

SUBJECT: Land Acquisition and Project Boundary Modification – Tichigan Wildlife Area – Racine County

FOR: DECEMBER 2012 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 56.31 acres of land from Thomas G and Sharon Smith Cerny for \$280,000 for the Tichigan Wildlife Area in Racine County. The item is being submitted because the purchase price exceeds \$150,000 and more than 40 acres are outside the established project boundary.

The property is located in the northwestern corner of the Town of Waterford in northwest Racine County and is about 26 miles from Milwaukee and 21 miles from Racine. It is surrounded by state owned lands. The landowners are retaining a parcel of land and the home.

The Tichigan Wildlife Area consists of a rolling landscape with upland and wetland habitat, with the Tichigan Marsh in the center. The wetlands range from wet meadows to shallow marshes and disturbed areas with reed canary grass. The shrub-carr areas include areas with red-osier dogwood and willow and disturbed areas with buckthorn. The upland areas include agricultural fields planted in crop for wildlife that will eventually be planted into native grassland cover or hardwoods. Tichigan Creek, a Class III trout stream, flows through the southern portion of the property to Tichigan Lake. The wildlife area is used extensively for hunting, especially for deer, waterfowl, pheasant, and turkey. Other types of recreation pursued here are trapping, wildlife watching, hiking, photography, canoeing, fishing, snowmobile trails, and geocaching. The area is managed for grasslands and wetlands for waterfowl and upland game birds. Most of the cropland on the subject will be sharecropped with local farmers.

The Tichigan Marsh in pre-settlement times was part of the Fox River system and formed an extensive emergent marsh. It was an area that supported a variety of wildlife species including waterfowl, deer, muskrats, wetland birds, and songbirds. As settlers moved in, the landscape changed (e.g., ditching, roads, farming, etc.) and in 1838 a dam was built on the Fox River in Waterford, approximately four miles downstream from the current wildlife area. The dam resulted in the 351-acre lake that abuts the marsh and the wildlife area and that reduced the size and nature of the marsh.

The Tichigan Marsh is listed as a Natural Area-2 by the Southeastern Regional Planning Commission. Tichigan Marsh is the largest emergent marsh in Racine County. The marsh continues to provide habitat for waterfowl, deer, wetland birds, songbirds, and pheasants.

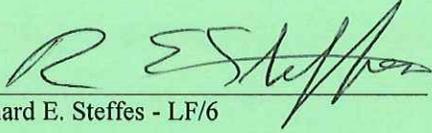
Acquisition of the Cerny parcel and addition of the Cerny ownership to the project boundary will provide opportunities for public recreation, in a heavily populated part of the state, consolidate state ownership, and allow for wildlife management.

RECOMMENDATION: That the Board approve the purchase of 56.31 acres of land for \$280,000 for the Tichigan Wildlife Area in Racine County and expansion of the project boundary to include entire Cerny ownership.

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 |

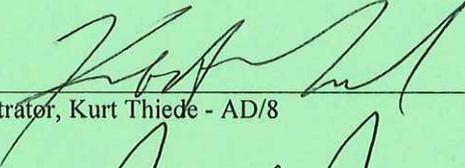
APPROVED:



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

11-7-12

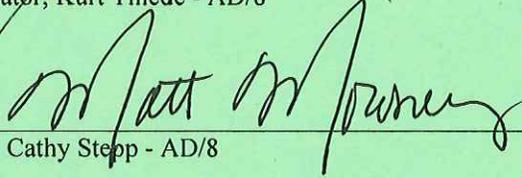
Date



Administrator, Kurt Thiede - AD/8

11/28/12

Date



Secretary, Cathy Stepp - AD/8

11/28/12

Date

- cc: S. Miller - LF/6
R. Steffes - LF/6
L. Ross - AD/8
T. Hauge - WM/6
J. Morrissey - SER - MILWAUKEE

CORRESPONDENCE/MEMORANDUM

DATE: November 16, 2012 FILE REF: WM 60199

TO: Scott Walker

FROM: Cathy Stepp

SUBJECT: Proposed Land Acquisition and Project Boundary Modification, Thomas G. and Sharon Smith Cerny Tract,
File # WM 60199,
Option Expires December 31, 2013

1. PARCEL DESCRIPTION:

Tichigan Wildlife Area
Racine County

Grantor:

Thomas G. and Sharon Smith Cerny
6404 Marsh Road
Waterford, WI 53185

Acres: 56.31Price: \$280,000Appraised Value: \$390,000 and \$455,000 for 76.88 acres; \$280,000 for 56.31 acresInterest: Fee title purchaseImprovements: NoneLocation: The property is located in Racine County 2 miles north of WaterfordLand Description: The subject land is level to rolling.Covertypes Breakdown:

Type	Acreage
Wetland	15
Cropland	36.31
Brush	5
Total:	56.31

Zoning: General FarmingPresent Use: Planted agricultural landProposed Use: Public Recreation and conservationTenure: 19 yearsProperty Taxes: \$1,250Option Date: November 15, 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 56.31 acres of land from Thomas G and Sharon Smith Cerny for \$280,000 for the Tichigan Wildlife Area in Racine County.

The property is located in the northwestern corner of the Town of Waterford in northwest Racine County and is about 26 miles from Milwaukee and 21 miles from Racine. It is surrounded by state owned lands.

The Tichigan Wildlife Area consists of a rolling landscape with upland and wetland habitat, with the Tichigan Marsh in the center. The wetlands range from wet meadows to shallow marshes and disturbed areas with reed canary grass. The shrub-carr areas include areas with red-osier dogwood and willow and disturbed areas with buckthorn. The upland areas include agricultural fields planted in crop for wildlife that will eventually be planted into native grassland cover or hardwoods. Tichigan Creek, a Class III trout stream, flows through the southern portion of the property to Tichigan Lake. The wildlife area is used extensively for hunting, especially for deer, waterfowl, pheasant, and turkey. Other types of recreation pursued here are trapping, wildlife watching, hiking, photography, canoeing, fishing, snowmobile trails, and geocaching. The area is managed for grasslands and wetlands for waterfowl and upland game birds.

The Tichigan Marsh in pre-settlement times was part of the Fox River system and formed an extensive emergent marsh. It was an area that supported a variety of wildlife species including waterfowl, deer, muskrats, wetland birds, and songbirds. As settlers moved in, the landscape changed (e.g., ditching, roads, farming, etc.) and in 1838 a dam was built on the Fox River in Waterford, approximately four miles downstream from the current wildlife area. The dam resulted in the 351-acre lake that abuts the marsh and the wildlife area and that reduced the size and nature of the marsh.

The Tichigan Marsh is listed as a Natural Area-2 (NA-2) by the Southeastern Regional Planning Commission (SEWRPC) in the natural area report, "*A Regional Natural Areas And Critical Species Habitat Protection and Management Plan for Southeast Wisconsin.*" The NA-2 designation represents a habitat community that has county or multi-county significance. Tichigan Marsh is the largest emergent marsh in Racine County. The report also recommends that the state acquire the remaining portion of the emergent marsh for preservation. The marsh continues to provide habitat for waterfowl, deer, wetland birds, songbirds, and pheasants.

The Department recommends the acquisition of the Cerny parcel and addition of the Cerny ownership to the project boundary to provide opportunities for public recreation, in a heavily populated part of the state, consolidate state ownership, and allow for wildlife management.

3. LAND MANAGEMENT:

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,666,700	\$1,798,946

5. ACQUISITION STATUS OF THE TICHIGAN WILDLIFE AREA:

Established: 1957
Acres Purchased to Date: 1,449.21
Acquisition Goal: 1,584.30
Percent Complete: 91.47 %
Cost to Date: \$1,332,626.35

6. APPRAISAL 1:

Appraiser: Philip Vander Male
Valuation Date: July 23, 2012
Appraised Value: \$390,000
Highest and Best Use: Residential Estate

Allocation of Values:

- a. land: 76.88 acres @ \$5,073 per acre: \$390,000 rounded
- b. market data approach used, 5 comparable sales cited
- c. adjusted value range: \$4,555 - \$5,237 per acre

Appraisal Review: Gregory Markus - 9/4/2012

APPRAISAL 2:

Appraiser: Linn Duesterbeck

Valuation Date: July 31, 2012

Appraised Value: \$455,000

Highest and Best Use: Agriculture and Recreation - single family home

Allocation of Values:

- a. land: 76.88 @ \$5,900 per acre: \$455,000 rounded
- b. market data approach used, 11 comparable sales cited
- c. adjusted value range: \$5,589 - \$6,239 per acre

Appraisal Review: Gregory Markus - 9/4/2012

Comments: Vander Male amended his appraisal to a value of \$280,000 for 56.31 acres after it was discovered that local zoning required a larger parcel remain with the house.

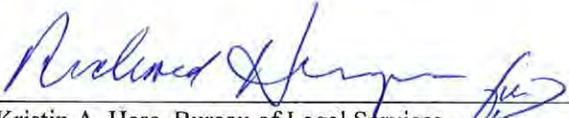
RECOMMENDED:



Richard E. Steffes, Real Estate Director

11-16-12

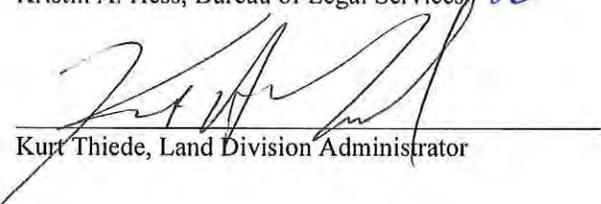
Date



Kristin A. Hess, Bureau of Legal Services

11/20/12

Date

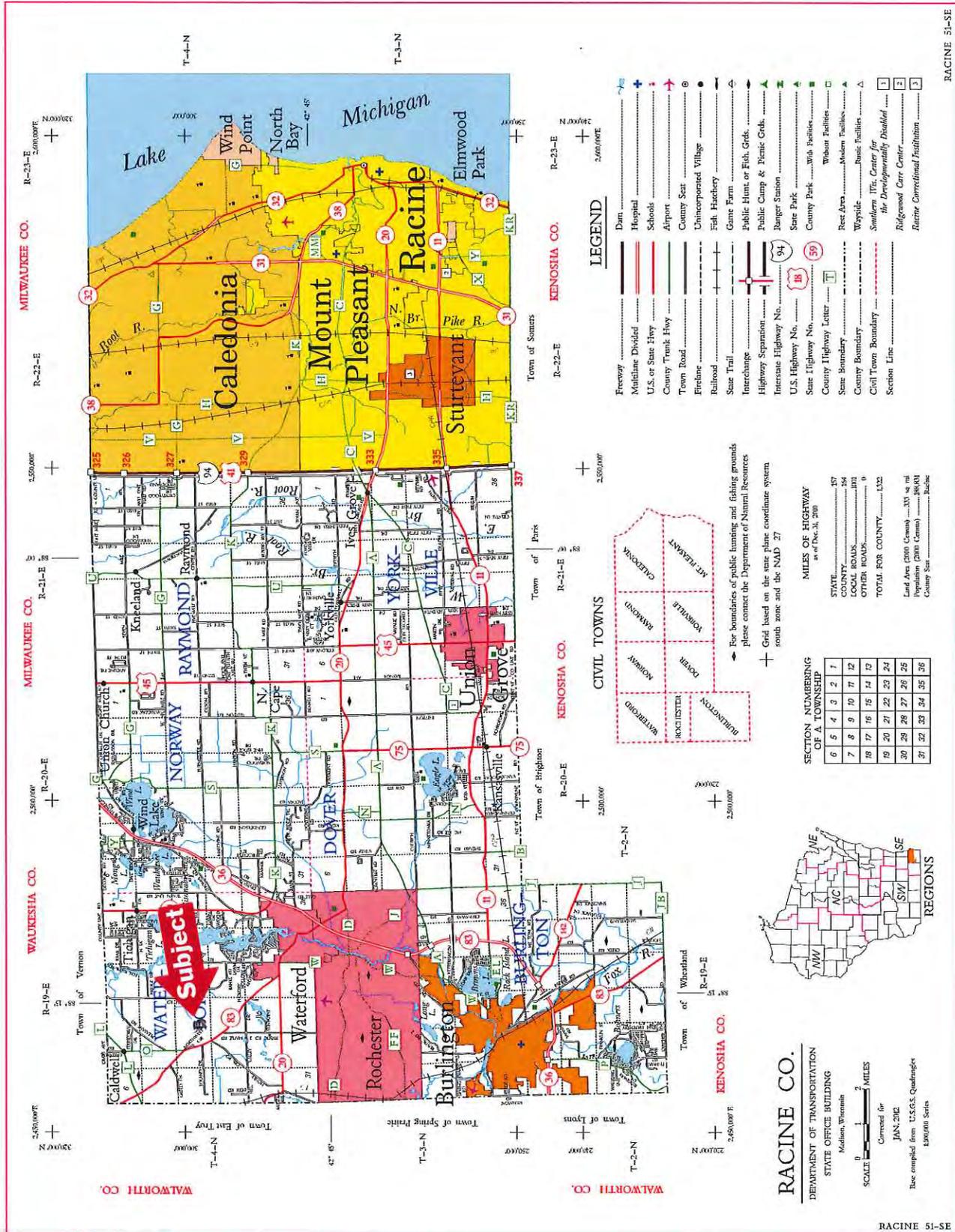


Kurt Thiede, Land Division Administrator

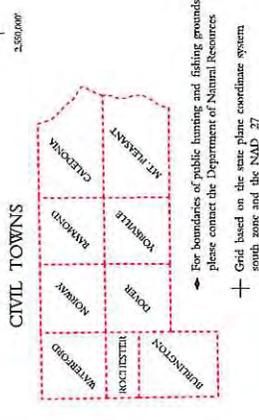
11/28/12

Date

RES:



- ### LEGEND
- Freeway
 - Multi-lane Divided
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Fireline
 - Railroad
 - State Trail
 - Interchange
 - Highway Separation
 - Interstate Highway No.
 - U.S. Highway No.
 - State Highway No.
 - County Highway Letter
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
 - Dam
 - Hospital
 - Schools
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Farm
 - Public Hunt or Fish Gtd.
 - Public Camp & Picnic Grds.
 - Banger Station
 - State Park
 - County Park
 - Wild Facilities
 - Recreation Area
 - Modern Facilities
 - Wayside
 - Basic Facilities
 - Swanborn Wts. Center for the Developmentally Disabled
 - Ridgeland Care Center
 - Racine Correctional Institution



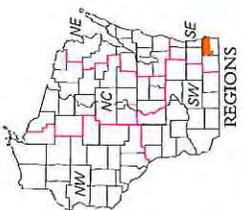
SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

MILES OF HIGHWAY as of Dec. 31, 2001

STATE	357
COUNTY	164
CIVIL TOWNS	1111
OTHER ROADS	6
TOTAL FOR COUNTY	1322

Land Area (2000 Census) ... 333 sq. mi
Population (2000 Census) ... 88,643
County Seat ... Racine



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

SCALE 0 1 2 MILES
Corrected for
JAN. 2002
Base compiled from U.S.G.S. Quadrangles
Landscape Series

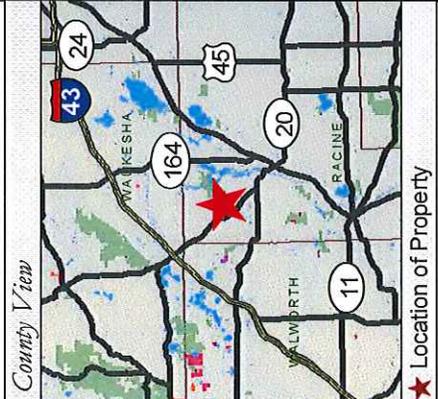
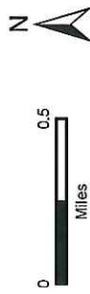
**Thomas G. & Sharon
Smith Cerny - Fee
Tichigan
Wildlife Area**

WM 60199

T4N R19E Sec 16
Town of Waterford
Racine County
56.31 Acres

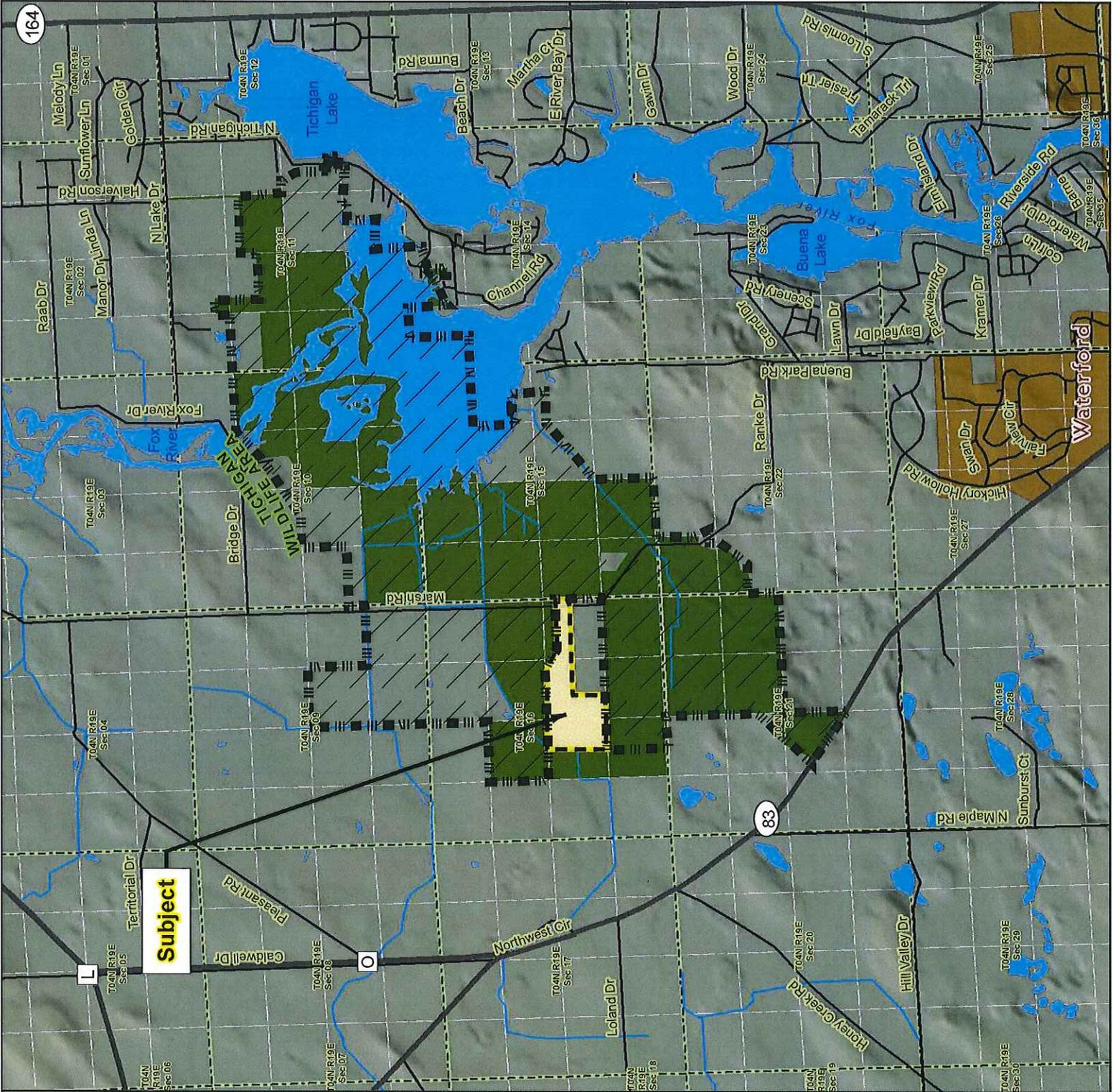


-  WDNR Owned
-  WDNR Easement
-  DNR Project Boundary
-  PLSS Section Line
-  QQ Section Boundary



Location of Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities & Lands
Map Created: Nov 12, 2012 .kmh



Thomas G. & Sharon Smith Cerny - Fee

T4N R19E Sec 16, Town of Waterford, Racine County



Tichigan Wildlife Area

 Subject

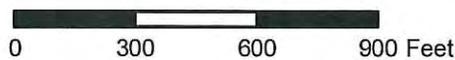
 DNR Owned

 DNR Eased

 DNR Project Boundary

 Section Line

 QQ Section Lines



Nov 12, 2012 kmb
 Real Estate Section
 Bureau of Facilities and Lands

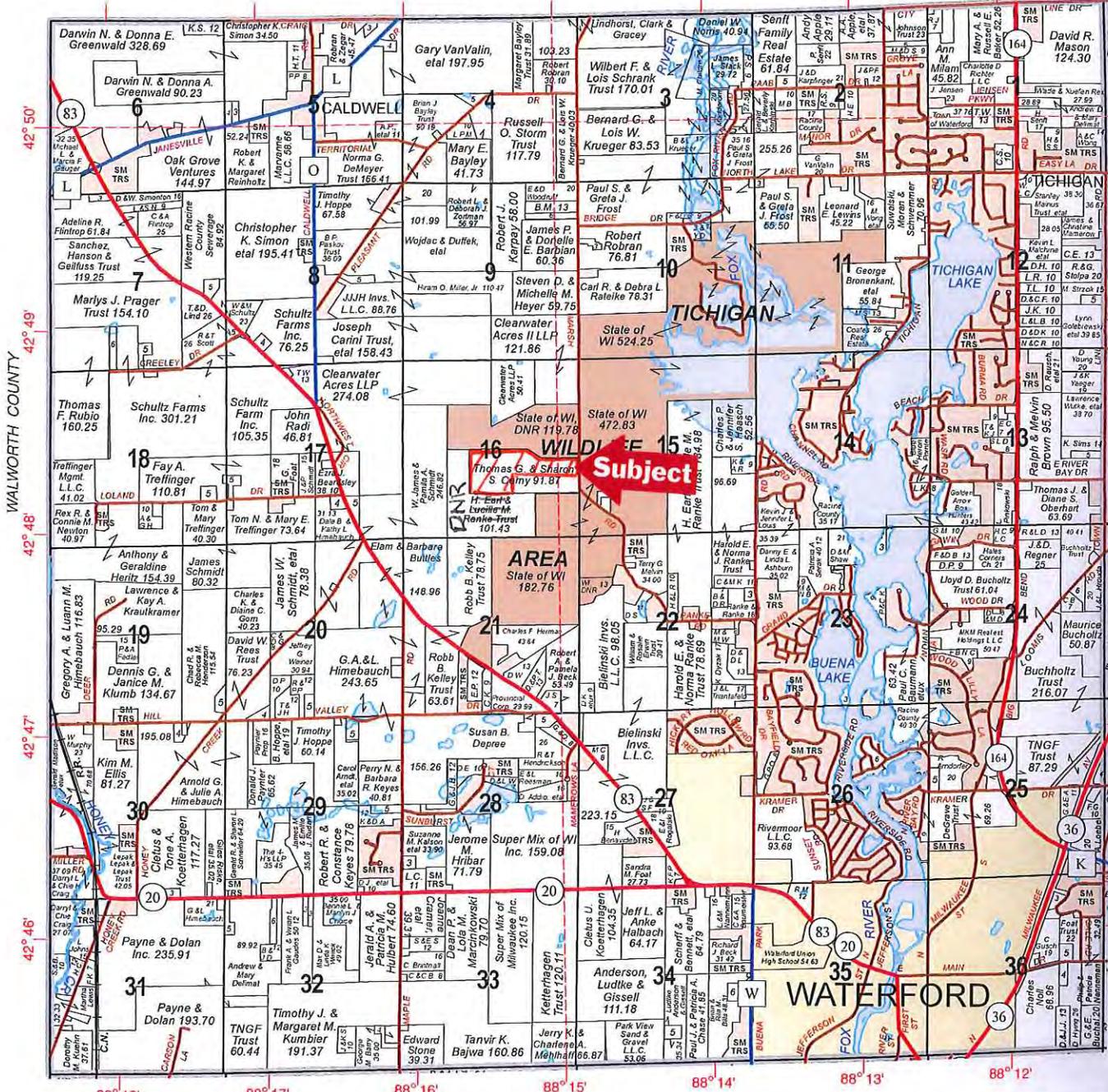


WATERFORD



T.4N.-R.19E.

WAUKESHA COUNTY



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