

**SUBJECT: Land Acquisition – Tiffany Wildlife Area – Pepin County**

**FOR: May 2015 BOARD MEETING**

**TO BE PRESENTED BY: Douglas J Haag**

**SUMMARY:**

The Department has obtained an option to purchase 273.57 acres of land from Potter's Swamp Trust for \$575,000.00 for the Tiffany Wildlife Area in Pepin County. This item is being submitted because the purchase price exceeds \$150,000.00. The parcel is situated along the Chippewa River in Pepin County and is entirely within the Tiffany WA and Lower Chippewa River State Natural Area (LCRSNA) project boundaries.

The subject property lies directly west of the Chippewa River and contains approximately 3,617 feet of shoreline. The property has 4,800 feet of frontage along STH 35, with existing DNR parking lots/boat landings south and east of the parcel on STH 35. This property lies approximately 2 miles east of the Town of Pepin, 10 miles north of the Town of Alma, and 50 miles south of Eau Claire. The property consists of floodplain forest, emergent marsh, and shrub-carr wetland. The parcel (in conjunction with the recently acquired Kopp parcel) is slated to be used for matching funds for a large NAWCA grant that will provide up to \$1 million in funds for habitat management and acquisition activities in the LCRSNA.

The Potter parcel offers a variety of high-quality recreational opportunities for hunting, fishing, trapping, cross-country skiing, hiking and other outdoor recreation. There are abundant waterfowl and deer on the property as well as beaver, muskrat, mink, otter and other furbearer species. This parcel's access to the Chippewa River and numerous backwater sloughs will provide excellent fishing, trapping, hunting and boating opportunities. The parcel is also 1/4 mile west of an established DNR boat landing across the Chippewa River on STH 35. This boat landing is the most heavily utilized boat access throughout the year in the Tiffany WA and provides access to many miles of public lands and backwater sloughs and will serve as a convenient access point to access this parcel.

The Tiffany WA contains the largest contiguous floodplain forest in the upper Midwest. Land in the project area was first purchased in 1946. Acquisition of the Potter parcel represents a significant contribution to the LCRSNA's goal of maintaining, restoring, and connecting blocks of floodplain forest and the continuum of habitats from lowland to upland. The Tiffany WA contains the lower 14 miles of the Chippewa River, above the Mississippi River in Buffalo and Pepin counties. The wildlife area is part of the largest contiguous lowland hardwood forest in the Midwest and is adjacent to the northern end of the 200,000 acre Upper Mississippi River National Wildlife and Fish Refuge.

In 2000, the Department of Natural Resources recognized the importance the entire area surrounding the Tiffany Wildlife Area with the establishment of the Lower Chippewa River State Natural Area. The area contains the highest number of rare species (125) of any area of comparable size in Wisconsin. Some of the wildlife species of greatest conservation need that are known to utilize this parcel are Black Ducks, Blue-Winged Teal, American Bittern, Prothonotary Warbler, and American Woodcock. In addition, there is an active bald eagle nest on the property.

The Tiffany WA has received enthusiastic support from local, state, and national organizations due to its many recreational assets and ecological significance. These organizations, including the Nelson Rod & Gun Club, Pepin Sportsman's Alliance, Durand Sportsman's Club, Associated Conservation Clubs of Buffalo County, Lower Chippewa River Alliance, Chippewa Valley Motor Car Association, The Natural Resource Foundation of Wisconsin, and The Prairie Enthusiasts, have all provided support in the form of various donations of money, labor, and supplies.

This parcel has an extensive history of hunting and trapping, due to the abundant fur resources that the land and the surrounding river bottoms provide, and in particular due to the presence of beaver. Throughout the last 70 years the property has been utilized by Potter family and friends for hunting, trapping, fishing and some limited timber management. Over the last two decades Robert and Ruth Potter have acquired additional lands and created the large block of contiguous ownership being offered for sale. In so doing, they envisioned that the State of Wisconsin would purchase this large block to add to the Tiffany WA and allow the public the opportunity to enjoy the property as their family has for so many years.

**RECOMMENDATION:** That the Board approve the purchase of Potter's Swamp Trust's 273.57 acres of land for \$575,000.00 for the Tiffany Wildlife Area the in Pepin County.

**LIST OF ATTACHED MATERIALS:**

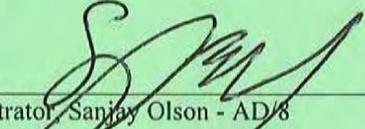
No  Fiscal Estimate Required  
No  Environmental Assessment of Impact Statement Required  
No  Background Memo

Yes  Attached  
Yes  Attached  
Yes  Attached

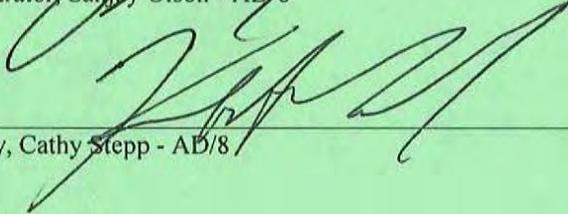
**APPROVED:**

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

5-12-15  
Date

  
\_\_\_\_\_  
Administrator, Sanjay Olson - AD/8

5-14-15  
Date

  
\_\_\_\_\_  
for Secretary, Cathy Stepp - AD/8

5-18-15  
Date

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

**CORRESPONDENCE/MEMORANDUM**

DATE: May 11, 2015 FILE REF: WM 60274  
 TO: Scott Walker  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Acquisition, Potter's Swamp Trust Tract, File # WM 60274,  
 Option Expires July 04, 2015

1. PARCEL DESCRIPTION:

Tiffany Wildlife Area  
 Pepin County

Grantor:

Potter's Swamp Trust  
 Robert Potter, Trustee  
 N4219 610th Street  
 Menomonie, WI 54751

Acres: 273.57  
Price: \$575,000.00  
Appraised Value: \$575,000.00  
Interest: Fee  
Improvements: None

Location: The property is located in Pepin County 5 miles West of Village of Pepin

Land Description: The subject land is mostly level.

Covertypes Breakdown:

Type	Acreage
Wetland	75
Woodland	198.57
Total:	273.57

Zoning: Managed Forest Land  
Present Use: Recreational  
Proposed Use: Recreational  
Tenure: 10+ years  
Property Taxes: \$2,804.09  
Option Date: May 05, 2015

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:

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3. LAND MANAGEMENT:

The habitats on this property will be managed through mainly passive means. There may be some potential opportunities for timber harvest on this parcel; these will be examined further by the Property Manager and DNR Forester if it is acquired. The Potter parcel (in conjunction with the recently acquired Kopp parcel in Eau Claire and Dunn counties) is slated to be used for matching funds for an upcoming large NAWCA grant that will provide up to \$1 million in funds for further habitat management and acquisition activities in the LCRSNA.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,490,000.00	\$301,194.00

5. ACQUISITION STATUS OF THE TIFFANY WILDLIFE AREA:

Established: 1946

Acres Purchased to Date: 13,074.52

Acquisition Goal: 15,955.00

Percent Complete: 81.95 %

Cost to Date: \$2,976,540.96

6. APPRAISAL:

d. REVIEWER'S OPINION OF VALUE:

Appraiser: Peter Wolter

Valuation Date: May 7, 2015

Appraised Value: \$575,000.00

Highest and Best Use: Recreational

Allocation of Values:

- a. land: 273.57 acres @ \$2,100.00 per acre: \$575,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,002.00 to \$2,130.00 per acre

e. APPRAISAL I:

Appraiser: James C. Norby

Valuation Date: February 26, 2015

Appraised Value: \$520,000.00

Highest and Best Use: Recreational

Allocation of Values:

- a. land: 314 acres @ \$1,650.00 per acre: \$520,000.00
- b. market data approach used, 6 comparable sales cited
- c. adjusted value range: \$1,597.00 to \$1,636.00 per acre

Appraisal Review:

P. Wolter

Date: April 27, 2015

f. APPRAISAL II:

Appraiser: William M. Steigerwaldt

Valuation Date: March 3, 2015

Appraised Value: \$785,000.00

Highest and Best Use: Recreation

Allocation of Values:

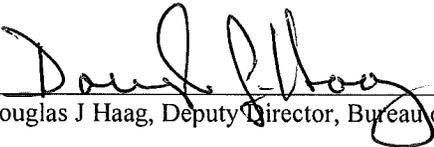
- a. land: 314 acres @ \$2,500.00 per acre: \$785,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,234 to \$2,506 per acre

Appraisal Review:

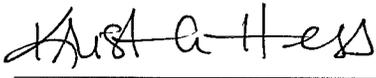
P. Wolter

Date: April 27, 2015

RECOMMENDED:

  
\_\_\_\_\_  
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

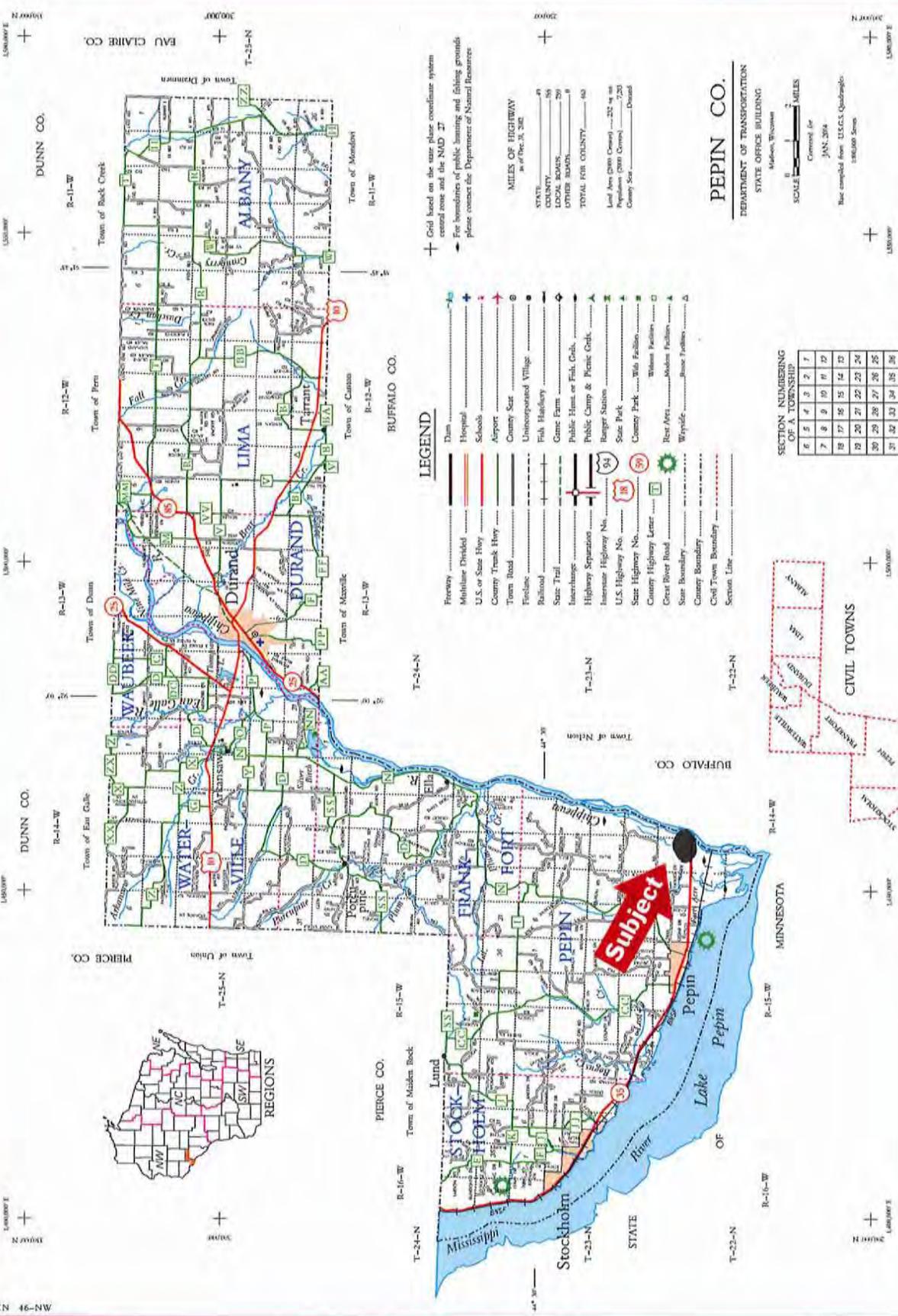
5-12-15  
Date

  
\_\_\_\_\_  
Kristin A. Hess, Bureau of Legal Services

5/13/15  
Date

  
\_\_\_\_\_  
Sanjay Olson, Land Division Administrator

5/14/15  
Date



Grid based on the state plane coordinate system central zone and the NAD 27  
 For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

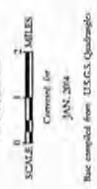
- LEGEND**
- Freeway
  - Multi-lane Divided
  - U.S. or State Hwy
  - County Trunk Hwy
  - Town Road
  - Trails
  - Railroad
  - State Trail
  - Interchange
  - Highway Separation
  - Interstate Highway No.
  - U.S. Highway No.
  - State Highway No.
  - County Highway Letter
  - Great River Road
  - State Boundary
  - County Boundary
  - Civil Town Boundary
  - Section Line
- Dam
  - Isolated
  - Schools
  - County Seat
  - Unincorporated Village
  - Fish Hatchery
  - Game Farm
  - Public House or Fish Club
  - Public Camp & Picnic Gnd.
  - Banger Station
  - State Park
  - County Park
  - Wild Facilities
  - Rest Area
  - Wildlife Facilities
  - Wayside
  - Beach Facilities

**MILES OF HIGHWAY**  
as of Dec. 31, 2002

STATE	67
COUNTY	58
LOCAL ROADS	299
OTHER ROADS	8
<b>TOTAL FOR COUNTY</b>	<b>432</b>

Land Area (2000 Census).....232 sq. mi.  
 Population (2000 Census).....2,203  
 County Seat.....Durand

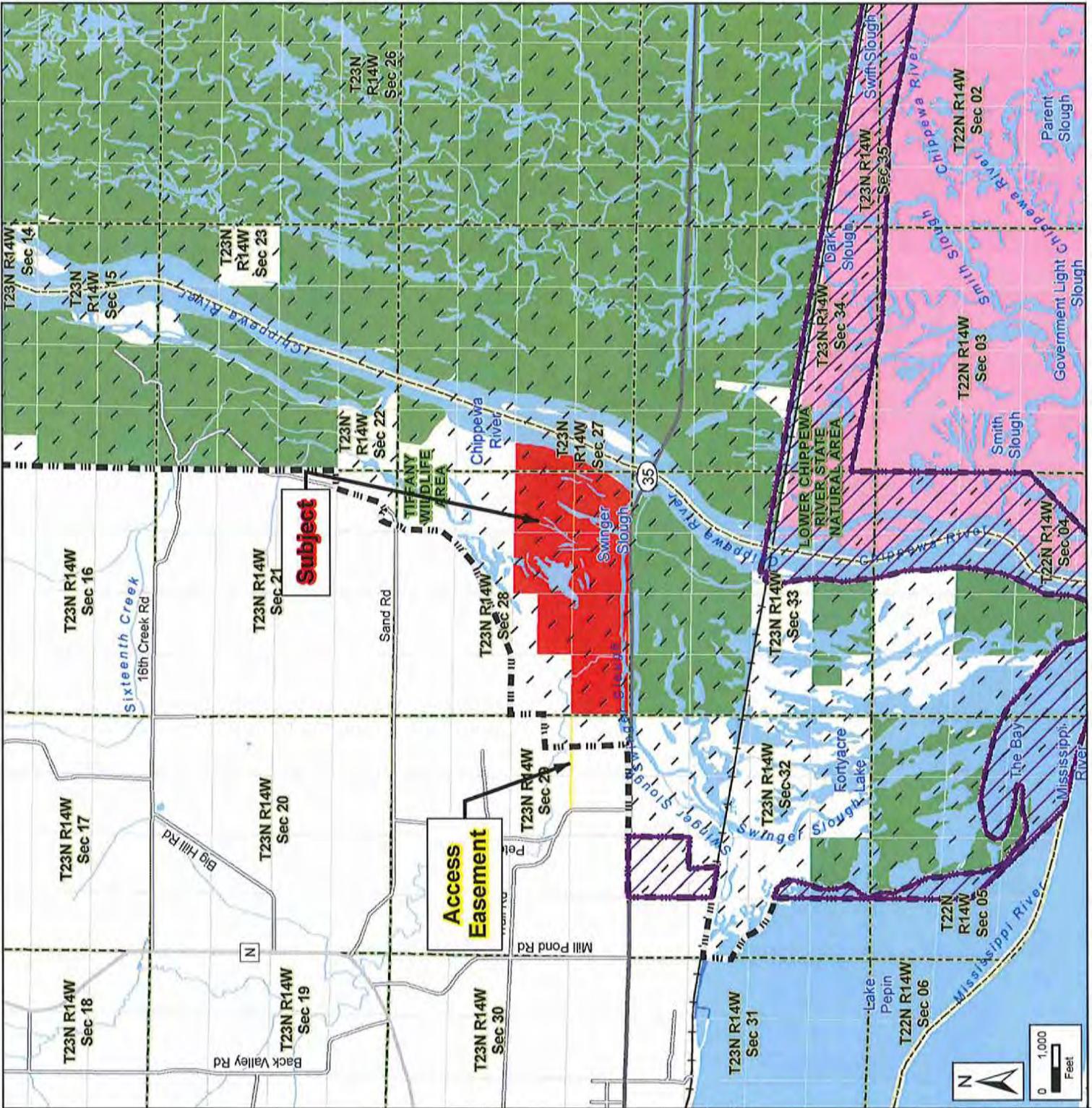
**PEPIN CO.**  
 DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin



**SECTION NUMBERING OF A TOWNSHIP**

6	9	12	15	18	21	24	27	30
3	6	9	12	15	18	21	24	27
12	15	18	21	24	27	30	33	36
9	12	15	18	21	24	27	30	33
15	18	21	24	27	30	33	36	39
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24	27	30	33	36	39	42	45	48
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27	30	33	36	39	42	45	48	51
24	27	30	33	36	39	42	45	48
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42	45	48	51	54	57	60	63	66
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84	87	90	93	96	99	102	105	108
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90	93	96	99	102	105	108	111	114
87	90	93	96	99	102	105	108	111
96	99	102	105	108	111	114	117	120
93	96	99	102	105	108	111	114	117
102	105	108	111	114	117	120	123	126
99	102	105	108	111	114	117	120	123
108	111	114	117	120	123	126	129	132
105	108	111	114	117	120	123	126	129
114	117	120	123	126	129	132	135	138
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126	129	132	135	138	141	144	147	150
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132	135	138	141	144	147	150	153	156
129	132	135	138	141	144	147	150	153





**Potter's Swamp Trust**  
 - Fee  
 . . . .  
 Tiffany Wildlife Area  
 WM 60274  
 T23N R14W Sec 27/28/29/33  
 Town of Pepin  
 Pepin County

- Subject**
- Access Easement**
- DNR Fee Title
- DNR Project Boundary
- U.S. Fish & Wildlife Service
- Board of Commissioners of Public Lands
- Public Land - Funded by Stewardship Grants
- PLSS Section Line
- QQ Section Boundary
- State Natural Area Project

*Regional View*

PEPIN  
 MISSISSIPPI RIVER  
 BUFFALO  
 MINNESOTA

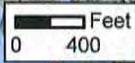
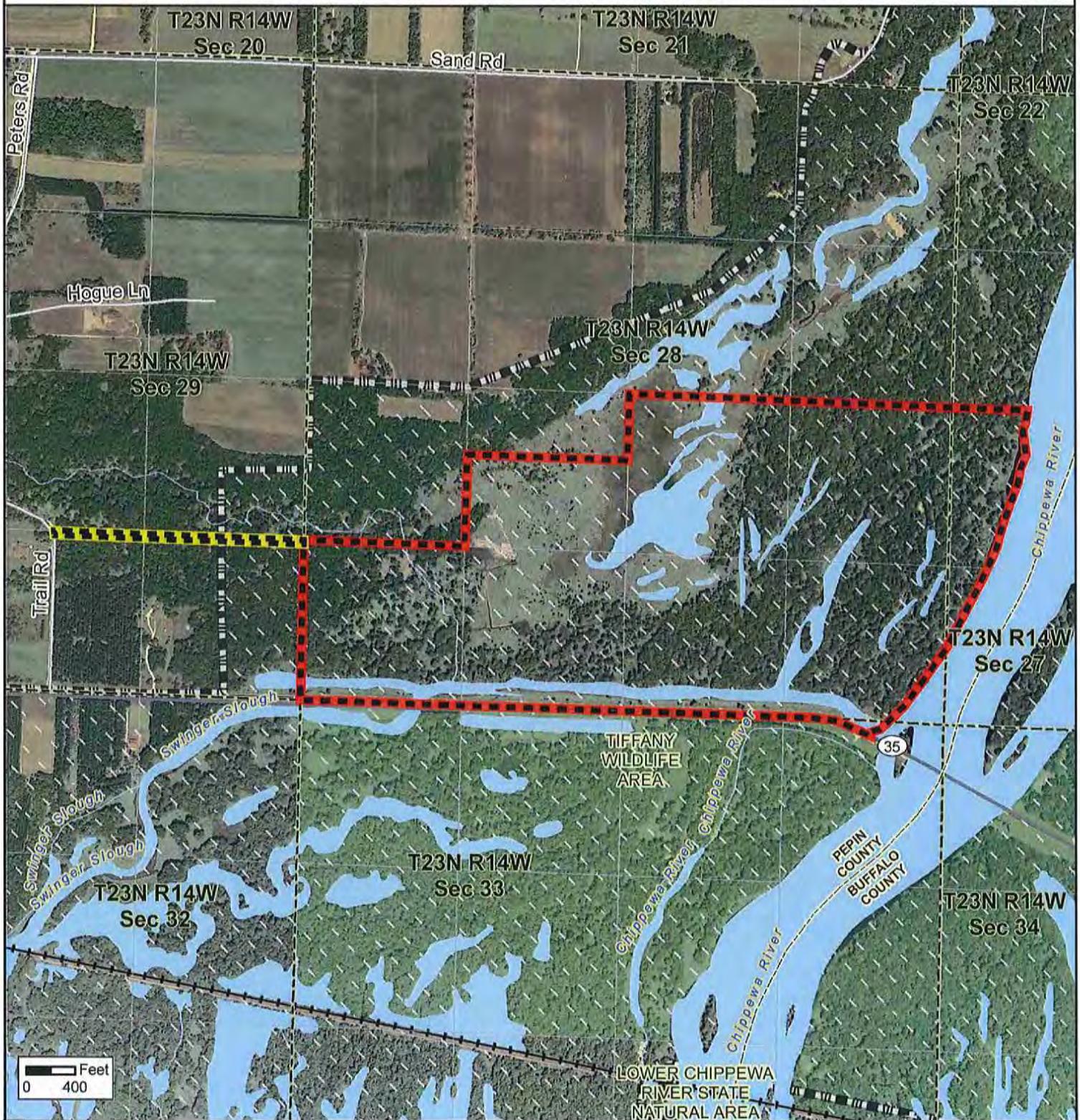
**Location of Property**

WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
 Bureau of Facilities of Lands  
 Map Created: May 13, 2015 ark

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.

# Potter's Swamp Trust - Fee

T23N R14W Sec 27/28/29/33, Town of Pepin, Pepin County



**Tiffany Wildlife Area**



**Subject**

**Access Easement**

DNR Fee Title

DNR Project Boundary

Section Line

QQ Section Lines



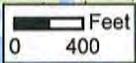
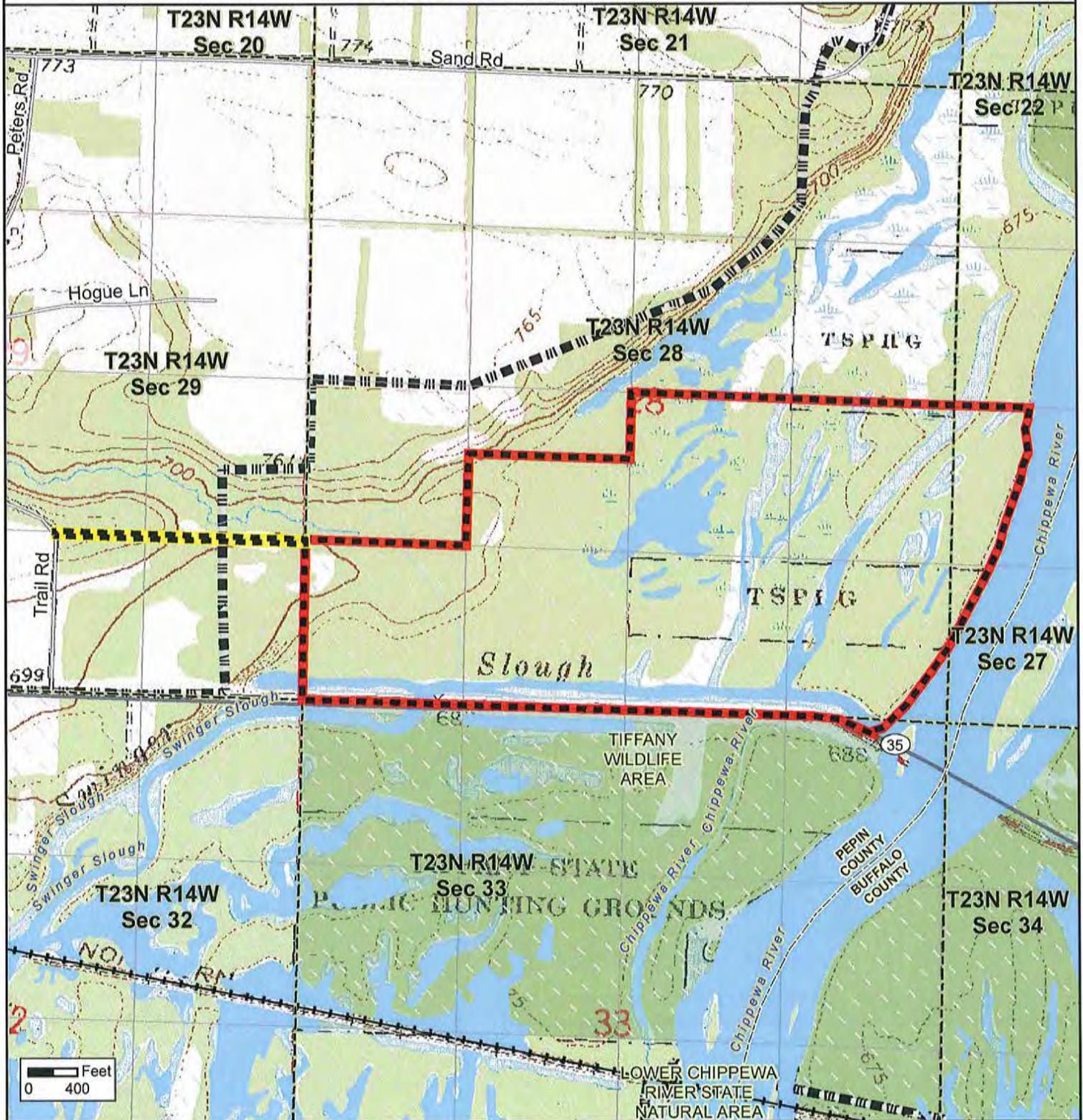
May 13, 2015 ark

Real Estate Section  
Bureau of Facilities and Lands

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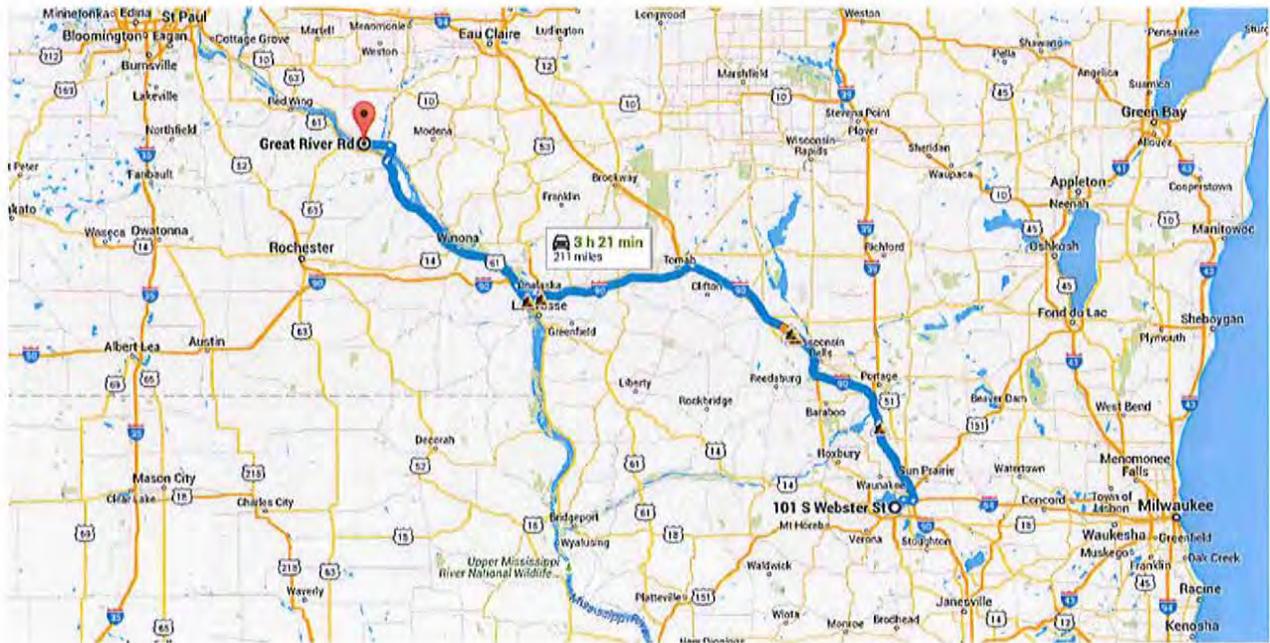
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Directions from 101 S Webster St to Great River Rd

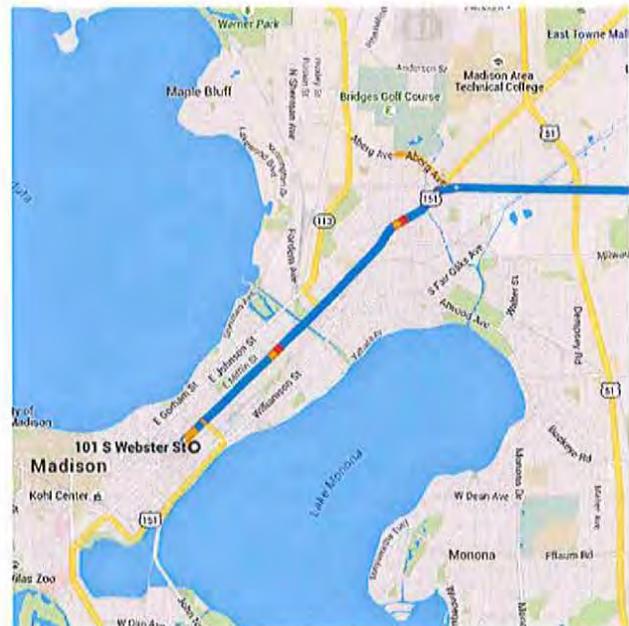


o 101 S Webster St  
Madison, WI 53703

Get on WI-30 E

3.3 mi / 8 min

- ↑ 1. Head northwest on S Webster St toward E Main St  
0.1 mi
- ➡ 2. Turn right onto E Washington Ave  
2.9 mi
- ⬆️ 3. Take the Wisconsin 30 E ramp to Interstate 94/Interstate 90  
0.2 mi



Follow I-90 W to US-14 W/US-61 N in Dakota

146 mi / 2 h 8 min



Map data ©2015 Google

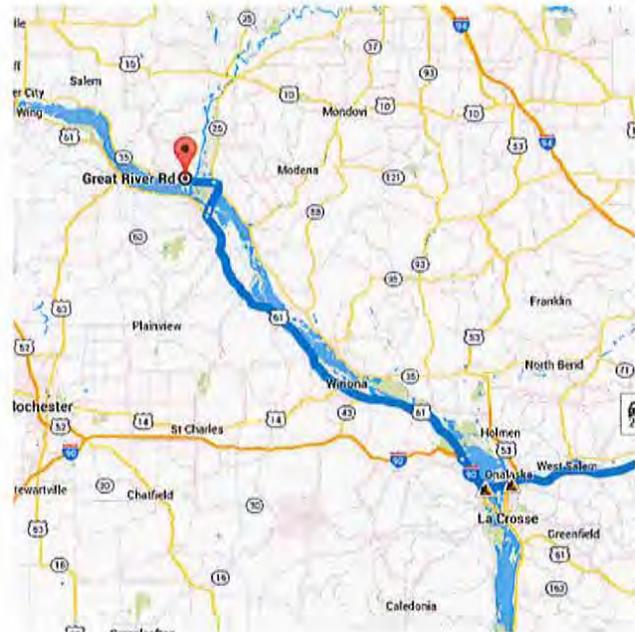
- ↑ 4. Continue onto WI-30 E 2.6 mi
- ↙ 5. Take the exit on the left onto I-39 N/I-90 W toward I-94 W/Wis Dells
  - 1 Continue to follow I-90 W 92.7 mi
- ↙ 6. Keep left at the fork to stay on I-90 W, follow signs for Tomah/La Cross
  - 1 Entering Minnesota 50.6 mi



Continue on US-61 N. Drive to WI-35 N in Pepin

59.3 mi / 1 h 1 min

- ↘ 7. Slight right onto US-14 W/US-61 N (signs for Winona)
  - 1 Continue to follow US-61 N 50.3 mi
- ↘ 8. Turn right onto MN-60 E 0.8 mi
- ↙ 9. Turn left onto 4th Grant Blvd W 0.1 mi
- ↘ 10. Turn right onto MN-60/Walnut Ave
  - 1 Continue to follow MN-60 0.4 mi
  - 2 Entering Wisconsin
    - 1 Continue onto WI-25 N 3.9 mi
    - 1 Continue onto WI-35 N 3.8 mi



**📍 Great River Rd**  
Pepin, WI 54759

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.