

SUBJECT: Land Acquisition – Ridgeway Pine Relict State Natural Area – Iowa County

FOR: MAY 2015 BOARD MEETING

TO BE PRESENTED BY: Douglas J Haag

SUMMARY: The Department has obtained an option to purchase 115.71 acres of land from Marclan, Inc. for \$305,800.00 for the Ridgeway Pine Relict State Natural Area in Iowa County. The purchase is subject to a life estate that will allow the 3 landowners to use 5 acres of the property and an existing cabin for the remainder of their lives. This item is being submitted because the purchase price is \$150,000 or more. The Property is located in the Town of Ridgeway in central Iowa County within the project boundary of the Ridgeway Pine Relict SNA.

The Ridgeway Pine Relict SNA was established by the Natural Resources Board in 1997, with an approved acquisition goal of 1,510 acres. To date, 367.72 acres have been acquired in fee title by the Department. The Ridgeway Pine Relict SNA was created with the goal of protecting the pine relicts that feature soaring sandstone cliffs, numerous rock outcrops, shallow caves and rock shelters. Pine relicts are southern Wisconsin pine forests that have persisted since the last glacier receded some 12,000 years ago when a cooler climate was favorable for the growth of pine forests. As the climate warmed, prairie and oak woodlands replaced the pine and today remnant pine forests remain only on steep slopes and rocky cliffs in the Driftless Area. These rocky outcrops protected the pine remnants from fire and allowed the pines to reach old-growth status. The pine relicts at Ridgeway are the best remaining in Wisconsin, and those on the Marclan tract are exemplary. These relict communities are unlike the northern pine forests in that they contain both northern and southern understory plant species. White pine and red pine dominate the tree canopy, while sugar maple, mountain maple, yellow birch, and hemlock constitute a smaller component. The ground flora includes pipsissewa, shinleaf, wintergreen huckleberry, and Canada mayflower. There is also a high diversity of ferns present.

Other significant features of the property include sandstone cliffs with shaded and open plant communities, diverse spring runs, sedge meadows and dry-mesic prairie. Several species of greatest conservation need are found on or near the Marclan property at Ridgeway Pine Relict. They include three forest interior bird species listed as State-Threatened: Acadian flycatcher, cerulean warbler, and hooded warbler. Black-billed cuckoo, brown thrasher, red-headed woodpecker, whip-poor-will, and eastern meadowlark are also documented as breeding on the site.

The Marclan property together with the Day property (71 acres) immediately adjacent on the west will add an additional 186 acres to the Ridgeway Pine Relict and create a 550 acre block of much improved publically accessible land near Madison. The properties will provide excellent deer, turkey, squirrel and other hunting and trapping opportunities as well as bird watching, hiking, nature study and opportunities for scientific research on the unique pine relict species community.

RECOMMENDATION: That the Board approve the purchase of Marclan, Inc. 115.71 acres of land for the Ridgeway Pine Relict State Natural Area the in Iowa County at the price of \$305,800.

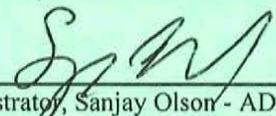
LIST OF ATTACHED MATERIALS:

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

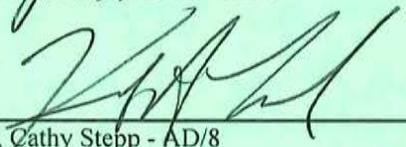
APPROVED:


Bureau of Facilities and Lands, Douglas J. Haag - LF/6

4-29-25
Date


Administrator, Sanjay Olson - AD/8

5/6/15
Date


Secretary, Cathy Stepp - AD/8

5/8/15
Date

- cc: S. Miller - LF/6
D. Haag - LF/6
L. Ross - AD/8
E. Crain - NHC/6
Sharene Smith - SCR - MADISON

CORRESPONDENCE/MEMORANDUM

DATE: April 29, 2015
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Marclan, Inc. Tract, File # NA 20124,
 Option Expires August 13, 2015

FILE REF: NA 20124

1. PARCEL DESCRIPTION:

Ridgeway Pine Relict State Natural Area
 Iowa County

Grantor:

Alice D'Alessio
 3418 Valley Creek Circle
 Middleton, WI 53562

Acres: 115.71Price: \$305,800.00Appraised Value: \$305,800.00Interest: Fee Title Purchase

Improvements: Yes. There is a cabin and small shed that will be subject to a life estate allowing the grantors to use the cabin and surrounding five acres for the remainder of their lives.

Location: The property is located in Iowa County 1.25 miles NW of Ridgeway

Land Description: The subject land is fairly level to hilly.

Covertypes Breakdown:

Type	Acreage
Upland Woodland	100.00
Building Site	5.00
Brush	10.71
Total:	115.71

Zoning: A-1 AgriculturalPresent Use: RecreationalProposed Use: As part of the Ridgeway Pine Relict State Natural AreaTenure: 51 YearsProperty Taxes: \$1,905.76Option Date: April 15, 2015

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. Physical features of the property may not be conducive to all these activities.

2. JUSTIFICATION:

The Department has obtained an option to purchase 115.71 acres of land from Marclan, Inc. for \$305,800.00 for the Ridgeway Pine Relict State Natural Area in Iowa County. The Property is located in the Town of Ridgeway in central Iowa County within the project boundary of the Ridgeway Pine



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 Recycled
 Paper

Relict SNA. The Ridgeway Pine Relict SNA was established by the Natural Resources Board in 1997, with an approved acquisition goal of 1,510 acres. To date, 367.72 acres have been acquired in fee title by the Department. The Ridgeway Pine Relict SNA was created with the goal of protecting the pine relicts that feature soaring sandstone cliffs, numerous rock outcrops, shallow caves and rock shelters. Pine relicts are southern Wisconsin pine forests that have persisted since the last glacier receded some 12,000 years ago when a cooler climate was favorable for the growth of pine forests. As the climate warmed, prairie and oak woodlands replaced the pine and today remnant pine forests remain only on steep slopes and rocky cliffs in the Driftless Area. These rocky outcrops protected the pine remnants from fire and allowed the pines to reach old-growth status. The pine relicts at Ridgeway are the best remaining in Wisconsin, and those on the Marclan tract are exemplary. The relict communities are unlike the northern pine forests in that they contain both northern and southern understory plant species. White pine and red pine dominate the tree canopy, while sugar maple, mountain maple, yellow birch, and hemlock constitute a smaller component. The ground flora includes pipsissewa, shinleaf, wintergreen huckleberry, and Canada mayflower. There is also a high diversity of ferns present.

Other significant features of the property include sandstone cliffs with shaded and open plant communities, diverse spring runs, sedge meadows, and dry-mesic prairie. Several species of greatest conservation need are found on or near the Marclan property at Ridgeway Pine Relict SNA. They include three forest interior bird species listed as State-Threatened: Acadian flycatcher, cerulean warbler, and hooded warbler. Black-billed cuckoo, brown thrasher, red-headed woodpecker, whip-poor-will, and eastern meadowlark are also documented as breeding on the site.

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3. LAND MANAGEMENT:

The Marclan property will be managed in concert with other lands in the Ridgeway Pine Relict employing principles of ecosystem management appropriate to state natural areas. Passive management of the pine relicts will be used to maintain this unique type. The oak-dominated, closed canopy southern dry-mesic forest that surrounds the pine relict will be managed using periodic low-intensity prescribed fire to maintain the fire-resistant tree species and to keep the shrub component and mesic tree species in check. Selective harvest of trees to restore areas of oak opening and open oak woodland may also be prescribed for the Marclan tract. In all areas, removal of invasive species, especially garlic mustard and other herbaceous exotics, will be a high priority. Management of the Ridgeway Pine Relict State Natural Area is the responsibility of the department's Bureau of Natural Heritage Conservation. The Field Ecologist for NHC's Southwest District based in Fitchburg will oversee land management operations, employing the DNR's natural area crew from that office. On occasion, assistance with prescribed burns or other operations may be requested from other DNR programs. Contracted management work is not anticipated at this time.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$1,340,000.00	\$50,982.00

5. ACQUISITION STATUS OF THE RIDGEWAY PINE RELICT STATE NATURAL AREA:

Established: 1997
Acres Purchased to Date: 367.72
Acquisition Goal: 1,510.00
Percent Complete: 24.35 %
Cost to Date: \$1,952,610.72

6. APPRAISAL 1:

Appraiser: Michael Stone

Valuation Date: February 16, 2015

Appraised Value: \$305,800.00 (with Life Estate retained for cabin and surrounding 5 acres)

Highest and Best Use: Outdoor Recreation-Potential Residential

Allocation of Values:

- a. land: 115.71 acres @ \$2,643 per acre: \$305,800.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,372.00 - \$3,500.00 per acre

Appraisal Review:

Jolene Brod

Date: 3/26/2015

APPRAISAL 2:

Appraiser: Quinn Mcwilliam

Valuation Date: February 27, 2015

Appraised Value: \$380,000.00

Highest and Best Use: Recreational use as vacant and as approved.

Allocation of Values:

- a. land: Total Acres @ \$3,284.07 per acre: \$380,000.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$3,285.00 - \$3806.00 per acre

Appraisal Review:

Jolene Brod

Date: 3/26/2015

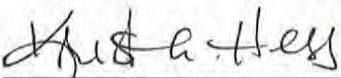
RECOMMENDED:



 Douglas J Haag, Deputy Director, Bureau of Facilities and Lands

5-3-15

 Date



 Kristin A. Hess, Bureau of Legal Services

5/5/15

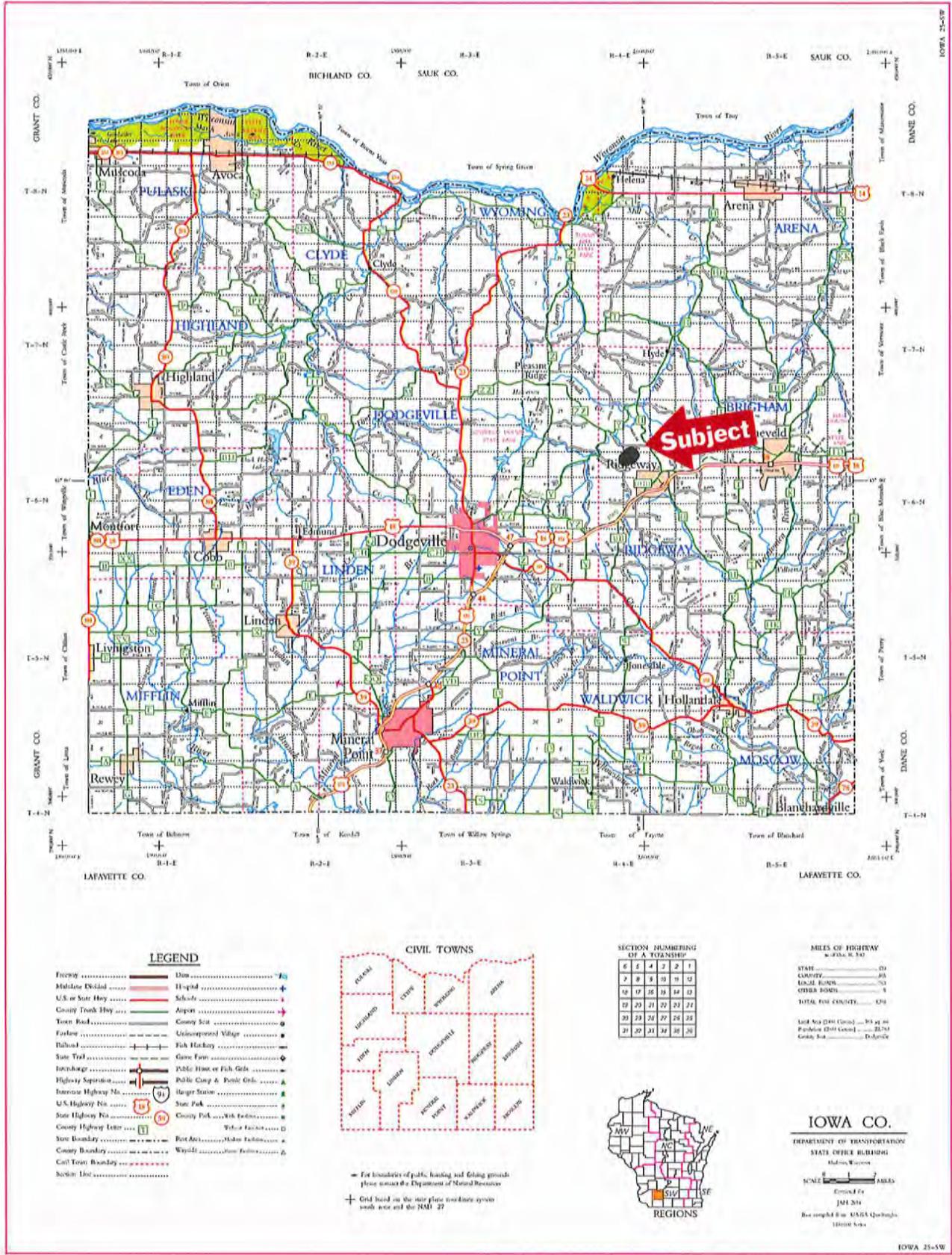
 Date



 Sanjay Olson, Land Division Administrator

5/6/15

 Date



GRANT CO. IOWA CO. DANFORD CO. DANFORD CO.

Town of Owen RICHLAND CO. SAUK CO. Town of Troy

Town of Muscoda TOWN OF MUSCODA TOWN OF SPRING GREEN TOWN OF ARENA

MUSCODA AVOCADO WYOMING HELENA ARENA

TOWN OF CLYDE TOWN OF HYDE

CLYDE HIGHLAND BRIGHAM

Highland Dodgeville RICEVILLE

EDEN BUCKWAY

Montfort Dodgeville Mineral Point

LIVINGSTON LINCOLN MINERAL POINT WALDWICK

MIFFLIN MILLER MINERAL POINT HOLLANDIA MOSCOW

REWEY MINERAL POINT WALDWICK BLANCHAVILLE

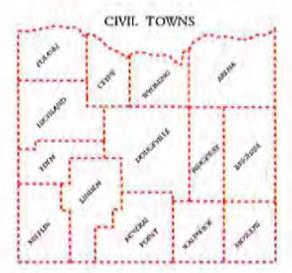
Town of Belmont Town of Keokuk Town of Willow Springs Town of Fayette Town of Blomfield

LAFAYETTE CO. LAFAYETTE CO.

LEGEND

Fencing
 Milestone Enclaid
 U.S. or State Hwy
 County Trunk Hwy
 Town Road
 Farter
 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
 Irrigation
 School
 Airport
 County Seat
 Unincorporated Village
 Fish Hatchery
 Game Farm
 Public House or Fish Gild
 Public Camp & Forest Ord.
 Ranger Station
 State Park
 County Park
 Water Facility
 Post Office
 Mobile Facility
 Wildlife



SECTION NUMBERING OF A TOWNSHIP

6	7	8	9	10	11	12
15	16	17	18	19	20	21
24	25	26	27	28	29	30
33	34	35	36	37	38	39

MILES OF HIGHWAY
* U.S.A. R. 343

STATE	20
CANTON	10
LOCAL ROUNDS	70
OTHER ROUNDS	8
TOTAL FOR COUNTY	108

Mileage (2000 Census) ... 94
 Population (2000 Census) ... 20,724
 County Seat ... Dodgeville



IOWA CO.

DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
Dodgeville, Wisconsin

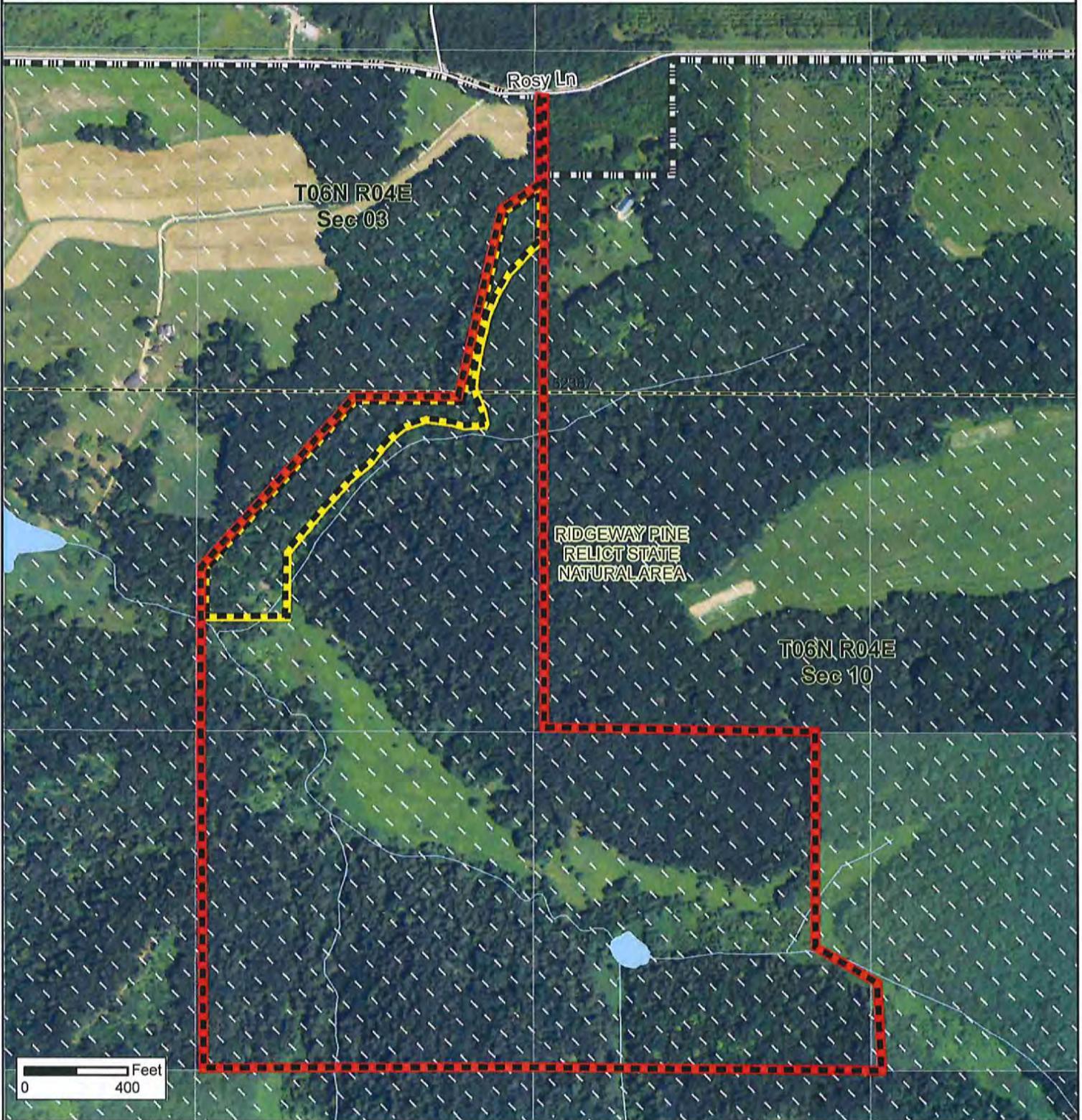
Scale: 1" = 1 MILE

Created by:
JMI 2/84

Revised by: MDSA 3/84

Marclan, Inc.- Fee

T6N R4E Sec 3/10, Town of Ridgeway, Iowa County



Ridgeway Pine Relict State Natural Area



Subject

DNR Fee Title

DNR Project Boundary

Marclan Life Estate

Section Line

QQ Section Lines



Apr 30, 2015 ark

Real Estate Section
Bureau of Facilities and Lands

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

**Marclan, Inc. - Fee
Ridgeway Pine Relict
State Natural Area**

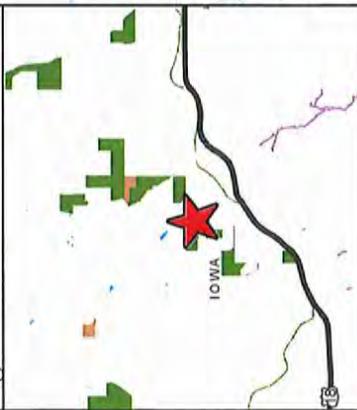
NA-20124
T6N R4E Sec 3/10
Town of Ridgeway
Iowa County

- Subject**
- Day Property**
- Marclan Life Estate**

- DNR Fee Title
- DNR Easement
- DNR Easement (Closed to Public Access)
- DNR Project Boundary
- Public Hunting Grounds/ Voluntary Public Access

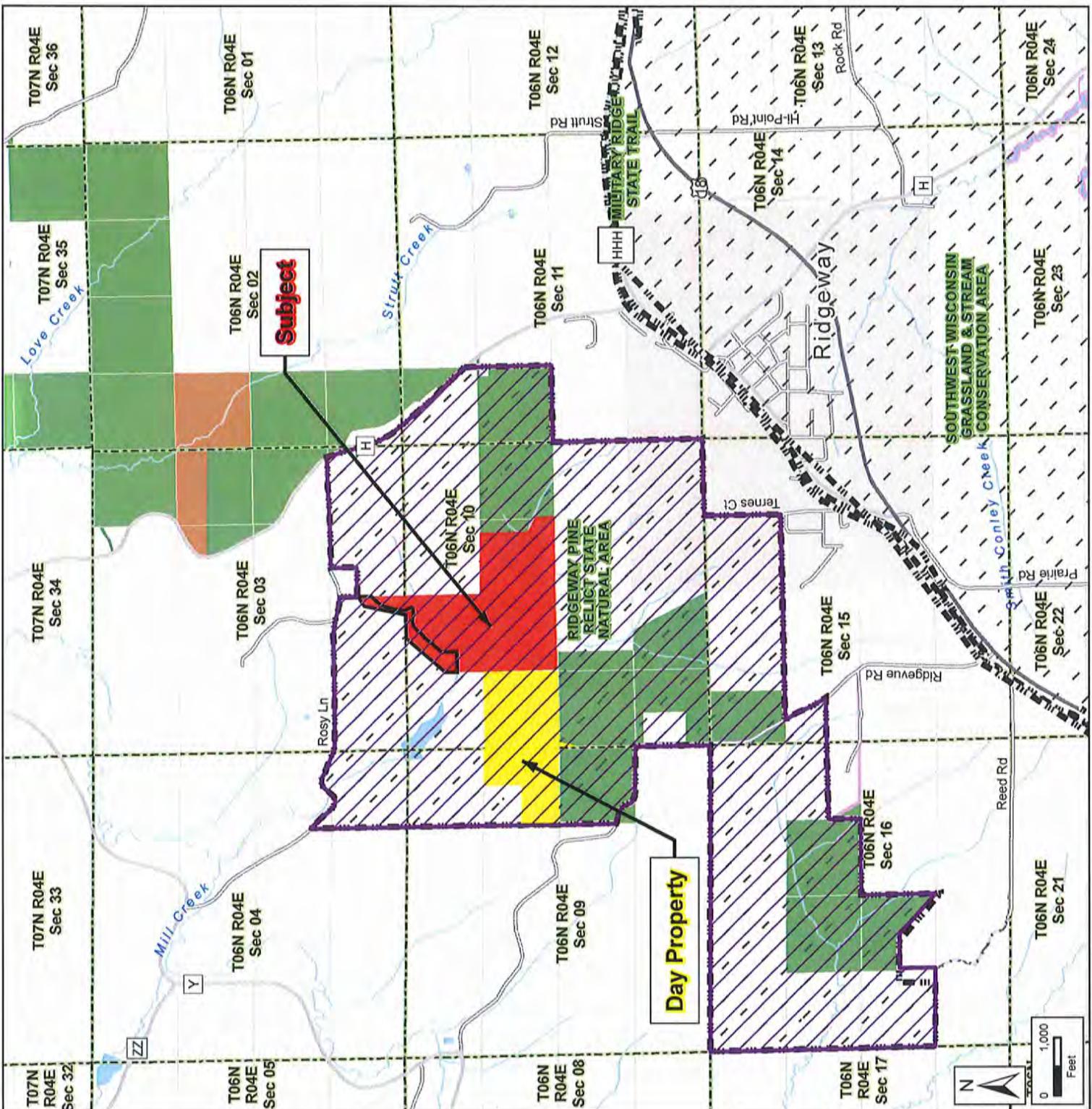
- Recreation Trail
- PLSS Section Line
- QQ Section Boundary
- State Natural Area Project

Regional View



Location of Property

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
Bureau of Facilities of Lands
Map Created: Apr 30, 2015 ark



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Directions from 101 S Webster St to 6436 Rosy Ln

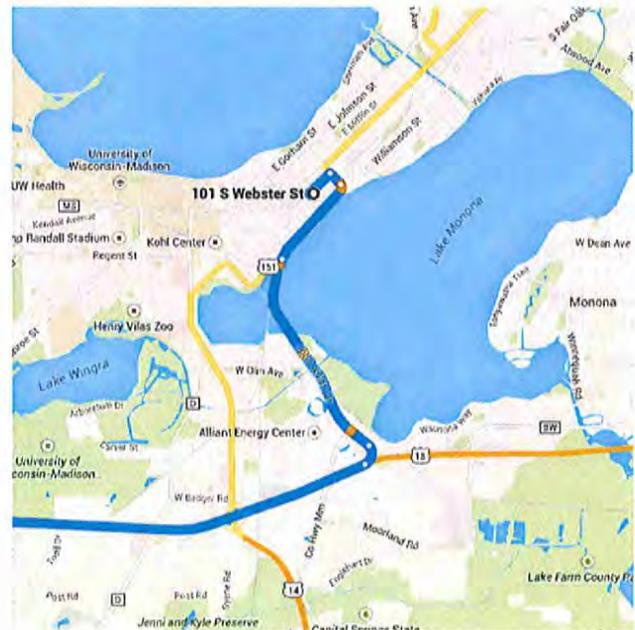


○ 101 S Webster St
Madison, WI 53703

Get on US-12 W/US-18 W from John Nolen Dr

3.2 mi / 7 min

- ↑ 1. Head northwest on S Webster St toward E Main St
135 ft
- ➔ 2. Turn right at the 1st cross street onto E Main St
0.2 mi
- ➔ 3. Turn right onto S Blair St
0.1 mi
- ↑ 4. Continue onto John Nolen Dr
0.8 mi
- ↑ 5. Continue straight to stay on John Nolen Dr
1.8 mi
- ➔ 6. Keep right at the fork, follow signs for US-12 W/US-18 W and merge onto US-12 W/US-18 W

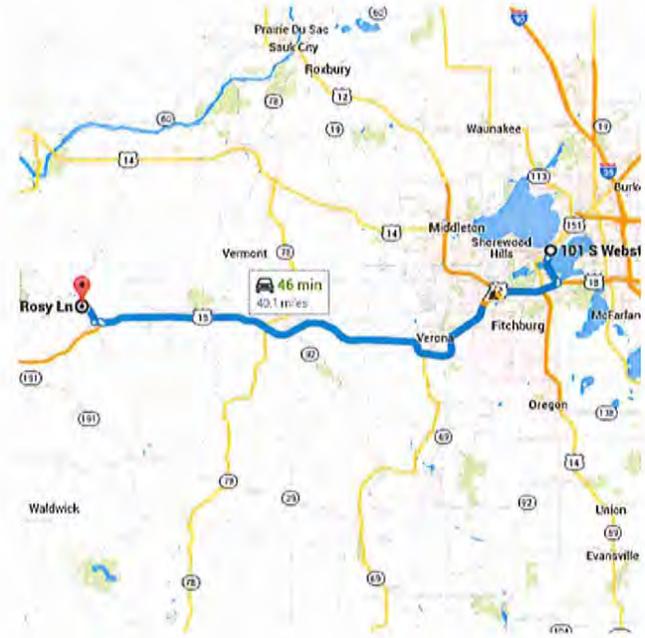


Map data ©2015 Google 0.2 mi

Continue on US-151 S/US-18 W to Ridgeway

34.7 mi / 34 min

-  7. Merge onto US-12 W/US-18 W 4.1 mi
-  8. Take exit 258 for Midvale Blvd 0.1 mi
-  9. Turn left onto US-151 S/US-18 W 30.5 mi



Take Co Hwy H/Co Rd H to Rosy Ln

2.1 mi / 4 min

-  10. Turn right onto Hi-Point Rd 0.2 mi
 -  11. Continue onto Co Rd Hhh 0.4 mi
 -  12. Turn right onto Co Hwy H/Co Rd H 1.2 mi
 -  13. Turn left onto Rosy Ln 0.3 mi
-  Destination will be on the right



 **6436 Rosy Ln**
Ridgeway, WI 53582

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.