

Wisconsin Department of Natural Resources
Natural Resources Board Agenda Item

SUBJECT: Land Acquisition – Tiffany Wildlife Area – Pepin County

FOR: JANUARY 2022 BOARD MEETING

TO BE PRESENTED BY: James W. Lemke, Real Estate Section Chief

SUMMARY:

The department is requesting approval to acquire 85.06 acres of land located entirely within the project boundary of the Tiffany Wildlife Area in Pepin County from Potter's Swamp Trust Dated February 5, 2009 and Potter's Swamp Trust II Dated August 25, 2014 for \$170,000.00 under the authority of s. 23.09(2)(d)15., Wis. Stats., and NR 1.40(2)(a) and 1.41(1)(a), Wis. Admin. Code. Ducks Unlimited will be making a \$2,500 monetary donation towards the purchase and the Lower Chippewa River Alliance will be contributing an additional \$500. The remaining \$167,000.00 will be financed with \$85,000 of the funds coming from a North American Wetlands Conservation Act (NAWCA) Grant and \$82,000 of the funds coming from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.

The subject consists of four tax parcels and abuts department-owned land to the south and east. The subject parcel is irregular in shape and has 1,720 feet of one bank frontage on the Chippewa River, which forms part of the eastern property boundary. The Chippewa River is rich in history and provides numerous scenic and recreational opportunities, including significant and diverse habitat resources. The habitat type consists of mostly lowland woodland with a mix of wetland marsh and sloughs. The parcel will be accessible to the public through the abutting department-owned lands and from the Chippewa River. The property offers a variety of high-quality recreational opportunities, will be open to the public for all five nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking, and cross-country skiing, and will include expanded camping opportunities, an activity that is quite popular within the Tiffany Wildlife Area.

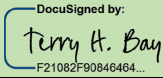
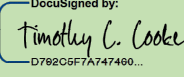
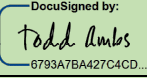
Tiffany Wildlife Area is a 13,000-acre property in Pepin and Buffalo Counties, situated 45 minutes south of Eau Claire and 90 minutes north of La Crosse, located along the Chippewa River between Nelson and Durand. The Tiffany Wildlife Area was established in 1946 to protect and provide habitat for wildlife and native plant communities, and to provide opportunity for public recreation. The property consists of bottomland hardwoods, wetlands, remnant prairies and oak forest. Over 75 species of migratory birds utilize the property, with numerous state-threatened, endangered, and special concern species present, as well as one federally threatened species.

The department recommends acquisition of this property to allow for additional public recreational opportunities, wildlife management and protection and to consolidate department ownership. Management of this property will be consistent with the Western Coulee and Ridges Master Plan which calls for providing opportunities for public enjoyment, including management of bottomland hardwoods and emergent wetlands. Funding for any management is anticipated to come from segment license funds as well as grants, as needed, obtained by the Bureau of Wildlife Management.

RECOMMENDATION: That the Board approve the purchase of the 85.06 acres of land for \$170,000.00 from Potter's Swamp Trust Dated February 5, 2009 and Potter's Swamp Trust II Dated August 25, 2014 for the Tiffany Wildlife Area in Pepin County.

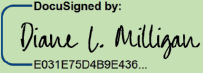
LIST OF ATTACHED MATERIALS (Check all that are applicable):

- Background Memo
- Maps and Documents

Approved By	Signature	Date
Terry H. Bay Bureau Director	 DocuSigned by: Terry H. Bay F21082F90846464...	12/15/2021 9:37 PM CST
Timothy C. Cooke Internal Services Division Administrator	 DocuSigned by: Timothy C. Cooke D782C6F7A747490...	12/16/2021 12:15 PM CS
Preston D. Cole, Secretary	 DocuSigned by: Todd Ambs 6793A7BA427C4CD...	12/20/2021 9:51 AM CS

By: Todd L. Ambs

Form 1100-001N (Rev. 09/14)
 Natural Resources Board Agenda Item

Program and reviewer	Signature	Date	Comments
Energy, Transportation and Environmental Analysis N/A Environmental Analyst N/A Economist			
Management and Budget N/A Budget Analyst			
Legal Services Diane L. Milligan Attorney	DocuSigned by:  E031E75D4B9E436...	12/15/2021 3:52 PM CST	
Other reviewers N/A			

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CORRESPONDENCE/MEMORANDUM

DATE: December 14, 2021 FILE REF: WM 60758

TO: Governor Tony Evers

FROM: Secretary Preston D. Cole

SUBJECT: Proposed Land Acquisition, Potter's Swamp Trust Dated February 5, 2009 and Potter's Swamp Trust II Dated August 25, 2014 Tract, File # WM 60758
Option Expires April 24, 2022

1. PARCEL DESCRIPTION:

Tiffany Wildlife Area
Pepin County

Grantor:

Potter's Swamp Trust Dated February 5, 2009 and
Potter's Swamp Trust II Dated August 25, 2014
Attn: Ruth Potter
E5853 490th Avenue
Menomonie WI 54751

Acres: 85.06Price: \$170,000.00Appraised Value: \$170,000.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located three miles northeast of the Village of Pepin in Pepin County.Land Description: The subject land is basically level.Covertypes Breakdown:

Type	Acreage
Lowland Woodland	70.06
Wetland	15.00
Total:	85.06

Zoning: Flood FringePresent Use: RecreationalProposed Use: RecreationalTenure: 10+yearsProperty Taxes: \$881.80Option Date: October 26, 2021

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:

The department is requesting approval to acquire 85.06 acres of land located entirely within the project boundary of the Tiffany Wildlife Area in Pepin County from Potter's Swamp Trust Dated February 5, 2009 and Potter's Swamp Trust II Dated August 25, 2014 for \$170,000.00 under the authority of s. 23.09(2)(d)15., Wis. Stats., and NR 1.40(2)(a) and 1.41(1)(a), Wis. Admin. Code. Ducks Unlimited will be making a \$2,500



monetary donation towards the purchase and the Lower Chippewa River Alliance will be contributing an additional \$500. The remaining \$167,000.00 will be financed with \$85,000 of the funds coming from a North American Wetlands Conservation Act (NAWCA) Grant and \$82,000 of the funds coming from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.

The subject consists of four tax parcels and abuts department-owned land to the south and east. The subject parcel is irregular in shape and has 1,720 feet of one bank frontage on the Chippewa River, which forms part of the eastern property boundary. The Chippewa River is rich in history and provides numerous scenic and recreational opportunities, including significant and diverse habitat resources. The habitat type consists of mostly lowland woodland with a mix of wetland marsh and sloughs. The parcel will be accessible to the public through the abutting department-owned lands and from the Chippewa River. The property offers a variety of high-quality recreational opportunities, will be open to the public for all five nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking, cross-country skiing, and will include expanded camping opportunities, an activity that is quite popular within the Tiffany Wildlife Area.

Tiffany Wildlife Area is a 13,000-acre property in Pepin and Buffalo Counties, situated 45 minutes south of Eau Claire and 90 minutes north of La Crosse, located along the Chippewa River between Nelson and Durand. The Tiffany Wildlife Area was established in 1946 to protect and provide habitat for wildlife and native plant communities, and to provide opportunity for public recreation. The property consists of bottomland hardwoods, wetlands, remnant prairies and oak forest. Over 75 species of migratory birds utilize the property, with numerous state-threatened, endangered, and special concern species present, as well as one federally threatened species.

The department recommends acquisition of this property to allow for additional public recreational opportunities, wildlife management and protection and to consolidate department ownership. Management of this property will be consistent with the Western Coulee and Ridges Master Plan which calls for providing opportunities for public enjoyment, including management of bottomland hardwoods and emergent wetlands. Funding for any management is anticipated to come from seg-account license funds as well as grants, as needed, obtained by the Bureau of Wildlife Management.

3. LAND MANAGEMENT:

This property is within the project boundary of the Tiffany Wildlife Area and is abuts department-owned land to the south and northeast. Funding for any management is anticipated to come from seg-account license funds as well as grants obtained by the Bureau of Wildlife Management as needed. Acquisition of this parcel will provide consistent management and consolidated ownership.

4. FINANCING:

Ducks Unlimited will be making a \$2,500 monetary donation towards the purchase and the Lower Chippewa River Alliance will be contributing an additional \$500. The remaining \$167,000.00 acquisition will be financed with \$85,000 of the funds coming from a North American Wetlands Conservation Act (NAWCA) Grant and \$82,000 of the funds coming from the Warren Knowles-Gaylord Nelson Stewardship Program pursuant to s. 23.0917, Wis. Stats.

Funds allotted to program:	Balance before this transaction:	Balance after this transaction:
\$8,000,000.00	\$ 7,308,450.00	\$ 7,226,450.00

5. ACQUISITION STATUS OF THE TIFFANY WILDLIFE AREA:

Established: 1946
Acres Purchased to Date: 13,222.55
Acquisition Goal: 15,955.00
Percent Complete: 82.87 %
Cost to Date: \$3,560,948.56

Highest and Best Use: Recreational

Allocation of Values:

- a. land: 85.06 acres @ \$1,998.59 per acre: \$170,000.00
- b. market data approach used, five comparable sales cited
- c. adjusted value range: \$1,917.00 - \$2,369.00 per acre

RECOMMENDED:

DocuSigned by:
Terry H. Bay
F21082F90846464...

12/15/2021 | 9:37 PM CST

Terry H. Bay, Bureau Director, Bureau of Facilities and Lands

Date

DocuSigned by:
Diane L. Milligan
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12/15/2021 | 3:52 PM CST

Diane L. Milligan, Bureau of Legal Services

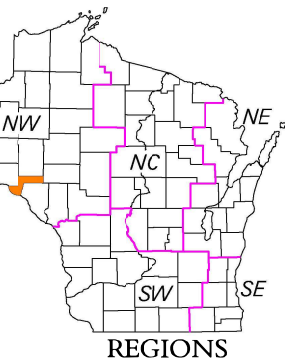
Date

DocuSigned by:
Timothy C. Cooke
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12/16/2021 | 12:15 PM CST

Timothy C. Cooke, Internal Services Division Administrator

Date

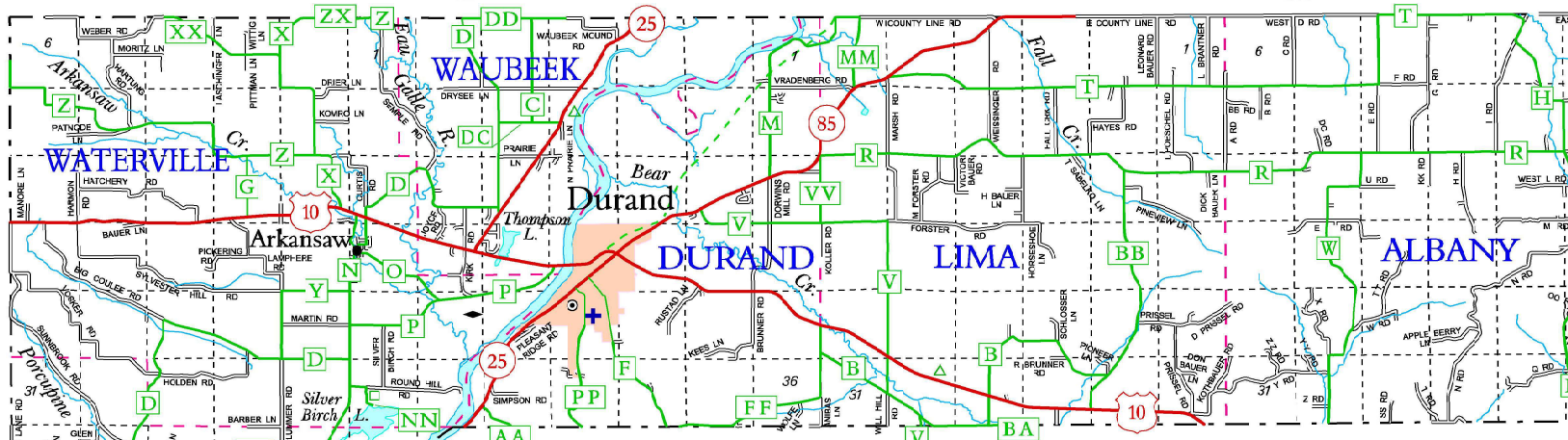


Town of Eau Galle

Town of Dunn

Town of Peru

Town of Rock Creek



T-25-N

PIERCE CO.

Town of Union

PIERCE CO.

R-15-W

Town of Maiden Rock

Lund

DOCKHOLM



Town of Maxville

Town of Canton

Town of Mondovi

R-13-W

R-12-W

R-11-W

BUFFALO CO.

T-24-N

BUFFALO CO.

LEGEND

- Freeway
- Multilane 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
- Airport
- County Seat
- Unincorporated Village
- Fish Hatchery
- Game Farm
- Public Hunt. or Fish Grds.
- Public Camp & Picnic Grds.
- Ranger Station
- State Park
- County Park With Facilities
- Without Facilities
- Rest Area Modern Facilities
- Wayside Rustic Facilities

For boundaries of public hunt please contact the Department

MILES OF HIGHWAY as of Dec. 31,

STATE
COUNTY
LOCAL ROADS
OTHER ROADS
TOTAL FOR COUNTY

Land Area (2010 Census)
Population (2010 Census)
County Seat

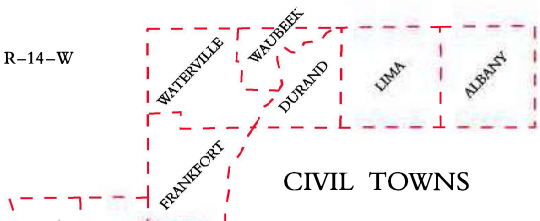


R-15-W

R-14-W

SUBJECT

CIVIL TOWNS



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

PEPIN

DEPARTMENT OF TRANSPORTATION
Madison, Wis.

SCALE

Corrected
JAN. 20






Base compiled from U.S. Census
1:100,000 S

NRB Item:
Potter's Swamp Trust
Dated February 5, 2009
and
Potter's Swamp Trust II
Dated August 25, 2014
-- Fee

Tiffany
Wildlife Area


T23N R14W, Sec. 27, 28
Town of Pepin
Pepin County

WM 60758

-  Current DNR Project Boundary
-  State Natural Area
-  DNR Fee Title
-  Board of Commissioners of Public Lands
-  U.S. Fish & Wildlife Service

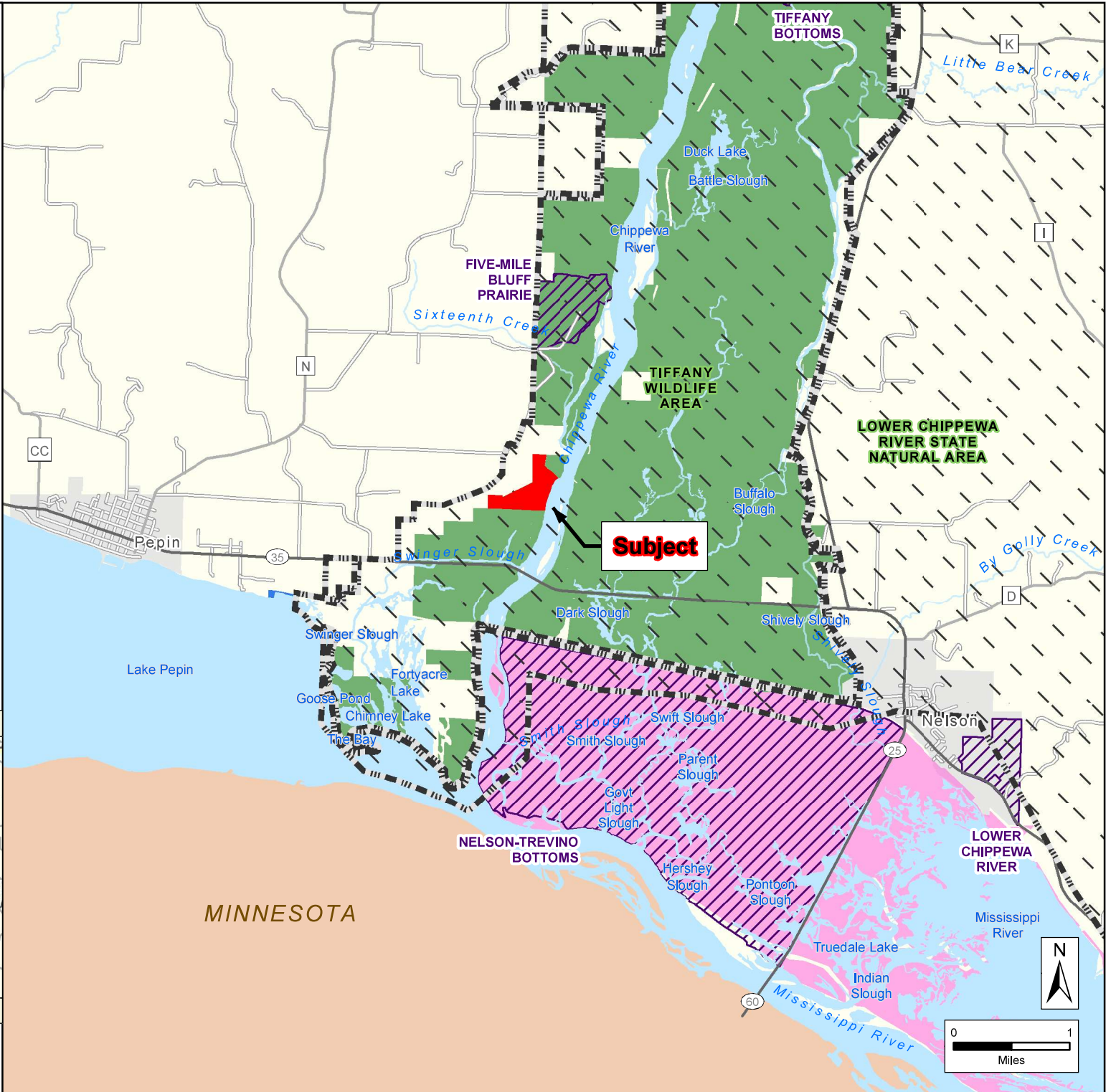
Regional View



 Location of Property



WISCONSIN DEPARTMENT
OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Nov 11, 2021 cjm



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 legality of the information depicted on this map.

NRB Item: Potter's Swamp Trust Dated February 5, 2009 and Potter's Swamp Trust II Dated August 25, 2014 -- Fee

T23N R14W, Sec. 27, 28, Town of Pepin, Pepin County





Tiffany Wildlife Area

 **Subject**

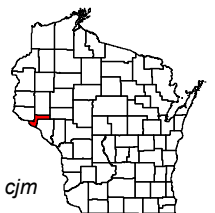


Original Pre-2013 Project Boundary - Not Subject to JFC Review

 Section Boundary

 QQ Section Boundary

 DNR Fee Title



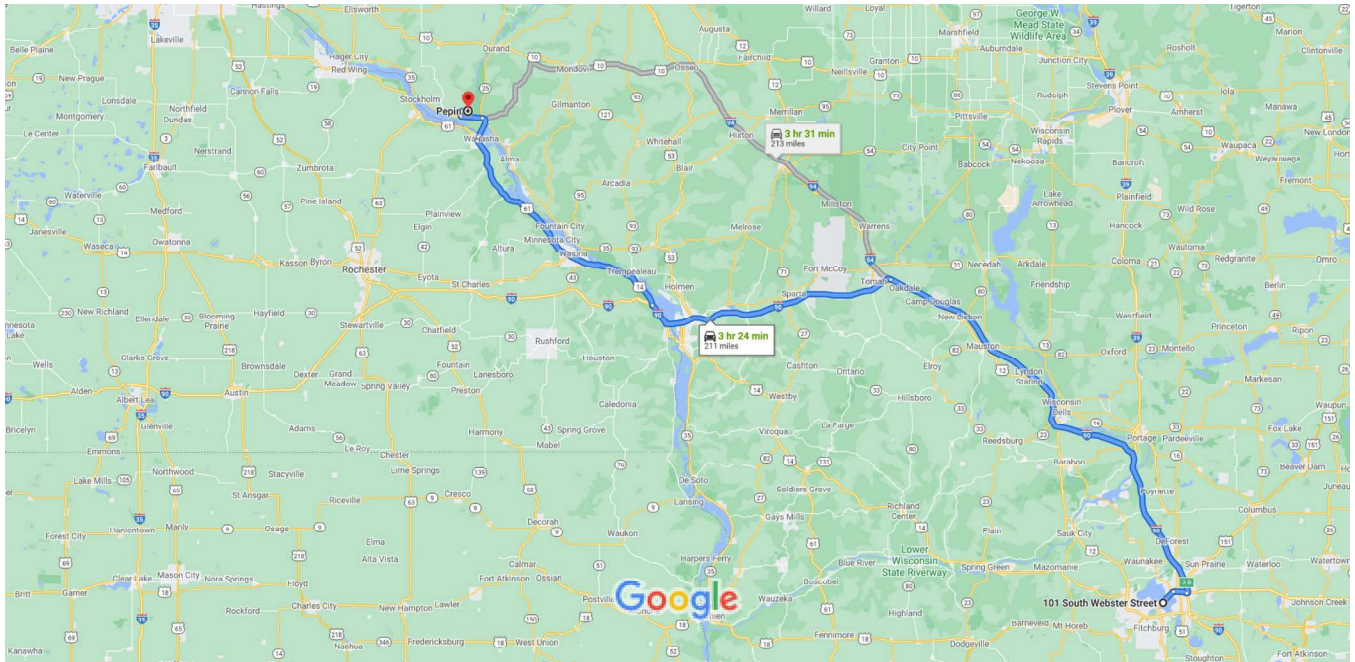
Nov 15, 2021 *cjm*

Real Estate Section
Bureau of Facilities and Lands

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101 South Webster Street, Madison, WI Drive 211 miles, 3 hr 24 min to Pepin, Wisconsin



Map data ©2021 Google 10 mi



101 S Webster St
Madison, WI 53703



Get on WI-30 E

- 9 min (3.3 mi)
- ↑ 1. Head northwest on S Webster St toward E Main St
0.1 mi
- ↪ 2. Turn right at the 2nd cross street onto E Washington Ave
2.9 mi
- ⓘ Pass by Burger King (on the right in 2.5 mi)
- ↑ 3. Use the right lane to take the WI-30 E ramp to I-90/I-94
0.2 mi

Follow I-90 W to US-14 W/US-61 N/Great River Rd/Hiawatha Pioneer Trl in Dakota



- 2 hr 6 min (146 mi)
- ↑ 4. Continue onto WI-30 E
2.5 mi



-  5. Take exit 3 B on the left to merge onto I-39 N/I-90 W/I-94 W toward I-94 W/Wis Dells
 Continue to follow I-90 W/I-94 W


 92.5 mi
-  6. Keep left at the fork to continue on I-90 W
 Entering Minnesota




 50.8 mi


**Continue on US-61 N/Great River Rd/Hiawatha Pioneer Trl.
Drive to Sand Rd in Pepin**


-
- 1 hr 9 min (62.0 mi)
-  7. Slight right onto US-14 W/US-61 N/Great River Rd/Hiawatha Pioneer Trl (signs for Winona)
 Continue to follow US-61 N/Great River Rd/Hiawatha Pioneer Trl


 50.3 mi
 -  8. Turn right onto MN-60 E
 Pass by Subway (on the right in 0.6 mi)


 0.8 mi
 -  9. Turn left onto 4th Grant Blvd W


 0.1 mi
 -  10. Turn right onto MN-60/Walnut Ave
 Continue to follow MN-60
 Entering Wisconsin

 0.4 mi
 -  11. Continue onto WI-25 N

 3.9 mi
 -  12. Continue onto WI-35 N

 4.2 mi
 -  13. Turn right onto Trail Rd

 0.4 mi
 -  14. Turn right onto Peters Rd

 0.7 mi
 -  15. Turn right onto Sand Rd

 1.3 mi

Pepin
Wisconsin

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events