

AUTHORIZING A PURCHASE OF LAND FOR FISH LAKE COUNTY PARK FROM
THE CLAYTON P. GANSER REVOCABLE LIVING TRUST

The Dane County Land & Water Resources Department (LWRD) recommends the purchase of approximately 192 acres of land, of which 60 acres are submerged, in the Town of Roxbury from the Clayton P. Ganser Revocable Living Trust (Trust). Unlike most Wisconsin lakes, ownership of parcels at Fish Lake includes the lake bed. The property sits on the south shore of Fish Lake, off the northeast corner of Hornung Road and Fish Lake Road, is adjacent to Lussier County Park and is within the Fish Lake Natural Resource Area boundary.

The county purchased 80 acres of adjacent land to the east from Clayton Ganser in 2009 and obtained a right of first refusal on these lands as part of the transaction. Mr. Ganser passed away in 2021 and the Trust offered to sell the property to the county. The parties have agreed to a purchase of price of \$2,890,000 which is based on appraisal.

The landscape gently rises from the lake shore to a hilltop which overlooks the lake and surrounding area then slopes back down to level cropland as it approaches Hornung Road. The property contains approximately 80 acres of cropland and 50 acres of woods with mature oaks and three small ponds of the property. There are 2 houses and multiple outbuildings off Fish Lake Road and an old cabin along the shore. An existing dirt road runs along the lakeshore, ending at the county's property. The property has approximately 4000 feet of Fish Lake frontage which, added to current County holdings around the lake would total approximately 12,500 feet of frontage of public ownership.

Acquisition of the property will allow the county to protect more shoreline of Fish Lake and will provide increased opportunities for public recreation including canoeing/kayaking, shore fishing, hiking and possible future camping.

Funds for the purchase are available in the 2023 Dane County Conservation Fund budget. The debt issued to support this expenditure will have a term of 20 years.

NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors and the Dane County Executive hereby authorize the purchase of approximately 192 acres from the Clayton P. Ganser Revocable Living Trust for \$2,890,000 plus miscellaneous costs according to Wis. Stats. Chapter 27.03(3); and

BE IT FINALLY RESOLVED that the Dane County Land & Water Resources Department Director and the Real Estate Coordinator are authorized to administer the closing and the transfer of the above-mentioned property to Dane County, and the Controller is authorized to issue checks necessary to effectuate the transaction.