

**SUBJECT: LAND DONATION - KINNICKINNIC RIVER FISHERY AREA AND WESTERN PRAIRIE HABITAT RESTORATION AREA – ST. CROIX COUNTY**

**FOR: JUNE 2010 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** Kinnickinnic River Land Trust (KRLT) has offered to donate 112.8 acres of land for the Kinnickinnic River Fishery Area and the Western Prairie Habitat Restoration Area in Saint Croix County to the Department.

The land proposed for donation has an appraised value of \$1,200,000 and it will be acquired by KRLT using a Stewardship grant. If accepted, this land donation from KRLT to the Department will occur shortly after KRLT purchases the property. Approximately 43.8 acres are located in the project boundary of the Kinnickinnic River Fishery Area and the remaining 69 acres are in the boundary of the Western Prairie Habitat Restoration Area.

The Kinnickinnic River Fishery Area, established in 1958, has a goal of preservation and protection of the Kinnickinnic River. Primary emphasis of the watershed master plan is for stabilization, enhancement of the fisheries habitat and providing public access. The stream setting is in an area of low rolling glacial hills of historically tall grass prairie and oak savanna.

The Western Prairie Habitat Restoration Area project, established in 1999, encompasses 350,000 acres within 15 townships in St. Croix and Polk Counties. The acreage goal of 15,000 acres will permanently protect approximately 10% of the historic grassland acreage within the project. The project area includes prairie remnants from one of the largest prairies found in the state along with a mix of grasslands, potholes and marshes that are conducive to pheasant and waterfowl production. Restoration of viable grasslands and wetlands to provide habitat for waterfowl, pheasants and grassland birds is the primary objective of the WPHRA project. Ten species of birds known to occur in this area are state-listed as endangered or threatened and 19 species are listed as special concern.

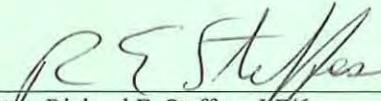
The property consists of 110 acres of cropland, 2.8 acres of wooded river corridor with 56 feet of one-bank frontage on the Kinnickinnic River. The subject has road frontage on Quarry Road which will allow the public access to the tract and the south bank of the Kinnickinnic River for fishing opportunities on this highly rated trout stream. Acquisition of the tract will provide a larger block of department lands to provide additional opportunities for public recreation close the City of River Falls. In addition, protection of the natural and scenic resources of this site will be accomplished by preventing development incompatible with the goals of the project and by promoting natural resource management.

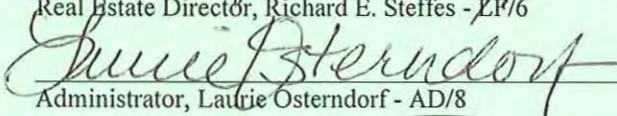
**RECOMMENDATION:** That the Board accept the donation of 112.8 acres of land for the Kinnickinnic River Fishery Area and the Western Prairie Habitat Restoration Area, that a certificate of appreciation be sent to the donor and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

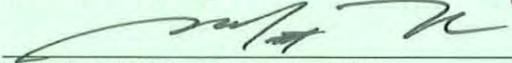
**LIST OF ATTACHED MATERIALS:**

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

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

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

5-11-10  
 Date

5/13/10  
 Date

6-7-10  
 Date

- cc: S. Miller – LF/6  
 R. Steffes – LF/6  
 L. Ross – AD/8  
 T. Hauge – WM/6  
 S. Humrickhouse – WCR/Eau Claire

## CORRESPONDENCE/MEMORANDUM

DATE: May 11, 2010  
 TO: Natural Resources Board  
 FROM: Matthew J. Frank  
 SUBJECT: Proposed Land Donation, Kinnickinnic River Land Trust (KRLT),  
 Tract, File # FM 10084

FILE REF: FM 10084

1. PARCEL DESCRIPTION:

Kinnickinnic River Fishery Area  
 Saint Croix County

Grantor:

Kinnickinnic River Land Trust  
 c/o Nelson French  
 P.O. Box 87  
 River Falls, WI 54022

Acres: 112.8Price: GiftAppraised Value: \$1,200,000Interest: Fee Title PurchaseImprovements: Center pivot irrigation well (to be abandoned if acquired)Location: The tract is located in St. Croix County, one-mile northeast of the City of River Falls.Land Description: The subject land is level to gently rolling

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Cropland	110.0
	Upland Woodland	<u>2.8</u>
	TOTAL:	112.8

Zoning: Exclusive Agriculture/Extra-Territorial Zoning, City of River FallsPresent Use: AgricultureProposed Use: Conservation and Public Outdoor RecreationTenure: Less than one year (property owned by lender, obtained on a deed in lieu of foreclosure); KRLT is acquiring the land for \$1,200,000.Agreement Date: April 15, 2010Stewardship 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 Kinnickinnic River Land Trust (KRLT) has offered to donate 112.8 acres of land for the Kinnickinnic River Fishery Area and the Western Prairie Habitat Restoration Area in St. Croix County to the Department. This 112.8 acres proposed for donation has an appraised value of \$1,200,000 and it will be acquired by KRLT in July using a 50% match Stewardship grant. If accepted, this land donation from

KRLT to the Department will occur shortly after KRLT purchases the property. Approximately 43.8 acres of the parcel are located in the project boundary of the Kinnickinnic River Fishery Area and the remaining 69 acres are in the boundary of the Western Prairie Habitat Restoration Area.

The Kinnickinnic River Fishery Area, established in 1958, manages lands for the preservation and protection of the Kinnickinnic River. Earliest watershed protection plans were "Stabilization Demonstration Projects," which date to 1950. Primary emphasis of the watershed master plan was for stabilization, enhancement of the fishery habitat and providing public access. The stream setting is in an area of low rolling glacial hills of historically tall grass prairie and oak savanna. The close proximity to urban population creates considerable pressure on local natural resources, which the expansion of this portion of the Kinnickinnic River Fishery Area will help dissipate.

The Western Prairie Habitat Restoration Area Project, established in 1999, encompasses 350,000 acres within 15 townships in St. Croix and Polk Counties. The acreage goal of 15,000 acres will permanently protect approximately 10% of the historic grassland acreage within the project. The project area includes prairie remnants from one of the largest prairies found in the state along with a mix of grasslands, potholes and marshes that are extremely conducive to pheasant and waterfowl production. The large, landscape scope of the project is based upon comprehensive research of biodiversity and ecosystem management practices. Restoration of viable grasslands and wetlands to provide habitat for waterfowl, pheasants and grassland birds is the primary objective of the WPHRA project. The intent is to protect widely scattered suitable habitat throughout the area, rather than concentrating the habitat in one place. Reductions in habitat quality and quantity because of land use changes have contributed to the decline of grassland nesting wildlife populations. In addition, wetland loss or degradation has been an important factor in the decline of many wetland wildlife species. Ten species of birds known to occur in this area are state-listed as endangered or threatened and 19 species are listed as special concern.

The parcel was previously owned by a development company for a large residential subdivision that did not materialize due to the economic downturn in the housing market. The tract is now owned by a local bank and is located one mile from the city limits of River Falls and is in the extra-territorial zoning area. The property consists of 110 acres of cropland, 2.8 acres of wooded river corridor with 56 feet of one-bank frontage on the Kinnickinnic River. The property has road frontage on Quarry Road, which will allow public access to the tract and the south bank of the Kinnickinnic River for fishing opportunities on this highly rated trout stream. To the immediate west of the subject, is an existing 60 acres of department-owned land with two-bank frontage on the Kinnickinnic River. Acquisition of the tract will provide blocking for a larger block of department lands to provide additional opportunities for public recreation close the City of River Falls. In addition, protection of the natural and scenic resources of this site will be accomplished by preventing development incompatible with the goals of the project and by promoting natural resource management.

3. FINANCING:

No funding is required for this transaction.

4. ACQUISITION STATUS OF THE KINNICKINNIC RIVER FISHERY AREA:

Established: 1958

Acres Purchased to Date: 388.00

Acquisition Goal: 420.0 Acres

Percent Complete: 92.38%

Cost to Date: \$582,113.20

ACQUISITION STATUS OF THE WESTERN PRAIRIE HABITAT RESTORATION AREA:

Established: 1999

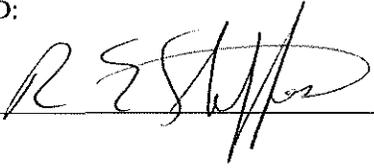
Acres Purchased to Date: 1228.38

Acquisition Goal: 15,000

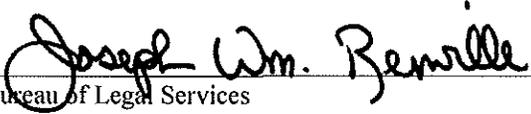
Percent Complete: 8.19%

Cost to Date: \$2,387,520

RECOMMENDED:

  
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Richard E. Steffes

5-11-10  
Date

  
\_\_\_\_\_  
Bureau of Legal Services

5-12-10  
Date

  
\_\_\_\_\_  
Laurie Osterndorf

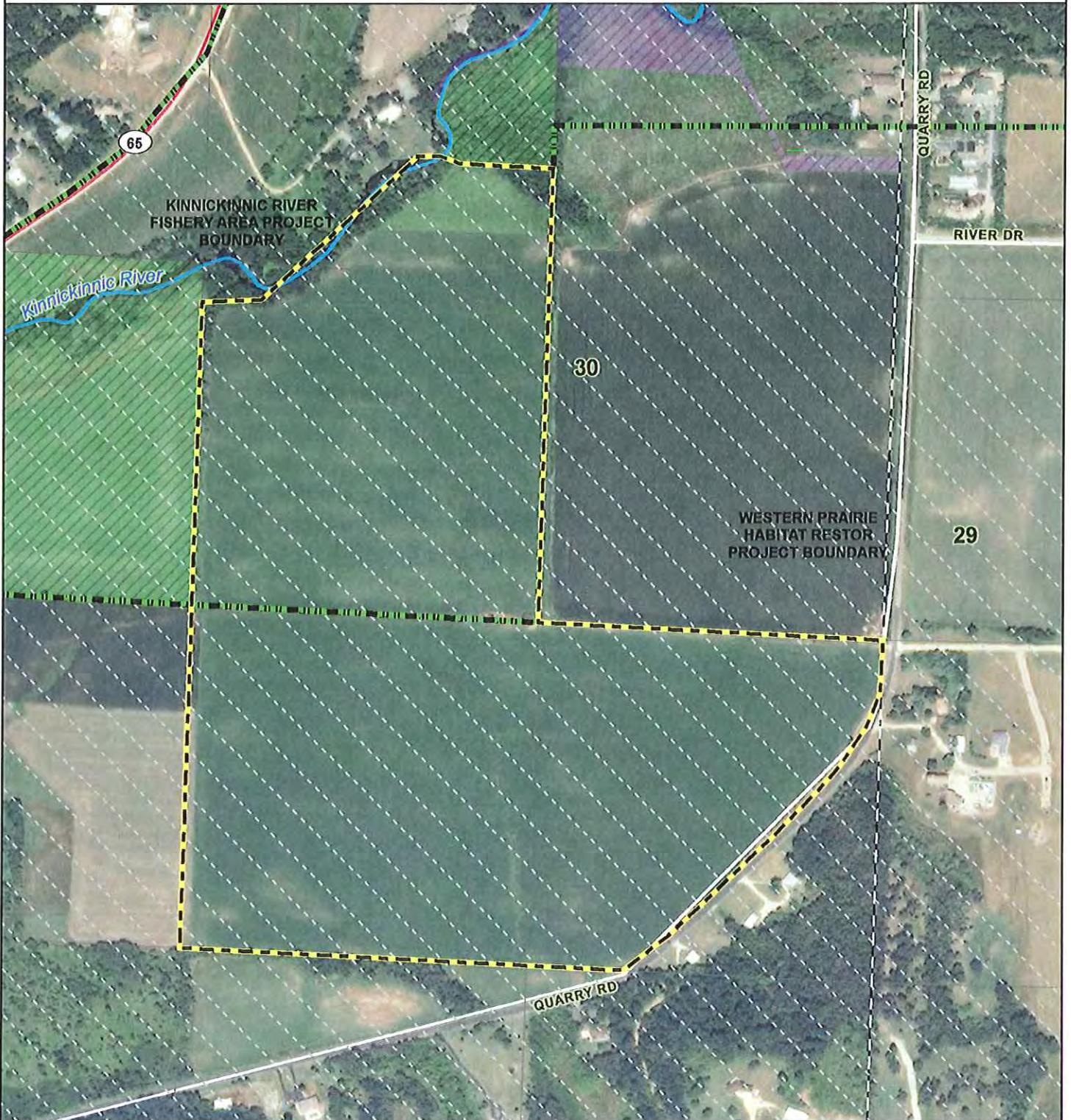
5/13/10  
Date

RES:ch



# Kinnickinnic River Land Trust Parcel

T28N R18W Section 30, Town of Kinnickinnic, St. Croix County, WI (112.80 Acres)



### Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned

### Subject Property

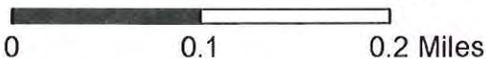
**FM 10084**

Kinnickinnic River Fishery Area

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

May 6, 2010  
Real Estate Section  
Bureau of Facilities and Lands



Use Advisory: Neither the Wisconsin Department of Natural Resources (DNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, timeliness, or reliability of any information. The WDNK provides mapped information on an "as is" basis. The WDNK has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in some information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.

