

SUBJECT: LAND DONATION - WESTERN PRAIRIE HABITAT RESTORATION AREA – ST. CROIX COUNTY

FOR: SEPTEMBER BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to accept a donation of 204.1 acres of land from the Kinnickinnic River Land Trust for the Western Prairie Habitat Restoration Area in St. Croix County. The item is being submitted because it is a donation.

The parcel is located in the central part of St. Croix County in the Town of Erin Prairie about 15 miles northeast of the City of Hudson. It is about a mile to the northwest of the Department’s Casey Lake Wildlife Management Area, which is also the headwaters of the Kinnickinnic River. Most of the parcel is enrolled in the Conservation Reserve Program. The enrolled lands have a grass cover for most of the tract along with a brush and grass mix on the southeast. Additionally, there are a couple of areas planted with corn for use as wildlife food plots.

The Western Prairie Habitat Restoration Area was established in 1999 and 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. 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 state, local units of government and non-profit conservation organizations currently own approximately 5,000 acres within the project boundary. These groups will continue to partner with the Department to purchase land and ultimately achieve the habitat protection and restoration goals for the project.

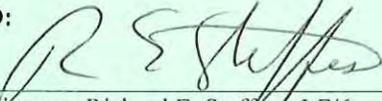
Board acceptance of this 204.1-acre parcel from the Kinnickinnic River Land Trust for the Western Prairie Habitat Restoration area will consolidate ownership, add acres of open grasslands to the project area for nesting and buffer the headwaters of the Kinnickinnic River watershed.

RECOMMENDATION: That the Board accept the donation of 204.1 acres of land for the Western Prairie Habitat Restoration Area program, that a certificate of appreciation be sent to Kinnickinnic River Land Trust 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

8-10-09

Date



Administrator, Laurie Osterndorf - AD/8

8/16/09

Date



Secretary, Matthew J. Frank - AD/8

8-25-09

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: August 10, 2009
 TO: Natural Resources Board
 FROM: Matthew J. Frank 
 SUBJECT: Proposed Land Donation, Kinnickinnic River Land Trust Tract,
 File WM 60059

FILE REF: WM 60059

1. PARCEL DESCRIPTION:

Western Prairie Habitat Restoration Area
 St. Croix County

Grantor:

Kinnickinnic River Land Trust
 c/o Nelson French
 421 North Main Street
 River Falls, WI 54022

Acres: 204.1Price: N/A; giftAppraised Value: \$676,500 (appraisal completed for the Land Trust)Interest: Fee title donationImprovements: None

Location: The tract is located in the central part of St. Croix County in the Town of Erin Prairie about 15 miles northeast of the City of Hudson.

Land Description: The land varies from rolling to areas that are fairly level primarily to the south and to the southeast.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Cropland	184.1
	Upland Woodland	<u>20.0</u>
	TOTAL:	204.1

Zoning: AgriculturePresent Use: Resource protection and public recreationProposed Use: Resource protection and public recreationTenure: Purchased in 2008 for \$548,200Option Date: July 30, 2009

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 Kinnickinnic River Land Trust has agreed to donate a 204.1-acre parcel to the Department for the Western Prairie Habitat Restoration Area. The parcel falls within the project boundary and is located in the central part of St. Croix County in the Town of Erin Prairie about 15 miles northeast of the City of Hudson. It is about a mile to the northwest of the Department's Casey Lake Wildlife Management Area, which is also the headwaters of the Kinnickinnic River. Most of the parcel is enrolled in the Conservation Reserve

Program. The enrolled lands have a grass cover for most of the tract along with a brush and grass mix on the southeast. Additionally, there are a couple of areas planted with corn for use as wildlife food plots.

The Western Prairie Habitat Restoration Area Project was established in 1999 and 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 widely scatter 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. Also, 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 state, local units of government and non-profit conservation organizations currently own approximately 5,000 acres within the project boundary. These groups will continue to partner with the Department to purchase land and ultimately achieve the habitat protection and restoration goals for the project.

The Department recommends acceptance of this 204.1-acre parcel from the Kinnickinnic River Land Trust for the Western Prairie Habitat Restoration area to consolidate ownership, add acres of open grasslands to the project area for nesting and buffer the headwaters of the Kinnickinnic River watershed. The land will continue to be open for public outdoor recreation.

3. FINANCING:

No funding is required for this transaction.

It was acquired in 2008 by the Land Trust using a stewardship grant of \$338,250, federal NAWCA funds of \$180,000 and \$30,000 in donated funds.

4. ACQUISITION STATUS OF THE WESTERN PRAIRIE HABITAT RESTORATION:

Established: 1999

Acres Purchased to Date: 1,065.38

Acquisition Goal: 15,000.00

Percent Complete: 7.10%

Cost to Date: \$1,866,826.00

5. APPRAISAL (completed for the land trust)

Appraiser: Michael Stone

Valuation Date: December 29, 2008

Appraised Value: \$676,500

Highest and Best Use: hobby farm

Allocation of Values:

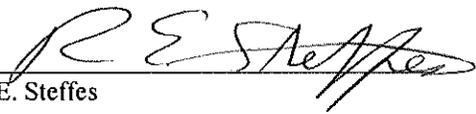
a. land: 204.1 acres @ \$3,300 per acre: \$676,500

b. market data approach used, three comparable sales cited

c. adjusted value range: \$2,856 to \$3,740 per acre

Appraisal Review: Peter Wolter – April 27, 2009

RECOMMENDED:


Richard E. Steffes

8-10-09
Date


Bureau of Legal Services

8/11/09
Date


Laurie Osterdorf

8/17/09
Date

RES:dv

Acknowledgment Of Gift

This is to certify that at its September 2009 meeting, the Natural Resources Board gratefully accepted gift of 204.1 acres of land in St. Croix County for the Western Prairie Habitat Restoration Area from the

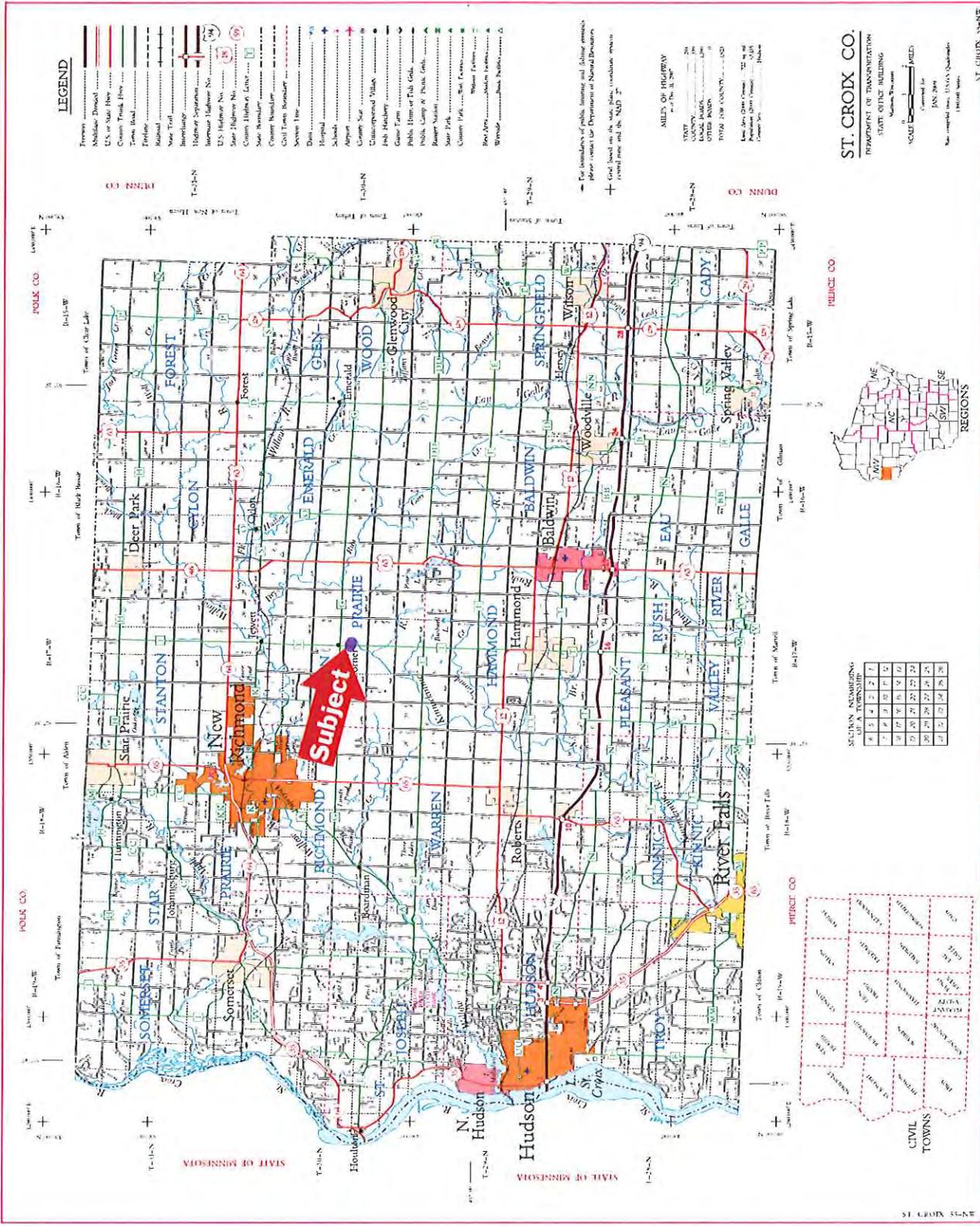
KINNICKINNIC RIVER LAND TRUST

It is significant that organizations such as yours 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.

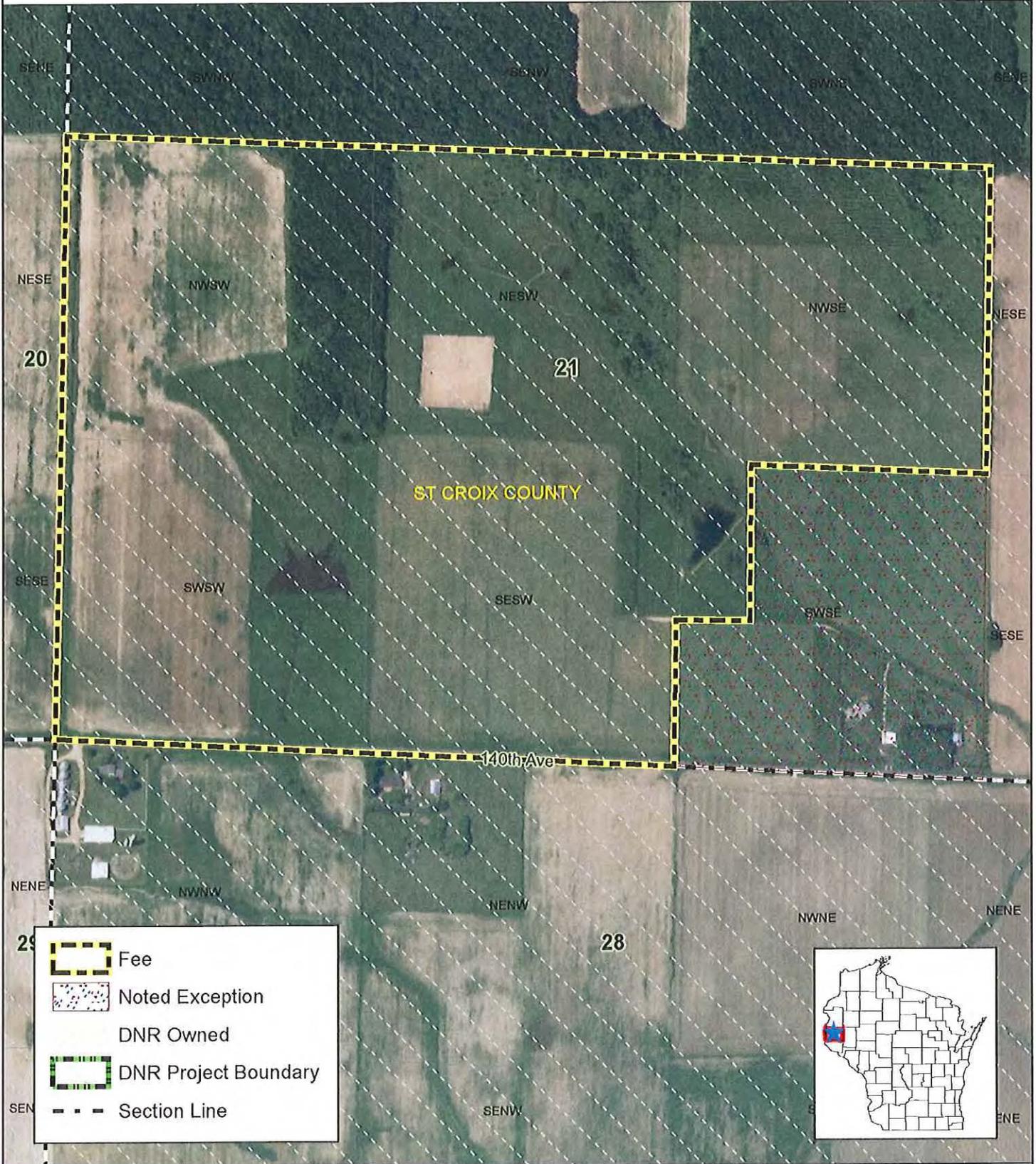
Natural Resources Board

Christine L. Thomas, CHAIR



Kinnickinnic River Land Trust Fee

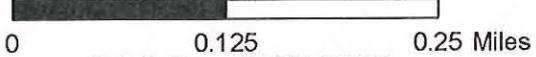
T30N R17W Section 21, Town of Erin Prairie, St. Croix County, WI



	Fee
	Noted Exception
	DNR Owned
	DNR Project Boundary
	Section Line



WM 60059
 Orthophoto
 Western Prairie
 Habitat Restoration



Created by Bureau of Facilities and Lands
 Real Estate Section
 August 5, 2009



Kinnickinnic River Land Trust Fee

T30N R17W Sec. 21
Town of Erin Prairie
St. Croix County, WI

WM 60059

Western Prairie
Habitat Restoration



	Fee
	Noted Exception
	Project Boundary
	PLSS Section



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages the lands on behalf of the State of Wisconsin. The data set is a spatial representation of the Oracle Land Easement System managed 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, or may be represented in this data set may not be open to the general public, or may have some limitations or restrictions on public use. This data set does not include information on public use, or any other information that may be of interest to the public. For more information about the actual management, including public use and public access, please contact the DNR Regional Office and Service Centers as provided on the following internet site:

<http://www.dnr.state.wi.us/org/bureaus/bfl/bflmain.htm>
<http://www.dnr.state.wi.us/org/bureaus/bfl/bflmain.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
August 5, 2009

