

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

**FOR:** MARCH 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.

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.

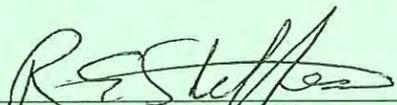
Purchase of the 56.92 acre Bronenkant parcel will help protect an important wetland complex for wildlife and provide additional opportunities for public recreation. If the transaction is approved the Department will add the parcel to the Tichigan Wildlife Area. The public will also benefit by improved access to Tichigan Lake for ice fishing after this proposed acquisition.

**RECOMMENDATION:** That the Board approve 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.

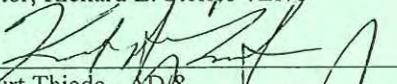
**LIST OF ATTACHED MATERIALS:**

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

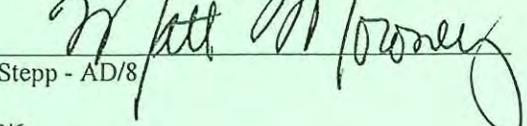
**APPROVED:**

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

3-5-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Administrator, Kurt Thiede - AD/8

3-5-12  
\_\_\_\_\_  
Date

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

3/6/12  
\_\_\_\_\_  
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 5, 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 marshlandCovertyp 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, 2012

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.

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 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

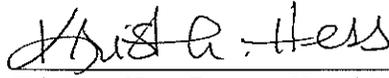
Appraisal Review: Paul Scott - 3/3/2011

Comments: 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.

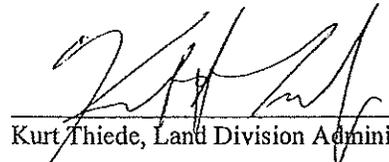
RECOMMENDED:

  
Richard E. Steffes, Real Estate Director

2-27-12  
Date

  
Kristin A. Hess, Bureau of Legal Services

2/27/12  
Date

  
Kurt Thiede, Land Division Administrator

2/28/12  
Date

RES:

## *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



# George & Laura Bronenkant-Fee Parcel

T4N R19E Sec 11, Town of Waterford, Racine County



### Tichigan Wildlife Area



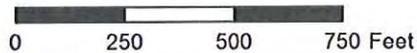
Fee Parcel

Quit Claim Parcel

 DNR Owned

 Section Line

 DNR Project Boundary



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

