

**SUBJECT: LAND ACQUISITION AND DONATION – STATEWIDE FISHERY REMNANT AREA PROGRAM – DUNN COUNTY**

**FOR: OCTOBER 2009 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 41.2 acres of land from John and Betty Trainor for \$59,600 for the Statewide Fishery Remnants-Gilbert Creek in Dunn County. The item is being submitted because the purchase price exceeds the appraisal value of \$54,500 by \$5,050 and because the Dunn County Fish and Game Association is donating \$5,050 toward the acquisition of this property.

The property is located six miles west of Menomonie and within a one-hour drive of the Twin Cities. The tract is bordered by department-owned easements to the east and department-owned lands to the northwest. It includes approximately 4,400 feet of frontage along each bank of Gilbert Creek, a Class I brook trout stream. The stream entirely bisects the property in several locations due to extensive meandering. A 9.1-acre portion of the property is currently under a department stream bank protection easement. Access to the site is provided from STH 29 along the northern boundary. Several springs and seeps feed the creek throughout the property corridor providing cold water to Gilbert Creek. The property is being purchased in fee title to better provide access for stream bank improvement work. Due to wetlands and constraints from Highway 29, the previously acquired easement is too narrow to allow for equipment access.

The Statewide Fishery Remnant Area project was established in 1961 to manage high quality coldwater trout spawning and habitat areas in various counties. A gradual resurgence of the wild trout population that has occurred within the stream is most likely due to intense habitat stabilization and restoration activity that has taken place in the upstream portion of the creek. Unfortunately, due to past habitat degradation, this specific site along the river is still in need of habitat and fishery management.

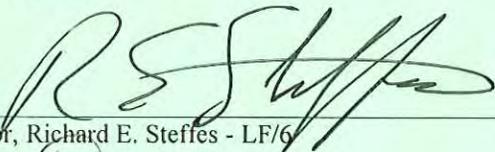
Acquisition of the Trainor property will help enhance water quality in Gilbert Creek. With acquisition of this property, stabilization and restoration of the spring sources and stream will be undertaken as part of a long-term habitat plan.

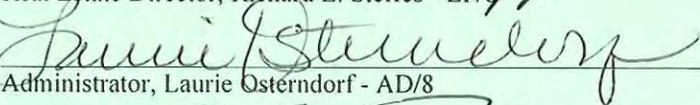
**RECOMMENDATION:** That the Board approve the purchase of the 41.2-acre parcel for \$59,600 for the Statewide Fishery Remnant Area Program and accept the donation of \$5,050 from the Dunn County Fish and Game Association to be used toward the purchase.

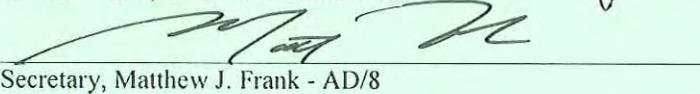
**LIST OF ATTACHED MATERIALS:**

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

9-14-09  
Date

9/17/09  
Date

10-2-09  
Date

- cc: S. Miller – LF/6
- R. Steffes – LF/6
- L. Ross – AD/8
- M. Staggs – FH/4
- S. Humrickhouse – WCR/Eau Claire

## CORRESPONDENCE/MEMORANDUM

DATE: September 14, 2009  
 TO: Governor Doyle  
 FROM: Matthew J. Frank *MJF*  
 SUBJECT: Proposed Land Acquisition, John and Betty Trainor Tract, File FM 10057,  
 Option Expires November 3, 2009

FILE REF: FM 10057

1. PARCEL DESCRIPTION:

Statewide Fishery Remnant Areas-Gilbert Creek  
 Dunn County

Grantor:

John and Betty Trainor  
 N5650 230<sup>th</sup> Street  
 Menomonie, WI 54751

Acres: 41.2Price: \$59,600Appraised Value: \$54,550\*Interest: Fee Title PurchaseImprovements: None

Location: The property is located in Dunn County about eight miles west of the City of Menomonie in the Town of Lucas.

Land Description: The subject land is mostly lowland.

| <u>Covertypes Breakdown:</u> | Type:    | Acreage:   |
|------------------------------|----------|------------|
|                              | Wetland  | 10.0       |
|                              | Cropland | 10.0       |
|                              | Brush    | 14.0       |
|                              | Water    | <u>7.2</u> |
|                              | TOTAL    | 41.2       |

Zoning: AgriculturalPresent Use: Vacant recreational landProposed Use: Recreational landTenure: 43 yearsProperty Taxes: \$354Option Date: August 6, 2009

\*Comment: The Dunn County Fish and Game Association has donated \$5,540 toward this transaction.

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 proposes to purchase a 41.2-acre parcel from John and Betty Trainor located in west-central Dunn County for the Gilbert Creek project. The property is located six miles west of Menomonie and within a one-hour drive of the Twin Cities. The tract is bordered by department-owned easements to the east and department-owned lands to the northwest. It includes approximately 4,400 feet

of frontage along each bank of Gilbert Creek, a Class I brook trout stream. The stream bisects the property in several locations due to extensive meandering. A 9.1-acre portion of the property is currently under a department stream bank protection easement. Access to the site is provided from STH 29 along the northern boundary. Several springs and seeps feed the creek throughout the property corridor providing cold water to Gilbert Creek.

The Statewide Fishery Remnant Area project was established in 1961 to manage high quality cold water trout spawning and habitat areas in various counties. A gradual resurgence of the wild trout population that has occurred within the stream is most likely due to intense habitat stabilization and restoration activity that has taken place in the upstream portion of the creek. Unfortunately, due to past habitat degradation this specific site along the river is still in need of habitat and fishery management. The stream corridor is heavily overgrown with box elder trees. These will be removed, the stream re-contoured and the stream banks fortified with stone.

The Department recommends acquisition of the Trainor property as an addition to the Statewide Fishery Remnant Areas to protect the stream banks and water quality in Gilbert Creek from runoff and erosion, allow fishery management, consolidate state ownership and provide opportunities for public recreation. Fee title acquisition will provide access for heavy equipment for stream bank restoration. The current easement is not wide enough to bypass wetland areas on the parcel. With acquisition of this property, stabilization and restoration of the spring sources and stream will be undertaken as part of a long-term habitat plan. Wildlife habitat also will be improved with the stream restoration planned for this area. There has been strong local support with many volunteers involved on the restoration project just completed on the land just upstream of the Trainor parcel.

3. FINANCING:

State Stewardship bond funds are anticipated:

|   |                                     |
|---|-------------------------------------|
| Funds allotted to Fishery program (FY10): | Balance after proposed transaction: |
| \$2,000,000                               | \$1,014,366                         |

4. ACQUISITION STATUS OF THE STATEWIDE FISHERY REMNANT AREAS:

Established: 1962  
Acres Purchased to Date: 11,766.74  
Acquisition Goal: 16,849.36 acres  
Percent Complete: 69.8%  
Cost to Date: \$6,459,407

5. APPRAISAL:

Appraiser: Tom Olson  
Valuation Date: Monday, April 20, 2009  
Appraised Value: \$54,550  
Highest and Best Use: One Residential and Recreational Land

Allocation of Values:

Before: \$182,350  
After: \$127,800  
\$ 54,550

Appraisal Review: Peter Wolter - June 2, 2009

Comment: The whole ownership of 92.33 is valued in the before value using three recent sales. The after value is based on recent sales as well. The appraiser accounts for the 9.1-acre stream bank easement held by the Department along Gilbert Creek.

RECOMMENDED:

  
Richard E. Steffes

9-14-09  
Date

  
Bureau of Legal Services

9/14/09  
Date

  
Laurie Osterndorf

9/17/09  
Date

RES:dv

## *Acknowledgment of Gift*

This is to certify that at its October 2009 meeting, the Natural Resources Board gratefully accepted gift of \$5,050 from

### **DUNN COUNTY FISH AND GAME ASSOCIATION**

The donation will be used toward the purchase of 41.2 acres of land for the Statewide Fishery Remnant Area Program in Dunn County. It is significant that people like you are interested in helping protect Wisconsin's natural heritage and contribute materially toward this end.

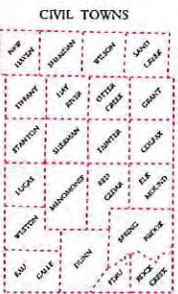
An expression of our appreciation is a part of the official records of the Natural Resources Board. We present this certificate of sincere appreciation on behalf of present and future generations to thank you for your thoughtfulness and generosity.

*Natural Resources Board*

Christine Thomas, CHAIR

- LEGEND**
- Freeway
  - Multiple Divided
  - U.S. or State Hwy
  - County Trunk Hwy
  - Town Road
  - Fence
  - Railroad
  - State Trail
  - Interchange
  - Highway Separation
  - Interstate Highway No.
  - U.S. Highway No.
  - State Highway No.
  - County Highway Letter
  - State Boundary
  - County Boundary
  - Civil Town Boundary
  - Section Line
  - Dam
  - Hospital
  - School
  - Airport
  - County Seat
  - Unincorporated Village
  - Fish Hatchery
  - Game Farm
  - Public Hunt or Fish Grds.
  - Public Camp & Picnic Grds.
  - Ranger Station
  - State Park
  - County Park
  - Water Facility
  - Dam Area
  - Wynote
  - University of Wisconsin - State

For boundaries of public hunting and fishing grounds please contact the Department of Natural Resources  
 Grid based on the state plane coordinate system central zone and the NAD 83



**DUNN CO.**  
 DEPARTMENT OF TRANSPORTATION  
 STATE HIGHWAY BUREAU  
 Madison, Wisconsin  
 SCALE 1" = 1 MILE  
 Revised to  
 JAN 2009  
 For map of Wis. USGS Quadrangle  
 148300 Series

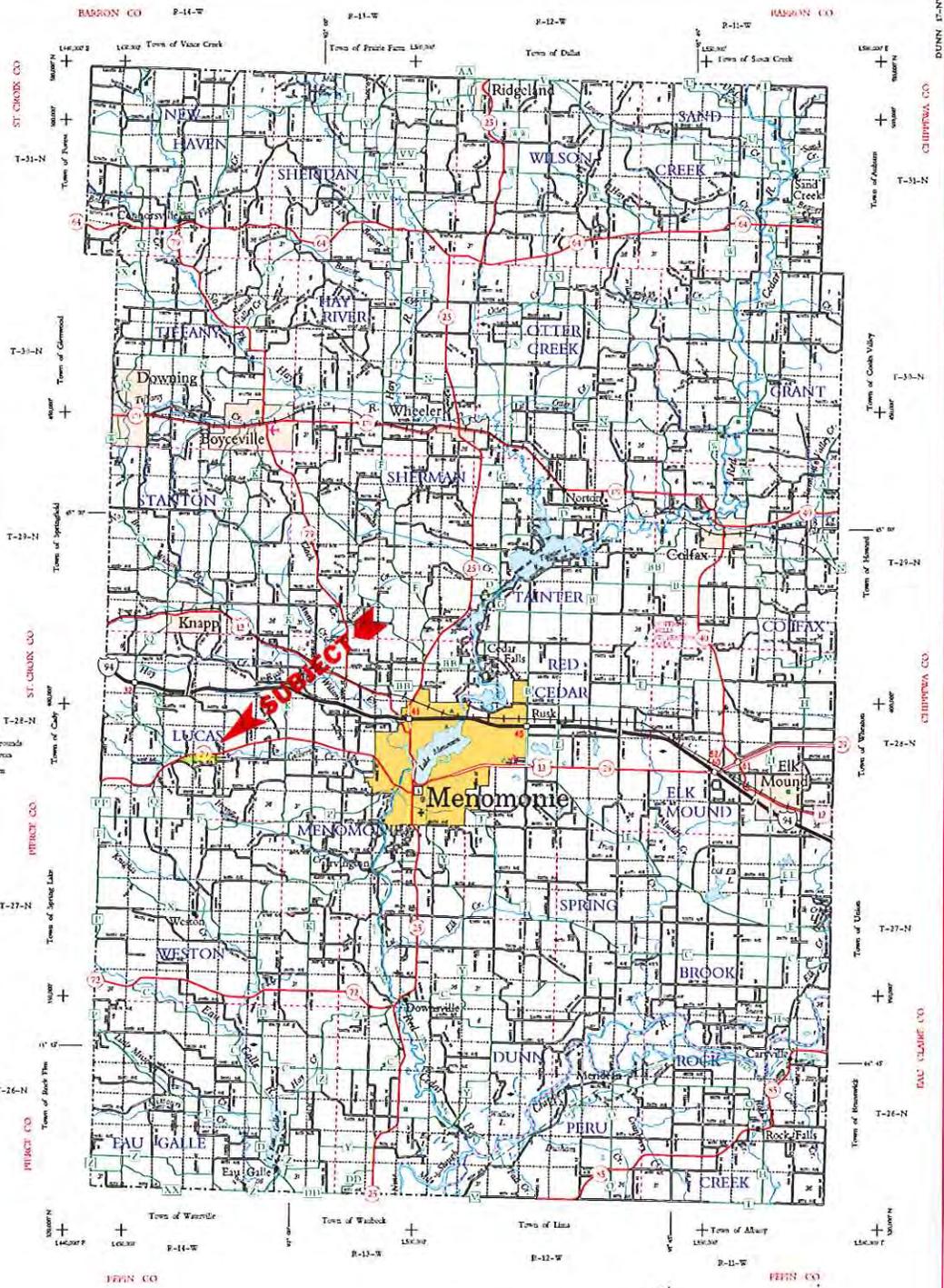
**SECTION NUMBERING OF A TOWNSHIP**

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

**MILES OF HIGHWAY as of Dec. 31, 2007**

STATE HIGHWAY 294  
 COUNTY HIGHWAY 428  
 LOCAL ROAD 1473  
 OTHER ROAD 8  
 TOTAL FOR COUNTY 1776

Land Area (2006 acres) 102 sq mi  
 Population (2006 Census) 39,630  
 County Seat - Menomonie

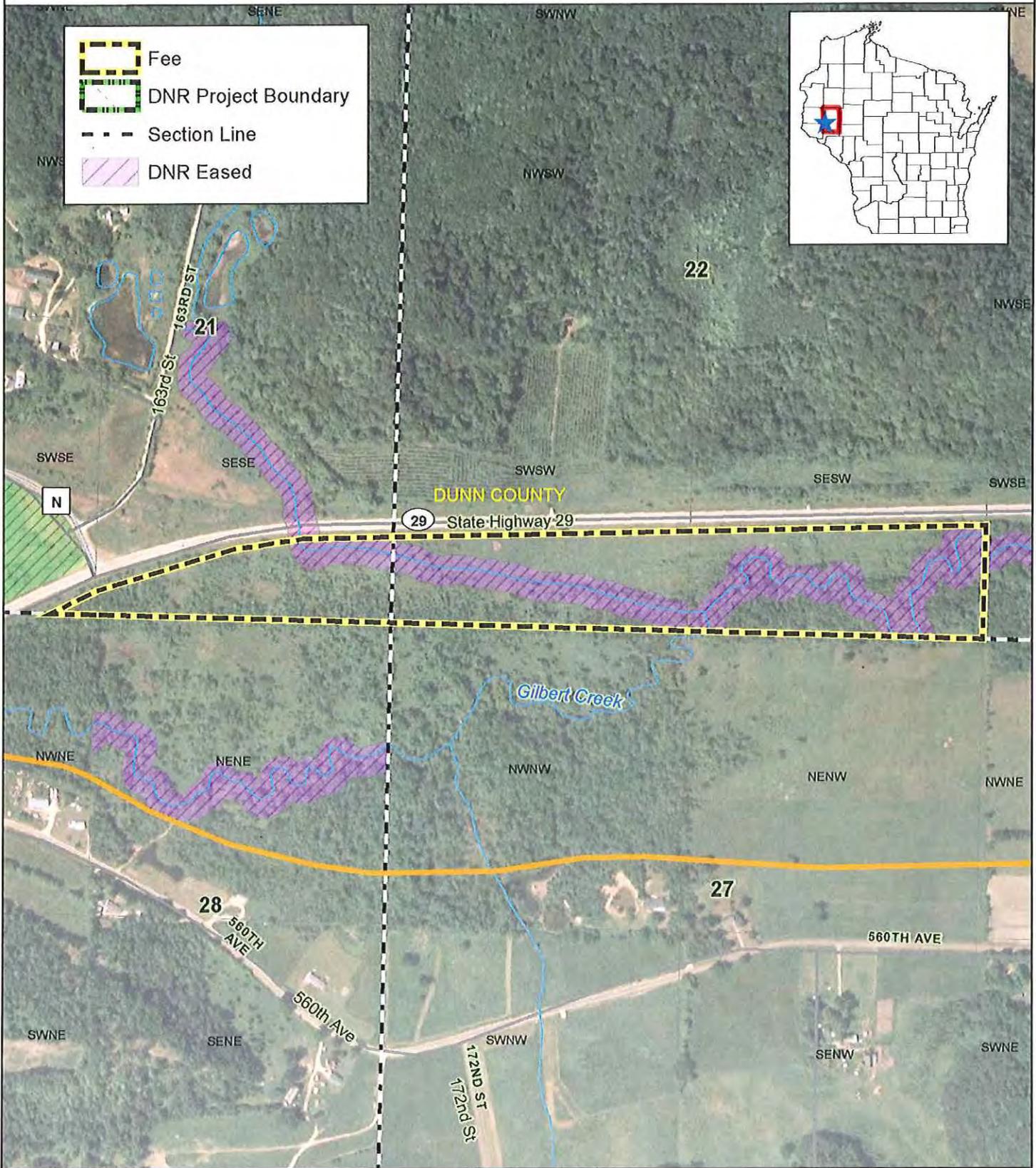


# John Trainor Fee

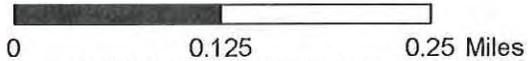
T28N R14W Sec. 21 & 22, Town of Lucas, Dunn County, WI

Legend:

-  Fee
-  DNR Project Boundary
-  Section Line
-  DNR Eased



FM 10057  
Orthophoto



Created by Bureau of Facilities and Lands  
Real Estate Section  
September 8, 2009



Rem-Gilbert Creek

