I. INTRODUCTORY INFORMATION

**Historical Project ID:** 1174-10-21, Amendment No. 2, Parcel 610

**Property Location:** Town of Minocqua, Oneida County, Wisconsin

**Legal description:** Lot 1, CSM V55 PG 1305, Except Project Plat 1174-10-21, 4.10 Parcel 610 (MI-2170-27A), Town of Minocqua, Oneida County, WI

**Property Owner:** Wisconsin Department of Transportation

**Prepared For:** Wisconsin Department of Transportation

**Prepared By:** Randy Schwarz, WisDOT Statewide Appraiser

**Date of Value:** 08/10/2016

**Date of Preparation:** 09/23/2016
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TERMS AND DEFINITIONS RELEVANT TO THIS APPRAISAL

Across the Fence Value (Assemblage) – This is a means of estimating the value of land adjacent to or “across the fence”, typically from a railroad, pipeline, highway or other corridor real estate; as distinguished from valuing the right-of-way as a separate entity. It is a way of combining two or more parcels into a single use or ownership.

Assemblage – Assemblage is simply the merging of adjacent properties into one common ownership or use.

Enhancement Value - A surplus land parcel can qualify as Enhancement Value. The test is to hypothetically assemble the surplus parcel with an abutter and measure the difference in value on a “before and after” basis. It is the reverse of appraising a partial taking of a property. Enhancement value is particularly notable when it changes the highest and best use of the properties being assembled.

General Marketable Surplus – Parcels containing characteristics of independent utility (separate entity), allowing them to be put to productive use without need for assemblage to another parcel of land. Marketable characteristics include: adequate size, ability to build on, and accessibility from a public roadway. Any parcel, vacant or improved, that has a perceived or real value to the general public can be considered general marketable.

Landlocked Parcel – A parcel of land without access to any type of road or highway and is usually associated with the partial taking of land for highway purposes.

Limited Marketable Surplus – Parcels lacking characteristics necessary to be developed independently and to be of interest to the public, but that have potential use by more than just one single adjacent property. Parcels in this category include tracts with two or more abutting properties whose owner(s) may have an interest in acquiring them to assemble to their property.

Market Value - Market Value is typically defined as the amount in cash, which a well-informed buyer, willing but not obliged to buy the property would pay, and for which a well-informed seller, willing but not obligated to sell, would accept. This concept is only true when the value being achieved is Separate Entity Value. Enhancement and Assemblage Values typically don’t meet the test for Market Value.

Non-Marketable Surplus – These parcels abut only a single property and are of potential interest only to that adjacent landowner and not the general public. These parcels are typically small, of irregular shape, landlocked and / or unbuildable.

Remnants – Parcels acquired through the right of way acquisition process not required for the highway project itself but which, as a result of the acquisition, become uneconomic or undesirable for the owner to retain.

Separate Entity Value - A surplus land parcel can qualify as a Separate Entity if it meets the highest and best use requirements to stand alone and be marketed as an economic unit of its own merit. It would have to meet the tests of legal permissibility, physical possibility, financial feasibility and maximum profitability.

Plottage – The added value resulting from the combination of two or more parcels into a larger whole so as to develop one site having a greater utility than the aggregate of each when considered separately.

Uneconomic Remnant – Is defined by the State of Wisconsin under statute 32.05(3m) as the property remaining after a partial taking of property, if the property remaining is of such size, shape or condition as to be of little value or of substantially impaired economic viability.
CERTIFICATE OF APPRAISER AND VALUE FINDING
To the best of my knowledge and belief, the statements contained within this appraisal report are true and the information upon which the opinions are based is correct, subject to the limiting conditions herein set forth:

- This appraisal has been made in conformity with appropriate Wisconsin Statutes, the Wisconsin Real Estate Program Manual (REPM) and the Uniform Standards of Professional Appraisal Practice (USPAP).

- I personally made a field inspection of both the property being appraised as well as the comparable sales being relied upon to make this report.

- The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions and conclusions.

- The report is being prepared for the sole purpose of establishing a value for surplus land owned by and being disposed of by the Wisconsin Department of Transportation.

- I have no present or prospective interest in the property being appraised and I have no personal interest or bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

- Neither my compensation nor my employment are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.

- No one provided significant professional assistance to the person signing this appraisal, except as otherwise noted within the scope section of the report.

- The findings of this report and opinions therein have not been revealed to anyone other than the client.

- The appraiser has the knowledge and experience to competently express this opinion of value.

- It is my personal opinion and conclusion that as of the effective date of August 10, 2016, the:

  SEPARATE ENTITY VALUE OF SUBJECT PROPERTY is: $9,100

  ENHANCEMENT VALUE OF SUBJECT PROPERTY is: $ N/A

  ASSEMBLAGE VALUE OF SUBJECT PROPERTY is: $ N/A

The subject property has been appraised for its separate entity value. The effective date of value opinion is August 10, 2016.

APPRAISER: **Randy Schwarz, Statewide Appraiser** DATE:09/23/2016
SUMMARY OF SALIENT FACTS

DOT SURPLUS LAND PROPERTY INFORMATION
Client: Wisconsin Department of Transportation, Northcentral Region Office
Property Owner: Wisconsin Department of Transportation
WisDOT Contact / Phone: Patricia Massino / 715-365-5766
Tax I.D. Number of Land: MI-2170-27A
Size and Type of Property: 12,632 square feet (0.29 acres) / vacant - surplus land
Access: Presumed to be allowed one access on Packing Plant Road

ADJACENT LAND INFORMATION (FOR SURPLUS LAND THAT IS APPRAISED AS ASSEMBLAGE)
Location / Address: N/A
Property Owner: N/A
Owner Address: N/A
Tax I.D. Number of Adjacent Land: N/A
Size and Type of Property: N/A

USE AND ZONING
Present Use: Surplus Land
Zoning: Business (B2)
Highest and Best Use of DOT Land: Family Residential

AREA AND INTEREST TO BE VALUED
Land: Vacant / 12,632sf
Other Interests: None
Property rights Appraised: Fee simple Interest

APPRAISAL DETAIL
APPRAISAL TYPE AND PURPOSE
This appraisal report is an Appraisal Report in accordance with Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). The intended use of the appraisal is for the client (WisDOT) to establish a market driven sale price for the subject surplus property.

APPRAISAL SCOPE
The scope of this assignment begins with the inspection of the property in cooperation with the WisDOT property manager. Appropriate mapping or survey of the site and existing zoning regulations provide an indication as to the legal use(s) of the subject property. Appraisals of real property are typically based upon the highest and best of the property assuming a willing buyer and willing seller. The disposition of surplus property can be appraised under different concepts such as Separate Entity Value, Enhancement Value or Assemblage Value. The market approach is utilized to value the property unless otherwise specified and the most recent comparable sales are field reviewed and verified by the buyer, seller or broker/agent to the transaction. Comparable sales data sheets are provided within the report with complete sale transaction data as well as a street view photo of the comparable properties.

EFFECTIVE DATE OF VALUE August 10, 2016
EXECUTIVE SUMMARY / DESCRIPTION OF SUBJECT PROPERTY

The subject property is owned by the State of Wisconsin, Department of Transportation (WisDOT) and is located on Packing Plant Road in the Town of Minocqua. Packing Plant Road runs parallel to, and is located one block east of the USH 51 corridor. The immediate area is a mixture of single family, multi-family, assisted living and small commercial uses. Adjacent to the property is a small apartment complex to the south and a single family residential property to the east. Packing Plant Road borders the remainder of the property.

According to WisDOT records that were provided to the appraiser, the property is approximately 12,632 square feet in size and was part of a larger 21,192 square foot vacant parcel that was acquired as part of the Hwy 51 improvement (project 1174-10-21) in 2013. The property is at grade with Packing Plant Road and is irregular in shape while the topography is level and mostly open. The property is served by public sewer and water.

The 12,632 square foot surplus land parcel is considered surplus land by WisDOT. Surplus lands are considered to be those lands under the jurisdiction or ownership of the WisDOT that are determined to be unnecessary for any present or anticipated future transportation purpose. The department’s goal is to dispose of surplus lands whenever possible by selling the land to interested parties.

The subject parcel is zoned Business B-2 (District 7). Permitted uses include single family residential (see sec. 9.22, Dist. 2 zoning, back of this report), multi family, retail, office, professional service type businesses and other general commercial type businesses. Conditional uses include any lawful retail businesses, office, drive through businesses, malls, hotels and other similar type businesses. Minimum lot size for this zoning is 10,000 square feet, minimum road frontage is 100 feet and lot depths are required to be 100 feet.

According to the Minocqua Public Works Director, the property most likely would be allowed to obtain an access (driveway) permit. Allowing access to the property is vital in order to have a marketable property. Therefore, the property is considered a general marketable (a.k.a. separate entity) property by WisDOT standards. A general marketable property is considered a stand-alone parcel containing characteristics of independent utility (separate entity), allowing for productive use without the need for assemblage to another parcel of land. Therefore, the subject property will be appraised as having Separate Entity Value because it can be marketed as a stand-alone parcel.

THE APPRAISAL PROBLEM(S)

Surplus land must be valued in one of three ways including 1) Separate Entity Value, 2) Enhancement Value or 3) Assemblage Value. The appraiser will need to determine the most appropriate method and then value the property based on the method chosen.

Then the appraiser will need to establish a highest and best use of the property, i.e., what legal use (residential, commercial, agricultural, etc.) would provide the seller his or her highest return if they were to sell the property.

Once the highest and best use is determined, the appraiser will need to find appropriate sales that have the same highest and best use and have similar property characteristics as the subject property (same intended use, land size, topography, zoning, etc.).

Once the appraiser has identified appropriate, usable sales, the appraiser will compare them to the subject property and will make value adjustments, when appropriate, to any of the characteristics (size, sale date, site location, etc) that might differ from the subject property. Once the adjustments have been made the appraiser will then establish an estimated value of the subject property.
II. REQUIRED CONTENTS OF THE APPRAISAL

ASSUMPTIONS AND LIMITING CONDITIONS

1. The property description provided to the appraiser is assumed to be correct.
2. The appraiser is not a surveyor. Any maps or illustrations are provided to familiarize the reader with the property. Property dimensions are approximate.
3. No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property title is assumed to be good and merchantable unless otherwise stated.
4. Information furnished by others is believed to be true, correct and reliable. However, no responsibility for its accuracy is assumed by the appraiser.
5. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the.
6. It is assumed that there are no hidden or unapparent conditions within the property, subsoil, or structures which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies which may be required to discover them.
7. The appraiser is not qualified to detect hazardous materials within the property. Hazardous materials including, but not limited to, asbestos, solvents and other materials may affect the overall value of the property. The value conclusions in this report are predicated on the assumption that the property is clean. The appraiser reserves the right to amend this report if hazardous materials are discovered within the property. Buyers with concern of hazardous materials should procure a report from a qualified consultant prior to purchase.
8. Unless otherwise stated in the report, no environmental impact studies were either requested or made in conjunction with this report. The appraiser reserves the right to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation.
9. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is specified, defined and considered in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report.
11. The appraiser is not required to give testimony or appear in court because of having made this report unless previous arrangements or contractual obligations require same.
12. Possession of this report or a copy hereof does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety.
13. Neither all nor any part of the contents of this report or a copy thereof shall be conveyed to the public through advertising, public relations, news, sales or any other media without the express written consent and approval of the appraiser. Nor shall the appraiser, client, firm, license or professional organization of which the appraiser is a member be identified without consent of the appraiser.
14. The liability of the appraiser, employees and subcontractors is limited to the client only. There is no accountability, obligation or liability to a third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of the property.
15. Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

HYPOTHETICAL CONDITIONS

**Definition** – That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis.

There are no hypothetical conditions that are necessary in this report.
EXTRAORDINARY ASSUMPTIONS

Definition - An assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser’s opinions, conclusions or hypothesis. Extraordinary Assumptions presume as fact otherwise uncertain information about physical, legal and economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis.

Currently, the property does not have permitted access (driveway) from Packing Plant Road, however, according to the Minocqua Public Works Director, the property most likely would be allowed to obtain an access (driveway) permit. Therefore, the appraiser will use an extraordinary assumption that the property would be allowed at least one access off of Packing Plant Road.

PURPOSE / INTENDED USER/ APPRAISAL TYPE

PURPOSE
The purpose of this appraisal is to estimate the value of the surplus land owned and being disposed of by the Wisconsin Department of Transportation.

INTENDED USER
The report is to be used by the Wisconsin Department of Transportation, subject to the assumptions and limiting conditions contained in this report, for the purpose of being used in negotiations by the Department for the potential sale of the surplus land.

TYPE OF APPRAISAL REPORT
The format of this appraisal included herein is a summary report and is in accordance with Standards Rule2-2(a) of the Uniform Standards or Professional Appraisal Practice (USPAP). The report was completed as a Standard Abbreviated Format Appraisal as defined by the Wisconsin Department of Transportation Real Estate Manual.

APPRAISAL SCOPE OF WORK

- The scope of this assignment begins with the inspection of the property in cooperation with the WisDOT property manager.

- Research of the local market including zoning, real estate trends and appropriate mapping or survey of the site provides an indication as to the legal use(s) of the subject.

- Appraisals of real property are typically based upon the highest and best use of the property assuming there is a willing buyer and willing seller.

- The highest and best use of the property is established and appraised in the context of one of three value concepts used to value surplus lands as determined by the appraiser. The three value concepts include; Separate Entity Value, Enhancement Value or Assemblage Value which will be explained in greater detail below. The appraiser will need to choose the most appropriate method.

- The market approach, i.e., appraising the value of a property by comparing the price of similar properties is utilized to value the property unless otherwise specified.

- Recent comparable sales, similar to the subject property, were obtained from the local real estate market and then were field reviewed and verified by the appraiser by contacting the buyer, seller or broker/agent to the transaction.

- Comparable sales sheets are provided with complete sale transaction data as well as a street view photo of the comparable properties later in this report.
• The appraiser included photos of the subject property, descriptions of the subject site, current and future zoning information, a highest and best use analysis, photos and a summary of the most comparable sales, maps showing location of comparable sales with relation to the subject, and other data deemed appropriate and relevant to the assignment.

• The appraiser’s scope of investigation also included conversations with / and research of public records via the use of commercial sources of data such as the Multiple Listing Service (MLS), The Wisconsin Department of Revenues Transfer Returns Database, area realtors and local assessors as well as local zoning administrators.

• Search parameters such as sales locations, sales dates, sizes, shape, type of land and distance from the subject property started with relatively narrow constraints, i.e., the appraiser initially looked for sales that were as similar to the subject as possible and then, if necessary, expanded the search criteria in order to find similar and appropriate sales. Once the appraiser found the appropriate sales data (i.e., good comparable sales), efforts were made to verify the sales data by parties directly involved with the transactions such as buyers, sellers, brokers or agents.

• The appraiser walked and physically inspected the property on August 10, 2016.

EXPOSURE TIME

USPAP defines exposure time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

When exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion. The reasonable exposure period is a function of price, time, and use, not an isolated opinion of time alone.

Based on statistical information about days on market for the Minocqua / Woodruff area, information gathered through sales verification and interviews of market participants; the reasonable exposure time for a property of this type at the value stated in this report would be approximately 6-12 months.

SURPLUS LAND - VALUE DEFINITIONS

SEPARATE ENTITY VALUE

A surplus land parcel can qualify as a Separate Entity if it meets the highest and best use requirements and can be marketed as an economic unit of its own merit. The land would have to meet the tests of legal permissibility, physical possibility, financial feasibility and maximum profitability, i.e., conform to zoning (and its restrictions), size requirements, location, legal access and other factors that would make it a viable, salable commodity that conforms to the definition of separate entity (market) value.

The subject parcel meets all of minimum requirements of the B-2 zoning as well as the related subsequent zoning requirements (i.e., D-2 single family, B-1, etc.). Based on conversations with the Minocqua Public Works Department, access to the property would likely be permitted off of Packing Plant Road.

ENHANCEMENT VALUE

A surplus land parcel can also qualify as Enhancement Value. Enhancement value is particularly notable when it changes the highest and best use of the properties being assembled. In simpler terms, this method establishes an amount by which the value of the subject property may be enhanced due to an increased utility (highest and best use) through assemblage with another property. The value of the parcel to which the subject is to be assembled is estimated before and after the assemblage and the difference between the two values is the enhancement value, also known as plottage value.
The subject property abuts two other properties. One is a 20,038 square foot residential property and the other is a 22,099 square foot multi-family property. Assembling the subject 12,632 square foot parcel to either parcel would increase the size of each parcel, however, in the opinion of the appraiser, it would not increase (enhance) the utility of either property to the point it would change the highest and best use. Value enhancement to the property would not occur in either case.

**ASSEMBLAGE VALUE**

Finally, a surplus land parcel can also qualify as Assemblage Value if it fails to meet the test of the two prior valuation principles. Assemblage Value is commonly referred to as “Across the Fence Value”. Typically, the surplus land, when assembled to an abutting property of equal utility, such as the land being appraised in this report; would have no greater unit value than that of the abutter.

As mentioned earlier, the property abuts two other properties and therefore could qualify for assemblage value. However, assembling the subject property to either of the two adjoin properties would not obtain the highest value for the subject. Instead, the property qualifies as a stand-alone property as discussed under the Separate Entity Value section (see page 9), therefore, assemblage value will not be considered for this appraisal.

**MARKET VALUE DEFINED**

Market Value is a real estate term typically defined as the amount in cash, which a well-informed buyer, willing but not obligated to buy the property would pay, and for which a well-informed seller, willing but not obligated to sell, would accept. With regard to surplus land, this concept is only true when the value being achieved is Separate Entity Value. Enhancement and Assemblage Values typically don’t meet the test for Market Value.

**APPROACHES TO VALUE**

**SALES COMPARISON APPROACH:**

Recent market sales similar to the subject are used in this approach. The appraiser then verifies sales price, terms and conditions of the sale with a party to the transaction. After analysis and adjustments, these sales are used to arrive at an estimated market value for the subject property. When market sales are available, the sales comparison approach is considered to be the most reliable indicator of market value.

**COST APPROACH:**

The value of the land as if vacant and readily available for development in its highest and best use is first established. Current costs of reproduction or replacement of improvements are established. Depreciation is applied to this value to arrive at an in-place value for the subject’s improvements. The two values are combined to conclude a value for the entire property.

**INCOME APPROACH:**

This approach assumes there is a relationship between the amount of income a property will earn and the future value of that property. The appraiser uses the anticipated net income and processes it into a value for the subject. This process uses a capitalization rate, including such factors as risk, time and interest on capital investment and recapture of the depreciated asset.

The Sales Comparison Approach will be utilized to value the subject surplus property.

**IDENTIFICATION OF APPROPRIATE VALUE METHOD FOR THE SUBJECT PROPERTY**

As noted earlier in this report, the subject property is 12,632 square feet in size, is legal conforming to its current zoning and is presumed to have legal access off of Packing Plant Road. In addition, by DOT standards, it is considered a General Marketable Surplus Parcel meaning it contains characteristics of independent utility, allowing the parcel to be put to productive use without the need for assemblage to another parcel of land. The property qualifies as a standalone property (separate entity) because it meets the highest and best use requirements of legal permissibility, physical possibility, financial feasibility and maximum profitability. Therefore, the estimated value of the property will be based on the Separate Entity Value. This will be explained in more detail in the highest and best use section of this appraisal.
PROPERTY DETAILS

Present Use of Property – The subject parcel is considered surplus land and has no particular use at this time.

Physical Description of Property – The subject property is a vacant 12,632 square foot parcel that is considered to be irregular in shape (see aerial on page 14). According to DNR Wetland and FEMA Floodplain maps, the property is not considered affected by either (see wetland / floodplain map on page 15). Topography is mostly open and level.

Zoning – The subject property is in an area that is zoned B-2 (Business). Permitted uses include single family residential, multi family, retail, office, professional service type businesses and other general commercial type businesses. Conditional uses include any lawful retail businesses, office, drive through businesses, malls, hotels and other similar type businesses. Minimum lot size for this zoning is 10,000 square feet, minimum road frontage is 100 feet and lot depths are required to be 100 feet.

Neighborhood Description – Land uses in the immediate area are of mixed uses including small, locally owned commercial uses, single family residential, multi-family residential and assisted living. The commercial uses lie west of Packing Plant Road and east of the USH 51 corridor. East of Packing Plant Road, where the subject property is located, is predominantly single and multi-family residential. All properties in this area have municipal sewer and water.

HIGHEST AND BEST USE

Highest and Best Use – Definition – According to the book, Real Estate Appraisal Terminology, by Byrl N. Boyce, the definition of highest and best use is as follows: That reasonable and probable use that supports the highest present value, as defined, as of the effective date (date the appraiser inspected the property) of the appraisal. Other Considerations include:

Good appraisal practice requires a highest and best use analysis for the property being appraised. The appraiser identifies the most profitable, competitive use to which the property can be put. The highest and best use analysis is an economic study of market forces that is focused on the subject property. In appraisal, the concept of the highest and best use represents the premise upon which value is based.

Typically, in the case of appraising surplus land, Highest and Best Use will fall into one of two categories:

Separate Entity – When the surplus land parcel meets the highest and best use requirements to stand alone and be marketed as an economic unit of its own merit.

Assemblage - This is simply the merging of adjacent properties into one common ownership or use. The land would have no independent value (separate entity) by itself and would therefore need to be assembled to the adjacent property. Additionally, as assembled, the land value would then either be enhanced, diminished or be considered to have equal utility / same highest and best use and theoretically have the same unit value depending on the characteristics of the land.

In order to estimate the highest and best use, I have considered those uses which are physically possible, legally permissible, financially feasible, and which would result in the highest return to the land (maximally productive). Consideration was given to the individual features of the land including, location, size, shape, availability of public utilities and access to roadways. Consideration was also given to the neighboring land uses and the current land use demands in the area.

The following Highest and Best Use analysis is based on the extraordinary assumption, as stated earlier in this report, that the subject property is considered to have access.

HIGHEST AND BEST USE ANALYSIS (AS A SEPARATE ENTITY)

Legally Permissible: The first consideration in arriving at the highest and best use is to determine those uses that are legally permissible. Zoning, private restrictions, building codes, setbacks, environmental restrictions, etc. must all be
considered in order to determine if a site has legal possibilities. The test of legal permissibility not only assists in determining which uses are permitted by current zoning but it also is used to determine which uses could be permitted if a zoning change were granted.

The subject parcel is zoned Business B-2 (District 7). Permitted uses include single family residential, multi family, retail, office, professional service type businesses and other general commercial type businesses. Conditional uses include any lawful retail businesses, office, drive through businesses, malls, hotels and other similar type businesses. Minimum lot size for this zoning is 10,000 square feet, minimum road frontage is 100 feet and lot depths are required to be 100 feet.

The subject property appears to conform to all applicable zoning regulations and is considered legal-conforming. Therefore; it appears there could be several legal uses of the property at this time as vacant including, single or multi-family residential, small retail or office site among others. 

Physically Possible: The next step is to determine which of the legally permissible uses is physically possible. Parcel size, shape, terrain, demand, wetlands, availability of utilities, access, soil type and other physical characteristics are some of the factors that are considered.

The subject property is located off of the USH 51 corridor (about one block east) with limited, if any, exposure to passing traffic from the highway. In addition, access to the property is circuitous at best as Packing Plant Road can only be accessed from an intersection off of CTH J. The subject property is located approximately ¼ mile from that intersection. Most commercial business prefer to have visibility and access to higher traffic counts, therefore, retail and office uses would be less likely to locate here. Uses that would be considered financially feasible would include single family residential or small multi-family such as a duplex.

Maximally productive: The test of maximum productivity is applied to the uses that have passed the first three tests and a determination is then made as which of the financially feasible alternatives will generate the maximum return to the property.

Based on those uses that are legally permissible, physically possible and financially feasible, it appears the most maximally productive use at this time would be single family residential or small multi-family such as a duplex.

HIGHEST AND BEST USE AS IMPROVED

The subject property has no improvements, therefore, highest and best use as improved does not apply
III. PRESENTATION OF SUBJECT INFORMATION

SUBJECT PROPERTY PHOTOS

Standing across from subject, looking east

Subject property looking south, residential property on left

Subject photo looking northeast

Apartment building that abuts subject to the south

Residential property that abuts to the northeast
SOIL DESCRIPTION

Report — Map Unit Description

Oneida County, Wisconsin

VsB—Vilas loamy sand, 0 to 6 percent slopes

Map Unit Setting

National map unit symbol: 946h
Elevation: 600 to 1,950 feet
Mean annual precipitation: 28 to 33 inches
Mean annual air temperature: 35 to 45 degrees F
Frost-free period: 90 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition

Vilas and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the map unit.

Description of Vilas

Setting

Landform: Outwash plains, moraines, pitted outwash plains
Landform position (two-dimensional): Summit
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy outwash

Typical profile

A - 0 to 1 inches: loamy sand
E - 1 to 3 inches: loamy sand
Bs1, Bs2 - 3 to 19 inches: loamy sand
BC - 19 to 30 inches: sand
C - 30 to 60 inches: sand

Properties and qualities

Slope: 0 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (3.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Other vegetative classification: Low AWC, adequately drained
(A090AY002W1), Acer rubrum—Quercus/Vaccinium (ArQV)
Hydric soil rating: No
LEGAL DESCRIPTION

Lot 1 of the Certified Survey Map Volume 55, Page 1305, being part of the NW ¼ of the NE ¼ of Section 11, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin.

Except parcel 610 of Transportation Project Plat 1174-10-21-4.10 recorded in Volume 1, of Transportation Project Plats, Page 37, as Document Number 720253, on 10/16/2012 in Oneida County, Wisconsin.

Said Parcel contains .29 acres, more or less.

No advertising signs or billboards of any type shall be located, erected or maintained on the above-described lands, except for on premise signs.

All existing public and private utilities and public recreational trails located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for personnel and equipment for the purpose of maintaining or improving their transmission and/or distribution facilities located wholly or partially within the above-described lands as of the date of this instrument.

The above-described lands shall be subject to all applicable zoning laws and/or ordinances, and all easements, reservations, and restrictions of record.

These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, its successors and assigns; and, upon breach or failure of all or any part thereof, the State of Wisconsin, Department of Transportation (WisDOT) may bring an action in the courts of this state to enforce said restriction, and shall recover in any such action its costs and expenses of enforcing the restriction, including actual attorney's fees, from the owner of the property, his successors, assigns, trustees, personal representative or administrators.
IV. ANALYSIS AND CONCLUSIONS

ESTABLISHING THE VALUE OF THE SUBJECT PROPERTY

As mentioned earlier in this report, when appraising surplus land parcels, the surplus land will need to be valued in one of three methods including separate entity, enhancement or assemblage value. Because the subject property meets all of the highest and best use requirements to stand alone and be marketed as an economic unit of its own merit it will be valued as a separate entity parcel.

Consideration for establishing an estimated value of the property was based on several different factors including the highest and best use of the property as established earlier in this report; size, location, zoning, market trends as well as other factors.

The search for comparable sales included cities, towns and villages in Oneida County including the Towns of Minocqua, Woodruff and Arbor Vitae. Each of the comparable sales used in this report is an arm’s length transaction between willing sellers and willing buyers.

The following page shows a grid that compares characteristics of the subject property to several comparable sales found in the local real estate market. Value adjustments were made, when appropriate, to any of the characteristics (size, sale date, site location, etc.) that might differ from the subject property.
## ADJUSTMENT GRID

### SUBJECT PROPERTY VACANT RESIDENTIAL LAND AND COMPARABLE PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>SUBJECT</th>
<th>WR-692-1</th>
<th>WR-633</th>
<th>WR-1343</th>
<th>WR-1733</th>
</tr>
</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>N/A</td>
<td>$8,000</td>
<td>$13,000</td>
<td>$18,000</td>
<td>$9,000</td>
</tr>
<tr>
<td>SALE DATE</td>
<td>N/A</td>
<td>4/22/15</td>
<td>3/13/15</td>
<td>1/26/13</td>
<td>5/20/16</td>
</tr>
<tr>
<td>SITE SIZE (SF)</td>
<td>12,632</td>
<td>15,246</td>
<td>13,939</td>
<td>22,216</td>
<td>32,670</td>
</tr>
<tr>
<td>PRICE PER SQ. FT.</td>
<td>$0.52</td>
<td>$0.93</td>
<td>$0.81</td>
<td>$0.28</td>
<td></td>
</tr>
</tbody>
</table>

### TRANSACTIONAL ADJUSTMENTS

<table>
<thead>
<tr>
<th>PROPERTY RIGHTS</th>
<th>FEE</th>
<th>FEE</th>
<th>FEE</th>
<th>FEE</th>
<th>FEE</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>FINANCING TERMS</td>
<td>N/A</td>
<td>CONVENTIONAL</td>
<td>0</td>
<td>CONVENTIONAL</td>
<td>0</td>
<td>CASH</td>
</tr>
<tr>
<td>CONDITIONS OF SALE (MOTIVATION)</td>
<td>NONE</td>
<td>YES</td>
<td>$3,000</td>
<td>YES</td>
<td>0</td>
<td>NONE</td>
</tr>
<tr>
<td>EXPENDITURES IMMEDIATELY AFTER SALE</td>
<td>N/A</td>
<td>NONE</td>
<td>0</td>
<td>NONE</td>
<td>0</td>
<td>NONE</td>
</tr>
<tr>
<td>MARKET CONDITIONS (TIME)</td>
<td>N/A</td>
<td>4/22/15</td>
<td>0</td>
<td>3/13/15</td>
<td>0</td>
<td>1/26/13</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>MUNICIPAL</td>
<td>MUNICIPAL</td>
<td>0</td>
<td>MUNICIPAL</td>
<td>0</td>
<td>MUNICIPAL</td>
</tr>
<tr>
<td>TOTAL TRANSACTIONAL ADJUSTMENTS</td>
<td>N/A</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>ADJUSTED SALES PRICE</td>
<td>N/A</td>
<td>$11,000</td>
<td>$13,000</td>
<td>$18,000</td>
<td>$24,000</td>
<td></td>
</tr>
<tr>
<td>UNIT PRICE PER SQUARE FOOT</td>
<td>N/A</td>
<td>$0.72</td>
<td>$0.93</td>
<td>$0.81</td>
<td>$0.73</td>
<td></td>
</tr>
</tbody>
</table>

### ADJUSTMENTS TO RELATED ELEMENTS OF COMPARISON

| PARCEL SIZE (SQUARE FEET) | 12,632 | 15,426 | 0 | 13,939 | 0 | 22,216 | 0 | 32,670 | +20% (50.15) |
| SHAPE | IRREGULAR | NARROW | RECTANGULAR | 0 | SQUARE | -20% (50.19) | RECTANGULAR | -10% (50.08) | RECTANGULAR | -20% (50.15) |
| LOCATION | MIXED USE | MIXED USE | 0 | MIXED USE | 0 | RESIDENTIAL | 0 | RESIDENTIAL | 0 |
| SITE CHARACTERISTICS (TOPOGRAPHY) | LEVEL / MOSTLY OPEN | LEVEL / SOME TREES | 0 | LEVEL / SOME TREES | 0 | LEVEL - WOODED | 0 | LEVEL - WOODED | 0 |
| ZONING | B-2 | SINGLE FAMILY | 0 | B-2 | 0 | SINGLE FAMILY | 0 | SINGLE FAMILY | 0 |
| TOTAL ADJUSTMENTS | 0 | 0% | 1 | -20% (50.19) | 1 | -10% (50.08) | 2 | 0% |
| FINAL INDICATED VALUE PER SF | $0.72 | $0.74 | $0.73 | $0.73 |
NARRATIVE EXPLANATION OF ADJUSTMENTS

**Property Rights:** Property rights refer to the type of ownership of a property. Fee simple is ownership without restrictions but subject to the limitations of police power, taxation, escheat and eminent domain.

The subject property is owned in fee simple interest, all comparables are owned in fee simple interest as well, therefore, no adjustments are necessary to the comparables.

**Financing Terms:** The most common form of financing is a note or mortgage through a lending institution at what is considered a market rate at that particular given point in time.

However, there are other types of financing that are considered atypical financing for a real estate transaction. Atypical financing can come in the form of a cash equivalent sale, a land contract which is financed by the seller at something other than market rates, or other non-traditional forms of financing. If this type of financing is utilized in the transaction, the appraiser will need to analyze it to determine if an adjustment would be necessary to bring the financing more in line with what would be considered normal, acceptable market rates.

All sales were financed used conventional lending methods, no adjustment was necessary to the sales.

**Conditions of Sale:** Conditions of sale usually reflect the motivations of the buyer and the seller and can therefore affect transaction prices.

Sales WR-633, WR-61343 and WR-1743 did not have any special conditions noted as part of the sale. No adjustment was necessary to these sales.

According to the assessor, sale WR-692-1 was sold without a realtor and in a fairly short period of time. He thinks the quick sale and the fact there is a recorded easement that links the sale property with the adjacent property to the east may have negatively affected the sale price, possibly by $2,500 to $5,000. Therefore, an upward adjustment of $3,000 was considered to be reasonable to reflect this perceived condition of sale.

**Expenditures Immediately After the Sale:** When purchasing a property, a buyer must consider any expenditure that might be required to the property because these costs affect the price the buyer agrees to pay. Examples of these expenditures may include cost to cure deferred maintenance, demolition costs, costs to petition for zoning changes, etc.

None of the sales required any expenditures after the purchase, no adjustments was necessary to these sales.

**Market Conditions (Time):** This refers to comparable sales that occurred under market conditions different from those applicable to the subject property on the effective date of value. An adjustment for market conditions, often referred to as a “time adjustment”, is made if general property values have appreciated or depreciated since the transaction dates.

One sale occurred in 2013, two in 2015 and one in 2016. Based on market data from a report produced by a local appraisal company (Compass Land Consultants), values for vacant residential land in the Oneida and Vilas County real estate market have remained steady since 2012. No adjustment was necessary to any of the sales.

**Utilities:** Utilities refers to services that are available to the property including, but not limited to electric, telephone, gas, sewer and water.

The subject property has all utilities including municipal sewer and water. Sales WR-692-1, WR-633 and WR-1343 have all utilities available as well, no adjustment is required to these sales.
Sale WR-1733 is located in an area that does not have municipal sewer or water available. A well and septic would be needed. Based on a previous appraisal that the appraiser recently completed in the Minocqua area, the cost of a well is estimated to be between $4,500 to $6,500 while the cost of a septic or mound, based on a web site called “SortFix”, would be between $5,000 and $13,000. The total estimated cost for the two combined would be between $9,500 and $19,500. Therefore, the appraiser estimated an upward adjustment of $15,000 to the sale would be considered reasonable to reflect the cost of the well and septic.

**Size:** The size of a parcel of land is considered a physical characteristic and can therefore have advantages or disadvantages depending on the market, zoning and other factors. Typically, the rule of thumb is smaller tracts of land of equal utility, and highest and best use, will sell for a higher per acre / square foot price; conversely, larger tracts of land will typically sell for less per acre / square foot.

The subject property is 12,632 square feet. The sales used in this report ranged from 13,939 to 32,670 square feet in size. The unadjusted unit value of the three smallest sized sales ranged between $0.52 and $0.93 per square foot. However, sale WR-1733, which was the largest of the parcels (32,670sf) sold for the lowest unadjusted unit price ($0.28/sf). Therefore, there appeared to be some correlation between the theory that fits the rule of thumb that smaller tracts of land of equal utility, and highest and best use, sell for a higher unit value and conversely, larger tracts of land will typically sell for less per unit value.

A paired sales analysis was used to determine an estimated value differential for the larger lot size and how it appears to affect the overall unit value. After transactional adjustments were completed, sales WR-1733 and sale WR-633 were similar in most attributes (e.g., location, site characteristics, etc.), except for size and shape. Sale WR-1733 was approximately 2 ½ times larger than WR-633 and sold for approximately 27% less per square foot than WR-633 ($0.93 - $0.73 = $0.20 / $0.73 = 27%). The appraiser acknowledges that most likely not all 27% is attributable to size differential, however, a 20% upward adjustment was considered appropriate to account for the unit price differential between smaller and larger tracts of land.

**Shape:** The shape of a parcel of land is also considered a physical characteristic. Typically the real estate market favors square or rectangular lots as long as they are sufficient in size. Irregular shaped lots such as triangular or other odd shaped lots may be more restricted as to use and utility, especially in the case of a smaller lot or property lines that form severe angles.

The subject property is somewhat limited as to buildable area because of its irregular shape and setbacks. Though it is rectangular in shape, sale WR-692-1 is narrow (apprx. 60 feet wide) and long and would also be somewhat limited as to buildable area. Therefore, in the opinion of the appraiser, the sale is considered similar to the subject with regard to shape.

Sales WR-633, WR-1343 and WR-1733 are all either square or rectangular in shape and are considered better than the subject. Once again, a paired sales analysis was used to estimate a value differential between lots that are square or rectangular compared to those that are considered irregular such as the subject. For the purpose of the paired sales the appraiser will use sale WR-692-1 as the control sale. It is narrow and long (it does not meet minimum required lot width but is considered legal-conforming) and compare it to the other three sales that are square or rectangular.

Sale WR-633, after transactional adjustments was estimated to be $0.93/sf. The control sales (WR-692-1) adjusted value is $0.72/sf or approximately 29% less than WR-633. The appraiser acknowledges that most likely not all 29% is attributable to shape. Again, the appraiser acknowledges that most likely not all 29% is attributable to the difference in shape, therefore, a 20% downward adjustment to WR-633 was considered reasonable to reflect this differential.

Sale WR-1343, after transactional adjustments was estimated to be $0.81/sf. Once again, comparing it to the control sale (WR-692-1 @ $0.72/sf), sale WR-1343 had a value that was approximately a 12% more than the control sale. Therefore, sale WR-1343 was adjusted downward by 10%.
Finally, sale WR-1733, after transactional adjustments and adjusting for parcel size, the estimated value was estimated to be $0.88 square feet. Comparing it to the control sale ($0.72/sf), sale WR-1733 had value that was approximately 22% more than the control sale. Therefore, sale WR-1733 was adjusted downward by 20% to reflect this differential.

Location: The subject property is located in an area that has a mixed use’s including single and multi-family residential. Access to this area is from Packing Plant Road, which is a town road with very low traffic counts.

All of the sales are considered to be in similar areas, no adjustment was considered necessary to the sales.

Zoning: Zoning refers to the legal, allowable uses of a property based on the type of zoning for that particular area. The subject property is zoned B-2 Business. Permitted uses include retail, office, professional service type businesses and other general commercial type businesses. B-2 zoning also refers back to single family residential (Dist. 2) zoning which allows for single and multi-family use.

All of the comparable properties are located in areas that are zoned single-family. Based on the subject properties zoning along with its location in a mixed use area that includes single-family uses, there is no market evidence that would suggest a noticeable value difference between the subject and comparables. Therefore, no adjustment was considered necessary to the comparables based on zoning.

CONCLUSION OF ESTIMATED UNIT VALUE

After adjustments the value range of the comparable sales was between $0.72 and $0.74 per square foot. In the opinion of the appraiser, sale WR-692-1 was given the most weight. Both parcels have limitations including an irregular shape for the subject and a narrow lot width for sale WR-692-1.

Therefore, in the opinion of the appraiser, the estimated value of the property is $0.72 per square foot.

\[12,632\text{sf} \times \$0.72/\text{sf} = \$9,095\ (\text{rounded to} \$9,100)\]
VI. SUPPORTING MATERIALS

SALES LOCATION MAP
<table>
<thead>
<tr>
<th>PARCEL TAX I.D.</th>
<th>INTENDED USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WR-692-1</td>
<td>Residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>813 Lemma Creek Rd., Woodruff</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SALE PRICE</th>
<th>UTILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>$8,000</td>
<td>Municipal</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARCEL SIZE</th>
<th>SALE DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>15,246sf</td>
<td>04/22/2015</td>
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</table>

<table>
<thead>
<tr>
<th>UNIT PRICE PER SQ. FT.</th>
<th>LEGAL DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.53</td>
<td>Village of Woodruff, PT BLK C SM A2479 .35CA/SA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GRANTOR</th>
<th>TRANSFER TYPE / DOCUMENT #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bradley Schillinger</td>
<td>Warranty Deed / #748946</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GRANTEE</th>
<th>FINANCING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lech Maczuga</td>
<td>Conventional</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VERIFIED BY</th>
<th>TO</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jim Placik, Assessor</td>
<td>Randy Schwarz</td>
<td>08/25/2016</td>
</tr>
</tbody>
</table>

**VERIFICATION NOTES**
The parcel is a buildable site however, it is considered a legal-preexisting site. It is approximately 60 feet wide, minimum lot width is 100 feet. The site was sold without a realtor and was “priced to sell”. It also has an access easement with the property to the east which may have affected the lower sale price.
<table>
<thead>
<tr>
<th>PARCEL TAX I.D.</th>
<th>INTENDED USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>WR-633</td>
<td>Residential</td>
</tr>
<tr>
<td>LOCATION</td>
<td>ZONING</td>
</tr>
<tr>
<td>2ND Ave., Woodruff</td>
<td>B-2</td>
</tr>
<tr>
<td>SALE PRICE</td>
<td>UTILITIES</td>
</tr>
<tr>
<td>$13,000</td>
<td>Municipal</td>
</tr>
<tr>
<td>PARCEL SIZE</td>
<td>SALE DATE</td>
</tr>
<tr>
<td>13,939sf</td>
<td>03/13/2015</td>
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<tr>
<td>UNIT PRICE PER SQ. FT.</td>
<td>LEGAL DESCRIPTION</td>
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<tr>
<td>$0.93</td>
<td>Village of Woodruff, Lot 3, Block 4, Block 17</td>
</tr>
<tr>
<td>GRANTOR</td>
<td>TRANSFER TYPE / DOCUMENT #</td>
</tr>
<tr>
<td>Condon Builders, Inc.</td>
<td>Warranty Deed / #747894</td>
</tr>
<tr>
<td>GRANTEE</td>
<td>FINANCING</td>
</tr>
<tr>
<td>David and Kay Stenz</td>
<td>Conventional</td>
</tr>
</tbody>
</table>

**VERIFIED BY** Dennis Condon  **TO** Randy Schwarz  **DATE** 08/16/2016

**VERIFICATION NOTES**
Mr. Condon bought this parcel in 2013 with the intention of building a spec home. However, he became busy with other real estate matters and didn’t have time to follow through. He decided to sell it instead. He didn’t list with anyone, he is a licensed realtor, and sold it on his own. He indicated the buyers were considering building a home on it for their son.
### PARCEL TAX I.D.
WR-1343

### INTENDED USE
Residential

### LOCATION
Next to 165 Forest Ct., Woodruff

### ZONING
Single Family

### LOCATION ZONING

### SALE PRICE
$18,000

### UTILITIES
Municipal

### SALE PRICE UTILITIES

### PARCEL SIZE
22,216sf

### SALE DATE
01/26/2013

### UNIT PRICE PER SQ. FT.
$0.81

### LEGAL DESCRIPTION
Town of Woodruff, Lot 8, of Kleist Addition to Woodruff

### GRANTOR
Holte Revocable Living Trust.

### TRANSFER TYPE / DOCUMENT #
Warranty Deed / #724249

### GRANTEE
Jay Dubois

### FINANCING
Cash

### VERIFIED BY
Office of Brenda Thompson, Realtor

### TO
Randy Schwarz

### DATE
08/16/2016

### VERIFICATION NOTES
The parcel was purchased in 2013 by the adjacent owners to the north. She indicated that they did pay what she considered to be market value at that time. The lot had been previously marketed at $20,000 before it was taken off the market. The adjacent property owner approached the realtor when it was no longer on the market and made the offer.
<table>
<thead>
<tr>
<th>PARCEL TAX I.D.</th>
<th>WR-1733</th>
<th>INTENDED USE</th>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Next to 9689 Wayne Dr., Woodruff</td>
<td>ZONING</td>
<td>Single Family</td>
</tr>
<tr>
<td>SALE PRICE</td>
<td>$9,000</td>
<td>UTILITIES</td>
<td>Well and Septic</td>
</tr>
<tr>
<td>PARCEL SIZE</td>
<td>32,670sf</td>
<td>SALE DATE</td>
<td>05/20/2016</td>
</tr>
<tr>
<td>UNIT PRICE PER SQ. FT.</td>
<td>$0.28</td>
<td>LEGAL DESCRIPTION</td>
<td>Village of Woodruff, Red Pine, Lot 9</td>
</tr>
<tr>
<td>GRANTOR</td>
<td>Nina Wilder Revocable Trust.</td>
<td>TRANSFER TYPE / DOCUMENT #</td>
<td>Warranty Deed / #760384</td>
</tr>
<tr>
<td>GRANTEE</td>
<td>Sarah Alf</td>
<td>FINANCING</td>
<td>Conventional</td>
</tr>
</tbody>
</table>

VERIFIED BY: Not verified  TO: Randy Schwarz  DATE: N/A

**VERIFICATION NOTES:** Attempts were made to verify the sale, however, the seller was 101 years old and the buyer had no listed contact information. The real estate agent (Tom Lee) was also contacted but did not return the call. The appraiser did speak with the Lakeland Sanitary District to confirm that a well and septic would be required at this location. Because there were few residential “city” lots that sold in this market, the sale was retained and used in this report but was given the least weight. In addition, the sales price appeared to fit in with the other sales used in this report.
9.20 Zoning Districts
9.21 Forestry (Districts 1-A, 1-B, and 1-C)
9.22 Single Family Residential (District 2)
9.23 Multiple Family Residential (District 3)
9.24 Residential / Farming (District 4) and Residential / Retail (District 14)
9.25 Recreational (District 5)
9.26 Business B-1 and B-2 (Districts 6 and 7)
9.27 Manufacturing and Industrial (District 8)
9.28 General Use (District 10)
9.29 Rural Residential (District 15)

9.20 ZONING DISTRICTS

A. Districts Created

The following zoning districts are created:

District 1-A - Forestry
District 1-B - Forestry
District 1-C - Forestry
District 2 - Single Family Residential
District 3 - Multiple Family Residential
District 4 - Residential and Farming
District 5 - Recreational
District 6 - Business (B-1)
District 7 - Business (B-2)
District 8 - Manufacturing and Industrial
District 10 - General Use
District 11 - Shoreland-Wetland District
District 14 - Residential and Retail
District 15 - Rural Residential
APPLICABLE ZONING

Chapter 9
ARTICLE 2 – ZONING DISTRICTS


A. Purpose

The purpose of the Single Family Residential District is to provide an area of quiet seclusion for families. This is the County’s most restrictive residential zoning classification. Motor vehicle traffic should be infrequent and people few.

B. Permitted Uses

1. Single family dwellings, including long-term single-family rental and lease arrangements requiring a 30 consecutive day minimum length of stay.
2. Community and other living arrangements as allowed by sec. 59.69, Wis. Stats., that are properly licensed by the appropriate state agency and that have the capacity for eight or fewer persons.
3. Silviculture
4. Gardens and greenhouses for home use
5. Historical markers
6. Growing and harvesting of any wild crop such as wild rice, ferns, mosses, berries, mushrooms, tree fruits and seeds, and marsh hay.
7. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).

C. Administrative Review Uses

1. Cemeteries
2. Day care centers if a home occupancy, and only in accordance with the provisions of section 9.43 regarding home occupations
3. Telephone and public utility lines and transmission facilities. Communication structures regulated pursuant to section 9.54 are prohibited in this district, except for government owned or contracted operations
4. Customary home occupations, provided the space requirements do not exceed that which is customary for a family dwelling and accessory buildings and only in accordance with the provisions of section 9.43 regarding home occupations
5. Professional and service offices such as: doctor, dentist, lawyer, accountant, insurance, artist and musician when situated in a dwelling and only in accordance with the provisions of section 9.43 regarding home occupations
6. Bed and breakfast establishments with 2 or fewer guest rooms
D. Conditional Uses

1. Churches, schools, libraries, community buildings and museums
2. Community living arrangements with 9 or more residents. The County may review the CUP after issuance, pursuant to sec. 59.69, Wis. Stats.
3. Governmental uses
4. Bed and breakfast establishments with 3 or more guest rooms
5. Public parks and playgrounds
6. Pre-existing, licensed resorts, hotels, motels and tourist rooming houses, individual unit replacements or expansions consistent with the number and/or square footage permitted under Appendix A.

E. Prohibited Uses

Any expansions in size, capacity or hours of operation are strictly prohibited for existing, camps, campgrounds, marinas, and business establishments other than D(6) above, located in the Single Family Residential District that were established and operating prior to December 27, 2004.

F. Minimum Lot Sizes

The minimum lot size requirements for the Single Family Residential District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.


A. Purpose

The purpose of the Multiple Family Residential District is to provide for multi-family dwellings in an environment of quiet seclusion for families, with other permitted uses restricted to those directly benefiting the area residents.

B. Permitted Uses

1. All the permitted uses of District 2 Single Family Residential
2. An accessory structure may be constructed on a vacant unimproved lot but only in conformity with Section 9.20(E).
3. No permitted uses shall be reviewed or approved involving Multiple Family Dwelling units during the term of this amendment involving
property in the Town of Newbold in Oneida County. This moratorium shall be in effect upon passage and publication for a maximum period of 180 days.

C. Administrative Review Uses

1. All the administrative review uses of District 2 Single Family Residential
2. Boarding and lodging houses
3. Public parks and playgrounds
4. Sales and service operations conducted exclusively for the convenience of the residents of a multi-family dwelling
5. Tourist rooming house (1 rental unit)
6. Multiple family dwellings consisting of 4 units or less

D. Conditional Uses

1. All the conditional uses of District 2 Single Family Residential
2. Hospitals, sanitariums, clinics, convalescent and nursing homes but not including correctional institutions
3. Community living arrangements with 16 or more residents
4. Multiple family dwellings consisting of 5 or more units
5. Golf grounds
6. Pre-existing, licensed resorts, hotels, motels and tourist rooming houses, individual unit replacements or expansions consistent with the number and/or square footage permitted under Appendix A.
7. No conditional uses shall be reviewed or approved involving Multiple Family Dwelling units during the term of this amendment involving property in the Town of Newbold in Oneida County. This moratorium shall be in effect upon passage and publication for a maximum period of 180 days.

E. Minimum Lot Sizes

The minimum lot size requirements for the Multiple Family Residential District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

A. BUSINESS B-1 (DISTRICT 6)

1. Purpose

The purpose of the Business District (B-1) is to provide an area for general retail and commercial business use.

2. Permitted Uses

Subject to section 9.26(A)(4)(c) below, the following are permitted uses in the Business District (B-1):

a. All the permitted uses of District 3 Multiple Family Residential
b. Any retail business use to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
c. Any office, professional and service use customary in a business district to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
d. Any amusement enterprise uses such as theaters, bowling and amusement parlors to the extent lawfully existing and operating in District B-1 on the effective date of this ordinance
e. Warehouses accessory to retail or service establishments

3. Administrative Review Uses

a. Any new retail business that does not have a drive-through or drive-in component and does not have any outdoor operations (other than customer or employee parking)
b. Any new office, professional and service establishment customary in a business district that does not have a drive-through or drive-in component and does not have any outdoor operations (other than customer or employee parking)
c. All the Administrative Review Uses of District 3 Multiple Family Residential

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Chapter 9
ARTICLE 2 – ZONING DISTRICTS

d. Multi-tenant use involving an existing building with 4 units or less.
e. Churches, schools, libraries, community buildings and museums.

4. Conditional Uses

a. Any new amusement enterprise such as theaters, bowling and amusement parlors, that do not have a drive-through or drive-in component and do not have any outdoor operations (other than customer or employee parking).
b. Any retail business, office, professional or service establishment that involves a drive-through or drive-in component or has any outdoor operations (other than customer or employee parking).
c. Mall and multi-tenant buildings.
d. Hotels, motels, and resorts (with 5 or more units).
e. Any permitted use or administrative review use in this district, which is located on property adjacent to or across the street from a residential district.
f. Dog kennel and/or cat boarding facilities.
g. Animal shelters, as defined in Wis. Stats., 173.40(c).
h. Wildlife rehabilitation centers pursuant to Wis. Administrative Code NR19 or facilities subject to a federal permit.
i. Veterinary clinics or animal hospitals.
j. Communication structures located on existing government structures, or on existing sanitary district owned facilities.
k. Co-location on a legal pre-existing communication structure.
l. Multi-tenant use involving an existing building with 5 or more units.

5. Minimum Lot Sizes

The minimum lot size requirements for the Business (B-1) District are contained in Appendix A, which is incorporated herein by reference. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.

B. BUSINESS B-2 (DISTRICT 7)

1. Purpose

The purpose of the Business District (B-2) is to provide an area for some additional types of commercial businesses than those allowed in Business District (B-1).
Chapter 9
ARTICLE 2 – ZONING DISTRICTS

2. Permitted Uses / Administrative Review Uses

All the same provisions pertaining to permitted uses and administrative review uses as set forth above in section 9.26(A) for Business District (B-1) are incorporated herein by reference.

3. Conditional Uses

a. All the conditional uses of Business District (B-1)
b. Any permitted use or administrative review use in this district, which is located on property adjacent to a residential district
c. Mall and multi-tenant buildings
d. Hotels, motels, and resorts (with 5 or more units)
e. Mobile home, manufactured home and house trailer parks, only in accordance with the provisions of section 9.52 and provided they otherwise comply with this ordinance
f. Light industry
g. Structures used in communications subject to Section 9.54

4. Minimum Lot Sizes

The minimum lot size requirements for the Business (B-2) District are contained in Appendix A, which is incorporated herein by reference. Except for public or private parks, wetland or floodplain designated areas shall not be included in calculating minimum lot size. For any lot or tract of land that does not meet the minimum size requirements for this district as set forth in Appendix A, see Section 9.75 of this ordinance.


A. Purpose

The purpose of the Manufacturing and Industrial District is to provide an area for manufacturing and industrial operations that, on the basis of their physical and operational characteristics, would achieve desirable economic benefits for the community while at the same time not producing unreasonably detrimental impacts to the surrounding area such as noise, dirt, smoke, odor, traffic, physical appearance or other similar factors.

B. Permitted Uses

Subject to section 9.27(D)(2) below, the following are permitted uses in the Manufacturing and Industrial District:
Appendix A
(Amend #30-2004, 19-2006, 14-2008)

Minimum lot area
and dimensional requirements
for uses
and zoning districts

Acronyms:
RFW = riparian frontage width
ALW = average lot width
ft. = frontage

- All uses not listed shall have a minimum lot size as determined by the Zoning Administrator

District 2 Single Family

<table>
<thead>
<tr>
<th>Use</th>
<th>Class I Waterways 50 Acres or less</th>
<th>Class II Waterways Greater than 50 Acres includes rivers and streams</th>
<th>Unsewered back lot</th>
<th>Sewered back lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwelling Unit</td>
<td>Area = 50,000 sq.ft. RFW = 300' ALW = 150'</td>
<td>Area = 20,000 sq.ft. RFW = 100' ALW = 100'</td>
<td>50,000 sq ft 100' width</td>
<td>10,000 sq ft 100' width</td>
</tr>
<tr>
<td>Single Family Dwelling Unit w/ Additional Dwelling Unit(s) and Community and other Living Arrangements pursuant to 59-69 w/ Sustain.</td>
<td>Area = 50,000 sq.ft. RFW = 300' ALW = 150' Each additional dwelling unit requires Area = 25,000 sq.ft. RFW = 100' ALW = 75'</td>
<td>Area = 20,000 sq.ft. RFW = 100' ALW = 100' Each additional dwelling unit requires Area = 15,000 sq.ft. RFW = 75' ALW = 50'</td>
<td>100,000 sq ft 100' width</td>
<td>20,000 sq ft 100' width</td>
</tr>
<tr>
<td>Existing Licensed Resorts, Hotels, Motels and Tourist Rooming Houses</td>
<td>Area = 50,000 sq.ft. RFW = 300' ALW = 150' Each additional dwelling unit requires Area = 25,000 sq.ft. RFW = 100' ALW = 75'</td>
<td>Area = 20,000 sq.ft. RFW = 100' ALW = 100' Each additional dwelling unit requires Area = 15,000 sq.ft. RFW = 75' ALW = 50'</td>
<td>50,000 sq ft + 5,000 each unit over first one 100' width 100' width</td>
<td>10,000 sq ft 100' width</td>
</tr>
<tr>
<td>Churches, Schools, Libraries, Community buildings and Museums</td>
<td>Area = 50,000 sq.ft. RFW = 300' ALW = 150'</td>
<td>Area = 20,000 sq.ft. RFW = 100' ALW = 100'</td>
<td>50,000 sq ft 100' width</td>
<td>10,000 sq ft 100' width</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>5 Acres 300' frontwidth</td>
<td>5 Acres 300' frontwidth</td>
<td>5 Acres 300' frontwidth</td>
<td>5 Acres 300' frontwidth</td>
</tr>
</tbody>
</table>

* Uses not specifically listed shall have a minimum lot size as determined by the Zoning Administrator
### District 3 Multi-Family

<table>
<thead>
<tr>
<th>Use</th>
<th>Class I Waterways 50 Acres or less</th>
<th>Class II Waterways Greater than 50 Acres includes rivers and streams</th>
<th>Unsewered back lot</th>
<th>Sewered back lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwelling Unit</td>
<td>Area = 50,000</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<tr>
<td></td>
<td>RFW = 20'</td>
<td>RFW = 100'</td>
<td>100' width</td>
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<tr>
<td></td>
<td>ALW = 150'</td>
<td>ALW = 100'</td>
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</tr>
<tr>
<td>Multi-Family Dwelling Units including Additional Dwelling Units, Boarding and Lodging House(s), Hospitals, Sanatoriums, Convalescent Nursing, and Community Living Arrangements</td>
<td>Area = 50,000 sq ft</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<tr>
<td></td>
<td>RFW = 20'</td>
<td>RFW = 100'</td>
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<td>ALW = 150'</td>
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<td>Each additional dwelling unit requires</td>
<td>Each additional dwelling unit requires</td>
<td>5,000 sq ft</td>
<td>5,000 sq ft</td>
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<td>Area = 25,000 sq ft</td>
<td>Area = 15,000 sq ft</td>
<td>100' width</td>
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<td>RFW = 100'</td>
<td>RFW = 100'</td>
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<td></td>
<td>ALW = 75'</td>
<td>ALW = 75'</td>
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</tr>
<tr>
<td>Existing Licensed Resorts, Hotels, Motels, and Tourist Resorting Houses</td>
<td>Area = 50,000 sq ft</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<td>RFW = 20'</td>
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<td>ALW = 150'</td>
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<td>Each additional dwelling unit requires</td>
<td>Each additional dwelling unit requires</td>
<td>5,000 sq ft</td>
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<td>RFW = 100'</td>
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<td></td>
<td>ALW = 75'</td>
<td>ALW = 75'</td>
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<tr>
<td>Cemeteries</td>
<td>5 Acres</td>
<td>5 Acres</td>
<td>5 Acres</td>
<td>5 Acres</td>
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<td></td>
<td>300' from roadway</td>
<td>300' from roadway</td>
<td>300' from roadway</td>
<td>300' from roadway</td>
</tr>
<tr>
<td>Clinics, Schools, Churches, Libraries, and Community Buildings, Museums</td>
<td>Area = 50,000</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<tr>
<td></td>
<td>RFW = 20'</td>
<td>RFW = 100'</td>
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<td></td>
<td>ALW = 150'</td>
<td>ALW = 100'</td>
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<tr>
<td>Golf Courses</td>
<td>20 Acres</td>
<td>20 Acres</td>
<td>20 Acres</td>
<td>20 Acres</td>
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<td></td>
<td>500' from roadway</td>
<td>500' from roadway</td>
<td>500' from roadway</td>
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</tbody>
</table>

* Uses not specifically listed shall have a minimum lot size as determined by the Zoning Administrator.

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### District 4 Residential and Farming

<table>
<thead>
<tr>
<th>Use</th>
<th>Class I Waterways 50 Acres or less</th>
<th>Class II Waterways Greater than 50 Acres includes rivers and streams</th>
<th>Unsewered back lot</th>
<th>Sewered back lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Dwelling Unit</td>
<td>Area = 50,000</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<tr>
<td></td>
<td>RFW = 20'</td>
<td>RFW = 100'</td>
<td>100' width</td>
<td>100' width</td>
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<tr>
<td></td>
<td>ALW = 150'</td>
<td>ALW = 100'</td>
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</tr>
<tr>
<td>Multi-Family Dwelling Units including Additional Dwelling Units, Boarding and Lodging House(s), Hospitals, Sanatoriums, Convalescent Nursing, and Community Living Arrangements</td>
<td>Area = 50,000 sq ft</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<td>RFW = 20'</td>
<td>RFW = 100'</td>
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<td>ALW = 150'</td>
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<td>Each additional dwelling unit requires</td>
<td>Each additional dwelling unit requires</td>
<td>5,000 sq ft</td>
<td>5,000 sq ft</td>
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<td></td>
<td>Area = 25,000 sq ft</td>
<td>Area = 15,000 sq ft</td>
<td>100' width</td>
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<td></td>
<td>RFW = 100'</td>
<td>RFW = 100'</td>
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<tr>
<td></td>
<td>ALW = 75'</td>
<td>ALW = 75'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemeteries, Commercial riding stables, Non-specialized nursery, Licensed deer and fur farms, Fish hatcheries, Fish ponds, Portable and Non-portable livestock, Communal storage yards</td>
<td>5 Acres</td>
<td>5 Acres</td>
<td>5 Acres</td>
<td>5 Acres</td>
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<td></td>
<td>300' from roadway</td>
<td>300' from roadway</td>
<td>300' from roadway</td>
<td>300' from roadway</td>
</tr>
<tr>
<td>Livestock and poultry housing, Dog kennels and cat boarding facilities or animal shelters, Wildlife rehabilitation centers pursuant to Wls. Administrative Code NR.19 or facilities subject to a federal permit</td>
<td>5 Acres</td>
<td>5 Acres</td>
<td>5 Acres</td>
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<td>300' from roadway</td>
<td>300' from roadway</td>
<td>300' from roadway</td>
<td>300' from roadway</td>
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<tr>
<td>Veterinary Clinics or animal hospitals</td>
<td>Area = 50,000</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<td></td>
<td>RFW = 20'</td>
<td>RFW = 100'</td>
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<td></td>
<td>ALW = 150'</td>
<td>ALW = 100'</td>
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<tr>
<td>Wholesale businesses</td>
<td>Area = 50,000</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<td>RFW = 20'</td>
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<td>ALW = 150'</td>
<td>ALW = 100'</td>
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<tr>
<td>Clinics, Schools, Churches, Libraries, and Community Buildings, Museums</td>
<td>Area = 50,000</td>
<td>Area = 20,000 sq ft</td>
<td>50,000 sq ft</td>
<td>10,000 sq ft</td>
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<td>RFW = 20'</td>
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<td></td>
<td>ALW = 150'</td>
<td>ALW = 100'</td>
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<td></td>
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<tr>
<td>Golf Courses, Airport landing fields, Recreational parks, Manufactured, Mobile home and house trailer parks, Campgrounds, Shooting and Archery ranges</td>
<td>20 Acres</td>
<td>20 Acres</td>
<td>20 Acres</td>
<td>20 Acres</td>
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<td>500' from roadway</td>
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</tbody>
</table>

* Uses not specifically listed shall have a minimum lot size as determined by the Zoning Administrator.
### District 6 Business

<table>
<thead>
<tr>
<th>Use</th>
<th>Class I Waterways Uncovered 50 Acres or less</th>
<th>Seaworn water lot</th>
<th>Class II Waterways Greater than 50 Acres Includes rivers and streams</th>
<th>Uncovered back lot</th>
<th>Seaworn back lot</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area = 50,000 sq ft.</td>
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<td></td>
<td>RPF = 200’</td>
<td>10,000 sq ft.</td>
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<td></td>
<td>ALW = 15’</td>
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<tr>
<td></td>
<td>Single Family Dwelling Unit</td>
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<td>Each additional dwelling unit requires</td>
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<td>Area = 25,000 sq ft.</td>
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<td>RPF = 100’</td>
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<td>ALW = 75’</td>
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<td></td>
<td>Multi-Family Dwelling Unit, Single Family w/ Additional Dwelling Units or business, Bowling alleys, Theaters, Amusement Parks</td>
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<td>Area = 50,000 sq ft.</td>
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<td>RPF = 200’</td>
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<td>ALW = 15’</td>
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<td>Each additional dwelling unit requires</td>
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<td>Area = 15,000 sq ft.</td>
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<td>RPF = 100’</td>
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<td>ALW = 45’</td>
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<tr>
<td></td>
<td>Retail business, Professional service offices, Accessory warehouses, Bowling alleys, Theaters, Amusement Parks, Parks</td>
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<td>Area = 50,000 sq ft.</td>
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<td>RPF = 200’</td>
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<td>ALW = 15’</td>
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<td>Each additional dwelling unit requires</td>
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<td>Area = 15,000 sq ft.</td>
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<td>RPF = 100’</td>
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<td>ALW = 45’</td>
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<td></td>
<td>Cemeteries, Dog kennels and/or burial facilities or animal shelters</td>
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<td>Area = 50,000 sq ft.</td>
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<td>RPF = 100’</td>
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<td>Each additional dwelling unit requires</td>
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<td>Area = 15,000 sq ft.</td>
<td>10,000 sq ft.</td>
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<td></td>
<td>RPF = 40’</td>
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<td></td>
<td>ALW = 40’</td>
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<td></td>
<td>Veterinary Clinics or animal hospitals</td>
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<td></td>
<td>Area = 50,000 sq ft.</td>
<td>10,000 sq ft.</td>
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<td></td>
<td>RPF = 100’</td>
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<td></td>
<td>ALW = 100’</td>
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<td></td>
<td>Each additional dwelling unit requires</td>
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<td></td>
<td>Area = 15,000 sq ft.</td>
<td>10,000 sq ft.</td>
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<td></td>
<td>RPF = 40’</td>
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<td></td>
<td>ALW = 40’</td>
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</tr>
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</table>

* Uses not specifically listed shall have a minimum lot size as determined by the Zoning Administrator.

### District 7 Business

<table>
<thead>
<tr>
<th>Use</th>
<th>Class I Waterways Uncovered 50 Acres or less</th>
<th>Seaworn water lot</th>
<th>Class II Waterways Greater than 50 Acres Includes rivers and streams</th>
<th>Uncovered back lot</th>
<th>Seaworn back lot</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area = 50,000 sq ft.</td>
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<tr>
<td></td>
<td>RPF = 200’</td>
<td>10,000 sq ft.</td>
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<td></td>
<td>ALW = 15’</td>
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<td></td>
<td>Single Family Dwelling Unit</td>
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<td></td>
<td>Each additional dwelling unit requires</td>
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<td>10,000 sq ft.</td>
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<td>RPF = 100’</td>
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<td></td>
<td>ALW = 75’</td>
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<td>Multi-Family Dwelling Unit, Single Family w/ Additional Dwelling Units or business, Bowling alleys, Theaters, Amusement Parks, Light Industry, Mills and Multi-Tenant business</td>
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<td></td>
<td>Area = 50,000 sq ft.</td>
<td>10,000 sq ft.</td>
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<td></td>
<td>RPF = 200’</td>
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<td>ALW = 15’</td>
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<td>RPF = 40’</td>
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<td></td>
<td>ALW = 40’</td>
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<td></td>
<td>Cemeteries, Dog kennels and/or burial facilities or animal shelters</td>
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<td>Area = 50,000 sq ft.</td>
<td>10,000 sq ft.</td>
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<td></td>
<td>RPF = 200’</td>
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<td>10,000 sq ft.</td>
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<td>RPF = 40’</td>
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<td></td>
<td>Veterinary Clinics or animal hospitals</td>
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<td>Area = 50,000 sq ft.</td>
<td>10,000 sq ft.</td>
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<td>RPF = 100’</td>
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<td>RPF = 40’</td>
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<td>ALW = 40’</td>
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<tr>
<td></td>
<td>Clinics, Schools, Churches, Libraries, and Community Buildings, MUSEUMS</td>
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<td></td>
<td>Area = 50,000 sq ft.</td>
<td>10,000 sq ft.</td>
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<td>RPF = 100’</td>
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<td>RPF = 40’</td>
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<td>ALW = 40’</td>
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<td>Mobile home parks</td>
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<td>10,000 sq ft.</td>
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<td></td>
<td>RPF = 200’</td>
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<td>RPF = 40’</td>
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<td>ALW = 40’</td>
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</tbody>
</table>

* Uses not specifically listed shall have a minimum lot size as determined by the Zoning Administrator.
### APPENDIX B

#### TABLE A

Applies to all waterways except those listed in Table B, C & D.

(Area in square feet, RFW = riparian frontage width, ALW = average lot width.)

<table>
<thead>
<tr>
<th>DWELLING</th>
<th>CLASS I WATERWAYS</th>
<th>CLASS II WATERWAYS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>Area 50,000 sq ft</td>
<td>Area 20,000 sq ft</td>
</tr>
<tr>
<td></td>
<td>RFW 200'</td>
<td>RFW 100'</td>
</tr>
<tr>
<td></td>
<td>ALW 150'</td>
<td>ALW 100'</td>
</tr>
<tr>
<td>Multiple Family</td>
<td>Area 50,000 sq ft</td>
<td>Area 20,000 sq ft</td>
</tr>
<tr>
<td></td>
<td>RFW 200'</td>
<td>RFW 100'</td>
</tr>
<tr>
<td></td>
<td>ALW 150'</td>
<td>ALW 100'</td>
</tr>
<tr>
<td></td>
<td>Plus 25,000 sq ft, 100' RFW</td>
<td>Plus 15,000 sq ft, 40' RFW &amp; 40' ALW for each</td>
</tr>
<tr>
<td></td>
<td>&amp; 75' ALW for each additional dwelling unit.</td>
<td>additional dwelling unit.</td>
</tr>
</tbody>
</table>

#### Table B

Lake Katherine, Township of Hazelhurst, and all Lakes in the Township of Stella

<table>
<thead>
<tr>
<th>USE</th>
<th>Sewered Water Lot</th>
<th>Unsewered Water Lot</th>
<th>Comply With COMM 85</th>
<th>Add'l Area Meeting COMM 85</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit</td>
<td>40,000 sq ft</td>
<td>40,000 sq ft</td>
<td>All unsewered lots</td>
<td>NONE</td>
</tr>
<tr>
<td>Dwelling Unit w/ADWU</td>
<td>80,000 sq ft</td>
<td>80,000 sq ft</td>
<td>All unsewered lots</td>
<td>4,000 sq ft</td>
</tr>
<tr>
<td>Dwelling Unit w/CH</td>
<td>40,000 sq ft</td>
<td>40,000 sq ft</td>
<td>All unsewered lots</td>
<td>NONE</td>
</tr>
</tbody>
</table>

#### Table C

Blue Lake, Bobcat Lake, and Unnamed Lake (29-6), Township of Minocqua

<table>
<thead>
<tr>
<th>USE</th>
<th>Sewered Water Lot</th>
<th>Unsewered Water Lot</th>
<th>Comply with COMM 85</th>
<th>Add'l Area Meeting COMM 85</th>
<th>Sewered or Unsewered Back Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit</td>
<td>40,000 sq ft</td>
<td>40,000 sq ft</td>
<td>All unsewered lots</td>
<td>NONE</td>
<td>100,000 sq ft 200' width</td>
</tr>
<tr>
<td>Dwelling Unit w/ADWU</td>
<td>80,000 sq ft</td>
<td>80,000 sq ft</td>
<td>All unsewered lots</td>
<td>4,000 sq ft</td>
<td>200,000 sq ft 200' width</td>
</tr>
<tr>
<td>Dwelling Unit w/CH</td>
<td>40,000 sq ft</td>
<td>40,000 sq ft</td>
<td>All unsewered lots</td>
<td>NONE</td>
<td>100,000 sq ft 200' width</td>
</tr>
</tbody>
</table>

#### Table D

Two Sisters Lake, Town of Newbold

<table>
<thead>
<tr>
<th>USE</th>
<th>Sewered Water Lot</th>
<th>Unsewered Water Lot</th>
<th>Comply with COMM 85</th>
<th>Add'l Area Meeting COMM 85</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit</td>
<td>30,000 sq ft</td>
<td>30,000 sq ft</td>
<td>All unsewered lots</td>
<td>None</td>
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</tr>
<tr>
<td>Dwelling Unit w/ADWU</td>
<td>60,000 sq ft</td>
<td>60,000 sq ft</td>
<td>All unsewered lots</td>
<td>4,000 sq ft</td>
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</tr>
<tr>
<td>Dwelling Unit w/CH</td>
<td>30,000 sq ft</td>
<td>30,000 sq ft</td>
<td>All unsewered lots</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX C

REFER TO: SECTION 9.94(A)(2)(a)

Setback Averaging

Example: $\frac{75 + 40 + 35}{3} = 50$ feet

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Diagram:

- LOT #1
  - Existing Structure
- LOT #2
  - Proposed Structure
- LOT #3
  - Existing Structure

OHWM

200 ft

200 ft

---
QUALIFICATIONS OF APPRAISER
RANDY SCHWARZ
WISCONSIN DEPARTMENT OF TRANSPORTATION

CLASS/COURSE | INSTITUTION | COURSE DATE
---|---|---
Eminent Domain Law (Basics) | IRWA | April, 2004
Principles of Real Estate Engineering | IRWA | October, 2004
Principles of Real Estate Negotiation | IRWA | April, 2005
Land Valuation Assignments | Appraisal Institute | June, 2005
Residential Market Analysis | NHI | July, 2005
Basic Appraisal Procedures | Appraisal Institute | April, 2006
Basic Appraisal Practices | Appraisal Institute | May, 2007
Environmental Contamination | IRWA | September, 2007
Appraisal of Partial Acquisitions | IRWA | September, 2008
United States Land Titles | IRWA | November, 2008
Property Descriptions | IRWA | December, 2008
USPAP for Fed. Land Acquisition | Appraisal Institute | March, 2009
Principles of R.E. Appraisal | IRWA | June, 2009
Principles of Land Acquisition | IRWA | April, 2010
Reviewing Appr. In Em. Domain | IRWA | June, 2010
Principles of Real Estate Law | IRWA | October, 2010
USPAP Certification Class | McKissock | February, 2013
Income Approach to Valuation | IAAO | January, 2015

WORK EXPERIENCE:

**Statewide Real Estate Appraiser** (October 2010 – Present), Wis. Dept. of Transportation

- Preparation of Eminent Domain Appraisals for all types of properties including residential, commercial, industrial, agricultural and other pertinent type properties.

**Real Estate Specialist** (September 2003 – October 2010), Wisconsin Department of Transportation

- Reviewed incoming appraisals
- Responsible for presenting and explaining appraisals to owners
- Prepared and maintained working files
- Prepared offering documents for the purpose of negotiations
- Prepared and wrote short form and standard abbreviated appraisals

**Real Estate Sales Agent** (September 1998 – April 2003), ERA Titletown Realtors, Green Bay, WI.

- Listed and sold residential type properties
- Prepared purchasing documents
- Responsible for reviewing and understanding Title Search Reports
- Conducted presentation of offering documents to and counter offers to sellers and buyers