Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.C.10

SUBJECT: LAND ACQUISITION – DEVILS LAKE STATE PARK – SAUK COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 0.34-acre of land from John and Leola Stanko for $220,000.00 for Devils Lake State Park in Sauk County. The item is being submitted because the purchase price exceeds $150,000 and the improvement value exceeds 35% of the purchase price.

The Department has obtained an option to purchase a residential in-holding containing two lots within Devil's Lake State Park. The property is one of the last remaining residences within the acquisition boundary and is bounded by state lands on three sides. The location is in eastern Sauk County, two miles south of the City of Baraboo. The property includes two contiguous lots totaling 15,000 square feet. Access to the parcel is on the west portion of the parcel off Lakewood Park Road.

Devil's Lake State Park is located in south-central Wisconsin, about three miles south of Baraboo and 40 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. 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.

The Stanko property is near the north park entrance in a location where many other small lots and a resort have been acquired over the years. The master plan for Devil's Lake identifies this area as the preferred site for development of a new contact station/visitor center and this area of the park will also be considered as a potential site for an Ice Age Interpretive Center. The acquisition includes a modern residence in good overall condition. It is anticipated that the Department will utilize the property as possible rental housing for park employees until such time as the site is developed. It should be noted that this acquisition represents several years of negotiations and is seen as an integral part of the overall property acquisition in Lakewood Park. Purchase of the Stanko property will consolidate state ownership, protect scenic resources, and provide additional opportunities for public access and recreation. The master plan for Devil's Lake includes future development of a contact station/visitor center in this area of the park.

RECOMMENDATION: That the Board approve the purchase of 0.34 acre of land for $220,000 for Devils Lake State Park the in Sauk County.

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:

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

Administrator, Laurie Osterndorf - AD/8 — Date 11/24/08

Secretary, Matthew J. Frank - AD/8 — Date 11/24/08

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
D. Schuller – PR/6
L. Eagan – SCR/Fitchburg

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: November 24, 2008 FILE REF: PR 40011

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, John and Leola Stanko Tract, File # PR 40011, Option Expires January 9, 2009

1. PARCEL DESCRIPTION:

Devils Lake State Park
Sauk County

Grantor:

John and Leola Stanko
E11685 Lakewood Park
Baraboo, WI 53913

Acres: 0.34
Price: $220,000
Appraised Value: $220,000
Interest: Fee Title
Improvements: House and Woodshed

Location: The property is located in Sauk County two miles south of the City of Baraboo.

Land Description: The subject land is slopes up hill to a gently rolling topography

Covertype Breakdown:	Type:	Acreage:
	Building Site	0.34

Zoning: Single Family Residential
Present Use: Primary Residence
Proposed Use: Scenic Protection and Public Recreation
Tenure: 58 years
Property Taxes: 1,513.52 (2007)
Option Date: September 11, 2008

Stewardship Land Access: This property will be open to the public for some nature-based outdoor recreational activities to include hiking, fishing, cross-country skiing. Hunting will be limited because of its close proximity to residential development.

2. JUSTIFICATION:

The Department has obtained an option to purchase a residential inholding containing two lots within Devil's Lake State Park. The property is one of the last remaining residences within the acquisition boundary and is bound by state lands on three sides. The location is in eastern Sauk County, two miles south of the City of Baraboo. The property includes two contiguous lots totaling 15,000 square feet. Access to the parcel is on the west portion of the parcel off Lakewood Park Road. State ownership will protect the natural and scientific values of the tract for future generations, provide opportunities for research and education, and allow continued use of the tract for public recreation.

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The property is near the north park entrance in a location where many other small lots and a resort have been acquired over the years. The master plan for the park has the Lakewood Park area as the preferred site for a new park contact station/visitor center. This area will also be considered as a potential location for a new Ice Age Interpretive Center. There are few suitable sites for such a center in a location away from the heavily used lakeshore. The Lakewood site would reduce crowding and congestion near the lake. Contact station and interpretive center visitors would not be competing with lakeshore users for limited space. This site would also provide for overflow parking and perhaps, someday, a site for a shuttle system into the park.

The acquisition includes a modern residence in good overall condition. It is anticipated that the Department will utilize the property as possible rental housing for park employees until the new contact station and possibly the Ice Age Interpretive Center is developed in this area.

Devil's Lake State Park is located in south-central Wisconsin, about three miles south of Baraboo and 40 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 form 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 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.

The Department recommends purchase of the Stanko property to consolidate state ownership, to allow future development of park infrastucture, and provide additional opportunities for public access and recreation.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$6,164,642	$977,950

4. ACQUISITION STATUS OF THE DEVILS LAKE STATE PARK:

Established: 1911
Acres Purchased to Date: 9,459.65
Acquisition Goal: 11,050.00
Percent Complete: 85.61
Cost to Date: $6,240,108.75

5. APPRAISAL:

Appraiser: Michael Stone
Valuation Date: September 19, 2006
Appraised Value: $220,000
Highest and Best Use: Rural Residence

Allocation of Values:

a. land: 0.34 acres @ $95,000 per lot : $ 95,000
b. improvements: $125,000
c. total: $220,000
d. both cost and market data approaches used, three comparable sales cited
e. adjusted value range: $79,896 to $100,000 per residential lot

Appraisal Review: Ron Olson - October 25, 2006

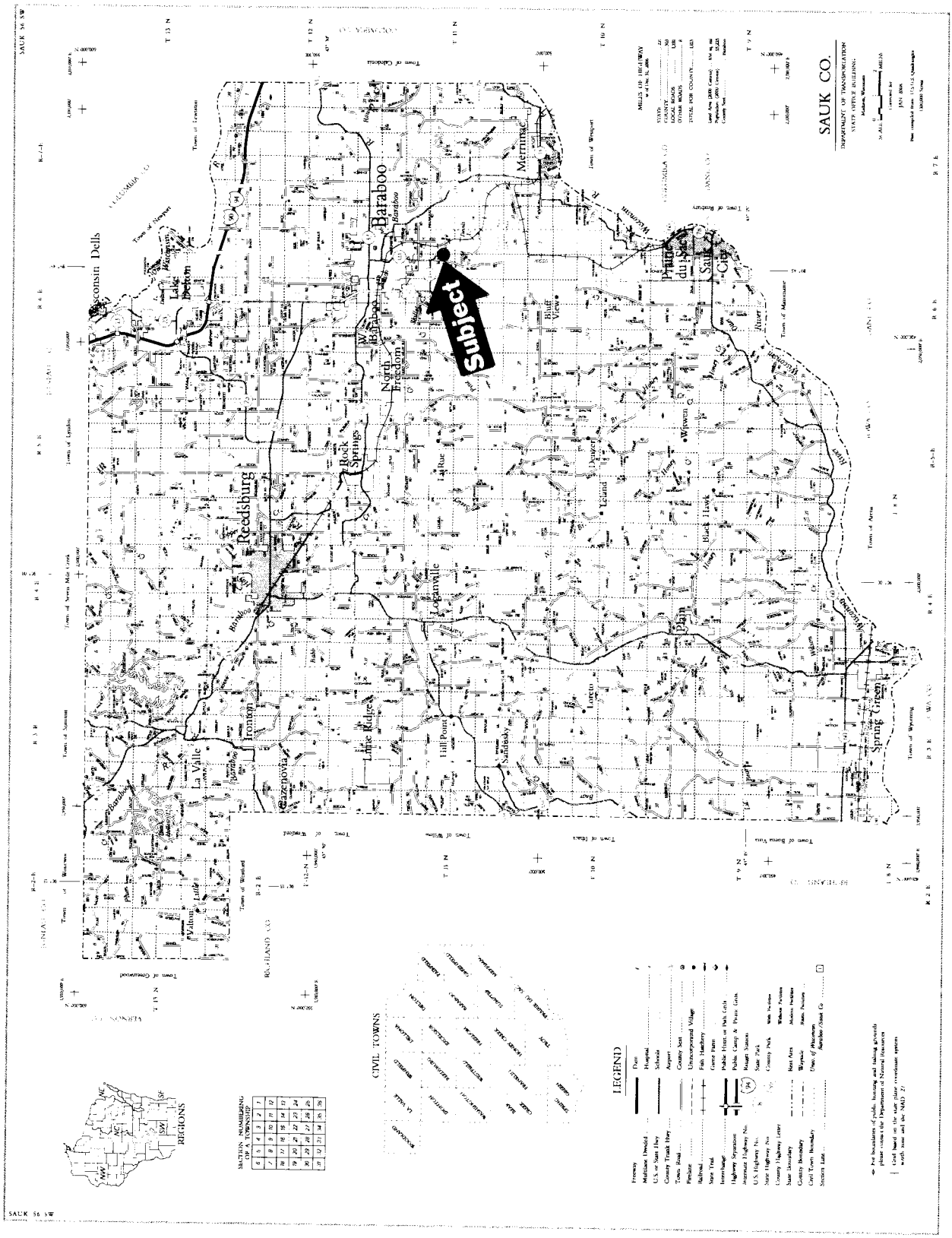
RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Remille
Bureau of Legal Services — Date 11/24/08

Laurie Osterndorf
Laurie Osterndorf — Date 11/24/08

RES:ch


SAUK CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
Subject
Baraboo
Reedsburg
Wisconsin Dells
Merrimac
Prairie du Sac
Sauk City
North Freedom
Rock Springs
Loganville
Plain
Spring Green
Ironton
La Valle
Gazenovia
Lime Ridge
Hill Point
Sandusky
Loretto
Leland
Denzer
Wiwen
Black Hawk
Bluff View
Lake Delton
Valton
Little
Plum
Baraboo
Wisconsin
Lake Redstone
Town of Lyndon
Town of Sumpter
Town of Winfield
Town of Westfield
Town of Greenwood
Town of Merrimac
Town of Prairie du Sac
Town of Sauk
Town of Troy
Town of Excelsior
Town of Reedsburg
Town of Ironton
Town of Spring Green
Town of Arena
Town of Wyoming
Town of Dane
Town of Bear Valley
Town of Franklin
Town of Westport
Town of Caledonia
Town of Newport
Town of Baraboo
Town of Fairfield
Town of Honey Creek
Town of Seven Mile Creek
Town of Troy
COLUMBIA CO.
JUNEAU CO.
RICHLAND CO.
SAUK 56 SW
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R 6 E
R 7 E
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LEGEND
CIVIL TOWNS
SECTION NUMBERING OF A TOWNSHIP
REGIONS
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WC
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SC
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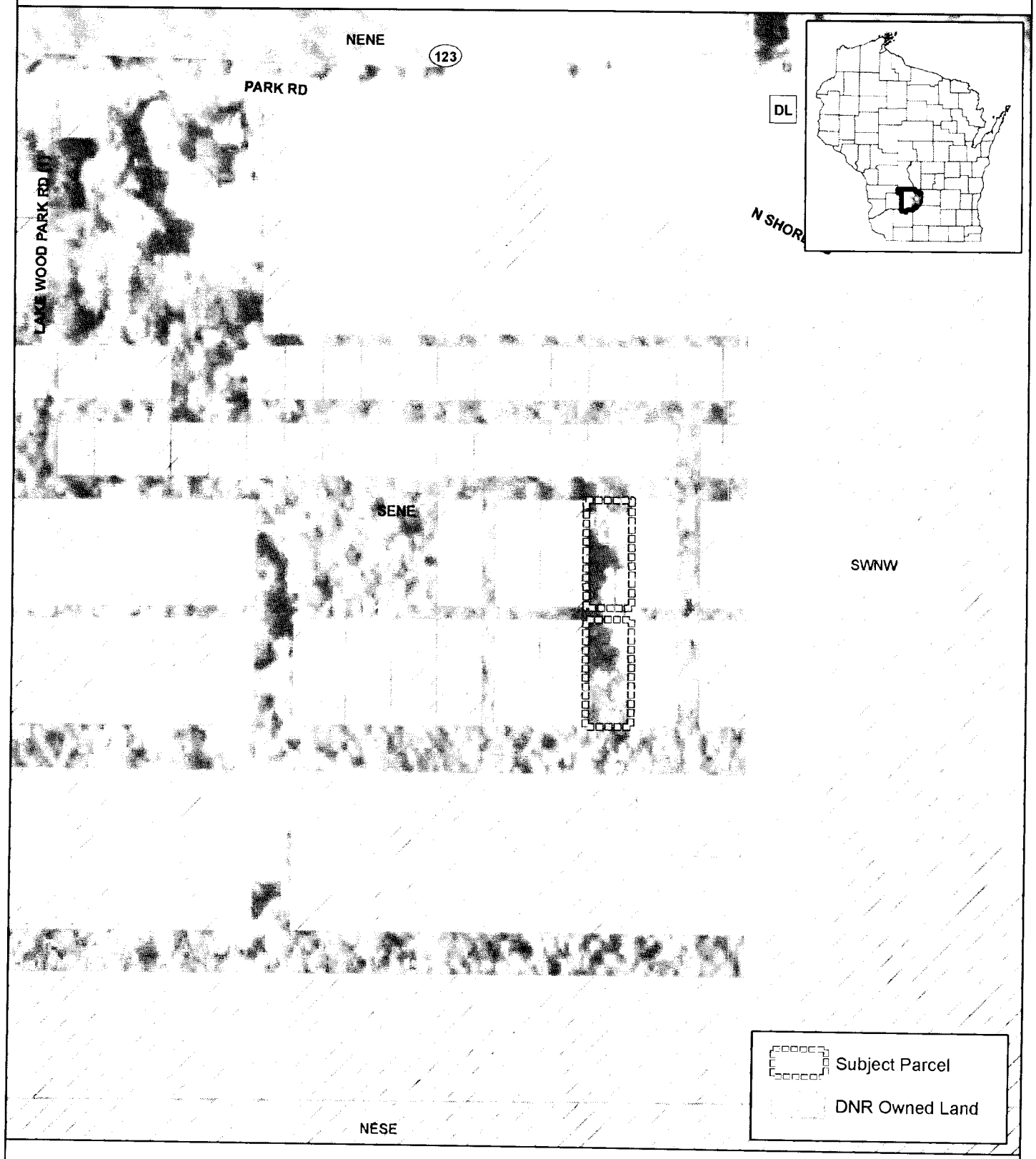
John and Leola B. Stanko Property

T 11N R 06E Section 14, Town of Baraboo, Sauk County



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0 100 200 400 600 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
October 7, 2008

John and Leola B. Stanko Property

Devils Lake State Park--- IANSR

Subject Property

WDNR Owned

WDNR Easement

Feet
0 300

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.

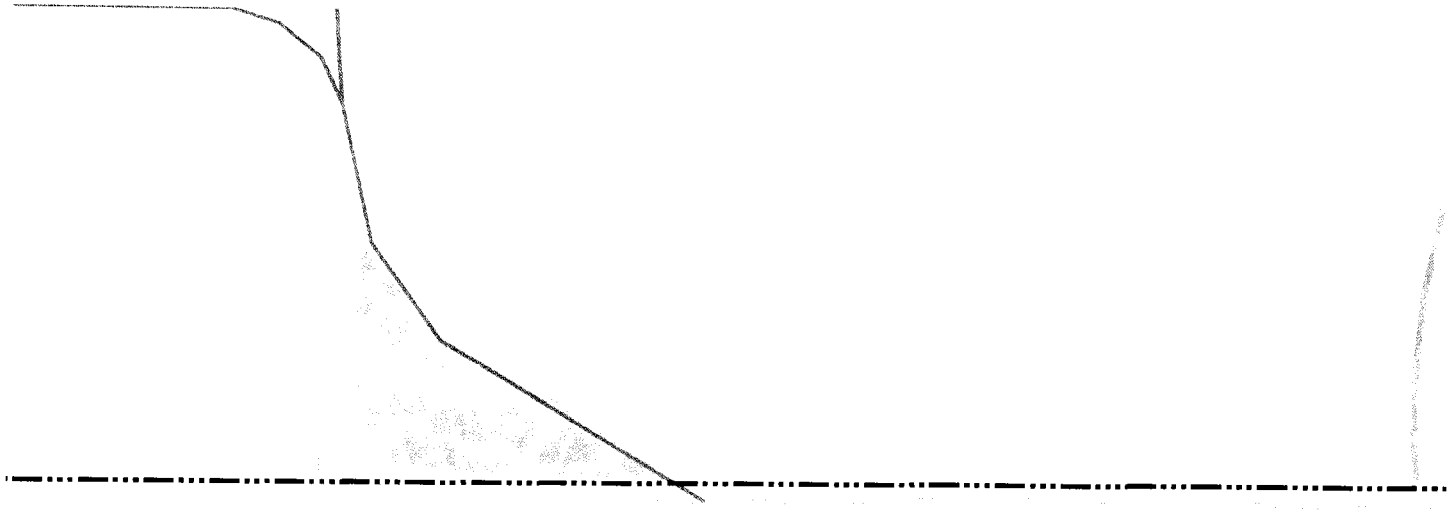
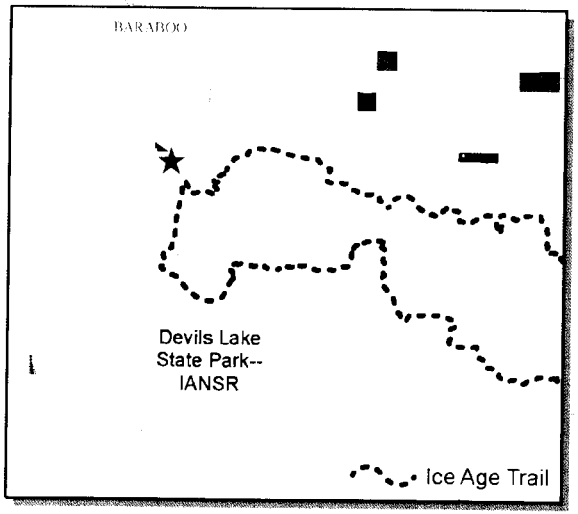
This data set does not differentiate between lands that are open or closed to the public for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have specific limitations or restrictions on public use. This data set is not intended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

October 6, 2008