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# DEVELOPMENT & ACQUISITION STATUS

Zippel Bay  
State Park



November 27, 1989

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## MINNESOTA STATE PARK SYSTEM

The mission of the Division of Parks and Recreation is to provide a state park system that perpetuates Minnesota's scenic beauty and its natural and cultural resources, while being responsive to public needs and expectations, and providing a diversity of recreational opportunities.

The Division of Parks and Recreation manages 64 state parks across Minnesota. The state park system is vital to Minnesota's tourism, an industry that is becoming the backbone of many economies in greater Minnesota. Our most unique and valuable cultural and natural resources are found within state park boundaries. It is the Division of Parks & Recreation's responsibility to acquire, protect and interpret these unique resources.

Prior to the 1989 legislative session, funding constraints and increasing visitor use seriously eroded the Division of Parks and Recreation's ability to provide quality recreational experiences and services. Since then the Governor and state legislators have responded to the need for increased funding for the operations budget. However, financing the maintenance of existing facilities and new development in the face of increasing visitor use remains a problem. This will be addressed during the 1990 legislative session when a capital bonding bill is considered.

The state park system has the Department of Natural Resource's (DNR) largest physical plant with over 2,800 major facilities requiring major rehabilitation. The Division of Parks & Recreation has identified more than \$55 million in capital budget needs. These projects include land acquisition, resource management, major rehabilitation or replacement of existing facilities and a few new facilities. Legislative funding requests to meet this need will be spread throughout future bienniums.

A recent study conducted by the Minnesota Historical Society identifies 515 historic structures located in the state park system. These structures are listed on the National Register of Historic Places. Most of these structures are of Civilian Conservation Corps (CCC) and Work Progress Administration (WPA) vintage. The CCC/WPA structures were constructed in the 1930's. These facilities are over 50 years old and many are in need of major rehabilitation which includes the electrical, sewage, and water systems associated with these buildings.

Many years of intensive use is also a consideration when looking at the current condition of campgrounds, picnic areas, group camps and trail systems. Lack of development and rehabilitation of these and other state park facilities will reduce park use. A reduction in state park use will adversely impact the economic development of adjacent communities and Minnesota's effort to improve tourism.

As capital development funds have become available we have completed the highest priority projects. As additional needs are identified, they are reviewed and placed on the statewide priority list for future completion.

In 1991, Itasca, Minnesota's oldest state park, will be 100 years old. For 100 years Minnesota has had a park system to be proud of. The present challenge is to manage the park resources and recreational development to ensure that Minnesotans will be proud of their state park system for another hundred years.

## **AN OVERVIEW OF ZIPPEL BAY STATE PARK**

Zippel Bay State Park is located on Minnesota's northern border in extreme northwest Lake of the Woods County approximately 20 miles northwest of Baudette.

Its statutory boundary encompasses 2906 acres. Of these 2826 are state owned with one 80 acre parcel remaining in private ownership.

The park is situated along a two mile sand beach on Lake of the Woods in an area that was once part of ancient Lake Agassiz. This huge glacial lake once covered large areas of northwestern Minnesota, eastern North Dakota, and nearly half of southern Manitoba. Lake Agassiz was formed more than 12,000 years ago by melting glaciers. Today, upper and lower Red lakes and Lake of the Woods occupy a part of the old lake bottom.

Zippel Bay is located in the Agassiz lowlands landscape region. This region is characterized by extensive peat lands broken by stands of black spruce, tamarack, and white cedar or aspen, birch and jack pine stands on the slightly elevated ridges. The tree cover within the park is primarily aspen, birch with scattered stands of jack pine. In 1887 Wilhelm F. Zippel became the first white settler in Lake of the Woods County. He built a homestead just east of the bay (now within the park) that also served as the general store and post office for the small hamlet that grew up around it. All that remains of this settlement today are building foundations, depressions, and scattered debris.

In 1959 Zippel Bay Recreation Area was established to provide lake access and recreational opportunities. major park development began in 1963 with most of the existing facilities completed by 1967.

The significance of Zippel Bay's natural resources focuses on the bay and Lake of the Woods. They provide fishing, boating, birdwatching, and beach combing experiences.

The park offers a variety of recreational experiences to compliment its natural resources. Park facilities include four primitive camping areas totaling 60 campsites, a primitive group camp, a picnic ground, a swimming beach, fishing pier, and over 10 miles of trails and seasonal roads available for hiking, snowmobiling, and skiing.

# Zippel Bay State Park



Minnesota State Parks offer a wide variety of recreational opportunities. For more information on the services and facilities of the DNR, check with the park manager. If you plan to visit other State Parks, check with them also.

## LEGEND

### TRAILS

..... Hiking

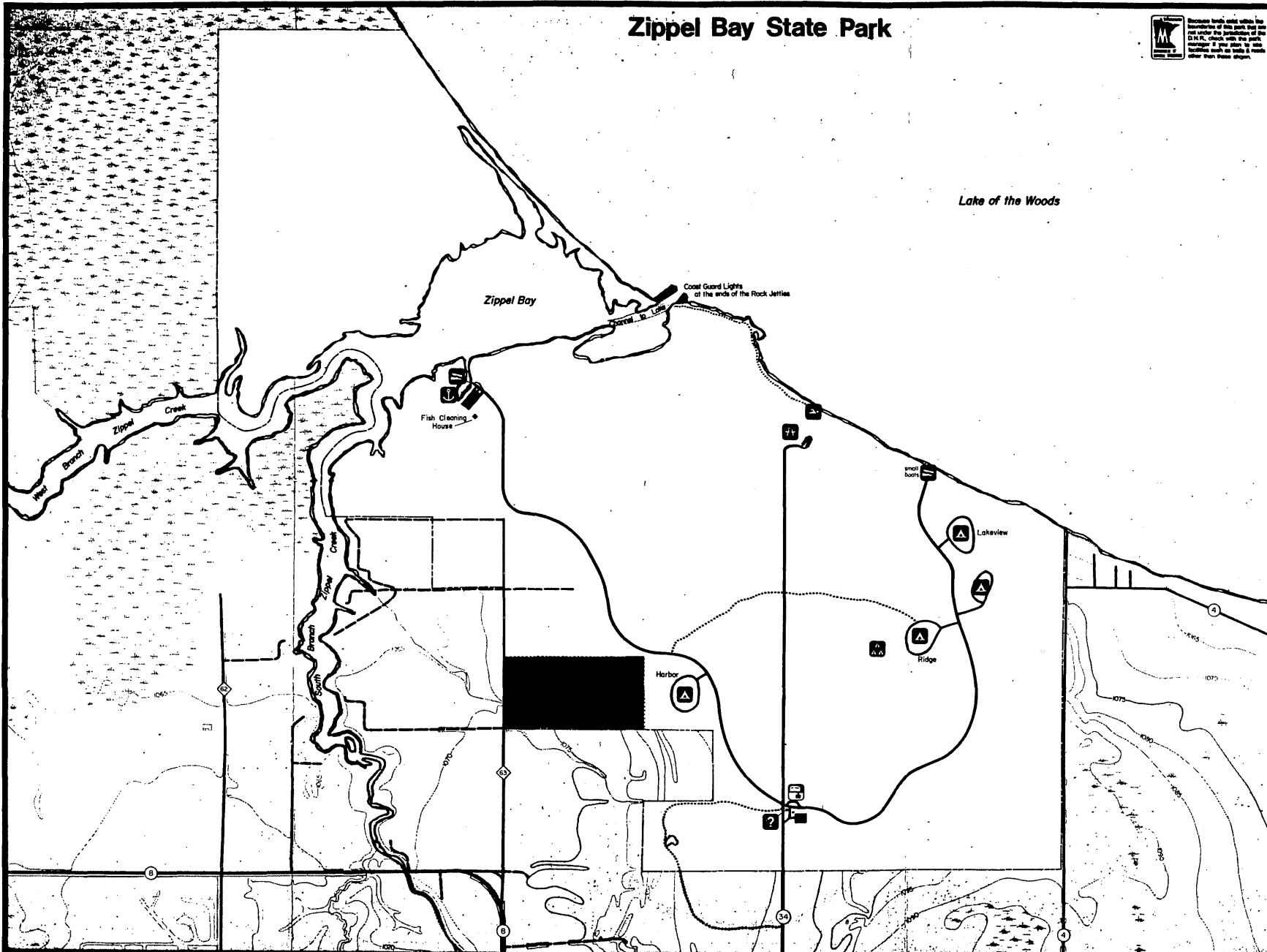
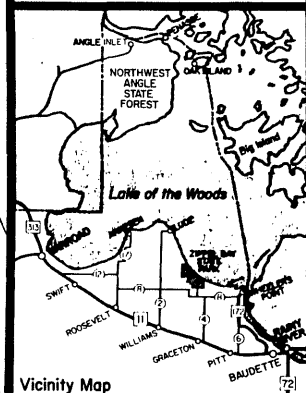
### FACILITIES

- Information/Office
- Picnic Area
- Swimming
- Campground
- Primitive Group Camp
- Boat Ramp
- Boat Harbor
- Trailer Sanitation Station

PRIVATE PROPERTY  
Public Use Prohibited



SCALE  
0 1 2 3 4 5 MILES  
0 1 2 3 4 5 KILOMETERS



## EXISTING FACILITIES

The following is an inventory of the existing physical plant of Zippel Bay State Park.

Acres in Statutory Boundary - 2,906

Acres of state land - 2,826

Acres of private ownership - 80

### Campsites

Drive in - 60

### Miles of Trails

Hiking - 6

Horse - 6

Cross Country Ski - 2

Snowmobile - 6

Beaches - 1

### Miles of Road

Gravel - 15

### Picnic Shelter

Number of Picnic Tables - 20

Trailer Dump Station - 1

Water Accesses - 1

### Number of Buildings

Over 100 sq.ft. - 6

Under 100 sq.ft. - 15

Miles of Posted Boundary - 12.5

### Park Utilities

Number of Septic Tanks - 2

Number of Wells - 7

Number of Individual

Water Distribution Systems - 1

## PROBLEMS FACING ZIPPEL BAY STATE PARK

There are many public recreational facilities in Zippel Bay State Park to maintain. Many are in need of replacement or major rehabilitation. Most were constructed in the 1960's, and are now in need of rehabilitation. Many new facilities are needed to meet growing recreational demands.

The parks natural and cultural resources are also in need of protection and management to perpetuate Zippel Bay's resources. In the past, facilities were developed in prehistoric and historic use areas. These areas deserve to be protected and interpreted. Many of the old fields in the park should be planted to native vegetation types.

The existing campground is used primarily by visitors fishing on Lake of the Woods. These users generally stay for several days and are currently unable to shower at the park since there are no modern sanitation facilities available.

Important improvements have been completed at Zippel Bay State Park in recent years. However, the goals identified in the ten year old management plan have not been achieved.

## **RECENT DEVELOPMENT IN ZIPPEL BAY STATE PARK**

Major development projects over the past few years have included:

1. Zippel Bay jetty completed in cooperation with the U.S. Army Corps of Engineers, Lake of the Woods County, local resort owners and the Minnesota D.N.R.
2. Park boat harbor improvements.
3. Installation of a trailer dump station.
4. Reconstructed entrance road.

## **ZIPPEL BAY STATE PARK CAPITAL NEEDS**

### **RESOURCE MANAGEMENT**

#### **Tree Planting \$20,000**

Tree planting in use areas and at old field locations.

#### **Endangered Species Protection \$1,000**

Help protect the Piping Plover, an endangered species, that nests in the park.

#### **Vegetation Management \$20,000**

Manage several areas in the park to promote blueberries. Selectively thin trees to allow scenic views of Lake of the Woods.

**Subtotal \$41,000**

### **MAJOR REHABILITATION**

#### **Harbor Rehabilitation \$25,000**

This will include new docks and walkways to allow easier access to water.

#### **Improve Shore Fishing \$6,000**

Improve the east jetty to provide good footing for anglers and hikers.

#### **Hiking Trail Improvements \$10,000**

This will include erosion control, widening where needed and some additional trails, particularly an interpretive hiking trail.

**Subtotal \$41,000**

### **NEW DEVELOPMENT**

#### **New Campground Sanitation Building \$90,000**

This new campground sanitation building will also have handicapped accessible showers.

#### **New Angler's Campground \$120,000**

Located adjacent to the water access to allow anglers to moor boats overnight, as identified in the Zippel Bay State Park Management Plan.

## LAND ACQUISITION

### **New Storage Building \$20,000**

To store state equipment and supplies inside.

### **Interpretive Signs and Kiosks \$10,000**

To educate users as to the natural and cultural resources available at the park.

**Subtotal \$240,000**

**TOTAL DEVELOPMENT NEEDS \$322,000**

There are approximately 20,000 acres of private land within the boundaries of Minnesota State Parks. Acquisition of these lands is an ongoing process that occurs as parcels become available for purchase and funds are available. Present acquisition costs are averaging about a \$1,000 per acre across the state. It would cost about \$20,000,000 to acquire all the private land within state parks at present values.

The park map shows the location of the private holding within the park. This property should be purchased before private development increases within the park's statutory boundary.

The following issues highlight problems associated with private property within state parks.

- \* Private lands within state parks are being sought out by developers.
- \* Subdivision for residential use will cause such lands to be too expensive to acquire in the future.
- \* Land uses such as gravel extraction and extensive clear cut logging adversely impact state parks and adjoining public lands.
- \* Some private lands reduce public use of existing park facilities and lands because of their location.

These issues associated with privately owned lands within state parks threaten existing public investment and reduce potential for public use.

### **PRIVATE LANDS TO BE ACQUIRED IN ZIPPEL BAY STATE PARK**

Parcel #	Acres
3	80
Total 3 acres.	



## PARK POTENTIAL

What efforts will the completion of resource management, rehabilitation and new development projects have on Zippel Bay State Park? These projects along with the acquisition of private lands within the park will assure the preservation of these unique resources and facilities for future generations. Active management will be required to maintain and regenerate existing forest stands. These will ensure that future visitors will be able to experience the diverse nature of Minnesota's forests.

Some improvements will not only increase park use but will greatly increase the quality of the visitors experience. Many of the rehabilitation projects will increase staff efficiency and cut the costs of maintaining facilities.

New facilities will improve customer service while giving the visitor a greater opportunity to learn about Minnesota's natural and cultural resources.

The acquisition of private lands within the park will assure that private and commercial development do not detract from the natural beauty of Zippel Bay State Park.

A stable funding source is essential for effective long term resource management and capital budget planning for the Minnesota State Park system and Zippel Bay State Park.

### SUMMARY

Currently, statewide Capital needs for development and acquisition are **\$55,000,000**. The mission of the Minnesota State Park System can be achieved by funding support to meet this need over the next several bienniums.

Zippel Bay State Park acquisition costs will be determined by appraisals.

Zippel Bay State Park development needs - **\$322,000**

**Help us celebrate the 100th anniversary of the  
Minnesota State Park System in 1991!**

