

**Heal Creek Property  
Compromise Conceptual Plan  
Draft 4-29-2015**

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The following compromise conceptual plan was developed as a way to resolve differences in the initial proposals for the Heal Creek Property presented to the Oneida County Land Records Committee by the Hodag Sports Club and the Town of Crescent & City of Rhinelander.

The original proposals by all parties remain in effect as submitted. The Hodag Sports Club would be willing to change its proposal for the entire parcel to grant a land conservation easement to the Northwoods Land Trust on parcels CR204, CR201, CR200, CR141 and CR145 to allow additional recreational uses. The City of Rhinelander's proposal to exchange 40-acre parcels was modified previously to offer \$60,000 cash in lieu of the parcel exchange.

All parties have agreed to support the following compromise conceptual plan as their recommended option to Oneida County. The purposes and intentions of all of the groups remain in effect for the compromise plan from the original proposals. There is unanimous support for the Hodag Sports Club's interest in acquiring land to protect the shooting range from further residential and commercial development and prevent noise-related complaints, the golf course's interest in having some expansion and buffer space adjacent to the existing facilities, and also for the interest in establishing a year-round public recreational trail system for hiking, birding, snowshoeing, cross-country skiing, biking, and other education and recreation purposes.

The compromise conceptual plan modifies those original proposals as follows (see attached map for reference):

**Hodag Sports Club**

The Hodag Sports Club will offer \$82,123 for the east 80-acre tract (82.47 acres) including parcels CR188 & CR 189. The Club agrees that this tract will be enrolled in the state Managed Forest Law program under the Open designation (open to public access for hunting, fishing, hiking, sight-seeing and cross-country skiing).

The Hodag Sports Club will offer \$127,200 for approximately 127.2 acres in a contiguous tract specified as parcels CR145, CR200, and the east half of both CR144 and CR201. These lands will also be enrolled in the MFL Open program. The Hodag Sports Club will also grant a perpetual conservation easement on this tract to the Northwoods Land Trust. Under the conservation easement, the Club will enter into a trails management agreement with a trails management organization (Northwoods Nordic Ski Club, RASTA or other designated 501(c)(3) organization).

**City of Rhinelander**

The City of Rhinelander offers \$60,000 for approximately 62.3 acres in a contiguous tract specified as parcels CR141, CR204 and the west half of both CR144 and CR201. The City's intention with this tract is to allow for expansion of the golf course facilities (ex. parking) if necessary, and only such other structures or facilities as are needed for supporting the recreational trails (ex. cross-country ski trail groomer shed).

The City will grant an access easement across City property to the Hodag Sports Club to provide permanent access to the Club's conservation easement property west of Heal Creek. The City will also grant a right of first refusal to the Hodag Sports Club if the City ever decides that the City's tract is no longer feasible to use as recreational trail park land and wishes to sell the property.

The Town of Crescent will not acquire any parcel, but will support trail development and improvements in partnership with the trails management organization.

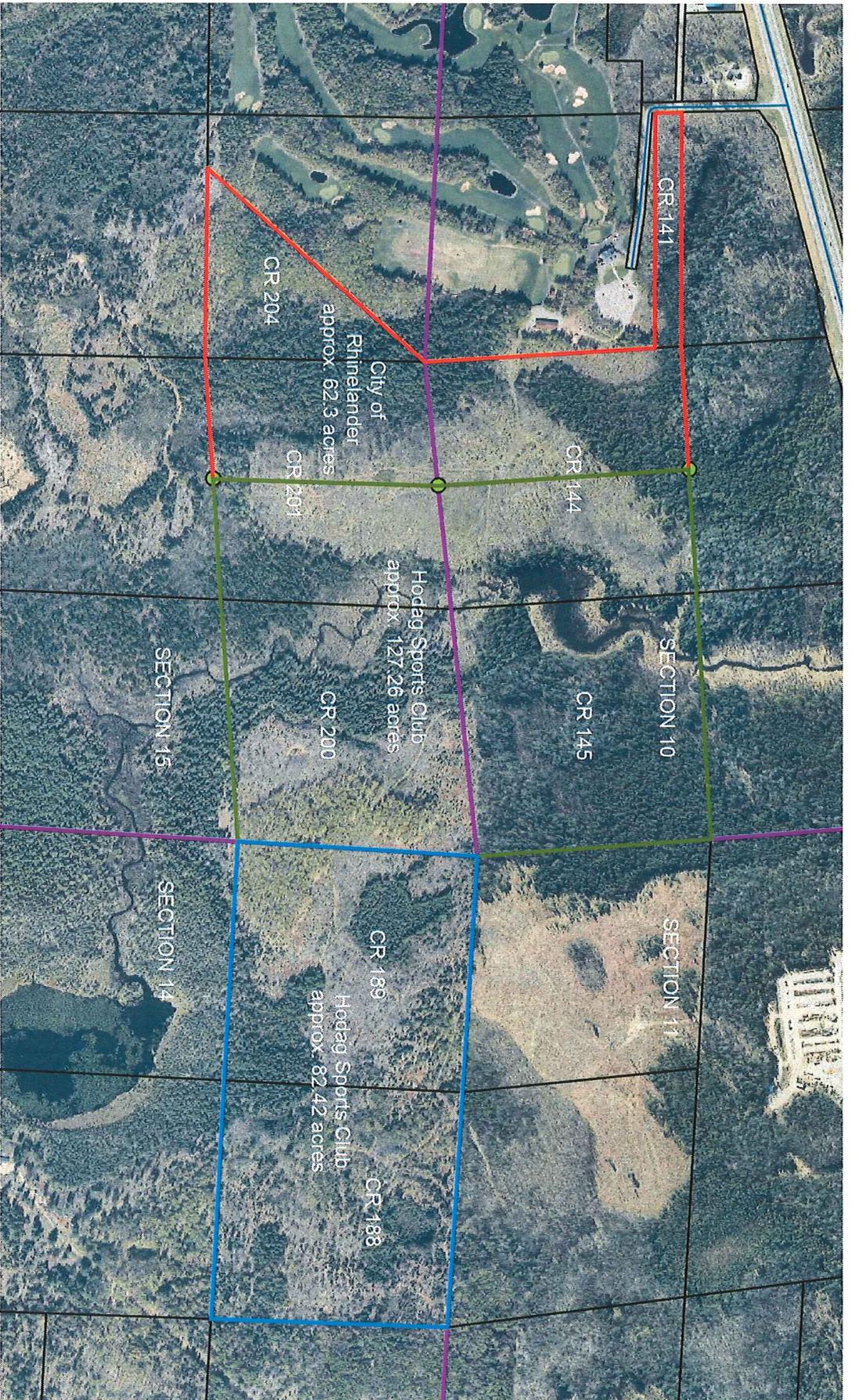
### **Proposed Timing/Structure of the Compromise Plan**

The project also intends to leverage perpetual conservation easements on adjacent private lands with willing property owners. These conservation easement properties include approximately 87 acres and 460 acres respectively, and will provide additional public benefits for the Hodag Sports Club interests, the golf course interests and also the recreation trail interests. Preparation of baseline documentation and legal reviews of the conservation easements is anticipated to take up to six months. The specifics of the trail management agreements specified in the conservation easements will also take time to negotiate.

Accordingly, the Compromise Plan anticipates the following:

1. The acquisition of the east 80-acre tract by the Hodag Sports Club would occur at any time after the Oneida County Board's approval that is convenient to the Club.
2. The acquisition of the 62.3-acre tract by the City of Rhinelander would occur soon after the Oneida County Board's approval in order to begin trail development work on that tract during the summer of 2015.
3. The granting of the conservation easements by the interested adjoining landowners, and the signing of the trails management agreement by the adjoining landowners and the designated trails management organization, is anticipated to be in December of 2015.
4. The acquisition of the 127.2-acre tract by the Hodag Sports Club from Oneida County will occur contemporaneously with the granting of the conservation easement by the Club to the Northwoods Land Trust, the granting of the access easement by the City of Rhinelander to the Hodag Sports Club, and the signing of the trails management agreement by the Club and the designated trails management organization (anticipated to be in January of 2016).

This Compromise Conceptual Plan also requests that the seller (Oneida County) survey and mark the parcels created by the splitting of the two 40-acre parcels (CR201 and CR144).

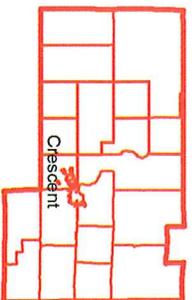


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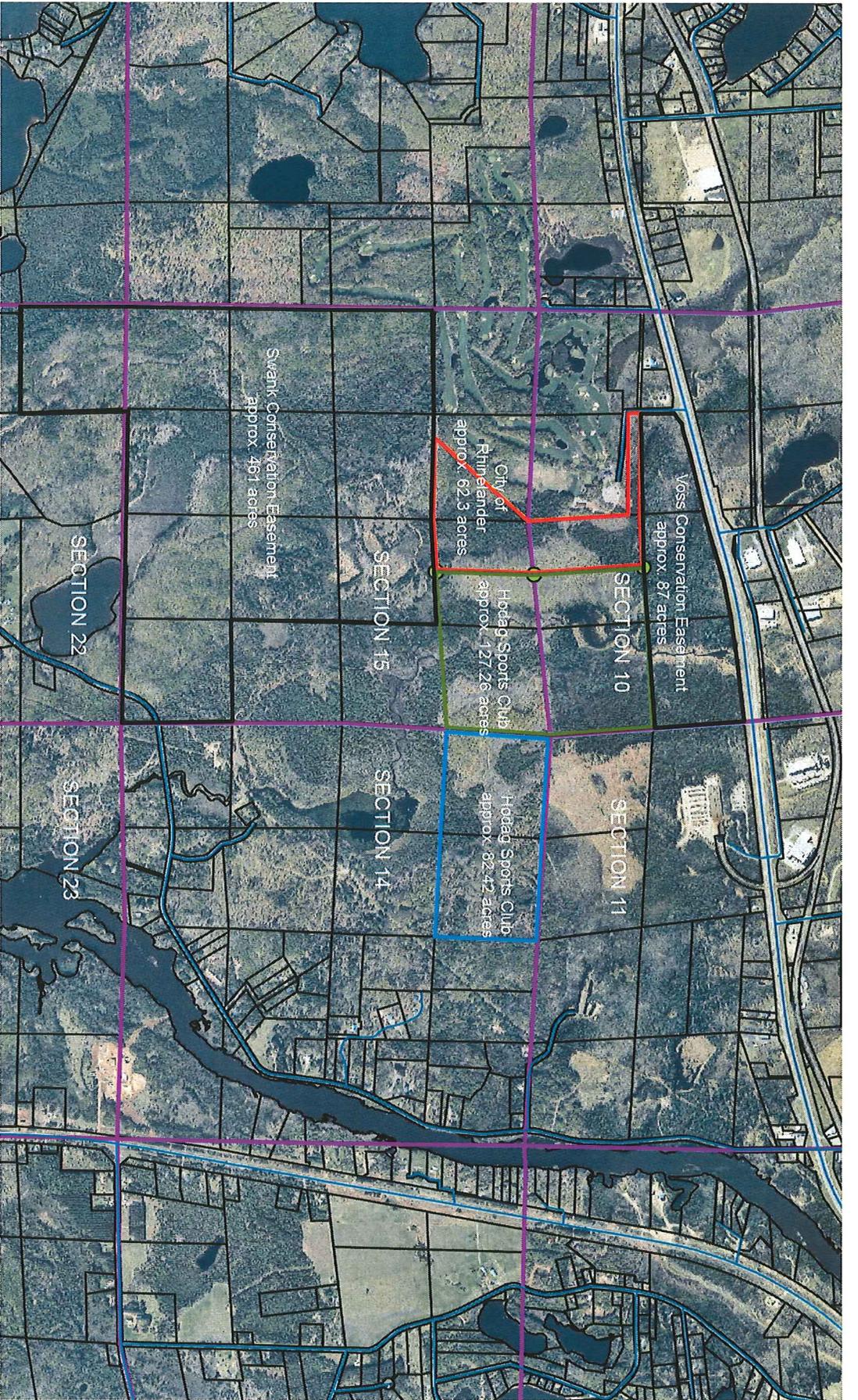
This drawing is neither a legally recorded map nor a survey, and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Parcel lines approximate only.

**Town of Crescent**  
 Oneida County, Wisconsin  
 Heal Creek Property - Conceptual Map  
 T36N, R8E, in Sections 10, 14, 15  
 2010 Digital Orthophoto Map  
 Acres are approximate only -  
 based on Oneida County GIS data.

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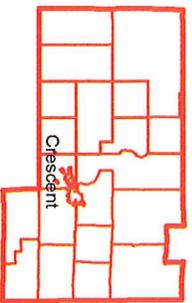


Prepared by Bryan Pierce - 3/24/2015



This drawing is neither a legally recorded map nor a survey, and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Parcel lines approximate only. GIS data source: Oneida County Land Records Dept.

**Town of Crescent**  
 Oneida County, Wisconsin  
 Heal Creek Property - Conceptual Map II  
 T36N, R8E, in Sections 10, 14, 15  
 2010 Digital Orthophoto Map  
 Acres are approximate only -  
 based on Oneida County GIS data.



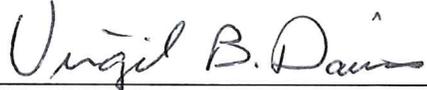
Prepared by Bryan Pierce - 4/29/2015

ACKNOWLEDGEMENTS

This Compromise Conceptual Plan was prepared and authorized on April 29, 2015 by the following representatives:



Blaine Oborn  
City of Rhineland



Virgil Davis  
Hodag Sports Club



Joe Andersen  
Northwood Golf Course



Joe Priebe  
Hodag Sports Club



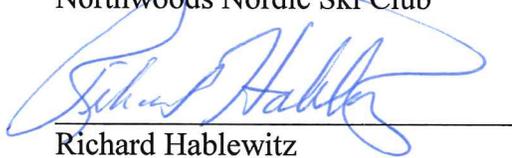
Joel Knutson  
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Richard Hablewitz  
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Richard Voss