

**SUBJECT:** Land Acquisition – Governor Thompson State Park – Marinette County

**FOR:** JUNE 2014 BOARD MEETING

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

**SUMMARY:** The Department has obtained an option to purchase 69.33 acres of land from Kathryn Suelflow for \$215,000 for the Governor Thompson State Park in Marinette County. The item is being submitted because the purchase price exceeds \$150,000.

This is an important parcel that links the eastern park lands with the main park property. The parcel has approximately 783 feet of straight line frontage on Woods Lake, an 11 acre lake with a maximum depth of 10 feet. The acquisition increases the undeveloped and scenic character of the state park and provides an atmosphere of solitude and reflection for the day-use activities on Woods Lake.

The Suelflow property also has 1,484 feet of two bank stream frontage on an outlet stream from Woods Lake. The property is mostly wooded, about 60% upland with mixed northern hardwoods and scattered pine. The soil types are primarily sands and rock outcrop complex and fairly well drained, except along the stream and lake frontage. The property is vacant with 1,320 feet of frontage on Ranch Road. Ranch Road is the southerly Project Boundary of the park. This property also blocks well abutting Department land along its west and north lines.

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.

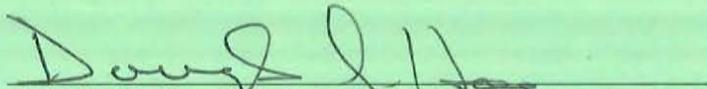
The Department recommends the acquisition of the Suelflow property to provide opportunities for public recreation, protect a scenic area, allow natural resource management and consolidate state ownership in Governor Thompson State Park.

**RECOMMENDATION:** That the Board approve the purchase of 69.33 acres of land from Kathryn Suelflow for \$215,000 for Governor Thompson State Park in Marinette County.

**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 |

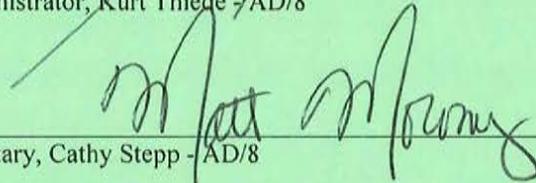
**APPROVED:**

  
Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

6-10-14  
Date

  
Administrator, Kurt Thiede - AD/8

6-14-14  
Date

  
Secretary, Cathy Stepp - AD/8

6/15/14  
Date

- cc: S. Miller - LF/6  
D. Haag - LF/6  
L. Ross - AD/8  
D. Schuller - PR/6  
A. Buchholz - NED - GREEN BAY

**CORRESPONDENCE/MEMORANDUM**

DATE: June 10, 2014 FILE REF: PR 40182  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Kathryn Suelflow Tract, File # PR 40182,  
 Option Expires July 16, 2014

1. PARCEL DESCRIPTION:

Governor Thompson State Park  
 Marinette County

Grantor:

Kathryn Suelflow  
 P.O. Box 6555  
 Dillon, CO 80435

Acres: 69.33  
Price: \$215,000  
Appraised Value: \$215,000  
Interest: Fee Title  
Improvements: Camper and electrical box

Location: The property is located in Marinette County, 32 miles northwest of City of Marinette.

Land Description: The subject land is gently rolling to rolling with ridges throughout the property and is predominantly wooded.

Covertypes Breakdown:

Type	Acreage
Upland woodland	69.33
Total:	69.33

Zoning: Unrestricted Zoning; Shoreland Zoning  
Present Use: Recreation  
Proposed Use: Public Recreation  
Tenure: 11 years  
Property Taxes: \$2208.53  
Option Date: April 17, 2014

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 69.33 acres of land from Kathryn Suelflow for \$215,000.00 for the Governor Thompson State Park in Marinette County.

This is an important parcel that links the eastern park lands with the main park property. The parcel has approximately 783 feet of straight line frontage on Woods Lake, an 11 acre lake with a maximum depth of 10



feet. The acquisition increases the undeveloped and scenic character of the state park and provides an atmosphere of solitude and reflection for the day-use activities on Woods Lake.

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

3. LAND MANAGEMENT:

Governor Thompson State Park has become a vital area for recreation in Marinette County with park visitation projected at over 200,000 in 2014. The park has always been supported by the local municipality and the county board. The park has an active Friends Group that supports and funds visitor events, park operations and holds the concession contract.

There is an electrical service meter base that was never connected to the grid. That electrical base will also be removed. There is some other minor clean-up required on site. Total costs for reclamation are estimated at \$2,000. Once the property is cleaned up, a walking trail will be constructed across the Suelflow property that connects the main part of the park to the DNR land east of Woods Lake. A pedestrian bridge will be constructed across the outlet stream of Woods Lake. In the wetlands abutting the stream a limited length of "board walk" will be constructed. The vast majority of the trail will be grass covered. The Suelflow property will add almost 70 acres to the park but more importantly, it will provide much better access to about 200 acres of DNR land that up until this time had limited use.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$830,960	\$343,353

5. ACQUISITION STATUS OF THE GOVERNOR THOMPSON STATE PARK:

Established: 2000  
Acres Purchased to Date: 2,880.15  
Acquisition Goal: 4,135.00  
Percent Complete: 69.65 %  
Cost to Date: \$4,053,737.00

6. APPRAISAL:

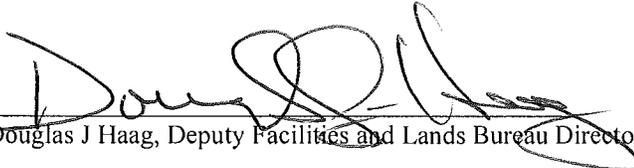
Appraiser: Jolene Brod  
Valuation Date: February 4, 2013  
Appraised Value: \$215,000  
Highest and Best Use: Primary/secondary homesite and recreation

Allocation of Values:

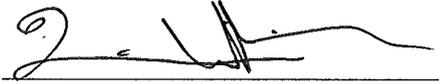
- a. land: 69.33 acres @ \$3,101.11 per acre: \$215,000.00
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$2,700 - \$3,360 per acre

Appraisal Review:  
Peter Wolter Date: 4/1/2013

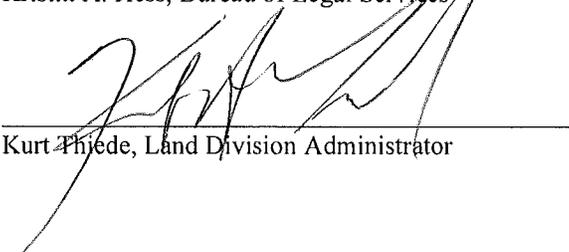
RECOMMENDED:

  
 \_\_\_\_\_  
 Douglas J Haag, Deputy Facilities and Lands Bureau Director

6-10-14  
Date

  
 \_\_\_\_\_  
 Kristin A. Hess, Bureau of Legal Services

6-12-14  
Date

  
 \_\_\_\_\_  
 Kurt Thieme, Land Division Administrator

6-14-14  
Date



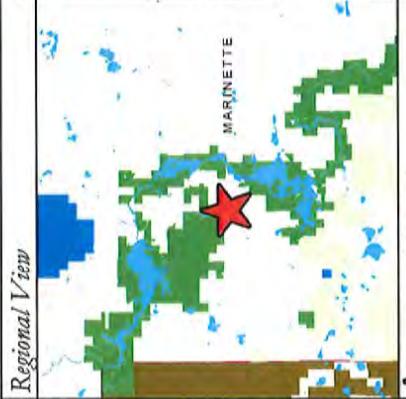
**Kathryn Suelflow -  
Fee**

*Governor Thompson  
State Park*  
PR 40182

T33N R18E Sec 23  
City of Stephenson  
Marinette County

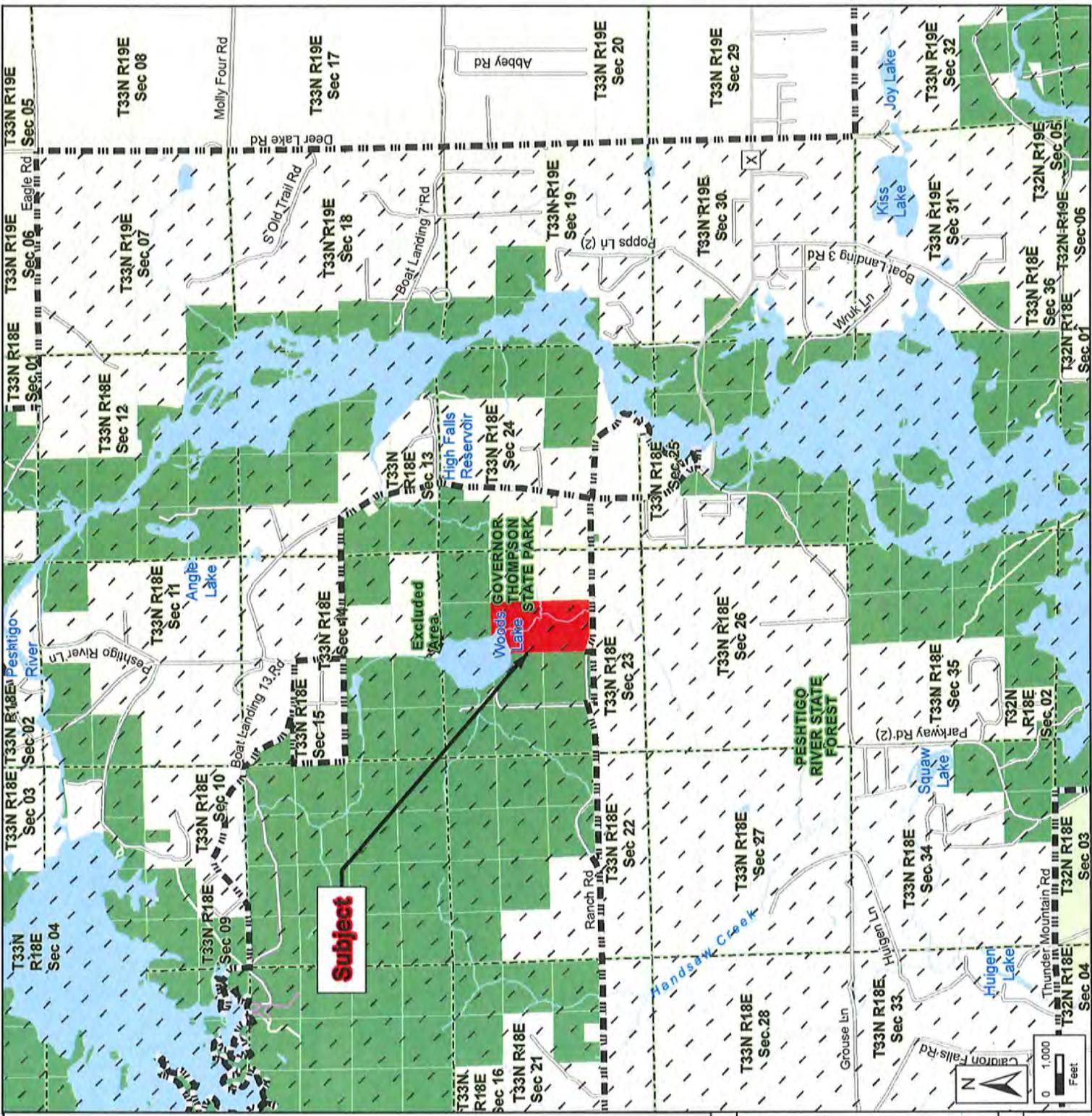
**Subject**

-  DNR Fee Title
-  DNR Easement
-  DNR Easement (Closed to Public Access)
-  DNR Project Boundary
-  County Forest
-  Board of Commissioners of Public Lands
-  National Forest
-  PLSS Section Line
-  QQ Section Boundary



**Location of Property**

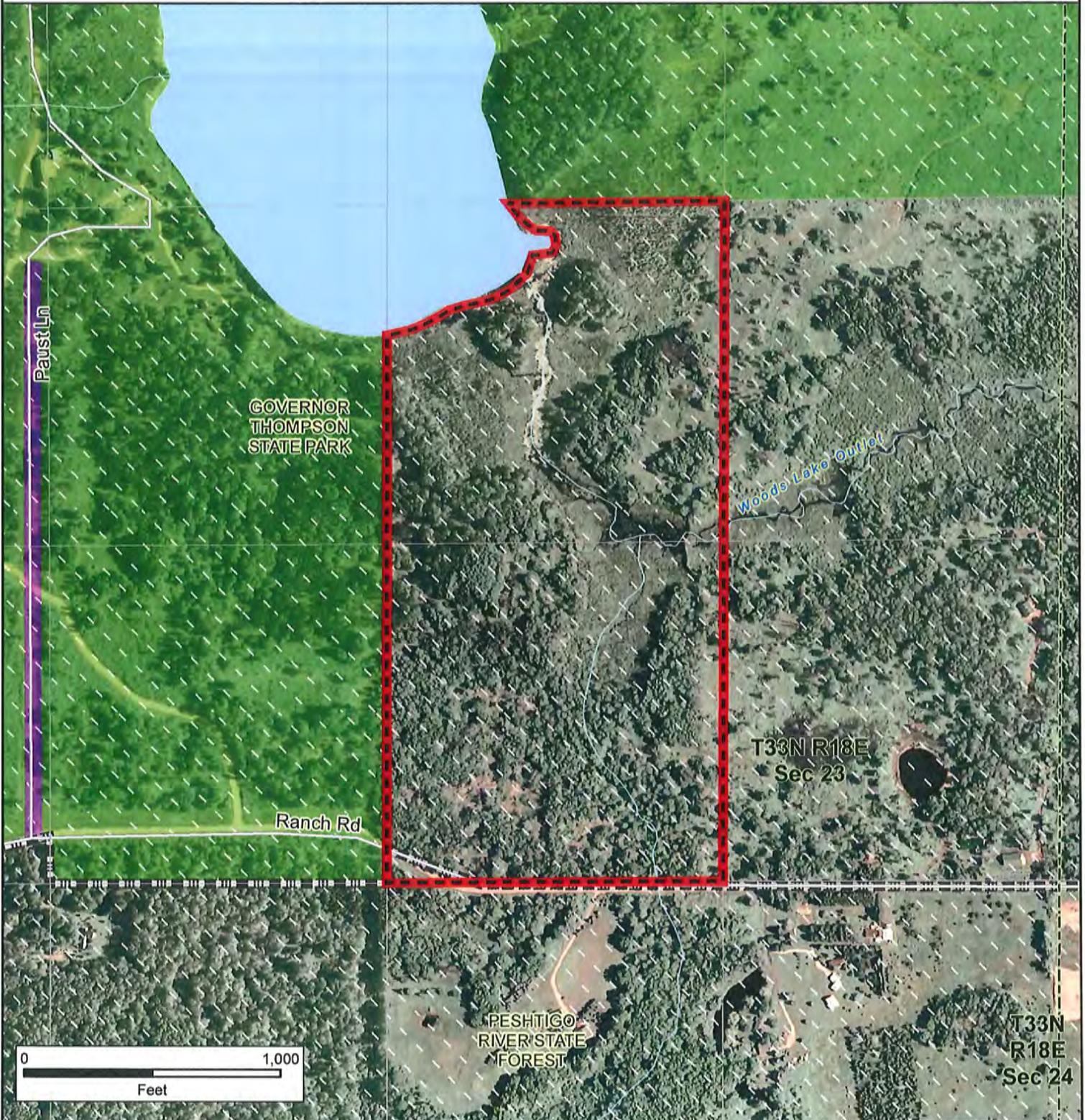
WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
Bureau of Facilities of Lands  
Map Created: May 20, 2014 ark



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# Kathryn Suelflow - Fee

T33N R18E Sec 23, City of Stephenson, Marinette County



**Governor Thompson State Park**



**Subject**

DNR Fee Title Land

DNR Easement Land

DNR Project Boundary

Section Line

QQ Section Lines



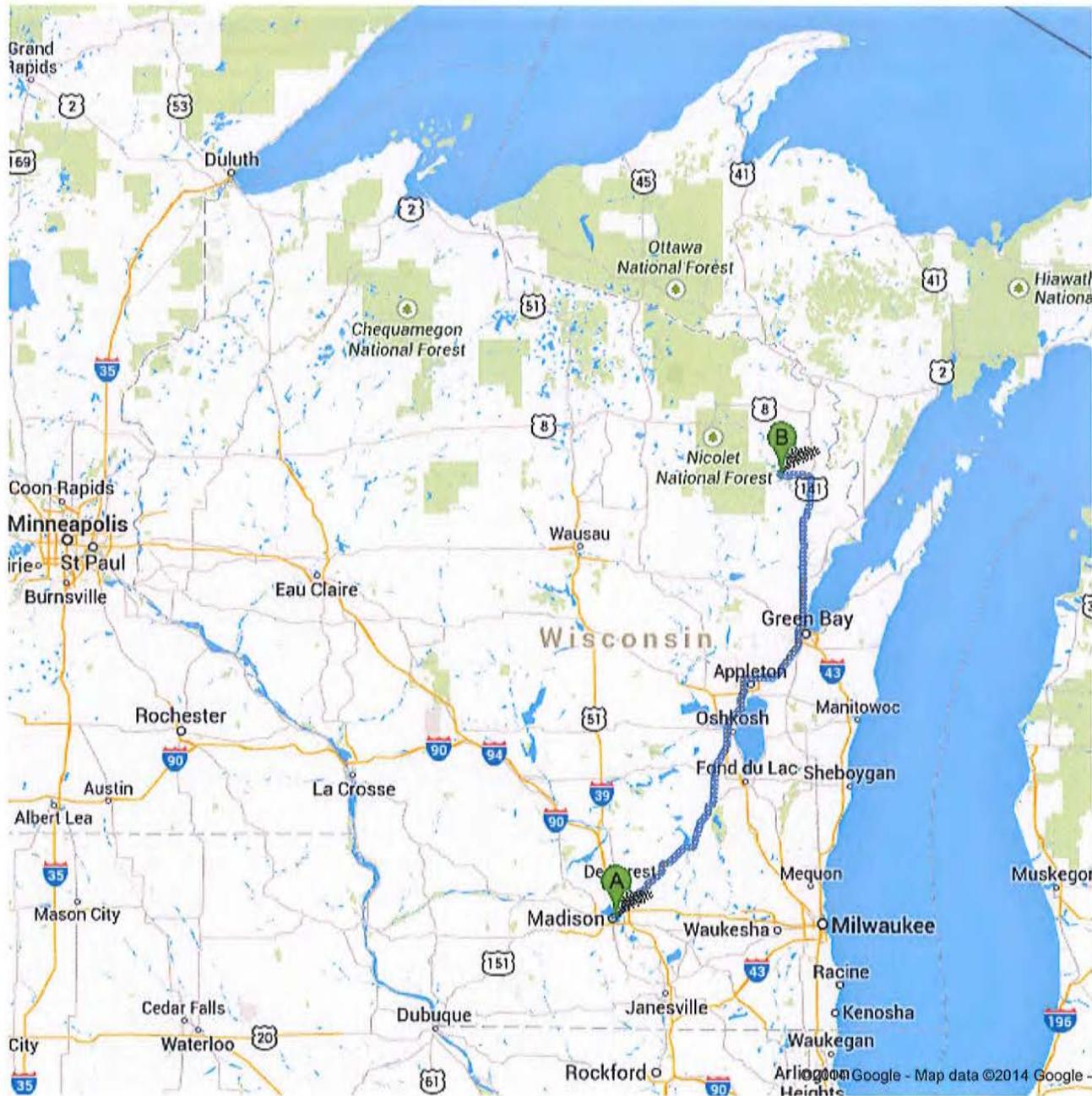
May 21, 2014 ark

Real Estate Section  
Bureau of Facilities and Lands

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Directions to Ranch Rd  
202 mi – about 3 hours 25 mins



 101 S Webster St, Madison, WI 53703



1. Head **northwest** on **S Webster St** toward **E Main St**



go 0.1 mi  
total 0.1 mi

 2. Take the 2nd right onto **E Washington Ave**  
About 12 mins



go 6.0 mi  
total 6.1 mi

 3. Continue onto **US-151 N**  
About 44 mins



go 50.2 mi  
total 56.3 mi

 4. Take exit **148** for **Wisconsin 26 N** toward **Rosendale/Oshkosh**  
About 1 min



go 1.2 mi  
total 57.5 mi

- 5. Merge onto **WI-26 N**  
About 23 mins



go 21.2 mi  
total 78.7 mi

- 6. Continue onto **Co Rd N**



go 0.2 mi  
total 78.9 mi

- 7. Turn left to merge onto **U.S. 41 N**  
About 1 hour 7 mins



go 73.3 mi  
total 152 mi

- 8. Exit on the left onto **US-141 N toward Iron Mount/ Crivitz**  
About 35 mins



go 36.8 mi  
total 189 mi

- 9. Turn left onto **Co Hwy X**  
About 15 mins



go 8.8 mi  
total 198 mi

10. Turn right to stay on **Co Hwy X**  
About 5 mins



go 2.8 mi  
total 201 mi

11. Turn right onto **Parkway Rd**  
About 1 min



go 0.6 mi  
total 201 mi

12. Take the 2nd left onto **Ranch Rd**  
About 2 mins



go 0.6 mi  
total 202 mi

**B** Ranch Rd



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.

Map data ©2014 Google

Directions weren't right? Please find your route on [maps.google.com](https://maps.google.com) and click "Report a problem" at the bottom left.