

**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
- No  Environmental Assessment of Impact Statement Required
- No  Background Memo

- Yes  Attached
- Yes  Attached
- Yes  Attached


**APPROVED:**

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

7-12-07  
Date

  
\_\_\_\_\_  
Administrator, Laurie Osterndorf - AD/5

7/13/07  
Date

  
\_\_\_\_\_  
Secretary, Scott Hassett - AD/5

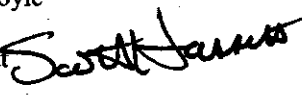
7/14/07  
Date

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

## CORRESPONDENCE/MEMORANDUM

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

TO: Governor Doyle

FROM: Scott Hasset 

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.

<u>Covertypes Breakdown:</u>	<u>Type</u>	<u>Acreage</u>
	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

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

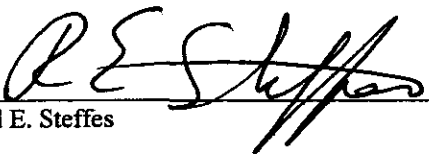
Allocation of Values:

- 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

7-12-07  
Date

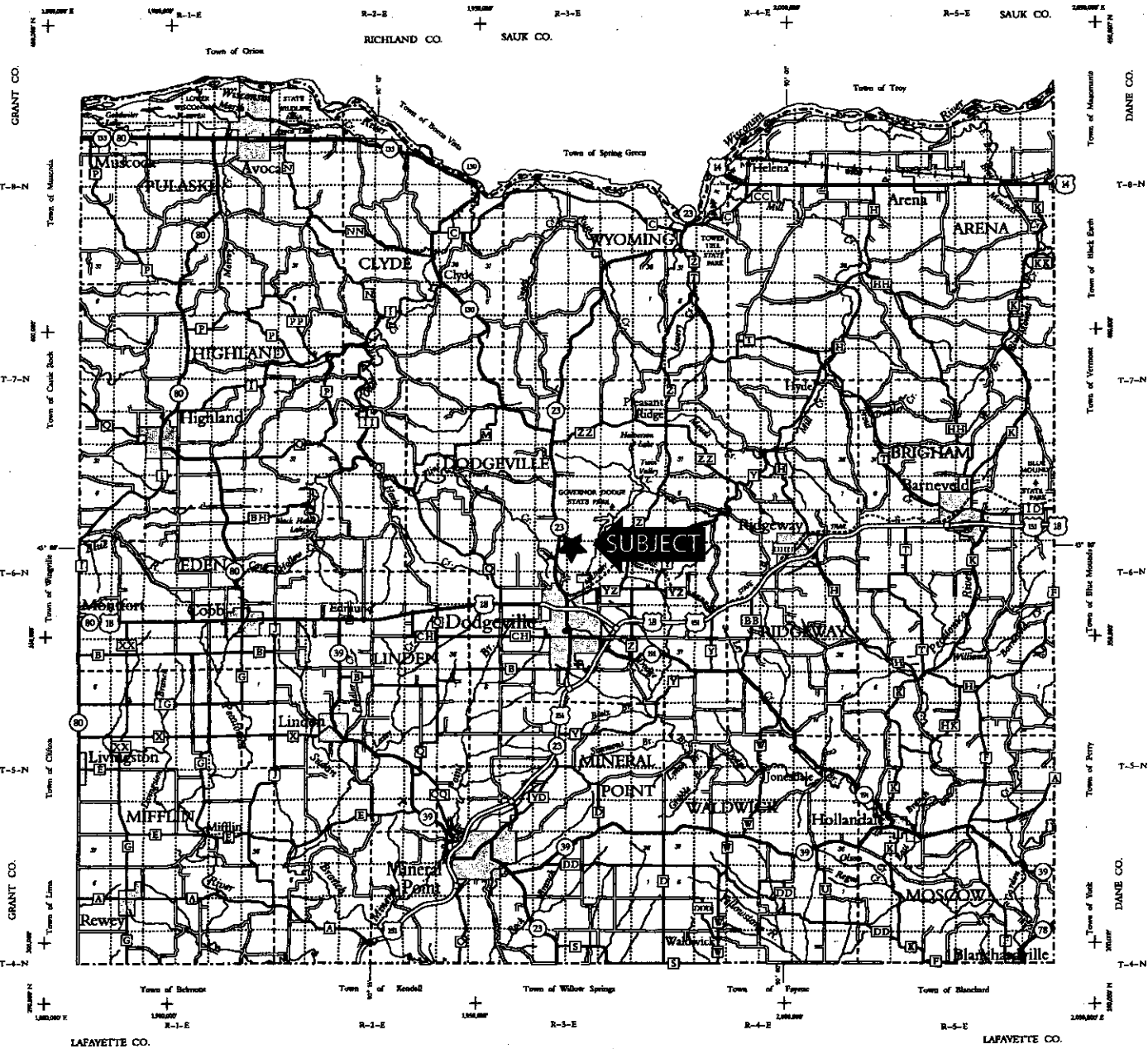
  
Bureau of Legal Services

7/12/07  
Date

  
Laurie Osterndorf

7/13/07  
Date

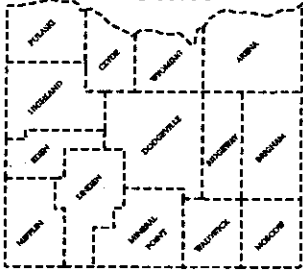
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**LEGEND**

- Freeway .....
- Multi-lane Divided .....
- U.S. or State Hwy .....
- County Trunk Hwy .....
- Town Road .....
- Private .....
- 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 .....
- School .....
- Airport .....
- County Seat .....
- Unincorporated Village .....
- Fish Hatchery .....
- Game Farm .....
- Public Hunt or Fish Gnd. .....
- Public Camp & Picnic Gnd. .....
- Ranger Station .....
- State Park .....
- County Park .....
- Wilderness Park .....
- River Area .....
- Woods .....
- Woods .....
- Woods .....

**CIVIL TOWNS**



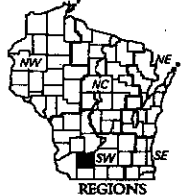
**SECTION NUMBERING OF A TOWNSHIP**

6	7	8	9	10	11	12
1	2	3	4	5	10	11
16	17	18	19	20	21	22
26	27	28	29	30	31	32
36	37	38	39	40	41	42

**MILES OF HIGHWAY as of Dec. 31, 2004**

STATE	178
COUNTY	355
LOCAL ROADS	779
OTHER ROADS	9
TOTAL FOR COUNTY	1,321

Land Area (2000 Census) ... 753 sq. mi.  
Population (2000 Census) ... 21,349  
County Seat ... Dodgeville



**IOWA CO.**

DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Indianapolis, Wisconsin

SCALE 1" = 1 MILE

Revised for  
JAN. 2006

Map compiled from U.S.G.S. Quadrangle  
128,000 Series








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

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for a hard copy of this document.**

# Rundhaug Property

Governor Dodge  
State Park

-  Subject Property
-  WDNR Owned
-  WDNR Eased
-  WDNR 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 Graceland 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/cf/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

