

SUBJECT: LAND ACQUISITION – STATEWIDE NEW HATCHERIES – DOOR COUNTY

FOR: JUNE 2011 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 80 acres of land in Door County from Elizabeth Rocker for \$160,000.00 for the Statewide New Hatcheries Program. The item is being submitted because the purchase price exceeds \$150,000.

The parcel has ½ mile of two bank frontage on Strawberry Creek. Numerous seeps and springs on the property contribute to the flow of Strawberry Creek. The north ¼ mile of the property fronts on Strawberry Lane, a public road. It includes approximately 35 acres of abandoned agricultural lands and 45 acres of lowland conifers and hardwoods. The land has high value as habitat for a variety of avian, reptilian, and mammalian wildlife species and is of critical significance for the Chinook Salmon management program in Lake Michigan.

The Rocker parcel has been an integral part of the Chinook Salmon management program in Wisconsin since Chinook were first stocked in Wisconsin in 1969. That initial stocking took place on the Rocker property where Strawberry Creek crosses Strawberry Lane. The annual Chinook Salmon egg collection effort has taken place here since the inception of the program when the 1969 year class returned as adult. The current egg take is approximately 2.0 million eggs annually with some years totaling over 3.5 million eggs if surplus eggs are requested by neighboring states.

Egg take at Strawberry Creek has been especially important to the Wisconsin Chinook salmon program for several reasons: fish returning to the Rocker parcel have exhibited the best overall health on any weir in Wisconsin, the returns have been highly consistent, and the operation has been especially efficient in terms of cost and manpower required. In 2008, 2009, and 2010, the spawning facility was upgraded with approximately \$20,000 of Department funding and donations to make the facility more efficient and sanitary.

The importance of Great Lakes fishing to the Wisconsin economy can not be overstated. The American Sportfishing Association report of 2006 concluded that the impact of the fishery to Wisconsin alone totaled \$252M in retail sales (\$419M ripple effect), \$126.5M in salaries/wages, 5,011 jobs, \$28.8M in Federal taxes, and \$28.4M in Wisconsin state taxes. The Chinook fishery component of Great Lakes fishing is the most critical portion of the fishery, drawing anglers from across the nation and many other countries. It is critical that the Chinook fishery in Wisconsin be sustained and the purchase of the Rocker parcel is essential to the continued success of the program.

The present lease expires in 2019. This leaves the Department with an uncertain future for the site. Purchase of the parcel would insure a permanent and reliable source of Chinook salmon gametes from the Strawberry Creek weir and provide a sizable buffer around the present collection facility to insure that these activities will continue.

RECOMMENDATION: That the Board approve the purchase of 80 acres of land for \$160,000.00 for the Statewide New Hatcheries Program.

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

Date

5-20-11

Administrator, Kurt Thiede - AD/8

Date

5-24-11

Secretary, Cathy Stepp - AD/8

Date

6/6/11

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

CORRESPONDENCE/MEMORANDUM

DATE: May 20, 2011
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Elizabeth Rocker Tract, File # FM 10128,
 Option Expires: August 8, 2011

FILE REF: FM 10128

1. PARCEL DESCRIPTION:

Statewide New Hatcheries
 Door County

Grantor:

Elizabeth Rocker
 601 Breedlove Drive, Apartment 302
 Monroe, GA 30655

Acres: 80
Price: \$160,000
Appraised Value: \$160,000
Interest: Fee title purchase
Improvements: None

Location: The property is located in Door County 38 miles northeast of Green Bay

Land Description: The subject land is mostly flat terrain.

Covertypes Breakdown:

	Type	Acreage
	Grassland & Brush	35.0
	Lowland Woodland	45.0

Total: 80.0

Zoning: Agricultural
Present Use: Salmon egg harvest facility leased by DNR
Proposed Use: Salmon egg harvest facility and resource protection
Tenure: 42 years
Property Taxes: \$594.04
Option Date: May 10, 2011

Stewardship Land Access: Because this parcel is being purchased for the Strawberry Creek Fish Hatchery, a portion of the property will not be open to the public for all nature based outdoor recreational activities. 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.

2. JUSTIFICATION:

The Department has an option to purchase 80 acres in the City of Sturgeon Bay from Elizabeth Rocker. The parcel has ½ mile of two bank frontage on Strawberry Creek. Numerous seeps and springs on the property contribute to the flow of Strawberry Creek. The north ¼ mile of the property fronts on Strawberry Lane, a



public road. It includes approximately 35 acres of abandoned agricultural lands and 45 acres of lowland conifers and hardwoods. The land has high value as habitat for a variety of avian, reptilian, and mammalian wildlife species and is a highly significant component of the Chinook Salmon management program in Lake Michigan.

The Rocker parcel has been an integral part of the Chinook Salmon management program in Wisconsin since Chinook were first stocked in Wisconsin in 1969. That initial stocking took place on the Rocker property where Strawberry Creek crosses Strawberry Lane. The annual Chinook Salmon egg collection effort has taken place here since the inception of the program when the 1969 year class returned as adult. The current egg take is approximately 2.0 million eggs annually with some years totaling over 3.5 million eggs if surplus eggs are requested by neighboring states.

Egg take at Strawberry Creek has been especially important to the Wisconsin Chinook salmon program for several reasons: fish returning to the Rocker parcel have exhibited the best overall health on any weir in Wisconsin, the returns have been highly consistent, and the operation has been especially efficient in terms of cost and manpower required. In 2008, 2009, and 2010, the spawning facility was upgraded with approximately \$20,000 of Department funding and donations to make the facility more efficient and sanitary.

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The Region strongly recommends purchase of the Rocker parcel. The present lease situation (expires in 2019) with the landowner leaves the Department with an uncertain future of the site. Purchase of the parcel would insure a permanent and reliable source of Chinook salmon gametes from the Strawberry Creek weir and provide a sizable buffer around the present collection facility to insure that these activities will continue.

3. FINANCING:

State Stewardship bond (38.3%) and Federal SFR(61.7%) funds are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship:	\$4,649,060	\$47,151
Federal	\$ 763,525	\$0

4. ACQUISITION STATUS OF THE STATEWIDE NEW HATCHERIES:

Established: 1969
Acres Purchased to Date: 396.11
Acquisition Goal: 318.73
Percent Complete: 124.28 %
Cost to Date: \$799,830

5. APPRAISAL:

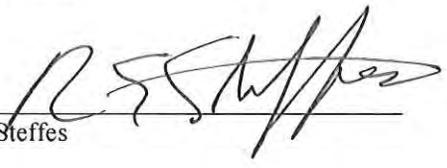
Appraiser: Michael Augustyn
Valuation Date: June 22, 2010
Appraised Value: \$160,000
Highest and Best Use: Recreational land for hunting and fishing

Allocation of Values:

- a. land: 80.0 acres @ \$2,000.00 per acre: \$160,000.00
- b. market data approach used, 3 comparable sales cited
- c. adjusted value range: \$1,669.00 - \$2,720.00 per acre

Appraisal Review: Terrence Gardon - July 17, 2010

RECOMMENDED:



Richard E. Steffes

5-20-11
Date



Bureau of Legal Services

5-20-11
Date



Kurt Thiede

5-24-11
Date

RES:

Elizabeth Rocker Fee Acquisition

Statewide New Hatcheries

FM 10128

T27N R26E Section 21
City of Sturgeon Bay
Door County
(80.00 acres--deed)

 Subject Parcel

-  Project Boundary
-  WDNR Owned
-  City/Village Boundary
-  PLSS Section Line
-  QQ Section Boundary



 Subject Property

WISCONSIN DEPARTMENT
OF NATURAL RESOURCES



Elizabeth Rocker Fee Acquisition

T27N R26E Section 21, City of Sturgeon Bay, Door County



Statewide New Hatcheries

 Subject Parcel

 Section Line  1/4-1/4 Section Line





May 13, 2011
Real Estate Section
Bureau of Facilities and Lands