



# LIBRARIES

UNIVERSITY OF WISCONSIN-MADISON

## **Statistics of Dane County, Wisconsin : with a sketch of the settlement, growth, and prospects of the village of Madison. 1852**

Madison, Wisconsin: Carpenter and Tenney, 1852

<https://digital.library.wisc.edu/1711.dl/LTKY53IIGMPZD8W>

Based on date of publication, this material is presumed to be in the public domain.

For information on re-use, see

<http://digital.library.wisc.edu/1711.dl/Copyright>

The libraries provide public access to a wide range of material, including online exhibits, digitized collections, archival finding aids, our catalog, online articles, and a growing range of materials in many media.

When possible, we provide rights information in catalog records, finding aids, and other metadata that accompanies collections or items. However, it is always the user's obligation to evaluate copyright and rights issues in light of their own use.

750 21  
ST

---

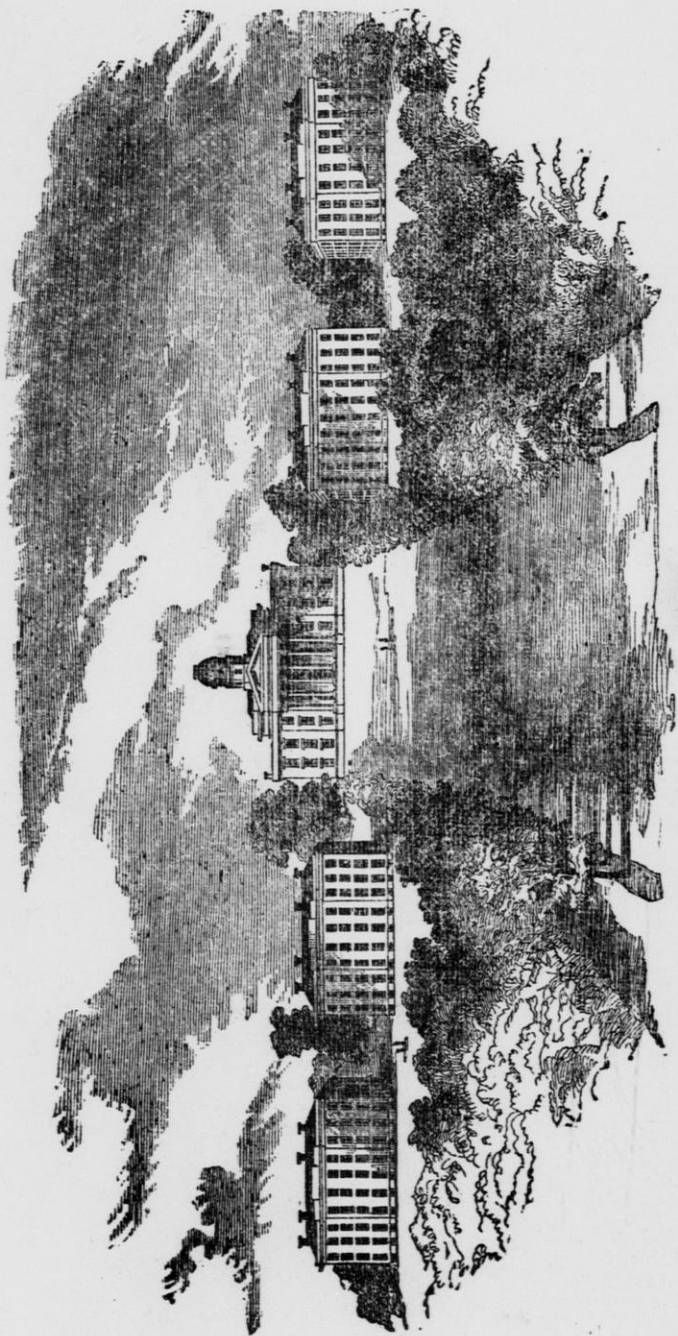
STATISTICS

OF

**DANE COUNTY,**

WISCONSIN.

---



PLAN OF THE UNIVERSITY OF WISCONSIN.

# STATISTICS

OF

## DANE COUNTY, WISCONSIN:

WITH A SKETCH OF THE

SETTLEMENT, GROWTH, AND PROSPECTS

OF THE

## VILLAGE OF MADISON.

---

COMPILED FROM AUTHENTIC SOURCES, BY THE PUBLISHERS.

---

MADISON:

CARPENTER & TENNEY, STEAM PRESS PRINT.

1852.

STATISTICS

DAVE GIBBY

LETTER

LETTER

DAVE

LETTER

1931

# DANE COUNTY.

## GEOGRAPHICAL POSITION &c.

The 431 parallel of north latitude, within a minute fraction, passes through the centre of Dane county, in longitude 89°, 20', west from Greenwich. The county is bounded on the North by Sauk and Columbia counties; East by Jefferson and Dodge; South by Rock and Green; and West by Iowa. Its altitude above the Atlantic Ocean, at the level of the Fourth Lake, is 788 feet, and above Lake Michigan, 210 feet. It is by far the largest of the older settled counties, containing thirty five townships—1235 square miles—or 790,400 acres of land.

The surface in general slopes to the east and south—rising gradually from a level on its eastern border, of about 163 feet above Lake Michigan, to near its western limits, in the vicinity of Blue Mounds. These Mounds are the highest points in the State, their summits attaining an elevation of 1000 feet above the Wisconsin river at Helena.

The geological structure of the country is worthy of notice in this connection, since the quality of soil in a given district, depends almost entirely upon the *wash* it receives from its highlands. A section through Blue Mounds, beginning at the top and descending vertically, would show the following result: Ironstone, 410 feet; Magnesian lime or lead bearing rock, 169 feet; Saccharoid sandstone, 40 feet; Alternations of sand and limestone, 188 feet; Sandstone, 3 feet; Lower limestone. (at the level of the Wisconsin) 190 feet. It will thus be seen that limestones form the principal mass of solid rock; but, in addition to this, the drift formation which covers the surface, is composed in considerable proportion, of limestone boulders and pebbles. Thus all the elements exist to form a soil of the best possible description, for agricultural purposes; and this accounts for that thorough impregnation of lime, throughout the county, so essential to certain crops.

## PRINCIPAL RIVERS, CREEKS, AND LAKES.

From what is above stated of the physical outlines of the county, the intelligent reader will readily infer that numerous streams have their source within its limits. The following is a brief enumeration of the more important ones—

**BLUE MOUNDS CREEK** rises in the north west part of the county, and flows into Black Earth River.

**BLACK EARTH RIVER** has its source near the head of Fourth Lake. It flows north westerly, through a lovely valley, and empties into the Wisconsin at Arena.

**THE WISCONSIN RIVER.**—This noble stream borders on the north-west corner of the county, cutting off about half a township. It is the great artery of interior commerce with the west, affording, through the steamers plying upon it, communication with the whole valley, of the Mississippi. With the completion of the Fox River improvement, a line of steam communication will also be opened eastward, to the Great Lakes.

**BOWLING CREEK** rises in the town of Farmersville, and flows north into the Wisconsin.

**WATERLOO CREEK.**—This stream has its source in the north east portion of the county, and running easterly empties into the Crawfish, a branch of Rock River.

**THE CAT FISH.**—This stream, connecting the Four Lakes, and forming their outlet, is by far the most important, forming as it does the great basin of the county.—A description of its valley is reserved until we speak of lakes. Its source is the Fourth Lake, and taking a south-easterly course, its waters are discharged into Rock River a few miles south of the county line.

The **BAD FISH** is a branch of the Cat Fish, coming in from the west.

**SUGAR RIVER** has its source in the south-west part of the county, and flowing south empties into Rock River. Its valley forms a magnificent farming country.

**THE PECATONICA** has branches rising in the south-west corner of the county.

Great numbers of small streams flow into the lakes on all sides. The two largest are **DOOR** and **TOKEN CREEKS**—the former flowing into First, and the latter into Fourth Lake. As all these water-courses have their origin in springs, the reader may well surmise that every section is well watered.

### LAKES IN DANE COUNTY.

The lakes in this county are the most beautiful objects that imagination can picture, and lend a charm to the scenery such as few, if any localities, can present.—There are in all twelve lakes in Dane county—but the principal, and those most attractive, are the Four Lakes, lying in the valley of the Cat Fish, and nearly in a direct line from north-west to south-east. A brief description of each, is all that space allows. They must be seen to be appreciated.

**FIRST LAKE.**—This lake is the lowest of the four. Its longest diameter is three and one-eighth miles, by two miles in its shortest; its circumference is nine and a half miles, and it covers five square miles. It is situated nine miles above Dunkirk Falls, near the southern line of the county.

**SECOND LAKE.**—This body of water lies three and a half miles above First Lake.—Its length is three and a half miles and its width about two; and with the First, has an average depth of about twelve feet.

**THIRD LAKE** is next above, at a distance of seven-eighths of a mile. It is about six and a half miles long, by two broad, occupying an area of six square miles. Madison, the County Seat and Capital of the State, is located on the strip of land about one mile across, between this and the Fourth Lake.

**FOURTH LAKE.**—This is the uppermost and by far the largest of the Four Lakes.—It has a periphery of nineteen and one-fourth miles, and covers an area of fifteen and sixty-five hundredths square miles. Its diameter is six miles by nine.

Each lake is surrounded by a broad valley, which, with the bottom lands bordering upon the numerous small streams, flowing into them, on all sides, forms a portion of agricultural country of unsurpassed fertility.

The water of all these lakes, coming from springs, is cold and clear to a remarkable degree. For the most part, their shores are made of a fine gravel shingle; and their bottoms, which are visible at a great depth, are composed of white sand, interspersed with granite boulders. Their banks, with few exceptions, are bold. A jaunt upon them affords almost every variety of scenery—bold escarpments and overhanging cliffs, elevated peaks, and gently-sloping shores, with occasional strips of meadow land between, affording magnificent views of the distant prairies and openings.—They abound in fish of a great variety of species—and water fowl innumerable sport upon the surface. Persons desiring to settle in sightly locations, with magnificent views of water and woodland scenery, may find hundreds of unoccupied places of unsurpassed beauty upon and near their margins.

### PRAIRIES, OPENINGS, SOIL, &c.

The surface of the county, as before intimated, is all rolling—hills and valleys succeeding each other—presenting much such an appearance as we might suppose the

ocean would, if, after being lashed by a tempest, its waters were instantly congealed, and the surface clothed with verdure. Hills are seldom so abrupt that they may not be cultivated, even upon their summits; valleys, though well watered, are very rarely marshy. There is not a county in the state, containing so large a body of good lands as Dane. It is doubtful whether there is a single section, not covered by water, which would not be capable of profitable cultivation. The soil is composed, for the most part, of the black deposit of decayed vegetation, which for countless ages has flourished in wild luxuriance and rotted upon the surface; of loam, and in a few localities, of clay mixed with sand. The deposit of vegetable mold has uniformly several inches of thickness on the tops and sides of hills; in the valleys it is frequently a number of feet. A soil thus created of impalpable powder formed of the elements of organic matter—"the dust of death"—we need scarcely remark, is adapted to the highest and most profitable purposes of agriculture—yielding crop after crop in rank abundance, without any artificial manuring.

#### SETTLEMENT, AND GROWTH IN POPULATION.

Dane County was set off from the west part of Milwaukee, and the east part of Iowa Counties, in 1836; but was not organized as a separate county until 1839. At the date of its creation, the total population of Wisconsin did not exceed 10,000 and as the county is just half way between Lake Michigan and the Mississippi, it will not excite surprise when it is stated that it then contained but ONE permanent settler—**Ebenezer Brigham**, of Blue Mounds—and that its growth for a few years was quite slow. The following table, compiled from authentic sources, shows the increase of population to the present time—

1835	1
1838	172
1840	314
1842	776
1844—estimated	1436
1846	8289
1847—December 25th	10,935
1850—June 1st	16,559
1851—estimated to June 1st	19,000
1852	23,000

The total number of cultivated farms in the county, by the census of 1850, was 1511.

The number of dwelling houses in the county at the census date, was 3516; the number of saw-mills driven by water 12; by steam 3; flouring mills 4—total mills 19.

The healthiness of the climate is remarkable. Notwithstanding the visitation of the cholera, in 1850, the total number of deaths for the year was only 136 or one to 124 of the population. We have no data for comparison since; but it is certain that the proportion has not been increased. When the exposures and vicissitudes incident to the settlement of a new country, are taken into account, it will be seen that for healthfulness, this county will compare with the most favorable sections in this respect in the United States.

The total area of the county, as before stated, is 1235 square miles. Thirty-five sections, it is estimated, are occupied by lakes and marshy grounds, leaving 1200 sections capable of improvement—or 768,000 acres. This would make 19,200 farms of 40 acres each; 9,600 of 80 acres; or 4,800 of 160. The number of cultivated farms, as appears by census, is 1511; their average size, it is believed, does not exceed 80 acres; thus leaving 8,199 such farms still unoccupied. This estimate, of course, is not absolutely accurate, but it approximates very nearly to the actual condition of things.—The 16th section in each township belongs to the Common School Fund. This embraces a total of 21,720 acres, and with the unsold University lands—about six sections—and nine sections of Capitol lands, are subject to entry, at the appraised val-



ue; and payments for the same can be made at the rate of 10 per cent. per annum on the principal, with 7 per cent. interest. These lands are almost all of choice quality.

The following table, showing the number of acres assessed, and valuation of the same for taxable purposes, since 1846, is taken from the records of the county, and exhibits a steady and rapid increase.

Year.	No. of Acres.	Valuation.
1846.....	211,487	473,209
1847.....	247,087	527,479
1848.....	327,139	740,939
1849.....	426,123	1,165,283
1850.....	514,727	1,369,753
1851.....	548,930	1,532,863

#### SCHOOLS, AND PROVISIONS FOR EDUCATION.

The system of public education in this new state, is but just commenced. Limited as the time has been, however, very much has been accomplished, as will be seen by the following statistics of this county, taken from the Reports of the Superintendent of Public Instruction.

	1850	1851
Number of School Districts	161	213
Number of Children between 4 and 20 years of age attending schools	3 566	4 702
Number do. residing in county	5 323	6 843
Amount of public monies received	\$3 597	\$4 062
Total from all sources	6,069	6,296
Average wages of male teachers per month	14 23	15 16
“ “ female “	6 00	7 35
Amount expended in erecting School houses	-----	3 003
Total valuation of School houses	-----	12 593

The following statistics showing the condition of the School Fund and Educational Interests of the State at large may not be uninteresting in this connection.

	1850	1851
Total Fund from lands sold	\$534,094	\$785,109
Income per annum	47,717	60,219
Number of scholars between 4 and 20 years of age attending school	63 241	79 869
Whole number of children	-----	111,431
Number of School Districts	-----	2 300
Number of School Houses reported	-----	1 569

The scholars attending school in 1850 amounted to 67 per cent.—in 1851, to 70 per cent. The Reports, from which these facts are taken, are made on the first of January in each year. When it is remembered that our school system has been practically, but a little over two years in operation, and the sparsity of population, compared with the area of the country, is taken into account, this is truly a remarkable exhibit.

The rapid increase of the principal of the School Fund, and the interest awakened in the cause, promises very soon to confer the benefit of a free education upon every child in the State.

#### ROADS, AND AVENUES TO MARKET.

The common roads of the county are as numerous as necessary, and as is generally the case in prairie countries, they are *always* in passable order. It requires but little labor to open roads through the openings, and, if bridging over small streams is excepted, none through the prairies.

The following are the principal avenues laid out, and in process of construction

which, when completed, will open convenient markets to every part of the county—

1st. The Fox and Wisconsin River Improvement. This great work is nearly completed, and when finished, opens a communication by steamers to the whole valley of the Mississippi and the Great Lakes—securing both markets to farmers in the north and north-west part of the county.

2d. The Milwaukee, Watertown, and Madison Plank Road will open a convenient avenue from the east side of the county. It is already completed from Milwaukee to Watertown, and the work is progressing west of the latter place, and will enter Dane County this season.

3d. The Milwaukee and Mississippi Railroad. The cars are now running between Milwaukee and Eagle Prairie—35 miles—and the road is expected to reach Whitewater (55 miles) by the 4th of July, and Rock River (Milton) by November next.—All the necessary material has been procured for this purpose; and the work is under the control of energetic and competent men. One season more, it is anticipated, will ensure the completion of the road to Madison. From thence it will pass thro' the west part of the county, and terminate on the Mississippi.

4th. The Beloit, Janesville, Madison and Fort Winnebago Railroad. This Company has a very liberal charter, the route is entirely feasible, the expense light, and there is every prospect of an early completion of the road.

Thus the avenues to distant markets for the future surplus of this great county are numerous and convenient, and their completion within a limited period may be confidently relied upon. The domestic market, however, is quite extensive. The flouring mills of the county are constantly active, and the extensive one at Madison is fitted for eight run of stones. The supplying of the upper Fisheries will for years create a large demand for the produce of our farmers.

#### CLIMATE, CULTIVATION OF FRUIT, &c.

It may be safely averred that no section of country in the temperate zone enjoys a pleasanter climate than southern Wisconsin. It is equally removed from the extremes of heat and cold. Winters, though occasionally long and severe, are more commonly mild and delicious, often with the temperature of early spring.—Snow rarely falls to the depth of 20 inches; and two-thirds of the seasons, it does not exceed 5, all together. Spring opens about the first of April, and it is rare that injury is done by frosts. Summers are warm, but tempered by proximity to the great lakes. Autumn is generally the pleasanter part of the year. Cold weather comes on imperceptibly, giving abundant time to secure crops—then follows the Indian Summer, with its weeks of smoky haze—and finally winter sets in, with no change save a gradual increase of cold—and mid-winter is sometimes reached under a clear sky, without cloud or storm.

The cultivation of fruit has but just commenced in earnest. The few orchards which have begun bearing, yield abundantly. Every variety flourishes finely, and it is reduced to a certainty that this section will soon become celebrated for the quality and quantity of its fruit.

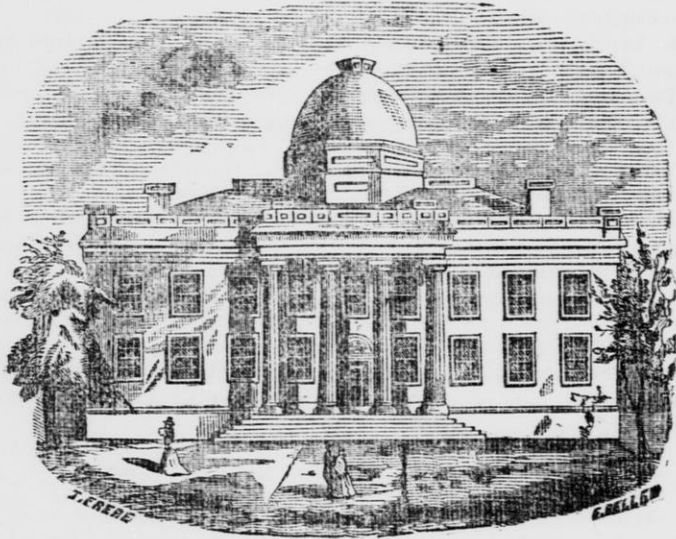
The dairy business is also admirably adapted to this county. Wild grass in immeasurable abundance, covers the surface, and for winter, costs only the cutting.—Stock flourish upon it. The cultivation of the tame grasses has commenced in various quarters, and is not a doubtful experiment. Sheep do well, and are being rapidly introduced. In short, every production of New England or New York, will be found fitted to our soil and climate.

#### RELIGIOUS SOCIETIES, &c.

Accurate data are not within reach, showing the condition of the several religious societies in the county. It may be said of them, however, that they are in as flourish-

ing a condition as the circumstances of a newly settled community will permit ; and the conveniences for public worship are steadily increasing. The principal organized societies are, Congregationalist, Methodist, Catholic, Presbyterian, Seven Day Baptists, Episcopalians, Free Will Baptists, &c.; and it may be others.

### VIEW OF THE CAPITOL OF WISCONSIN.



## MADISON.

Madison, the Capital of Wisconsin and County seat of Dane County, occupies the isthmus between the Third and Fourth Lakes. It is in the geographical centre of the county, and near the centre of the basin of the Catfish. The land on which it is located rises abruptly from the shore of the Third Lake about fifty feet, and from thence ascends gradually towards the North-west, until the centre of the Capitol Park is reached, 79 feet above the Lakes. From thence with a little greater slope, it pitches to the North west, by a gradual descent until near the Fourth Lake, where it rises with considerable abruptness about 80 feet, and then falls off boldly to the shore of the Fourth Lake—the distance across being about three-fourths of a mile. Following the cardinal points, the ground descends every way from the Capitol, all the streets from the corners of the square terminating in the Lakes, save the western which slopes gradually about half a mile, and then rises until at the distance of exactly one mile from the Capitol, it attains an elevation of at least 125 feet. This is COLLEGE HILL, the magnificent site of the State University, the full design of which will be seen in the frontispiece. Fourth Lake washes the north base of this hill, at the termination of the ground on the right of the engraving.

The site of the village was selected by the Hon JAMES D. DOTY, in 1832. The land was entered by Mr. D. associated with S. T. MASON, of Michigan, in 1835, and the plat made out in 1836. The first settlers in the place were EBEN PECK and family, on the 8th of June, 1837. On the 11th, AUGUSTUS A BIRD and SIMEON MILLS arrived. Mr. B. was accompanied by forty workmen, he having the contract

for building the Capitol. The family of JOHN PIERCE was with them, being the second settler with a family. The party were employed in Milwaukee, mostly from steamers. They set out on the 1st of June, with four teams—forded Rock River at Johnson's Rapids. (near the present village of Watertown,) and the Crawfish at what is now Milford. There being no road, they run by the compass, or followed Indian trails. It rained incessantly until the party reached Sun Prairie, in this county, (so named from the circumstance that at this place the storm abated, and for the first time on the route, the sun broke forth bright and clear,) and they finally arrived in Madison on the 11th, having been eleven days in getting through! The Capitol was located here in February, 1837, and during the same month, JOHN CATLIN and MOSES M. STRONG came through from Mineral Point, and staked out the centre of the village. Catlin employed a Frenchman to put up a log house, was appointed Post Master, and came here to reside in June of the same year. In September, 1837 JOHN STONER and family settled on the corporation, being the third in the place. Among the party who came out with Bird, and remained permanently, were DARWIN CLARK and DAVID HYER. Most of the party left on the completion of the Capitol. The families of Messrs. Bird, Mills, and Hyer came on in 1839.

At the time the Capitol was located the only settlers in the County were EBENEZER BRIGHAM, at Blue Mounds, and ABEL RASDEL, located near First Lake.—An idea of the isolation of the founders of the village will be obtained when we state that the nearest settlement, properly so called, on the north, was at Fort Winnebago—40 miles; on the East, Watertown—same distance; South-east, Janesville, about the same; and on the West, Mineral Point, 55 miles. The population of the state then did not probably, exceed 10,000, and of course was widely scattered. The new comers found a band of about 200 Winnebago Indians encamped at the foot of King Street near the present Lake House; and the hill, now covered with the habitations of men and overshadowed with beautiful groves, was a smooth prairie, crossed in various directions by the trails of the red man, and sprinkled over with a very thin growth of oaks.

Various causes operated to retard the growth of the village, a few of which we will mention.

1st The location of the Capitol brought a swarm of speculators who entered all the lands about for miles; and lots and lands were then held at higher prices than they probably will be for generations to come. Who does not remember the follies of that period?

2d The location is exactly in the centre of the state, East and West. Vast tracts of fertile country remained to be filled on each side, before the advancing multitude reached and met in the interior, for purposes of settlement. The census table on another page shows the time of this meeting, and the rapid increase since.

3d The canal for a water power was laid out on the plat in such a manner that its improvement was impossible for a number of years.

Now all these evils are remedied. Speculators, finding themselves losing, have sold and are selling at prices within the reach of all; and the effect is everywhere manifest. Population in both county and village is advancing with giant strides. And the water-power is now employed in running some of the most extensive mills in the state.

This advance is not the result of any temporary or factitious causes, but has a permanent and solid basis.

All the necessary elements of wealth and prosperity, are as favorably combined in the county of Dane as in any section of Wisconsin. This large central county—with soil and climate unsurpassed; with its continued alternations, in just proportion, of woodland and opening, of prairie, natural meadow and lake—presents a combination of attractions to the enterprising settler and the thorough farmer, which will insure its rapid improvement, and its early maturity, in all these interests which go

to make up the thrift and general well being of a highly favored agricultural community.

With the advancement of Dane county in wealth and population, the rapid increase of Madison as the depot of its trade, the seat of its home manufacturers, and its ordinary market town, may be safely assumed. As the natural business point for a numerous and wealthy rural population, it cannot fail to become a large and flourishing town—and that at an early day.

But in assigning causes for the future growth of Madison, we are not limited to the consideration of the wealth of its surroundings, and the natural extent of its country trade. As the permanent capital of Wisconsin, as the seat of the richly endowed University of the state, and as the probable locality of other state institutions which naturally cluster about the metropolis, Madison has special advantages which cannot fail greatly to quicken its growth, and to make it a desirable place of residence, a commanding business point, as well as a more available market for agricultural products of Dane and the neighboring counties.

Hitherto we have been accustomed to look for the larger market towns of the interior, on navigable waters, where the packet or the steam boat could discharge its freight to be wagoned into the country, and where the disembarked emigrant could purchase his outfit, in preparation for his new home.

But the experience of a few past years has demonstrated conclusively, that the business of the country is destined to be done, in constantly increasing measure, on railroads. The point may now be regarded as well settled, that the boat cannot compete successfully with the car of other class, in the transportation of passengers; and in carrying produce and merchandise, the car is gaining largely, year by year, on the boat.

The result towards which this gradual revolution in the business of the country obviously tending, is to neutralize the advantages which have heretofore been enjoyed by the lake and river towns. It is quite safe to go still farther, and to say, that the advantage will be transferred to towns wholly inland, in the midst of their customers, and not, as in case of the other class of towns, in one angle of the several communities whose business agents they are—the great mart on the ocean shore, being equally accessible to all.

Take away from Albany the fact of its being the seat of the state government, neither it nor Troy has any advantage over Utica, Syracuse, or Rochester. Columbus and Dayton are equal to Cleveland, and may surpass it. The Central Railroad has called into being large and flourishing towns in the interior of Michigan, and the Southern road, as a link in the chain from New York to the Mississippi, may isolate Detroit and build up some rival.

If, then we superadd to the other elements of prosperity enjoyed by Madison, the consideration that it is destined to become the centre of a system of railroad communication, extending to every portion of the state, and in connection with systems beyond its boundaries, we need assign no limits to the growth of the town, except such as may be set by supineness and narrow policy of its own property holders.

With enlightened enterprise on the part of its citizens, with a just appreciation of the capabilities of its position, and above all with an open and liberal policy towards the stranger who may be seeking a new home in the West, the expectations of the most sanguine will be more than realized in the Madison of 1860.

To the man of business, the merchant and manufacturer there are offered great inducements to settle in a thriving and rapidly increasing community, looking forward to a reasonable increase of business when the several Railroads, projected and in progress, shall have been finished, giving extended facilities for the transaction of his affairs and opening new avenues for trade. To the man of leisure—the retired merchant—the student—the lover of the picturesque seeking a healthy and pleasant location for a home, is presented the refreshing breezes and pure air of our lakes—

the beautiful scenery, unrivalled in our country—the quiet of a country residence united with the social advantages and the excitements of a city while the great abundance of game in our prairies and openings and the variety of fish in our lakes and streams, afford relaxation to all in pursuit of health or pleasure. As the Capital of the State, the shire town of the county, it becomes the great centre of public business, calling together, at frequent intervals, people from all parts of the state, at the annual meetings of the Legislature, at the sessions of the courts, the convocations of political conventions and the conventions of the different benevolent societies of the day—Masonic, Odd Fellows, and Sons of Temperance—thus bringing within our reach some of the best minds in the community, and furnishing social advantages not otherwise attainable, while it gives to the merchant the means of renewed intercourse with old customers and an opportunity of procuring new ones.

The great interest manifested in improving our schools, and the location in our midst of the University—an Institution of which the state may well be proud—invites the attention of the parent seeking a home where his children can be well educated under his own eye. Nor will the great natural advantages in our village and neighborhood be overlooked by the Hydropathist: for probably no place in the great West offers so many facilities for the foundation of a large Water Cure establishment with so abundant a supply of the pure element for his use, with such ease of access, and where the patient can have so many pleasant out door influences to assist in the great work of restoring the regular pulse of health.

It is now about five years since the adverse influences before alluded to as retarding our growth began to relax, from which time our advance has proceeded with a constantly accumulative progress, as the reader will perceive by a glance at the following table, showing the number of houses erected in Madison during the several years mentioned, which is taken from the records kept by the writer, and published yearly.

1847.....	23
1848.....	47
1849.....	79
1850.....	117
1851.....	200
1852—May, 60 already commenced—Estimated.....	250

Among this number are some costly and beautiful private and public buildings.—The latter it may not be improper to notice in a more particular manner.

The engraving of the Capitol gives a very fair representation of the building. The material used in its construction is magnesian limestone, except quarries of which are opened within a mile and a half of the village. It is in the centre of a Park, containing fourteen acres, filled with native forest trees, and sloping slightly in every direction from the building. The lakes are in view from every part of the enclosure, and on ascending to the dome a magnificent prospect is unfolded, combining at once the gentle and the picturesque. Two more lakes are in sight, and high rolling prairies, forests, and openings, through the vistas of which the eye catches glimpses of beauties beyond the verge of the apparent boundaries of the valley, spread out to the horizon. The view embraces a circuit of from six to fifteen miles, and is not excelled anywhere. The building is plain, substantial, and convenient—containing all the state offices. It cost about \$50,000.

The Court House is a fine stone structure recently erected. The engraving presents a front view and is an accurate representation. It is unquestionably the best county building in the state, and cost \$16,000.

Directly west of the Capitol, and one mile distant, on the margin of Fourth Lake, towers the University of the State, the full design of which is shown in the frontispiece. It stands on ground elevated over 100 feet above the level of the Lakes, in a park containing fifty-five acres. When the whole is completed, it will be an ornament to, and

the pride of the state. A glance at the purposes and means of the institution, is all that space allows.

The Institution owes its existence to the munificence of Congress, which granted to the state, in trust, seventy-two sections (46,080 acres) of the choicest lands, as an endowment. An equal quantity has also recently been donated by the general government, to the Institution, which will be located during the present season. The lands first granted, were selected at an early day; and the Fund is managed by the state, as trustee. At a moderate valuation, they ought to produce a fund of \$400,000, the interest on which, when available, will suffice for the purposes intended; and when this is accomplished, tuition will be free to every youth in the state desiring to enjoy its advantages. The plan is one of far-seeing sagacity, and the University but completes what is commenced in the common schools, academies, and normal schools. Nothing of a sectarian character is to be admitted; and the higher branches of learning only will be taught. It is already accumulating the means of imparting such knowledge, by the formation of a library, the collection of cabinets, &c. &c., and with the manifestation of proper liberality on the part of the public, will confer immeasurable benefit on the present, and future generations.

— A late traveler and distinguished writer, (Hon. DANIEL S. CURTIS) in a volume entitled "*Western Portraiture*," recently published, speaks of the location of Madison in the following glowing terms:

"Madison county seat of Dane, and capital of the State, perhaps, combines and overlooks more charming and diversified scenery, to please the eye of fancy, and promote health and pleasure, than any other town in the west; and in these respects it surpasses any other State capital in the Union. Its bright lakes, fresh groves, and rippling rivulets, its sloping hills, shady vales, and flowery meadow-laws, are commingled in greater profusion and disposed in more picturesque order than we have ever elsewhere beheld.

At some time in our travels or observations, all of us have met with some location that was at once and indelibly impressed upon the fancy as the paragon of all outdoor loveliness and beauty—the place with which all others were compared, and to which they must bear some respectable degree of resemblance, to be esteemed delightful locations. With many persons, Madison is that paragon of landscape scenery. As the brilliant diamond, chased around with changing borders, which sparkles on the swelling vestment of some queenly woman, so this picturesque village with its varied scenery, sits the coronal gem on the broad and rolling bosom of this rich and blooming State.

Nor is it less noteworthy for its business advantages and healthful position. Situated on elevated ground amid delightful groves and productive lands, well above the cool clear lakes, it must be healthy; while the abundance and convenience of fine streams and water powers, must facilitate a sound and rapid advancement here in agricultural pursuits and the mechanic arts. There are also several liberal charters for Railroads, connecting Madison with Milwaukee, Chicago and the Mississippi river; some of which are already being pushed ahead with energy."

#### SUPERIOR ADVANTAGES OF WISCONSIN OVER OTHER STATES.

Wisconsin has, and can have, no public debt to exceed \$100,000, this being the limit fixed by the constitution. Hence, taxes will always be light. She has a vast quantity of rich and well selected lands granted to the state, to be sold at \$1 25 per acre, on a credit of from ten to thirty years; and over thirty millions of congress lands within her borders, at the usual price. The lands in the old states, held at from \$50 to \$100 per acre, are mostly worn out, and require great expense to make them productive, and at the same time must depreciate in value, while ours are rich and unworn, cheap, and must certainly increase in value by improvement, while the labor of their cultivation is vastly less, being fitted by nature for the plough, and are extremely productive with but little labor. We are receiving an excellent class of immigrant citizens, not only from the older states, but from Europe. And it is the universal experience that their energies, money, labor, and talents will here receive a return two-fold greater than the places left. In climate, health, richness of soil, diver-

sity of mineral wealth, lumber, commercial facilities, market, means of education, society, and enterprise, Wisconsin is ready to compare with any western state. We would advise all new comers to this state, with means sufficient, to settle in the older settled counties, such, for instance, as

### DANE COUNTY,

Which is one of the largest counties of the state, and contains perhaps more agricultural land than any other, and is susceptible of a denser population. Government lands can still be bought in this county, and the best of deeded land is held at from \$2 to \$5 per acre. Dane county occupies a central position in the state; has an equal benefit from the Milwaukee, Chicago, and St. Louis markets, and the lines of nearly all the internal communications of the state pass through her boundaries. The navigation of the Wisconsin river, Rail and Plank roads in all directions, furnish the very best facilities for travel and transportation from this county to any point desired—Here we have grist and saw mills; small villages springing up at different points; schools, churches, and the best of society. Our county is interspersed with beautiful lakes, filled with fish, the resort of wild fowl, and surrounded by delightful scenery.—Lands in such a county will increase in value faster than in a country altogether unsettled, and where it will require some years to furnish many of these advantages.—Here every thing you buy is cheaper, and everything you sell is dearer than in a less settled and central locality. Here you begin to live at once and enjoy the privileges of society; there, you will have to wait some time for such facilities to spring up around you.

---

## JAMES RICHARDSON,

### GENERAL LAND AGENT,

## MADISON, WISCONSIN.

Located at the Seat of Government, and is conveniently situated to do business in all parts of this state; has any quantity of lands, either in small or large tracts, for sale on the most reasonable terms and can accommodate Emigrants in large numbers, on large tracts, or singly, as required.

To business men he can offer superior inducements in the way of investments in real estate, manufacturing and otherwise; and has the sale of business lots in the city on the best locations for business.

To capitalists he can furnish ample and undoubted security for loans, at twelve per cent. interest, on short or long time, as desired, and in large sums.

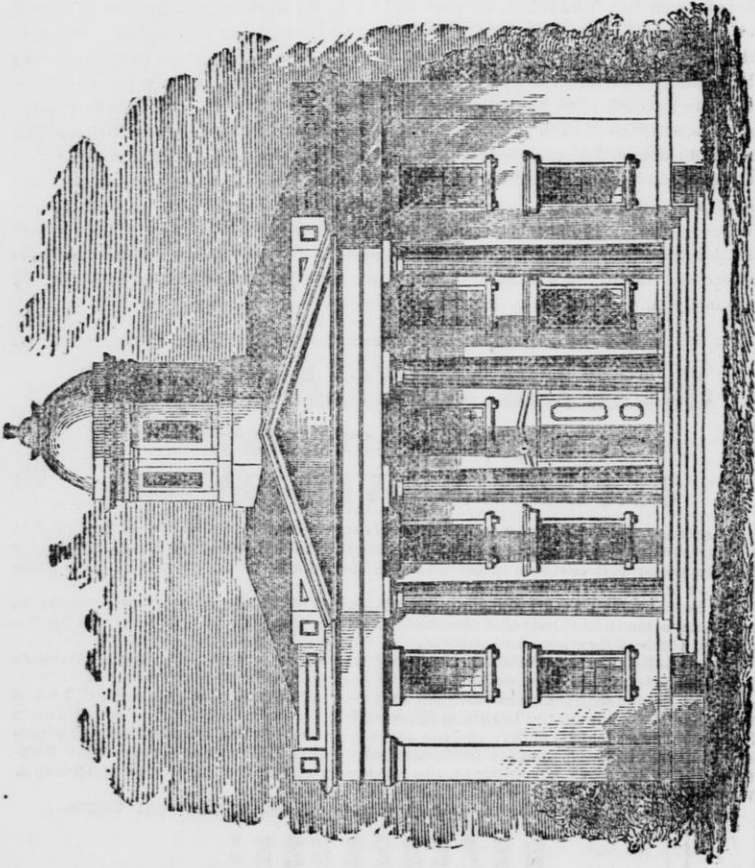
To gentlemen retiring from business and desiring residences at the capital, he has residence lots lying on the beautiful lakes, either side of the city; also small tracts for country residences, of five and ten acres, adjacent to the city, and the most pleasant locations in the Union for residences; also larger tracts, from forty to one hundred and sixty acres, bordering on the lakes, and elevated locations, commanding a view of all the four lake section.

Attends to payment of Taxes and all matters connected with Real Estate.

### REFERENCES:

WM. D. BRUEN, 78 Broad St.	} N. Y. City.
JAMES WINSLOW, (of Winslow, Lanier & Co.) 52 Wall St.	
WALTER S. GURNEE, Mayor.	} Chicago.
EDWARD J. TINKHAM, Cashier Marine Bank,	
WILKINSON & CO., Buffalo.	
MARSHALL & ILSLEY, Bankers, Milwaukee.	
L. J. FARWELL, Governor, and all other State Officers, Madison.	





NEW COURT HOUSE IN MADISON.

