

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.

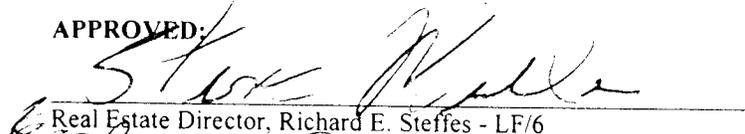
A 40.1-acre area, including the Danielski parcel, is currently not in the project boundary. Most of this is already state-owned. It is needed for the hatchery's expansion project and should be included in the hatchery project boundary.

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.

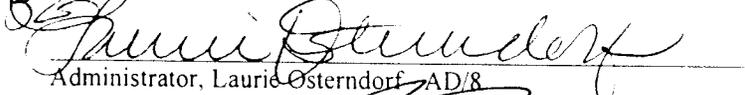
LIST OF ATTACHED MATERIALS:

- | | | | |
|--|---|---|----------|
| No <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

4-27-09
Date


Administrator, Laurie Osterndorf - AD/8

4/29/09
Date


Secretary, Matthew J. Frank - AD 8

5-14-09
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: April 21, 2009 FILE REF: FM 10036
 TO: Governor Doyle
 FROM: Matthew J. Frazer
 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: 1.07Price: \$56,000Appraised Value: \$56,000Interest: Fee title purchaseImprovements: 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.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Building Site	1.07

Zoning: General commercialPresent Use: Storage buildingProposed Use: Part of the new hatchery expansion on the east side of STH 22Tenure: 8 yearsProperty Taxes: \$1,224Option Date: February 19, 2009Stewardship 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.

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

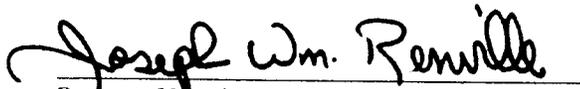
Appraisal Review: Paul Scott - January 13, 2009

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

RECOMMENDED:


Richard E. Steffes

4-23-09
Date


Bureau of Legal Services

4/27/09
Date

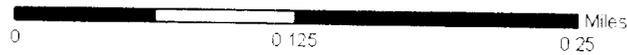
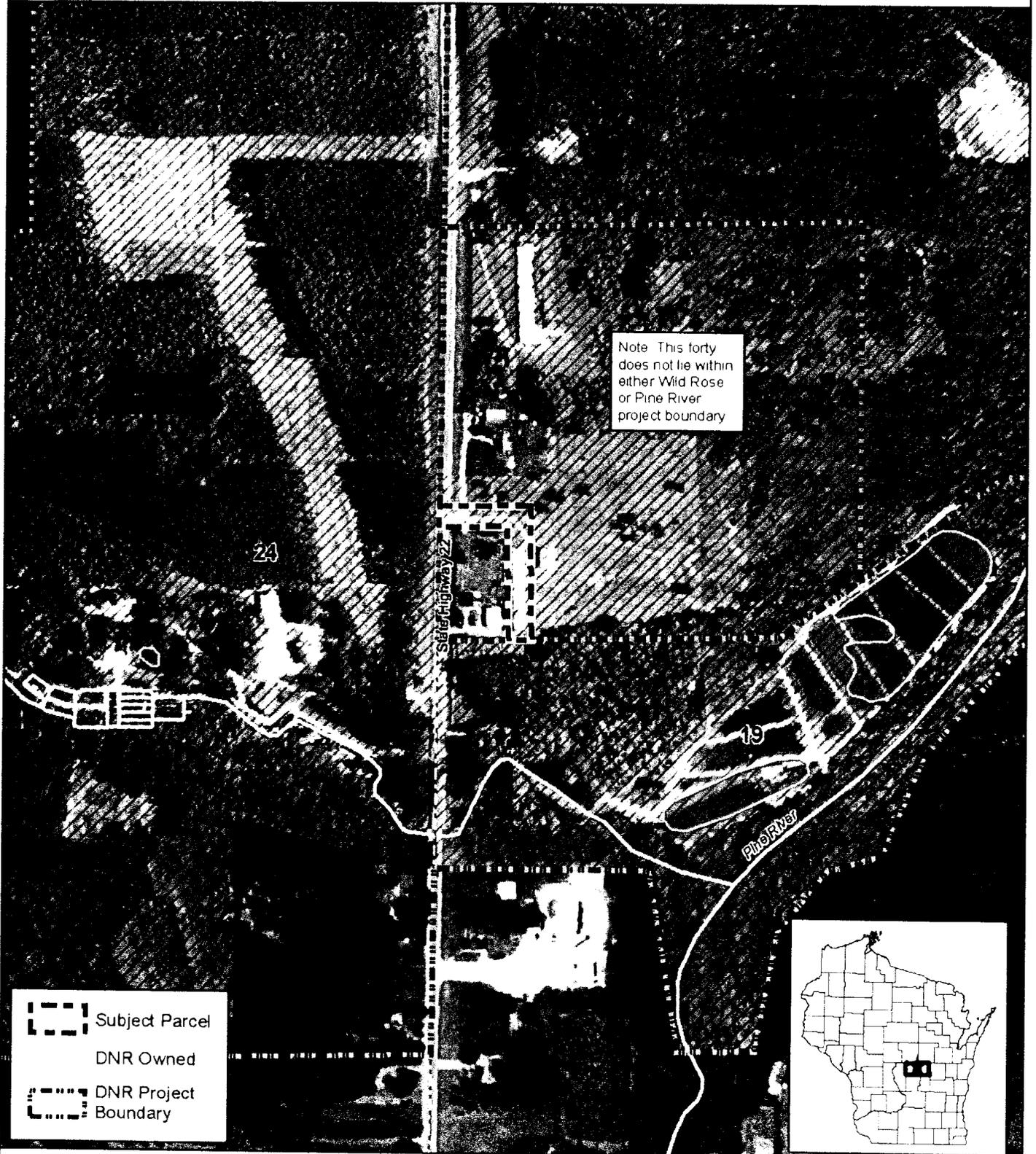

Laurie Osterndorf

4/29/09
Date

RES:

Emerance D. Jr & Mary D. Danielski Property

T20N R11E Sec 19 Town of Springwater, Waushara County



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



