Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM Item No. 3.B.8

SUBJECT: LAND ACQUISITION, ACREAGE GOAL AND PROJECT BOUNDARY MODIFICATION - GOVERNOR DODGE STATE PARK - IOWA COUNTY

FOR: AUGUST 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land from Helen Rundhaug for $310,400 for the Governor Dodge State Park. The item is being submitted due to the size of the transaction and because it falls outside of the project boundary.

Governor Dodge State Park is located in south central Wisconsin, about one mile north of the City of Dodgeville, in Iowa County. The project was established in 1948 and functions as a recreational, educational, and scenic nucleus for over 650,000 annual park visitors, as well as protecting archaeological and natural resources. The park encompasses many natural and recreational features, such as Cox Hollow and Twin Valley Lakes and a portion of the Military Ridge State Trail, creating a diverse environment for many recreational activities. 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.

The Rundhaug property is located on the park's southwestern border and consists primarily of wooded uplands. The property is moderately rolling upland with a steep valley and flowing spring. Several rock outcroppings provide beautiful scenery as well as harbor some rare plant and animal communities. State land abuts on the north and east sides of the Rundhaug parcel. Its acquisition for the park will add scenic land for public use and will help protect the water quality of Cox Hollow Lake within the park.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for $310,400 for the Governor Dodge State Park and that the Board approve modification of the acreage goal and project boundary to include this 80-acre parcel.

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 — 7-12-07
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie Ostrendorf — 7/13/07
Administrator, Laurie Ostrendorf - AD/5 — Date

Scott Hassett — 7/16/07
Secretary, Scott Hassett - AD/5 — Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/5
D. Borsecnik – PR/6
L. Eagan - SCR

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: July 12, 2007 FILE REF: P-1908

TO: Governor Doyle

FROM: Scott Hassett

SUBJECT: Proposed Land Acquisition, Rundhaug Tract, File # P-1912, Option Expires September 30, 2007

1. PARCEL DESCRIPTION:

Governor Dodge State Park
Iowa County

Grantor:

Helen Rundhaug
c/o Ron Rundhaug
3675 Rowe Road
Dodgeville, WI 53533

Acres: 80.0
Price: $310,400
Appraised Value: $310,400 and $325,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located one mile north of the Dodgeville city limits.

Land Description: The subject area is rolling.

Covertype Breakdown:	Type	Acreage
	Wooded Upland	73.0
	Cropland	7.0
	TOTAL	80.0

Zoning: Agriculture
Present Use: recreational land/agriculture
Proposed Use: Resource protection and public recreation.
Tenure: more than 50 years
Option Date: June 26, 2007
Taxes: $2,169.79

2. JUSTIFICATION:

The Department has obtained an option to purchase 80 acres of land from the Helen Rundhaug for $310,400. The parcel is outside the boundary of the Governor Dodge State Park. Acquisition of the property will serve as a buffer to protect the state's ownership abutting to the north and east, preventing incompatible development, as well as helping protect water quality of the lakes within the park.

Governor Dodge State Park is located in south-central Wisconsin, about a mile north of the City of Dodgeville in Iowa County. The project was established in 1948 and functions as a recreational, educational, and scenic nucleus for over 650,000 annual park visitors, as well as protecting archaeological and natural resources. The park encompasses many natural and recreational features, such as Cox Hollow

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and Twin Valley Lakes and a portion of the Military Ridge State Trail, creating a diverse environment for many recreational activities. 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.

The Rundhaug property is located on the park's southwestern border and consists of a mix of wooded uplands with a small area of cropland. The 80-acre subject parcel is part of larger 240-acre tract owned by the Rundhaug Family. The property is moderately rolling upland with a steep valley and flowing spring. Several rock outcroppings provide beautiful scenery as well as harbor some rare plant and animal communities as identified by Endangered Resources staff. Some of the species found are Roundstem Foxglove, Prairie Indian Plantain, Violet Bush Clover, Henslow's Sparrow, Blanchard's Cricket Frog, and a host of migratory birds that are attracted to the property's steep gorges and over-story features. A small spring-fed creek runs through the southeastern part of the subject from south to northeast and ultimately drains into Cox Hollow Lake.

The Department recommends purchase of the Rundhaug 80-acre tract for $310,400 for the Governor Dodge State Park to provide additional recreational opportunities, prevent incompatible development, and protect water quality of the park's lakes. The Board is being asked to modify the project boundary and acreage goal to include the 80 acres.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$8,700,000	$2,145,231

Comments: The purchase price will be paid in four installments. Estimated interest cost is $12,500.

4. ACQUISITION STATUS OF THE GOVERNOR DODGE STATE PARK:

Established: 1948
Acres Purchased to Date: 5,264.68 acres
Acquisition Goal: 5,276.00 acres
Percent Complete: 99.7%
Cost to Date: $ 1,095,474.15

5. APPRAISALS:

Appraiser: Mark Mitchell (private appraiser)
Valuation Date: February 14, 2007
Appraised Value: $310,400
Highest and Best Use: Recreation/Rural residential land
Allocation of Values:
a. land: 80 acres @ $3,880 per acre: $310,400
b. market data approach used, four comparable sales cited
c. adjusted value range: $1,628 to $4,568 per acre

Appraisal Review: Ron Olson — March 22, 2007

Appraiser: Mike Augustyn (Private Appraiser)
Valuation Date: February 15, 2007
Appraised Value: $325,000
Highest and Best Use: Rural Residential

Allocation of Values:
a. land: 80 acres @ $4,062.50 per acre: $325,000
b. market data approach used, four comparable sales cited
c. adjusted value range: $299,737 to $344,694 per "site"

Appraisal Review: Ron Olson — March 22, 2007

Comments: The review appraiser approved the Mitchell value as it was better justified with the market sales.

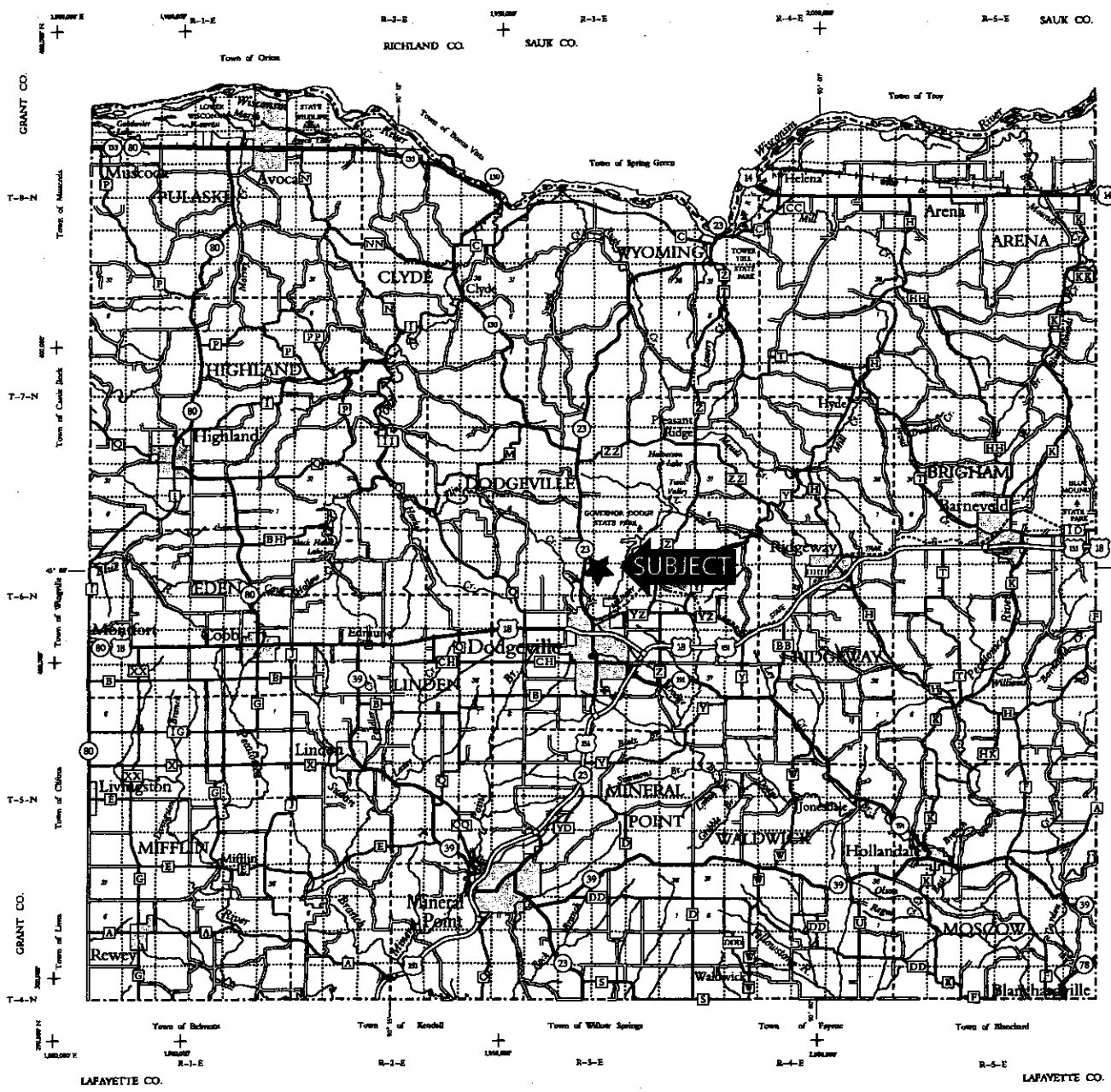
RECOMMENDED:

Richard E. Steffes — Date 7-12-07

Joseph Wm. Renville
Bureau of Legal Services — Date 7/12/07

Laurie Osterndorf — Date 7/13/07

RES:ch



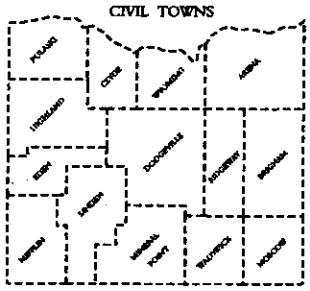
LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Pipeline
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Hospital
- Schools
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt. or Fish. Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park — With Facilities / Without Facilities
- Rest Area — Modern Facilities
- Wayside — Basic Facilities

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

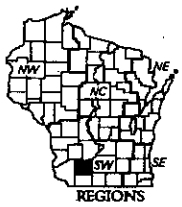
Grid based on the state plane coordinate system south zone and the NAD 27

CIVIL TOWNS



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



REGIONS

MILES OF HIGHWAY

as of Dec. 31, 2004

STATE	19
COUNTY	355
LOCAL ROADS	779
OTHER ROADS	0
TOTAL FOR COUNTY	1,153

Land Area (2000 Census) ..... 763 sq. mi.
Population (2000 Census) 22,780
County Seat ..... Dodgeville

IOWA CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 — 1 MILES

Corrected for
JAN. 2006

Base compiled from U.S.G.S. Quadrangles
1:24,000 Series

IOWA 25-SW

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Rundhaug Property

Governor Dodge State Park

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

N
W E
S

Miles
0 0.45 0.9

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 Oracle 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.

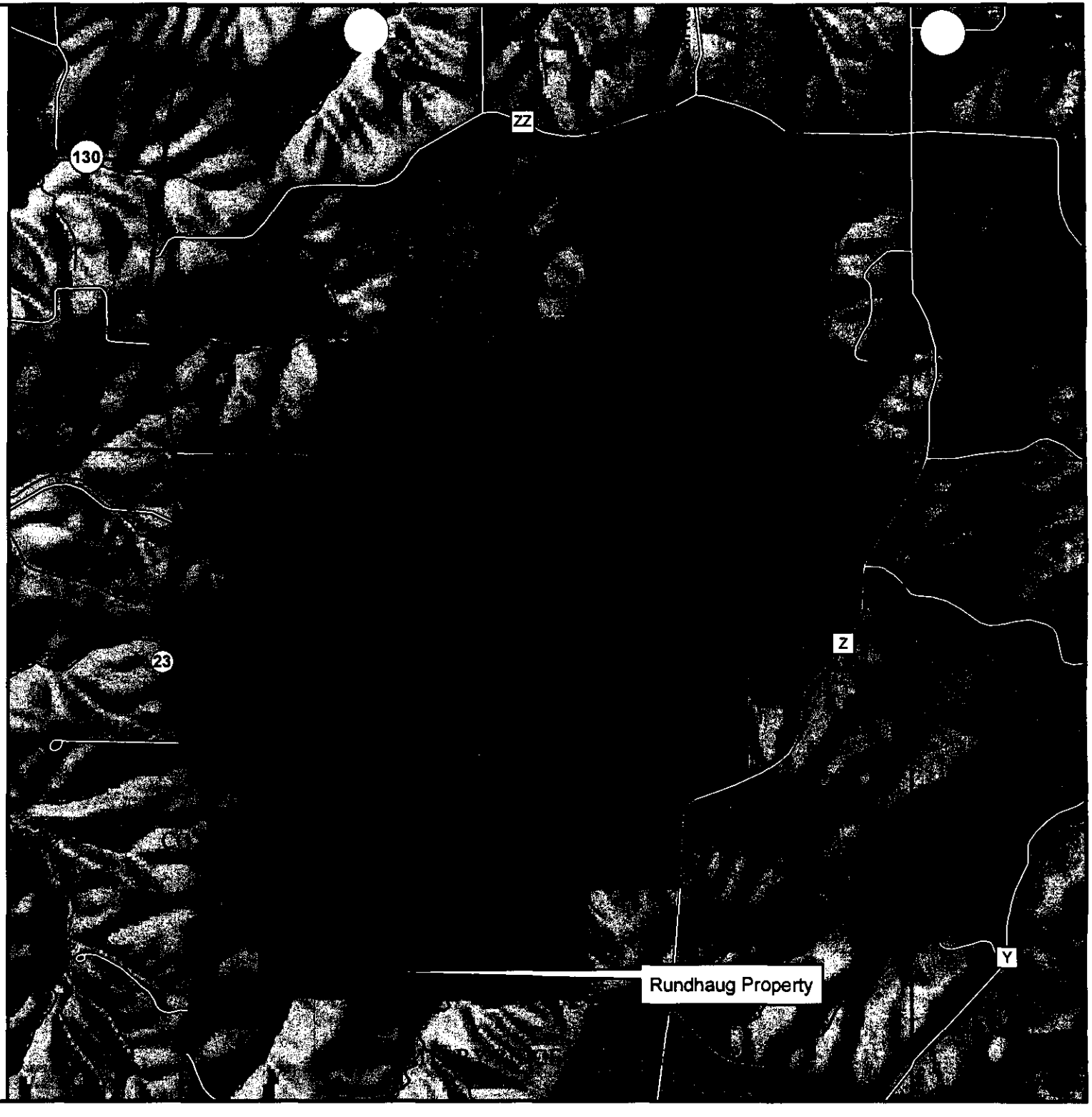
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended 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/ca/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

July 9, 2007