Form 1100-1
Rev 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No 3.B.13

SUBJECT: LAND ACQUISITION AND PROJECT BOUNDARY MODIFICATION – WILD ROSE HATCHERY – WAUSHARA COUNTY

FOR: MAY 2009 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 1.07 acres of land from Emerance Danielski, Jr. for $56,000 for the Wild Rose Hatchery in Waushara County. The item is being submitted because the improvement value exceeds 35% of total value. The parcel is out of the project boundaries of the original Wild Rose Hatchery plans and is adjacent to the expanded renovation hatchery lands. The Department proposes to add the Danielski parcel and other land totaling 40.1 acres that are needed for the fish hatchery renovation to the project boundary.

The Danielski 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 commercial 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.

A 40.1-acre area, including the Danielski parcel, is currently not in the project boundary. Most of this is already state-owned. It is needed for the hatchery's expansion project and should be included in the hatchery project boundary.

RECOMMENDATION: That the Board approve the purchase of 1.07 acres of land for $56,000 for the Wild Rose Hatchery in Waushara County and approve a project boundary modification that includes 40.1 acres east of STH 22.

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:

Real Estate Director, Richard E. Steffes - LF/6 — Date 4-29-09

Administrator, Laurie Osterndorf - AD/8 — Date 4/29/09

Secretary, Matthew J. Frank - AD/8 — Date 5-14-09

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

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: April 21, 2009 FILE REF: FM 10036

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Emerance Danielski, Jr. Tract, File # FM 10036, Option Expires June 19, 2009

1. PARCEL DESCRIPTION:

Wild Rose Hatchery
Waushara County

Grantor:

Emerance Danielski, Jr.
6945 4th Street
Stevens Point, WI 54481

Acres: 1.07
Price: $56,000
Appraised Value: $56,000
Interest: Fee title purchase
Improvements: An old storage building approximately 30 feet by 250 feet.

Location: The property is located about one mile north of Wild Rose in the Town of Springwater.

Land Description: The land is level.

Covertype Breakdown:	Type:	Acreage:
	Building Site	1.07

Zoning: General commercial
Present Use: Storage building
Proposed Use: Part of the new hatchery expansion on the east side of STH 22
Tenure: 8 years
Property Taxes: $1,224
Option Date: February 19, 2009

Stewardship Land Access: This property is for the purposes of a fish hatchery expansion and will not accommodate public recreation.

2. JUSTIFICATION:

The Department proposes to purchase the 1.07-acre parcel from Emerance Danielski for the Wild Rose Fish Hatchery. The parcel is located in the Town of Springwater in Waushara County less than a mile north of the Village of Wild Rose and about 10 miles north of the City of Wautoma. This parcel is out of the project boundaries of the original Wild Rose hatchery plans and is adjacent to the expanded renovation hatchery lands. The parcel is zoned commercial and contains an old building approximately 30 feet by 250 feet in size. The building is old though if it can be upgraded. The Department may use it for storage in support of the hatchery operations.

Printed on Recycled Paper

The Danielski 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. State purchase of this land would lessen the chance of more private commercial development impacting hatchery operations in the future. Its commercial 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 next to the Pine River System and utilizes the cold-water 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 are stocked in the Great Lakes. The cool water hatchery to be completed in phase two will provide walleye and other species for inland lakes.

The Department recommends the acquisition of the Danelski property to protect the new hatchery expansion on the east side of STH 22. If this transaction is approved at the May Natural Resources Board meeting, the parcel shall be added to the Wild Rose Hatchery project boundary as part of a 40.1-acre boundary increase.

3. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,500,000	$434,744

4. ACQUISITION STATUS OF THE WILD ROSE HATCHERY:

Established: 1907
Acres Purchased to Date: 243.90
Acquisition Goal: 228.87
Percent Complete: 106.57
Cost to Date: $245,650

5. APPRAISAL:

Appraiser: Michael Stone
Valuation Date: October 14, 2008
Appraised Value: $56,000
Highest and Best Use: Commercial/Storage

Allocation of Values:

a. land: 1.07 acres @ $52,336.45 per acre: $56,000.00
b. market data approach used, 3 comparable sales cited
c. adjusted value range: $6.69 to $10.25 per square foot

Appraisal Review: Paul Scott - January 13, 2009

Comments: The appraiser considered the improvement to contribute $41,000 to value.

RECOMMENDED:

Richard E. Steffes — Date: 4-23-09

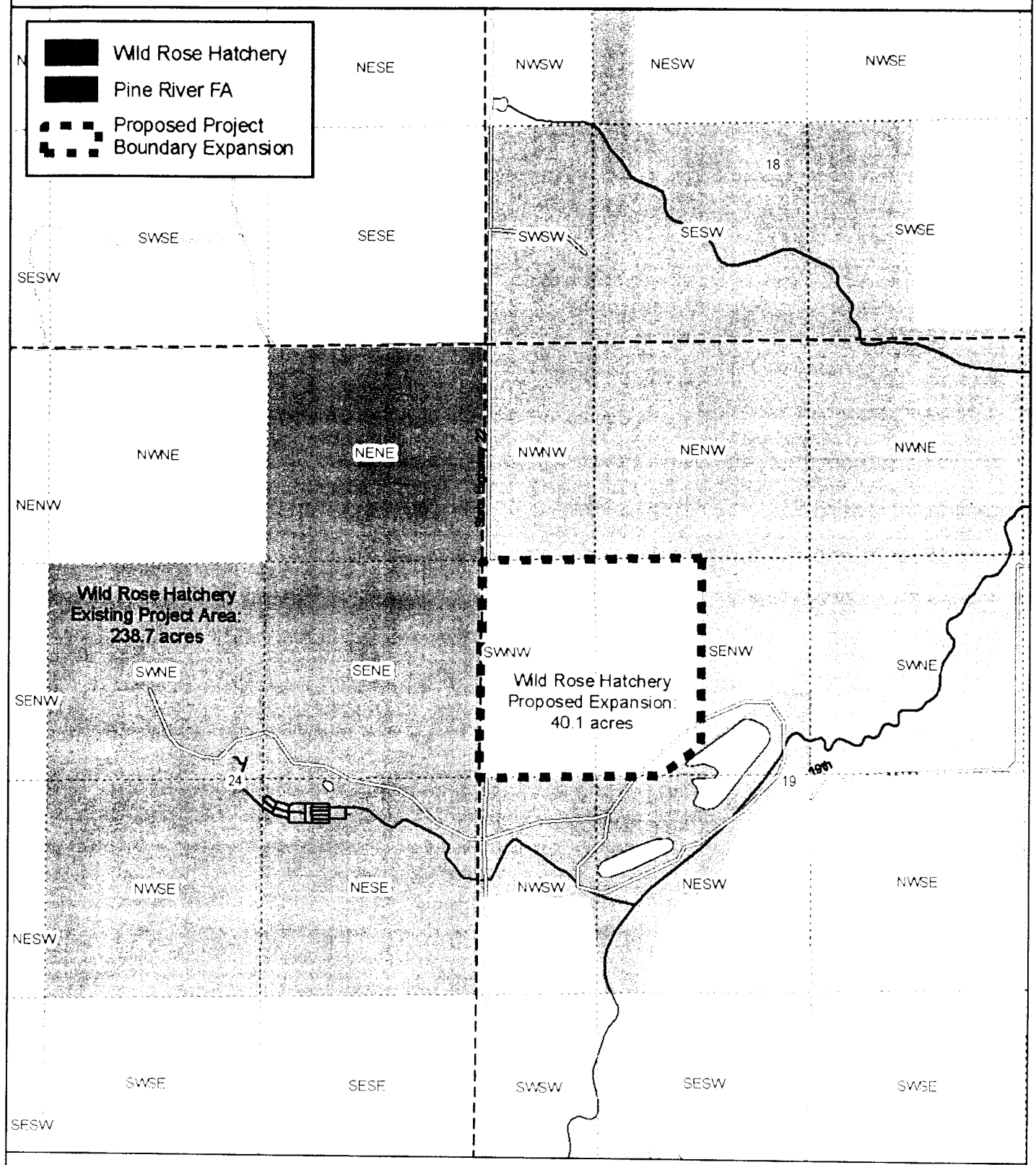
Bureau of Legal Services — Date: 4/27/09

Laurie Osterndorf — Date: 4/29/09

RES:

Wild Rose Hatchery

Proposed Project Boundary Expansion



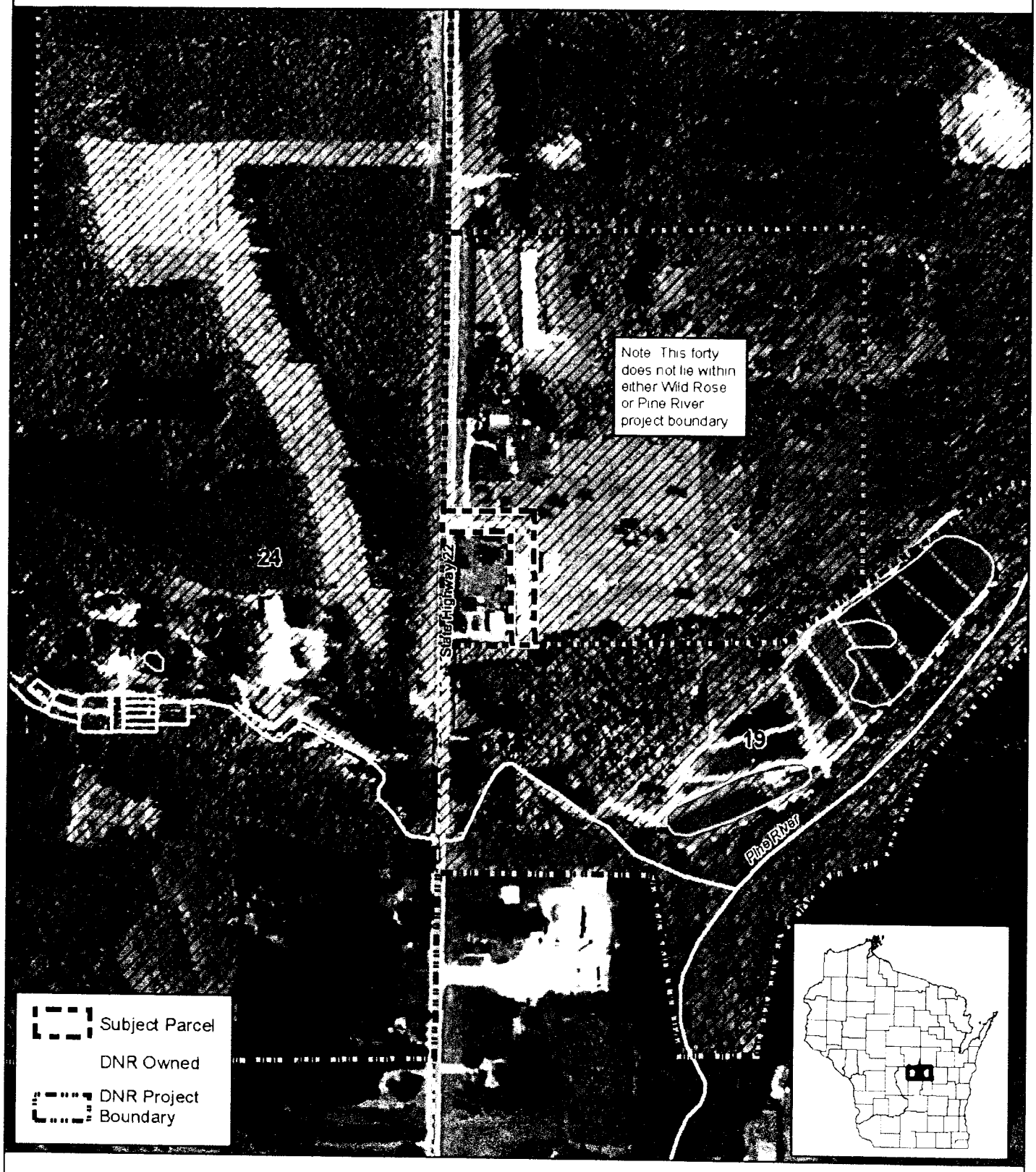
N

0 0.25 0.5 Miles

Created by Bureau of Facilities and Lands
Real Estate Section
April 14, 2009

Emerance D. Jr & Mary D. Danielski Property

T20N R11E Sec 19 Town of Springwater, Waushara County



N

0 0.125 0.25 Miles

Created by Bureau of Facilities and Lands
Real Estate Section
March 17, 2009

Emerance D. Jr. & Mary D. Danielski Property

Wild Rose Hatchery

N
W E
S

Subject Property

WDNR Owned

WDNR Easement

Project Boundary

0 0.25 Miles

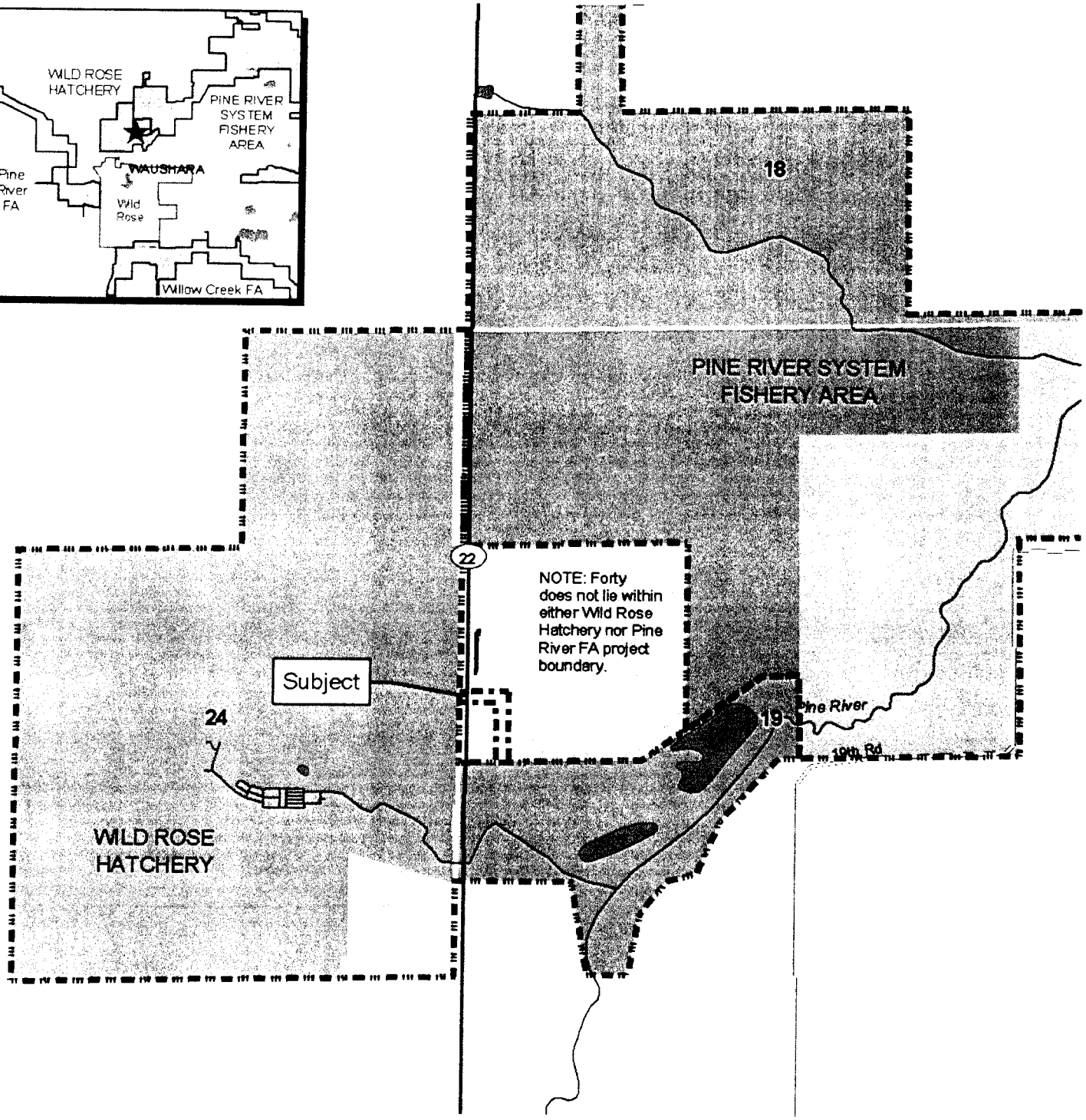
The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This data set is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not 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 general public access. Some lands represented in this data set may not be open to the general public, or may have specific 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 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/caer/cs/servicecenter/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
March 17, 2009