

State of Wisconsin

SENATE CHAIR
Alberta Darling

317 East, State Capitol
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-5830



ASSEMBLY CHAIR
John Nygren

309 East, State Capitol
P.O. Box 8593
Madison, WI 53708-8953
Phone: (608) 266-2343

Joint Committee on Finance

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Alberta Darling
Representative John Nygren

Date: June 11, 2015

Re: 14-Day Passive Review Approval – DNR

Pursuant to s. 23.0917(6m), Stats., attached is a 14-day passive review request from the Department of Natural Resources, received on June 11, 2015.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Tuesday, June 30, 2015**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

Attachments

AD:JN:jm

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



JUN 08 2015

The Honorable Alberta Darling
Committee on Joint Finance
317 East, State Capitol
Madison, WI 53701

The Honorable John Nygren, Co-Chair
Committee of Joint Finance
309 East, State Capitol
Madison, WI 53701

Dear Senator Darling and Representative Nygren:

Pursuant to §23.0917(6m), Wis. Stats., the Department is notifying you as co-chairs of the Committee on Joint Finance of the proposed land acquisition from the Potter's Swamp Trust using funds from the Knowles-Nelson Stewardship Program.

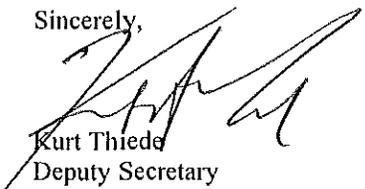
The purchase price of the land is \$575,000.00 for 273.57 acres to be funded by the Knowles-Nelson Stewardship program. Miscellaneous fees associated with the transaction are estimated at \$11,500.00. The payment in lieu of taxes is estimated at \$2739.24 per year.

The transaction was approved at the May 2015 Natural Resources Board meeting. I have attached the materials that were presented to the Board.

As provided in §23.0917(6m), if the Department does not receive notification of the scheduling of a hearing from either of the JFC co-chairpersons within 14 working days from today, the Department will forward the proposal to the Governor for his consideration. If there are questions about the proposal, please contact Douglas Haag at 608-266-2136.

Thank you for this consideration.

Sincerely,


Kurt Thiede
Deputy Secretary

Attachment

WM 60274

SUBJECT: Land Acquisition – Tiffany Wildlife Area – Pepin County

FOR: May 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

FILE

SUMMARY:

The Department has obtained an option to purchase 273.57 acres of land from Potter's Swamp Trust for \$575,000.00 for the Tiffany Wildlife Area in Pepin County. This item is being submitted because the purchase price exceeds \$150,000.00. The parcel is situated along the Chippewa River in Pepin County and is entirely within the Tiffany WA and Lower Chippewa River State Natural Area (LCRSNA) project boundaries.

The subject property lies directly west of the Chippewa River and contains approximately 3,617 feet of shoreline. The property has 4,800 feet of frontage along St. Hwy 35, with existing DNR parking lots/boat landings south and east of the parcel on Hwy. 35. This property lies approximately 2 miles east of the Town of Pepin, 10 miles north of the Town of Alma, and 50 miles south of Eau Claire. The property consists of floodplain forest, emergent marsh, and shrub-carr wetland. The parcel (in conjunction with the recently acquired Kopp parcel) is slated to be used for matching funds for a large NAWCA grant that will provide up to \$1 million in funds for habitat management and acquisition activities in the LCRSNA.

The Potter parcel offers a variety of high-quality recreational opportunities for hunting, fishing, trapping, cross-county skiing, hiking and other outdoor recreation. There are abundant waterfowl and deer on the property as well as beaver, muskrat, mink, otter and other furbearer species. This parcel's access to the Chippewa River and numerous backwater sloughs will provide excellent fishing, trapping, hunting and boating opportunities. The parcel is also 1/4 mile west of an established DNR boat landing across the Chippewa River on State Hwy. 35. This boat landing is the most heavily utilized boat access throughout the year in the Tiffany WA and provides access to many miles of public lands and backwater sloughs and will serve as a convenient access point to access this parcel.

The Tiffany WA contains the largest contiguous floodplain forest in the upper Midwest. Land in the project area was first purchased in 1946. Acquisition of the Potter parcel represents a significant contribution to the LCRSNA's goal of maintaining, restoring, and connecting blocks of floodplain forest and the continuum of habitats from lowland to upland. The Tiffany Wildlife Area contains the lower 14 miles of the Chippewa River, above the Mississippi River in Buffalo and Pepin Counties. The wildlife area is part of the largest contiguous lowland hardwood forest in the Midwest and is adjacent to the northern end of the 200,000 acre Upper Mississippi River National Wildlife and Fish Refuge.

In 2000, the Department of Natural Resources recognized the importance the entire area surrounding the Tiffany Wildlife Area with the establishment of the Lower Chippewa River State Natural Area. The area contains the highest number of rare species (125) of any area of comparable size in Wisconsin. Some of the wildlife species of greatest conservation need that are known to utilize this parcel are Black Ducks, Blue-Winged Teal, American Bittern, Prothonotary Warbler, and American Woodcock. In addition, there is an active bald eagle nest on the property.

The Tiffany WA has received enthusiastic support from local, state, and national organizations due to its many recreational assets and ecological significance. These organizations, including the Nelson Rod & Gun Club, Pepin Sportsman's Alliance, Durand Sportsman's Club, Associated Conservation Clubs of Buffalo County, Lower Chippewa River Alliance, Chippewa Valley Motor Car Association, The Natural Resource Foundation of Wisconsin, and The Prairie Enthusiasts, have all provided support in the form of various donations of money, labor, and supplies.

This parcel has an extensive history of hunting and trapping, due to the abundant fur resources that the land and the surrounding river bottoms provide, and in particular due to the presence of beaver. Throughout the last 70 years the property has been utilized by family and friends for hunting, trapping, fishing and some limited timber management. Over the last two decades Robert and Ruth Potter have acquired additional lands and created the large block of contiguous ownership being offered for sale. In so doing, they envisioned that the State of Wisconsin would purchase this large block to add to the Tiffany WA and allow the public the opportunity to enjoy the property as their family has for so many years.

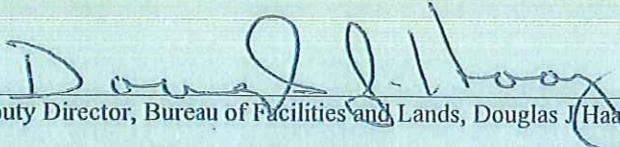
RECOMMENDATION: That the Board approve the purchase of Potter's Swamp Trust's 273.57 acres of land for \$575,000.00 for the Tiffany Wildlife Area the in Pepin County.

LIST OF ATTACHED MATERIALS:

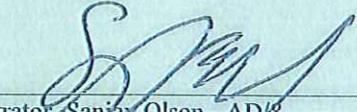
No Fiscal Estimate Required
No Environmental Assessment of Impact Statement Required
No Background Memo

Yes Attached
Yes Attached
Yes Attached

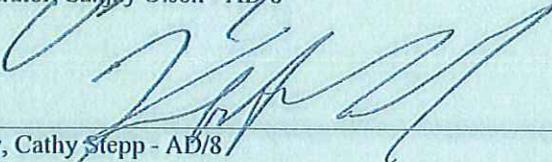
APPROVED:


Deputy Director, Bureau of Facilities and Lands, Douglas J. Haag - LF/6

5-12-15
Date


Administrator, Sanjay Olson - AD/8

5-14-15
Date


Secretary, Cathy Stepp - AD/8

5-18-15
Date

cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
T. Hauge - WM/6

CORRESPONDENCE/MEMORANDUM

DATE: May 11, 2015
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Potter's Swamp Trust Tract, File # WM 60274,
 Option Expires July 04, 2015

FILE REF: WM 60274

1. PARCEL DESCRIPTION:

Tiffany Wildlife Area
 Pepin County

Grantor:

Potter's Swamp Trust
 Robert Potter, Trustee
 N4219 610th Street
 Menomonie, WI 54751

Acres: 273.57Price: \$575,000.00Appraised Value: \$575,000.00Interest: FeeImprovements: NoneLocation: The property is located in Pepin County 5 miles West of Village of PepinLand Description: The subject land is mostly level.Covertypes Breakdown:

Type	Acreage
Wetland	75
Woodland	198.57
Total:	273.57

Zoning: Managed Forest LandPresent Use: RecreationalProposed Use: RecreationalTenure: 10+ yearsProperty Taxes: \$2,804.09Option Date: May 05, 2015

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

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3. LAND MANAGEMENT:

The habitats on this property will be managed through mainly passive means. There may be some potential opportunities for timber harvest on this parcel; these will be examined further by the Property Manager and DNR Forester if it is acquired. The Potter parcel (in conjunction with the recently acquired Kopp parcel in Eau Claire and Dunn counties) is slated to be used for matching funds for an upcoming large NAWCA grant that will provide up to \$1 million in funds for further habitat management and acquisition activities in the LCRSNA.

Allocation of Values:

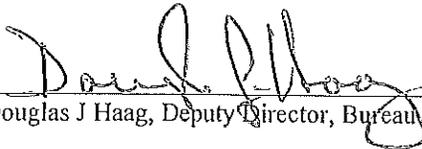
- a. land: 314 acres @ \$2,500.00 per acre: \$785,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,234 to \$2,506 per acre

Appraisal Review:

P. Wolter

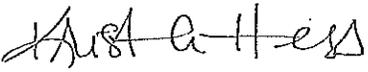
Date: April 27, 2015

RECOMMENDED:



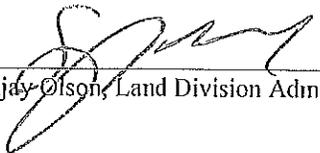
Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

5-12-15
Date



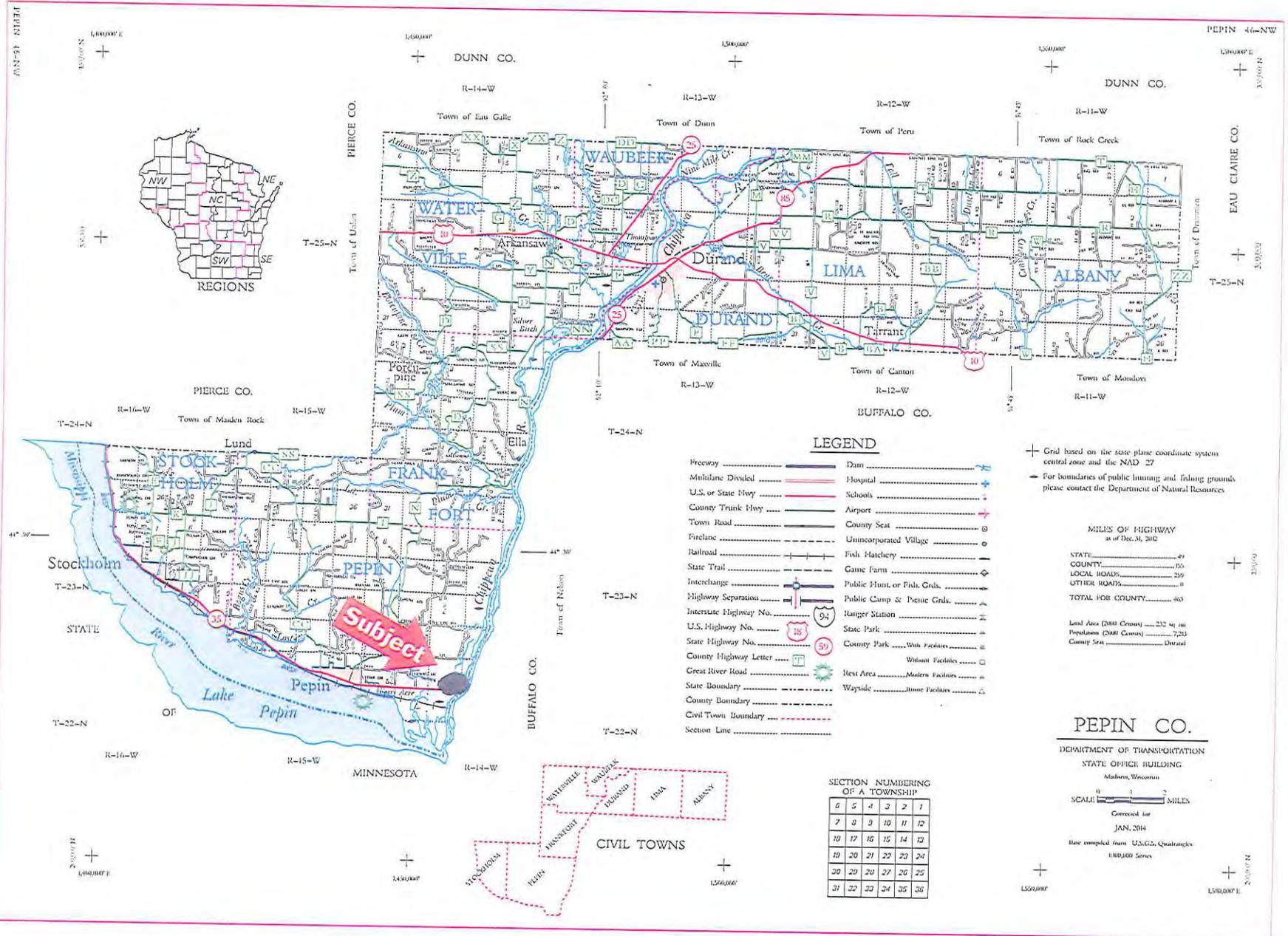
Kristin A. Hess, Bureau of Legal Services

5/13/15
Date



Sanjay Olson, Land Division Administrator

5/14/15
Date



- 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
 - Great River Road
 - 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 Grds.
 - Public Camp & Picnic Grds.
 - Hanger Station
 - State Park
 - County Park
 - Wildlife Facilities
 - Rest Area
 - Mooring Facilities
 - Wayside
 - Bus Facilities

+ Grid based on the state plane coordinate system central zone and the NAD 27
 → For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources

MILES OF HIGHWAY
as of Dec. 31, 2012

STATE	49
COUNTY	100
LOCAL ROADS	209
OTHER ROADS	11
TOTAL FOR COUNTY	463

Land Area (2000 Census) 232 sq mi
 Population (2000 Census) 7,213
 County Seat Durand

PEPIN CO.

DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 0 1 2 MILES

Corrected for
 JAN. 2014

Data compiled from U.S.G.S. Quadrangles
 1:50,000 Series

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
31	32	33	34	35	36



Potter's Swamp Trust - Fee

Tiffany Wildlife Area

WM 60274

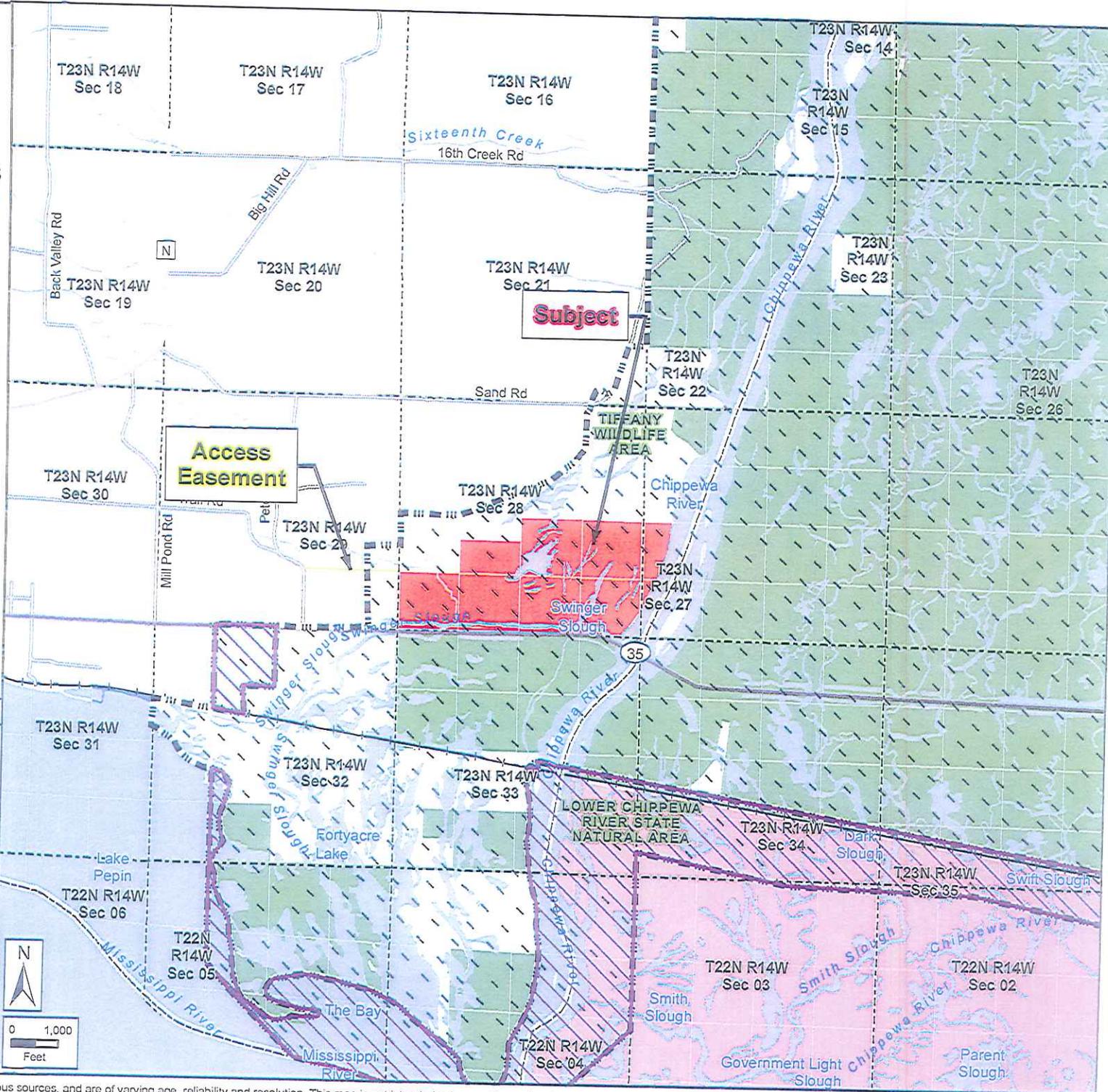
T23N R14W Sec 27/28/29/33

Town of Pepin
Pepin County

 Subject

 Access Easement

-  DNR Fee Title
-  DNR Project Boundary
-  U.S. Fish & Wildlife Service
-  Board of Commissioners of Public Lands
-  Public Land - Funded by Stewardship Grants
-  PLSS Section Line
-  QQ Section Boundary
-  State Natural Area Project

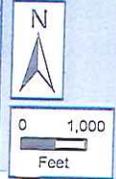


Regional View



 Location of Property

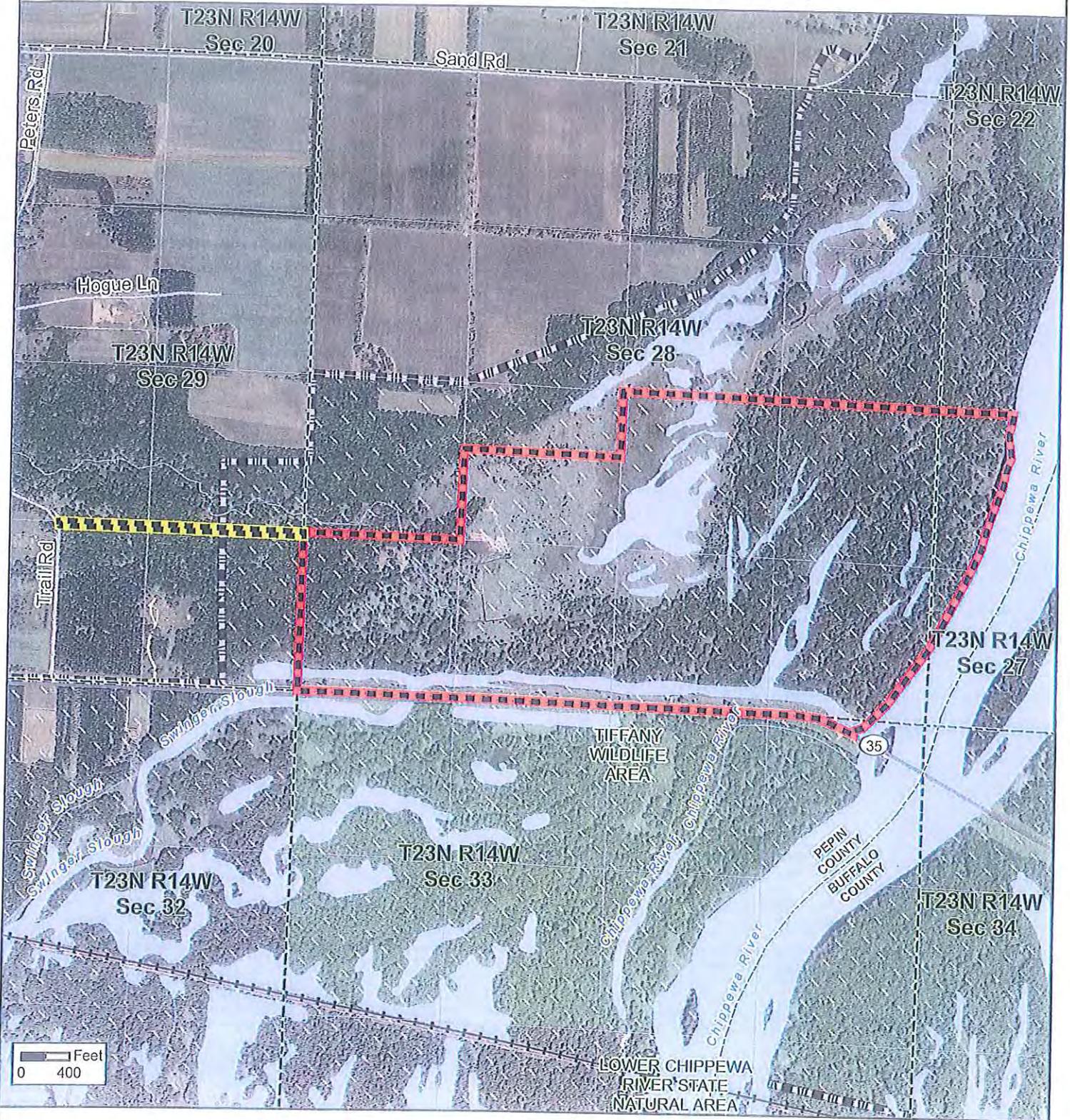
 WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: May 13, 2015 ark



The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness or timeliness of the information shown on this map.

Potter's Swamp Trust - Fee

T23N R14W Sec 27/28/29/33, Town of Pepin, Pepin County

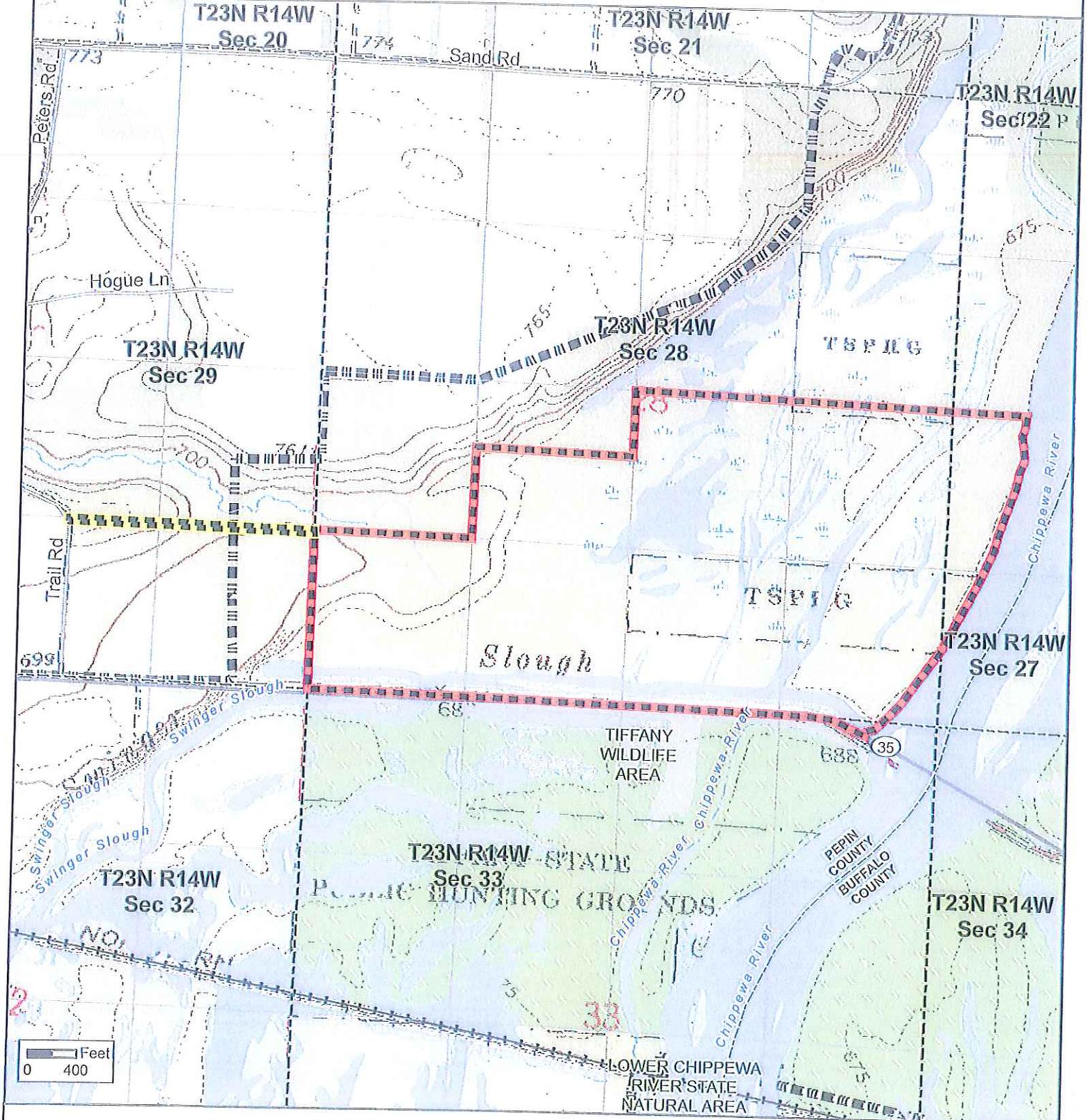


<p>Tiffany Wildlife Area</p> <p> Subject</p> <p> Access Easement</p>	<p> DNR Fee Title</p> <p> DNR Project Boundary</p> <p> Section Line</p> <p> QQ Section Lines</p>	<p> N</p> <p></p> <p>May 13, 2015 ark Real Estate Section Bureau of Facilities and Lands</p>
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Potter's Swamp Trust - Fee

T23N R14W Sec 27/28/29/33, Town of Pepin, Pepin County



Tiffany Wildlife Area

Subject

Access Easement

DNR Fee Title

DNR Project Boundary

Section Line

QQ Section Lines

May 13, 2015 ark

Real Estate Section
Bureau of Facilities and Lands

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