

SUBJECT: LAND ACQUISITION – C. D. BESADNY FISH AND WILDLIFE AREA - KEWAUNEE COUNTY

FOR: JUNE 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 160 acres of land from Lynn and Sharon Busch for \$480,000 for the C. D. Besadny Fish and Wildlife Area in Kewaunee County.

The Busch property is comprised of forest and wetlands varying from upland woods to swamp hardwoods to conifer covered lowlands. Much of the subject is part of a large wetland complex that is laced with small streams that eventually form the Little Scarboro Creek and flow into the Kewaunee River. The parcel abuts approximately 300 acres of state ownership along the eastern edge. Acquisition of the parcel will provide additional lands for wildlife management and public outdoor recreation.

The C. D. "Buzz" Besadny Fish and Wildlife Area is made up of four smaller projects established in 1957 to manage fish and wildlife resources associated with the Kewaunee River. The fishery portion of the project consists of the Kewaunee River, a warm water stream, and Little Scarboro Creek, a Class I brook trout stream with a self-sustaining fishery. The river has native populations of smallmouth bass and northern pike. The Kewaunee River receives seasonal migration of trout and salmon from Lake Michigan. Public recreational fishing pressure becomes very heavy during these seasonal runs.

The wildlife portion of the project is managed for upland birds, some waterfowl, and whitetail deer. Portions of the property have received annual pheasant stocks. The project receives quite intensive public hunting pressure during the pheasant and gun-deer seasons. Purchase of the 160-acre parcel will provide additional public recreation lands and improved wildlife habitat management.

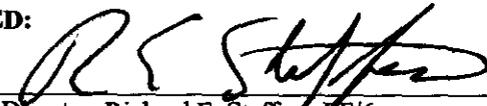
RECOMMENDATION: That the Board approve the purchase of 160 acres of land for \$480,000 for the C. D. Besadny Fish and Wildlife Area in Kewaunee County.

LIST OF ATTACHED MATERIALS:

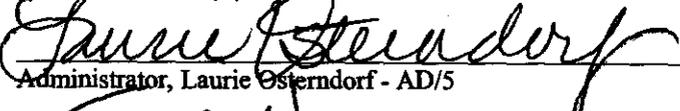
- No Fiscal Estimate Required
- No Environmental Assessment of Impact Statement Required
- No Background Memo

- Yes Attached
- Yes Attached
- Yes Attached

APPROVED:



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



Administrator, Laurie Osterndorf - AD/5



Secretary, Scott Hassett - AD/5

5-16-07

Date

5/18/07

Date

5/23/07

Date

- cc:
- S. Miller – LF/6
 - R. Steffes – LF/6
 - L. Ross – AD/5
 - R. Kazmierczak – NER/Green Bay
 - T. Hauge – WM/6

CORRESPONDENCE/MEMORANDUM

DATE: May 16, 2007
 TO: Governor Doyle
 FROM: Scott Hassett *SH*
 SUBJECT: Proposed Land Purchase, Busch parcel, File # W-1709,
 Option Expires April 23, 2007

FILE REF: W-1709

1. PARCEL DESCRIPTION:

C. D. Besadny Fish and Wildlife Area
 Kewaunee County

Grantors:

Lynne & Sharon Busch
 N8534 Wolf River Drive
 Algoma, WI 54201

Acres: 160Price: \$480,000Improvements: NoneInterest: Purchase of fee simple title.Location: The parcel is located eight miles northwest of the City of Kewaunee in the central part of Kewaunee CountyLand Description: The parcel is level.Covertime Breakdown:

<u>Type</u>	<u>Acreage</u>
Lowland Woodland	153
Upland Woods and Grass	<u>7</u>
TOTAL	160

Zoning: ConservancyPresent Use: RecreationProposed Use: Wildlife Management and Public RecreationProperty Taxes: \$3,217Option Date: April 23, 20072. JUSTIFICATION:

The Department has obtained an option to purchase a 160 acre parcel with a 0.6-acre access easement from Lynne and Sharon Busch for the C. D. Besadny Fish and Wildlife Area. The property is entirely within the project boundary. The Busch property is comprised of forest and wetlands varying from upland woods to swamp hardwoods to conifer covered lowlands. Much of the subject is part of a large wetland complex that is laced with small streams that eventually form the Little Scarboro Creek and the flow into the Kewaunee River. The parcel abuts approximately 300 acres of state ownership along the eastern edge. Acquisition of the parcel will provide additional lands for wildlife management and public outdoor recreation.

The C. D. "Buzz" Besadny Fish and Wildlife Area is made up of four smaller projects established in 1957 to manage fish and wildlife resources associated with the Kewaunee River. The fishery portion of the project consists of the Kewaunee River, a warm water stream, and Little Scarboro Creek, a Class I brook trout stream with a self-sustaining fishery. The river has native populations of smallmouth bass and northern pike. The



Keweenaw River receives seasonal migration of trout and salmon from Lake Michigan. Public recreational fishing pressure becomes very heavy during these seasonal runs.

The wildlife portion of the project is managed for upland birds, some waterfowl, and whitetail deer. Portions of the property receive annual pheasant stocks. The project receives quite intensive public hunting pressure during the pheasant and gun-deer seasons.

The Department recommends purchase of this 160-acre property to consolidate state ownership, to provide opportunities for public recreation, to allow wildlife management, and to protect the natural resources of the site.

3. FINANCING:

FY 08 State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$6,524,000	\$3,075,000

4. ACQUISITION STATUS OF THE C. D. BESADNY FISH AND WILDLIFE AREA:

Established: 1957
Acres Purchased to Date: 2,353.22
Acquisition Goal: 5,032.9 Acres
Percent Complete: 46.8%
Cost to Date: \$689,311

5. APPRAISAL:

Appraiser: Dan Heath (Staff Appraiser)
Valuation Date: September 12, 2006
Appraised Value: \$480,000
Highest and Best Use: Outdoor Recreation with possibility of recreational cabin.
Allocation of Values:

- a. land: 160 acres @ \$3,000 per acre: \$480,000 (Rounded)
- b. market data approach used: three comparable sales cited
- c. adjusted value range: \$2,768 to \$3,337 per acre

Appraisal Review: Paul Scott, March 19, 2007

RECOMMENDED:


 Richard E. Steffes

5-16-07
 Date

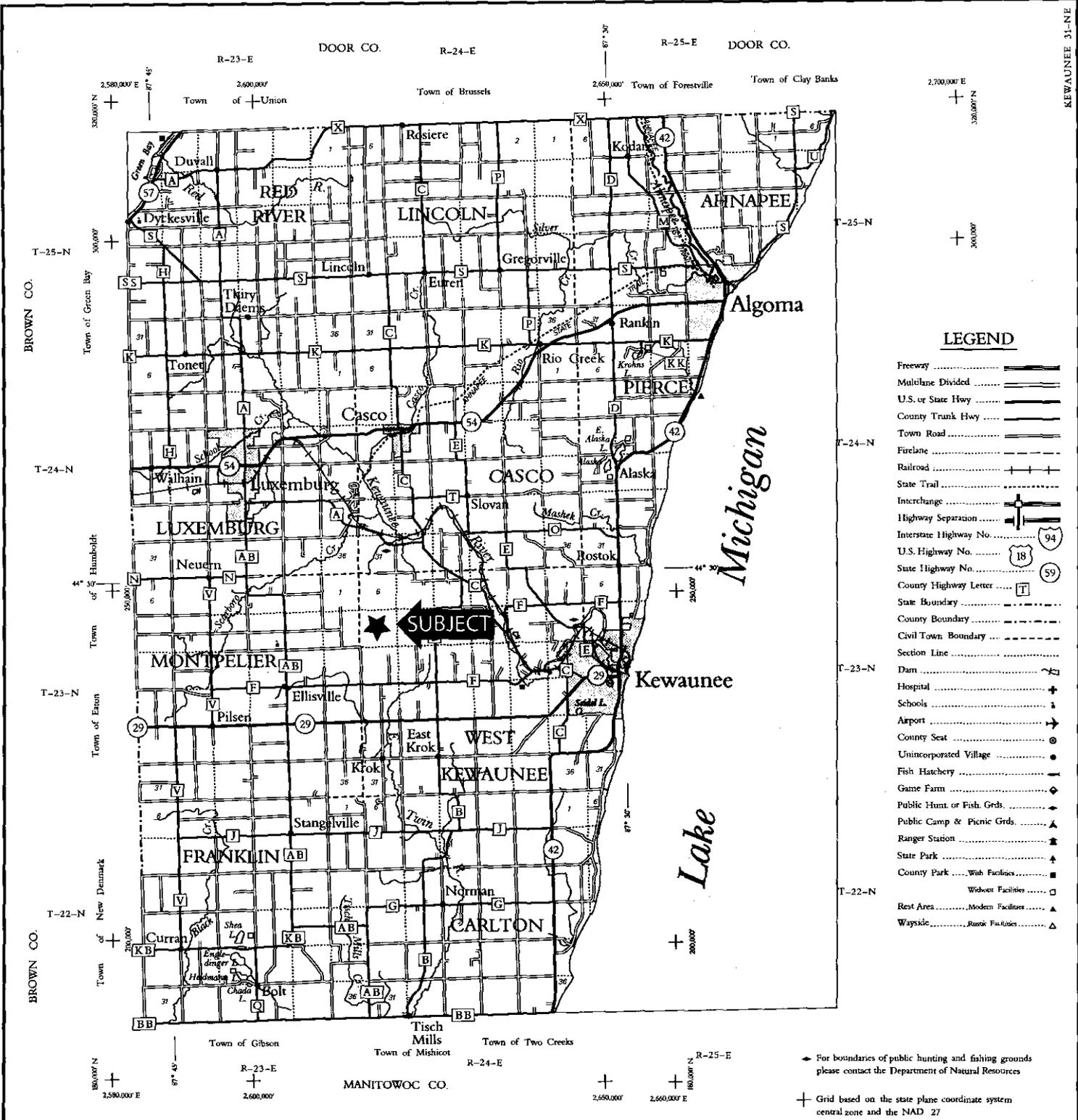

 Bureau of Legal Services

5/17/07
 Date


 Laurie Osterdorf

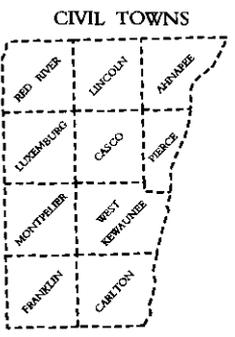
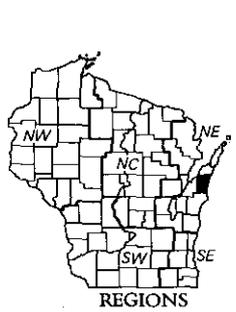
5/18/07
 Date

RES:ch



- LEGEND**
- Freeway
 - Multilane Divided
 - U.S. or State Hwy
 - County Trunk Hwy
 - Town Road
 - Firelane
 - Railroad
 - State Trail
 - Interchange
 - Highway Separation
 - Interstate Highway No.
 - U.S. Highway No.
 - State Highway No.
 - County Highway Letter
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
 - Dam
 - Hospital
 - Schools
 - Airport
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Farm
 - Public Hunt or Fish Grds.
 - Public Camp & Picnic Grds.
 - Ranger Station
 - State Park
 - County Park
 - Without Facilities
 - Rest Area
 - Wayside

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources
 Grid based on the state plane coordinate system central zone and the NAD 27



SECTION NUMBERING OF A TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

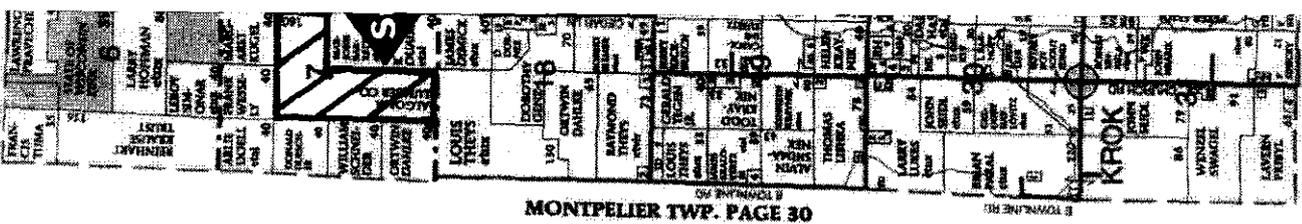
MILES OF HIGHWAY as of Dec. 31, 2004

STATE	61
COUNTY	206
LOCAL ROADS	543
OTHER ROADS	2
TOTAL FOR COUNTY	812

Land Area (2000 Census) 343 sq mi
 Population (2000 Census) 20,187
 County Seat Kewaunee

KEWAUNEE CO.
 DEPARTMENT OF TRANSPORTATION
 STATE OFFICE BUILDING
 Madison, Wisconsin

SCALE 0 1 2 MILES
 Corrected for
 JAN. 2006
 Base compiled from U.S.G.S. Quadrangles
 1:50,000 Series



MONTPELIER TWP. PAGE 30

Busch Property

C.D. Besadny Fish
and Wildlife Area

-  Subject Property
-  WDNR Owned
-  WDNR Eased
-  WDNR Leased
-  Ice Age Trail
-  Project Boundary
-  Open Water



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 Grade Land Records System maintained by the DNR, Bureau of Facilities and Lands (FL), 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/cae/rlcs/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 15, 2007

