

Wisconsin Department of Natural Resources  
**Natural Resources Board Agenda Item**

**SUBJECT: Land Acquisition and Project Boundary Expansion– Green Bay West Shores Wildlife Area – Oconto County**

**FOR: AUGUST 2021 BOARD MEETING**

**TO BE PRESENTED BY: James W. Lemke, Real Estate Section Chief**

**SUMMARY:**

The department is recommending: (1) acquisition of 120.38 acres of land for the Green Bay West Shores Wildlife Area – Oconto Marsh Unit in Oconto County under the authority provided in s. 23.09(2)(d)15., Wis. Stats., and ss. NR 1.40(2)(a) and 1.41(1)(a), Wis. Admin. Code, and (2) expansion of the Green Bay West Shores Wildlife Area project boundary to include the portion of the property outside of the project boundary. The department proposes fee title purchase of 120.38 acres of vacant land from Ronald Meier for \$289,000.00. The acquisition will be financed with Natural Resource Damage Assessments (NRDA) and U.S. Fish and Wildlife Service North American Wetlands Conservation Act (NAWCA) grant funds, each providing 50% of the purchase price. The majority of the property lies within the project boundary, but 4.88 acres and two access easements totaling 0.33 acres included with the acquisition do lie outside of the boundary. This portion of the acquisition provides additional access to County Highway Y. The two access easements run across an adjacent parcel to the south that will help eliminate trespassing across said parcel and will provide management access for that portion of the Wildlife Area.

The subject property is located on the north side of the City of Oconto and abuts department-owned land to the west, north, and south. The acquisition will consolidate department ownership, joining two land blocks and producing a 928-acre contiguous block. The property consists primarily of a mix of lowland forest, wet meadow and emergent coastal marsh. An unnamed creek runs through the center of the property and connects to the Oconto Marsh and the Bay of Green Bay. The property has 165' of frontage on N. Park Avenue and 1038' of frontage on County Road Y. Access to the property will be from these public roadways and through adjacent department-owned lands. The parcel will be open to the public for all five nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing.

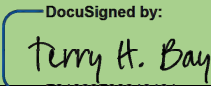
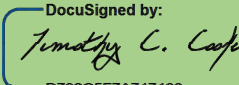
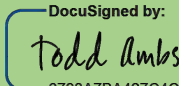
Conservation efforts in the West Shore began in the 1930s with the establishment of a National Wildlife Refuge on the Longtail Unit. Sensiba Unit acquisition of land began in 1948 with establishment of other units between 1954-1965, and the Oconto Marsh Unit in 1967. The unit boasts a large number of threatened and endangered species dependent on the largely intact coastal wetland and is also an important stopover area for migrating waterfowl and other wetland-dependent birds and a very productive breeding area for dabbling ducks. Management efforts will focus on wildlife habitat and wildlife-based recreation with an emphasis on waterfowl, wetland-dependent wildlife, migratory birds and forest game species. The Green Bay West Shores Wildlife Area contributes to fish assemblage, providing fish spawning and nursery habitat for a variety of fish species. Protection and enhancement are primary fish management activities. The program will implement sustainable forest management practices and coordinate with the forestry program.

The department recommends acquisition of this property to allow for wildlife management and protection, to improve access for additional recreational activities, and to consolidate department ownership and expansion of the project boundary to include the portion of the property lying outside of the project boundary.

**RECOMMENDATION:** (1) That the Board approve the purchase of 120.38 acres of land for \$289,000.00 from Ronald Meier for the Green Bay West Shores Wildlife Area in Oconto County and (2) that the Board approve the project boundary expansion of the Green Bay West Shores Wildlife Area to include this parcel.

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

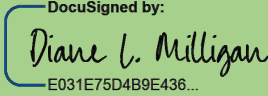
- Background Memo
- Maps and Documents

Approved By	Signature	Date
Terry H. Bay Bureau Director	 F21082F90846464...	7/16/2021   4:00 PM CDT
Timothy C. Cooke Internal Services Division Administrator	 D792C5F7A747460...	7/23/2021   9:09 AM CDT
Preston D. Cole, Secretary	 6793A7BA427C4CD...	7/26/2021   11:04 AM CDT

By: Todd L. Ambs

Form 1100-001N (Rev. 09/14)

Natural Resources Board Agenda Item

Program and reviewer	Signature	Date	Comments
<b>Energy, Transportation and Environmental Analysis</b> N/A Environmental Analyst N/A  Economist			
<b>Management and Budget</b> N/A  Budget Analyst			
<b>Legal Services</b>  Diane L. Milligan Attorney	 E031E75D4B9E436...	7/13/2021   4:29 PM CDT	
<b>Other reviewers</b> N/A			

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**CORRESPONDENCE/MEMORANDUM**

DATE: July 12, 2021 FILE REF: WM 60744

TO: Governor Tony Evers

FROM: Secretary Preston D. Cole

SUBJECT: Proposed Land Acquisition, Ronald Meier Tract, File # WM 60744,  
Option Expires October 24, 2021

1. PARCEL DESCRIPTION:

Green Bay West Shores Wildlife Area  
Oconto County

Grantor:

Ronald Meier  
6575 County Road I  
Lena WI 54139

Acres: 120.38Price: \$289,000.00Appraised Value: \$289,000.00Interest: Fee simple, Easement – two access easements that benefit the property are includedImprovements: NoneLocation: The property is located on the northern edge of the City of Oconto in Oconto County.Land Description: The subject land is basically level.Covertyping Breakdown:

Type	Acreage
Wetland	120.38
Total:	120.38

Zoning: The site is zoned Conservancy and Forest District by the county and Conservancy and Rural Development by the City of Oconto.Present Use: RecreationProposed Use: Public recreationTenure: The current owner has had an ownership interest for over 30 years. He has bought out his partners over the years and is now the sole owner.Property Taxes: \$1,029.27Option Date: April 27, 2021Stewardship 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 is recommending acquisition of 120.38 acres of land for the Green Bay West Shores Wildlife Area – Oconto Marsh Unit in Oconto County under the authority provided in s. 23.09(2)(d)15., Wis. Stats., and ss. NR 1.40(2)(a) and 1.41(1)(a), Wis. Admin. Code and expansion of the Green Bay West Shores Wildlife Area project boundary to include the portion of the property outside of the project boundary. The department proposes fee title purchase of 120.38 acres of vacant land from Ronald Meier for \$289,000.00. The acquisition will be financed with Natural Resource Damage Assessments (NRDA) and U.S. Fish and Wildlife Service North American Wetlands Conservation Act (NAWCA) grant funds, each providing 50% of the purchase price. The

majority of the property lies within the project boundary, but 4.88 acres and two access easements totaling 0.33 acres included with the acquisition do lie outside of the boundary. This portion of the acquisition provides additional access to County Highway Y. The two access easements run across an adjacent parcel to the south that will help eliminate trespassing across said parcel and will provide management access for that portion of the Wildlife Area.

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Conservation efforts in the West Shore began in the 1930s with the establishment of a National Wildlife Refuge on the Longtail Unit. Sensiba Unit acquisition of land began in 1948 with establishment of other units between 1954-1965, and the Oconto Marsh Unit in 1967. The unit boasts a large number of threatened and endangered species dependent on the largely intact coastal wetland and is also an important stopover area for migrating waterfowl and other wetland-dependent birds and a very productive breeding area for dabbling ducks. Management efforts will focus on wildlife habitat and wildlife-based recreation with an emphasis on waterfowl, wetland-dependent wildlife, migratory birds and forest game species. The Green Bay West Shores Wildlife Area contributes to fish assemblage, providing fish spawning and nursery habitat for a variety of fish species. Protection and enhancement are primary fish management activities. The program will implement sustainable forest management practices and coordinate with the forestry program.

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3. LAND MANAGEMENT:

The property will be managed in conjunction with the surrounding Green Bay West Shores Wildlife Area for coastal fish and wildlife habitat. Acquisition of this parcel will provide consistent management and consolidated ownership.

4. FINANCING:

The acquisition will be financed with a combination of a North American Wetlands Conservation Act (NAWCA) grant and a Natural Resource Damage Assessment (NRDA) restoration grant.

5. ACQUISITION STATUS OF THE GREEN BAY WEST SHORES WILDLIFE AREA:

Established: 1962

Acres Purchased to Date: 9,311.48

Acquisition Goal: 15,805.04

Percent Complete: 58.91 %

Cost to Date: \$5,995,680.14

6. APPRAISAL:

Appraiser: Dave Steiro, WCGA #933

Valuation Date: January 8, 2021

Appraised Value: \$289,000.00

Highest and Best Use: Recreation

Allocation of Values:

- a. land: 120.38 acres @ \$2,400.73 per acre: \$289,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$1,859 to \$2,800 per acre

RECOMMENDED:

DocuSigned by:  
*Terry H. Bay*  
F21082F90846464... 7/16/2021 | 4:00 PM CDT

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Terry H. Bay, Bureau Director, Bureau of Facilities and Lands Date

DocuSigned by:  
*Diane L. Milligan*  
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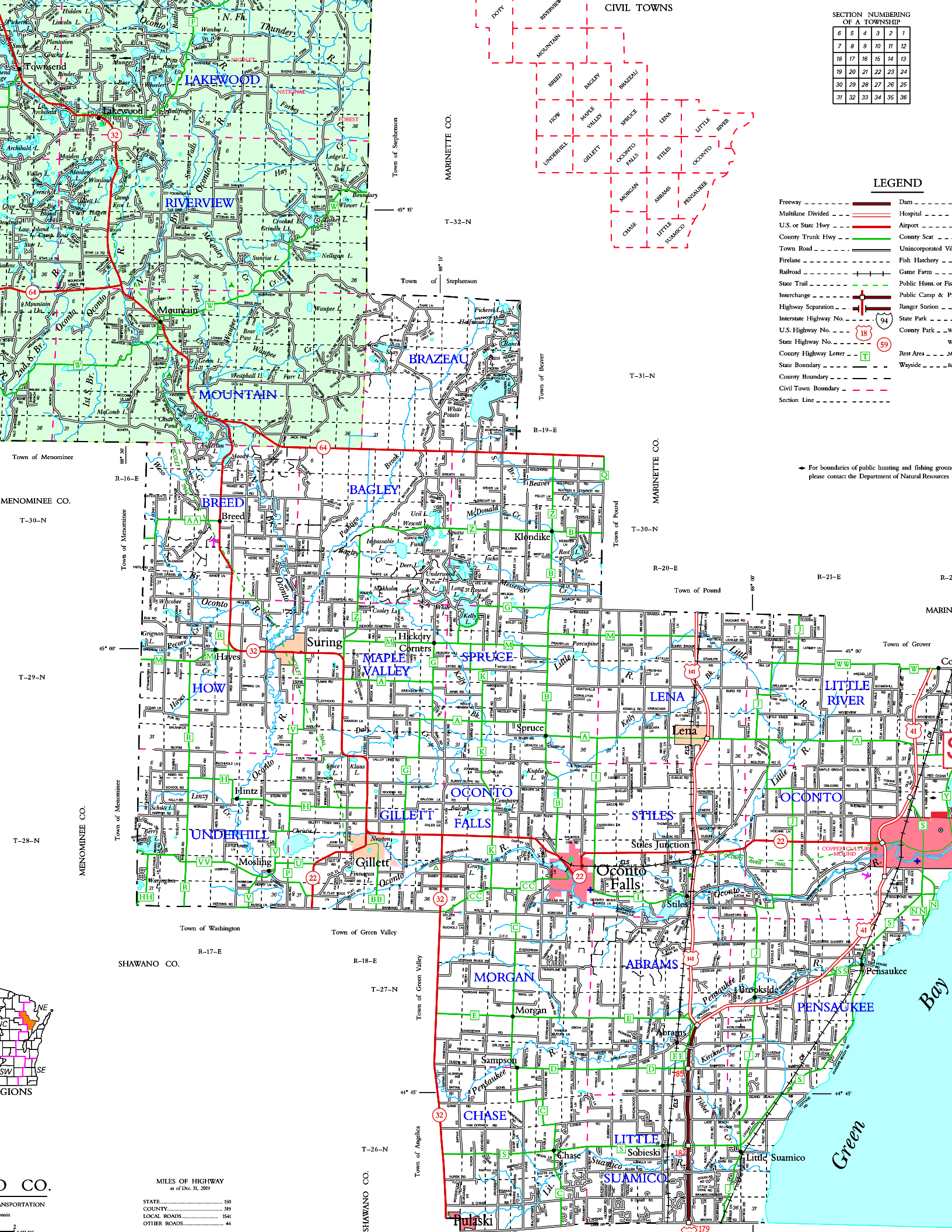
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Diane L. Milligan, Bureau of Legal Services Date

DocuSigned by:  
*Timothy C. Cooke*  
D792C5F7A747460... 7/23/2021 | 9:09 AM CDT

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Timothy C. Cooke, Internal Services Division Administrator Date



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

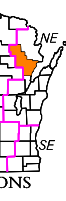
**LEGEND**

- Freeway
  - Multilane Divided
  - U.S. or State Hwy
  - County Trunk Hwy
  - Town Road
  - Firelane
  - Railroad
  - State Trail
  - Highway Separation
  - Interstate Highway No.
  - U.S. Highway No.
  - State Highway No.
  - County Highway Letter
  - State Boundary
  - County Boundary
  - Civil Town Boundary
  - Section Line
- Dam
  - Hospital
  - Airport
  - County Seat
  - Unincorporated Village
  - Fish Hatchery
  - Game Farm
  - Public Hunt or Fish Camp
  - Ranger Station
  - State Park
  - Rest Area
  - Wayside

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

MILES OF HIGHWAY as of Dec. 31, 2019

STATE	190
COUNTY	319
LOCAL ROADS	1541
OTHER ROADS	44



CO. TRANSPORTATION



**NRB Item:  
Ronald Meier**

**Fee & Easement  
Acquisition**

...

*Green Bay West Shores  
Wildlife Area*

T28N R22E Secs 8 & 17  
Town of Little River  
Oconto County

- **Subject - Fee**
- **Subject - Easement**

WM 60744

- DNR Fee Title
- DNR Easement
- Current DNR Project Boundary
- Stewardship Grant Lands (Open to Public Access)
- State Recreation Trail

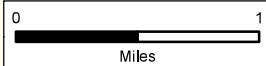
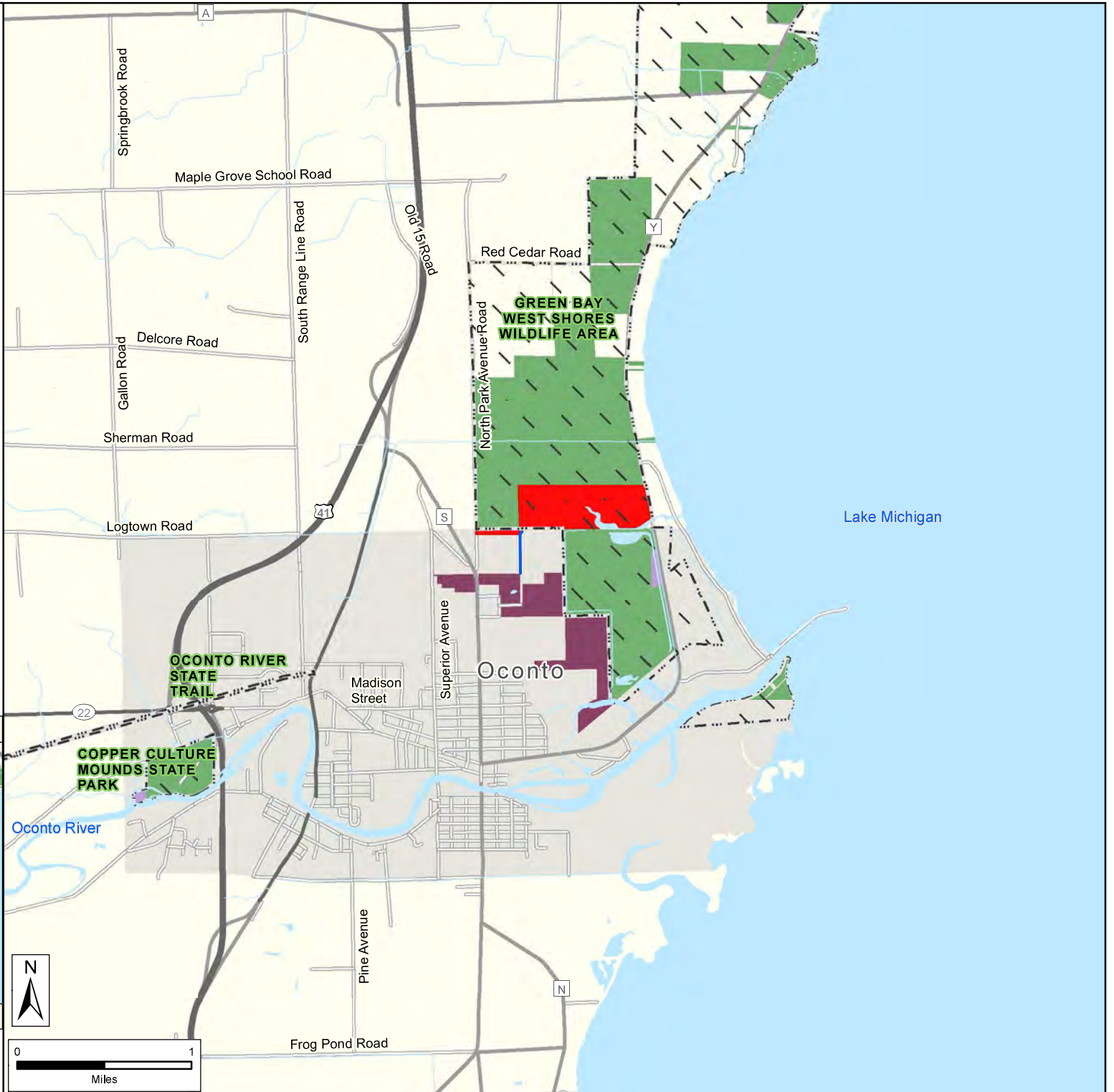
*Regional View*



★ Location of Property

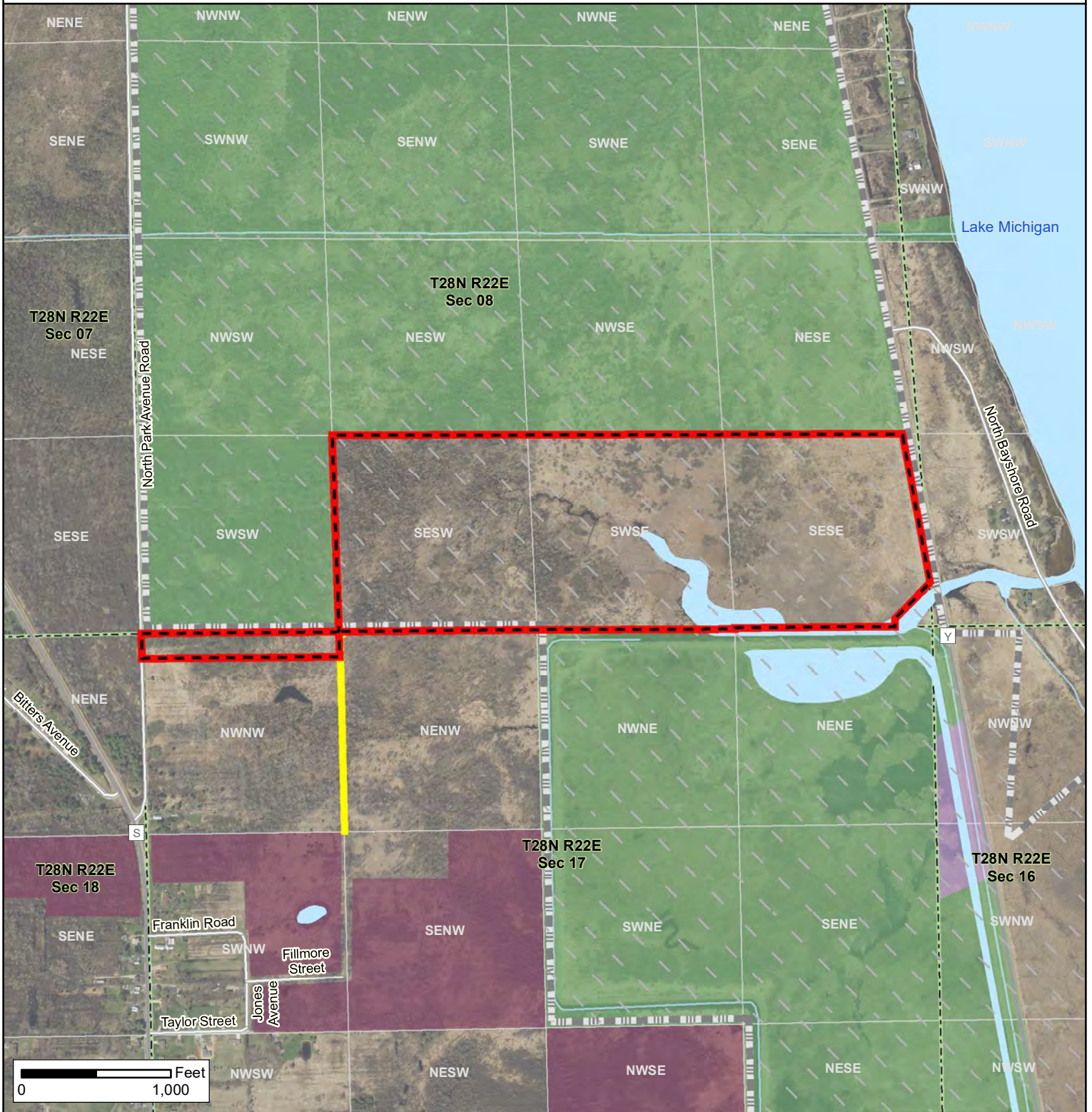


WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: Jun 10, 2021 msm



# NRB Item: Ronald Meier Fee and Easement - Acquisition

T28N R22E Sections 8 & 17, Town of Sumpter, Oconto County

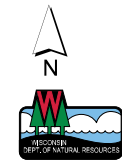


**Green Bay West Shores  
Wildlife Area**

- Subject - Fee
- Subject - Easement

- Original Pre-2013 Project Boundary - Not Subject to JFC Review
- DNR Fee Title
- DNR Easement

- Stewardship Grant Lands (Open to Public Access)
- Section Boundary
- QQ Section Boundary



Jun 10, 2021 msm

Real Estate Section  
Bureau of Facilities and Lands

Aerial Imagery 2018

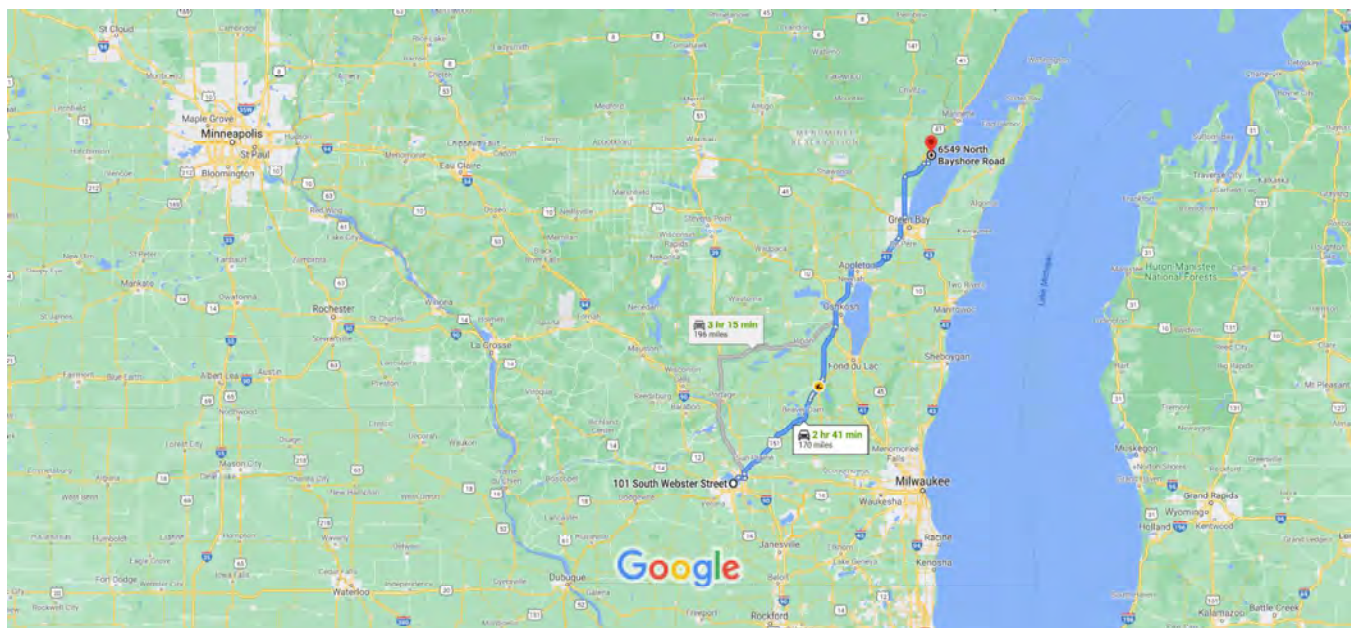
The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.



101 South Webster Street, Madison, WI to 6549 N Bayshore Rd, Oconto, WI 54153  
Drive 170 miles, 2 hr 41 min

Cancel

Print



Map data ©2021 Google 20 mi








101 S Webster St  
Madison, WI 53703

Get on WI-30 E




- 9 min (3.3 mi)  
↑ 1. Head northwest on S Webster St toward E Main St  
0.1 mi
- ↗ 2. Turn right at the 2nd cross street onto E Washington Ave  
Pass by Burger King (on the right in 2.5 mi)  
2.9 mi
- ⬆️ 3. Use the right lane to take the WI-30 E ramp to I-90/I-94  
0.2 mi

Take US-151 N to WI-26 N/WI-26 Trunk N in Waupun. Take exit 148 from US-151 N





- 50 min (56.5 mi)  
↑ 4. Continue onto WI-30 E  
2.5 mi

-  5. Use the left lane to take exit 3 B to merge onto I-39 N/I-90 W/I-94 W toward I-94 W/Wis Dells  
2.0 mi
-  6. Use the right 2 lanes to take exit 135C-B-A to merge onto US-151 N toward Sun Prairie  
41.7 mi
-  7. Continue straight to stay on US-151 N  
1.1 mi
-  8. Continue straight to stay on US-151 N  
1.2 mi
-  9. Continue straight to stay on US-151 N  
0.5 mi
-  10. Continue straight to stay on US-151 N  
6.4 mi
-  11. Take exit 148 for WI-26 N toward Rosendale/Oshkosh  
1.2 mi

**Get on I-41/US-41 N in Winnebago County**

-  12. Continue onto WI-26 N/WI-26 Trunk N  
21.2 mi
-  13. Continue onto County Hwy N  
0.2 mi
-  14. Turn left to merge onto I-41/US-41 N  
0.3 mi

**Follow I-41 and US-41 N to Frog Pond Rd in Oconto**

-  15. Merge onto I-41/US-41 N  
48.7 mi
-  16. Keep left to continue on I-41  
9.0 mi
-  17. Continue onto US-141 N/US-41 N  
15.3 mi
-  18. Keep right to continue on US-41 N  
9.7 mi

**Follow Frog Pond Rd, County Hwy S and Co Rd Y to N Bayshore Rd in Little River**

10 min (6.1 mi)

- 19. Turn right onto Frog Pond Rd  
----- 1.6 mi
- ↶ 20. Turn left onto County Hwy S  
----- 1.7 mi
- 21. Turn right onto Co Rd Y/Main St  
 ⓘ Continue to follow Co Rd Y  
----- 2.6 mi
- 22. Turn right onto N Bayshore Rd  
 ⓘ Destination will be on the right  
----- 0.3 mi

## 6549 N Bayshore Rd

Oconto, WI 54153

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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