

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

**FOR: DECEMBER 2010 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 40 acres of land from the Eugene Prine and Gail McCallum Revocable Trust for \$310,000 for the Devils Lake State Park in Sauk County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located in Sauk County in the Town of Merrimac. It is within Devil's Lake State Park project boundary and is bordered on three sides by Department ownership. It is half cropland, half woods and includes an old farmstead. Department ownership will provide opportunities for public recreation, will consolidate department ownership, and prevent incompatible development 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.

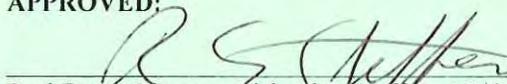
Acquisition of this parcel will prevent development within park boundaries that is incompatible with the goals of the project and protect the scenic resources within Devil's Lake State Park. Its purchase by the Department will provide additional land for outdoor recreation at a very heavily used state park.

**RECOMMENDATION:** That the Board approve the purchase of 40 acres for \$310,000 for Devils Lake State Park in Sauk County.

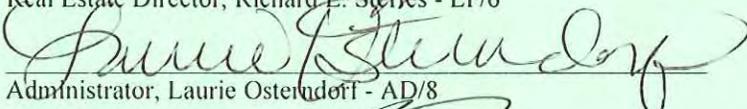
**LIST OF ATTACHED MATERIALS:**

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

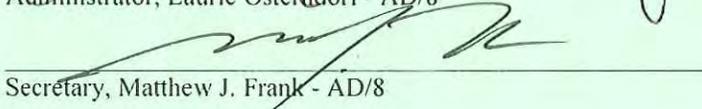
**APPROVED:**

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

11-5-10  
Date

  
Administrator, Laurie Osterndorf - AD/8

11/9/10  
Date

  
Secretary, Matthew J. Frank - AD/8

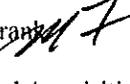
11-12-10  
Date

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

## CORRESPONDENCE/MEMORANDUM

DATE: November 4, 2010 FILE REF: PR 40096

TO: Natural Resources Board

FROM: Matthew J. Frank 

SUBJECT: Proposed Land Acquisition, Eugene Prine and Gail McCallum Revocable Trust Tract, File # PR 40096, Option Expires February 9, 2011

1. PARCEL DESCRIPTION:

Devils Lake State Park  
Sauk County

Grantor:

Eugene Prine and Gail McCallum Revocable Trust  
5207 Brown Valley Road  
Middleton, WI 53562

Acres: 40.0Price: \$310,000Appraised Value: \$310,000Interest: Fee Title PurchaseImprovements: House, garage, farm buildingsLocation: The property is located in Sauk County in the Town of Merrimac about three miles southeast of Baraboo.Land Description: The subject land is gently rolling to rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	17.0
	Cropland	20.0
	Building Site	<u>3.0</u>
	TOTAL:	40.0

Zoning: Agriculture and ConservationPresent Use: VacantProposed Use: Resource Protection and Public Outdoor RecreationTenure: 8 yearsProperty Taxes: \$2,733Option Date: October 13, 2010Stewardship Land Access: This property will be open to the public for several nature-based outdoor recreational activities to include hunting, fishing, hiking, and cross-country skiing.2. JUSTIFICATION:

The Department has obtained an option to purchase 40 acres of land from the Eugene Prine and Gail McCallum Revocable Trust for \$310,000 for the Devils Lake State Park in Sauk County. The property is located in Sauk County in the Town of Merrimac, is within the Devil's Lake State Park project boundary and is surrounded on three sides by department ownership. It is one of the few remaining in-holdings within the project boundary. It is half cropland, half woods and includes an old farmstead. Department ownership will provide opportunities for public recreation, will consolidate department ownership, and prevent incompatible development 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 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 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.

Improvements consist of a house, garage, barn, and sheds. The Department will continue to rent the house to the current occupant. The Department will look into long-range disposition of the improvements. However, eventually, these will be sold for removal or salvage and the site restored to a natural condition.

The Department recommends acquisition of this parcel to prevent development within park boundaries that is incompatible with the goals of the project and to protect the scenic resources within Devil's Lake State Park.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,685,000	\$11,717,498

4. ACQUISITION STATUS OF THE DEVILS LAKE STATE PARK-IANSR:

Established: 1911  
Acres Purchased to Date: 9,414.72  
Acquisition Goal: 11,050.0 Acres  
Percent Complete: 85.20%  
Cost to Date: \$7,107,339.23

5. APPRAISAL:

Appraiser: Julie Hanks  
Valuation Date: December 27, 2007  
Appraised Value: \$310,000  
Highest and Best Use: Rural residential with agricultural land

Allocation of Values:

- a. land: 40.0 acres @ \$7,750.00 per acre: \$310,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$7,438 to \$8,250 per acre

Appraisal Review: Ronald Olson - February 14, 2008

Comment: Improvements contribute \$70,000 of the \$310,000 total value.

RECOMMENDED:

  
Richard E. Steffes

11-5-10  
Date

  
Bureau of Legal Services

11-5-10  
Date

  
Laurie Osterndorf

11/9/10  
Date

RES:dv



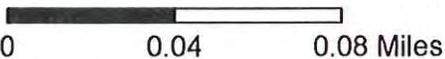
# Eugene and Gail Prine Revocable Trust Parcel

T11N R7E Section 20, Town of Merrimac, Sauk County, WI (40.00 Acres)



## Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned



## Subject Property

**PR 40096**

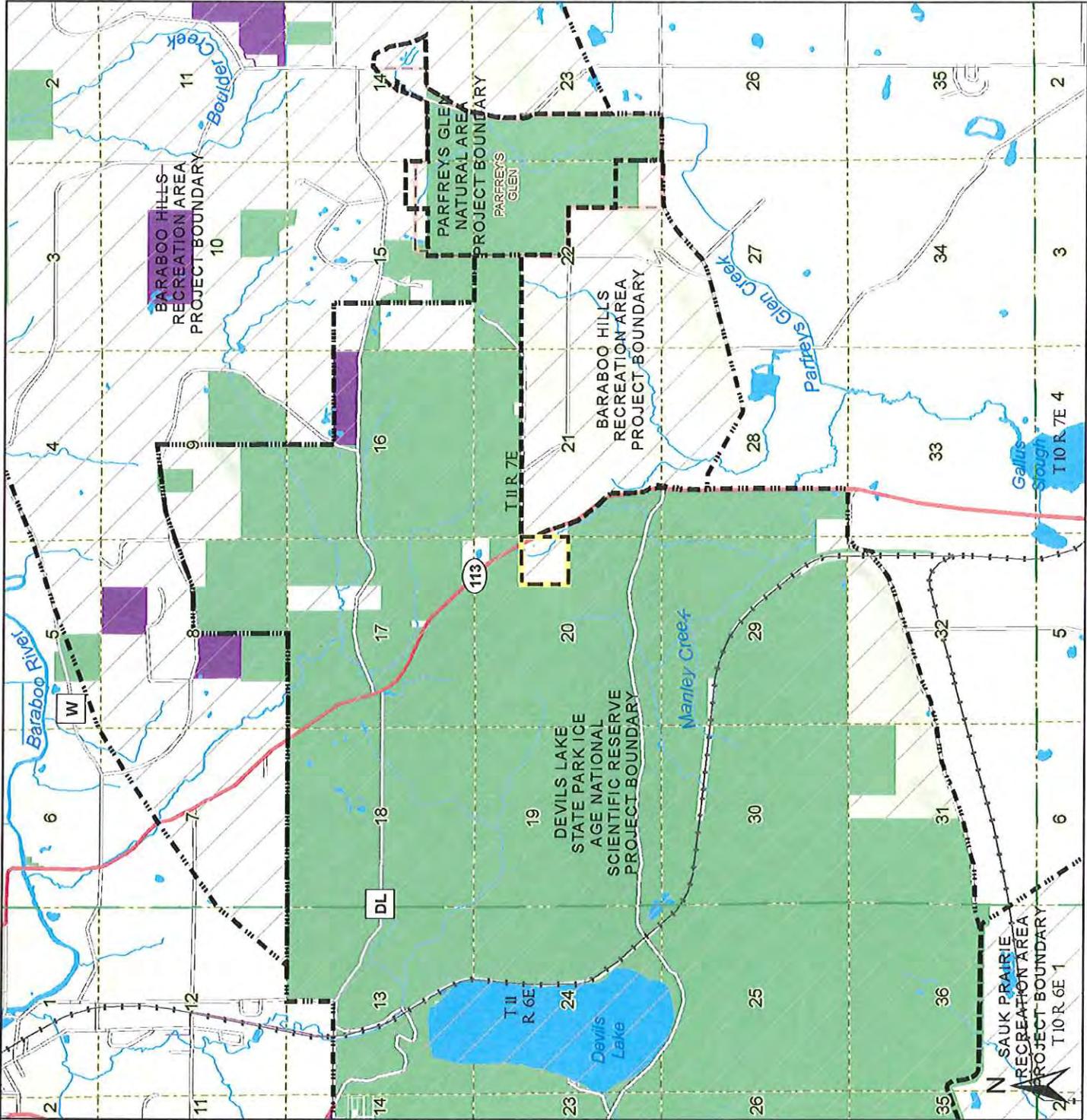
Devils Lake State Park  
Ice Age National Scientific Reserve

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

Nov. 1, 2010  
Real Estate Section  
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides maps of information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



**Eugene and Gail Prine  
Revocable Trust Parcel**

**PR 40096**

Devil's Lake State Park  
Ice Age National  
Scientific Reserve

T11N R7E Section 20  
Town of Merrimac  
Sauk County, WI  
(40.00 Acres)

**Subject Property**

-  Fee Simple
-  Easement
-  Ingress/Egress

**Legend**

-  DNR Project Boundary
-  State Natural Area
-  PLSS Section Line
-  County Boundary
-  DNR Owned
-  DNR Easement



 Subject Property *County View*

The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. This address is a spatial representation of the Official Land Records System maintained by the DNR, Bureau of Facilities and Lands (FL), 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 may be open to the general public, or may have specific limitations or restrictions on public use. This dataset 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/casr/servicecenters.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.