

Michael J. Romportl
Land Information Director

Lynn Freimuth
Real Property Lister/Addressing Coordinator

Art Hilgendorf
GIS Analyst

Randy Boehlert
Property Mapping Technician

Judy Beyer
Land Info Tech

ONEIDA COUNTY
LAND INFORMATION OFFICE

P.O. Box 400
1 Courthouse Square
Rhineland, Wisconsin 54501-0400

Telephone (715)369-6179
Fax (715) 369-6277

Office E-mail lio@co.oneida.wi.us
Real Property Listing, County Surveyor, Addressing,
GIS

Scott Ridderbusch
Assistant Real Property Lister

Property Description Technician
Lynn Houle

www.co.oneida.wi.us
Quick Link on Land Records System

Date: February 5th, 2015 Rev 2/9/15

Memo to: Land Records Committee

From: Michael J Romportl, Land Information Director

Re: Summary of Heal Creek Responses to RFP Page 1 of 2, plus Exhibits A – F

The Oneida County Land Records Committee received three responses to the County's October 20th, 2014 Request for Proposals that was advertized to the public and sent to adjoining landowners. Two proposals were received from the Hodag Sports Club and a joint proposal from the City of Rhineland and Town of Crescent. Below is a brief summary of the proposals and several maps depicting the parcels referenced in the proposals. A copy of the full proposals was emailed to you a couple weeks ago. See Exhibit A for a composite map of the property identifying surrounding landowners. Some of the information in () were added based on some questions I had from supervisors.

PROPOSAL 1 – See Exhibit C

- Hodag Sports Club, Virgil Davis, Agent for Hodag Sports Club. The Club is a 501(c)3 organization that owns property immediately northeast of the northeast corner of the county parcel.
- \$281,123.00 cash offer to purchase entire parcel with a clear deed.
- No contingency.
- Plans to enter lands into DNR Managed Forest Law program (MFL).
 - (Currently the tax rate for qualifying MFL lands entered in 2015, are \$2.14/acre for MFL Open and \$10.68/acres for MFL Closed. Rates change in 2017. Yield tax also applies to MFL lands when timber is harvested and paid to the county and town.)
- No concerns about access easements or restrictive covenants.
- Land goes back on tax roll. (The Club pays property taxes on most of their currently held property, most of which is in MFL.)
- The Club feels this acquisition moves in the direction of protecting the existing rifle/pistol ranges for the community.
- The Club sent an email and requested to review the county appraisal of the property if the County releases it to the City-Town as they have requested.

PROPOSAL 2 – See Exhibit D

- Hodag Sports Club, Virgil Davis, Agent for Hodag Sports Club
- \$82,123.00 cash offer for the two forties on east side of property, (CR188 CR189) with a clear deed.
- Same items listed under Proposal 1 apply.

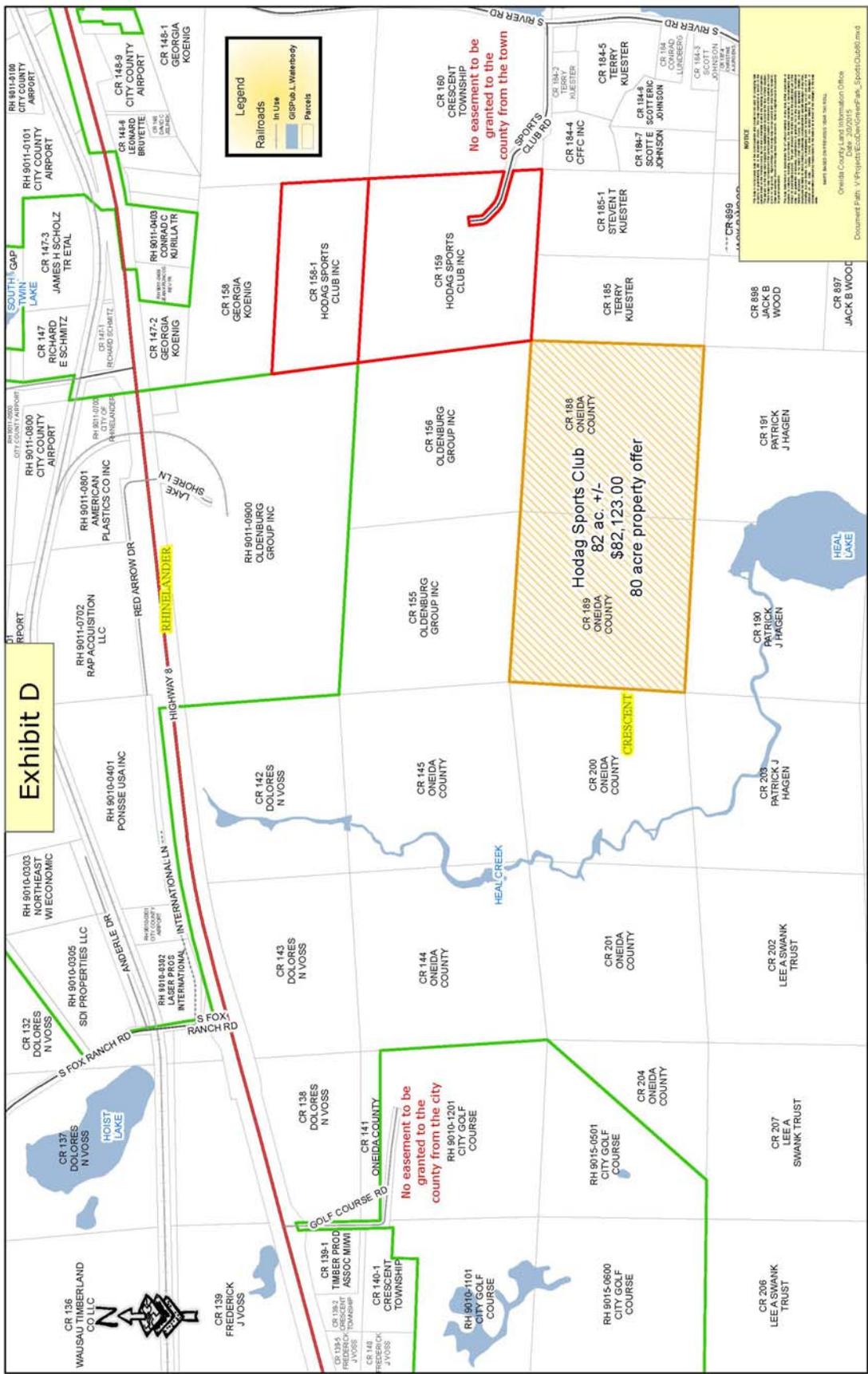
PROPOSAL 3 – See Exhibit E and F

- City of Rhinelander and Town of Crescent, Joint Proposal, Blaine Oborn, City Administrator and Joel Knutson, Town of Crescent Supervisor I, authorized representatives.
- \$10,000.00 cash offer plus a deed to the county for a city owned parcel in Town of Crescent, (CR 339), approximately 38.3 acres. Offer is for all the property **except** the east two forties identified in Proposal # 2 above. Town would take title to east two forties where the majority of the Creek passes and City takes title to remaining west part of the property.
 - (The City parcel to be exchanged was purchased in 2007 for \$72,500 by the City for a city waste water treatment plant; however, a site closer to the City was later acquired for the plant. The parcel is located about 3.5miles south of the Hwy 17 & 8 intersection and ½ mile west of Hwy 17. Access is via a 30’ wide easement road that has not been built. Further research is needed to determine if the easement extends to the Highway 17 right-of-way).
- Strong emphasis on plan to secure public lands to preserve existing public recreation opportunities.
- Plan to secure long term cooperation of neighboring private land owners to allow their lands to be used for public recreation purposes.
- Plan to capitalize on the existing Northwood Golf Course facilities and ski trails currently in use on the golf course property.
- City and Town declines to grant easements to the County across lands currently owned by the City or Town.
- City and Town reserves right to review any third party proposals for potential land use conflicts with City Golf Course.
- Request to review the county appraisal of the property.
- The City and Town reserves right to withdraw the proposal.
- See the ‘Supplementary Narrative’ enclosed describing in more detail the intended use of the property.

COMMENTS/ENDORSEMENTS

As of 2-9-15 Land Information has received emails or letters from 23 different people or entities and all but 3 support the City –Town proposal. The emails-letters were sent to Committee members and are being compiled in a separate pdf file that is available for viewing.

Exhibit D



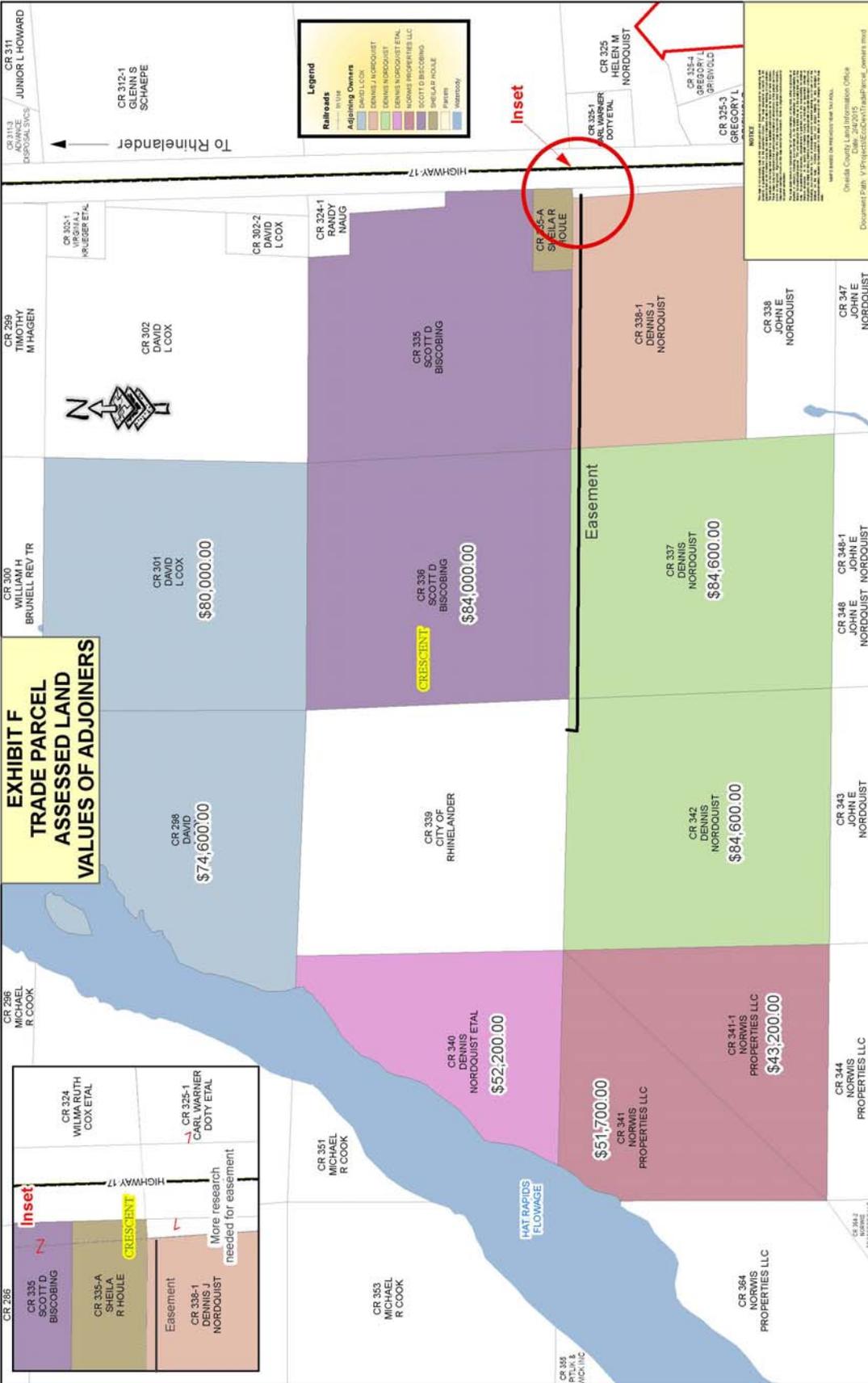
No easement to be granted to the county from the town

No easement to be granted to the county from the city

NOTE
 This map was prepared by the Onondaga County Land Information Office. It is based on the best available information and is not a warranty, representation, or guarantee of accuracy. The user assumes all responsibility for the use of the information. The information is provided for informational purposes only and should not be used for legal or financial purposes. For more information, contact the Onondaga County Land Information Office at (315) 437-2200 or landinfo@onondaga.gov.

Document Path: Y:\Projects\Easement\GreenPark_SportsClub.mxd

**EXHIBIT F
TRADE PARCEL
ASSESSED LAND
VALUES OF ADJOINERS**



Map based on previous year tax rolls.
 Oneida County Land Information Office
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