

SUBJECT: LAND DONATION - PESHTIGO RIVER STATE FOREST- MARINETTE COUNTY

FOR: APRIL 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: Thunder Mountain Ranch Company has offered to donate 0.88 acre of land for the Peshtigo River State Forest in Marinette County. The donation includes a three bedroom home in west central Marinette County. The Department desires to use this property as housing for limited term employees (LTE's) working on the state forest or at the adjoining Governor Thompson State Park. The house includes an attached 2 car garage and a storage shed and is located approximately 20 miles northwest of Crivitz. Thunder Mountain Ranch Company is a 3,300 acre tree farm that has been owned and operated by the same family since the 1920's. This donation is timely since a home that was acquired with the acquisition of the park and has provided LTE housing for the last 10 years is scheduled to be razed to make room for a day use area. It is critical that the Department have housing for staff in this area due to the remote location of the forest and park. Having good quality housing is especially important in the recruitment of law enforcement personnel.

The Peshtigo River State Forest surrounds the Governor Thompson State Park. For outdoor enthusiasts, twenty five miles of river, 3,200 acres of water and 9,200 acres of forest are available on the Peshtigo River State Forest. The Peshtigo River State Forest, provides ample recreation opportunities, mature forestlands, and access to two of the largest flowages in the area as well as high-quality stretches of the Peshtigo River. The Forest also provides a wide range of forest products that support local and regional economies, as well as provide high quality wildlife habitat and water quality. Users from across the state and region will be able to enjoy the Forest's amenities for generations to come.

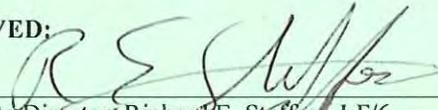
The Governor Thompson State Park, established in December 2000, is located in west central Marinette County in Northeast Wisconsin. The park was created with the acquisition of nearly 2,200 acres, and includes 3,000 feet of frontage on Woods Lake, 2,300 feet of frontage on Huber Lake and almost 4 miles of frontage on Caldron Falls Flowage. In addition, over 4,000 feet of trout streams and 2 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, from horse trails to wilderness camping.

RECOMMENDATION: That the Board accept the donation of 0.88 acre of land for the Peshtigo River State Forest program, that a certificate of appreciation be sent to the donor and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

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 |

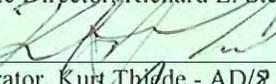
APPROVED:



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

3-7-11

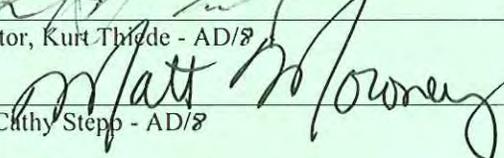
Date



Adminjstrator, Kurt Thiede - AD/8

3-14-11

Date



Secretary, Cathy Stepp - AD/8

4-1-11

Date

- cc: S. Miller – LF/6
 R. Steffes – LF/6
 L. Ross – AD/8
 R. Mather – FM/4
 J. Romback-Bartels – NER



CORRESPONDENCE/MEMORANDUM

DATE: March 7, 2011 FILE REF: NF 30053
 TO: Natural Resources Board
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Donation, Thunder Mountain Ranch Co. Tract, File NF 30053

1. PARCEL DESCRIPTION:

Peshtigo River State Forest
 Marinette County

Grantor:

Thunder Mountain Ranch Co.
 Attn: William Patterson
 N9887 Caldron Falls Road
 Crivitz, WI 54114

Acres: 0.88Price: GiftInterest: Fee TitleImprovements: House

Location: The tract is located in Marinette County about 60 miles north of Green Bay in the Town of Stephenson.

Land Description: The subject land is flat.

Covertypes Breakdown:

Type	Acreage
Home site	0.88

Present Use: Vacant houseProposed Use: Limited term employee housing for the state forest & state parkTenure: 2 yearsLetter of Intent Date: September 1, 2010

Land Access: This property will not be open to the public. Since no Stewardship funding is needed for the land donation; this action is not a violation of public access requirements

2. JUSTIFICATION:

Thunder Mountain Ranch Company has offered to donate a three bedroom single-family residential home. The Department desires to use this property as housing for limited term employees (LTE's) working on the forest or at the adjoining Governor Thompson State Park. The house that includes an attached 2 car garage

and a storage shed is located approximately 20 miles northwest of Crivitz within the forest boundary and just to the south of the project boundary of Governor Thompson State Park. Thunder Mountain Ranch Company is a 3,300 acre tree farm that has been owned and operated by the same family since the 1920's. This donation is timely since a home that was acquired with the acquisition of the park and has provided LTE housing for the last 10 years is scheduled to be razed to make room for a day use area. It is critical that the Department have a housing for staff in this area due to the remote location of the forest and park. Having good quality housing is especially important in the recruitment of law enforcement personnel.

The Peshtigo River State Forest surrounds the Governor Thompson State Park. For outdoor enthusiasts, twenty five miles of river, 3,200 acres of water and 9,200 acres of forest are available on the Peshtigo River State Forest. The Peshtigo River State Forest is a gem in the region, providing ample recreation opportunities, mature forestlands, and access to two of the largest flowages in the area as well as high-quality stretches of the Peshtigo River. The Forest also provides a wide range of forest products that support local and regional economies, as well as provide high quality wildlife habitat and water quality. Users from across the state and region will be able to enjoy the Forest's amenities for generations to come.

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The Department recommends the acceptance of this gift to provide housing to limited term employees for these state properties especially given that the home the staff were using will be razed to make way for the development of a day use area.

3. FINANCING:

No funding is required for this transaction.

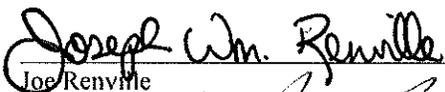
4. ACQUISITION STATUS OF THE PESHTIGO RIVER STATE FOREST:

Established: 2001
Acres Purchased to Date: 5,400.06
Acquisition Goal: 56,200.00
Percent Complete: 9.61 %
Cost to Date: \$8,184,267.50

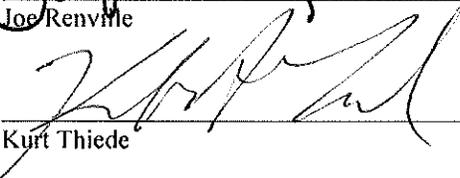
RECOMMENDED:


Richard E. Steffes

3-7-11
Date


Joe Renville

3-8-11
Date


Kurt Thiede

3-14-11
Date

Acknowledgment Of Gift

This is to certify that at its April 2011 meeting, the Natural Resources Board gratefully accepted gift of 0.88 acre of land in Marinette County for the Peshtigo River State Forest from

Thunder Mountain Ranch Co.

It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Jonathan P. Ela, CHAIRMAN

Thunder Mountain Ranch Company Donation

T33N R18E Section 24, Town of Stephenson, Marinette County



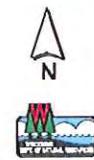
Peshtigo River State Forest
NF 30053

 Subject Parcel

 DNR Project Boundary

 Section Line

 1/4-1/4 Section Line



February 28, 2011
Real Estate Section
Bureau of Facilities and Lands

Thunder Mountain Ranch Company Donation

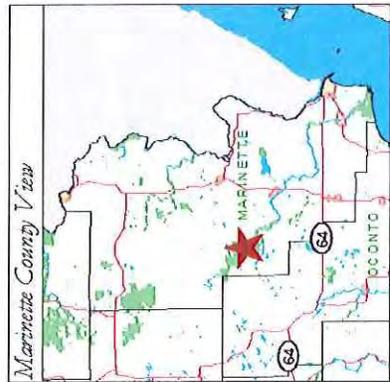
Peshigo River State Forest

NF 30053

T33N R18E Section 24
Town of Stephenson
Marinette County
(0.88 acres--deed)

Subject Parcel

-  DNR Project Boundary
-  WDNR Owned
-  WDNR Easement
-  QQ Section Boundary
-  PLSS Section Line



 Subject Property

