Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3C3

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – TICHIGAN WILDLIFE AREA – RACINE COUNTY

FOR: DECEMBER 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 119.00 acres of land from Thomas and Sharon Cerny for $685,000 for the Tichigan Wildlife Area in Racine County. The item is being submitted because the price exceeds $150,000 and 49 acres fall outside the project boundary.

Additionally, the Department has obtained the right-of-first-refusal on the Cerny's remaining acreage of about 70 acres, excluding their home and barns. The property is located in northwest Racine County about 26 miles from Milwaukee and 21 miles from Racine. It adjoins state owned lands along the eastern boundary. Most of the eastern portion of the parcel is in the project boundary and the western 40-acre is outside of the project boundary.

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 of the marsh.

Purchase of the 119 acres will provide area for public outdoor recreation as well as important wildlife habitat for game and non-game species.

RECOMMENDATION: That the Board approve the purchase of 119 acres of land for $685,000 for Tichigan Wildlife Area and approve modification of the project boundary to include the entire parcel.

LIST OF ATTACHED MATERIALS:

No ☒	Fiscal Estimate Required	Yes ☐	Attached
No ☒	Environmental Assessment of Impact Statement Required	Yes ☐	Attached
No ☐	Background Memo	Yes ☒	Attached

APPROVED:

R E Steffes — 11-4-08
Real Estate Director, Richard E. Steffes - LF/6 — Date

Laurie J. Osterndorf — 11/8/08
Administrator, Laurie Osterndorf - AD/8 — Date

Secretary, Matthew J. Frank - AD/8 — 11/19/08 Date

cc: S. Miller – LF/6
R. Steffes – LF/6
L. Ross – AD/8
T. Hauge – WM/6
G. McCutcheon – SER/Milwaukee

State of Wisconsin

CORRESPONDENCE/MEMORANDUM

DATE: November 4, 2008 FILE REF: WM 60015

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Thomas and Sharon Cerny Tract, File # WM 60015, Option expires December 23, 2008

1. PARCEL DESCRIPTION:

Tichigan Wildlife Area
Racine County

Grantor:

Thomas and Sharon Cerny
c/o Attorney Laura Halbach
3580 South Moorland Road
New Berlin, WI 53151

Acres: 119
Price: $685,000
Appraised Value: $685,000; $870,000
Interest: Fee title
Improvements: None

Location: The property is located in Racine County two miles north of the City of Waterford in the Town of Waterford.

Land Description: The topography of the parcel varies significantly with the highest areas of elevation being located at the southeast and northwest corners of the property and the lowest areas of elevation throughout the lowland and wetland areas.

Covertype Breakdown:	Type:	Acreage:
	Upland/Woodland	32
	Cropland	24
	Grass/Pasture	7
	Wetland	49
	Brush	7
	TOTAL:	119

Zoning: Agriculture
Present Use: Agriculture, Private Recreation
Proposed Use: Public Recreation and Wildlife Habitat
Tenure: 15 years
Property Taxes: $5,235
Option Date: September 12, 2008

Stewardship Land Access: This property will be open to the public for all nature based outdoor recreational activities to include hunting, fishing, trapping and cross-country skiing.

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2. JUSTIFICATION:

The Department proposes to purchase 119 acres from Thomas and Sharon Cerny for the Tichigan Wildlife Area. Additionally, the Department has obtained the right-of-first-refusal on the remaining acreage to exclude their home and barns. The property, of which over 60% falls within the project boundary, 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 adjoins state-owned lands along the eastern boundary. All but nine acres of the eastern portion of the parcel is in the project boundary and the western 40 acres is outside of the project boundary.

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 to provide opportunities for public recreation, consolidate state ownership, allow for wildlife management and protect the site from development incompatible with the goals of the project. The Department will modify the project boundary to include the area that fall outside of the boundary if so approved by the Natural Resources Board at its December 2008 meeting.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$4,000,000	$1,069,780

4. ACQUISITION STATUS OF THE TICHIGAN WILDLIFE AREA:

Established: 1957
Acres Purchased to Date: 1,641.23
Acquisition Goal: 1,584.30
Percent Complete: 103.59
Cost to Date: $136,464.20

5. APPRAISALS:

Appraiser: Phillip VanderMale – (Private Appraiser)
Valuation Date: April 2, 2008
Appraised Value: $685,000
Highest and Best Use: Large residential lots
Allocation of Values:
a. land: 119 acres @ $5,756 per acre: $685,000 (Rounded)
b. market data approach used, four comparable sales cited
c. adjusted value range: $5,132 to $6,022

Appraisal Review: Paul Scott on September 30, 2008

Appraiser: Linn Duesterbeck – (Private Appraiser)
Valuation Date: May 5, 2008
Appraised Value: $870,000
Highest and Best Use: Single family home site

Allocation of Values:
a. land: 119 acres @ $7,310.92 per acre: $870,000.00
b. market data approach used, four comparable sales cited
c. adjusted value range: $6,983.00 to $7,876.00

Appraisal Review: Paul Scott on July 11, 2008

Comment: The VanderMale appraisal was selected for negotiation purposes.

RECOMMENDED:

Richard E. Steffes — Date

Joseph Wm. Remille
Bureau of Legal Services — Date 11/6/08

Laurie Osterndorf — Date 11/8/08

RES:dv

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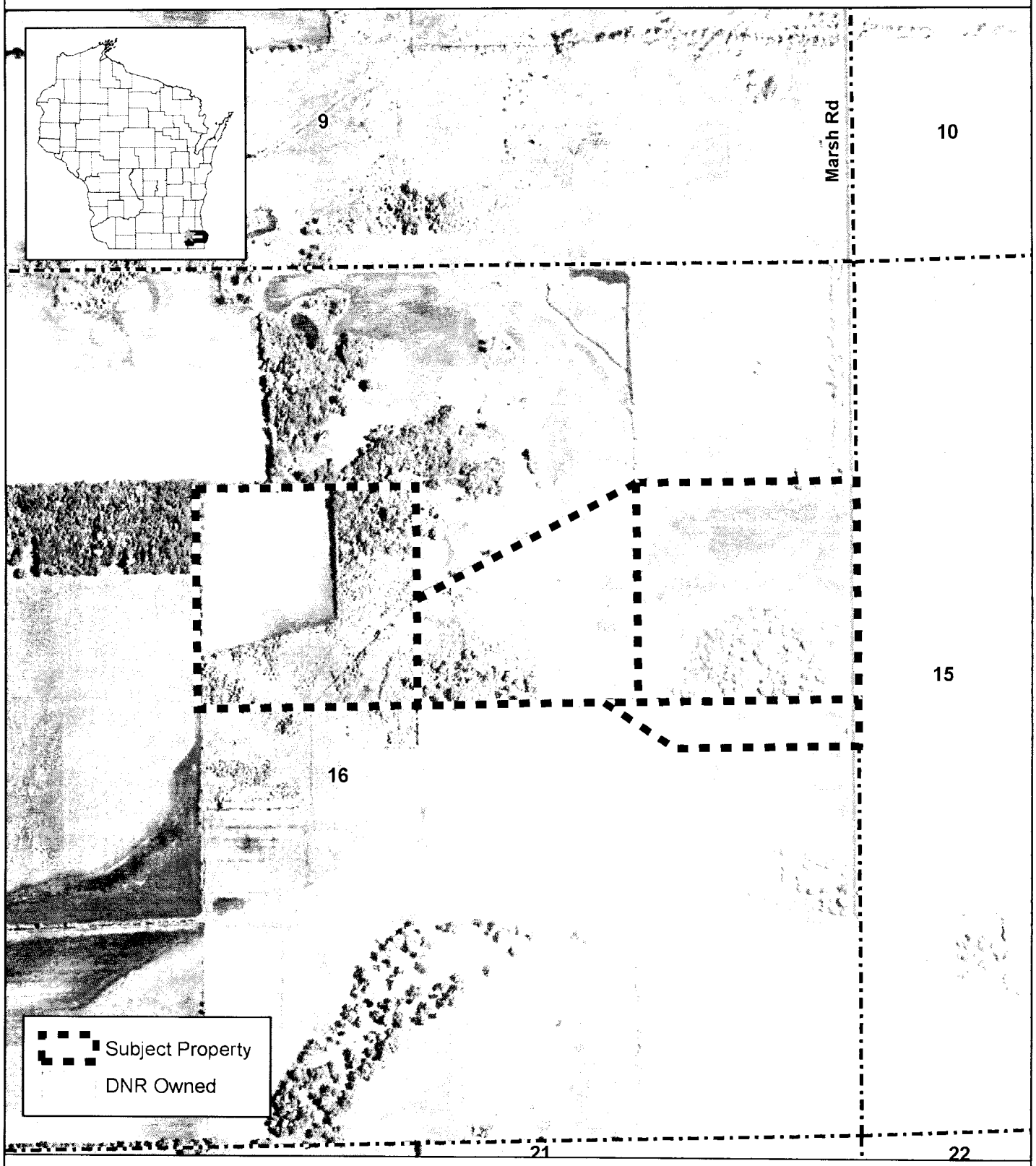
Thomas G. and Sharon Smith Cerny Property

T 04N R 19E Section 16, Town of Waterford, Racine County



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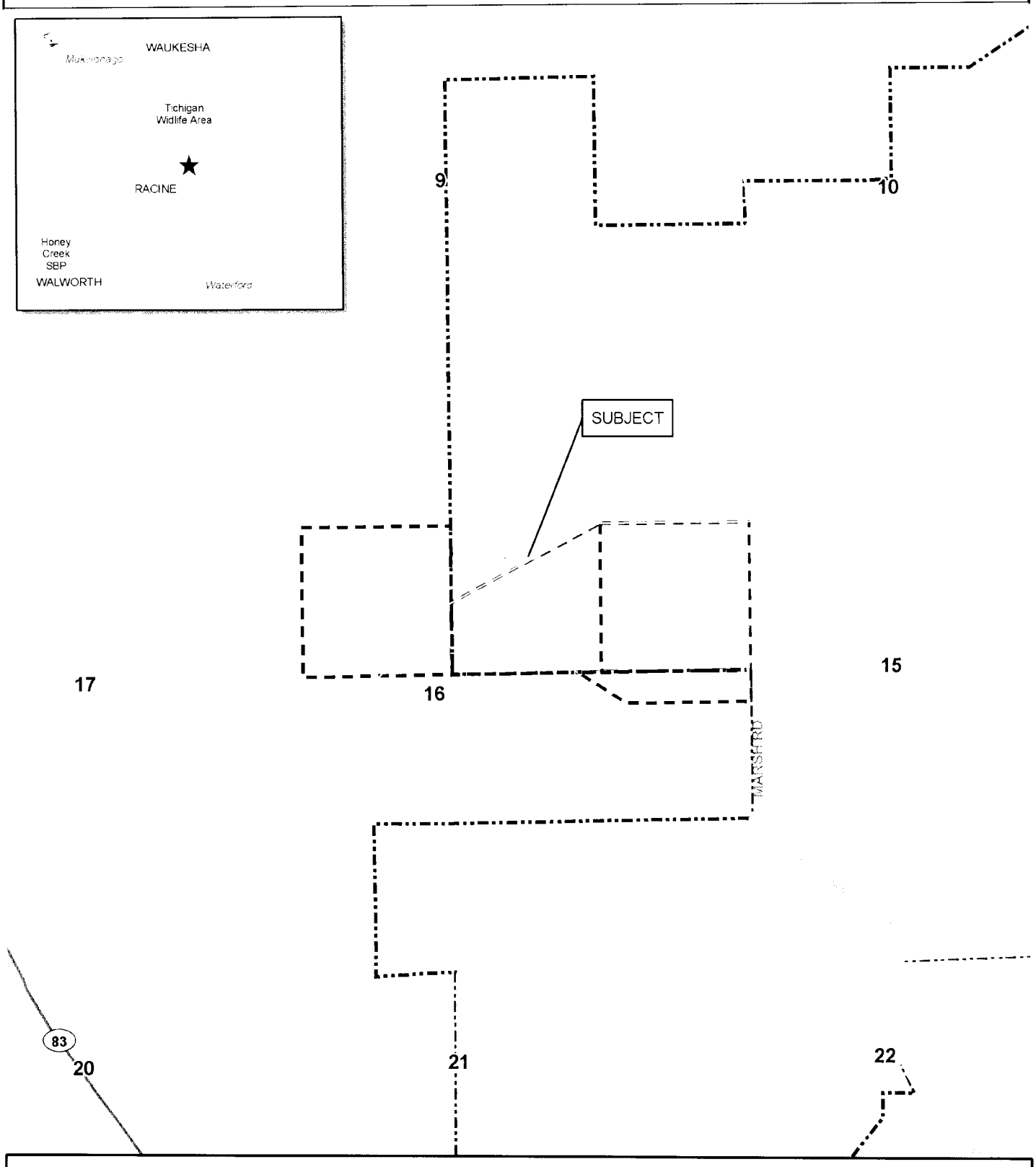
Created by Bureau of Facilities and Lands
Real Estate Section
October 24, 2008

Thomas G. and Sharon Smith Cerny Property

Tichigan Wildlife Area



Subject Property

WDNR Owned

Project Boundary

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 easement rights. This data set is a digital representation of the Oracle Land Records System maintained by the DNR Bureau of Facilities and Lands. Staff and many of the efforts and/or limitations. The data should not be considered as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to public use for hunting and/or general public access. Some lands represented in this data set may not be open to the general public, or may have seasonal limitations or restrictions on public use. This data set 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 access, of these lands, contact the nearest DNR Regional office. Contact information for DNR Regional offices and service centers is provided on the DNR Internet site.

URL: www.dnr.state.wi.us/org/caer/cs/sch_locations/locations.htm

Updates: This data set is ongoing and will be incorporated into future versions when available.

0 1,500 Feet

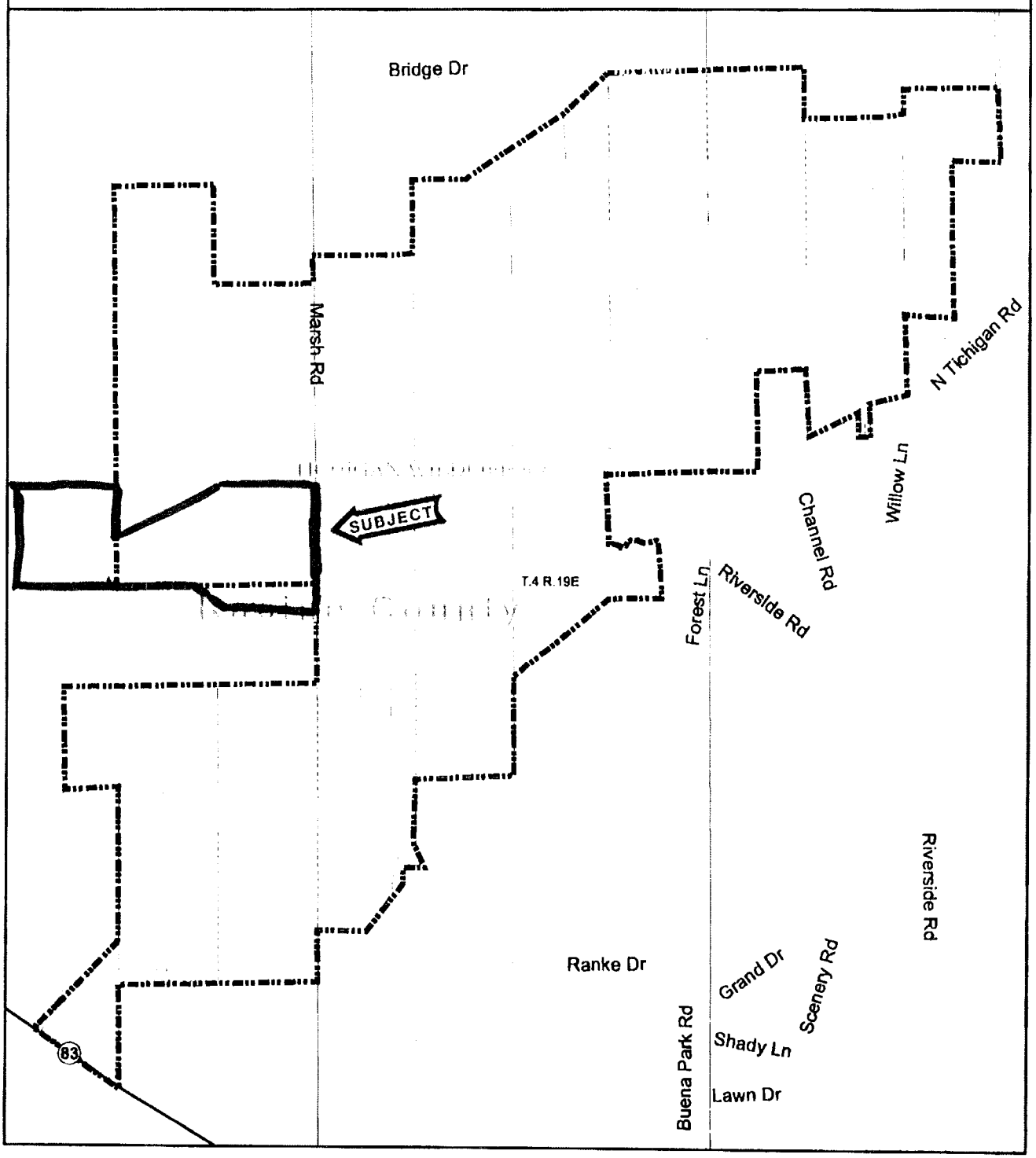
STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES

Bureau of Facilities and Lands

October 22 2008

TICHIGAN WILDLIFE AREA

Owned Land
Eased Land
Leased Land
Project Boundary

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES
Bureau of Facilities and Lands

Apr 28, 2005