3.B.5

Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. _____

SUBJECT: LAND ACQUSITION – GOVERNOR THOMPSON STATE PARK, MARINETTE COUNTY

FOR: MAY 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 157.80 acres of land from Charles Buechler, etal for $495,000 for the Governor Thompson State Park in Marinette County. The item is being submitted because the purchase price exceeds $150,000.

The Department recommends purchase of the 157.80-acre Buechler, etal property to provide new opportunities for public recreation, to improved public road access to the project, and to allow natural resource management in Governor Thompson State Park. The 157.80-acre property is entirely within the boundary and borders other department-owned lands on the north and west.

The Governor Thompson State Park, established in December of 2000, is located in west-central Marinette County in northeast Wisconsin. The park was created with the acquisition of nearly 2,200 acres, and includes 3,000 feet of frontage on Woods Lake, 2,300 feet of frontage on Huber Lake and almost four miles of frontage on Caldron Falls Flowage. In addition, over 4,000 feet of trout streams and two miles of unnamed intermittent streams are within the project boundary. The project area is 90% wooded with a mixture of forest types, and has the potential to provide a wide range of outdoor recreation activities. The Governor Thompson State Park, is located approximately 65 miles from the Fox River Valley, 50 miles from the City of Green Bay and 150 miles north of the City of Madison. Marinette County has seen the demand for recreational property increase greatly in the past few years. Caldron Falls and the High Falls Reservoir are areas that are heavily wooded, prized for their quality fishery and offer a feel of "the north" which is very desirable for recreational pursuits.

The Department recommends purchase of the Buechler property to provide opportunities for public recreation, to protect a scenic area and recreational opportunities, to allow natural resource management and to consolidate state ownership in Governor Thompson State Park.

RECOMMENDATION: That the Board approve the purchase of 157.80 acres of land for $495,000 for the Governor Thompson State Park.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

R E Steffes — 4-10-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Osterndorf — 4/11/07
Administrator, Laurie Osterndorf - AD/5 — Date

Scott Hassett — 4/11/07
Secretary, Scott Hassett - AD/5 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
R. Kazmierczak - NER
B. Chevis - PR/6

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: April 9, 2007 FILE REF: P-1905

TO: Governor Doyle

FROM: Scott Hassett

SUBJECT: Proposed Land Acquisition, Charles Buechler, etal Tract, File # P-1905, Option Expires March July 9, 2007

1. PARCEL DESCRIPTION:

Governor Thompson State Park
Marinette County

Grantor:

Charles Buechler et al
N9896 U.S. Hwy 141
Wausaukee, WI 54177

Acres: 157.80
Price: $495,000
Appraised Value: $495,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located fifteen miles northwest of Crivitz, in west-central Marinette County.

Land Description: The subject area is rolling.

Water: There are 1800 feet of frontage on Handsaw Creek and 2,000 feet of frontage on the banks of an unnamed feeder creek.

Covertype Breakdown:	Type	Acreage
	Wooded Lowland	37.00
	Wooded Upland	120.80
	TOTAL	157.80

Zoning: General Purpose District
Present Use: Recreational
Proposed Use: Public Recreation and Scenic Protection
Tenure: 22 years
Property Taxes: $4,222.73
Option Date: March 11, 2007

2. JUSTIFICATION:

The Department recommends purchase of the 157.80-acre Buechler, etal property to provide new opportunities for public recreation, to improve public road access to the project, and to allow natural resource management in Governor Thompson State Park. The Buechler, etal property is vacant lands except for a small cabin and storage building. Both buildings are in poor condition and were assessed as no value in the appraisal. The parcel includes approximately 1,800 feet of frontage along each bank of Handsaw Creek, a cold water trout stream, and 2,000 feet of frontage along each bank of an unnamed feeder stream to Handsaw Creek. The property is significant to future park development in the park as it

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establishes a south access point to the Governor Thompson State Park along a town road. In addition, it also provides access to a lone forty previously acquired with in the project.

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State ownership of the Buechler, etal parcel will allow the Department to better manage the property's regenerating timber cover of aspen and northern hardwoods as well as protect the floodplain area of Handsaw Creek. Overall, department ownership of the Buechler parcel will increase the Department's options for development and management of the park and will provide additional recreational opportunities. Parcels in the area similar to this one have already been developed into small lots with permanent and seasonal recreational housing. Department ownership of the parcel will ensure that development incompatible with the goals of the project will not take place in the state park property boundary.

The Department recommends purchase of the Buechler property to provide opportunities for public recreation, to protect a scenic area and recreational opportunities, to allow natural resource management and to consolidate state ownership in Governor Thompson State Park.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,300,000	$87,465

4. ACQUISITION STATUS OF THE GOVERNOR THOMPSON STATE PARK:

Established: 2000
Acres Purchased to Date: 2,487.56
Acquisition Goal: 4,135.0 acres
Percent Complete: 60.2%
Cost to Date: $3,598,815

5. APPRAISAL:

Appraiser: Daniel Heath (DNR Appraiser)
Valuation Date: January 22, 2007
Appraised Value: $495,000
Highest and Best Use: Recreation with seasonal or permanent homes

Allocation of Values:

a. land: 157.80 acres @ $3,125 per acre: $495,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $2,995 to $3,188 per acre

Appraisal Review: Phil Lepinski — February 15, 2007

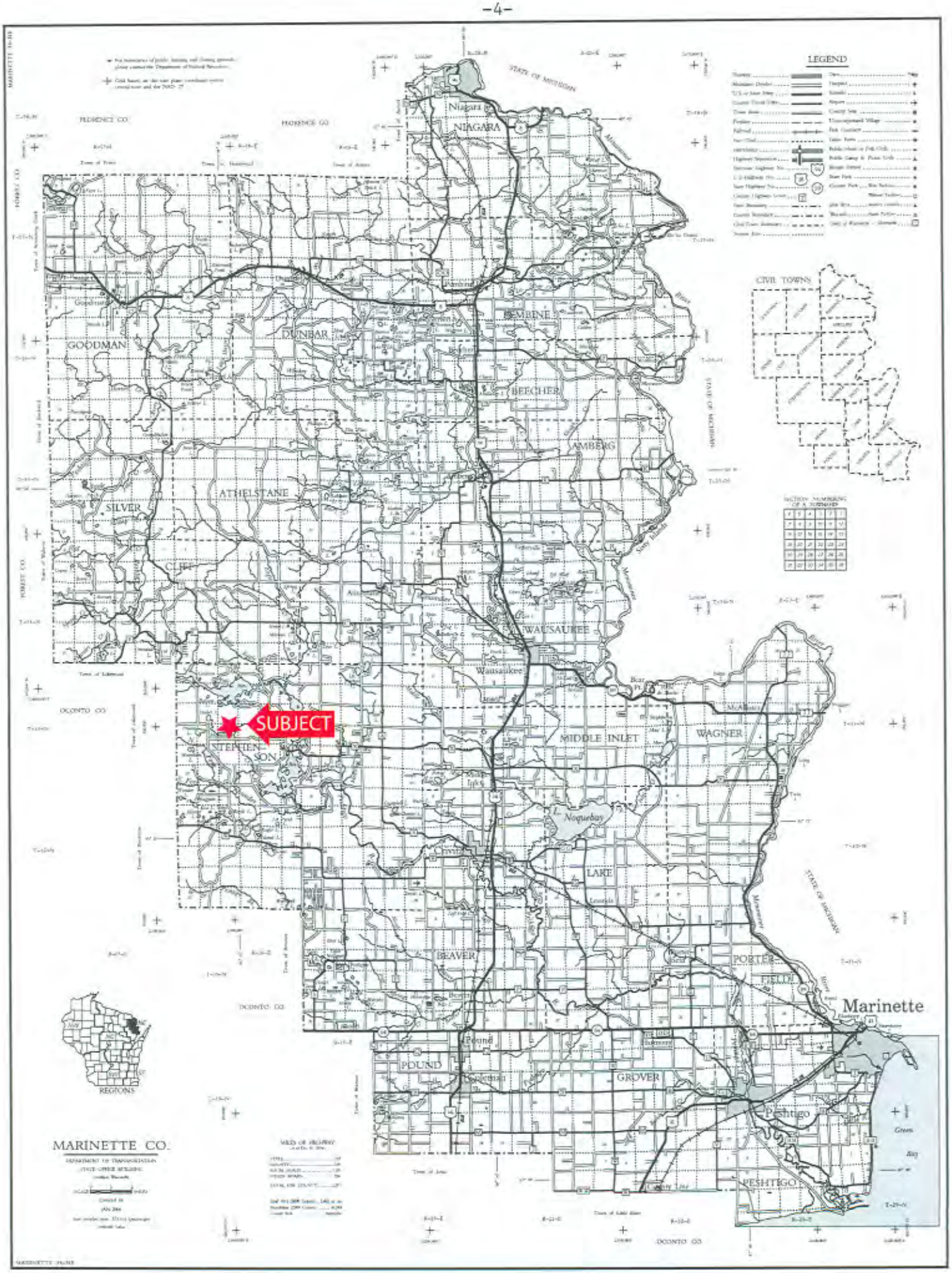
RECOMMENDED:

Richard E. Steffes — Date 4-10-07

Joseph Wm. Renville
Bureau of Legal Services — Date 4/10/07

Laurie Osterndorf — Date 4/11/07

RES:ch


LEGEND
CIVIL TOWNS
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FOREST CO.
OCONTO CO.
STATE OF MICHIGAN
Niagara
NIAGARA
GOODMAN
DUNBAR
BEMENE
BEECHER
AMBERG
ATHELSTANE
SILVER
CURT
WAUSAUKEE
Wausaukee
SUBJECT
STEPHENSON
MIDDLE INLET
WAGNER
LAKE
BEAVER
PORTER
FIELD
Marinette
POUND
GROVER
PESHTIGO
Peshtigo
Green Bay
REGIONS
MARINETTE CO.
MILES OF HIGHWAY

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Ledvina Property

Gov Thompson State Park

- Subject Property
- WDNR Owned
- WNDR Eased
- WDNR Leased
- Ice Age Trail
- Project Boundary
- Open Water

N W E S

0 0.35 0.7 Miles

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 spatial representation of the Cradle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be interpreted as a legal representation of legal ownership boundaries.

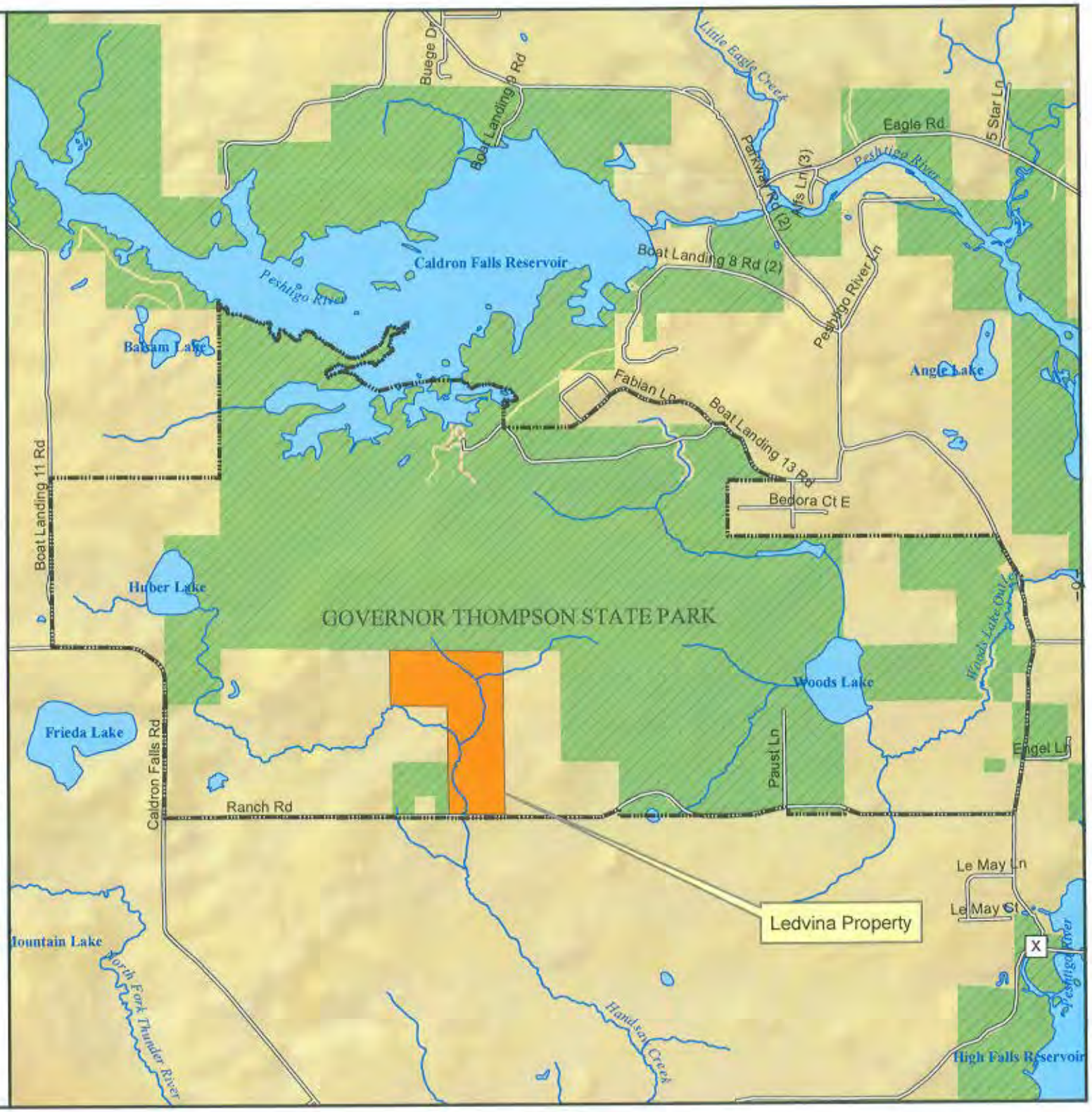
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended for use as a land management tool; it is a listing of all DNR real estate transactions that have occurred on these lands over time.

For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

http://www.dnr.state.wi.us/org/caer/cs/servicecenter/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

April 5, 2007