

# State of Wisconsin

SENATE CHAIR  
**Alberta Darling**

317 East, State Capitol  
P.O. Box 7882  
Madison, WI 53707-7882  
Phone: (608) 266-5830



ASSEMBLY CHAIR  
**John Nygren**

309 East, State Capitol  
P.O. Box 8593  
Madison, WI 53708-8953  
Phone: (608) 266-2343

## Joint Committee on Finance

### MEMORANDUM

To: Members  
Joint Committee on Finance

From: Senator Alberta Darling  
Representative John Nygren

Date: June 11, 2015

Re: 14-Day Passive Review Approval – DNR

Pursuant to s. 23.0917(6m), Stats., attached is a 14-day passive review request from the Department of Natural Resources, received on June 11, 2015.

Please review the material and notify **Senator Darling** or **Representative Nygren** no later than **Tuesday, June 30, 2015**, if you have any concerns about the request or if you would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

Attachments

AD:JN:jm

**State of Wisconsin**  
**DEPARTMENT OF NATURAL RESOURCES**  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



**JUN 08 2015**

The Honorable Alberta Darling  
Committee on Joint Finance  
317 East, State Capitol  
Madison, WI 53701

The Honorable John Nygren, Co-Chair  
Committee of Joint Finance  
309 East, State Capitol  
Madison, WI 53701

Dear Senator Darling and Representative Nygren:

Pursuant to §23.0917(6m), Wis. Stats., the Department is notifying you as co-chairs of the Committee on Joint Finance of the proposed land acquisition from Marclan, Inc. using funds from the Knowles-Nelson Stewardship Program.

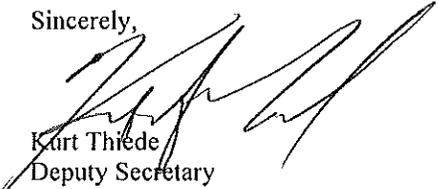
The purchase price of the land is \$305,800.00 for 115.71 acres to be funded by the Knowles-Nelson Stewardship program. Miscellaneous fees associated with the transaction are estimated at \$9589.40. The payment in lieu of taxes is estimated at \$3334.98 per year.

The transaction was approved at the May 2015 Natural Resources Board meeting. I have attached the materials that were presented to the Board.

As provided in §23.0917(6m), if the Department does not receive notification of the scheduling of a hearing from either of the JFC co-chairpersons within 14 working days from today, the Department will forward the proposal to the Governor for his consideration. If there are questions about the proposal, please contact Douglas Haag at 608-266-2136.

Thank you for this consideration.

Sincerely,

  
Kurt Thiede  
Deputy Secretary

Attachment

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

**R:** 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.

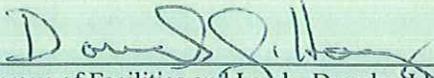
The Marclan property together with the Day property (71 acres) immediately adjacent on the west will add an additional 186 acres to the Ridgeway Pine Relict and create a 550 acre block of much improved publically accessible land near Madison. The properties will provide excellent deer, turkey, squirrel 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.

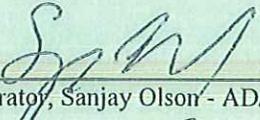
**LIST OF ATTACHED MATERIALS:**

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

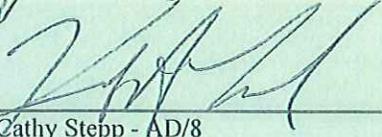
APPROVED:

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

4-29-15  
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 - 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



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.

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.

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

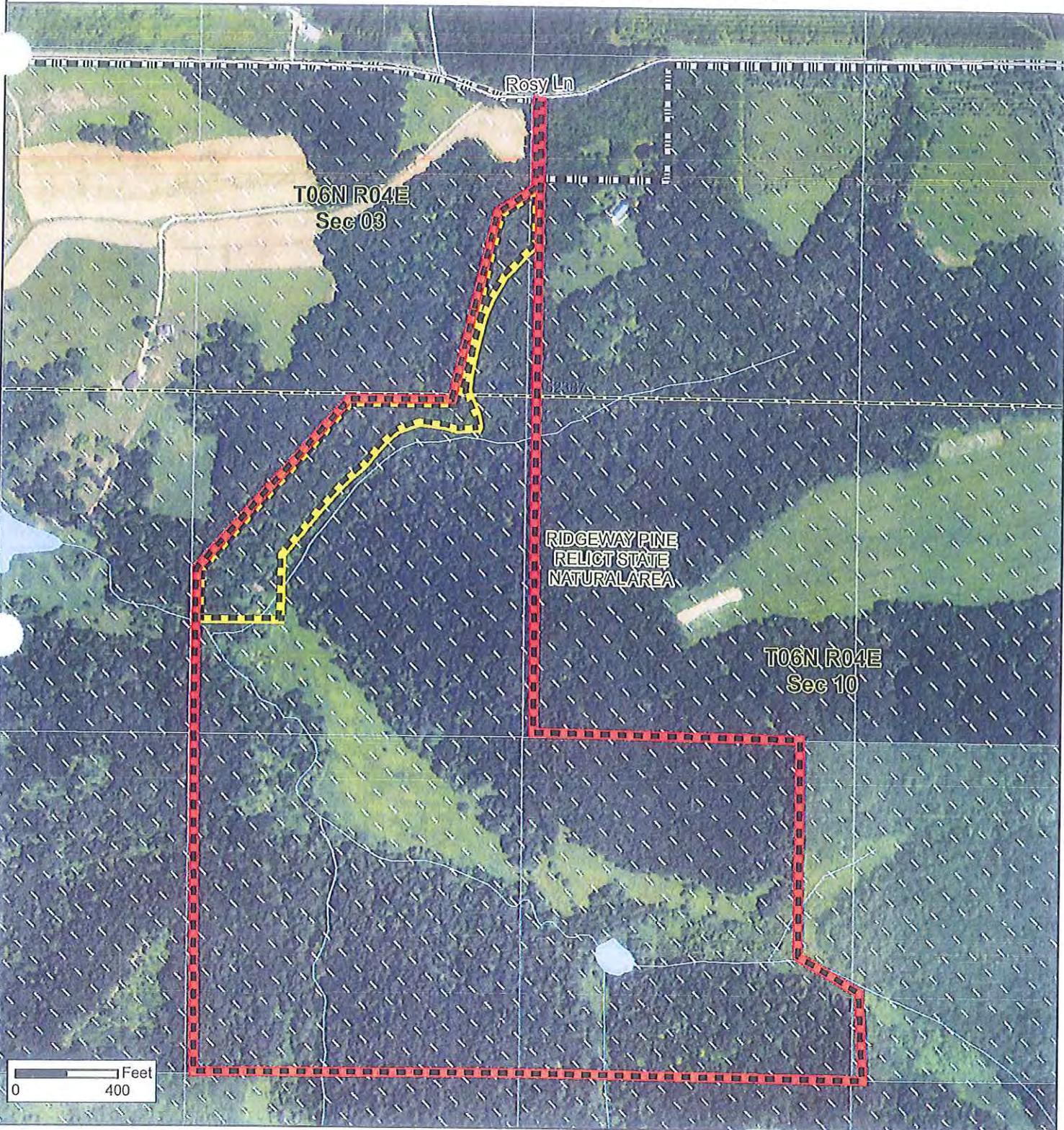
5/6/15

Date



# Marclan, Inc.- Fee

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



## Ridgeway Pine Relict State Natural Area



Subject

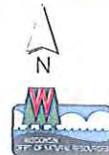
DNR Fee Title

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

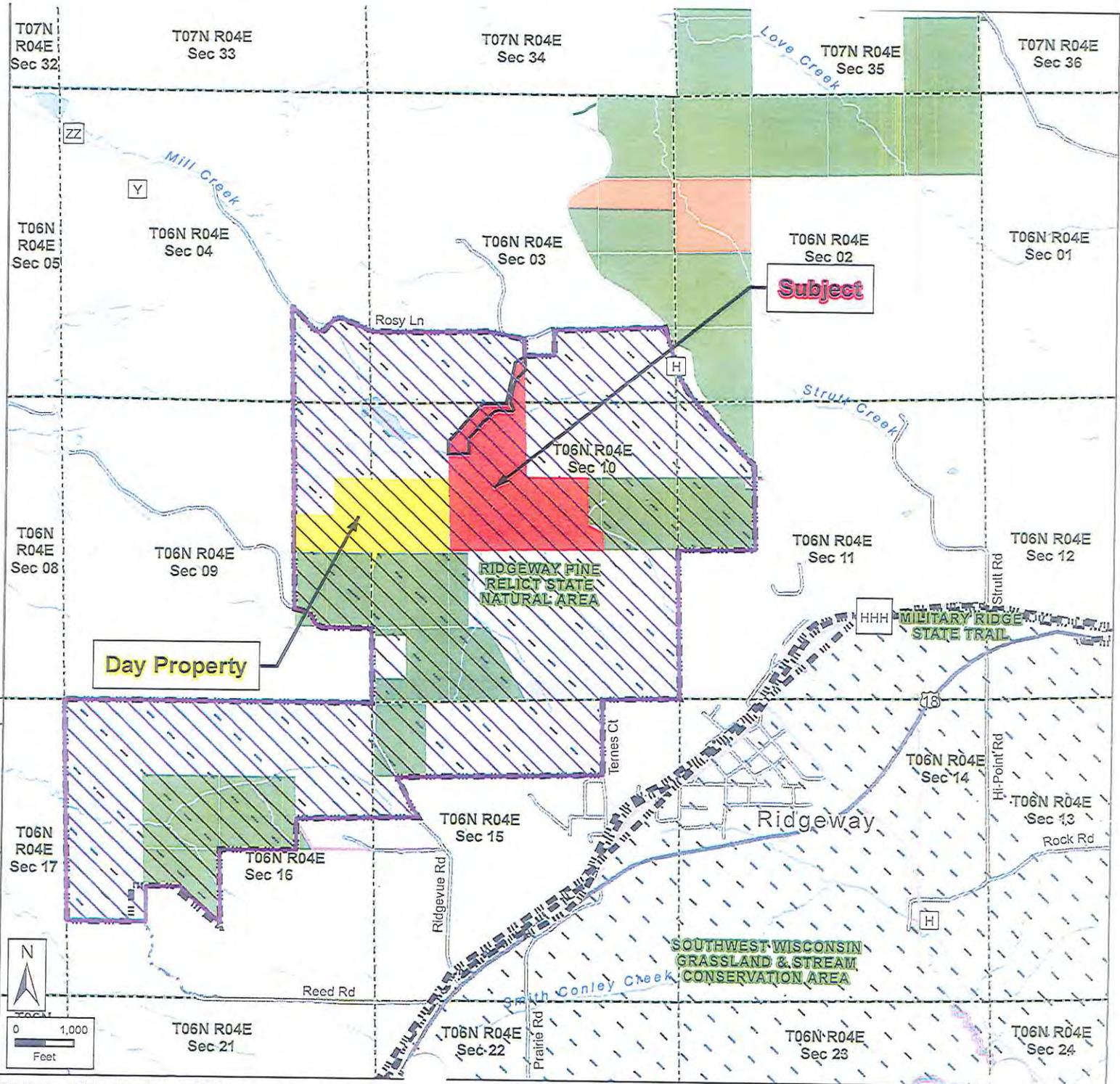
## Regional View



★ Location of Property

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES**  
 Bureau of Facilities of Lands  
 Modified: Apr 30, 2015 ark

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