

**SUBJECT: LAND ACQUISITION – C. D. (BUZZ) BESADNY FISH AND WILDLIFE AREA – KEWAUNEE COUNTY**  
**FOR: JANUARY 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 18.07 acres from the Robert Kaye Estate for \$169,500 for the C. D. Besadny Fish and Wildlife Area in Kewaunee County. The item is being submitted because the purchase price exceeds \$150,000.

The Kaye Estate property is needed for the project and located in central Kewaunee County about 16 miles northeast of the City of Green Bay. The parcel includes 620 feet of frontage along each bank of the Kewaunee River. The property slopes gently toward the river and will provide excellent access to the upper Kewaunee River for anglers, canoeists and department staff for stocking the river. Parking and access to the river in this part of the wildlife area has become difficult due to recent reconstruction of Clyde's Hill Bridge. Acquisition of this site is critical to resolve the access issue in this portion of the wildlife area.

The C. D. Besadny Fish and Wildlife Area was established by assembling four smaller projects 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 Department utilizes the fish and wildlife area to house the Besadny Anadromous Fisheries Facility, a key component to maintaining the Lake Michigan fisheries program. 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.

Purchase of this 18.07-acre property will help consolidate state ownership and provide opportunities for public recreation. In addition, it will provide the Department with a fish-stocking site, important for imprinting trout and salmon to return later to the Besadny Anadromous Fisheries Facility.

**RECOMMENDATION:** That the Board approve the purchase of 18.07 acres of land for \$169,500 for the C.D. Besadny Fish and Wildlife Area.

**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

  
\_\_\_\_\_  
Administrator, Laurie Osterdorf - AD/8

12/18/09  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary, Matthew J. Frank - AD/8

\_\_\_\_\_  
Date

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

CORRESPONDENCE/MEMORANDUM

DATE: December 17, 2008 FILE REF: WM 60023
TO: Governor Doyle
FROM: Matthew J. Frank
SUBJECT: Proposed Land Acquisition, Robert Kaye Estate Tract, File # WM 60023, Option Expire March 17, 2009

1. PARCEL DESCRIPTION:

C. D. (Buzz) Besadny Fish and Wildlife Area
Kewaunee County

Grantor:

Robert Kaye Estate
c/o Pamela Nuthals
E3181 County Hwy Road A
Kewaunee, WI 54216

Acres: 18.07\*
Price: \$169,500
Appraised Value: \$169,500
Interest: Fee Title Purchase
Improvements: None

\*Comment: Survey in process that will determine the actual acreage.

Location: The property is located in the Town of Casco in central Kewaunee County about 16 miles northeast of the City of Green Bay.

Land Description: The subject terrain varies from level to rolling.

Table with 3 columns: Covertypes Breakdown, Type, Acreage. Rows include Cropland (7.07), Lowland Woodland (11.00), and TOTAL (18.07).

Water Resources: 620 feet of frontage along each bank of the Kewaunee River
Zoning: Agriculture
Present Use: Vacant
Proposed Use: Resource Protection and Public Recreation
Tenure: 30 years
Property Taxes: \$1,000 (estimate)
Option Date: November 17, 2008

Stewardship Land Access: This property will be open to the public for all nature-based outdoor recreational activities to include hunting, fishing, trapping, hiking and cross-country skiing.

2. JUSTIFICATION:

The Department has obtained an option to purchase 18.07 acres of a total 22.34-acre ownership parcel from the Robert Kaye Estate for the C. D. Besadny Fish and Wildlife Area. Two houses and an older set of farm buildings on about four acres at the south edge of the ownership have been retained by the estate. The property is located in the Town of Casco in central Kewaunee County about 16 miles northeast of the City



of Green Bay and includes 620 feet of frontage along each bank of the Kewaunee River. The property slopes gently toward the river and will provide excellent access to the upper Kewaunee River for anglers, canoeists and department staff for stocking the river. Parking and access to the river in this part of the wildlife area has become difficult due to recent reconstruction of Clyde's Hill Bridge. Acquisition of this site is critical to resolve the access issue in this portion of the wildlife area.

The C. D. 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. The Ahnapee State Trail borders the north edge of this parcel. A small portion of the proposed purchase, about three or four acres, is outside of the current project boundary. That portion will be added administratively upon approval of this transaction.

The Department utilizes the fish and wildlife area to house the Besadny Anadromous Fisheries Facility, a key component to maintaining the Lake Michigan fisheries program. 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. Lower sections of the Besadny Fish and Wildlife Area in general have excellent access to the Kewaunee River where state and county-owned lands provide ample access to the river including a small boat launch in Footbridge. These areas receive a tremendous amount of access pressure during spring and fall fish runs and during hunting seasons.

The Department recommends purchase of this 18.07-acre property to help 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 allocated to fish management are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$2,500,000	\$1,143,478

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

Established: 1957  
Acres Purchased to Date: 2,750.16  
Acquisition Goal: 5,032.88  
Percent Complete: 54.64  
Cost to Date: \$1,535,742.48

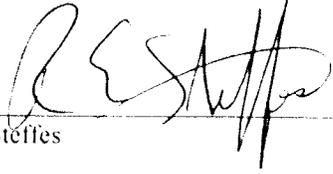
5. APPRAISAL:

Appraiser: Phil Lepinski  
Valuation Date: August 6, 2008  
Appraised Value: \$169,500  
Highest and Best Use: Residential and Recreational

Allocation of Values:  
Before Value of Entire 22.34-acre ownership: \$212,230  
After value of 4.27 acres: \$ 42,700  
Value of 18.07 acres: \$169,530

Appraisal Review: Paul Scott - October 3, 2008

RECOMMENDED:

  
Richard E. Steffes

12-12-08  
Date

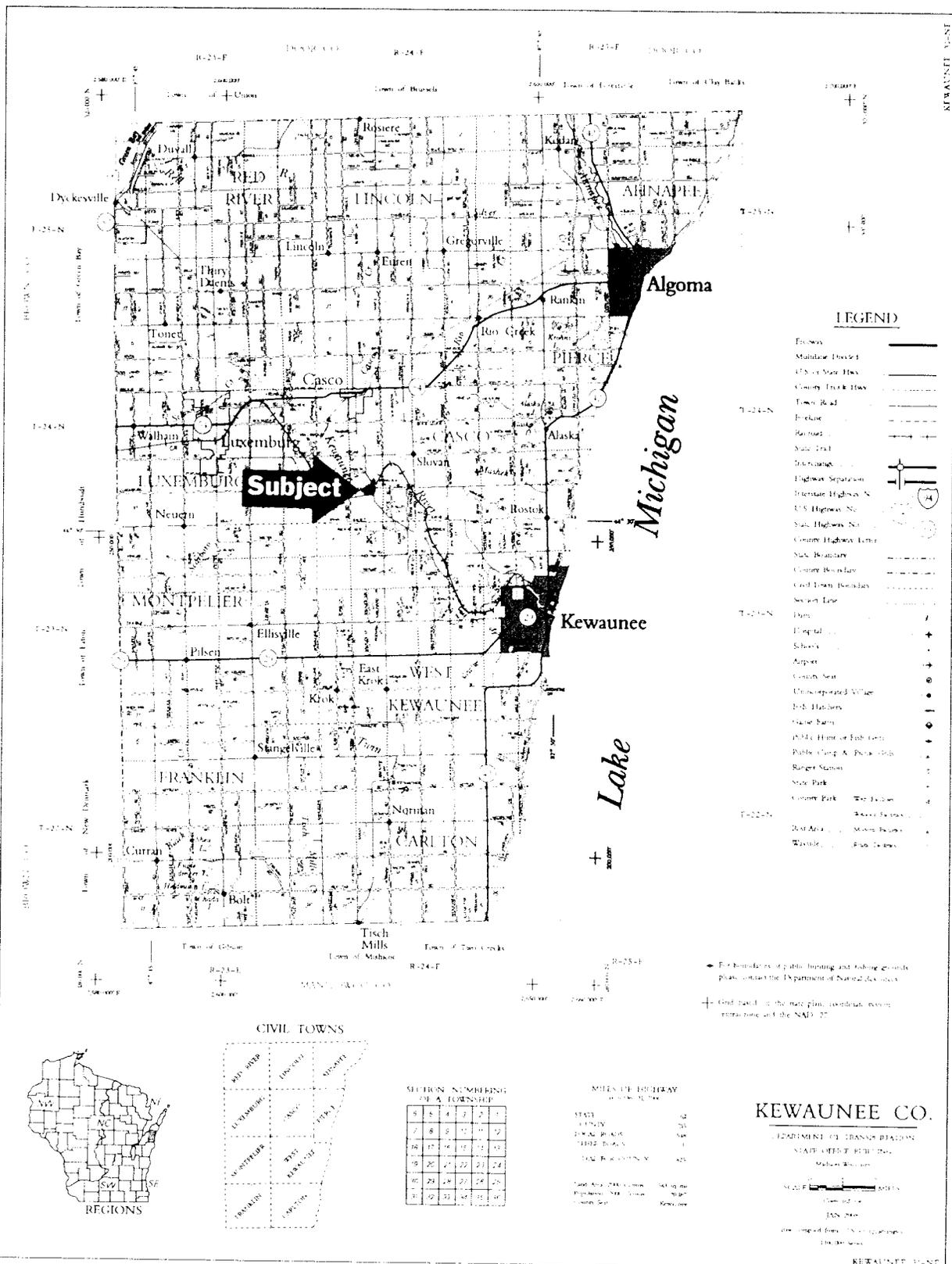
  
Bureau of Legal Services

12/17/08  
Date

  
Laurie Osterndorf

12/18/08  
Date

RES:dv



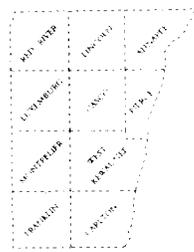
**LEGEND**

- Expressway
- Mainline District
- U.S. or State Hwy.
- County Trunk Hwy.
- Town Road
- Private
- Railroad
- State Trunk
- Interchange
- Highway Separation
- Interstate Highway N.
- U.S. Highway N.
- State Highway N.
- County Highway Letter
- State Boundary
- County Boundary
- Civil Town Boundary
- Section Line
- Ditch
- Hospital
- School
- Aspen
- Cotton Wood
- Unincorporated Village
- Job Hatchery
- State Farm
- USDA Home or Fish Cam
- Public Camp & Picnic Club
- Ranger Station
- State Park
- County Park
- Water Feature
- Marsh Feature
- Fish Feature

• For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources.  
 + Grid based on the state plan, coordinate system, datum and the NAD 83.



**CIVIL TOWNS**



**SECTION NUMBERING OF A TOWNSHIP**

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

**MILES OF HIGHWAY**

STATE	62
FEDERAL	20
COUNTY	148
TOTAL	230

**KEWAUNEE CO.**

DEPARTMENT OF TRANSPORTATION  
 STATE OFFICE BUILDING  
 Madison, Wisconsin

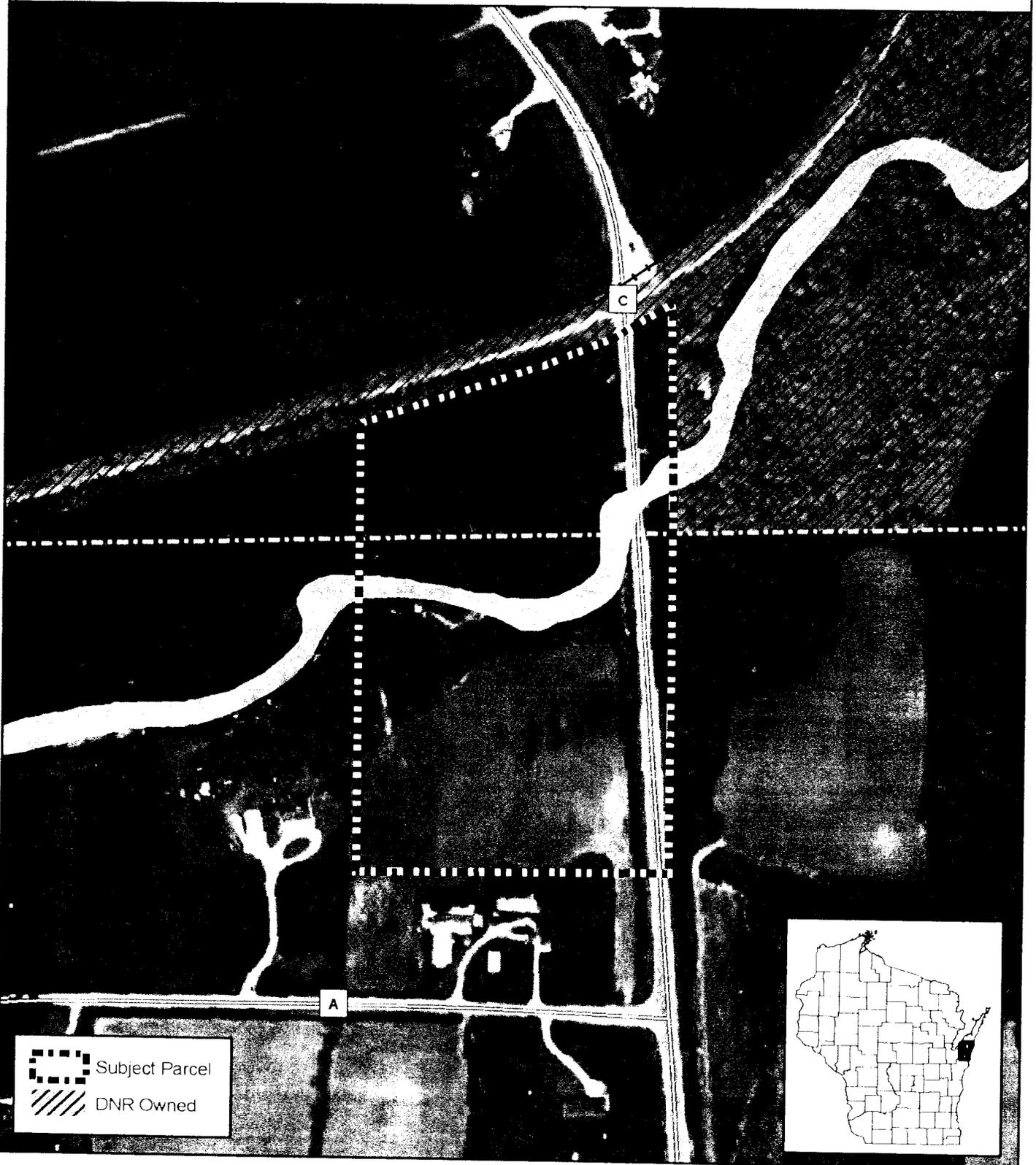
SCALE: 1" = 1 MILE  
 JAN 2000

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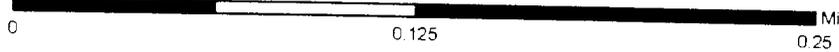
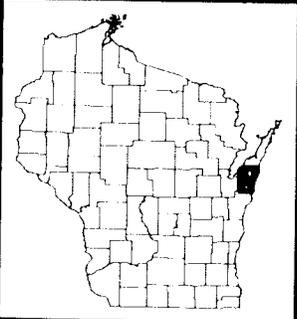
**Please contact [laurie.ross@wisconsin.gov](mailto:laurie.ross@wisconsin.gov)  
for a hard copy of this document.**

# Robert L. Kaye Property

T24N R24E Secs 29 & 32, Town of Casco, Kewaunee County



 Subject Parcel  
 DNR Owned

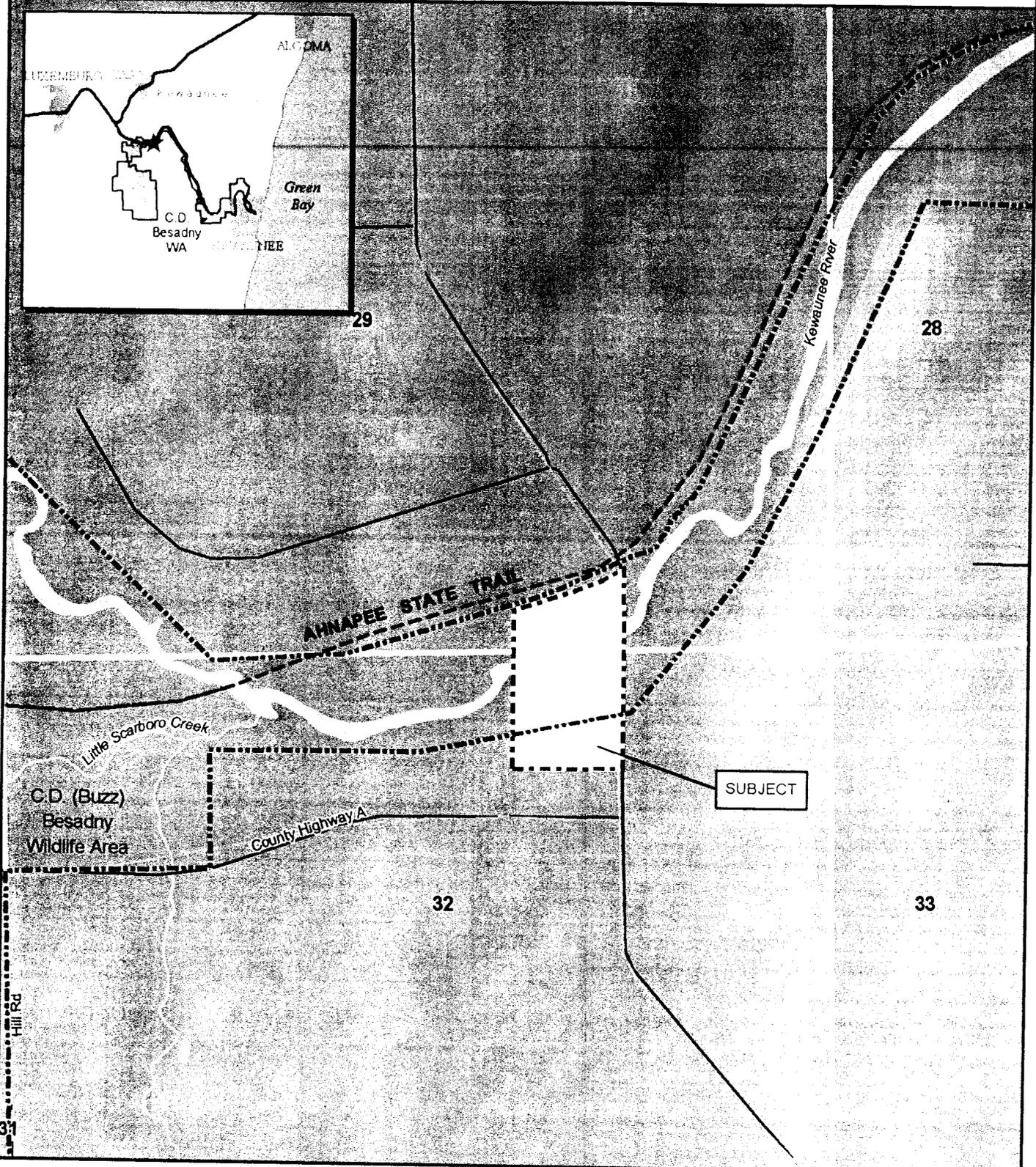
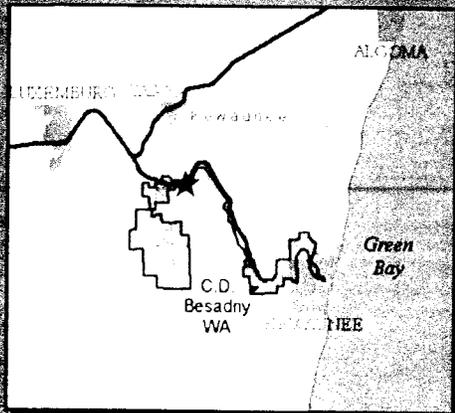


Created by Bureau of Facilities and Lands  
Real Estate Section  
December 5, 2008



# Robert L. Kaye Property

C.D. (Buzz) Besadny Wildlife Area



-  Subject Property
-  DNR Owned
-  Project Boundary

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 DNR Land Parcel System maintained by the DNR Bureau of Facilities and Lands (BFL) 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/pc/serve/center/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

December 5, 2009