Form 1100-1
Rev. 5-91

NATURAL RESOURCES BOARD AGENDA ITEM

Item No. 3.B.16

SUBJECT: LAND ACQUISITION & DONATION – STATEWIDE FISHERIES HABITAT PROGRAM – BROWN COUNTY

FOR: JUNE 2008 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to purchase the 10.88-acre Rosnow parcel for the Statewide Fisheries Habitat Program. The parcel is located along the banks of the Suamico River in northern Brown County approximately one mile upstream of the mouth of the river into Green Bay. The purchase price is $32,000 or 19% higher than the Department's appraised value of $27,000. Three local sport-fishing groups are donating a total of $4,750 to lessen the difference between the purchase price and the appraised value. The following funding commitments were made: Green Bay Area Great Lakes Sport Fishermen for $750, Marinette Menominee Chapter of the Great Lakes Sport Fishermen for $1,000 and the Brown County Conservation Alliance for $3,000. The Department will pay the remaining balance of $27,250.

The focus of the Statewide Habitat Program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. The water resource targeted for protection contains habitat such as spawning areas critical to fish species intended for management. The parcel will help maintain production of important fish species through protection of lands encompassing the critical habitat as well as safeguard critical habitat from destruction from incompatible land use, such as risk of erosion or non-point source pollution.

The Rosnow property is primarily lowland hardwoods, brush, and a pond, which historically was used to capture carp moving upstream to spawn and collect them for markets. Later, the collection of minnows for bait replaced the carp operation. Remnants of a concrete water control structure remain on the property that redirected the flow of the river into a "carp pond" collection area. If approved for purchase, the control structure will be removed, the channel restored to provide improved habitat for spawning perch, northern pike, bass and pan fish. Additionally, a new water control structure will provide better water management in the ponds in addition to establishing rock spawning reefs and vegetation.

The Department recommends the purchase of the 10.88-acre Rosnow tract, taking this opportunity to partner with other conservation organizations to allow fishery habitat management, to provide public access for recreation, to consolidate public lands and to protect and enhance the fishery resource.

RECOMMENDATION: That the Board approve the purchase of 10.88 acres of land for $32,000 for the Statewide Fisheries Habitat program in Brown County; accept the donations of funds to be used toward the purchase; that expressions of appreciation be made a part of the official records of the Board and that three certificates of appreciation be given to the donors.

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:

(for) Real Estate Director, Richard E. Steffes - LF/6 — Date 5-17-08

Administrator, Laurie Osterndorf - AD/8 — Date 5/27/08

Secretary, Matthew J. Frank - AD/8 — Date 6/9/08

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

CORRESPONDENCE/MEMORANDUM

State of Wisconsin

DATE: May 14, 2008

FILE REF: FI-2895

TO: Governor Doyle

FROM: Matthew J. Frank

SUBJECT: Proposed Land Acquisition, Rosnow Tract, File # FI-2885, Option Expires August 19, 2008

1. PARCEL DESCRIPTION:

Statewide Fisheries Habitat Area Program
Brown County

Grantor:

Jerry and Guinevere Rosnow
W5520 Sandy Drive
Shawano, WI 54166-6812

Acres: 10.88
Price: $32,000
Appraised Value: $27,000
Interest: Purchase in fee.
Improvements: None

Location: The tract is located in the Town of Suamico along the banks of Suamico River in northern Brown County. The City of Green Bay is located five miles to the south of the parcel.

Land Description: The subject area is fairly level and covered lowland brush and woods.

Water: The subject has 1,595 feet of meandered frontage along the northern bank of the Suamico River and frontage along a 2-acre pond.

Covertype Breakdown:

Type	Acreage
Lowland Woodland	8.88
Water	2.00
TOTAL	10.88

Zoning: Rural Residential
Present Use: Vacant Land
Proposed Use: Fisheries Habitat Protection
Tenure: 49 years
Option Date: April 21, 2008

Stewardship Land Access: Hunting (limited to bow only), trapping, fishing, and other nature-based outdoor recreation.

2. JUSTIFICATION:

The Department proposes to purchase the 10.88-acre Rosnow parcel for the Statewide Fisheries Habitat program. The parcel is located along the northern bank of the Suamico River in northern Brown County approximately one mile upstream of the mouth of the river into Green Bay. The purchase price is $32,000 or 19 percent higher than the Department's appraised value of $27,000. Three local sport-fishing groups

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are donating a total of $4,750 to lessen the difference between the purchase price and the appraised value. The following funding commitments were made: Green Bay Area Great Lakes Sport Fishermen for $750, Marinette Menominee Chapter of the Great Lakes Sport Fishermen for $1,000, and the Brown County Conservation Alliance for $3,000. The Department will pay the remaining balance of $27,250.

The focus of the Statewide Habitat Program is to protect critical fishery habitat that is in danger of being destroyed through incompatible land use. The water resource targeted for protection contains habitat such as spawning areas critical to fish species intended for management. The parcel will help maintain production of important fish species through protection of lands encompassing the critical habitat as well as safeguard critical habitat from destruction from incompatible land use, such as risk of erosion or non-point source pollution.

The Rosnow property is primarily lowland hardwoods, brush, and a pond, which historically used to capture carp moving upstream to spawn and collect them for markets. Later the collection of minnows for bait replaced the carp operation. Remnants of a concrete water control structure remain on the property that redirected the flow of the river into a "carp pond" collection area. If approved for purchase, the control structure will be removed, the channel restored to provide improved habitat for spawning perch, northern pike, bass and pan fish. A new water control structure will provide better water management in the ponds in addition to establishing rock spawning reefs and vegetation. The Rosnow 10.88-acre tract borders a residential area to the south. Access to the parcel is gained from the east off County Highway J. There is no access except via water to the western carp pond.

The Department recommends the purchase of the 10.88-acre Rosnow tract, taking this opportunity to partner with other conservation organizations to allow fishery habitat management, to provide public access for recreation, to consolidate public lands and to protect and enhance the fishery resource.

3. FINANCING:

The following funding commitments were made: Green Bay Area Great Lakes Sport Fishermen for $750, Marinette Menominee Chapter of the Great Lakes Sport Fishermen for $1,000, and the Brown County Conservation Alliance for $3,000. The Department will pay the remaining balance of $27,250 with Stewardship funds.

State Stewardship funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
$2,000,000	$1,805,350

4. ACQUISITION STATUS OF THE STATEWIDE FISH HABITAT AREA:

Established: 1969
Acres Purchased to Date: 705.65
Acquisition Goal: 1,082.61 acres
Percent Complete: 65%
Cost to Date: $1,540,198

5. APPRAISAL:

Appraiser: Dave Steiro (Private Appraisers)
Valuation Date: August 17, 2005
Appraised Value: $27,000
Highest and Best Use: Recreational land

Allocation of Values:

a. land: 10.88 acres @ $2,350 per acre: $25,500 (Rounded)
b. market data approach used, four comparable sales cited
c. adjusted value range: $2,142 to $2,648 per acre

Appraisal Review: Phil Lepinski, November 11, 2005

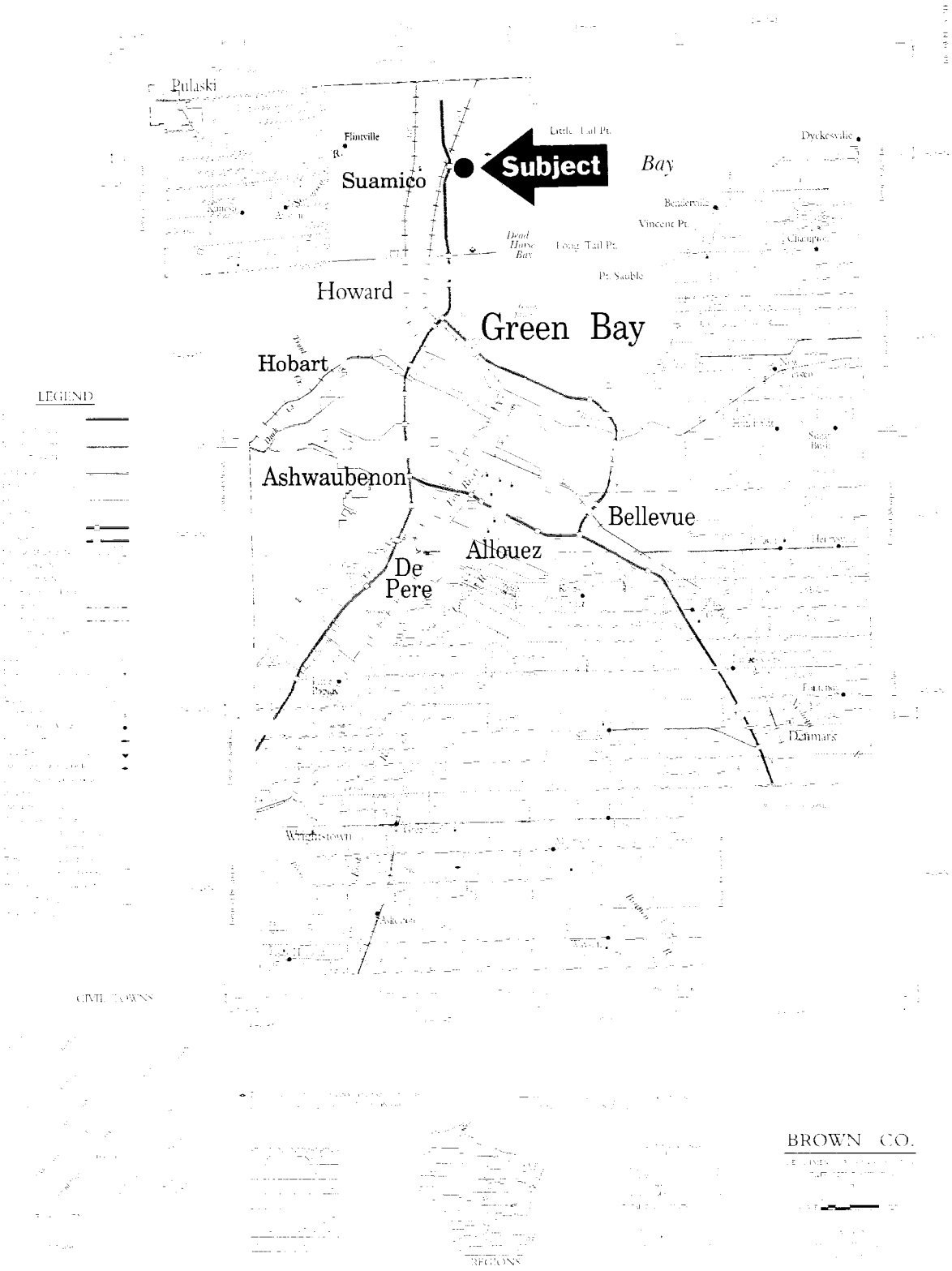
RECOMMENDED:

Richard E. Steffes — Date: 5-14-08

Bureau of Legal Services — Date: 5/21/08

Laurie Osterndorf — Date: 5/27/08

RES:dv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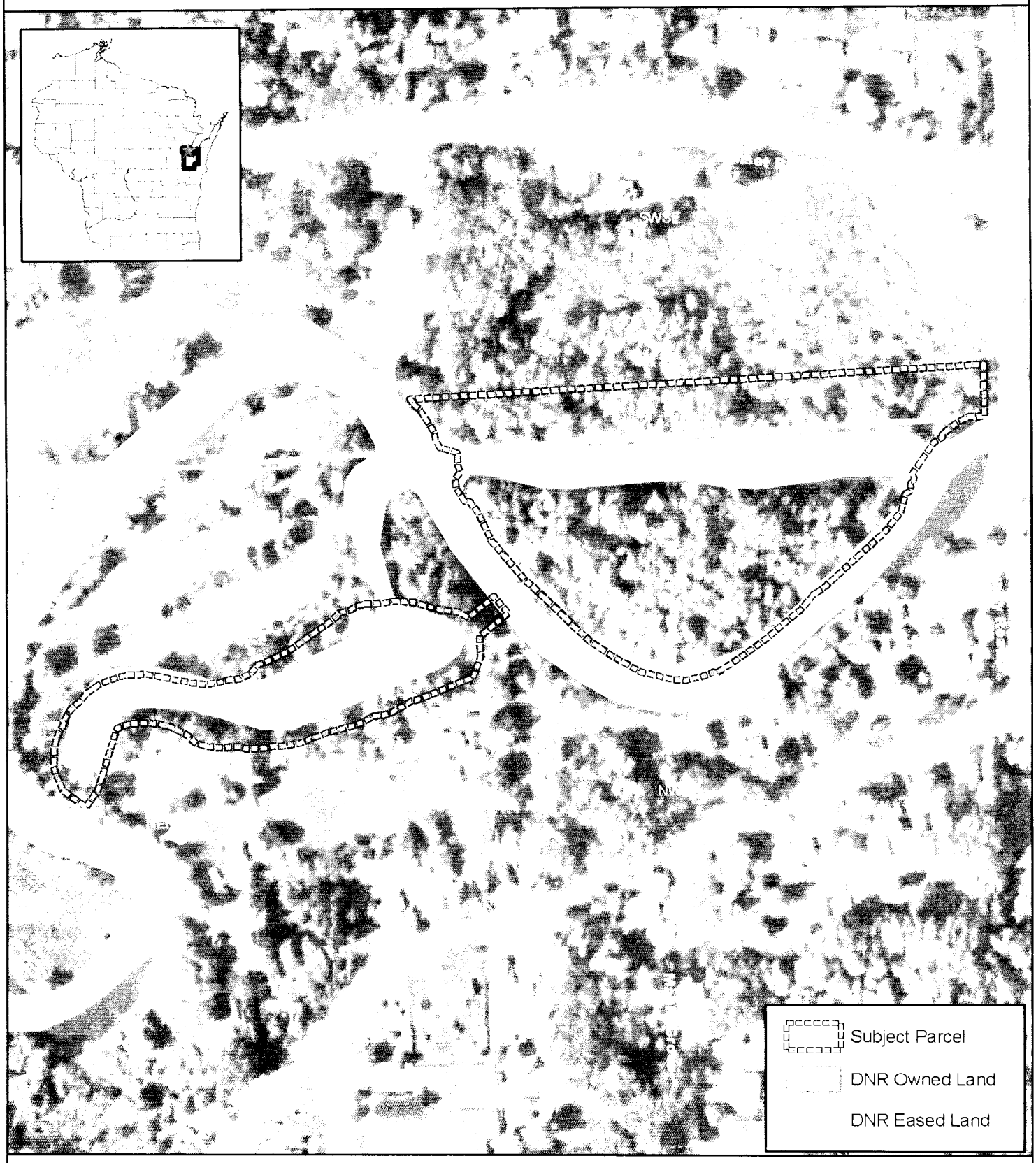
Rosnow Property

T 25N R 20E Section 14 & 23, Town of Suamico, Brown County



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0 205 410 820 1,230 Feet

Created by Bureau of Facilities and Lands
Real Estate Section
May 5, 2008

Rosnow Property

Statewide Fish Habitat

Subject Property

WDNR Owned

WNDR Eased

WDNR Leased

Ice Age Trail

Project Boundary

0 0.35 0.7 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:

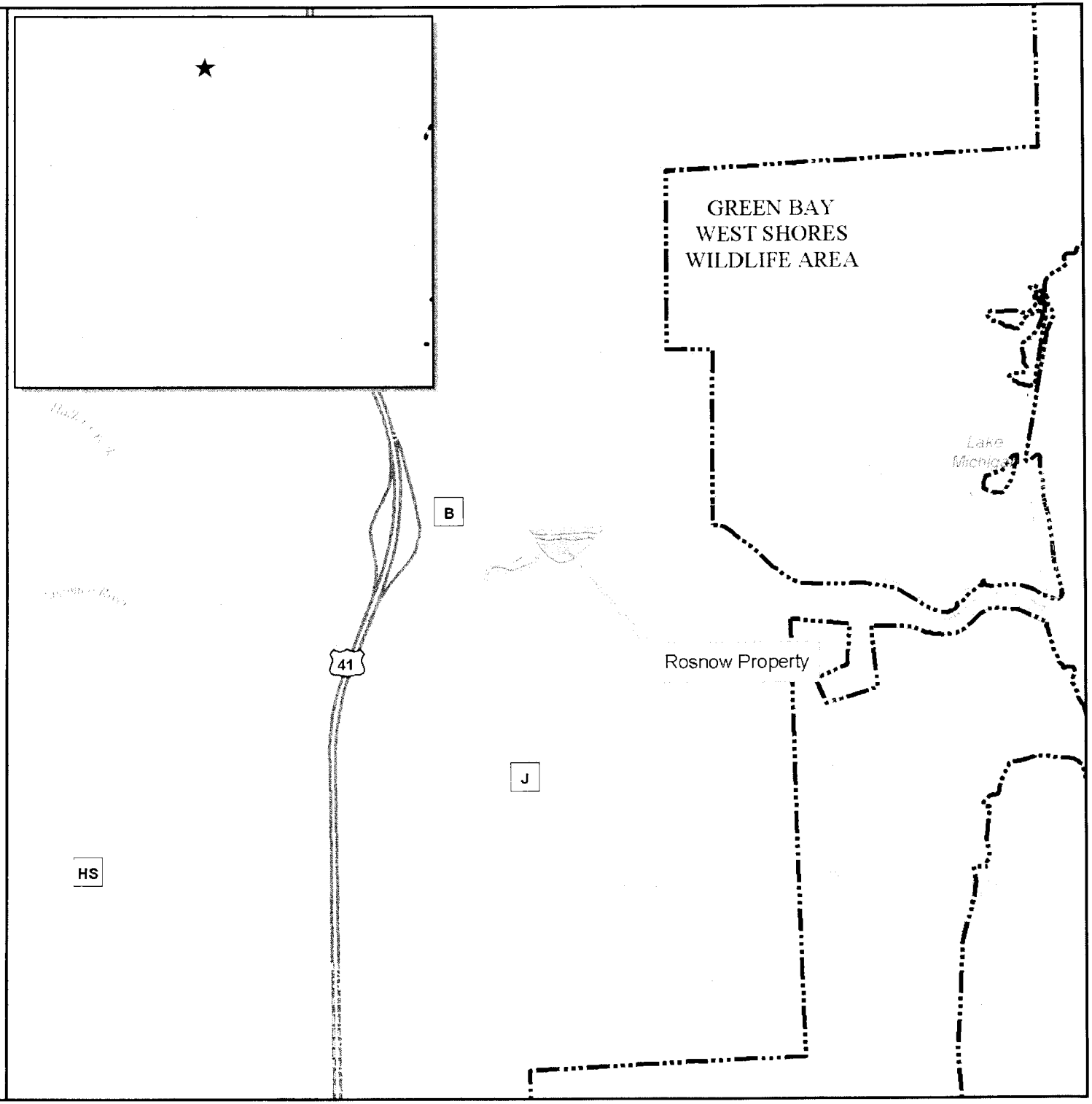
http://www.dnr.state.wi.us/org/caer/cs/servicecenter/locations.htm

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

May 5, 2008



Acknowledgment Of Gift

This is to certify that at its June 2008 meeting, the Natural Resources Board gratefully accepted $1,000 from the

MARINETTE MENOMINEE CHAPTER OF THE GREAT LAKES SPORT FISHERMEN

The donation will ensure protection of fishery habitat along the Suamico River in northern Brown County. It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine L. Thomas, CHAIR

Acknowledgment Of Gift

This is to certify that at its June 2008 meeting, the Natural Resources Board gratefully accepted $3,000 from the

BROWN COUNTY CONSERVATION ALLIANCE

The donation will ensure protection of fishery habitat along the Suamico River in northern Brown County. It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

Natural Resources Board

Christine L. Thomas, CHAIR

Acknowledgment Of Gift

This is to certify that at its June 2008 meeting, the Natural Resources Board gratefully accepted $750 from the

GREEN BAY AREA GREAT LAKES SPORT FISHERMEN

The donation will ensure protection of fishery habitat along the Suamico River in northern Brown County. It is significant that organizations such as yours are interested in helping protect Wisconsin's natural heritage and contribute toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

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Christine L. Thomas, CHAIR