

Rev. 5-91

**SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – BUCKHORN STATE PARK – JUNEAU COUNTY**

**FOR: JANUARY 2008 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 200 acres of land from Castle Rock Lake, LLC for \$440,000 for Buckhorn State Park in Juneau County. The item is being submitted because the purchase price exceeds \$150,000 and the project boundary needs to be amended to include 40 acres.

Buckhorn State Park was established in 1971 to provide water and land-based public recreation, to protect and manage the biological resources in the area, and to protect the scenic beauty of the Buckhorn Peninsula, located on the Castle Rock Flowage. Recreational opportunities provided at the park include camping, swimming, picnicking, boating, fishing and hiking. During the 1977 Master Planning Process for the state park, about 1,800 acres were designated to become the Buckhorn State Wildlife Area. In February of 2007, the Board approved a master plan for the state park and the two adjoining wildlife areas. This parcel is within the park expansion area except for the south 40 acres. These 40 acres lie in an area between the state projects that was intentionally left out of the boundary due to existing residential development. The 40 northern acres that are part of this acquisition remain unimproved. Because of this, it is the Departments recommendation to add these acres to the boundary due to fact that they are unimproved and contiguous with the park.

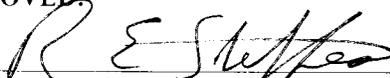
The Castle Rock Lake, LLC tract is located approximately two miles from the Castle Rock Flowage and consists of 200 acres woodland. About 180 acres of oak and jack pine have been harvested and are regenerating. The remaining 20 acres are a pine plantation. The property has buildable soils, but is currently restricted as part of the approval of a Planned Unit Development (PUD) at another location by the Town of Germantown Board. Acquisition of this property will provide additional opportunities for public recreation especially hiking and cross-country skiing, protect wildlife habitat, and begin bridging the state park and the wildlife area along the northern boundary.

**RECOMMENDATION:** That the Board approve the acquisition of 200 acres of land for \$440,000 for Buckhorn State Park and approve a project boundary modification to include the entire parcel.

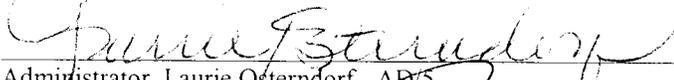
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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

12-28-07  
Date

  
Administrator, Laurie Osterndorf - AD/5

12/28/07  
Date

  
Secretary, Matthew J. Frank - AD/5

11/3/08  
Date

- cc: S. Miller – LF/6
- R. Steffes - LF/6
- L. Ross – AD/5
- S. Humrickhouse – WCR/Eau Claire
- W. Smith – PR/6

CORRESPONDENCE/MEMORANDUM

DATE: January 4, 2008 FILE REF: P-1919
TO: Governor Doyle
FROM: Matthew J. Frank
SUBJECT: Proposed Land Acquisition, Castle Rock Lake, LLC Tract. File # P-1919, Option Expires April 3, 2008

1. PARCEL DESCRIPTION:

Buckhorn State Park
Juneau County

Grantor:

Castle Rock Lake, LLC
c/o Dan Feick
2901 International Lane, Suite 200
Madison, WI 53708

Acres: 200.0
Price: \$440,000
Appraised Value: \$440,000
Interest: Purchase in fee
Improvements: None

Location: The tract is located eleven miles northeast of the City of Mauston, in east central Juneau County.

Land Description: The subject area is level to mildly undulating.

Table with 3 columns: Coertype Breakdown, Type, Acreage. Row 1: Wooded Upland, 200.0

Zoning: (Agriculture, Residential, Open) - Town resolution restricts development as part of a larger Planning Unit Development (PUD) at another location

Present Use: Timberland

Proposed Use: Public Recreation, Wildlife Habitat and Forestry

Tenure: 4 years

Property Taxes: \$255.60

Option Date: December 5, 2007

Stewardship Land Access:

As part of the approved 07-09 Biennial Budget. Stewardship land access was emphasized. Except as described below, any land acquired by the Department is to be open for nature based outdoor activity. The new law did provide for the Department to limit hunting and other outdoor activities at state parks, fish hatcheries, wildlife refuges and within 1,700 feet of hospitals, sanitariums and school grounds, in accordance with existing statutes.

This parcel, as part of Buckhorn State Park, will be open to early and late archery deer hunting as well as spring turkey hunting for the first three periods. If the CWD boundary were expanded over this land in the future, then it would be open to deer gun hunting.

In addition to hunting, the land will be managed for hiking trails, nature watching, photography, mushroom and berry picking. The Department will look into its potential for savanna development, which would benefit various wildlife and plant species.



2. JUSTIFICATION:

The Department proposes to purchase 200 acres of land in Juneau County from Castle Rock Lake, LLC for Buckhorn State Park to increase opportunities for public recreation especially hiking and cross-country skiing and for the protection of wildlife habitat. Castle Rock Lake, LLC tract is located approximately two miles from the Castle Rock Flowage and consists of 200 acres woodland. About 180 acres of hardwoods have been harvested and the remaining 20 acres are a pine plantation. The property has buildable soils, but is currently restricted as part of the approval of a Planned Unit Development (PUD) by the Town Board. About 40 acres of the property is outside the boundary and if approved for purchase, the acres will be added to the boundary at the January meeting of the Natural Resources Board.

Buckhorn State Park was established in 1971 to provide water and land-based public recreation, to protect and manage the biological resources in the area, and to protect the scenic beauty of the Buckhorn Peninsula, located on the Castle Rock Flowage. Recreational opportunities provided at the park include camping, swimming, picnicking, boating, fishing and hiking. As a result of comments received during the master planning process for the state park, 1,800 acres were designated from the state park to create the Buckhorn State Wildlife Area in 1977.

In February of 2007, the Natural Resources Board approved a master plan for the park and two adjoining wildlife areas. The plan will help the Department manage all three projects for enhancement of trails development, wildlife and plant habitats and general natural scenic qualities.

This acquisition will protect lands that Castle Rock Lake, LLC had intended to develop until the town voted as part of a resolution to leave this property unimproved and undeveloped. This restriction could possibly be reversed by a future town board. Therefore, it seems prudent to move ahead with an acquisition that begins the process of providing a bridge between the state park and the state wildlife area. In addition to land protection, the purchase will provide a large acreage for public use.

The Department recommends acquisition of this property to provide additional opportunities for public recreation and to aid in the management of natural resources with additional consolidation of land between the park and the wildlife areas. The Department will develop trails and other features for public use.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction
\$1,900,000	\$73,432

4. ACQUISITION STATUS OF THE BUCKHORN STATE PARK:

Established: 1971  
Acres Purchased to Date: 2,621.55  
Acquisition Goal: 4,371 Acres  
Percent Complete: 60%  
Cost to Date: \$1,051,527

5. APPRAISAL:

Appraiser: Rodney Bush (Private Appraiser)  
Valuation Date: July 31, 2007  
Appraised Value: \$440,000  
Highest and Best Use: Recreation and Timber Production

Allocation of Values:

- a. land: @ \$2,200 per acre: \$440,000
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$2,144 to \$2,846 per acre

Appraisal Review: Phil Lepinski - August 20, 2007

Comments: The appraiser considered the negative value of the local development restrictions on this land.

RECOMMENDED:

  
Richard E. Steffes

1-4-08  
Date

  
Bureau of Legal Services

1/4/08  
Date

  
Laurie Osterndorf

1/4/08  
Date

RES:ch



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# Castle Rock Lake LLC Acquisition

## Buckhorn State Park

Subject Property

W DNR Owned

W NDR Eased

W DNR Leased

Ice Age Trail

Project Boundary

Open Water



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 (FL), and may include errors and/or omissions. This 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 or may be 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/facilities/servicecenter/locations.htm>

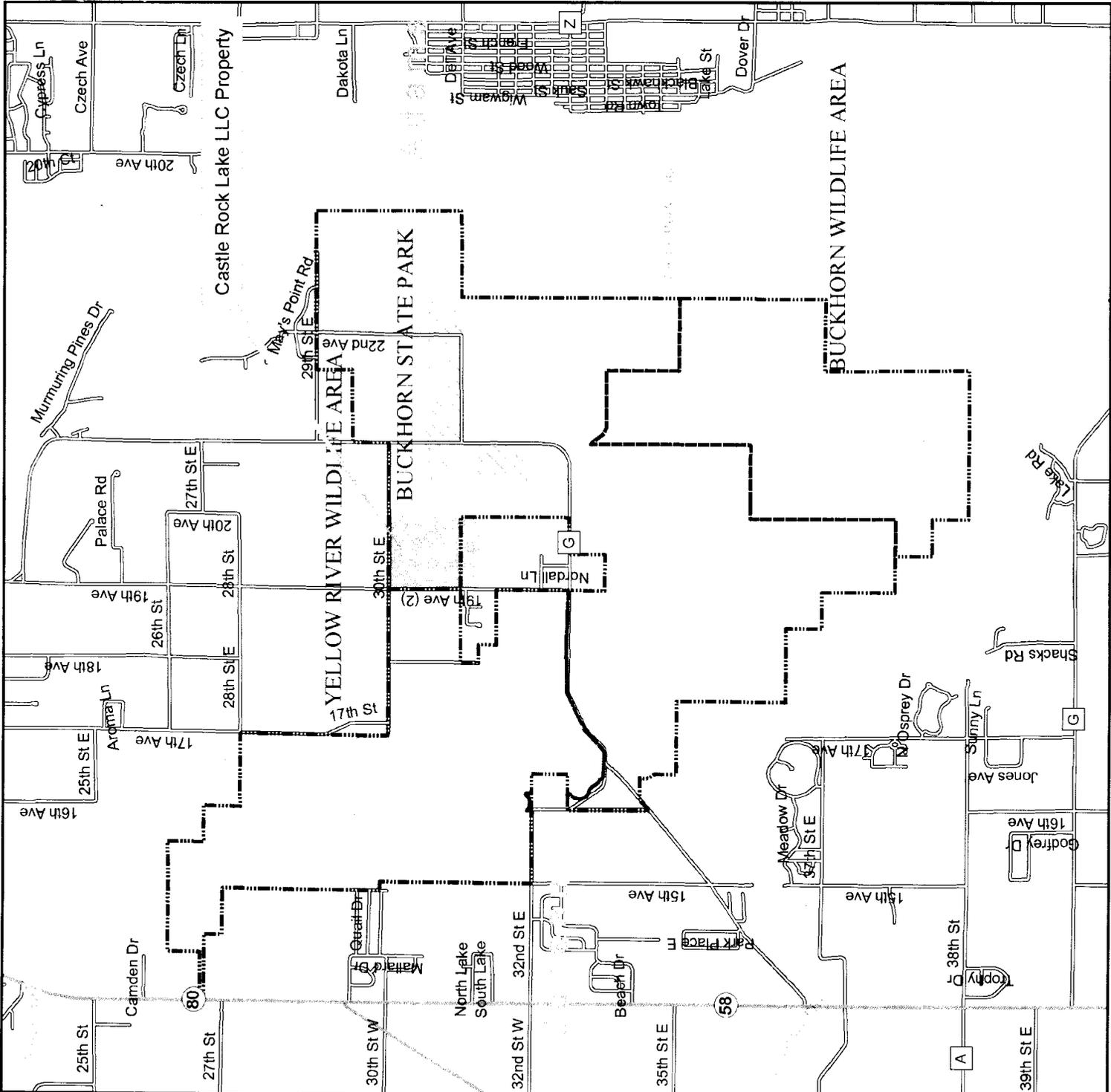
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN  
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands

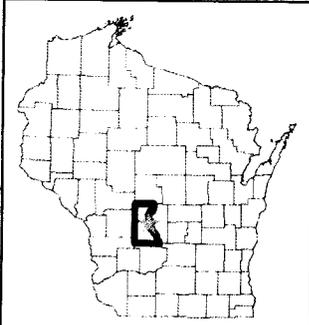
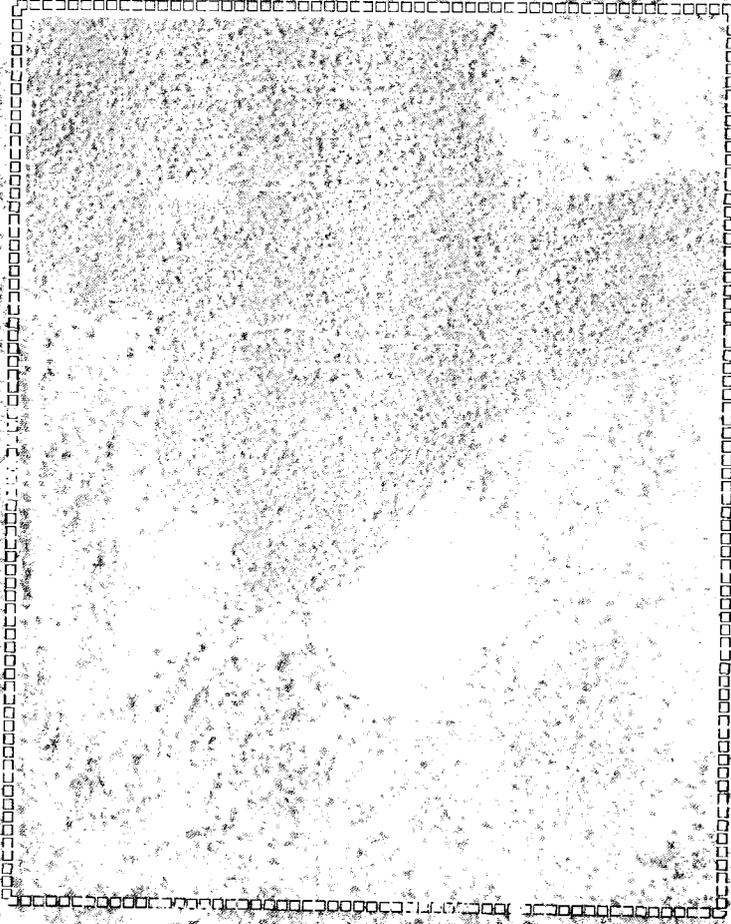
December 21, 2007



# Castle Rock Lake LLC Property

T 17N R 4E Section 10, Town of Germantown, Juneau County

 Subject Parcel  
 Access Easement  
DNR Managed Land



Created by Bureau of Facilities and Lands  
Real Estate Section  
December 21, 2007

