

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

FOR: FEBRUARY 2007 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department has obtained an option to purchase 115.46 acres of land from Baylake Bank, Trustee for \$290,000 for the C. D. Besadny Fish and Wildlife Area in Kewaunee County.

The Baylake Bank, Trustee property is comprised of wooded hardwoods, areas of white cedar, and some remnant hemlock. The area is interlaced with small rivulets that drain the wetland area. The parcel abuts approximately 760 acres of department ownership. Acquisition of the parcel will provide additional lands for wildlife management and public outdoor recreation.

The C. D. "Buzz" Besadny Fish and Wildlife Area was 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 exceedingly 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 115.46-acre parcel will provide additional public recreation lands as well as wildlife habitat.

RECOMMENDATION: That the Board approve the purchase of 115.46 acres of land for the C. D. Besadny Fish and Wildlife Area in Kewaunee County.

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:

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

_____/1/23/2007_____
Date

_____/s/_____
Administrator, Laurie Osterndorf - AD/5

_____/1/25/2007_____
Date

_____/s/_____
Secretary, Scott Hassett - AD/5

_____/1/25/2007_____
Date

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

DATE: February 16, 2007 FILE REF: W-1690
TO: Governor Doyle
FROM: Scott Hassett
SUBJECT: Proposed Land Purchase, Baylake Bank, Trustee Tract, File # W-1690,
Option Expires April 17, 2007

1. PARCEL DESCRIPTION:

C. D. Besadny Fish and Wildlife Area
Kewaunee County

Grantors:

Baylake Bank, Trustee
P.O. Box 9
Sturgeon Bay, WI 54235

Acres: 115.46

Price: \$290,000

Improvements: None

Interest: Purchase of fee simple title

Location: The parcel is located 8 miles northwest of the City of Kewaunee in the central part of
Kewaunee County

Land Description: The parcel is level.

Covertypes Breakdown:

<u>Type</u>	<u>Acreage</u>
Lowland Woodland	81.0
Upland Woodland	<u>34.46</u>
TOTAL	115.46

Zoning: Conservancy

Present Use: Recreation

Proposed Use: Wildlife Management and Public Recreation

Property Taxes: 2341.18

Comment: Baylake Bank is acting as Trustee for the Jennifer Lewellyn Giving Irrevocable Trust dated July 31, 2003; Tracey Gunderson Giving Irrevocable Trust dated July 31, 2003; Charles Krause Giving Irrevocable Trust dated July 31, 2003; Ryan Krause Giving Irrevocable Trust dated July 31, 2003; Nicole Busch Giving Irrevocable Trust dated July 31, 2003; and the Joshua Krause Giving Irrevocable Trust dated July 31, 2003

Option Date: December 18, 2006

2. JUSTIFICATION:

The Department has obtained an option to purchase the 115.46 Baylake Bank, Trustee for the C. D. Besadny Fish and Wildlife Area. The property is entirely within the project boundary. The wetland portion of the property is

part of the headwaters of the Little Scarboro Creek, which is a tributary of the Kewaunee River. This large wetland complex is roughly three miles north to south and over one and one-half miles wide and provides significant natural filtration for the surface waters in primarily agriculture community. The Baylake Bank, Trustee property is comprised of wooded hardwoods, areas of white cedar, and some remnant hemlock. The area is interlaced with small rivulet that drain the wetland area. The parcel abuts approximately 760 acres of department ownership in the project, and if acquired the public will be able to access it via the adjacent department lands.

The C. D. "Buzz" Besadny Fish and Wildlife Area was 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 exceedingly 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 115.46-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:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$3,900,000	\$1,215,908

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: \$290,000

Highest and Best Use: Outdoor Recreation and Timber Production

Allocation of Values:

- a. land: 115.46 acres @ \$2,500 per acre: \$290,000 (Rounded)
- b. market data approach used; three comparable sales cited
- c. adjusted value range: \$2,306 to \$2,748 per acre

Appraisal Review: Paul Scott, October 13, 2006

RECOMMENDED:

Richard E. Steffes

Date

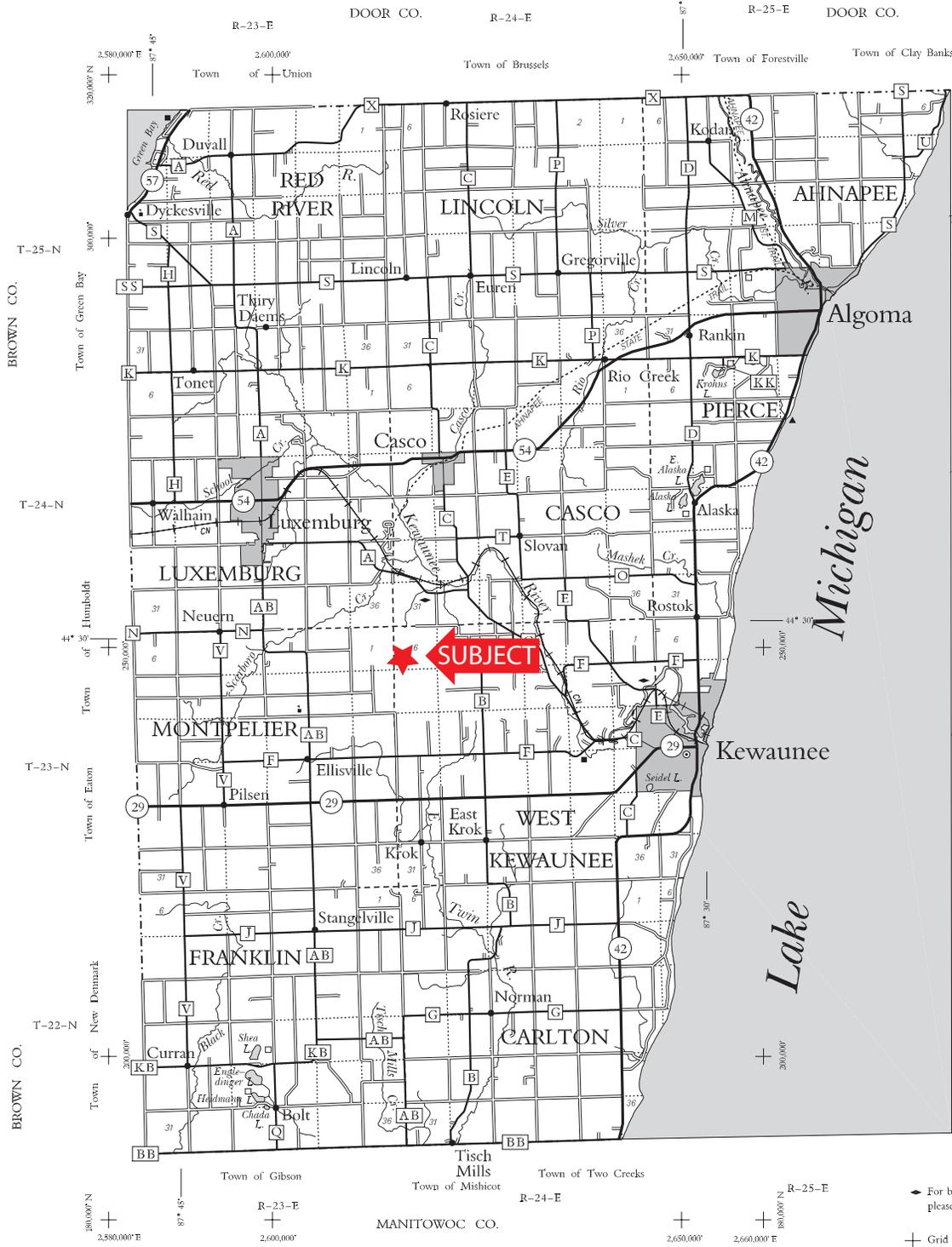
Bureau of Legal Services

Date

Laurie Osterndorf

Date

RES:ch



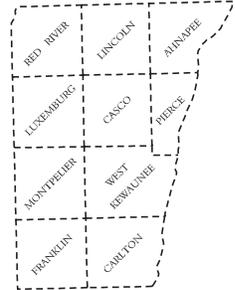
LEGEND

- Freeway
- Multilane Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Firelane
- Railroad
- State Trail
- Interchange
- Highway Separation
- Interstate Highway No. 94
- U.S. Highway No. 18
- State Highway No. 59
- County Highway Letter T
- 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 With 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

CIVIL TOWNS



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

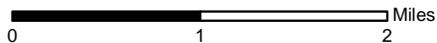
Base compiled from U.S.G.S. Quadrangles
1:400,000 Series



Bay Lake Bank (Trustee) Property

*C.D. (Buzz) Besadny
Fish and Wildlife Area*

-  Subject Property
-  Ice Age Trail
-  Project Boundary
-  WDNR Owned
-  WDNR Easement
-  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 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

January 18, 2007

