

SUBJECT: LAND ACQUISITION – WILD ROSE HATCHERY – WAUSHARA COUNTY

FOR: AUGUST 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 2.18 acres of land from Phillip Rozell for \$180,000 for the Wild Rose Hatchery in Waushara County. The item is being submitted because the improvement value exceeds 35% of total value and the price is more than \$150,000.

The Rozell parcel includes a large pole building that would be used for hatchery operations storage on the east side of STH 22. In addition, the property has a newer house. If acquired, the house will be occupied by a fisheries technician who can then enhance on-site security and operations oversight. Mr. Rozell purchased the property in 2007 for \$157,000. He is accepting \$180,000 rather than the appraised value of \$200,000 to account for the short tenure.

The Rozell parcel is located on the east side of STH 22 in the area of the second phase of construction of the cool water rearing ponds currently under construction for the Wild Rose Fish Hatchery. State purchase of this land would lessen the chance of more private, commercial development impacting hatchery operations in the future. Its current agricultural zoning would allow uses that could damage water quality, which is critical for fish propagation.

The Wild Rose Fish Hatchery, the largest coldwater hatchery in the state, is part of the Pine River System and utilizes the coldwater springs on one of the branches of the Pine River. The project was created in 1907 within the Pine River project boundary. The Department is now planning a complete renovation and expansion of the fish rearing operations. The construction will include 15 acres of ponds and new buildings on the east side of Highway 22. The plans include a new visitor center area since it is estimated that up to 10,000 people visit this facility every year. Ninety-five percent of the fish raised at this hatchery end up in the Great Lakes.

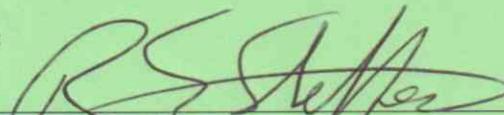
RECOMMENDATION: That the Board approve the purchase of 2.18 acres of land for \$180,000 for Wild Rose Hatchery.

LIST OF ATTACHED MATERIALS:

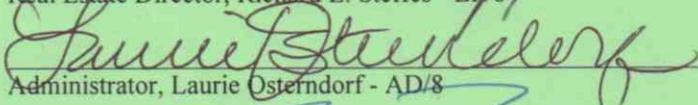
- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

APPROVED:



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



Administrator, Laurie Osterndorf - AD/8



Secretary, Matthew J. Frank - AD/8

7-20-09
Date

7/20/09
Date

7-21-09
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs – FM/4
- R. Kazmierczak – NER/Green Bay

CORRESPONDENCE/MEMORANDUM

DATE: July 15, 2009
 TO: Governor Doyle
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Acquisition, Rozell Tract, File # FM 10052,
 Option Expires October 3, 2009

FILE REF: FM 10052

1. PARCEL DESCRIPTION:

Wild Rose Hatchery
 Waushara County

Grantor:

Phillip Rozell
 N5936 State Road 22
 Wild Rose, WI 54984

Acres: 2.18Price: \$180,000Appraised Value: \$200,000Interest: Fee title purchaseImprovements: House and pole barn

Location: The property is located in northern Waushara County about ½-mile north of Wild Rose in the Town of Springwater.

Land Description: The land is level.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Building Site	2.18

Zoning: Agricultural/ResidentialPresent Use: Home siteProposed Use: Fish hatchery expansion

Tenure: 2 years. Purchased in 2007 for \$157,000. Seller is accepting \$180,000 rather than the \$200,000 appraised value due to the short tenure.

Property Taxes: \$3,279Option Date: July 7, 2009

Stewardship Land Access: This property is being acquired for the Wild Rose Fish Hatchery. Per s. 23.0916(3)(a), Stats, lands acquired for fish hatcheries are not subject to the public access provisions of s. 23.0916, Stats. The Wild Rose Fish Hatchery does provide public tours of the facility and offers educational opportunities, but is closed to general public use.

2. JUSTIFICATION:

The Department recommends acquisition of the Rozell property on the east side of STH 22 to protect the new hatchery expansion in Phase 2. The Rozell parcel includes a newer home and large pole building that would be used for hatchery employees and storage on the east side of STH 22 to benefit the operations of the hatchery. It is located on the east side of STH 22 in the area of the second phase of construction of the cool water rearing ponds currently under construction for the Wild Rose Fish Hatchery. State purchase of this land would lessen the chance of more private commercial development impacting hatchery operations in the future. Its current agricultural zoning would allow uses that could damage water quality, which is critical for fish propagation.

The Wild Rose Fish Hatchery, the largest coldwater hatchery in the state, is part of the Pine River System and utilizes the coldwater springs on one of the branches of the Pine River. The project was created in 1907 within the Pine River project boundary. The Department is now planning a complete renovation and expansion of the fish rearing operations. The construction will include 15 acres of ponds and new buildings on the east side of Highway 22. The plans include a new visitor center area since it is estimated that up to 10,000 people visit this facility every year. Ninety-five percent of the fish raised at this hatchery end up in the Great Lakes. The Department recommends the acquisition of this parcel for the hatchery's expansion project.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to Fish Management program (FY10):	Balance after proposed transaction:
\$2,900,000	\$2,173,150

4. ACQUISITION STATUS OF THE WILD ROSE HATCHERY:

Established: 1907
Acres Purchased to Date: 243.90
Acquisition Goal: 228.87 acres
Percent Complete: 106.57%
Cost to Date: \$245,650.00

5. APPRAISAL:

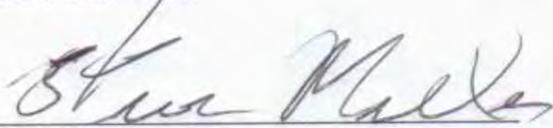
Appraiser: William Steigerwaldt
Valuation Date: April 6, 2009
Appraised Value: \$200,000
Highest and Best Use: Residential

Allocation of Values:

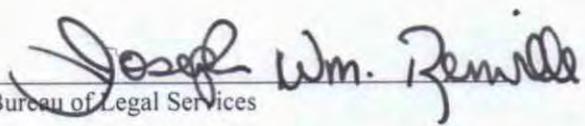
- a. land: 2.18 acres @ \$11,467.89 per acre: \$25,000
- b. improvement value: \$175,000
- c. market data approach used, three comparable sales cited
- d. adjusted value range: \$157,000 to \$203,804 per acre

Appraisal Review: Paul Scott - June 25, 2009

RECOMMENDED:


Richard E. Steffes

7-18-09
Date


Bureau of Legal Services

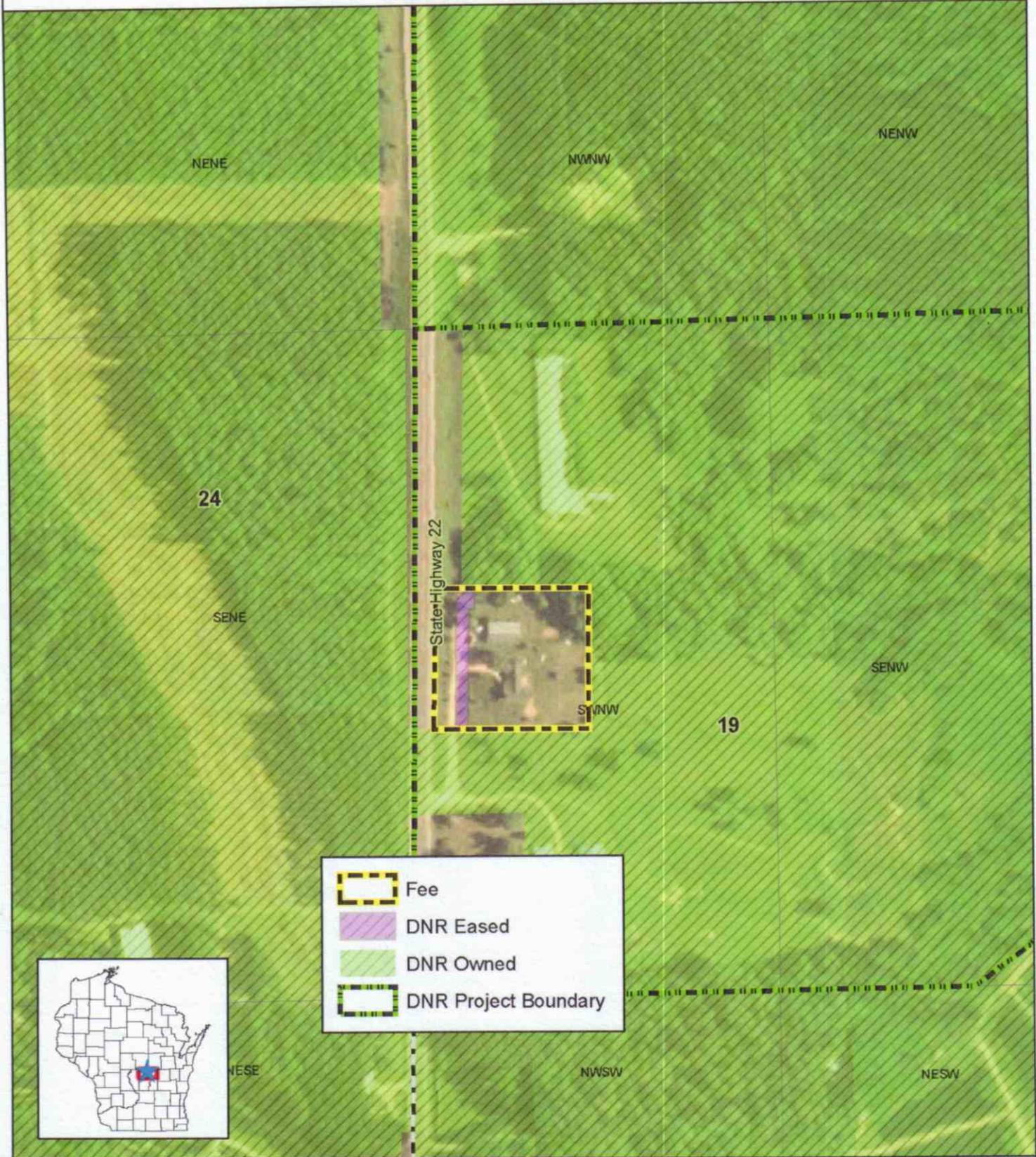
7/17/09
Date


Laurie Osterndorf

7/17/09
Date

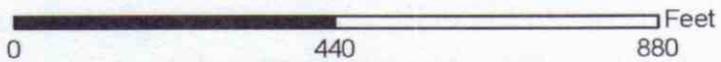
Phillip Rozell Fee

T20N R11E Sec. 19, Town of Springwater, Waushara County, WI



	Fee
	DNR Eased
	DNR Owned
	DNR Project Boundary

FM 10052
 Topographic
 Wild Rose
 Hatchery



Created by Bureau of Facilities and Lands
 Real Estate Section
 July 10, 2009



Phillip Rozell Fee

T20N R11E Sec. 19
Town of Springwater
Waushara County, WI
FM 10052

Wild Rose Hatchery



	PLSS Section
	Fee
	Project Boundary
	WDNR Owned



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 lease rights. This data set is a spatial representation of the Oracle Lane Records System maintained by the DNR, Bureau of Facilities and Lands (BFL), and may include errors and/or omissions. It is not intended to be interpreted as a legal representation of legal ownership boundaries.

This data set does not differentiate between lands that are open or closed to the public for hunting and/or public use. It is not intended to be used for any specific imitations 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 public access of the lands, contact the nearest DNR Regional Office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site:

<http://www.dnr.state.wi.us/org/bureaus/bfl/locations.htm>
Updates to this data set are ongoing, and will be incorporated into future versions when available.

STATE OF WISCONSIN
DEPT. OF NATURAL RESOURCES



Bureau of Facilities and Lands
July 10, 2009

