

SUBJECT: LAND TRANSFER – MERRILL RANGER STATION – LINCOLN COUNTY

FOR: JUNE 2010 BOARD MEETING

TO BE PRESENTED BY: Richard Steffes

SUMMARY: The Department proposes to transfer 3.2-acres of land with station buildings to the City of Merrill for \$1.00. The land is no longer needed for conservation purposes for the Merrill Ranger Station in Lincoln County.

In 1940, the City of Merrill conveyed to the Department 3.2-acres of land for the purpose of establishing a ranger station at the site. The city transferred the land to the Department for one dollar. Although the city held no deed restrictions in this conveyance, it has been department practice to offer these properties back to the municipality for similar terms when no longer needed for conservation purposes. The city has passed a resolution to accept the Department's transfer of the property for \$1.00.

In 2005, the Department purchased 3.27 acres, more accessible to US Highway 51, for the new Merrill Ranger Station. Construction of the new ranger station is complete and all personnel have moved to this location. The Division of Forestry recommends that the former site is no longer needed for conservation purposes. In addition, the current condition of the former station building and garage are fair and the cost to cure some of the building's deficiencies exceeds its present value. Also, the station's office building, built by the CCC in 1944, is considered as a state historic structure and is eligible to be listed federally. The City of Merrill, being a municipality, is similarly required by law to cooperate with the State Historical Society for preservation.

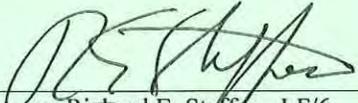
Transfer of this excess property will allow for future use by the local unit of government.

RECOMMENDATION: That the Board approve that the 3.2-acre tract is no longer needed for conservation purposes and approve the transfer to the City of Merrill for \$1.00.

LIST OF ATTACHED MATERIALS:

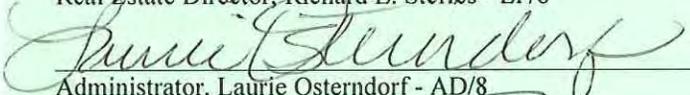
- | | | | |
|--|---|---|----------|
| No <input checked="" type="checkbox"/> | Fiscal Estimate Required | Yes <input type="checkbox"/> | Attached |
| No <input checked="" type="checkbox"/> | Environmental Assessment of Impact Statement Required | Yes <input type="checkbox"/> | Attached |
| No <input type="checkbox"/> | Background Memo | Yes <input checked="" type="checkbox"/> | Attached |

APPROVED:



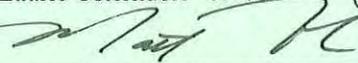
Real Estate Director, Richard E. Steffes - LF/6

5-5-10
Date



Administrator, Laurie Osterndorf - AD/8

5/7/10
Date



Secretary, Matthew J. Frank - AD/8

6-7-10
Date

- cc:
- S. Miller – LF/6
 - R. Steffes - LF/6
 - L. Ross – AD/8
 - R. Mather – FR/4
 - J. Gozdialski – NOR/Spooner

CORRESPONDENCE/MEMORANDUM

DATE: April 5, 2010 FILE REF: O 80016
 TO: Governor Doyle
 FROM: Matthew J. Frank *MJF*
 SUBJECT: Proposed Land Transfer, DNR to City of Merrill, File O 80016,
 Approval Requested by July 14, 2010

1. PARCEL DESCRIPTION:

Merrill Ranger Station
 Lincoln County

Grantor:

State Department of Natural Resources
 101 South Webster Street
 Madison, WI 53707

Grantee:

City of Merrill
 c/o Dan Wendorf, Director
 Parks and Recreation
 1100 Marc Drive
 Merrill, WI 54452

Acres: 3.2Price: \$1.00Appraised Value: \$221,400Interest: Sale/Transfer of Fee titleImprovements: Office Building and Cold Storage GarageLocation: The property is located within the City of Merrill.Land Description: The subject land is level.

<u>Covertypes Breakdown:</u>	<u>Type:</u>	<u>Acreage:</u>
	Upland Woodland	2.2
	Building Site	<u>1.0</u>
	TOTAL:	3.2

Zoning: PublicPresent Use: Vacant Ranger StationProposed Use: Commercial/MunicipalTenure: 70 yearsProperty Taxes: ExemptOption Date: March 16, 20102. JUSTIFICATION:

The Department proposes to transfer 3.2 acres of land with station buildings to the City of Merrill for \$1.00. The land is no longer needed for conservation purposes for the Merrill Ranger Station in Lincoln County. In 1940, the City of Merrill conveyed to the Department 3.2-acres of land for the purpose of establishing a ranger station at the site, (Acquisition file FP-12C and Building Inventory # 318 and #319). The city transferred the land to the Department for one dollar. Although the city held no deed restrictions in this conveyance, it has been department practice to offer these properties back to the municipality for

similar terms, when no longer needed for conservation purposes. The city has agreed that these terms are acceptable and has passed a resolution to accept the Department's transfer of the property for \$1.00.

In 2005, the Department purchased 3.27 acres, more accessible to US Highway 51, for the new Merrill Ranger Station (O-127). Construction has recently been completed of this new ranger station and all personnel have moved to this location (Building # 7184). The former site is no longer needed for conservation purposes. In addition, the current condition of the former station building and garage are fair and the cost to cure some of the building's deficiencies exceeds its present value. Also, the station's office building, built by the CCC in 1944, is considered as a state historic structure and is eligible to be listed federally. However, the City of Merrill, being a municipality, is similarly required by law to cooperate with the State Historical Society for preservation.

The City of Merrill has been approached about this opportunity to acquire the land, with the understanding that the 3.2-acre former Merrill Ranger Station site and buildings should be considered in an "as is", "where is" basis. The city has agreed that these terms are acceptable and has passed a resolution to accept the Department's transfer of the property for \$1.00.

Based on the history of acquisition and the new operational Ranger Station in the City of Merrill, the Department recommends the transfer of the 3.2-acre parcel of land with buildings to the City of Merrill.

3. FINANCING:

No land acquisition funding is needed for this sale of state land.

4. ACQUISITION STATUS OF THE MERRILL STATION:

Established: 1940
Acres Purchased to Date: 6.47
Acquisition Goal: 3.20 Acres
Percent Complete: 202.19%
Cost to Date: \$242,001.00

5. APPRAISAL:

Appraiser: Scott Williams and Cherie Laffin
Valuation Date: March 16, 2009
Appraised Value: \$221,400
Highest and Best Use: Commercial

Allocation of Values:

- a. land: 3.2 acres, 139,392 square feet @ \$1.17 per square foot: \$162,900
- b. improvements: \$ 58,500
- c. total: \$221,400
- d. adjusted value range commercial lot: \$0.89 to \$1.64 square feet
- e. market data approach used, five comparable sales cited
- f. market data approach used, three comparable sales cited
- g. adjusted value range: \$42.36 to \$45.60 square feet of finished space

Comments: The appraiser arrived at a final appraised value of \$246,000 for 3.2-acre site with buildings and then applied a 10% discount for preservation/historic restrictions on the building.

RECOMMENDED:


Richard E. Steffes

5-5-10
Date

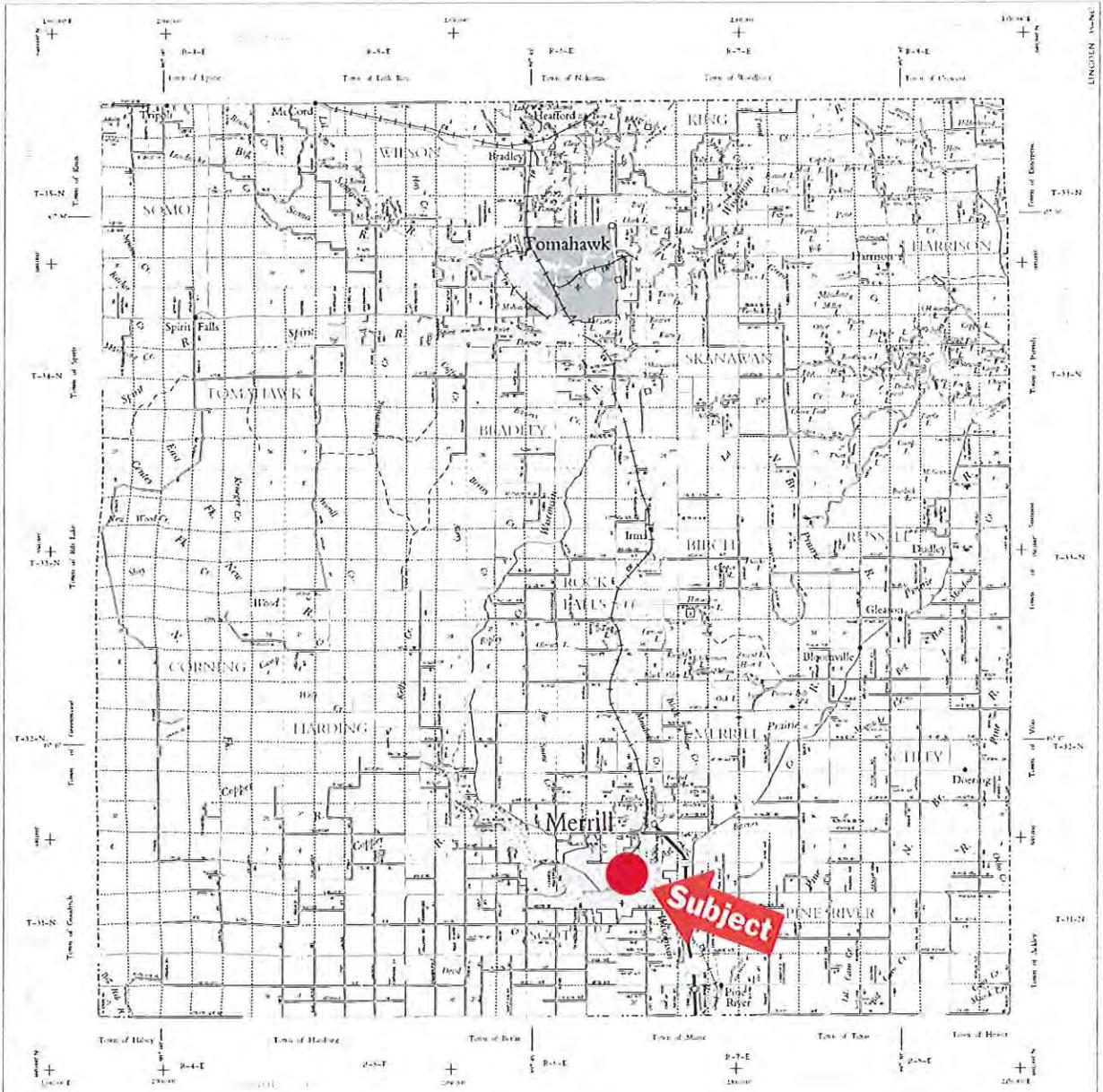

Bureau of Legal Services

5-6-10
Date


Laurie Osterndorf

5/7/10
Date

RES:ch



- LEGEND**
- County Boundary
 - State Boundary
 - City Boundary
 - Village Boundary
 - Precinct Boundary
 - School District Boundary
 - Township Boundary
 - Range Boundary
 - Section Boundary
 - Section Line
 - Ferry
 - Milwaukee Electric
 - U.S. San. Hwy.
 - County Road Hwy.
 - Town Road
 - Railroad
 - State Road
 - Rock
 - Highway Approach
 - U.S. Highway No.
 - State Highway No.
 - County Highway
 - State Boundary
 - County Boundary
 - Civil Town Boundary
 - Section Line
 - City
 - Village
 - Depot
 - Agency
 - County Seat
 - Unincorporated Village
 - Fish Hatchery
 - Game Preserve
 - Public House or Park
 - Public Camp & Drive
 - Ranger Station
 - State Park
 - County Park
 - National Forest
 - Forest Area
 - Wildlife
 - U.S. Fish & Wildlife



SUBJECT NUMBERING OF A TOWNSHIP

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

STATES OF LINCOLN
 1845
 1850
 1855
 1860
 1865
 1870
 1875
 1880
 1885
 1890
 1895
 1900
 1905
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 1925
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 2015
 2020

LINCOLN CO.
 ORGANIZATION OF TOWNSHIP
 STATE OFFICE RECORDS
 Madison, Wis.
 SCALE 1" = 1 MILE
 Copyright
 JUN 2008
 For complete form, call 608-785-1234
 100-000-0000

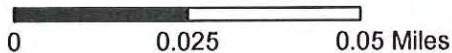
City of Merrill Parcel

T31N R6E Section 12, City of Merrill, Lincoln County, WI (3.20 Acres)



Legend

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



Subject Property

O 80016

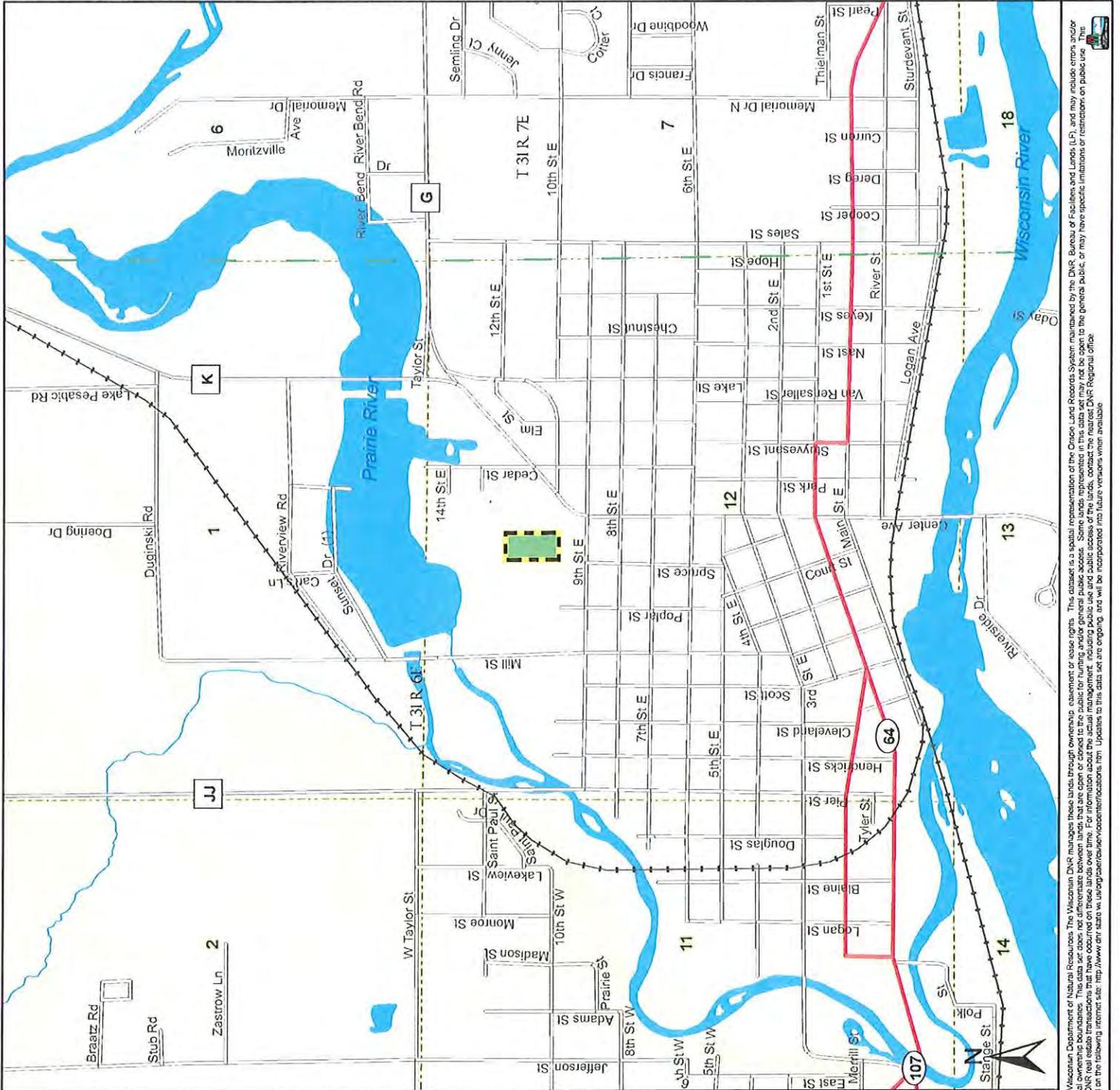
Merrill Station

- ▨ Fee Simple - Sales
- ▨ Easement
- ▨ Ingress/Egress

State of Wisconsin

March 31, 2010
Real Estate Section
Bureau of Facilities and Lands

User Advisory: Neither the Wisconsin Department of Natural Resources (WDNR) nor any of its employees shall be held liable for any improper or incorrect use of the information and/or contained hereon and assumes no responsibility for use of the information. Furthermore, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, timeliness, or reliability of any information. The WDNR provides mapped information on an "as is" basis. The WDNR 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 boundary is defined by a survey. The map user is expected to exercise reasonable use of the map information.

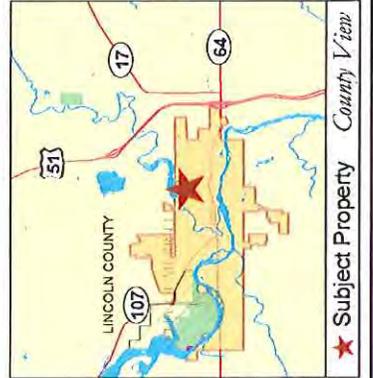


City of Merrill Parcel
O 80016

Merrill Station
T31N R6E Section 12
City of Merrill
Lincoln County, WI
(3.20 Acres)

Subject Property
Fee Simple - Sales
Easement
Ingress/Egress

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



★ Subject Property County View

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 Choice Land Records System maintained by the DNR, Bureau of Facilities and Lands (L-F), and may include errors, omissions, or other inaccuracies. This data is not intended for use as a land management tool; it is a listing of all DNR real estate transactions that have occurred on these lands over time. For information about the actual management, including public use and public access, contact the DNR Regional Office. Contact information for DNR Regional Offices and Service Centers is provided on the following internet site: <http://www.dnr.state.wi.us/org/cant/ser/vicocenter/locations.htm>. Updates to this data set are ongoing and will be incorporated into future versions when available.