

**SUBJECT:** Land Acquisition and Project Boundary Modification - Green Bay West Shores Wildlife Area - Oconto County

**FOR:** AUGUST 2010 BOARD MEETING

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 139.95 acres of land from the Lynn and Sharon Busch Revocable Trust for \$350,000.00 for the Green Bay West Shores Wildlife Area in Oconto County. The item is being submitted because the purchase price exceeds \$150,000. The parcel will be acquired using Natural Resources Damage Assessment and Stewardship funds.

The tract is located in northeastern Oconto County about five miles north of the City of Oconto in the Town of Little River. The area adjacent to the subject is forested with private land to the north, east, and west. State-owned land adjoins the parcel along the eastern third of the south line. The parcel connects to more state-owned land to the east. The majority of the parcel is part of a large contiguous wetland, hydrologically connected to the Green Bay shoreline providing important forage and nursery habitat for fish and wildlife species. Acquisition of this tract would protect fish and wildlife habitat, allow wildlife and fishery management, provide opportunities for public recreation and consolidate state ownership.

The Green Bay West Shores Wildlife Area was established in 1962 and is located on the west shore of the bay, north of the City of Green Bay. The project encompasses selected shorelands and adjacent wetlands along 42 miles of shoreline between the cities of Green Bay and Marinette. The area is used by a variety of wildlife including deer, waterfowl, woodcock, grouse, wading birds, shorebirds, wetland songbirds, and rare wildlife such as the Forster's terns, common terns, and bald eagles. The project is managed for public hunting and waterfowl production as well as for fish and wildlife habitat. Secondary goals are to provide for fishing, trapping, boating, swimming, camping, and outdoor educational opportunities. Portions of the project are popular for cross-country skiing and snowmobiling.

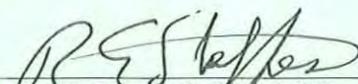
The acquisition of this parcel will enhance recreational opportunities, improve habitat for fish and wildlife and consolidate state ownership. The west 20 acres are outside of the project boundary. That part should be added to the project.

**RECOMMENDATION:** That the Board approve the purchase of 139.95 acres of land for \$350,000 for the Green Bay West Shores Wildlife Area and a project boundary modification to include the entire parcel in the project boundary.

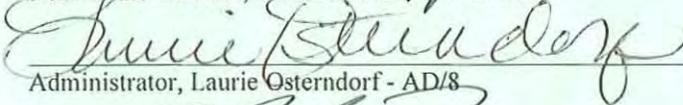
**LIST OF ATTACHED MATERIALS:**

- |  |   |   |          |
|--|---|---|----------|
| 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 |

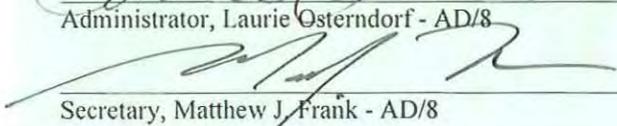
**APPROVED:**

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

6-28-10  
\_\_\_\_\_  
Date

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

7/6/10  
\_\_\_\_\_  
Date

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

7-15-10  
\_\_\_\_\_  
Date

- cc: S. Miller - LF/6
- R. Steffes - LF/6
- L. Ross - AD/8
- T. Hauge - WM/6
- R. Kazmierczak - NER/Green Bay

## CORRESPONDENCE/MEMORANDUM

DATE: June 23, 2010 FILE REF: WM 60096  
 TO: Governor Doyle  
 FROM: Matthew J. Frazer  
 SUBJECT: Proposed Land Acquisition, Lynn and Sharon Busch Revocable Trust Tract, File WM 60096,  
 Option Expires August 31, 2010

1. PARCEL DESCRIPTION:

Green Bay West Shores Wildlife Area  
 Oconto County

Grantor:

Lynn and Sharon Busch Revocable Trust  
 N8534 Wolf River Drive  
 Algoma, WI 54201

Acres: 139.95Price: \$350,000Appraised Value: \$350,000Interest: Fee Title PurchaseImprovements: None

Location: The property is located in Oconto County five miles north of the City of Oconto in the Town of Little River.

Land Description: The subject land is generally level with a slight roll.

<u>Covertypes Breakdown:</u>	Type:	Acreage:
	Swamp Hardwoods	139.95

Zoning: ForestryPresent Use: VacantProposed Use: Resource protection and recreationTenure: 6 yearsProperty Taxes: \$3,863Option Date: May 13, 2010

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 optioned an option to purchase 139.95 acres for the Green Bay West Shores Wildlife Area from Lynn and Sharon Busch Revocable Trust property. The tract is located in northeastern Oconto County about five miles north of the City of Oconto in the Town of Little River. The area adjacent to the parcel is forested with private land to the north, east, and west. State-owned land adjoins the parcel along the eastern third of the south line. The parcel connects to more state-owned land to the east. This parcel is within the watershed of the Green Bay West Shores and is a critical area to protect in terms of the

coastal marshes along the Green Bay shoreline, which provide important forage and nursery habitat for fish and wildlife species. The majority of the parcel is part of a large contiguous wetland, hydrologically connected to Green Bay. Acquisition of this tract would protect fish and wildlife habitat, allow wildlife and fishery management, provide opportunities for public recreation and consolidate state ownership.

The Green Bay West Shores Wildlife Area was established in 1962 and is located on the west shore of the bay, north of the City of Green Bay. The project encompasses selected shorelands and adjacent wetlands along 42 miles of shoreline between the cities of Green Bay and Marinette. The area is used by a variety of wildlife including deer, waterfowl, woodcock, grouse, wading birds, shorebirds, wetland songbirds, and rare wildlife such as the Forster's terns, common terns, and bald eagles. The project is managed primarily for public hunting and waterfowl production. Secondary goals are to provide for fishing, trapping, boating, swimming, camping, and outdoor educational opportunities. Portions of the project are popular for cross-country skiing and snowmobiling.

The Department recommends acquisition of this parcel to enhance recreational opportunities, improve habitat for fish and wildlife and consolidate state ownership.

3. FINANCING:

State Stewardship Wildlife (FY11) bond funds (\$161,000) and Natural Resource Damage Assessment funds (\$189,000) are anticipated:

	Funds allotted to program:	Balance after proposed transaction:
Stewardship	\$50,000,000	\$25,482,486
NRDA	\$355,165	\$166,165

4. ACQUISITION STATUS OF THE GREEN BAY WEST SHORES WILDLIFE AREA:

Established: 1962  
Acres Purchased to Date: 8,378.04  
Acquisition Goal: 13,933.00  
Percent Complete: 60.13%  
Cost to Date: \$3,165,291.75

5. APPRAISAL:

Appraiser: Terry Gardon  
Valuation Date: February 14, 2010  
Appraised Value: \$350,000  
Highest and Best Use: outdoor recreation & forest products production

Allocation of Values:

- a. land: 139.95 acres @ \$2,500.89 per acre: \$350,000.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$2,277.00 to \$2,665.00 per acre

Appraisal Review: Paul Scott - March 17, 2010

RECOMMENDED:

Richard E. Steffes 

6-28-10  
Date

Joseph Wm. Benille  
Bureau of Legal Services

6/28/10  
Date

Laurie Osterndorf  
Laurie Osterndorf

7/10/10  
Date

RES:dv



# Lynn Busch Parcel

T29N R22E Sections 28 & 29, Town of Little River, Oconto County, WI (139.95 Acres)



### Legend

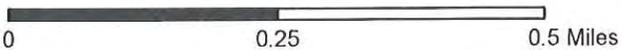
- - - PLSS Section Line
- PLSS Quarter-Quarter
- ▤ State Natural Area
- ▨ DNR Project Boundary
- ▩ County Boundary
- DNR Eased
- DNR Owned

### Subject Property

WM 60096

Green Bay West Shores Wildlife Area

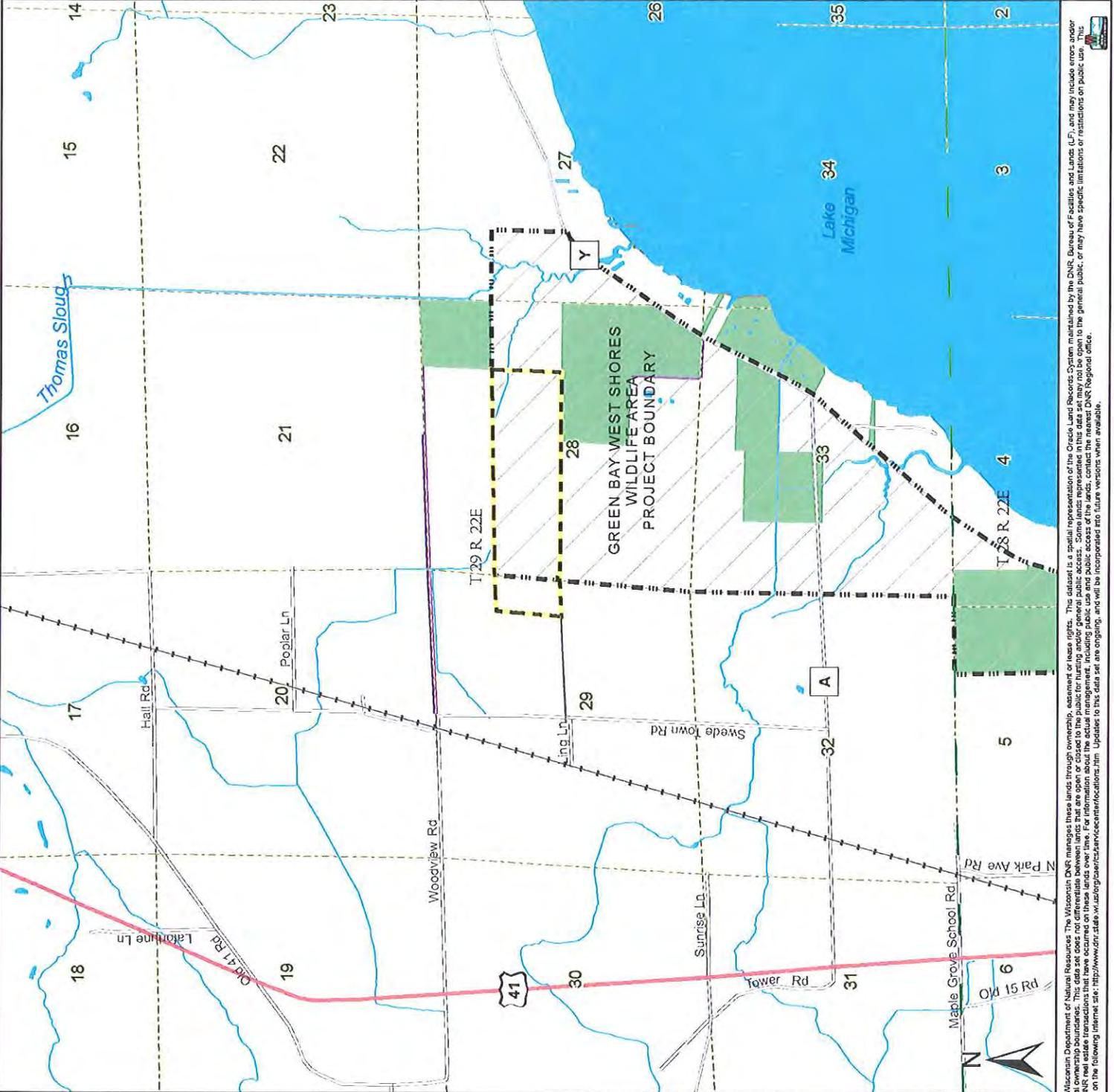
- ▨ Fee Simple
- ▩ Easement
- Ingress/Egress



State of Wisconsin

June 11, 2010  
Real Estate Section  
Bureau of Facilities and Lands

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**Lynn Busch Parcel**  
**WM 60096**  
 Green Bay West  
 Shores Wildlife Area

T29N R22E Sections 28 & 29  
 Town of Little River  
 Oconto County, WI  
 (139.95 Acres)

- Subject Property**
- Fee Simple
  - Easement
  - Ingress/Egress

**Legend**

- PLSS Section Line
- DNR Project Boundary
- DNR Owned
- DNR Easement
- County Boundary
- State Natural Area



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