

**SUBJECT:** Land Donation – Kinnickinnic River Fishery Area– St. Croix County

**FOR:** JANUARY 2013 BOARD MEETING

**TO BE PRESENTED BY:** Doug Haag

**SUMMARY:** Jerry and June Gibson have offered to donate approximately 3.7 acres of land within the Kinnickinnic River Fishery Area to the Department. The tract abuts existing DNR fee title and easement land. This tract is under a fishing easement and parking lot access easement off of State Highway 65. Currently, only fishing is allowed and with heavy year-round use, there are sometimes conflicts with other uses. Conversion of this easement to fee title will eliminate user restrictions, open additional land to hunting, improve access other than fishing and simplify boundary posting. The parcel includes river frontage on this class I trout water.

The Kinnickinnic River Fishery Area was established to protect and improve trout habitat in addition to providing increased angling opportunities. The Kinnickinnic River is an "Outstanding Resource Water" (ORW), which contains some of the highest self-sustaining brown trout populations in the Midwest. It is located upstream of the City of River Falls and in close proximity to the Twin Cities Metropolitan Area. The project area is primarily floodplain forest, prairie and wetlands interspersed with row crop agriculture, hobby farms and residential development. Land use in the area is changing from rural agriculture to urban residential. The close proximity of the project area to the greater metropolitan area makes it a very popular destination for trout fishing and other recreational pursuits such as hunting, canoeing and kayaking. Access to public waterways and recreational lands in the area are in short supply.

Due to location of Highway 65, a cattle underpass, and retained Gibson ownership, the donated parcel will be surveyed and acquisition of this tract may include relinquishment of a small portion of the original fishing easement.

**RECOMMENDATION:** That the Board accepts the donation of 3.7 acres of land for the Kinnickinnic River Fishery Area program; that a certificate of appreciation be sent to Mr. and Mrs. Gibson; and that an expression of appreciation be made a part of the official records of the Natural Resources Board.

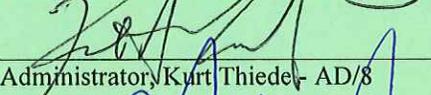
**LIST OF ATTACHED MATERIALS:**

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

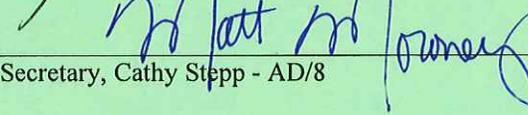
**APPROVED:**

  
Acting Real Estate Director, Douglas J. Haag - LF/6

1-3-13  
Date

  
Administrator, Kurt Thiedel - AD/8

1-7-13  
Date

  
Secretary, Cathy Stepp - AD/8

1/8/13  
Date

- cc: S. Miller – LF/6  
R. Steffes – LF/6  
L. Ross – AD/5  
M. Staggs - FH/4  
D. Baumann – Eau Claire

## CORRESPONDENCE/MEMORANDUM

DATE: January 3, 2013  
 TO: Natural Resources Board  
 FROM: Cathy Stepp  
 SUBJECT: Proposed Land Donation, Mr. and Mrs. Jerry Gibson  
 Tract, File # FM 10179

FILE REF: FM 10179

1. PARCEL DESCRIPTION:

Kinnickinnic River Fishery Area  
 St. Croix County

Grantor:

Jerry and June Gibson  
 668 Yellowstone Drive  
 River Falls, WI 54022

Acres: 3.7Price: GiftInterest: Fee title donationImprovements: NoneLocation: The tract is located about 2 miles northeast of the city of River FallsLand Description: The subject land is level.Covertime Breakdown:

Type	Acreage
Lowland Woodland	3
Grass/Parking Lot	0.7
Total:	3.7

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:

Jerry and June Gibson have offered to donate approximately 3.7 acres of land within the Kinnickinnic River Fishery Area to the Department. The tract abuts to existing DNR fee title and easement land. This tract is under a fishing easement and parking lot access easement off of State Highway 65. Currently, only fishing is allowed and with heavy year-round use, there are sometimes conflicts with other uses. Conversion of this easement to fee title will eliminate user restrictions, open additional land to hunting, improve access other than fishing and simplify boundary posting.

The Kinnickinnic River Fishery Area was established to protect and improve trout habitat in addition to providing increased angling opportunities. The Kinnickinnic River is an "Outstanding Resource Water" (ORW), which contains some of the highest self-sustaining brown trout populations in the Midwest. It is located upstream of the City of River Falls and in close proximity to the Twin Cities Metropolitan Area.

The project area is primarily floodplain forest, prairie and wetlands interspersed with row crop agriculture, hobby farms and residential development. Land use in the area is changing from rural agriculture to urban residential. The close proximity of the project area to the greater metropolitan area makes it a very popular destination for trout fishing and other recreational pursuits such as hunting, canoeing and kayaking. Access to public waterways and recreational lands in the area are in short supply.

Due to location of Highway 65, a cattle underpass, and retained Gibson ownership, the donated parcel will be surveyed and acquisition of this tract may include relinquishment of a small portion of the original fishing easement.

3. LAND MANAGEMENT:

The property will be managed as part of the Kinnickinnic River Fishery Area by staff out of the Baldwin office and within current budget.

4. FINANCING:

No funding is required for this transaction.

5. ACQUISITION STATUS OF THE KINNICKINNIC RIVER FISHERY AREA:

Established: 1958  
Acres Purchased to Date: 509.04  
Acquisition Goal: 420.00  
Percent Complete: 121.20 %  
Cost to Date: \$595,696.20

RECOMMENDED:

  
\_\_\_\_\_  
Douglas J. Haag, Acting Real Estate Director

1-3-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Kristin A. Hess, Bureau of Legal Services

1/7/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Kurt Thiede, Land Division Administrator

1/7/13  
\_\_\_\_\_  
Date

RES:

## *Acknowledgment of Gift*

This is to certify that at its January 2013 meeting, the Natural Resources Board gratefully accepted gift of 3.7 acres of land in St. Croix County for the Kinnickinnic River Fishery Area from

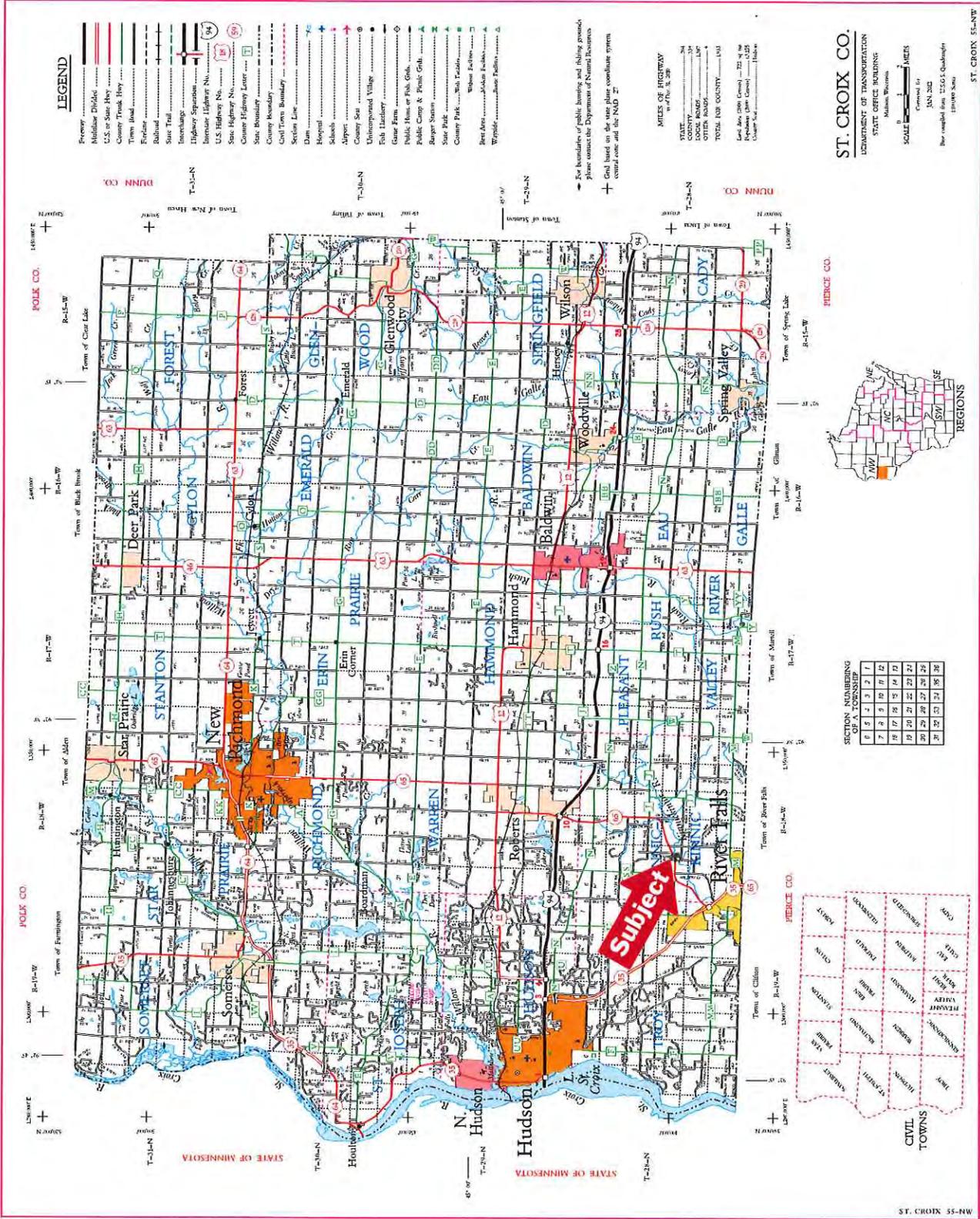
### **Jerry & June Gibson**

It is significant that individuals such as you are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

*Natural Resources Board*

David Clausen, CHAIR



**LEGEND**

- Freeway
- Interstate Divided
- U.S. or State Hwy
- County Trunk Hwy
- Town Road
- Roadway
- Railroad
- State Trail
- Interchange
- Highway Station
- Interstate Highway No.
- U.S. Highway No.
- State Highway No.
- County Highway Letter
- County Boundary
- Civil Town Boundary
- Section Line
- Dam
- Reservoir
- School
- Airport
- Unincorporated Village
- Gas Farm
- Public Home or Park Gch.
- Public Camp & Picnic Gch.
- Ranger Station
- State Park
- County Park
- Without Fences
- With Fences
- Ret. Area
- Wildlife

For boundaries of public housing and fishing ponds, please contact the Department of Natural Resources.  
Grid based on the state plane coordinate system central zone and the NAD 83.

**MILES OF HIGHWAY**  
as of Dec. 31, 2009

STATE	24
COUNTY	30
TOWNSHIP	10
OTHER ROAD	10
TOTAL FOR COUNTY	74

Land Area (2008 Census) - 222 sq. miles  
Water Area (2008 Census) - 10.5 sq. miles  
County Seat - Hudson

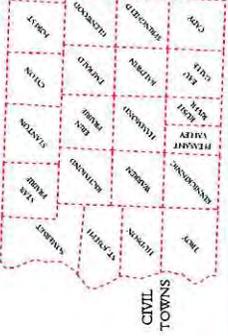
**ST. CROIX CO.**  
DEPARTMENT OF TRANSPORTATION  
STATE OFFICE BUILDING  
Mills, Wisconsin

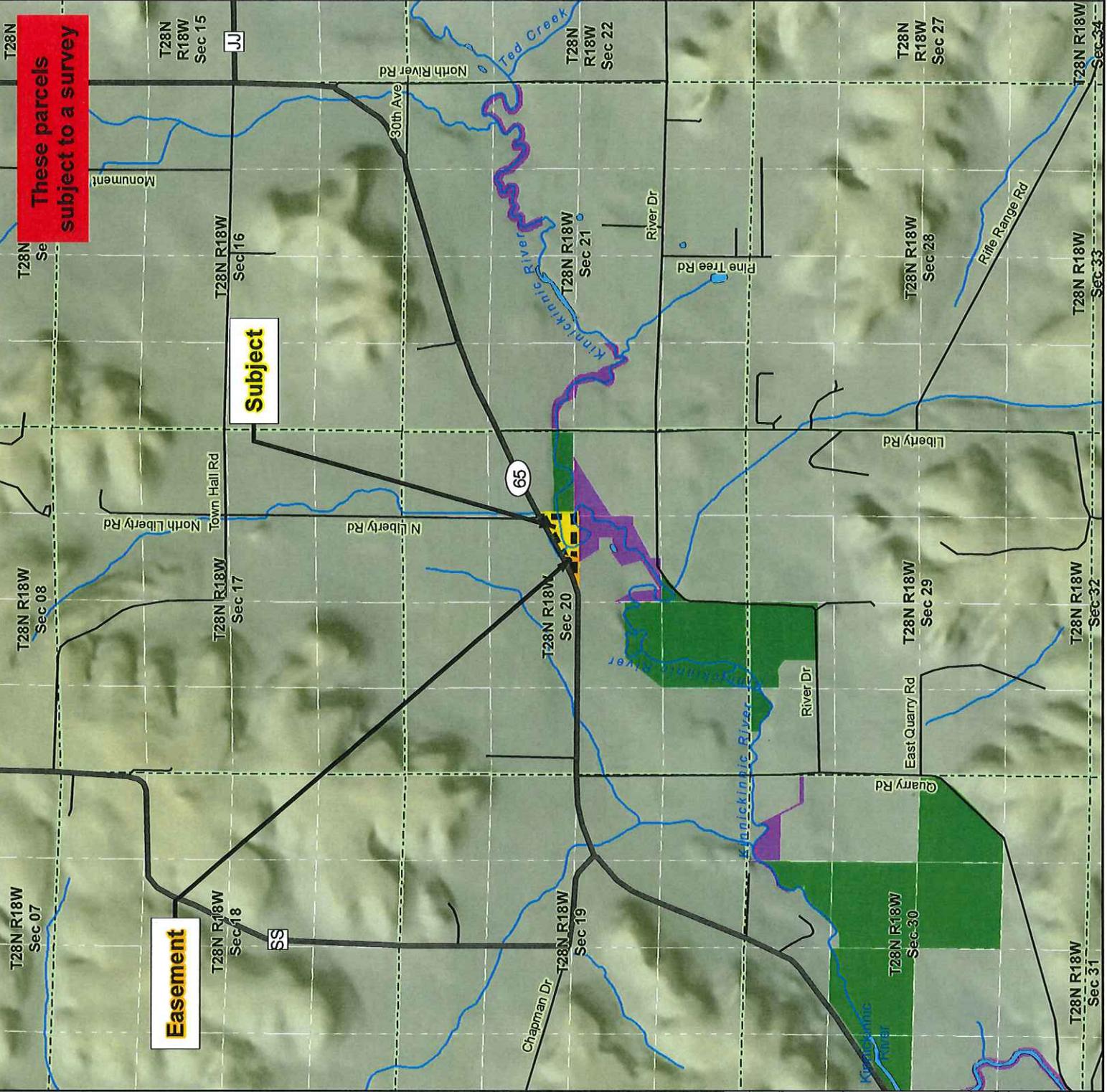
**SCALE**  
1" = 1 MILE  
1" = 1/2 MILE  
1" = 1/4 MILE  
1" = 1/8 MILE



**SECTION NUMBERING OF A TOWNSHIP**

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





**Jerry Gibson -  
Gift/Easement  
Modification**  
Kinnickinnic River  
Fishery Area

**FM 10179**

T28N R18W Sec 20  
Town of Kinnickinnic  
St. Croix County

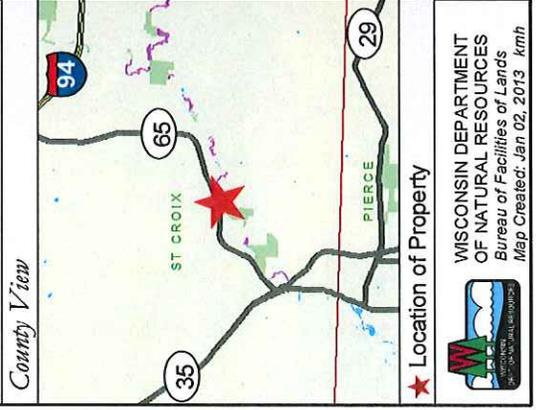
**3.7 Acres**



Land may be  
removed from  
Easement



-  WDNR Fee Tide
-  WDNR Easement
-  PLSS Section Line
-  QQ Section Boundary



**★ Location of Property**

**WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES**  
Bureau of Facilities of Lands  
Map Created: Jan 02, 2013 kmh

# Jerry Gibson - Gift/Easement Modification

T28N R18W Sec 20, Town of Kinnickinnic, Saint Croix County

These parcels  
subject to a survey

WESTERN PRAIRIE  
HABITAT  
RESTORATION

T28N R18  
Sec20

KINNICKINNIC  
RIVER  
FISHERY AREA

Kinnickinnic River



Gift

Land may be  
removed from  
Easement



DNR Fee Title



DNR Eased

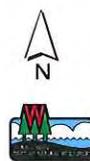


DNR Project Boundary

--- Section Line



QQ Section Lines



Jan 02, 2013 kmh  
Real Estate Section  
Bureau of Facilities and Lands

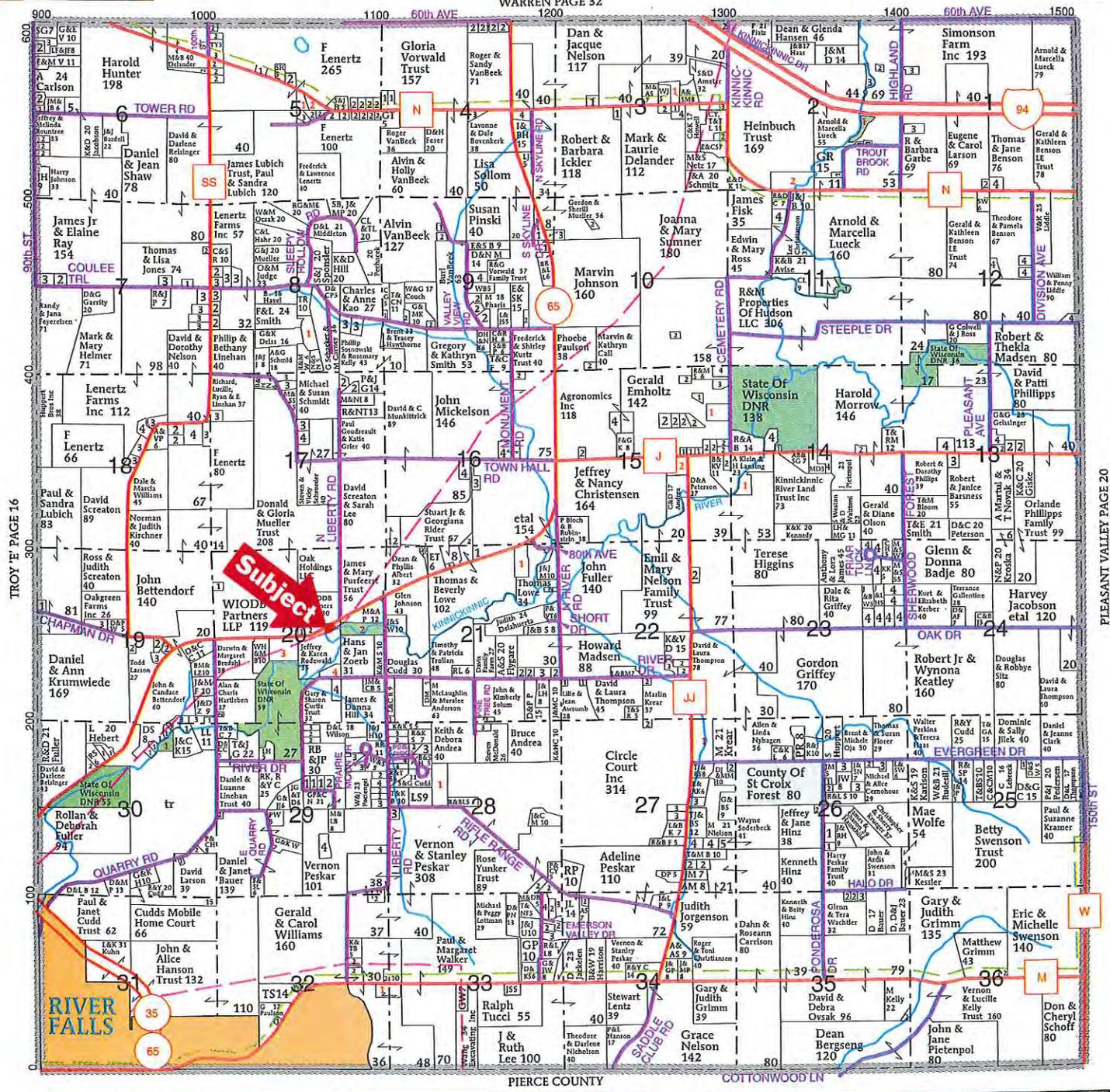
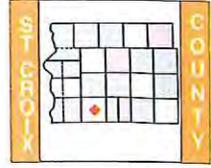


# KINNICKINNIC PLAT

## T-28-N • R-18-W

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See Pages 115-116 For Additional Names.



**Subject**



The Kinnickinnic

BUILDING THE COMMUNITY  
ONE HOME AT A TIME.