

SUBJECT: LAND ACQUISITION – TIFFANY WILDLIFE AREA AND LOWER CHIPPEWA RIVER NATURAL AREA – PEPIN COUNTY

FOR: AUGUST 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 87.45 acres of land from Johan Brekhuis and Michelene Sullivan for \$212,000 for the Tiffany Wildlife Area and Lower Chippewa River Natural Area in Pepin County. The item is being submitted because the purchase price exceeds \$150,000.

The tract is located about two miles south of the Village of Arkansaw. This property has 40 acres that lie within the Tiffany Wildlife Area with the remaining area lying within the Lower Chippewa River State Natural Area project boundary. The property adjoins department-managed lands to the south and touches on a portion of department lands to the east and west. The property is a mix of upland woods and wetlands. It has an escarpment that overlooks the Chippewa River Bottoms.

The Tiffany Wildlife Area is located in west-central Wisconsin along the Chippewa River about 70 miles north of La Crosse and 50 miles south of the Twin Cities of Minneapolis and St. Paul. It contains the lower 12 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. The property is used by the public for hunting, fishing, trapping, cross-county skiing, hiking and other outdoor recreation. 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 than any other location of comparable size in the state.

The Lower Chippewa River State Natural Area was established to protect natural areas and rare species habitat. The project focuses on remnant prairie, oak savanna, woodlands, wetlands and geologic features, and contains the largest intact floodplain forest in the upper Midwest. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

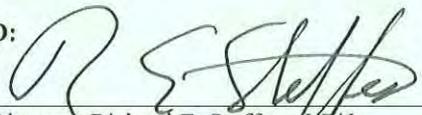
Purchase of the Brekhuis-Sullivan property will provide opportunities for wildlife management and public recreation and consolidate state ownership as well as protect and preserve endangered and threatened species.

RECOMMENDATION: That the Board approve the purchase of 87.45 acres of land for \$212,000 for the Tiffany Wildlife Area and the Lower Chippewa River Natural Area.

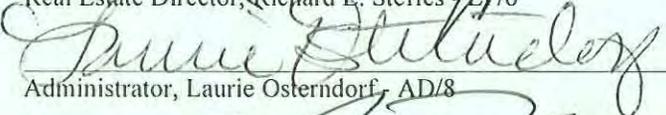
LIST OF ATTACHED MATERIALS:

- | | |
|--|--|
| 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 |

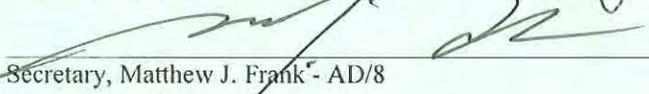
APPROVED:



Real Estate Director, Richard E. Steffes - LF/6



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

6-3-10

Date

7/6/10

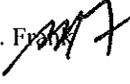
Date

7-15-10

Date

- | | |
|----------------------|-----------------------------------|
| cc: S. Miller – LF/6 | T. Hauge – WM/6 |
| R. Steffes – LF/6 | S. Humrickhouse – WCR/ Eau Claire |
| L. Ross – AD/8 | |

CORRESPONDENCE/MEMORANDUM

DATE: June 29, 2010 FILE REF: WM 60097
 TO: Governor Doyle
 FROM: Matthew J. Fry 
 SUBJECT: Proposed Land Acquisition, Brekhus/Sullivan Tract, File # WM 60097,
 Option Expires September 12, 2010

1. PARCEL DESCRIPTION:

Tiffany Wildlife Area and Lower Chippewa River Natural Area
 Pepin County

Grantor:

Johan Brekhus and Michelene Sullivan
 4709 27th Avenue South
 Minneapolis, MN 55406

Acres: 87.45Price: \$212,000.00Appraised Value: \$212,000Interest: Fee Title PurchaseImprovements: House, well and septic, shed and two silosLocation: The property is located in Pepin County about 10 miles southwest of the City of Durand.Land Description: The subject land is gently rolling to sloping.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Wetland	36.00
	Home Site	2.00
	Woodland	48.00
	Brush	<u>1.45</u>
	TOTAL:	87.45

Zoning: No general zoningPresent Use: Cabin/RecreationProposed Use: Wildlife Management and Public RecreationTenure: 14 yearsProperty Taxes: \$1,763Option Date: June 14, 2010Stewardship 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.2. JUSTIFICATION:

The 87.45-acre Brekhus-Sullivan property is proposed for purchase for the Tiffany Wildlife Area and the Lower Chippewa River State Natural Area in Pepin County. The tract is located in the Town of Waterville about two miles south of the Village of Arkansaw. This property has 40 acres that lie within the Tiffany Wildlife Area with the remaining area lying within the Lower Chippewa River State Natural Area project boundary. The property adjoins department-managed lands to the south and touches on a portion of

department lands to the east and west. The property is unique in that it has an escarpment that overlooks the Chippewa River Bottoms.

The Tiffany Wildlife Area is located in west-central Wisconsin along the Chippewa River about 70 miles north of La Crosse and 50 miles south of the Twin Cities of Minneapolis and St. Paul. It contains the lower 12 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. Land in the project area was first purchased in 1960. The purpose of the project is to manage the 15,650-acre wetland habitat area primarily for waterfowl and wetland wildlife and for public recreation. The property is used by the public for hunting, fishing, trapping, cross-county skiing, hiking and other outdoor recreation. In 2000, the Department of Natural Resources recognized the importance of 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 than any other location of comparable size in the state.

The Lower Chippewa River State Natural Area was established in 2000 to protect 15,000 acres of natural areas and rare species habitat. The project focuses on remnant prairie, oak savanna, woodlands, wetlands and geologic features, and contains the largest intact floodplain forest in the upper Midwest. The Natural Heritage Inventory indicates the occurrence or probable presence of rare plants and animals in or near the project area. These species depend on the unique nature of their respective ecosystems to survive, coinciding with the goal of the project to protect biological diversity and providing research benchmarks for these rare resources. The purpose of the Natural Area program is to protect the best remaining examples of Wisconsin's native plant and animal communities, their component species, and habitat for rare plant and animal species. Natural areas protect the natural diversity of the landscape for future generations. Natural areas are used for study by school groups of all ages and researchers as well as by the general public. Other recreational activities such as hiking, cross-country skiing, fishing, and hunting are also popular.

The Department recommends the purchase of the Brekhus-Sullivan property to provide opportunities for wildlife management and public recreation and to consolidate state ownership within the project boundary as well as to protect and preserve known endangered and threatened species.

3. FINANCING:

State Stewardship Wildlife (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$26,406,821

4. ACQUISITION STATUS OF THE TIFFANY WILDLIFE AREA:

Established: 1946
Acres Purchased to Date: 13,041.39
Acquisition Goal: 15,955.0 Acres
Percent Complete: 81.74%
Cost to Date: \$1,359,793.48

5. APPRAISAL:

Appraiser: Ronald Rasmussen
Valuation Date: June 4, 2009
Appraised Value: \$212,000.00
Highest and Best Use: Recreation/Seasonal Residential

Allocation of Values:

- a. land: 87.45 acres @ \$2,264.15 per acre: \$198,000.00
- b. improvements: \$ 14,315.00
- c. total: \$212,000.00
- d. market data approach used, ten comparable sales cited
- e. adjusted value range: \$2,200.00 to \$3,300.00 per acre

Appraisal Review: Peter Wolter -- August 19, 2009

RECOMMENDED:



Richard E. Steffes

6.30.10
Date



Bureau of Legal Services

7/1/10
Date



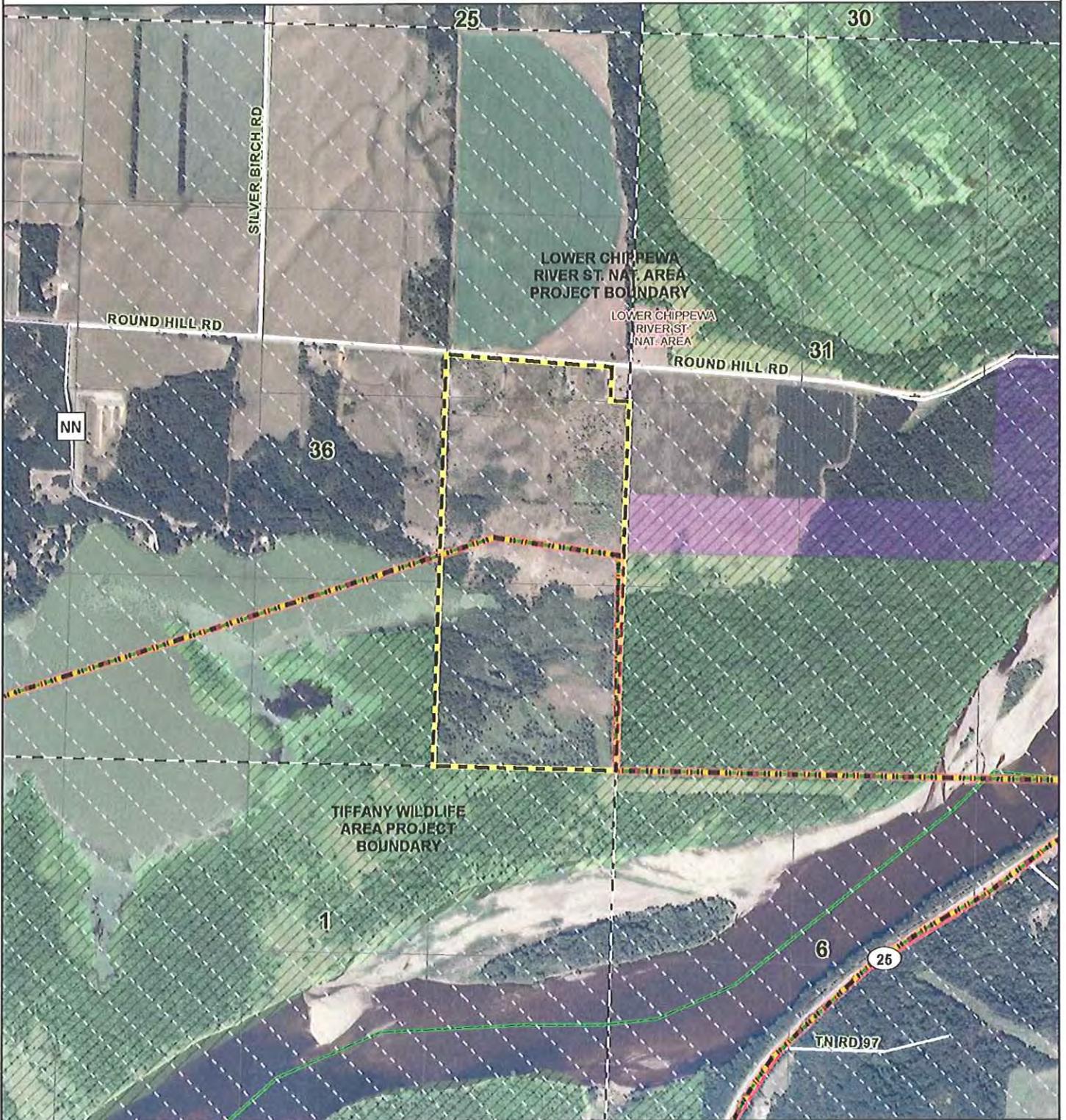
Laurie Osterndorf

7/6/10
Date

RES:ch

Johan Brekhus Parcel

T25N R14W Section 36, Town of Waterville, Pepin County, WI (87.45 Acres)



Legend

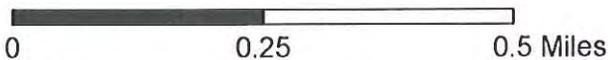
- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned

Subject Property

WM 60097

Tiffany Wildlife Area

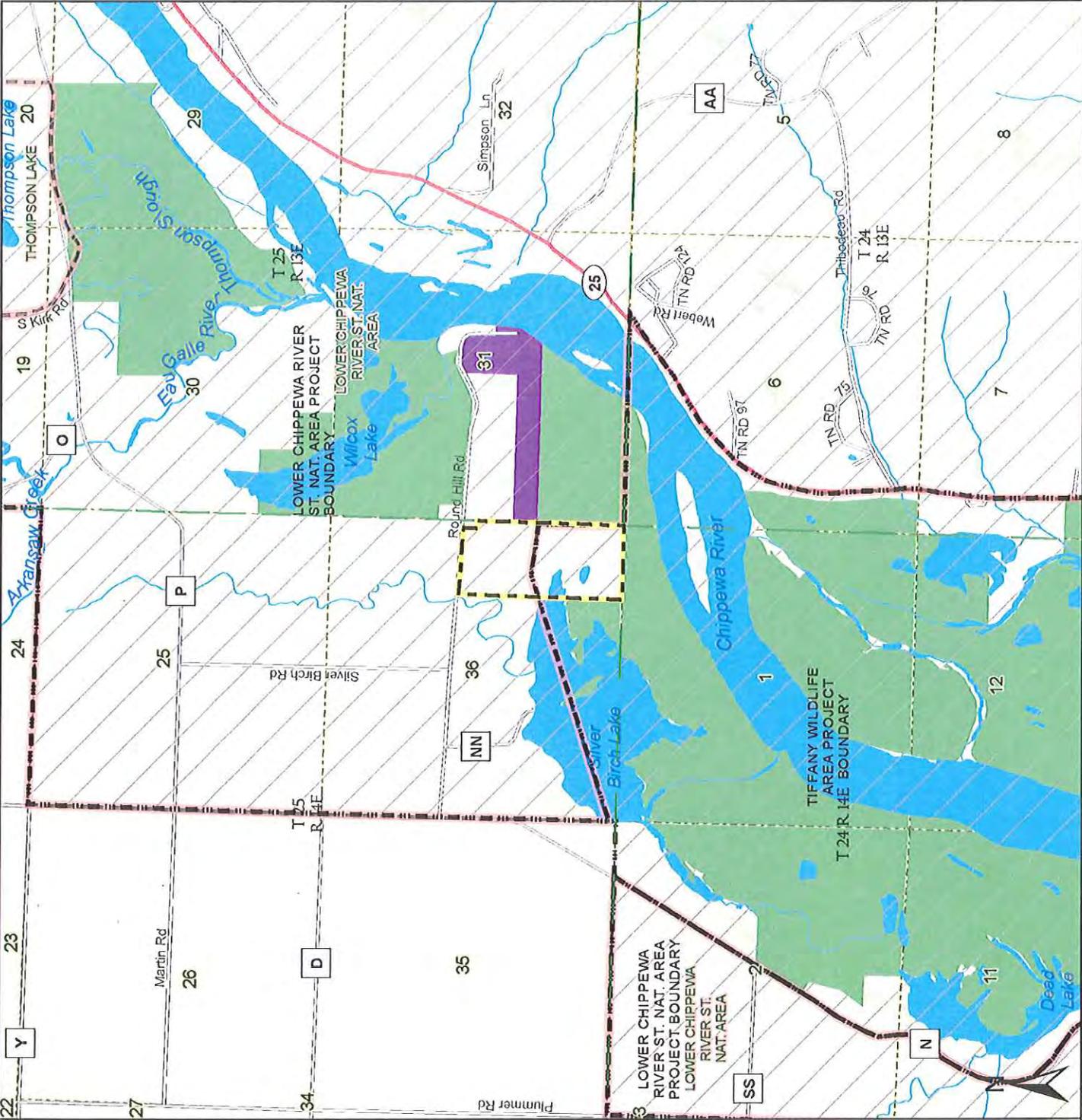
- Fee Simple
- Easement
- Ingress/Egress



State of Wisconsin

June 24, 2010
Real Estate Section
Bureau of Facilities and Lands

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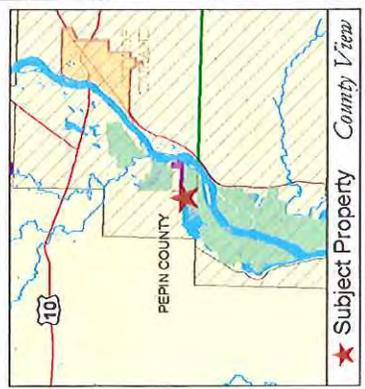


Johan Brekhus Parcel
WM 60097

Tiffany Wildlife Area
T25N R14W Section 36
Town of Waterville
Pepin County, WI
(87.45 Acres)

- Subject Property**
- Fee Simple
 - Easement
 - Ingress/Egress

- Legend**
- DNR Project Boundary
 - State Natural Area
 - PLSS Section Line
 - County Boundary
 - DNR Owned
 - DNR Easement



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This database is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. It is not intended for use as a land management tool; it is a listing of all DNR real estate transactions that have occurred on these lands over time. For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional Office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site: <http://www.dnr.state.wi.us/org/oa/csr/arcserve/arcserve/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.