

SUBJECT: Land Acquisition, Project Boundary Modification and Partial Donation of Value – Tichigan Wildlife Area – Racine County

FOR: APRIL 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 56.92 acres of land from George and Laura Bronenkant for \$350,000 for the Tichigan Wildlife Area in Racine County. The item is being submitted because the purchase price exceeds \$150,000 and approximately 36.5 acres of the parcel are located outside of the current project boundary. This purchase includes a bargain-sale landowner donation of \$10,000 as the appraised value is \$360,000. All of the funding is through the federal North American Wetland Conservation Act Program.

The property adjoins state owned lands to the west and north. The Bronenkant parcel has approximately 2,080 feet of wetland frontage on the Tichigan Lake Flowage and two undeveloped upland access points on Tichigan Lake. The 27.8 acres of wetland habitat on the property will provide critical habitat for the threatened Blanding's turtle, which has been found within the Tichigan Wildlife Area, in addition to waterfowl and other wetland associated species. The parcel includes approximately fourteen acres of grasslands, which are important for nesting waterfowl and grassland species.

If approved, the Tichigan Wildlife Area boundary will be expanded to include the entire Bronenkant parcel. This purchase will provide additional public hunting and trapping grounds that are in short supply in this part of the State. If acquired the home and garage on the property will be sold for removal or salvage and the building site will be restored to a natural condition. The Department anticipates the site will serve as a small parking area for public. The public will also benefit by improved access to Tichigan Lake for ice fishing anfter this proposed acquisition.

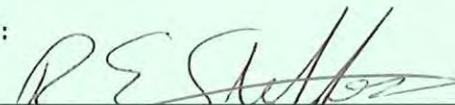
Purchase of the 56.92 acre Bronenkant parcel will help protect an important wetland complex for wildlife and provide additional opportunities for public recreation. If the transaction is approved the Department will add the parcel to the Tichigan Wildlife Area.

RECOMMENDATION: That the Board approves the purchase of 56.92 acres of land for \$350,000 for the Tichigan Wildlife Area and expansion of the project boundary to include this parcel. Also, that the Board accept the donation of \$10,000 in the form of a bargain-sale to the Department.

LIST OF ATTACHED MATERIALS:

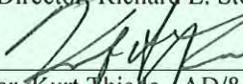
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



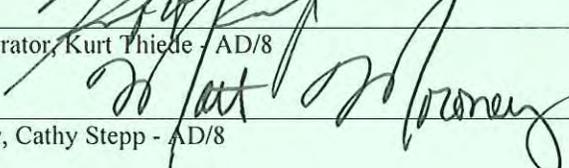
Real Estate Director, Richard E. Steffes - LF/6

3-30-12
Date



Administrator, Kurt Thiede - AD/8

3-30-12
Date



Secretary, Cathy Stepp - AD/8

4-2-12
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- T. Hauge - WM/6
- E. Nitschke – SER

CORRESPONDENCE/MEMORANDUM

DATE: March 27, 2012 FILE REF: WM 60166
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, George and Laura Bronenkant Tract, File # WM 60166,
 Option Expires May 24, 2012

1. PARCEL DESCRIPTION:

Tichigan Wildlife Area
 Racine County

Grantor:

George and Laura Bronenkant
 3800 Treyburn Dr Apt B305
 Williamsburg, VA 23185

Acres: 56.92Price: \$350,000Appraised Value: \$360,000Interest: Fee Title PurchaseImprovements: House and garage (No Value)Comment: Landowner is donating \$10,000 in valueLocation: The property is located in Racine County four miles north of Village of WaterfordLand Description: The subject land is a mix of level upland and low terrain and marshlandCovertypes Breakdown:

Type	Acreage
Grassland	14.0
Building site	1.44
Lowland Woodland	13.68
Wetland	27.8
Total:	56.92

Zoning: General Farming and Residential DistrictPresent Use: Residential and Recreation landProposed Use: Public Outdoor Recreation and Fish and Wildlife HabitatTenure: 66 yearsProperty Taxes: \$3,013Option Date: February 24, 2012Stewardship 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 Department has obtained an option to purchase 56.92-acres of land from George and Laura Bronenkant for the Tichigan Wildlife Area. The property adjoins state owned lands to the west and north. The Bronenkant parcel has approximately 2,080 feet of wetland frontage on the Tichigan Lake Flowage and two undeveloped upland access points on Tichigan Lake. The 27.8 acres of wetland habitat on the property will provide critical habitat for the threatened Blanding's turtle, which has been found within the Tichigan Wildlife Area, in addition to waterfowl and other wetland associated species. The parcel includes approximately fourteen acres of grasslands, which are important for nesting waterfowl and grassland species.

If approved for purchase, the project boundary will be expanded to include the entire property, and the parcel will provide increased wooded hunting grounds that are in short supply in this part of the State. It will also increase public ownership in Racine County, which is part of the heavily populated Southeast Wisconsin. Public lands comprise only 3% of the Racine county area and they receive heavy user pressures. If acquired the home and garage on the property will be sold for removal or salvage. The building site will be restored to a natural condition. The site can serve as a small parking lot for the public.

The Tichigan Wildlife Area is a 1,448 acre property located in the Waterford Township, in Racine County. The property supports several cover types including grassland, oak-hickory woodland, shallow marsh, wet meadow, shrub-carr, and cattail marsh. It also has a class III trout stream running through the southern end and it has thousands of mostly wetland frontage feet on Tichigan Lake. The property provides hunting opportunities for small game (including stocked pheasants), turkey, deer, waterfowl, and trapping opportunities, along with fishing. The addition of the Bronenkant parcel will increase these opportunities as well as other activities such as hiking, photography and improved winter ice fishing access to Tichigan lake.

3. FINANCING:

Mukwonago - Fox River Watershed Initiative – NAWCA grant with Ducks Unlimited \$350,000 & Landowner donated land value \$10,000. No state Stewardship funds are needed due to the partial donation of value and use of NAWCA, North American Wetland Conservation Act, a federal fund administered by the US Fish & Wildlife Service.

4. ACQUISITION STATUS OF THE TICHIGAN WILDLIFE AREA:

Established: 1957

Acres Purchased to Date: 1,441.94

Acquisition Goal: 1,584.3 acres

Percent Complete: 91.01 %

Cost to Date: \$1,315,556.85

5. APPRAISAL:

Appraiser: Philip Vander Male

Valuation Date: January 28, 2011

Appraised Value: \$360,000

Highest and Best Use: Large residential-recreational

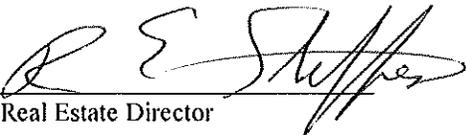
Allocation of Values:

- a. land: 56.92 acres @ \$6,324.67 per acre: \$360,000
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$5,692 - \$6,866 per acre

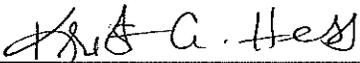
Appraisal Review: Paul Scott - 3/3/2011

Comments: The existing house is an under-improvement for the property that the typical buyer would probably raze and rebuild. Conclusion: residence has an interim use value that offsets the future cost of razing the buildings, thus no value was assigned to the buildings.

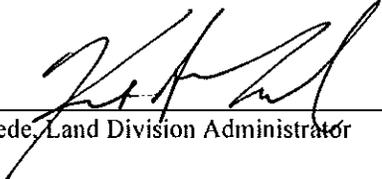
RECOMMENDED:


Richard E. Steffes, Real Estate Director

3-27-12
Date


Kristin A. Hess, Bureau of Legal Services

3/27/12
Date


Kurt Thiede, Land Division Administrator

3/28/12
Date

Acknowledgment of Gift

This is to certify that at its March 2012 meeting, the Natural Resources Board gratefully accepted a gift of \$10,000 of land value toward the acquisition of the 56.92-acre property in Racine County for the Tichigan Wildlife Area from

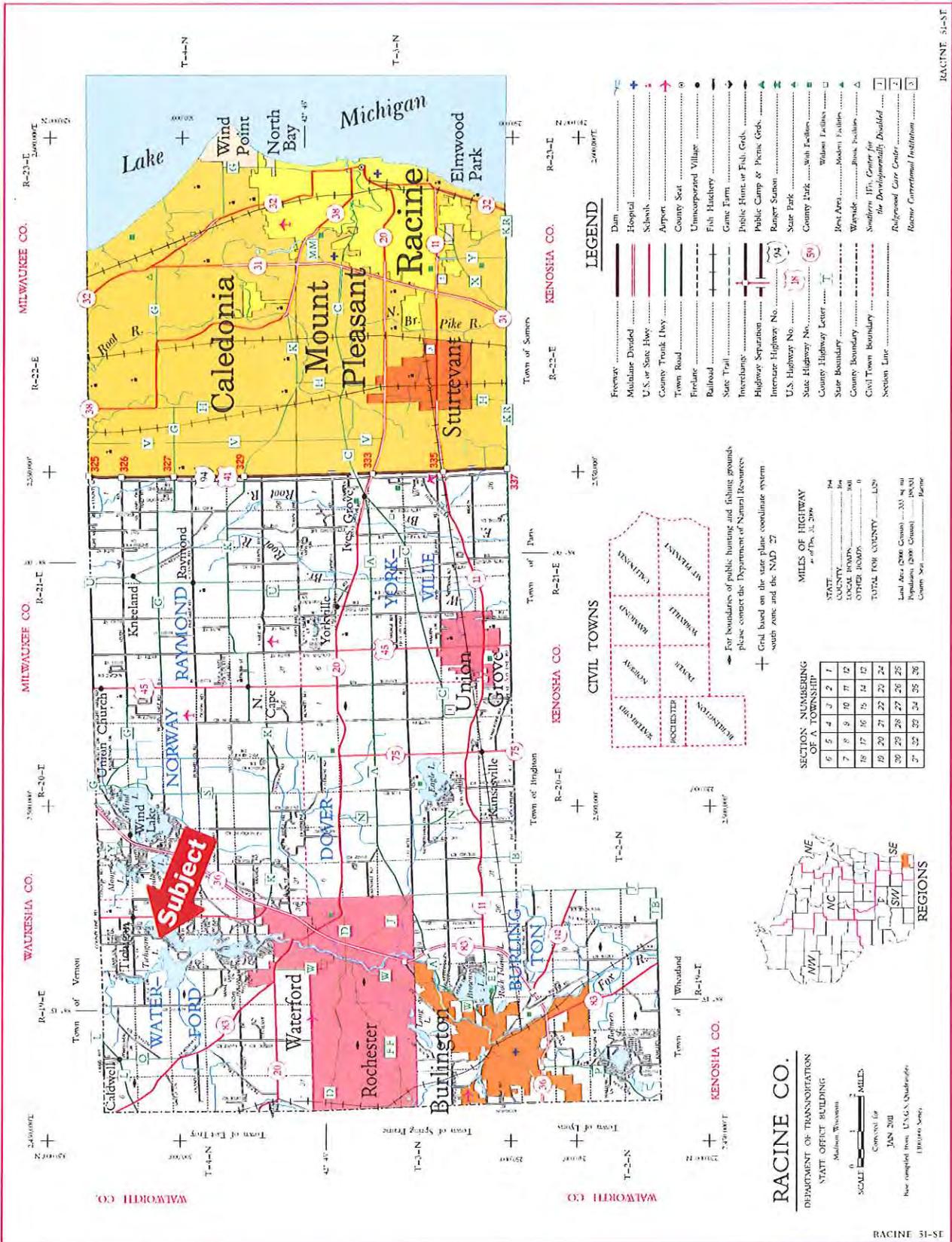
George and Laura Bronenkant

It is significant that you are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end. The land will provide excellent fish and wildlife habitat and land for public outdoor recreation.

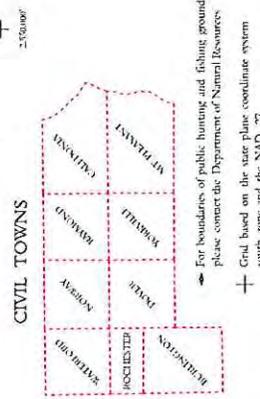
An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

David Clausen, CHAIR



- LEGEND**
- Freeway
 - U.S. or State Hwy
 - Town Road
 - Firelane
 - Railroad
 - State Trail
 - Interchange
 - Highway Separation
 - Intersecting Highway No.
 - U.S. Highway No.
 - State Highway No.
 - County Highway Letter
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
 - Dam
 - Mutual or Divided
 - Schools
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Farm
 - Public Hunt or Fish Cods
 - Public Camp & Picnic Cods
 - Ranger Station
 - State Park
 - County Park
 - Rec Area
 - Wapide
 - Southern Wis. Center for the Developmentally Disabled
 - Railroad Care Center
 - Racine Correctional Institution
 - Hospital
 - Schools
 - Airport
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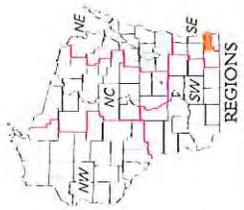
SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
37	36	35	34	33	32

MILES OF HIGHWAY
as of Dec. 31, 2009

STATE	164
LOCAL ROADS	300
OTHER ROADS	0
TOTAL FOR COUNTY	464

Land Area (2000 Census) ... 331 sq mi
Water Area (2000 Census) ... 100 sq mi
County Seat ... Racine



RACINE CO.
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin

SCALE 0 1 2 MILES
Corrected for
JUN 2010
Base compiled from U.S.G.S. Quadangles
1:100,000 Series

George & Laura Bronenkant-Fee Parcel

T4N R19E Sec 11, Town of Waterford, Racine County



Tichigan Wildlife Area



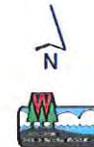
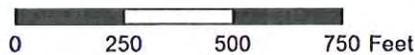
Fee Parcel

Quit Claim Parcel

DNR Owned

DNR Project Boundary

Section Line



Feb 27, 2012 knb
 Real Estate Section
 Bureau of Facilities and Lands