

**SUBJECT: LAND ACQUISITION – RIDGEWAY PINE RELICT STATE NATURAL AREA – IOWA COUNTY**

**FOR: AUGUST 2010 BOARD MEETING**

**TO BE PRESENTED BY:** Richard Steffes

**SUMMARY:** The Department has obtained an option to purchase 40.0 acres of land from Trudy Broek and Peter Williams for \$163,200 for the Ridgeway Pine Relict State Natural Area in Iowa County. The item is being submitted because the purchase price exceeds \$150,000.

The property is located in the Town of Ridgeway in central Iowa County within the project boundary of the Ridgeway Pines Natural Area. The property is an excellent example of what the Ridgeway Pines Natural Area landscape is known for, namely steep valley cliffs with sheer rock facings with large white and red pine forest cover and a meandering stream thread in the valley. The subject lies adjacent to department lands, which will provide access to the property. Ownership of the property will enhance the public's ability to enjoy this area while increasing the project goals.

Ridgeway Pines Natural Area was established in 1998 with the goal of protecting the pine relicts that feature eight separate sites set among 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 relict communities are unlike the northern pine forests because they contain both northern and southern plant species. Within the pine relict areas, white pine is generally more abundant than red pine, but there is good reproduction of both species. Jack pine is also present. 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 including bracken, bulblet bladder, marginal wood, and interrupted fern. Between the relicts, and surrounding them, is forested land dominated by white oak with bur and red oak, black cherry, white birch, and shagbark and bitternut hickory. Other significant features include sandstone cliffs with shaded and open plant communities, diverse spring runs, sedge meadows, and dry-mesic prairie.

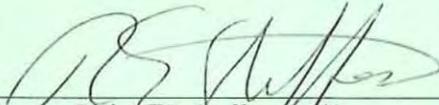
Purchase of this property will help protect the natural values of the site, allow for natural area management, consolidate state ownership, provide opportunities for research, public education and recreation, and protect the site from development incompatible with the goals of the natural area program.

**RECOMMENDATION:** That the Board approve the purchase of 40 acres for \$163,200 for Ridgeway Pine Relict State Natural Area.

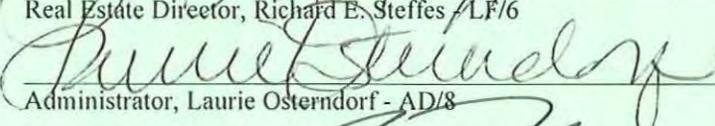
**LIST OF ATTACHED MATERIALS:**

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

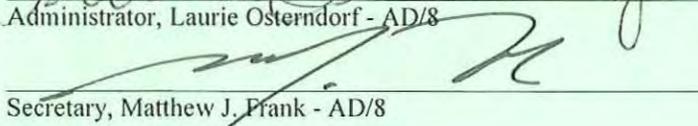
**APPROVED:**

  
Real Estate Director, Richard E. Steffes - LF/6

Date 7-12-10

  
Administrator, Laurie Osterdorf - AD/8

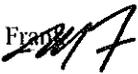
Date 7/23/10

  
Secretary, Matthew J. Frank - AD/8

Date 7-29-10

- |                      |                          |
|----------------------|--------------------------|
| cc: S. Miller – LF/6 | K. Warnke – ER/6         |
| R. Steffes – LF/6    | L. Eagan – SCR/Fitchburg |
| L. Ross – AD/8       |                          |

## CORRESPONDENCE/MEMORANDUM

DATE: July 12, 2010 FILE REF: NA 20051  
 TO: Governor Doyle  
 FROM: Matthew J. Frank   
 SUBJECT: Proposed Land Acquisition, Broek and Williams Tract, File NA 20051,  
 Option Expires September 13, 2010

1. PARCEL DESCRIPTION:

Ridgeway Pine Relict State Natural Area  
 Iowa County

Grantor:

Trudy Broek and Peter Williams  
 6029 Reed Road  
 Ridgeway, WI 53358

Acres: 40.0Price: \$163,200.00Appraised Value: \$163,200.00Interest: Fee Title PurchaseImprovements: NoneLocation: The property is located in Iowa County about one mile north of Ridgeway in the Town of Ridgeway.Land Description: The subject land is rolling with steep wooded hillsides.

<u>Covertime Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	40.0

Zoning: AgriculturePresent Use: RecreationProposed Use: resource protection and public recreationTenure: 18 yearsProperty Taxes: \$6,757Option Date: June 15, 2010Stewardship 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 has obtained an option on the 40-acre Broek and Williams property in Ridgeway Township in central Iowa County. This land is within the project boundary of the Ridgeway Pines Natural Area. The property is an excellent example of what the Ridgeway Pines Natural Area landscape is known for, namely steep valley cliffs with sheer rock facings with large white and red pine forest cover and a meandering stream thread in the valley. The subject lies adjacent to department lands to the east and south, which will provide access to the property. Ownership of the property will enhance the public's ability to enjoy this area while increasing the project goals.

Ridgeway Pines Natural Area was established in 1998 with the goal of protecting the pine relicts that feature eight separate sites set among 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 relict communities are unlike the northern pine forests because they contain both northern and southern plant species. Within the pine relict areas, white pine is generally more abundant than red pine, but there is good reproduction of both species. Jack pine is also present. 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 including bracken, bulblet bladder, marginal wood, and interrupted fern. Between the relicts and surrounding them is forested land dominated by white oak with bur and red oak, black cherry, white birch, and shagbark and bitternut hickory. Other significant features include sandstone cliffs with shaded and open plant communities, diverse spring runs, sedge meadows, and dry-mesic prairie.

The Department recommends purchase of this property to protect the natural values of the site, allow for natural area management, consolidate state ownership, provide opportunities for research, public education, and recreation, and protect the site from development incompatible with the goals of the natural area program.

3. FINANCING:

State Stewardship (FY 11) bond funds are anticipated:

Funds allotted to program:	Balance after proposed transaction:
\$50,000,000	\$22,813,113

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

Established: 1997  
Acres Purchased to Date: 335.30  
Acquisition Goal: 1,510.0 Acres  
Percent Complete: 22.21%  
Cost to Date: \$894,129.81

5. APPRAISAL:

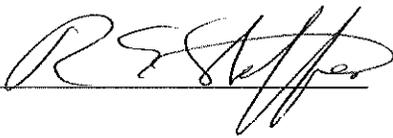
Appraiser: Mark Mitchell  
Valuation Date: April 7, 2009  
Appraised Value: \$163,200.00  
Highest and Best Use: Recreation

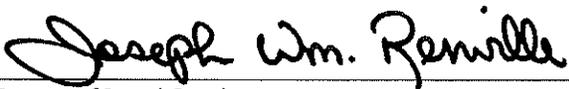
Allocation of Values:

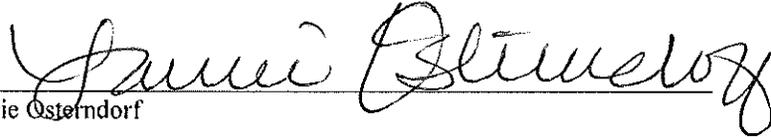
- a. land: 40.0 acres @ \$4,080.00 per acre: \$163,200.00
- b. market data approach used, three comparable sales cited
- c. adjusted value range: \$3,233 to \$4,080 per acre

Appraisal Review: Paul Scott - June 1, 2010

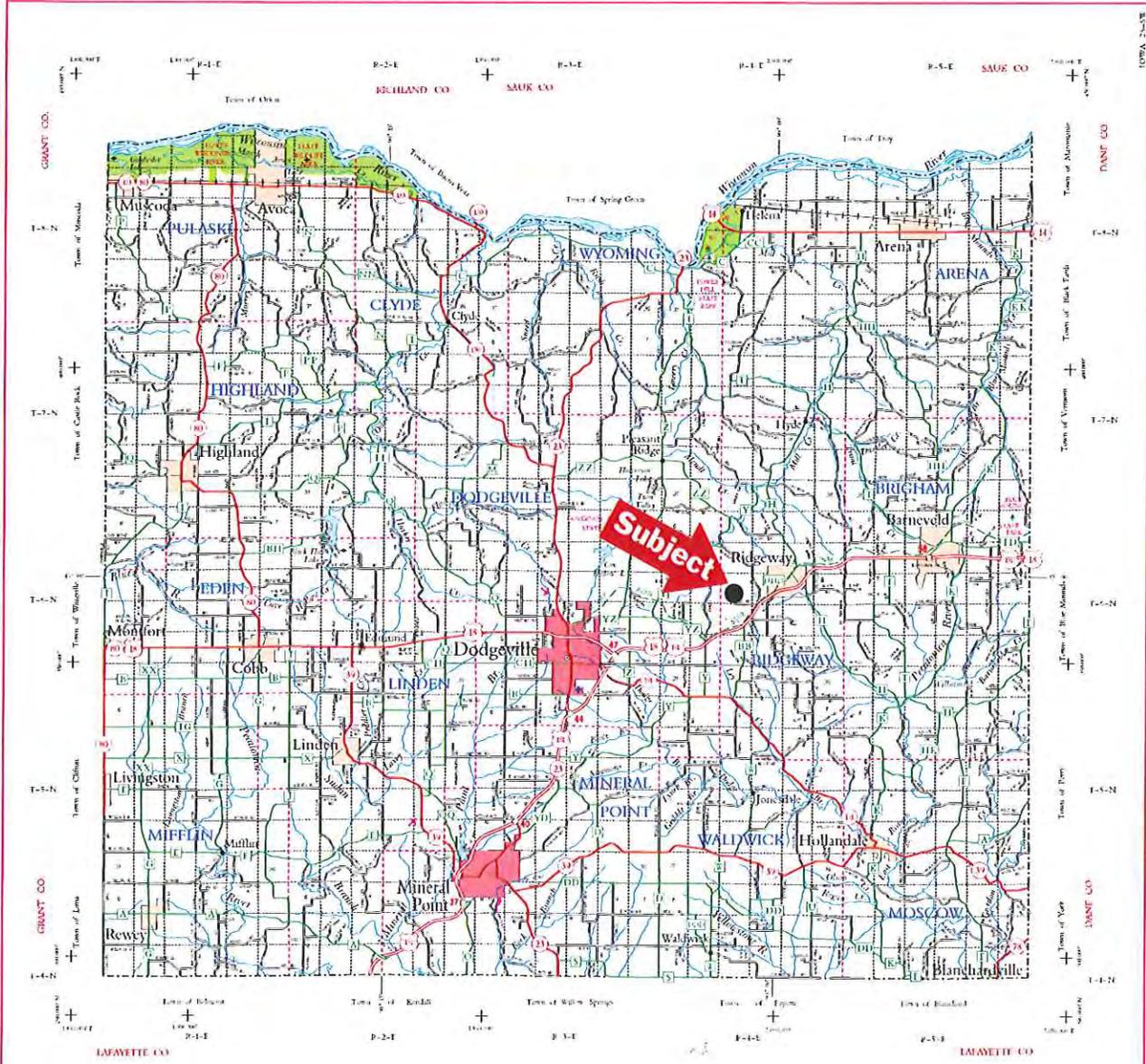
RECOMMENDED:

Richard E. Steffes  7-12-10  
Date

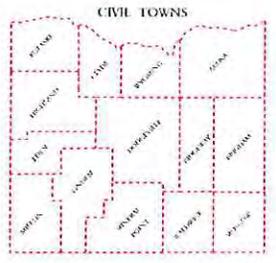
Bureau of Legal Services  7-23-10  
Date

Laurie Osterndorf  7/23/10  
Date

RES:dv



- LEGEND**
- City
  - Subdiv. District
  - U.S. or State Hwy.
  - County Road Hwy.
  - Local Road
  - Trails
  - Railroad
  - State Trail
  - Interchange
  - Highway Suspension
  - Intersecting Highway
  - U.S. Highway No.
  - State Highway No.
  - County Highway Letter
  - State Boundary
  - County Boundary
  - City Limits Boundary
  - Section Line
  - Post Office
  - Hospital
  - School
  - Airport
  - County Seat
  - Unincorporated Village
  - Trunk Highway
  - Gasoline
  - Electric
  - Public Electric Light Co.
  - Public Camp & Park Co.
  - Range Station
  - State Park
  - County Park
  - Wilderness
  - State Forest
  - State Game Preserve
  - Wilderness Area
  - Wilderness Area
  - Wilderness Area



**SECTION NUMBERING**  
AS A REFERENCE

6	5	4	3	2	1
12	11	10	9	8	7
18	17	16	15	14	13
24	23	22	21	20	19
30	29	28	27	26	25
36	35	34	33	32	31

**MILES OF HIGHWAY**  
AS OF 4-30-66

STATE	45
U.S. HWYS	75
COUNTY HWYS	18
Local & Other County	70 and 1/2
Public & State	27 1/2
County	42 1/2



**IOWA CO.**  
DEPARTMENT OF TRANSPORTATION  
STATE ENGINE BUREAU  
DESIGN DIVISION

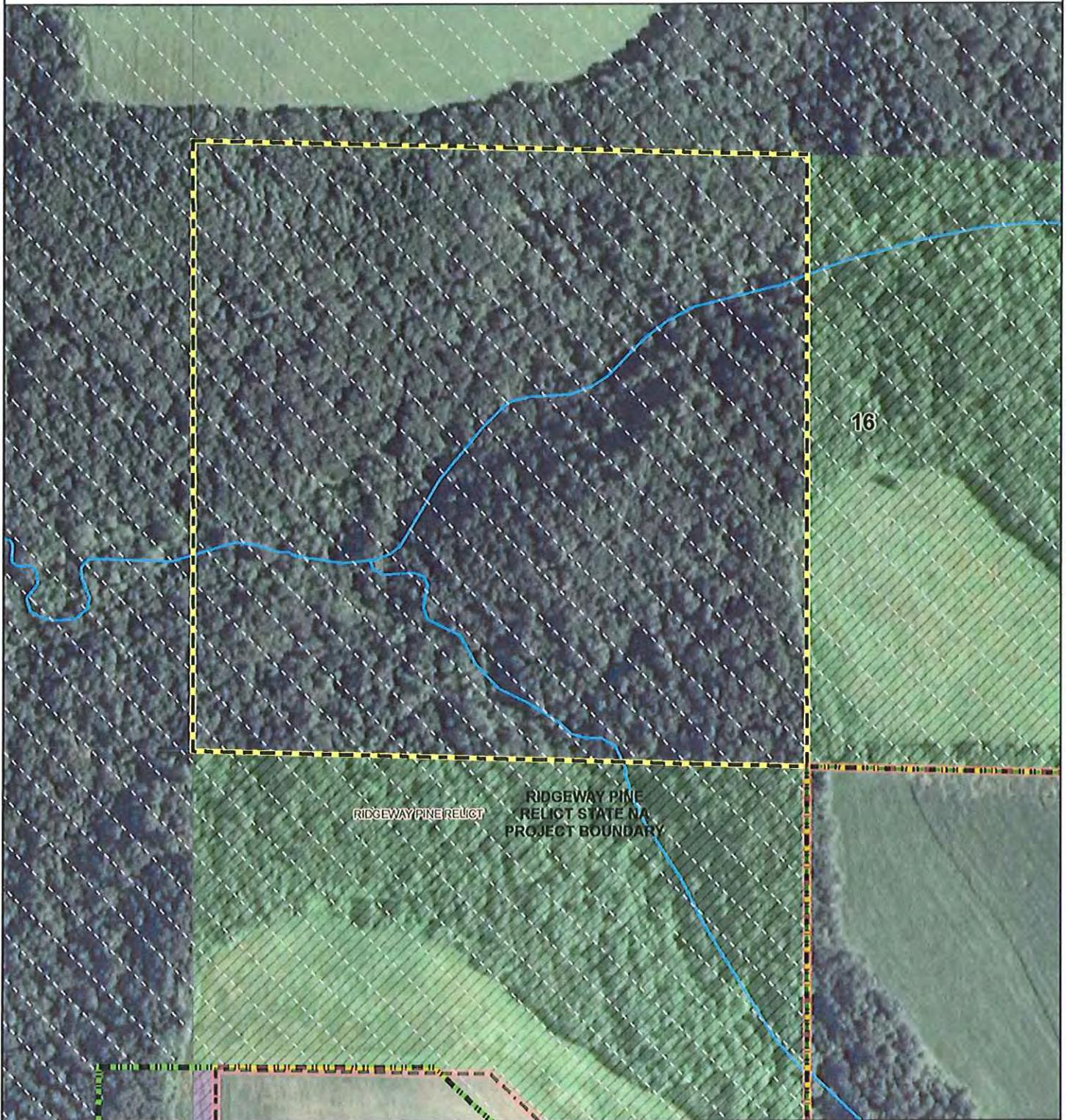
SCALE: 1" = 1 MILE  
1" = 1/2 MILE  
1" = 1/4 MILE

DATE: 4-30-66  
BY: [Signature]

For boundaries of public property and other property please contact the Department of Natural Resources.  
+ God used on the site plan overlaid upon work done on the R.M.S. 31

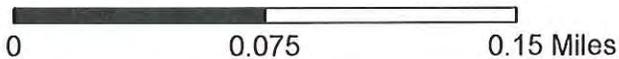
# Trudy Brock Parcel

T6N R4E Section 16, Town of Ridgeway, Iowa County, WI (40.00 Acres)



## Legend

- - - PLSS Section Line
- PLSS Quarter-Quarter
- DNR Project Boundary
- County Boundary
- DNR Eased
- DNR Owned



## Subject Property

NA 20051

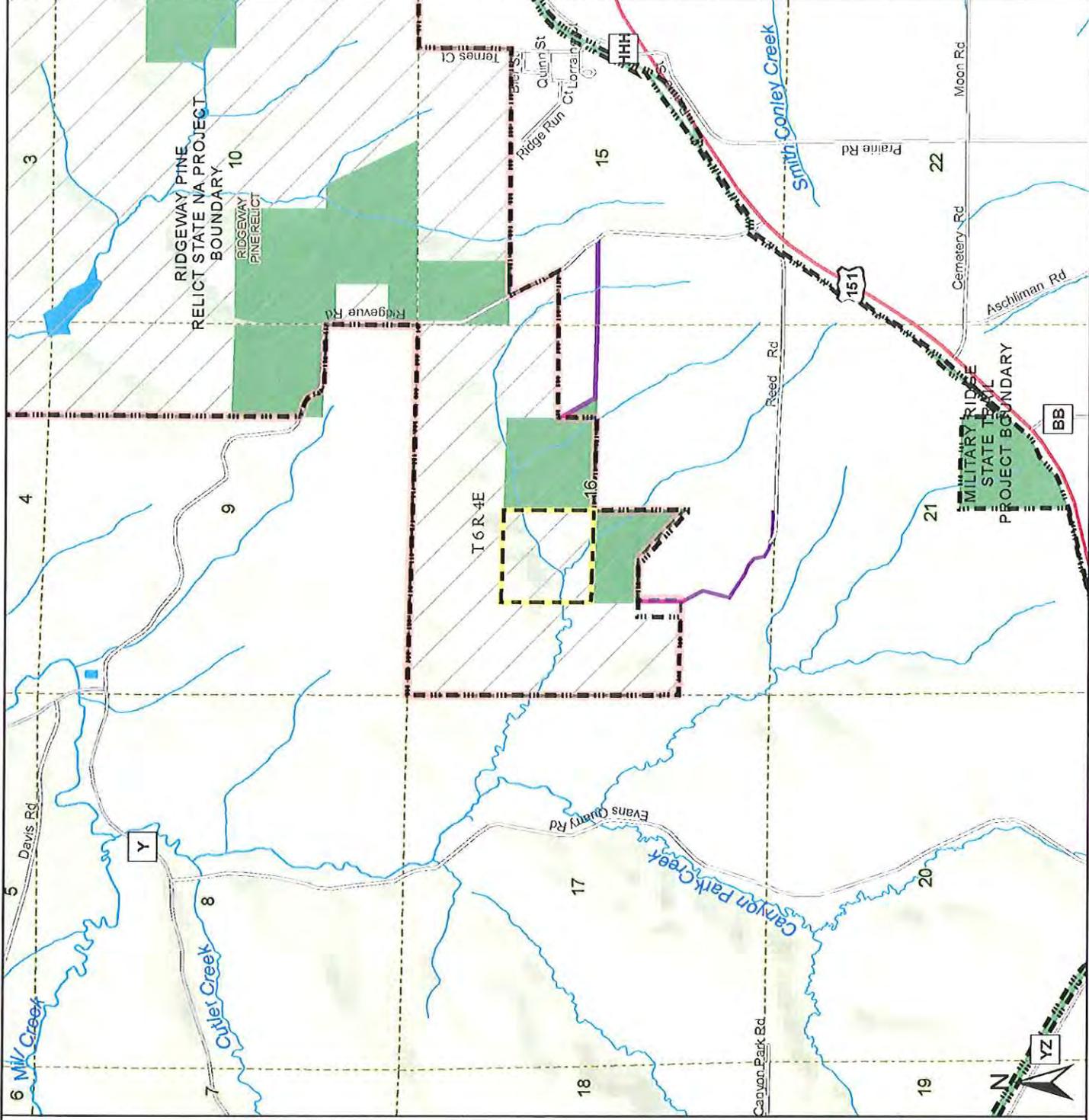
Ridgeway Pine Relict State Natural Area

- Fee Simple
- Easement
- Ingress/Egress

State of Wisconsin

July 10, 2010  
Real Estate Section  
Bureau of Facilities and Lands

Use Advisory: Neither the Wisconsin Department of Natural Resources (DNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained herein and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, or reliability of any information. The DNR provides mapped information on an "as is" basis. The DNR has made reasonable efforts to provide accurate information, but cannot exclude the possibility of errors or omissions in source information. There is no guarantee the parcel boundaries are defined by a survey. The map user is expected to exercise reasonable use of the map information.



**Trudy Brock Parcel**  
NA 20051

Ridgeway Pine Relict State Natural Area  
T6N R4E Section 16  
Town of Ridgeway  
Iowa County, WI  
(40.00 Acres)

- Subject Property**
- Fee Simple
  - Easement
  - Ingress/Egress

**Legend**

- DNR Project Boundary
- State Natural Area
- PLSS Section Line
- County Boundary
- DNR Owned
- DNR Easement



The DNR Managed Lands represent the boundaries of lands managed by the Wisconsin Department of Natural Resources. The Wisconsin DNR manages these lands through ownership, easement or lease rights. This dataset is a spatial representation of the Oracle Land Records System maintained by the DNR, Bureau of Facilities and Lands (LF), and may include errors and/or omissions. The data should not be reprocessed as a spatial representation of legal ownership boundaries. This data set does not reflect all DNR land ownership boundaries. This data set does not reflect all DNR land ownership boundaries. This data set does not reflect all DNR land ownership boundaries. This data set does not reflect all DNR land ownership boundaries. For information about the actual management, including public use and public access of the lands, contact the nearest DNR Regional Office. Contacted information for DNR Regional Offices and Service Centers is provided on the following internet site: <http://www.dnr.state.wi.us/org/lae/csl/servicecenters/locations.htm>. Updates to this data set are ongoing, and will be incorporated into future versions when available.