

AUTHORIZING A PURCHASE OF LAND FOR BABCOCK COUNTY PARK

Dane County Land & Water Resources Department (LWRD) recommends the purchase of approximately 13 acres of land in the Town of Dunn from Todd and Tammy Darst and the Darst Revocable Trust. This property sits on the corner of State Highway 51 and Exchange Street and would allow expansion of the east side of Babcock County Park, providing opportunities for trail connections and additional public access.

Approximately 12 acres of the property is located on the north side of Exchange Street and are currently a mix of agri-business and residential. The Darst's own and operate the Toddle-In Nursery on approximately 10 acres that contains two storage/retail type buildings and a pump house. Culturally significant resources have been noted on the hilltop of this portion of the property. The purchase of this property would ensure future preservation of these resources.

The adjacent 2 acres to the east is a residential lot containing a 1,400 square foot house that the owner uses during the growing season. LWRD plans on carving the house off the property and offering it for sale. The remaining approximate 1 acre across the street sits on the Yahara River and contains a small storage building. It is mostly wetland and will provide opportunities for lake management.

The Darst's have agreed to a purchase price of \$1,400,000 for the property and will lease the property back at no cost through August 2028. This occupancy period will give the seller time to close down business operations and remove all of the plantings and equipment.

Funds for the purchase are available in the 2025 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 13 acres from Todd and Tammy Darst and the Darst Revocable Trust for \$1,400,000 plus miscellaneous costs according to Wis. Stats. Chapter 27.03(3); and

BE IT FURTHER 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; and

BE IT FINALLY RESOLVED that the Dane County Land & Water Resources Department Director and the Real Estate Coordinator are authorized to survey and carve off the house and offer it for sale on the open market.