

SUBJECT: Land Acquisition – Baraboo Hills Recreation Area – Sauk County

FOR: MAY 2013 BOARD MEETING

TO BE PRESENTED BY: Douglas J. Haag

SUMMARY: The Department has obtained an option to purchase 64.55 acres of land from Nadene Roenspies for \$284,020 for the Baraboo Hills Recreation Area in Sauk County. The item is being submitted because purchase price is over \$150,000.

The parcel is adjacent to and west of Devil’s Lake State Park ownership. It includes 45-acres of closed canopy mixed hardwoods which has been managed for several decades in the Department’s MFL program. It also includes about 15 acres of agricultural lands with remaining lands in grass and brush. This acquisition will compliment over 1,000 acres of protected land east of Highway 12 and along the western boundary of Devil’s Lake State Park. Department ownership will provide opportunities for public recreation, and will consolidate department ownership in the area.

Devil's Lake State Park is located in south-central Wisconsin, about three miles south of Baraboo and forty miles north of Madison. The project was established in 1911 as one of Wisconsin's original state parks. Since that time, it has become the most heavily used park in the state with more than 1,400,000 visitors each year. Located in the eastern part of the Baraboo Hills, which forms the largest block of continuous forest canopy in southern Wisconsin on Baraboo quartzite, the park contains highly significant geological and natural history value. It is part of the nine-unit National Ice Age Scientific Reserve. Devil's Lake is managed to protect the scenic, geologic, and natural values of the Devil's Lake area and for a variety of recreational, educational, and scientific purposes. The property is used for picnicking, swimming, rock climbing, hiking, nature and geological study, natural history and geologic research, fishing, hunting, camping, educational meetings, cross-country skiing, and other outdoor recreational activities.

Devil’s Lake State Park is located in the Baraboo Range, which has been designated a National Natural Landmark by the National Park Service. Covering more than 50,000 acres, the range contains the largest block of non-fragmented deciduous forest remaining in the upper Midwest. The differences in elevation, exposure and soils within the range create an astounding variety of ecological habitats. At least 28 different natural communities have been identified within the range. These communities harbor 23 species that are federal or state listed as threatened or endangered species. About half of the more than 2,200 species of vascular plants found in Wisconsin exist within the range. The range is also extremely important habitat for the preservation of neotropical migratory birds. Many of these birds are dependent on the continued existence of large tracts of deciduous forest for suitable nesting habitat. Preservation of the forest of the Baraboo Range is critical to the future health of these bird species.

If acquired, the 64.55-acre Roenspies property will be open to the public for all nature-based outdoor recreational activities to include hiking, cross-country skiing, hunting, and trapping, as well as bird watching. It presently has a gravel access road off of US Hwy 12 that will accommodate parking for a limited number of vehicles on a temporary basis. The property will be managed as part of the Baraboo Hills Rec. Area by the Parks program, in particular, the Devils Lake work unit. When the Devil’s Lake Master Plan is updated the Department will consider including all of the land east of Highway 12 in this area within the state park boundary and developing a western access point to the park from Highway 12. Agricultural use of the 15-acres of cropland will continue over the next few years until such time as funding is obtained to establish native vegetation.

Purchase of this 64.55-acre property would further the public recreational opportunities offered in the Baraboo Hills State Recreation Area and enhance the scenic resources of Devil’s Lake State Park.

RECOMMENDATION: That the Board approve the purchase of 64.55 acres of land for \$284,020 for the Baraboo Hills Recreation Area in Sauk 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 |

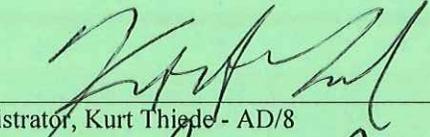
APPROVED:



Acting Real Estate Director, Douglas J Haag - LF/6

4-15-2013

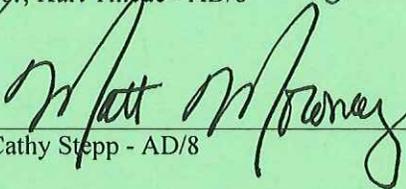
Date



Administrator, Kurt Thiade - AD/8

4-24-2013

Date



Secretary, Cathy Stepp - AD/8

4/30/13

Date

- cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
D. Schuller - PR/6
L. Osterndorf - SCR - MADISON

CORRESPONDENCE/MEMORANDUM

DATE: April 15, 2013
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Nadene Roenspies Tract, File # PR 40168,
 Option Expires July 25, 2013

FILE REF: PR 40168

1. PARCEL DESCRIPTION:

Baraboo Hills Recreation Area
 Sauk County

Grantor:

Nadene Roenspies
 S9980 Exchange Rd
 Prairie Du Sac, WI 53578

Acres: 64.55Price: \$284,020Appraised Value: \$286,000 (65 acres)Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Sauk County four miles south of BarabooLand Description: The subject land is level to gently rolling.Covertypes Breakdown:

Type	Acreage
Upland Woodland	45
Cropland	15
Brush	4.55
Total:	64.55

Zoning: Exclusive Ag.Present Use: Ag, outdoor recreation, and timber managementProposed Use: Scenic Protection and Public RecreationTenure: 35 yearsProperty Taxes: \$146Option Date: March 27, 2013Stewardship 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.2. JUSTIFICATION:

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3. LAND MANAGEMENT:

The property will be managed by the Parks program and the Devil's Lake work unit. The 15 acres of agricultural land will be eligible for sharecropping for the next few years. There are no improvements, ditches or waterways on site to manage.

4. FINANCING:

State Stewardship bond funds are anticipated

Funds allotted to program:	Balance after proposed transaction:
\$1,904,200	\$466,174

5. ACQUISITION STATUS OF THE BARABOO HILLS RECREATION AREA:

Established: 2000
Acres Purchased to Date: 3,192.95
Acquisition Goal: 950
Percent Complete: 336.10 %
Cost to Date: \$6,731,475.81

6. APPRAISAL:

Appraiser: Michael Stone
Valuation Date: January 23, 2013
Appraised Value: \$286,000
Highest and Best Use: mixed use (rural residential/recreation/agriculture)

Allocation of Values:

- a. land: 65 acres @ \$4,400 per acre: \$286,000
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$4,205 to \$4,672

Appraisal Review: Gregory Markus - 2/8/2013

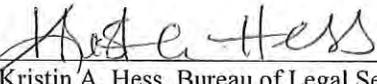
RECOMMENDED:



Douglas J Haag, Acting Real Estate Director

6-22-13

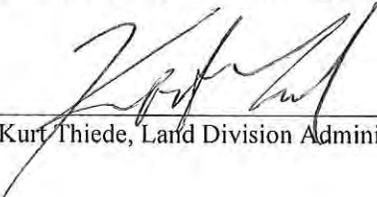
Date



Kristin A. Hess, Bureau of Legal Services

4/22/13

Date



Kurt Thiede, Land Division Administrator

4/24/13

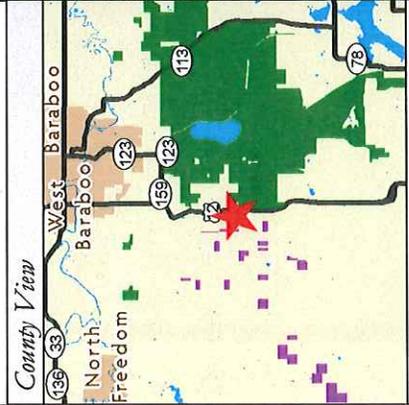
Date

**Nadene
Roenspies - Fee
Baraboo Hills
Recreation Area**

PR 40168
T11N R6E Sec 22
Town of Sumpter
Sauk County

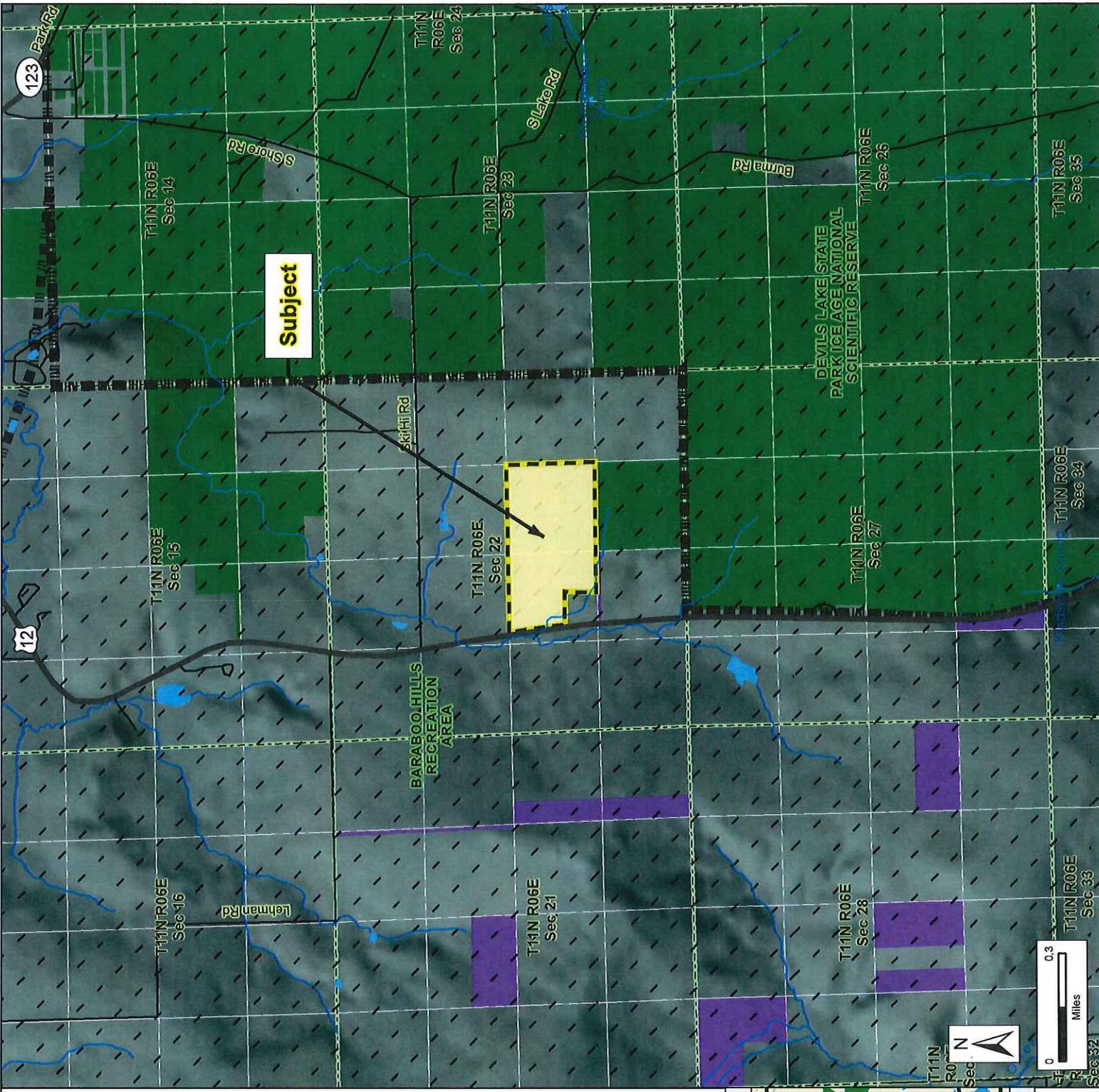
Subject

-  WDNR Fee Title
-  WDNR Easement
-  DNR Project Boundary
-  PLSS Section Line
-  QQ Section Boundary



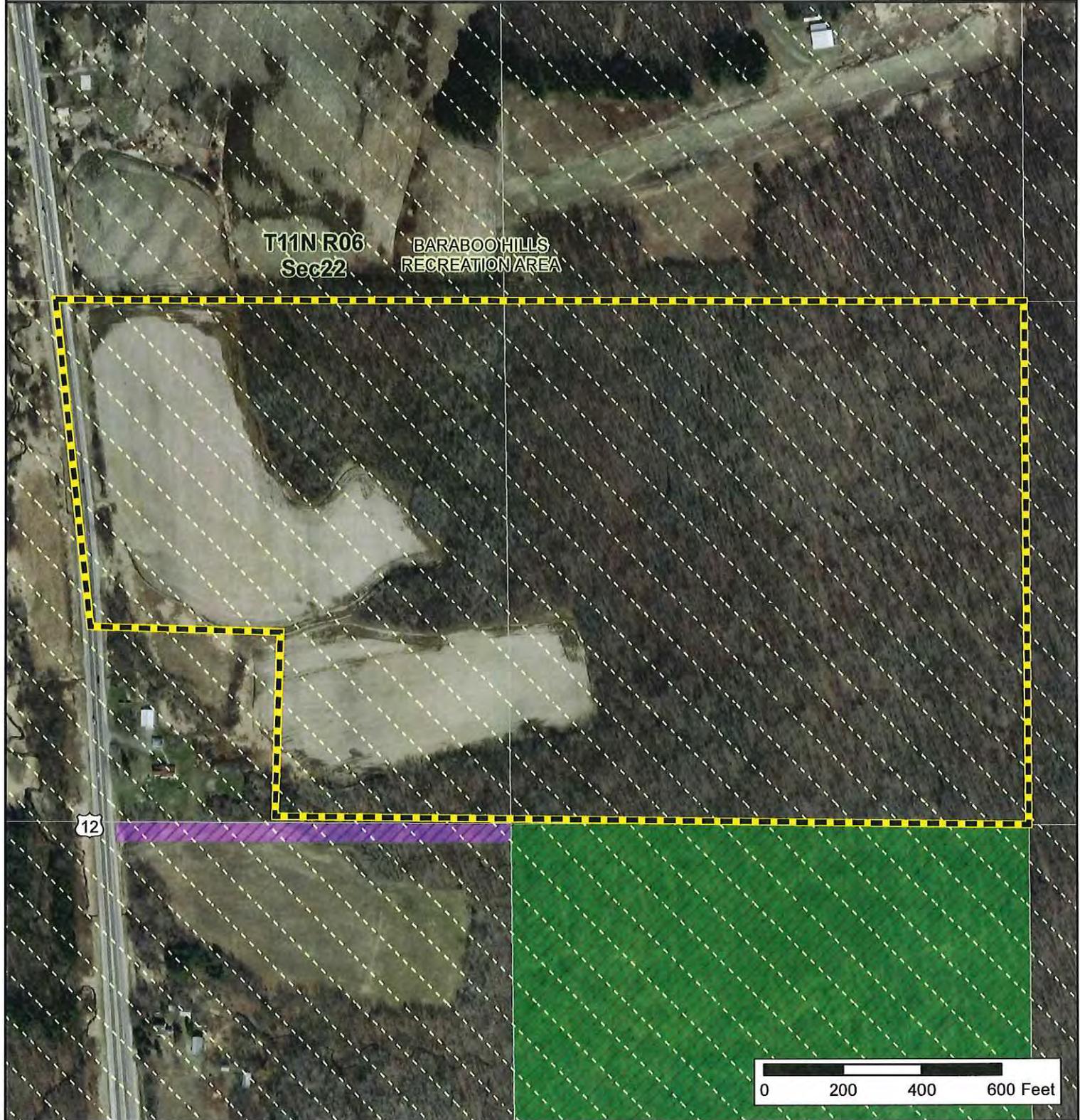
★ Location of Property

 WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 15, 2013 - kmh



Nadene Roenspies - Fee

T11N R6E Sec 22, Town of Sumpter, Sauk County



Baraboo Hills Recreation Area

 Subject

-  DNR Fee Title
-  DNR Eased
-  WDNR Easement (Closed to Public Access)

-  DNR Project Boundary
-  Section Line
-  QQ Section Lines

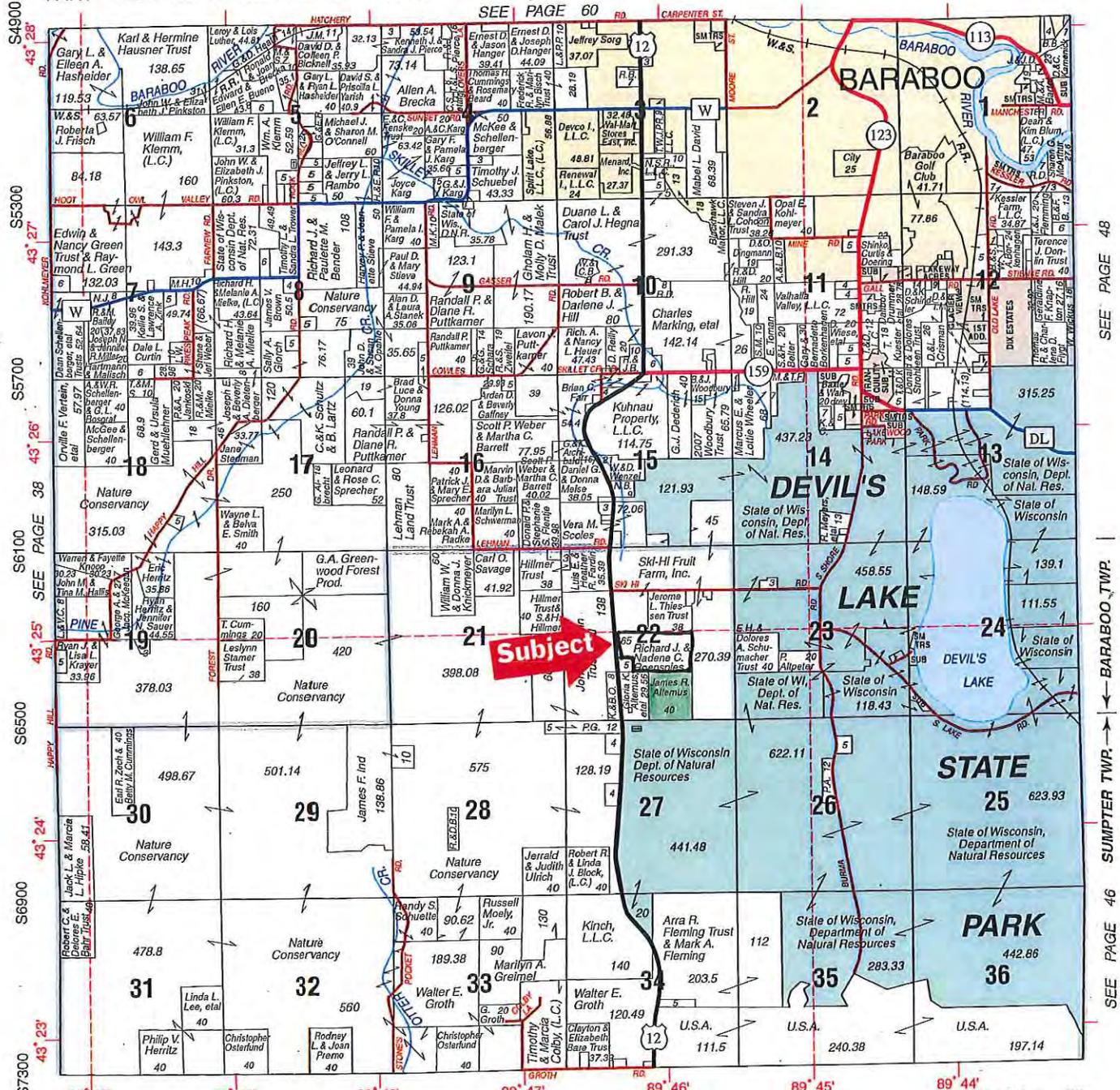
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*Apr 08, 2013 kmh
Real Estate Section
Bureau of Facilities and Lands*

SOUTH PART BARABOO NORTH PART SUMPTER T.11N.-R.6E.

SEE PAGE 60



SEE PAGE 48

SEE PAGE 46 SUMPTER TWP. BARABOO TWP.