

Overview of 7/11/25 Land Protection Visit

Ed and Pam Quinn Property
815 Bradley Drive, T/Hudson, St. Croix County, WI
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Overview

Ed Quinn and Evanne Hunt were present for the visit. The property consists of 4.2 acres (parcel in data viewer is 3.98, likely 4.2 less ROWs) acres between Bradley Drive and Badlands Road. The prospective easement would likely be about 3.5 acres, which includes about an acre of dry-mesic to dry, sandy prairie, with the remainder recovering in the wake of tree and brush removal. Most notable are WI-endangered dotted blazingstar (*Liatris punctata*, good population) and WI Special concern pale beardtongue (*Penstemon pallidus*). Other species include hoary puccoon (*Lithospermum canescens*), porcupine grass (*Hesperostipa spartea*), false toadflax (*Comandra umbellata*), large-flowered beardtongue (*Penstemon grandiflorus*), plains frostweed (*Crocantemum bicknellii*), cream gentian (*Gentiana alba*), and lead plant (*Amorpha canescens*). A list compiled by the owners is attached below for reference. Additional species observed during the visit are stiff sunflower (*Helianthus pauciflorus*), Schweinitz's flatsedge (*Cyperus schweinitzii*), Great Plains flatsedge (*Cyperus lupulinus*), parasol sedge (*Carex umbellata*), prairie pinweed (*Lechea stricta*), and starved panic grass (*Dichanthelium depauperatum*...probably, no spikelets remained). This site was historically open prairie (section corners and quarter sections marked with posts and mounds in this area). Presently, there are some scattered groups of trees, and leafy spurge (*Euphorbia virgata*) and crown vetch (*Securigera varia*) are present near Badlands Road.



Above: Property location in St. Croix County and **Right:** property outline. Note that the air photo does not show recent woody removal that has occurred in the southwest part of the property.



Above Left: General view of prairie (unit 2, near Badlands Road) with rough blazingstar (*Liatris aspera*) in bloom. **Above Right:** Dotted blazingstar in the foreground (also in unit 2, near Badlands Road). **Left:** Pale beardtongue. All photographs from Ed Quinn.

Ranking Criteria

The score sheet is attached below. The score is 66, which is beneath the 70-point threshold used in our guidance. This is mainly because the property and prospective easement are small, and because the project wasn't given credit for being fully funded (I awarded 6 out of ten for the easement being donated and likelihood of heavy landowner involvement in near-term). If the landowners could provide full endowments for legal defense, monitoring, and management, it would score 71. These estimates are rough, but the legal defense and monitoring endowment would likely require a little over \$20,000. Management is even more difficult to estimate. If

there is volunteer capacity to do almost all management, costs would be rather low on an annual basis and a management endowment around \$25,000 would be a good goal. Other considerations here are that the owners may continue to manage the property for a period of time, Ed Quinn would likely be able to lead burns on the property in the near-term, and while there are some problems with invasive and woody species, those problems are tractable given the property size. This all may mean that a full management endowment may not need to be in place at the outset, because initial expenses would be low, or a little less may be adequate if more heavy lifting (much heavy lifting has already been done) is done over the next several years.

I would advise that if the Chapter has interest and believes that it can build the volunteer capacity needed to take care of the property when an ownership change occurs, it would be worthwhile to start a discussion about endowments with the owners. Pines in the far SE were excluded in a map Ed shared with me, but I think we would want to include that area, because eventually removing (or at least limbing up) those pines would improve the remnant prairie immediately to their north by reducing shading and increasing air movement.

Plant list for 815 Bradley Drive, Hudson, WI 54016, from Ed and Pam Quinn with a few additions from D. Carter visit.	
Common Name	Scientific Name
Boxelder	<i>Acer negundo</i>
Yarrow	<i>Achillea millefolium</i>
Common ragweed	<i>Ambrosia artemisiifolia</i>
Lead plant	<i>Amorpha canescens</i>
Big Bluestem	<i>Andropogon gerardii</i>
Spreading dogbane	<i>Apocynum androsaemifolium</i>
Burdock*	<i>Arctium minus</i>
Field Wormwood	<i>Artemisia campestris</i>
Common milkweed	<i>Asclepias syriaca</i>
Butterfly weed	<i>Asclepias tuberosa</i>
Whorled milkweed	<i>Asclepias verticillata</i>
Wild asparagus	<i>Asparagus acutifolius</i>
Baptisia sp	<i>Baptisia</i>
Sideoats gramma grass	<i>Bouteloua curtipendula</i>
Smooth brome	<i>Bromus inermis</i>
Harebell	<i>Campanula rotundifolia</i>
Nodding Thistle*	<i>Carduus natans</i>
Spreading oval sedge	<i>Carex normalis</i>
Parasol Sedge	<i>Carex umbellata</i>
Oxeye daisy*	<i>Chrysanthemum leucanthemum</i>
Bastard toadflax	<i>Comandra umbellata</i>
Gray dogwood	<i>Cornus racemosa</i>
Crown vetch*	<i>Coronilla varia</i>
American hazelnut	<i>Corylus americana</i>
Hawthorn	<i>Crataegus spp.</i>
White prairie clover	<i>Dalea candida</i>

Great Plains flatsedge	<i>Cyperus lupulinus</i>
Schweinitz's flatsedge	<i>Cyperus schweinitzii</i>
Purple prairie clover	<i>Dalea purpurea</i>
Queen Anne's lace*	<i>Daucus carota</i>
Starved panic-grass (probably)	<i>Dichanthelium depauperatum</i>
Scribner's panic-grass	<i>Dichanthelium oligosanthes</i>
Showy tick-trefoil	<i>Desmodium canadense</i>
Prairie/Daisy fleabane	<i>Erigeron strigosus</i>
Flowering spurge	<i>Euphorbia corollata</i>
Leafy spurge*	<i>Euphorbia esula</i>
Green ash	<i>Fraxinus pennsylvanica</i>
Northern Bedstraw	<i>Galium boreale</i>
Cream/Pale Gentian	<i>Gentiana alba</i>
Yellow Avens	<i>Geum aleppicum</i>
White Avens	<i>Geum canadense</i>
Prairie Smoke	<i>Geum triflorum</i>
Frostweed	<i>Helianthemum canadense</i>
Stiff Sunflower	<i>Helianthus pauciflorus</i>
False Sunflower	<i>Heliopsis helianthoides</i>
Red cedar	<i>Juniperus virginiana</i>
Prairie pinweed	<i>Lechea stricta</i>
Rough Blazing star	<i>Liatris aspera</i>
Dotted Blazing Star	<i>Liatris punctata var. nebraskana</i>
Hoary puccoon	<i>Lithospermum canescens.</i>
Pale spike lobelia	<i>Lobelia spicata</i>
Birdsfoot trefoil*	<i>Lotus corniculatus</i>
Lupine* (likely western)	<i>Lupinus sp.</i>

Alfalfa*	<i>Medicago sativa</i>
Wild bergamot	<i>Monarda fistulosa</i>
Spotted beebalm	<i>Monarda punctata</i> <i>ssp. Villicaulis</i>
Large-flowered penstemon	<i>Penstemon grandiflorus</i>
Pale beardtongue	<i>Penstemon pallidus</i>
Reed canary grass*	<i>Phalaris arundinacea</i>
Virginia ground cherry	<i>Physalis virginiana</i>
Pines red, scotch	<i>Pinus</i>
White Pine	<i>Pinus strobus</i>
Rough-fruited cinquefoil*	<i>Potentilla recta</i>
Black cherry	<i>Prunus serotina</i>
Northern pin oak	<i>Quercus ellipsoidalis</i>
Bur oak	<i>Quercus macrocarpa</i>
Northern red oak?	<i>Quercus rubra</i>
Gray-headed coneflower	<i>Ratibida pinnata</i>
Common buckthorn*	<i>Rhamnus cathartica</i>
Smooth sumac	<i>Rhus glabra</i>
Poison ivy	<i>Rhus radicans</i>
	<i>Ribes</i>
Missouri gooseberry	<i>Ribes missouriense</i>
Prairie rose	<i>Rosa arkansana</i>
Blackberry/raspberry	<i>Rubus spp.</i>

Black-eyed Susan	<i>Rudbeckia hirta</i>
Bouncing bet*	<i>Saponaria officinalis</i>
Little bluestem	<i>Schizachyrium scoparium</i>
Tumble mustard*	<i>Sisymbrium altissimum</i>
Prairie Blue-eyed Grass	<i>Sisyrinchium campestre</i>
Early goldenrod	<i>Solidago juncea</i>
Missouri goldenrod	<i>Solidago missouriense</i>
Stiff goldenrod	<i>Solidago rigida</i>
Showy goldenrod	<i>Solidago speciosa</i>
Elm-leaved Goldenrod	<i>Solidago ulmifolia</i>
Indian grass	<i>Sorghastrum nutans</i>
Porcupine grass	<i>Stipa spartea</i>
Ohio spiderwort	<i>Tradescantia ohioensis</i>
Salsify*	<i>Tragapogon praetensis</i>
American elm	<i>Ulmus americana</i>
Blue vervain	<i>Verbena hastata</i>
Hoary vervain	<i>Verbena stricta</i>
Nannyberry	<i>Viburnum lentago</i>
Prairie Violet	<i>Viola pedatifida</i>
Grape	<i>Vitis spp.</i>
Creeper	
Motherwort	