

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

FOR: SEPTEMBER 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 100.85 acres of land from the Ranke Trust for \$484,000.00 for the Tichigan Wildlife Area in Racine County. The item is being submitted because the purchase price exceeds \$150,000.

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 Ranke parcel contains cover types that are on the decline in Wisconsin savanna and sedge meadow. Both cover types are in good condition and with regular management can be enhanced and maintained. The agricultural fields also provide restoration opportunities for both prairie and wetland cover types. The wet meadow provides critical habitat for the threatened Blanding's turtle, which has been documented on the Tichigan Wildlife Area. Existing state land and the Ranke parcels provide additional habitat for the Blanding's turtle, which include shallow marsh and drainage ditches.

State land adjoins parts of three sides of this parcel. The westerly 20 acres are outside of the project boundary. Adding this land will help link state ownership.

RECOMMENDATION: That the Board approve the purchase of 100.85 acres of land for \$484,000.00 for the Tichigan Wildlife Area and approve a boundary modification to include the entire parcel in the project.

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 |

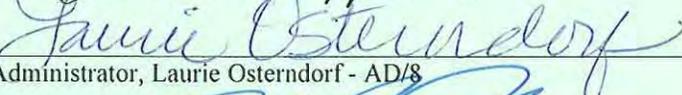
APPROVED:



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

8-18-10

Date



Administrator, Laurie Osterndorf - AD/8

8/23/10

Date



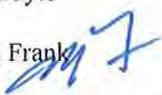
Secretary, Matthew J. Frank - AD/8

9-2-10

Date

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

CORRESPONDENCE/MEMORANDUM

DATE: August 17, 2010
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Ranke Trust Tract, File # WM 60101,
 Option Expires November 1, 2010

FILE REF: WM 60101

I. PARCEL DESCRIPTION:

Tichigan Wildlife Area
 Racine County

Grantor:

H. Earl and Lucille M. Ranke Trust
 c/o Earl Ranke, Trustee
 31508 Ranke Road
 Waterford, WI 53185

Acres: 100.85Price: \$484,000.00Appraised Value: \$500,000.00 and \$435,000Interest: Fee title purchaseImprovements: NoneLocation: The property is located in northwestern Racine CountyLand Description: The subject land is gently rolling.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Cropland	20.00
	Wetland	43.00
	Grass	22.85
	Upland Woodland	15.00
	TOTAL:	100.85

Zoning: General FarmingPresent Use: Agriculture/RecreationProposed Use: Wildlife Management and Public RecreationTenure: Long-term family ownershipProperty Taxes: \$301.87Option Date: August 3, 2010

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 100.85 acres of land from the H. Earl and Lucille M. Ranke Trust for \$484,000.00 for the Tichigan Wildlife Area in Racine County.

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.

The Ranke parcels contain cover types that are on the decline in Wisconsin savanna and sedge meadow. Both cover types are in good condition and with regular management can be enhanced and maintained. The agricultural fields also provide restoration opportunities for both prairie and wetland cover types. The wet meadow provides critical habitat for the threatened Blanding's turtle, which has been documented on the Tichigan Wildlife Area. Existing state land and the Ranke parcels provide additional habitat for the Blanding's turtle, which include shallow marsh, drainage ditches, etc.

The Department recommends acquisition of the Ranke 100.85-acre parcel for the Tichigan Wildlife Area to provide opportunities for recreation and wildlife habitat management and protection.

3. FINANCING:

State Stewardship bond funds (FY 11) are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,702,000	\$20,499,334

4. ACQUISITION STATUS OF THE TICHIGAN WILDLIFE AREA:

Established: 1957
Acres Purchased to Date: 1,341.09
Acquisition Goal: 1,584.3 Acres
Percent Complete: 84.65%
Cost to Date: \$828,039.85

5a. APPRAISAL:

Appraiser: Philip Vander Male
Valuation Date: January 6, 2010
Appraised Value: \$500,000.00
Highest and Best Use: Single family residential

Allocation of Values:

- a. land: 100.85 acres @ \$4,962.78 per acre: \$500,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$4,378.00 to \$5,258.00 per acre

5b. APPRAISAL:

Appraiser: Linn Duesterbeck
Valuation Date: March 8, 2010
Appraised Value: \$435,000.00
Highest and Best Use: Single-family home site

Allocation of Values:

- a. land: 100.85 @ \$4,315.48 per acre: \$435,000.00
- b. market data approach used, four comparable sales cited
- c. adjusted value range: \$3,877.00 to \$4,814.00 per acre

Appraisal Reviews: Paul Scott - 3/30/2010

Comments: Reviewer completed and Opinion of Value based on the two appraisals prepared. The reviewer indicates that Vander Male's sales 2, 3, and 5 are the most similar to the subject that places greater weight on these sales' significance and assigns a value of \$4,800 per acre. The value established as the purchase price per the reviewer's opinion was \$484,000

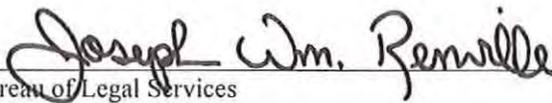
RECOMMENDED:



 Richard E. Steffes

8-18-10

 Date



 Bureau of Legal Services

8-20-10

 Date

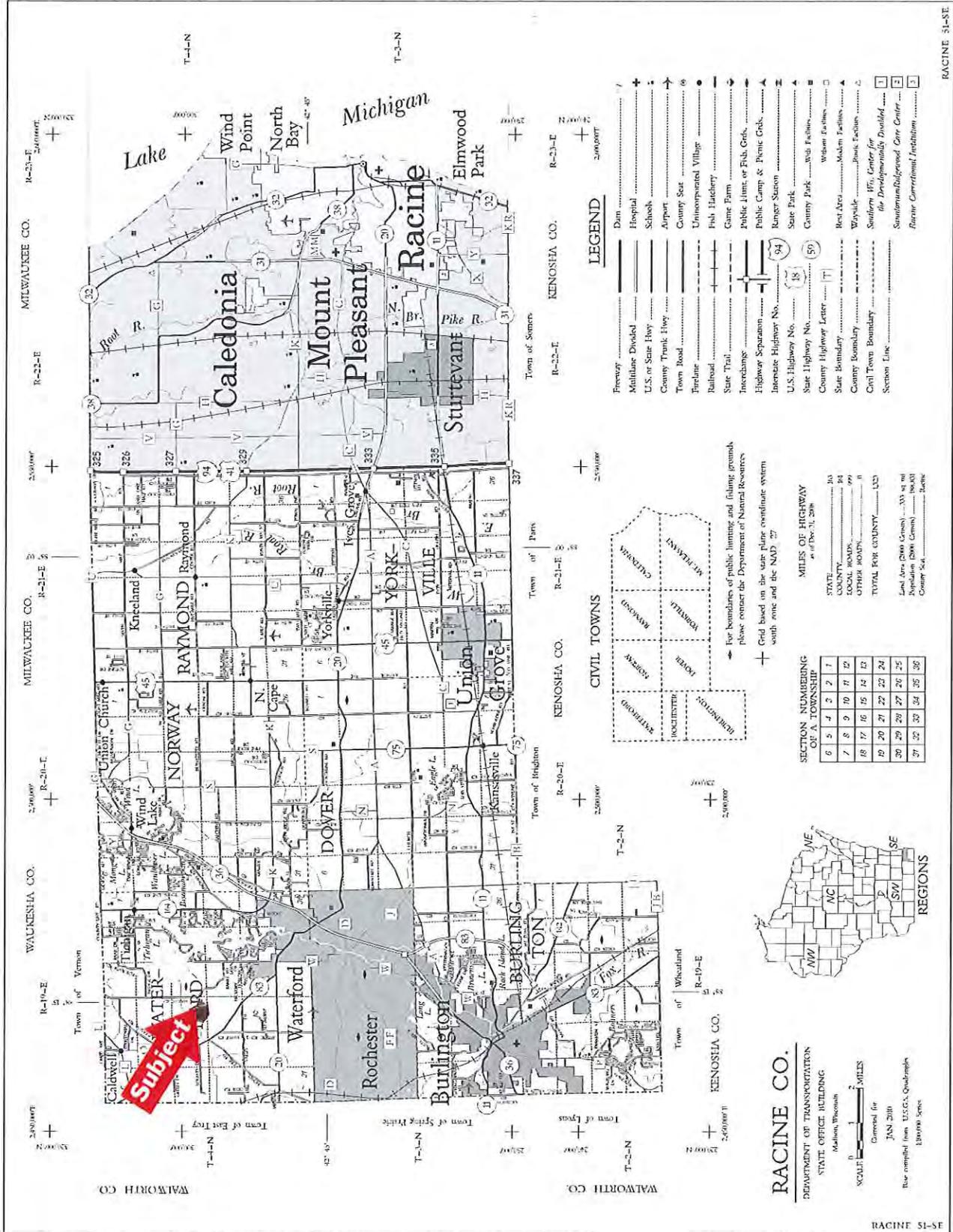


 Laurie Osterndorf

8/23/10

 Date

RES:ch



WALWORTH CO.

WALWORTH CO.

RACINE CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Madison, Wisconsin
Scale 0 1 2 Miles
Corrected for
JAN 2010
Base compiled from U.S.G.S. Quadmaps
130000 Series



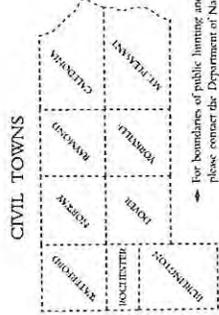
SECTION NUMBERING OF A TOWNSHIP

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, 2008

STATE	104
COUNTY	84
LOCAL ROADS	499
OTHER ROADS	0
TOTAL FOR COUNTY	687

Land Area (2000 Census) - 333 sq. mi.
Population (2000 Census) - 180,801
County Seat - Racine



For boundaries of public hunting and fishing grounds please consult the Department of Natural Resources

- Grid based on the state plane coordinate system south zone and the NAD 83

- LEGEND**
- Freeway
 - Multi-lane Divided
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Firelane
 - Railroad
 - State Trail
 - Interchange
 - Highway Separation
 - Interstate Highway No.
 - U.S. Highway No.
 - State Highway No.
 - County Highway Letter
 - State Boundary
 - County Boundary
 - Section Boundary
 - Section Line
 - Dam
 - Hospital
 - Schools
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Farm
 - Public Home or Fish Grds.
 - Public Camp & Picnic Grds.
 - Ranger Station
 - State Park
 - County Park
 - Rest Area
 - Wayside
 - Southern 95% Center for the Developmentally Disabled
 - Sanitation/Balanced Care Center
 - Racine Correctional Institution

RACINE 31-SE

RACINE 51-SE

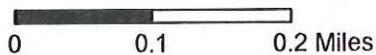
H. Earl and Lucille M. Ranke Trust Parcel

T4N R19E Section 16, Town of Waterford, Racine County, WI (100.85 Acres)



Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▨ DNR Project Boundary
- ▩ County Boundary
- ▧ DNR Eased
- ▦ DNR Owned



Subject Property

WM 60101

Tichigan Wildlife Area

- ▨ Fee Simple
- ▩ Easement
- ▧ Ingress/Egress

State of Wisconsin

August 6, 2010
Real Estate Section
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.

