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Acquisition, North Tract, File # PR 40064,
 Approval Requested by February 12, 2010

FILE REF: PR 40064

1. PARCEL DESCRIPTION:

Brunet Island State Park
 Chippewa County

Grantor:

Steven and Colleen North
 24535 County Highway Z
 Cornell, WI 54732

Acres: 79.6
Price: \$183,000
Appraised Value: \$183,000
Interest: Fee title purchase
Improvements: None

Location: The property is located in the north-central part of Chippewa County about a mile west of Cornell and about 18 miles northeast of Chippewa Falls in the Town of Cleveland.

Land Description: The subject land is largely a mix of rolling uplands with a variety of nice sized wetlands dotting the landscape.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland/Woodland	50.0
	Lowland/Woodland	20.0
	Water	4.6
	Wetland	<u>5.0</u>
	TOTAL:	79.6

Zoning: Floodplain/Storeland
Present Use: Recreation
Proposed Use: Resource protection and public outdoor recreation
Tenure: 9 years
Option Date: October 28, 2009

Stewardship Land Access: This property will be open to the public for fishing, hiking, and cross-country skiing. Currently, about 400 acres of the existing land in Brunet Island State Park are open for antlerless deer-gun hunting and the late archery season. That hunted area is across the river from the subject parcel at the northeast end of the park. This was based on the biological need to reduce the herd at the park in accordance with s. 29.089(3), a statute that regulates hunting on park land. The Department currently does not have a resource management need for hunting on state park lands adjacent to the new 79.6-acre parcel based on recent examination of deer browse evidence by wildlife management staff. This land is separated from the hunted area of the park by the Chippewa River and the developed part of the park. The



Department will continue to study the area to determine if there is potential for hunting on this part of the park based on future monitoring of hunting conditions, the final routing of the Ice Age Trail and constraints with the Ice Age Trail rule. As state-owned acreage increases in this part of the park, hunting potential as a quality experience may increase.

2. JUSTIFICATION:

The Department proposes to acquire 79.6 acres from Steven and Colleen North for Brunet Island State Park. The parcel is part of an 85-acre ownership that includes improvements, which will be retained by the North's on 5.4 acres. The parcel, which is located in the north-central part of Chippewa County about a mile west of Cornell and about 18 miles northeast of Chippewa Falls in the Town of Cleveland, falls outside of the project boundary. The parcel is contiguous to existing park lands on both its north and east boundaries and is accessible from County Highway Z and existing park lands. The North's parcel is a mix of rolling uplands with a variety of wetlands dotting the landscape. A beaver pond, a marsh south of the beaver pond and a spruce swamp are also on the property. Via a series of ravines, these wetlands drain into a larger marsh that occupies the majority of adjacent park lands, which then drains into the Chippewa River. The hills on the eastern part of the property provide seasonal views of wetlands within the park, the Chippewa River, and even Brunet Island itself.

Brunet Island State Park, established in 1936, is located in north-central Chippewa County and contains more than 1,200 acres of land with scenic beauty, wildlife, and recreational opportunities. The park includes several miles of Chippewa and Fisher River shoreline, plus undeveloped islands at the junction of the two rivers providing fishing and canoe/kayaking opportunities. Quiet lagoons and channels are also excellent for canoeing and wildlife watching. The landscape in Chippewa County is a product of the most recent Ice Age. The rolling terrain carries a wide variety of forest types and is home to a multitude of wildlife. The park provides 69 family campsites, playground, picnic and beach areas, and over nine miles of trail including a segment of the Ice Age National Scenic Trail and a link to the Old Abe State Bike Trail. Winter uses include cross-country skiing, snowshoeing, sledding, ice fishing, and some winter camping.

This acquisition will help provide a safe extension of the Ice Age National Scenic Trail removing users from county highways as it traverses existing park lands to the north of the proposed acquisition. Currently, trail users end up on the road for a distance since there is a large wetland complex south of County Highway Z that is on existing state-owned lands. This parcel will help complete the trail from the County Z trailhead to the City of Cornell.

The Department recommends the acquisition of this parcel to manage the property, provide a safe extension of the existing Ice Age National Scenic Trail and prevent any development or activities incompatible with the project, consolidate state ownership and provide additional protection to the wetland complexes that drain into the Chippewa River. If approved, the Department will add the parcel to the park boundary for management with the adjoining park land.

3. FINANCING:

State Stewardship bond funds (Trails, FY10) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,500,000	\$410,630

4. ACQUISITION STATUS OF THE BRUNET ISLAND STATE PARK:

Established: 1936
Acres Purchased to Date: 1,224.62
Acquisition Goal: 1,247.00
Percent Complete: 98.21%
Cost to Date: \$123,240.00

5. APPRAISAL:

Appraiser: Tom Olson

Valuation Date: August 28, 2009

Appraised Value: \$183,000

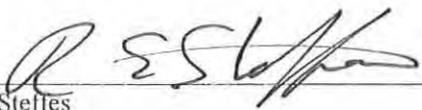
Highest and Best Use: Recreation/Rural residential

Allocation of Values:

- a. land: 79.6 acres @ \$2,300 per acre: \$183,000.00
- b. market data approach used, six comparable sales cited
- c. adjusted value range: \$1,833.00 to \$2,363.00 per acre

Appraisal Review: Peter Wolter - September 23, 2009

RECOMMENDED:


Richard E. Steffes

12-21-09
Date


Bureau of Legal Services

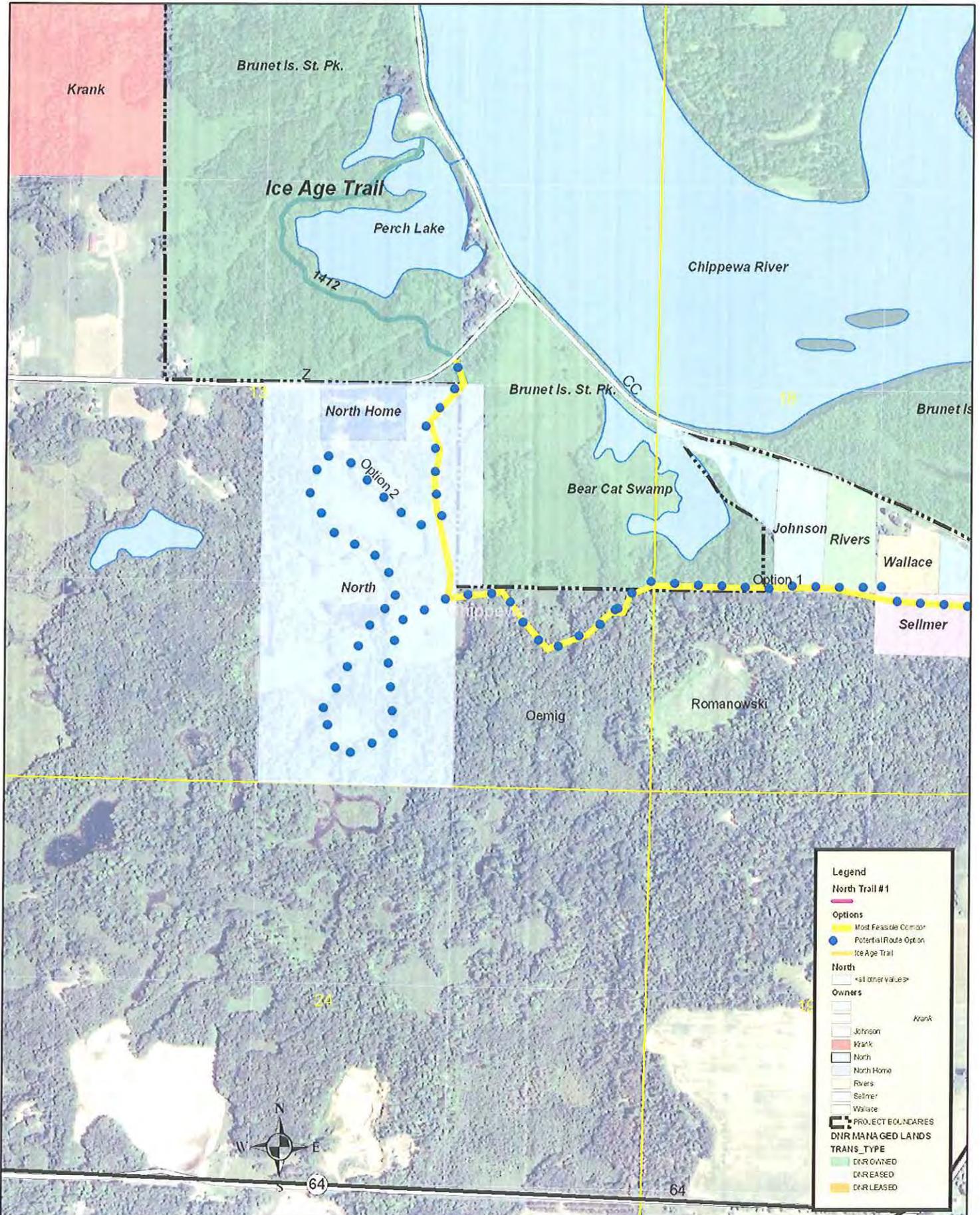
12/21/09
Date


Laurie Osterndorf

1/07/10
Date

RES:dv

North Tract Showing Proposed Ice Age Trail



Steven North Parcel

T31N R7W Section 13
Town of Cleveland
Chippewa County, WI
(79.60 Acres)

PR 40064
Brunet Island State Park



	PLSS Section
	Project Boundary
	WDNR Owned
	WDNR Easement
	Subject: Fee Simple
	State Natural Area
	Ice Age Trail



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a representation of the Wisconsin DNR Managed Lands as of 10/25/2009. The Wisconsin DNR Bureau of Ecological Services (UES) used the following information to create this data set: Aerial photography, ground truthing, and other information. The data should not be interpreted as a legal representation of legal ownership boundaries.

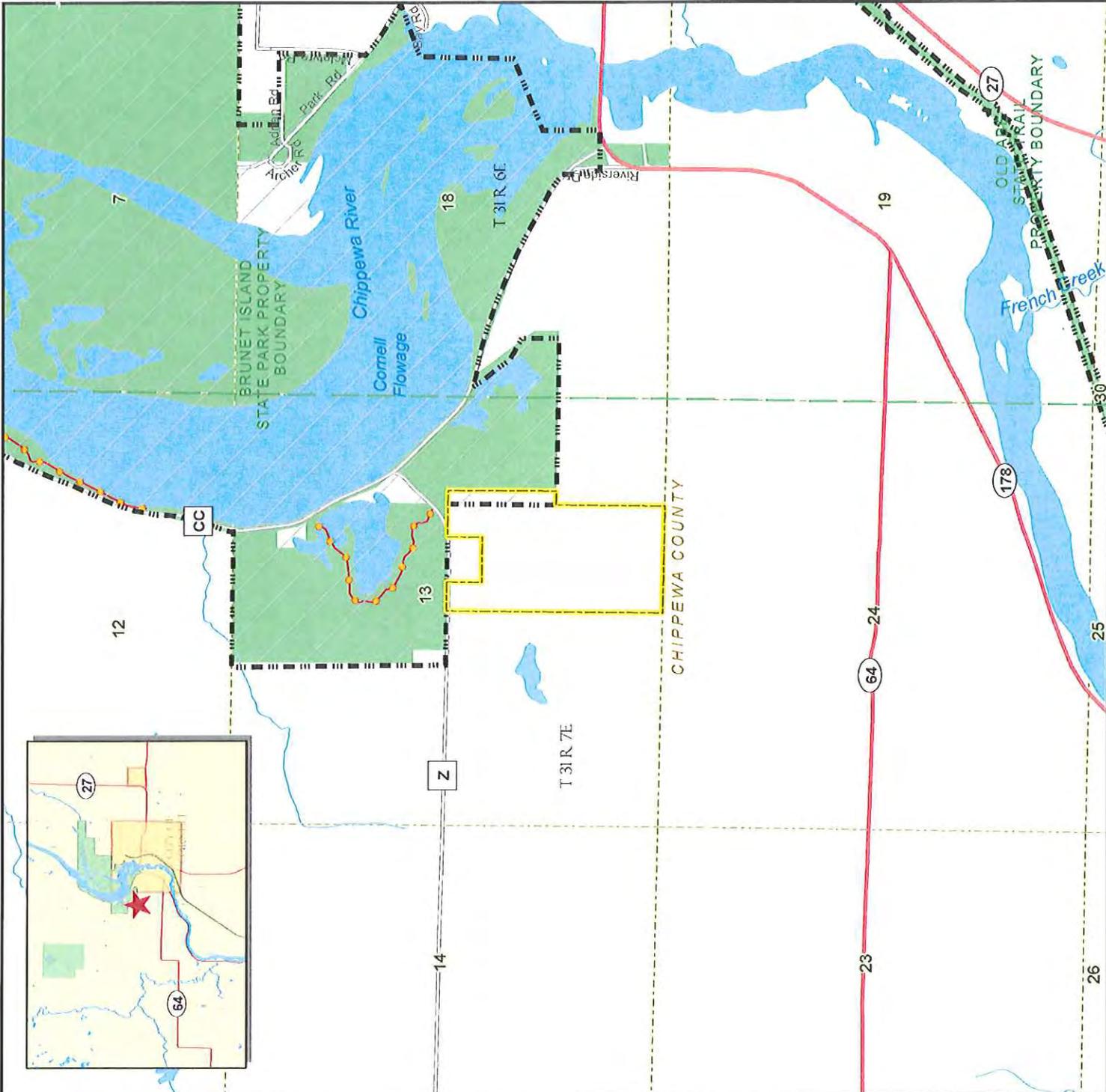
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public or may have specific limitations or restrictions on public use. This data set is not intended to be used for legal purposes. For more information on DNR managed lands, please contact the Wisconsin DNR Bureau of Ecological Services at (608) 785-8600 or visit our website at http://www.dnr.state.wi.us/org/bureaus/bureau_of_ecological_services/locations.htm.

Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands
October 28, 2009



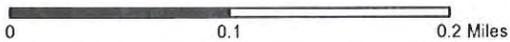
Steven North Parcel

T31N R7W Section 13, Town of Cleveland, Chippewa County, WI (79.60 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- Ice Age Trail
- ▤ DNR Project Boundary
- ▨ County Boundary
- ▩ DNR Eased
- ▧ DNR Owned



Subject Property

PR 40064

Brunet Island State Park

- ▤ Fee Simple
- ▨ Easement
- Ingress/Egress

