

SUBJECT: Land Acquisition – New Munster Wildlife Area – Kenosha County

FOR: MAY 2014 BOARD MEETING

TO BE PRESENTED BY: Douglas J. Haag

SUMMARY: The Department has obtained an option to purchase 161 acres of land from Estate of Evelyn L. Petlicki for \$685,000 for the New Munster Wildlife Area in Kenosha County. The item is being submitted because the purchase price exceeds \$150,000.

The Petlicki parcel is 161 acres and is the largest remaining parcel within the New Munster Wildlife Area project boundary. The property borders existing State-owned lands on the west and part of the south. The East boundary is County Highway JI and will provide improved access, a public parking area and a good prescribed burn break and straight posting line, reducing management costs and encroachment issues.

The property supports several habitat types; is in close proximity to other state lands; and will provide various recreational opportunities. Habitat types found on Petlicki property include a high quality sedge meadow wetland associated with 5,176 feet of both bank frontage of Bassett Creek, a quality warm water stream with an additional 2,488 feet consisting of six oxbows and two unnamed tributaries within the 59 acre sedge meadow complex. An additional 20 acres of lowland woods is adjacent to the sedge meadow and creek corridor. Eighteen acres of oak-hickory woodland border the State-owned lands to the west and north and nine acres of old pasture/grassland habitat contains remnant dry prairie species including side-oats grama, little bluestem, blazing star, and hoary vervain. Of the 53 acres of cropland, only 13 acres is Class I soils and will continue to be share-cropped, while the steep and highly erodible northern two fields of Class III and IV soils will be restored to native habitat in the long-term.

The Wisconsin Conservation Commission created the New Munster Wildlife Area In 1947. This wildlife area was established to provide important pheasant and upland game habitat in a more rapidly developing area of Wisconsin. In addition, the project protects water quality, improves fish habitat, and provides public access for fishing and hunting along Palmer Creek (Class III Trout Stream). The New Munster Wildlife Area also encompasses one of the state’s first natural areas, New Munster Bog Island, designated in 1967.

The addition of the Petlicki property will increase the core block of state lands in the New Munster Wildlife Area. The Petlicki property will provide hunting, fishing, trapping and other outdoor recreational opportunities. The acquisition of this parcel will also improve management capabilities of a 35 acre waterfowl impoundment on the adjacent New Munster Wildlife Area. The impoundment, built during the 1960’s, encroaches onto this parcel. Several old sheds and the barn will be razed at a cost of less than \$5,000 and a parking lot for improved access will be developed where the farmhouse stood.

The Kenosha/Racine Land Trust has offered to donate \$5,000 to the Department to be used for the Petlicki acquisition.

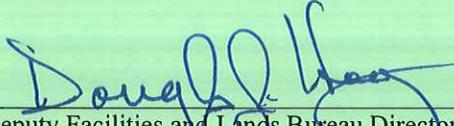
The Department recommends the acquisition of this parcel to provide wildlife management, protect water quality and provide opportunities for public outdoor recreation in a heavily populated and rapidly urbanizing area of the state.

RECOMMENDATION: That the Board approve the purchase of 161 acres of land from the Estate of Evelyn L. Petlicki for \$685,000 for the New Munster Wildlife Area in Kenosha County and accept the donation of \$5,000 to the Department from the Kenosha/Racine Land Trust and that a certificate of appreciation be sent to the Land Trust and an expression of appreciation be made a part of the official records of the Natural Resources Board.

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 |

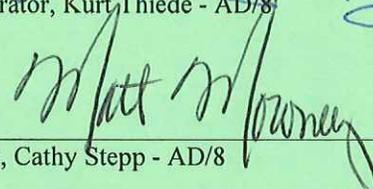
APPROVED:


Deputy Facilities and Lands Bureau Director, Douglas J Haag - LF/6

5-7-14
Date


Administrator, Kurt Thiede - AD/8

5-8-14
Date


Secretary, Cathy Stepp - AD/8

5/12/14
Date

- cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
T. Hauge - WM/6
J. Morrissey - SOD - MILWAUKEE

CORRESPONDENCE/MEMORANDUM

DATE: May 7, 2014 FILE REF: WM 60250
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Estate of Evelyn L. Petlicki Tract, File # WM 60250,
 Option Expires August 9, 2014

1. PARCEL DESCRIPTION:

New Munster Wildlife Area
 Kenosha County

Grantor:

Estate of Evelyn L. Petlicki
 c/o John Petlicki
 40510 Greenwood St
 Skokie, IL 60076

Acres: 161Price: \$685,000Appraised Value: \$685,000 (Vander Male); \$725,000 (Duesterbeck)Interest: Fee SimpleImprovements: Old Barn and several dilapidated sheds (of no contributory value)Location: The property is located 14 miles east of Lake Geneva and 21 miles west of Kenosha, in Kenosha County.Land Description: The subject land is level to gently rolling with elevations ranging from 755 to 815 feet and has a mixture of lowland, woodland and floodplain and cropland.Covertypes Breakdown:

Type	Acreage
Upland Woodland	18.00
Wetland	59.00
Cropland	53.00
Grass / Pasture	9.00
Lowland Woodland	20.00
Building Site	2.00
Total:	161.00

Zoning: General Agriculture (A-2), Lowland Resource Conservancy and Upland Resource Conservancy (C-1, C-2)Present Use: RecreationalProposed Use: Public RecreationTenure: 34 yearsProperty Taxes: \$4370.81Option Date: April 11, 2014

Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross country skiing. Physical features of the property may not be conducive to all these activities.



2. JUSTIFICATION:

The Petlicki parcel is 161 acres and is the largest remaining parcel within the New Munster Wildlife Area project boundary. The property borders existing state-owned lands on the west and part of the south. The East boundary is County Highway JI and will provide improved access, a public parking area and a good prescribed burn break and straight posting line, reducing management costs and encroachment issues.

The property supports several habitat types; is in close proximity to other state lands; and will provide various recreational opportunities. Habitat types found on the Petlicki property include a high quality sedge meadow wetland associated with 5,176 feet of both bank frontage of Bassett Creek, a quality warm water stream with an additional 2,488 feet consisting of six oxbows and two unnamed tributaries within the 59 acre sedge meadow complex. An additional 20 acres of lowland woods is adjacent to the sedge meadow and creek corridor. Eighteen acres of oak-hickory woodland border the state-owned lands to the west and north and nine acres of old pasture/grassland habitat contains remnant dry prairie species including side-oats grama, little bluestem, blazing star, and hoary vervain.

The Wisconsin Conservation Commission created the New Munster Wildlife Area In 1947. This wildlife area was established to provide important pheasant and upland game habitat in a more rapidly developing area of Wisconsin. In addition, the project protects water quality, improves fish habitat, and provides public access for fishing and hunting along Palmer Creek (Class III Trout Stream). The New Munster Wildlife Area also encompasses one of the state's first natural areas, New Munster Bog Island, designated in 1967.

The addition of the Petlicki property will increase the core block of state lands in the New Munster Wildlife Area. The Petlicki property will provide hunting, fishing, trapping and other outdoor recreational opportunities. The acquisition of this parcel will also improve management capabilities of a 35 acre waterfowl impoundment on the adjacent New Munster Wildlife Area. The impoundment, built during the 1960's, encroaches onto this parcel.

The Kenosha/Racine Land Trust has offered to donate \$5,000 to the Department to be used for the Petlicki acquisition.

The Department recommends the acquisition of this parcel to provide wildlife management, protect water quality and provide opportunities for public outdoor recreation in a heavily populated and rapidly urbanizing area of the state.

3. LAND MANAGEMENT:

The property will be managed by wildlife management staff located in the Kansasville work unit. This team consists of a Wildlife Biologist, a Wildlife Technician, and several Wildlife Tech LTE's. The work unit operates out of the Richard Bong Recreation Area, which is approximately 11 miles from the Petlicki property. Two-thirds (67%) of the Petlicki parcel is in good quality native vegetation, predominately sedge meadow, lowland hardwoods and grassy oak woodlands with remnant dry prairie species, so management will consist of prescribed burning, controlling invasive brush and herbaceous species, and in the long-term establishing native prairie - savanna for pheasant hunting, waterfowl and grassland bird nesting. There are several invasive vegetation issues- Phragmites and Black Locust- that overlap state land and the Petlicki property, and the acquisition of the Petlicki property will allow management of these species to be addressed more effectively, improving overall habitat quality of the property. The road boundary and blocking nature of this parcel will reduce posting needs, encroachments and neighbor conflicts. Several old sheds and the barn will be razed at a cost of less than \$5,000 and a parking lot for improved access will be developed where the farmhouse stood.

To carry out habitat work on the New Munster property the Kansasville Work unit relies heavily on non-SEG funding sources. Funding sources used in the past and likely in the future include DNR sharecrop funds; DNR turkey and pheasant stamp projects; Sport Fish Restoration funds; and National Wild Turkey Federation Superfund projects. In addition local groups have helped on many past projects. Local schools, nature groups, and conservation groups/organizations (i.e., National Wild Turkey Federation, Silver Lake Sportsmen Club, etc.) all have been involved in past projects on the property.

In addition the Petlicki property has the potential to be used as match in the next round of the Mukwonago/Fox River North American Wetland Conservation Act grant application (NAWCA). The department is currently working

with partners putting together a 2nd NAWCA grant application that has the potential to provide up to \$1 million to support the Department and other conservation partners in our joint efforts to enhance critical wetland and riparian habitats and adjacent uplands within the Mukwonago and Fox River watersheds to ensure the long-term conservation of these ecosystems and to expand public outdoor recreational opportunities in the area.

Agricultural Land Assessment:

Of the 52.4 acres of cropland on the 161 acre parcel, 23.4 acres (44.6%) have a Land Capability (non-irrigation) Classification of 2 and will continue to be share-cropped, while 18.9 acres, 3.4 acres, and 6.7 acres have a Classification of 3, 4, and 6, respectively. According to the Kenosha County Comprehensive Plan, the north 80 acres of the property (28 acres cropland) is located in the town of Wheatland and is identified in the 2035 plan as Suburban Density Residential with minimum lot sizes of 40,000sqft. The plan identifies 23% of the land base in the town as future cropland with none of this parcel included in that estimate. The south 80 acres of the property (24 acres cropland) is in the Town of Randal and is identified as Planned Ag and Rural Density with minimum lot sizes of 5 acres.

The Department contacted the farm tenant who has been working the Petlicki property for the past 40 years. This individual is also a Department sharecropper and works 7 acres of farmland elsewhere in the New Munster Wildlife Area. According to the farm tenant, recent production on the Petlicki property includes an estimated 27 bushels/acre of soybeans on the northwest and northeast fields, and 40 bushels/acre of soybeans on the southeast field, and 120 bushels/acre of corn on the southwest field. This farm tenant has a strong interest in continuing to farm the subject parcel and has been in discussions with the Department about adding this property to his sharecrop agreement. The department plans to continue the farming arrangement with this individual for five years and then begin restoration activities on the poorer quality soils. The poorer soils will be planted to hay this spring. The southeast (9.3 acres) and southwest (15.5 acres) fields are flatter and generally better soils and will be farmed for as long as is mutually beneficial to the Department and local agricultural producers.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,065,386	\$667,000

5. ACQUISITION STATUS OF THE NEW MUNSTER WILDLIFE AREA:

Established: 1947
Acres Purchased to Date: 1,282.88
Acquisition Goal: 1,386.68
Percent Complete: 92.51 %
Cost to Date: \$297,701.76

6. APPRAISAL 1:

Appraiser: Phillip Vander Male
Valuation Date: September 17, 2013
Appraised Value: \$685,000
Highest and Best Use: Division into larger residential estate parcels with recreational land
Allocation of Values:

- a. land: 161 acres @ \$4255 per acre: \$685,055
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$4058 - \$4516 per acre

Appraisal Review:
Greg Markus

Date: 11/12/2013

APPRAISAL 2:

Appraiser: Linn A. Duesterbeck

Valuation Date: October 17, 2013

Appraised Value: \$725,000

Highest and Best Use: Agricultural and Residential with one single family residential home site

Allocation of Values:

- a. land: 161 acres @ \$4500 per acre: \$724,500
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$3822- \$5395 per acre

Appraisal Review:

Greg Markus

Date: 11/12/2013

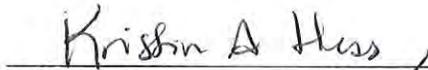
RECOMMENDED:



 Douglas J. Haag, Deputy Facilities and Lands Bureau Director

5-2-14

 Date



 Kristin A. Hess, Bureau of Legal Services

5/7/14

 Date



 Kurt Thiede, Land Division Administrator
 FOR

5-8-14

 Date

**Estate of Evelyn
L. Petlicki - Fee
New Munster
Wildlife Area
WM 60250**

T1N R19E Sec 11 & 14
Town of Wheatland & Randall
Kenosha County

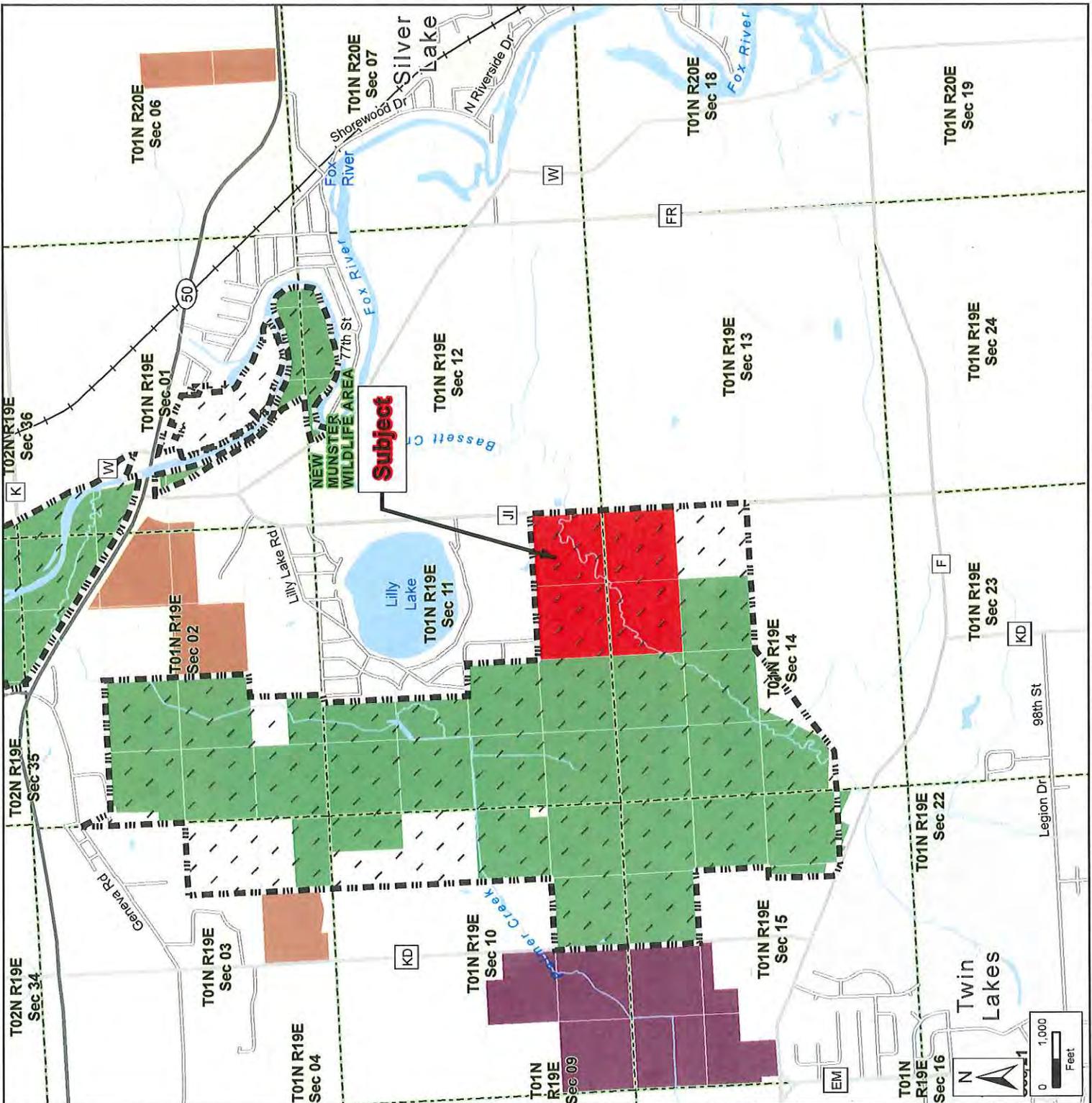
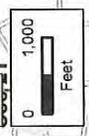
Subject

-  DNR Fee Title
-  DNR Easement
-  DNR Project Boundary
-  Public Hunting Grounds/
Voluntary Public Access
-  Public Land - Funded
by Stewardship Grants
-  PLSS Section Line
-  QQ Section Boundary



 Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 17, 2014 kmh



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, completeness, or legality of the information depicted on this map.

Estate of Evelyn L. Petlicki - Fee

T1N R19E Sec 11 & 14, Town of Wheatland & Randall, Kenosha County



New Munster Wildlife Area

 **Subject**

 DNR Fee Title Land  QQ Section Lines

 DNR Project Boundary

 Section Line

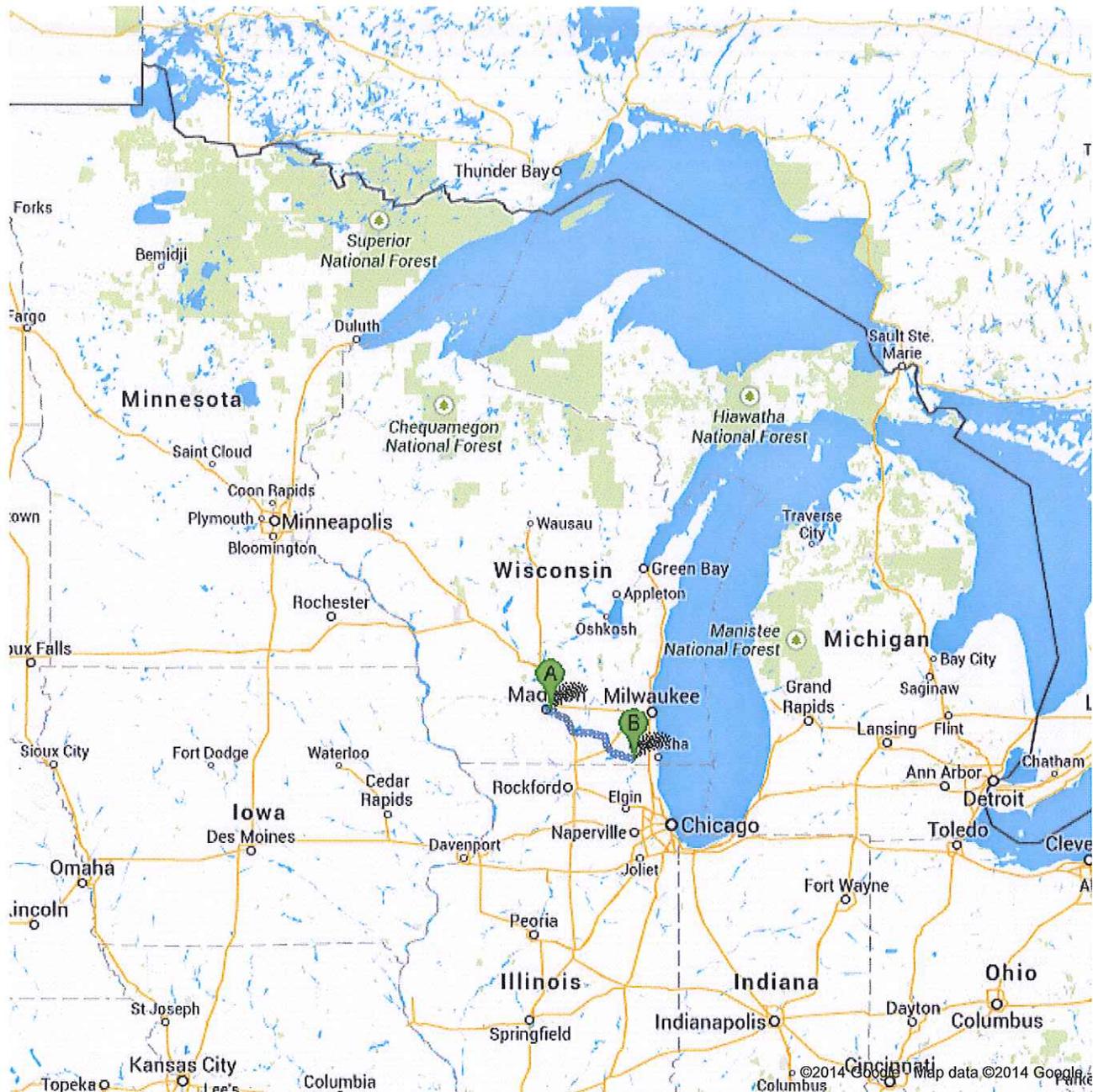


Apr 17, 2014 kmh
Real Estate Section
Bureau of Facilities and Lands

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.



Directions to 328th Ave
84.5 mi – about 1 hour 32 mins



 101 S Webster St, Madison, WI 53703



1. Head **northwest** on **S Webster St** toward **E Main St**

go 161 ft
total 161 ft



2. Take the 1st right onto **E Main St**
About 56 secs

go 0.2 mi
total 0.3 mi



3. Turn right onto **US-151 S/S Blair St**
Continue to follow US-151 S
About 2 mins

go 1.0 mi
total 1.2 mi



4. Continue onto **John Nolen Dr**
About 3 mins

go 1.8 mi
total 3.0 mi





5. Keep left at the fork, follow signs for **US-12 E/US-18 E/I-90** and merge onto **US-12 E/US-18 E**
About 5 mins



go 4.4 mi
total 7.4 mi



6. Take exit **267A** for **Interstate 39 S/Interstate 90 E** toward **Janesville/Chicago**
About 1 min



go 0.9 mi
total 8.4 mi



7. Merge onto **I-90 E**
About 18 mins



go 20.3 mi
total 28.7 mi



8. Take exit **163** toward **WI-59 E**



go 0.2 mi
total 29.0 mi



9. Keep right at the fork, follow signs for **WI-59 E**



go 125 ft
total 29.0 mi

59 10. Turn right onto **WI-59 E**
About 3 mins



go 2.8 mi
total 31.7 mi

← 11. Turn left onto **E County Rd N**
About 12 mins



go 10.9 mi
total 42.6 mi

12 12. Turn right onto **US-12 E**
About 21 mins



go 18.5 mi
total 61.1 mi

12 13. Take the ramp onto **US-12 E**
About 10 mins



go 10.6 mi
total 71.7 mi

50 14. Exit onto **WI-50 E/State Rd 120 N**
Continue to follow WI-50 E
About 12 mins



go 11.3 mi
total 83.0 mi

15. Turn right onto **Fox River Rd**



go 0.3 mi
total 83.3 mi

16. Take the 1st right onto **73rd St**



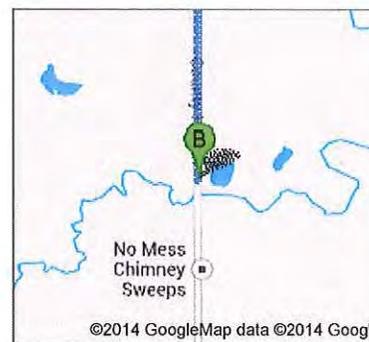
go 0.2 mi
total 83.5 mi

17. Continue onto **328th Ave**
About 2 mins



go 1.0 mi
total 84.5 mi

B 328th Ave



These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2014 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.