

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 70.84 acres of land from Philip R. and Donna R. Day for \$205,500 for the Ridgeway Pine Relict State Natural Area in Iowa County. 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. 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 Day 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 Day property together with the Marclan property (115 acres) immediately adjacent on the east 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 70.84 acres of land from Philip R. and Donna R. Day for Ridgeway Pine Relict State Natural Area the in Iowa County at the price of \$205,500.

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 |

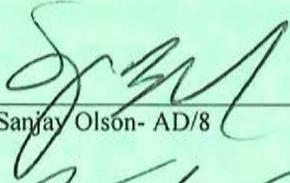
APPROVED:



Deputy Director, Bureau Facilities and Dands, Douglas J Haag - LF/6

4-30-15

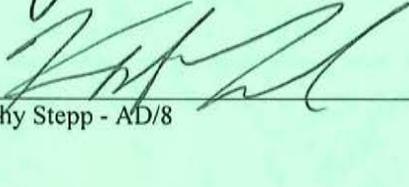
Date



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, Fitchburg

CORRESPONDENCE/MEMORANDUM

DATE: April 30, 2015 FILE REF: NA 20123
 TO: Scott Walker
 FROM: Cathy Stepp
 SUBJECT: Proposed Land Acquisition, Philip R. and Donna R. Day Tract, File # NA 20123,
 Option Expires July 30, 2015

1. PARCEL DESCRIPTION:

Ridgeway Pine Relict State Natural Area
 Iowa County

Grantor:

Philip R. and Donna R. Day
 N 69 W 29463 Riverfront Drive
 Hartland, WI 53029

Acres: 70.84

Price: \$205,500.00

Appraised Value: \$205,500.00

Interest: Fee Title Purchase

Improvements: There is a small, one-room rustic cabin connected to a camper. It is in poor condition.

Location: The property is located in Iowa County 2 miles west of Ridgeway

Land Description: The subject land is gently rolling ridgetops with steep hills to valley lands.

Covertypes Breakdown:

Type	Acreage
Upland Woodland	65.00
Grass / Pasture	5.84
Total:	70.84

Zoning: A-1 Agricultural

Present Use: Recreational

Proposed Use: As part of the Ridgeway Pine Relict State Natural Area

Tenure: The Days purchased the parcel in two pieces, 1987 and 1991.

Property Taxes: \$132.92

Option Date: April 01, 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 70.84 acres of land from Philip R. and Donna R. Day for \$205,500 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 Relict SNA.

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3. LAND MANAGEMENT:

The Day 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 Day 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. There is a small cabin on the parcel that will be removed by the Department using Stewardship program funds. The estimated cost for this work is less than \$5,000.

4. FINANCING:

State Stewardship bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$800,000.00	\$375,130.00

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

Cost to Date: \$1,952,610.72

6. APPRAISAL:

Appraiser: Michael Stone

Valuation Date: February 23, 2015

Appraised Value: \$205,500.00

Highest and Best Use: Recreational

Allocation of Values:

- a. land: 70.84 acres @ \$2,900.90 per acre: \$205,500.00
- b. market data approach used, 4 comparable sales cited
- c. adjusted value range: \$2,551.00 - \$2,975.00 per acre

Appraisal Review:

Jolene Brod

Date: 3/25/2015

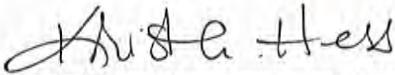
RECOMMENDED:



Douglas J Haag, Deputy Director, Bureau Facilities and Lands

5-3-15

Date



Kristin A. Hess, Bureau of Legal Services

5/5/15

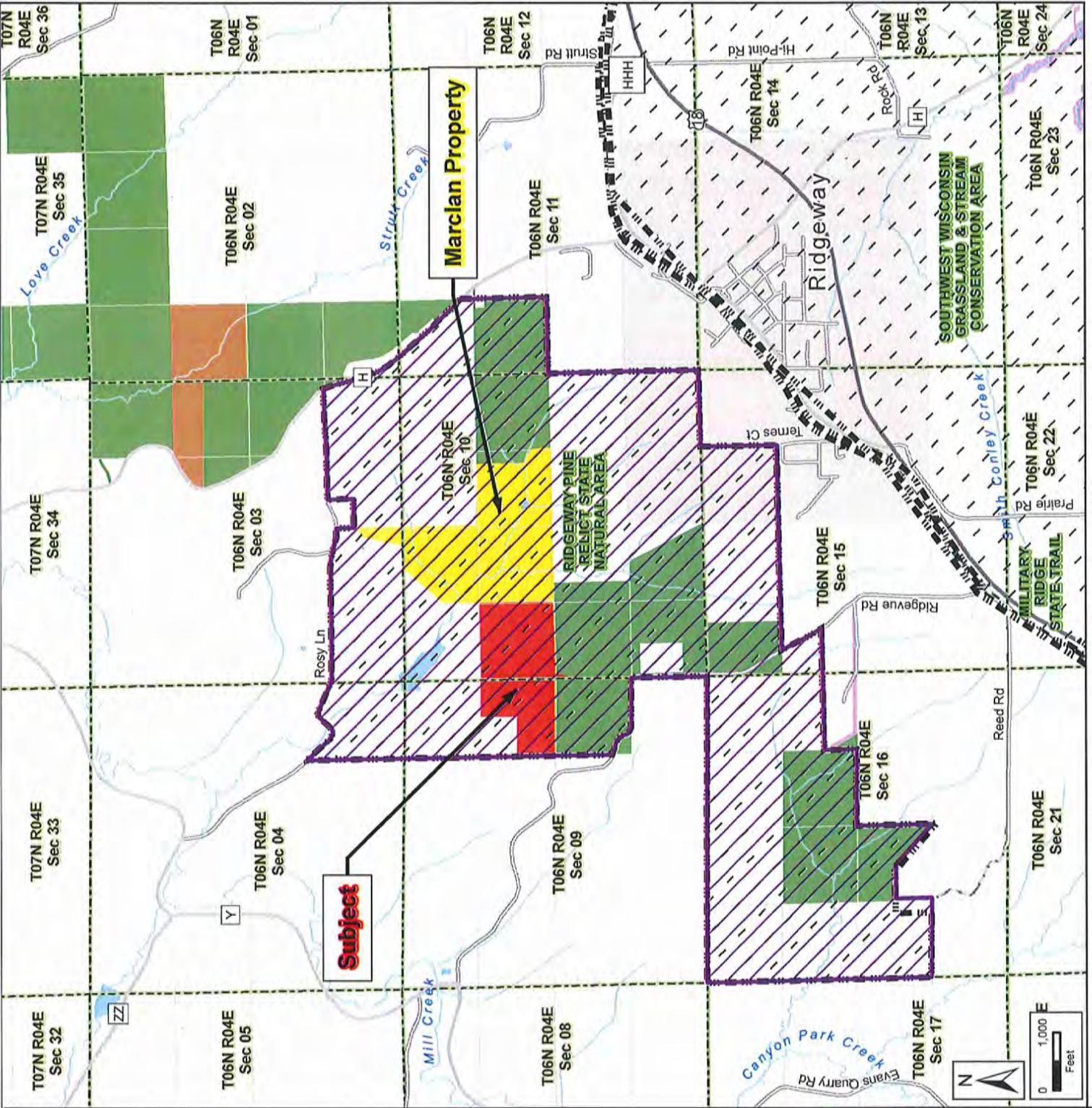
Date



Sanjay Olson, Land Division Administrator

5/6/15

Date



Philip R. & Donna R. Day - Fee
 Ridgeway Pine Relict State Natural Area
 NA-20123
 T6N R4E Sec 9/10
 Town of Ridgeway
 Iowa County

- Subject**
- Marclan Property**
- 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



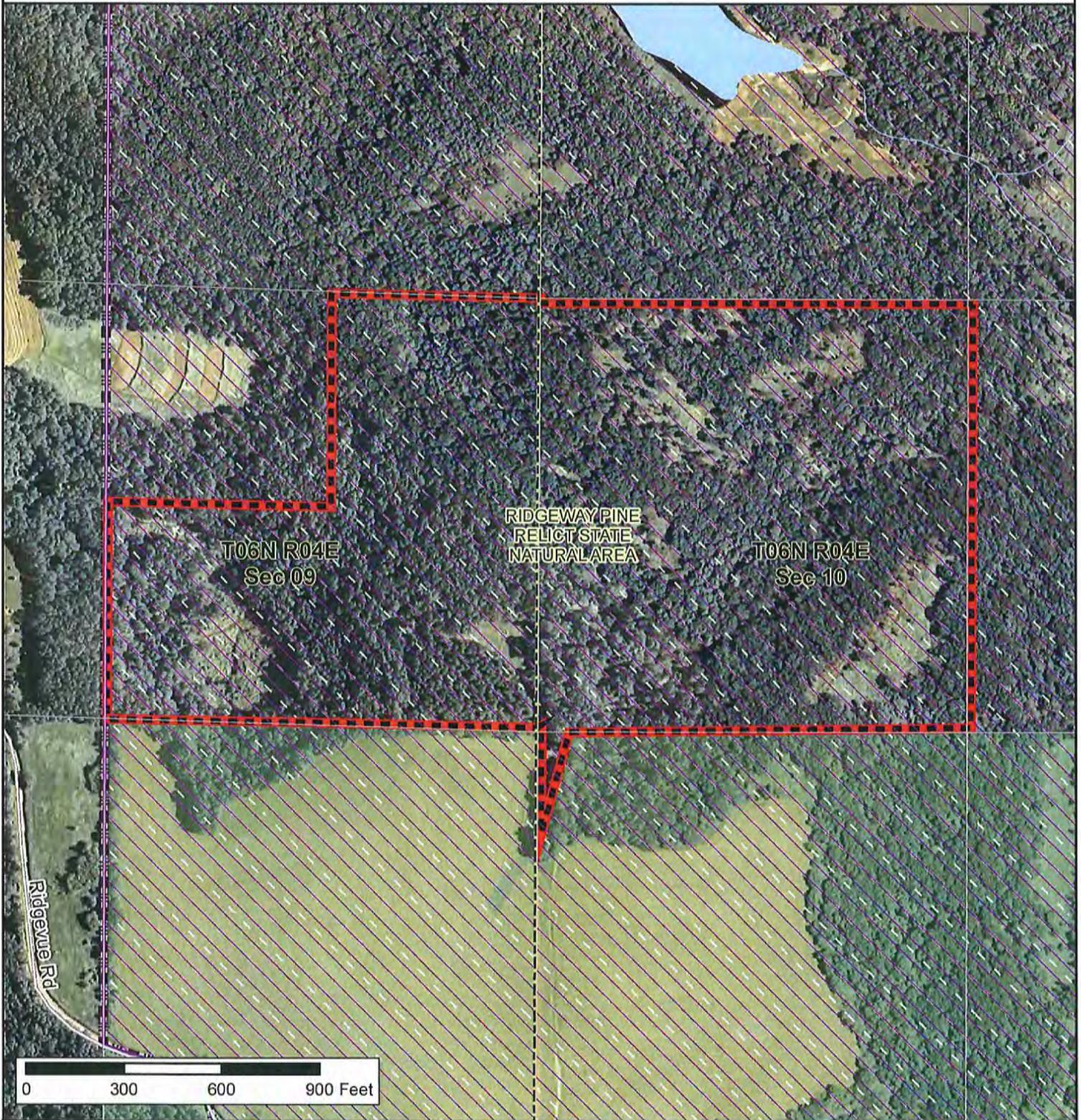
Location of Property

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

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Philip R. & Donna R. Day - Fee

T6N R4E Sec 9 & 10, Town of Ridgeway, Iowa County

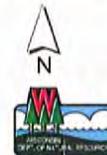


Ridgeway Pine Relict State Natural Area



Subject

- DNR Fee Title
- Project Boundary Not Subject to Act 20
- State Natural Area Project
- Section Line
- QQ Section Lines



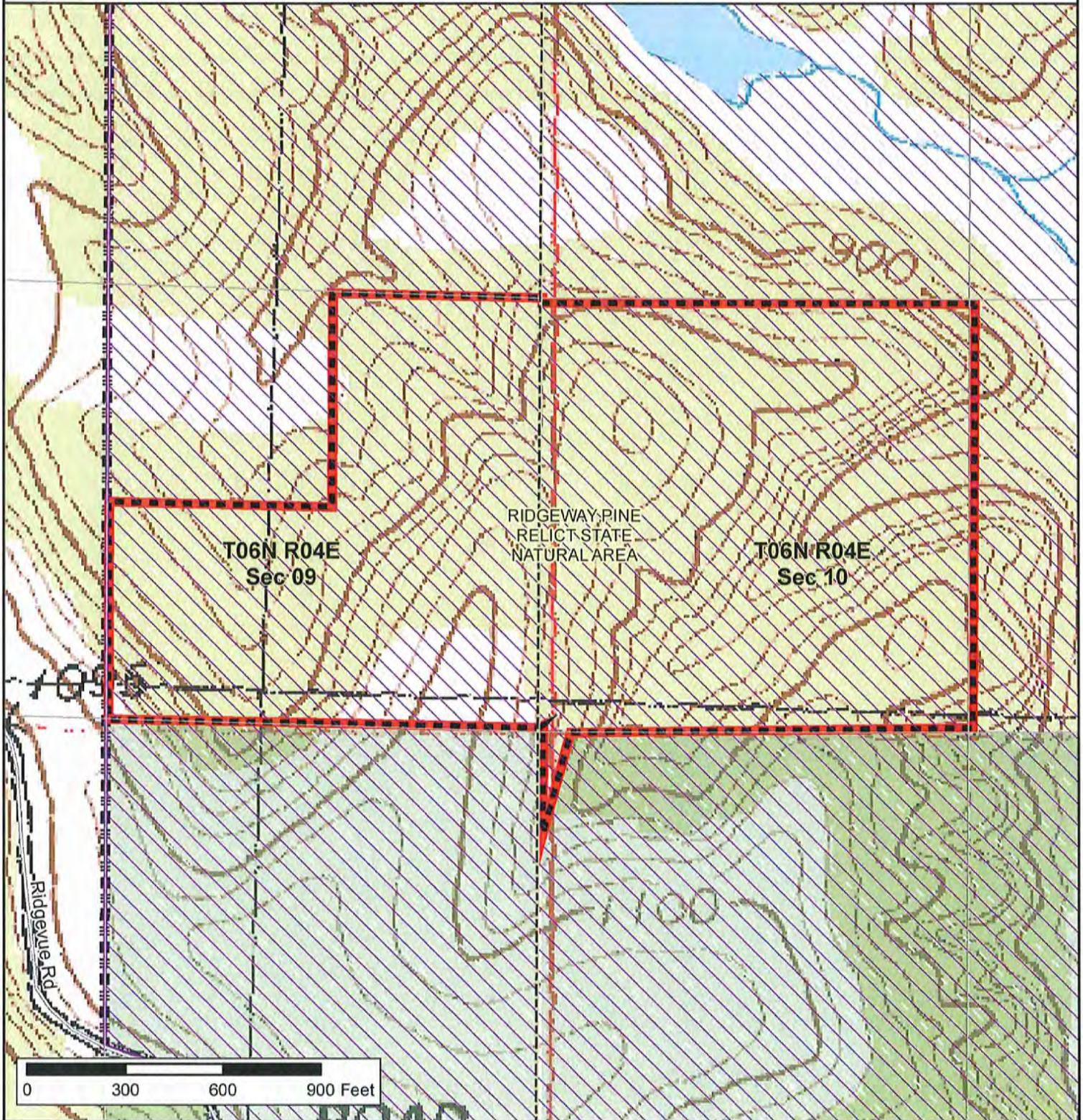
Apr 21, 2015 kmh

Real Estate Section
Bureau of Facilities and Lands

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Philip R. & Donna R. Day - Fee

T6N R4E Sec 9 & 10, Town of Ridgeway, Iowa County



Ridgeway Pine Relict State Natural Area



-  DNR Fee Title
-  Section Line
-  Project Boundary Not Subject to Act 20
-  QQ Section Lines
-  State Natural Area Project

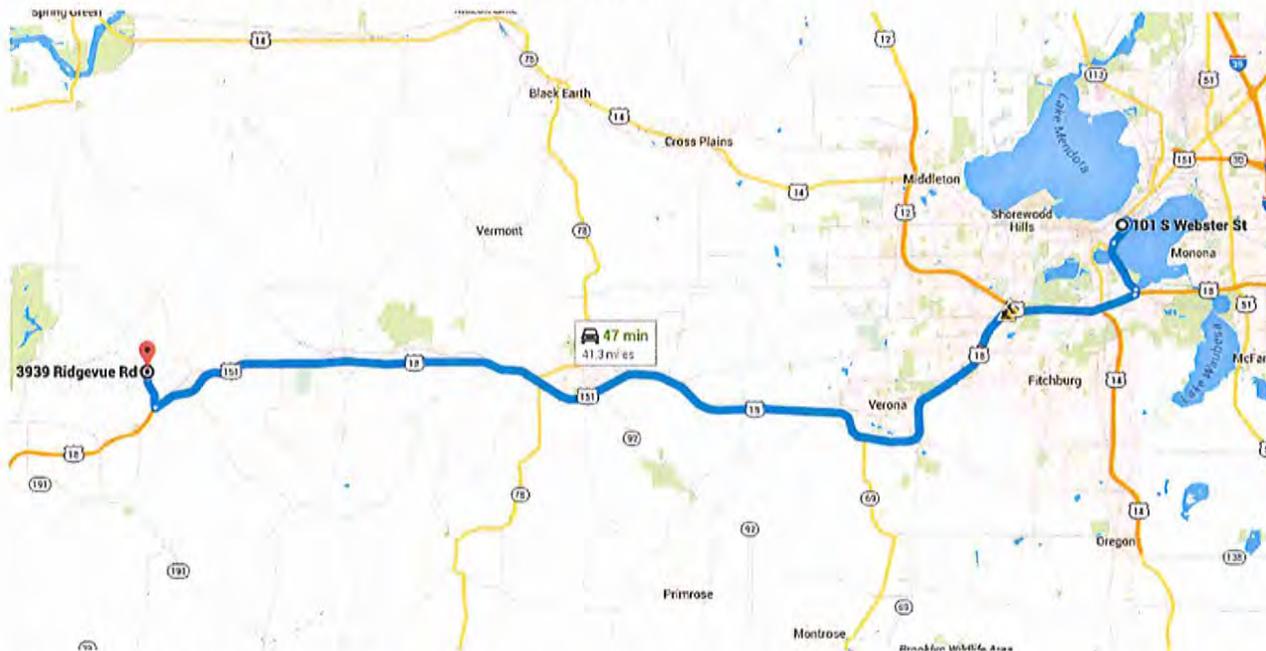


Apr 21, 2015 kmh
 Real Estate Section
 Bureau of Facilities and Lands

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Directions from 101 S Webster St to 3939 Ridgevue Rd



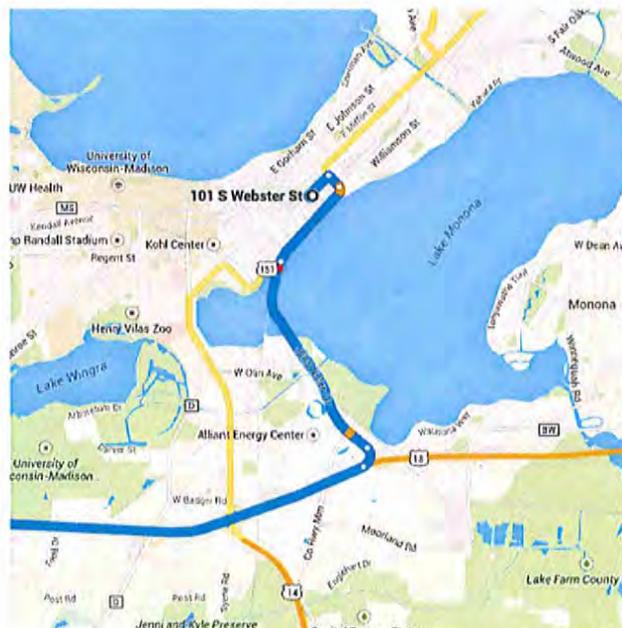
o 101 S Webster St

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

36.8 mi / 36 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 32.6 mi



Turn right onto Ridgevue Rd



 Destination will be on the right

1.3 mi / 3 min



 **3939 Ridgevue Rd**
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.