CHIPPEWA COUNTY

PLANNING & ZONING COMMITTEE

REGULAR MEETING

JANUARY 20, 2022

CHIPPEWA COUNTY COURTHOUSE, RM 302

4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Present	
Dean Gullickson	Chippewa County	District 7	Present	

Staff: Greg Gruna, Zoning Inspector

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

1. Approve the Agenda
2. Approve the Minutes

   Planning & Zoning Committee - Regular Meeting - Nov 18, 2021 4:30 PM

3. Note: Dec 16, 2021 Meeting was Cancelled
4. Schedule Next Meeting Date - February 24, 2022 @ 4:30PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

Motion to approve rezone as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

1. 2021-0017 - Tyler Naas & Todd Pecha - Rezone - Town of Woodmohr - Doug Clary
   Motion to Approve as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

6. BUSINESS ITEMS

1. Review and Action on Request to Sell Type B Tax Deeded Land - Doug Clary
   Motion to Postpone Until the February 24, 2022 meeting.

RESULT:	**POSTPONE [UNANIMOUS]**	**Next: 2/24/2022 4:30 PM**
MOVER:	Dean Gullickson, District 7	
SECONDER:	David Eisenhuth, District 11	
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson	

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None Discussed.

8. ADJOURN

Motion to Adjourn.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	David Eisenhuth, District 11
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

DRAFT

CHIPPEWA COUNTY

PLANNING & ZONING COMMITTEE

REGULAR MEETING

NOVEMBER 18, 2021

CHIPPEWA COUNTY COURTHOUSE, RM 302

4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Present	
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

1. Approve the Agenda

2. Approve the Minutes

   Planning & Zoning Committee - Regular Meeting - Oct 21, 2021 4:30 PM

3. Schedule Next Meeting Date - December 16, 2021 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0016 - Ronald & Judith Swoboda - Rezone - Town of Woodmohr
   Motion to Approve.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

Minutes Acceptance: Minutes of Nov 18, 2021 4:30 PM (Consent Agenda)

6. REPORTS

1. Update on the Request to Sell a portion of 23208-0811-05010000 (Type B Tax Deeded Land) - Doug Clary
   Clary provided an update. Hopefully the apprasial will be here for the December, 2021 meeting.

RESULT:	**REVIEWED**

7. BUSINESS ITEMS

1. Autumn Winds Preliminary Plat - Doug Clary
   Motion to Approve the Preliminary Plat.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ronald McGill, District 15
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

9. ADJOURN

Motion to Approve

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

Minutes Acceptance: Minutes of Nov 18, 2021 4:30 PM (Consent Agenda)

STATEMENT OF EXPLANATION
2021-0017 - TYLER NAAS & TODD PECHA - REZONE - TOWN OF WOODMOHR - DOUG CLARY

Parcel Number 23009-0934-75388002 which is located in the SE 1/4 of the SW 1/4, Section 9 and Parcel Number 23009-1612-70384003 which is located in the NW 1/4 of the NE 1/4, Section 16, Township 30 North, Range 09 West, Town of Woodmohr.

Parcel Number 23009-0934-75388002
From: Industrial **To:** Agricultural

Parcel Number 23009-1612-70384003
From: Residential 1 & Industrial **To:** Residential 1

(Publish – Chippewa Herald – December 2 and December 9, 2021)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARING
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that a public hearing will be held on **December 16, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following request:

Rezone Petition: 2021-0017
Petitioner: Tyler Naas & Todd Pecha
Property Owners: Tyler & Bailey Naas and Todd Pecha
Parcel Number 23009-0934-75388002 which is located in the SE ¼ of the SW ¼, Section 9 and Parcel Number 23009-1612-70384003, which is located in the NW ¼ of the NE ¼, Section 16, Township 30 North, Range 09 West, Town of Woodmohr, as follows:

23009-0934-75388002:	**From:** Industrial	**To:** Agricultural
23009-1612-70384003:	**From:** Residential 1 and Industrial	**To:** Residential 1

Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

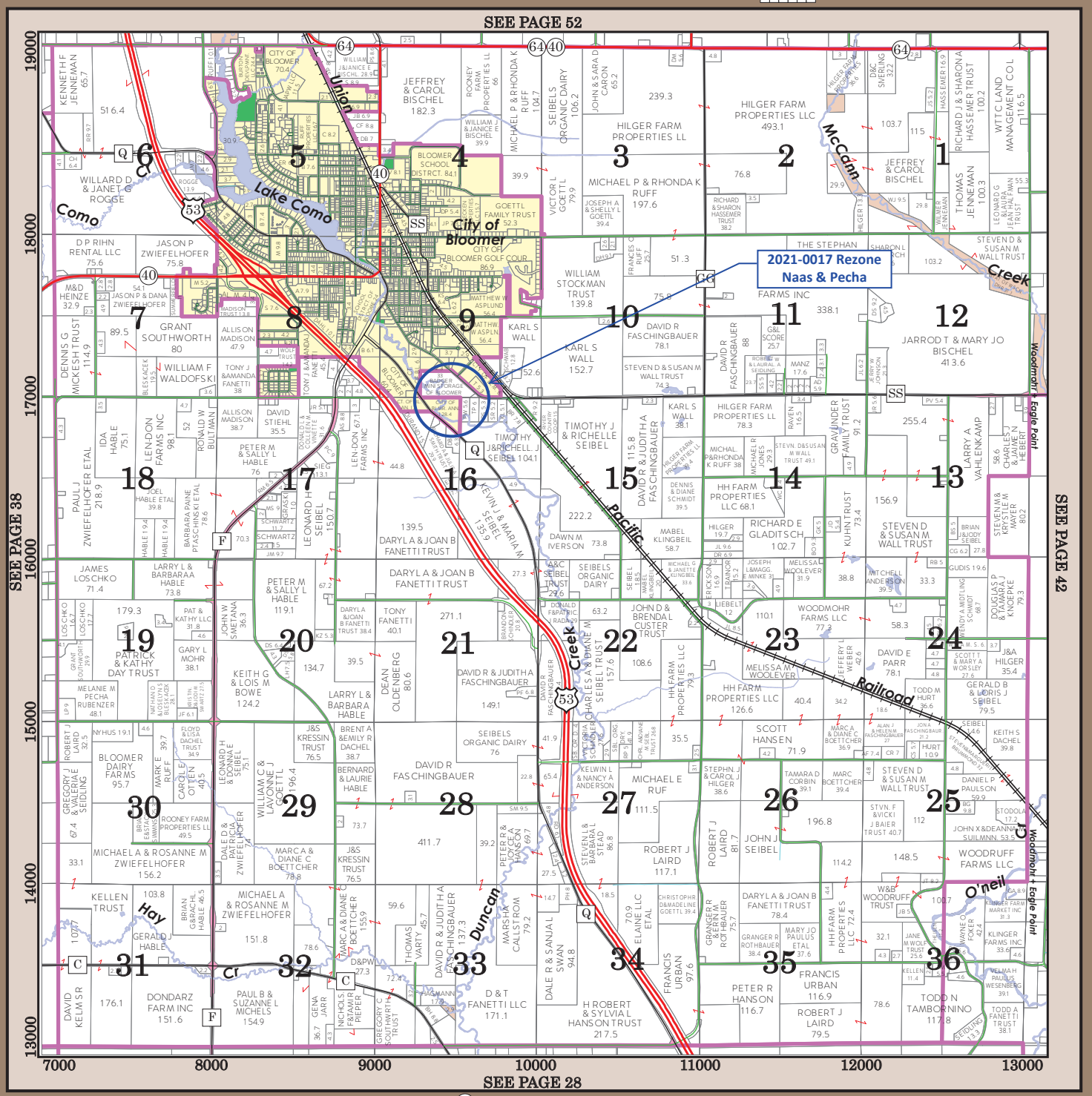
Dated this **22nd** day of **November**, 2021

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0017 Naas & Pecha - Rezone - Public Hearing Notices & Maps (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

WOODMOHR (W), EAGLE POINT (W), BLOOMER

T30N R09W



© 2021 Chippewa County, WI
All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.

Bischel's Septic Service
12979 County Highway SS
Bloomer, WI 54724
715.288.6601 or 1.888.345.8848
Septic Tanks ~ Holding Tanks ~ Portable Toilets
Jon and Tammy Bischel, Owners
Find us on Bischel's Septic Service, LLC

Mobile Parcel Viewer
View parcel data and so much more all from your mobile device
Explore the world around you from anywhere!
Visit https://www.co.chippewa.wi.us/ and search "mobile" or go to:
https://chipcogis.maps.arcgis.com/apps/webappviewer/index.html?id=258d5a3b2ee2476bb1953a443cd703c8

Attachment: 2021-0017 Naas & Pecha - Rezone - Public Hearing Notices & Maps (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

CHIPPEWA COUNTY
DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

Land Management | Land Planning | Land Records & G.I.S. | POWTS & Wells

Date: November 22, 2021

To: Property Owner(s)

From: Douglas Clary, Director

Re: Public Meetings & Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition on parcels of land that are located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with this petition. Please contact me at (715) 726-7941 if you have any questions regarding this petition.

REZONE PETITION #2021-0017
Petitioner: Tyler Naas & Todd Pecha
Property Owners: Tyler & Bailey Naas and Todd Pecha
Parcel Number 23009-0934-75388002 which is located in the SE ¼ of the SW ¼, Section 9 and Parcel Number 23009-1612-70384003, which is located in the NW ¼ of the NE ¼, Section 16, Township 30 North, Range 09 West, Town of Woodmohr, as follows:

23009-0934-75388002:	**From:** Industrial	**To:** Agricultural
23009-1612-70384003:	**From:** Residential 1 and Industrial	**To:** Residential 1

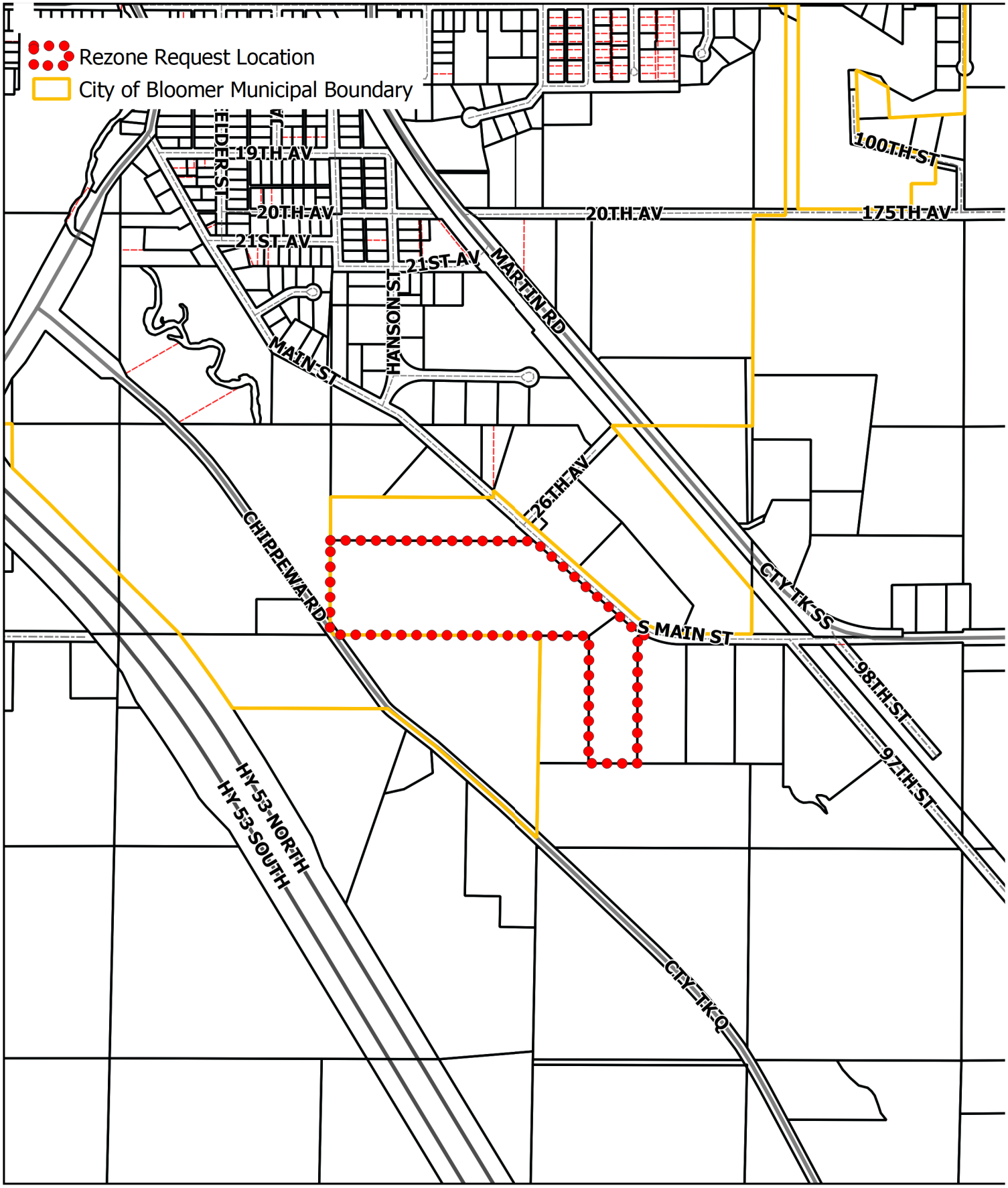
Woodmohr Town Plan Commission:
The Woodmohr Plan Commission will **REVIEW** this petition on **December 8, 2021** at **7:00 pm**, at the Woodmohr Town Hall, 16738 125th Street, Bloomer, Wisconsin 54724. The Plan Commission will forward an **ADVISORY** recommendation to the Woodmohr Town Board to approve, disapprove or approve with modification(s) and/or condition(s).

Woodmohr Town Board:
The Woodmohr Town Board will **REVIEW** this petition on **December 15, 2021** at **7:00 PM,** at the Woodmohr Town Hall, 16738 125th Street, Bloomer, Wisconsin 54724. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Board of Supervisors to approve or disapprove or approve with modification(s) and/or condition(s).

Chippewa County Planning & Zoning Committee:
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **December 16, 2021** at **4:30 PM**, in room 302, of the Chippewa County Courthouse located at 711 N. Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove or approve with modifications(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification modifications(s) and/or conditions, the petition will be forwarded to the County Board of Supervisors meeting on January 11, 2022 for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2021-0017 Naas & Pecha - Rezone - Public Hearing Notices & Maps (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

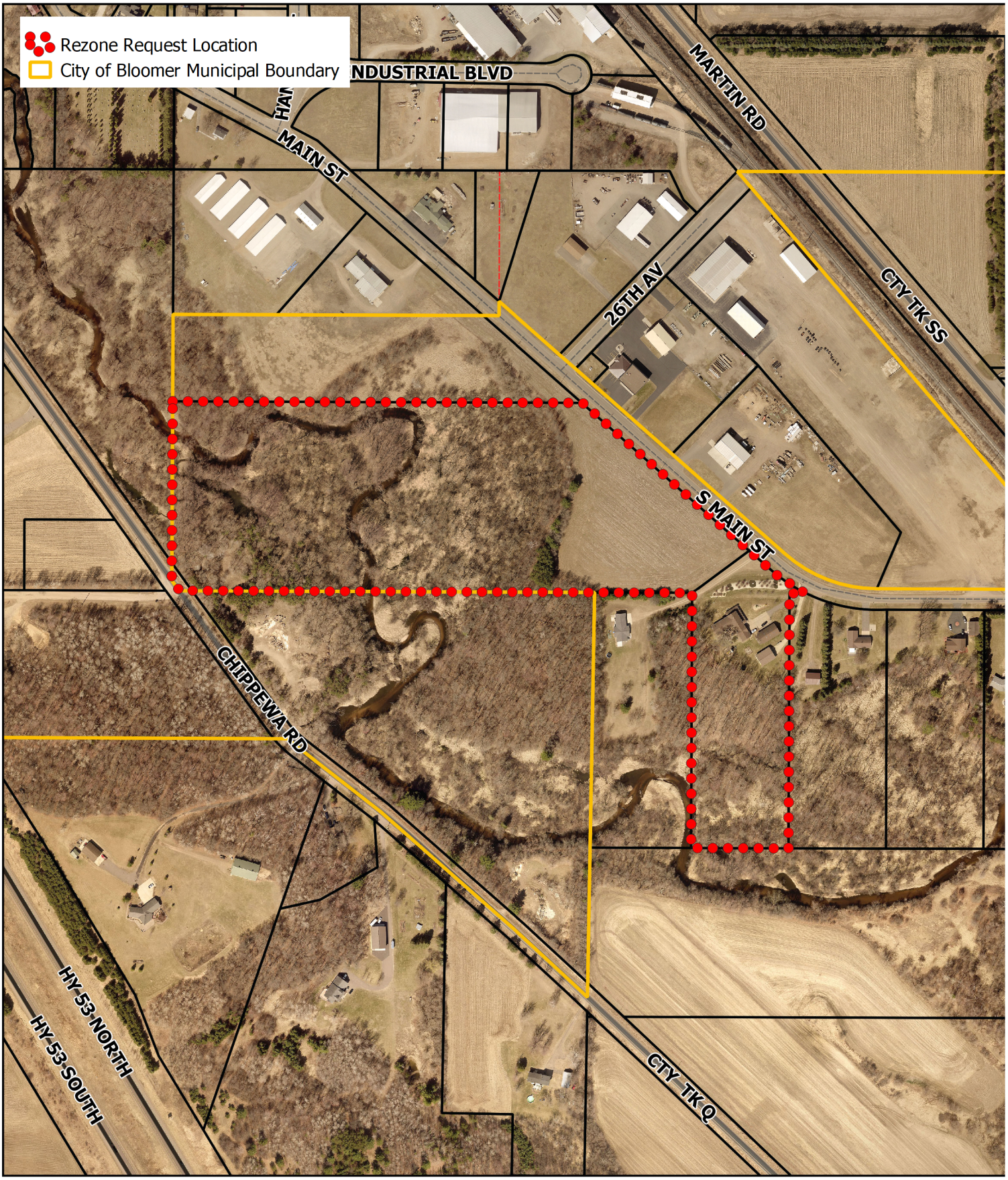
2021-0017 Naas & Pecha - Rezone Request - Location Map



Attachment: 2021-0017 Naas & Pecha - Rezone - Public Hearing Notices & Maps (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

Produced on November 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

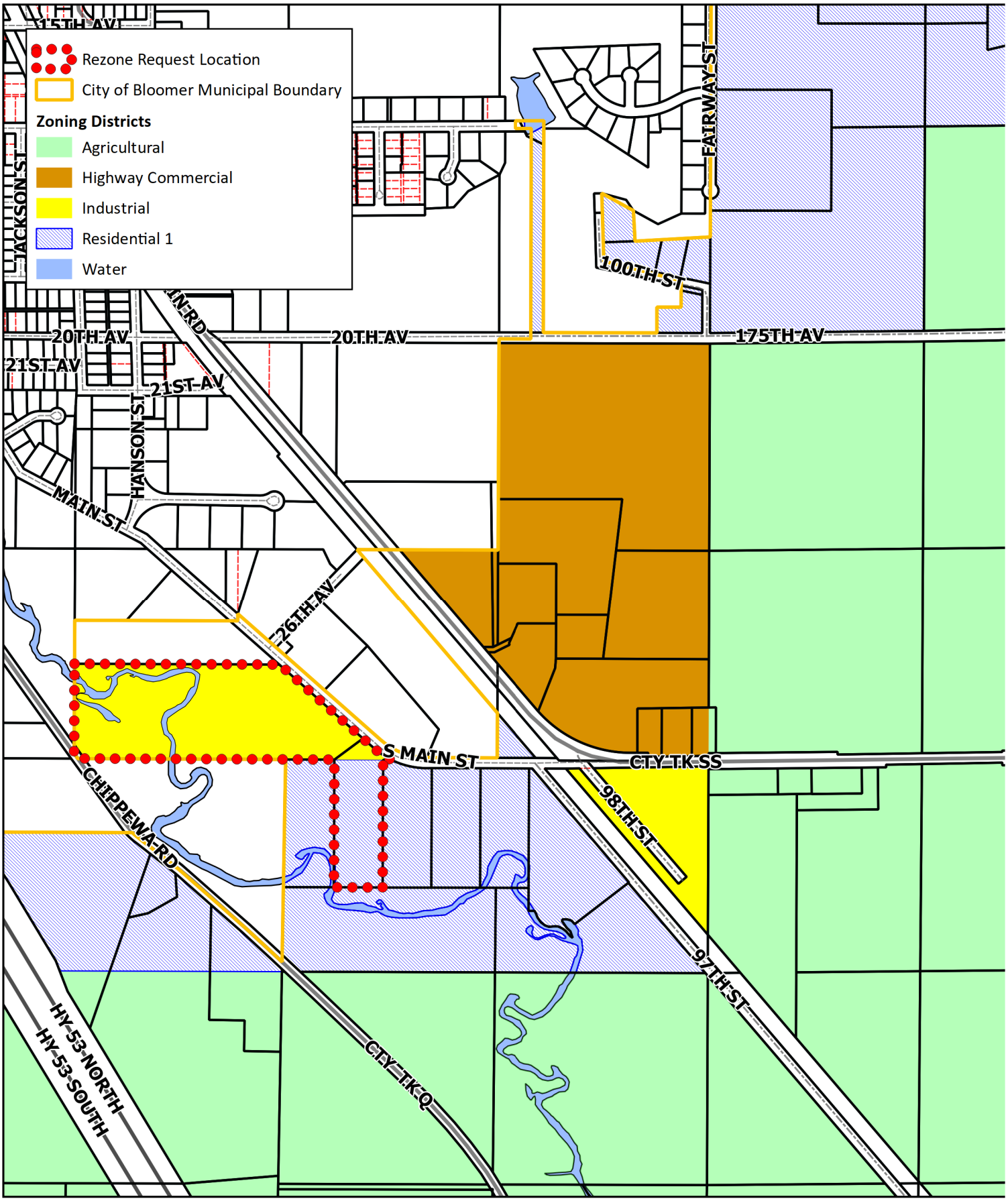
2021-0017 Naas & Pecha - Rezone Request - Aerial (2021)



Produced on November 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Attachment: 2021-0017 Naas & Pecha - Rezone - Public Hearing Notices & Maps (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

2021-0017 Naas & Pecha - Rezone Request - Zoning Districts



Produced on November 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only

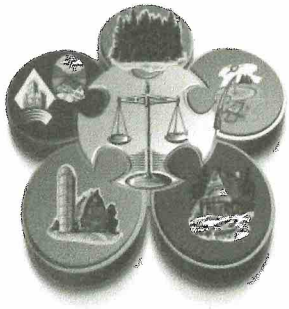
Attachment: 2021-0017 Naas & Pecha - Rezone - Public Hearing Notices & Maps (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

CHIPPEWA COUNTY

DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

2021 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information			**SECTION II: Agent Information**		
Name: Tyler Naas			**Name:** Tyler Naas		
Mailing Address: 1521 10th Ave			**Mailing Address:** 1521 10th Ave		
City: Bloomer	**State:** WI	**Zip:** 54724	**City:** Bloomer	**State:** WI	**Zip:** 54724
Telephone: 715-933-1260			**Telephone:** 715-933-1260		
Email Address (Required): tyler_naas_21_32@hotmail.com			**Email Address (Required):** tyler_naas_21_32@hotmail.com		
SECTION III: Parcel Information					
Town of: Woodmohr			**Property Address:**		
Parcel Number(s): 23009-0934-75388002			**City:**	**State:**	**Zip:**
Existing Zoning District(s): Industrial			**Proposed Zoning District(s):** Agricultural		

GENERAL DIRECTIONS:

AND → Todd A Pecha
17108 97th Street
Bloomer, WI 54724
- Woodmohr - 17108 97TH Avenue
- 23009-1412-70384003-
- RI / Industrial → RI

Doug Cla 11/22/2

1. **Complete** this Application form and the required four (4) parts:
   - ☑ Part 1: General Questions related to the request
   - ☑ Part 2: Planning & Zoning Committee Schedule - 2021
   - ☑ Part 3: General Rezoning Process
   - ☑ Part 4: Applicant Acknowledgement/Signature
2. **Submit** the completed application, all required information and a **$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
3. **Make arrangements** to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: 19894	**Appeal Number:** 2021-0017	**Public Hearing Date:** 12-16-21

Attachment: 2021-0017 Naas & Pecha - Rezone - Application (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

Chippewa County – 2021 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

Part 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.

1. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Planning and Zoning Committee. Prepare an outline of your proposal, something similar to a "business plan", detailing for the Planning & Zoning Committee your proposal. Include any documentation you feel is necessary as part of your presentation in defining your proposal for the Committee and possibly the County Board. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

Part 2: Planning & Zoning Committee Schedule - 2021

Applications will not be placed on the appropriate agenda unless they are properly completed and include **ALL** required supporting information or documents **and** payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information in addition to the application forms might be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

Application Deadline	Public Hearing
December 21, 2020	January 21, 2021
January 21, 2021	February 18, 2021
February 18, 2021	March 18, 2021
March 25, 2021	April 22, 2021
April 22, 2021	May 20, 2021
May 27, 2021	June 24, 2021
June 24, 2021	July 22, 2021
July 22, 2021	August 19, 2021
August 26, 2021	September 23, 2021
September 23, 2021	October 21, 2021
October 21, 2021	November 18, 2021
November 18, 2021	December 16, 2021

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.*
Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.

Part 3: General Rezoning Process:

(A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

Attachment: 2021-0017 Naas & Pecha - Rezone - Application (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

(B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.

(C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.

(D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.

(E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.

(F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.

(G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.

(H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.

(I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

Part 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Planning & Zoning Committee about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Planning & Zoning Committee, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: Tyler Naas Date: 11/16/21
Owner/Agent

Part 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR
US Army Corp of Engineers
Wisconsin DOT

Attachment: 2021-0017 Naas & Pecha - Rezone - Application (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

1. As the applicant, do you have legal title to the parcel(s)? If you do not have legal title to the property, please have the property owner sign this application.

Yes

2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.

Parcel ID: 23009-0934-75388002

3. Describe the present and, if known, any proposed improvements on each parcel of land.

Currently there are no improvements on the land. My wife and I would like to build a house on this land.

4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.

To build a home to use as our primary residence. As well as continuing to the use the field for crops.

5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).

The parcels to the south have single family homes on them which would be the same as our proposed use. The field has been used for farming for years prior and this would continue for the portion not occupied by the house.

6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

No additional issues.



Attachment: 2021-0017 Naas & Pecha - Rezone - Application (6790 : 2021-0017 - Tyler Naas & Todd Pecha - Rezone)

STATEMENT OF EXPLANATION
REVIEW AND ACTION ON REQUEST TO SELL TYPE B TAX DEEDED LAND - DOUG CLARY

The term "tax-deeded land" means land which has been acquired by the county through enforcement of the collection of delinquent taxes by tax deed, foreclosure of tax certificates by action in rem, deed in lieu of tax deed or other means.

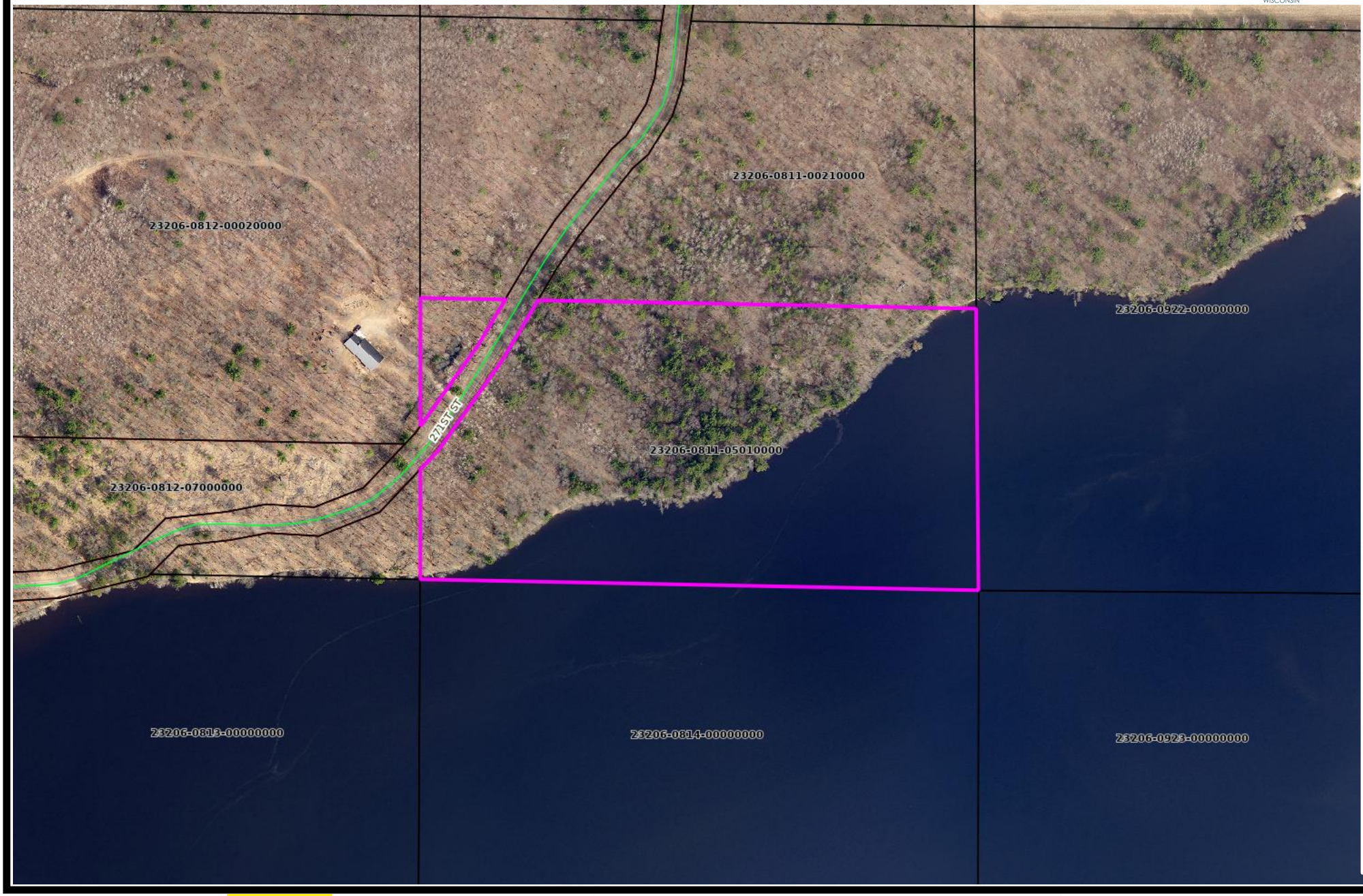
The term “Type A tax-deeded land” means tax deeded-land that has not been retained pursuant to this section by the County Board for a specific future use listed under subsec. 2-353(e)(3);

The term “Type B tax-deeded land” means tax-deeded land that has been retained pursuant to this section by the County Board for a specific future use listed under subsec. 2-353(e)(e)(3). “Type B tax-deeded land” also includes the tax-deeded land identified in Attachment 1 of County Policy 308 - Policy Governing the Allocation and Use of County Tax-Deeded Land Sale Parcel Proceeds adopted by the County Board on August 13, 2013.

Per Section 2-353(e)(6): *Requests to sell Type B tax-deeded land.* Requests to offer Type B tax-deeded land for sale may be made by the Director of Land Conservation and Forest Management or the Facilities and Parks Director, and shall be presented to the Committee for consideration. Requests that are approved by the Committee shall be presented by a resolution to the County Board listing by legal description(s) and tax parcel identification number(s) the Type B tax-deeded land that is recommended to be offered for sale.

23206-0811-05010000

Printed 06/17/2021 Scale = 1:300'



Attachment: 23206-0811-05010000_Type B_Tax Deeded Land_Aerial (6791 : Request to Sell Type B Tax

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

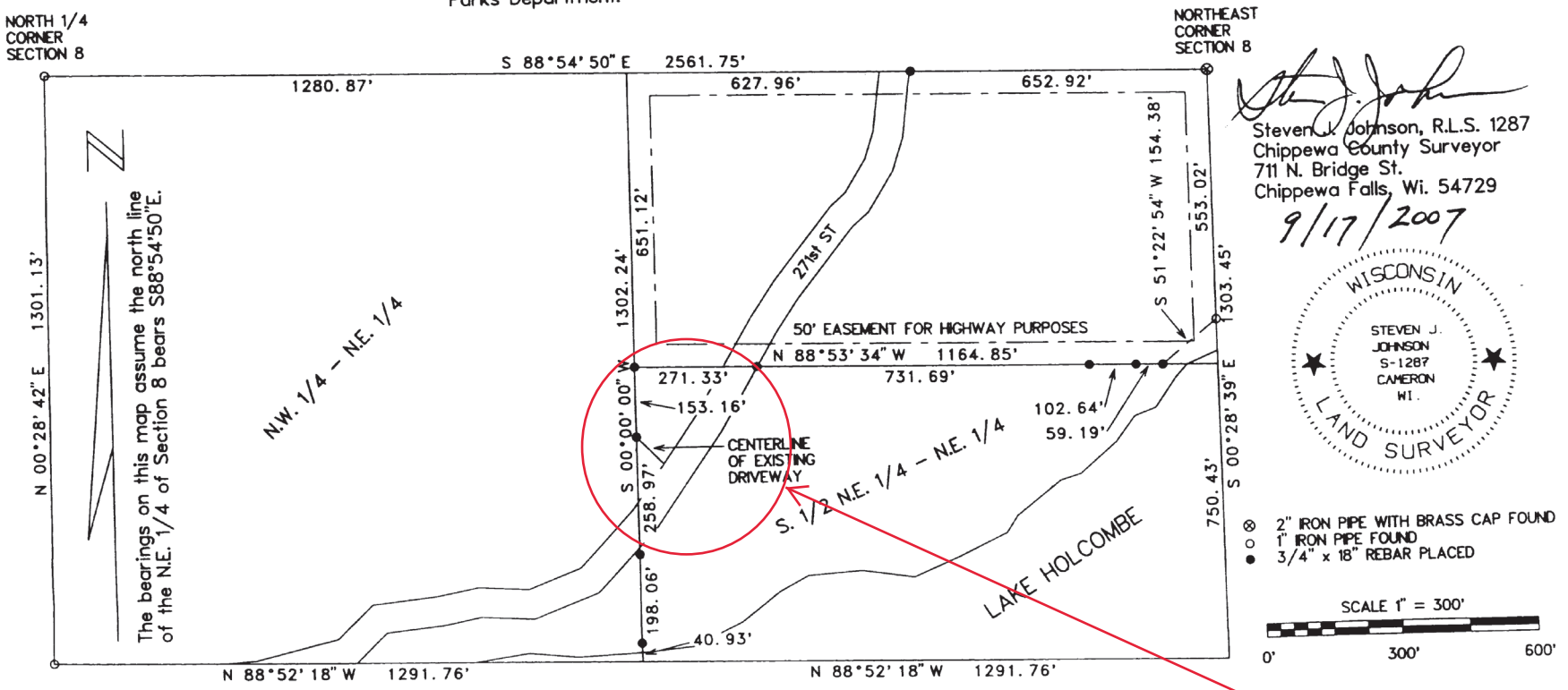
SURVEY MAP OF:

The North 1/2 of the N.E. 1/4 of
Section 8 T32N R6W, Town of Lake Holcombe.

I, Steven J. Johnson, Registered Land Surveyor, S–1287, do hereby certify that to the best of my knowledge and belief, this plat is a true and correct representation of the North 1/2 of the N.E. 1/4 of Section 8 T32N R6W, Town of Lake Holcombe.

This survey was made at the request of the Chippewa County Forest and Parks Department.

RECEIVED
SEP 17 2007
CHIPPEWA CO.
LAND RECORDS



Steven J. Johnson, R.L.S. 1287
Chippewa County Surveyor
711 N. Bridge St.
Chippewa Falls, Wi. 54729
9/17/2007

WISCONSIN
STEVEN J. JOHNSON
S-1287
CAMERON
WI.
LAND SURVEYOR

The triangular piece of 23206-0811-05010000, which is located on the north side of 271st Street.

893L

ment: 23206-0811-05010000_Type B_Tax Deeded Land_Survey (6791 : Request to Sell Type B Tax

Doug Clary

From: Dan Masterpole
Sent: Thursday, June 17, 2021 8:24 AM
To: Doug Clary; Matthew Hansen
Cc: Todd A. Pauls; Randy Scholz
Subject: RE: Type B Tax Deed 23206-0811-05010000

DC

Good morning Doug.

Thank you for laying out the activity schedule.

Let us know if you need anything else from us as you proceed.

I can sit in the meeting to address any questions regarding the Tax B land base or inventory.



Dan Masterpole
Dept. Director/County Conservationist
Chippewa County Land Conservation & Forest Management
711 N. Bridge Street
Chippewa Falls, WI 54729
#715-726-7920 (phone)
#715-726-4589 (fax)
www.co.chippewa.wi.us

From: Doug Clary
Sent: Thursday, June 17, 2021 6:39 AM
To: Dan Masterpole <DMasterpole@co.chippewa.wi.us>; Matthew Hansen <mhansen@co.chippewa.wi.us>
Cc: Todd A. Pauls <tpauls@co.chippewa.wi.us>; Randy Scholz <rscholz@co.chippewa.wi.us>
Subject: RE: Type B Tax Deed 23206-0811-05010000

Dan & Matt,

I will put this on the PZC agenda for review at their June 24, 2021 meeting. Steve Johnson, the previous county surveyor, completed a survey up in this area (See attached) in 2007. I have talked to Sam Wenz and Dennis Falkenberg about getting back to the site and putting in some additional irons so that we could prepare a Certified Survey Map (CSM). But, the CSM would only be created if the PZC concurs with selling the piece of land. At this point in time, I cannot see any hiccups or reasoning as to why they would not want to sell the property. However, because it is tax-deeded land we will need to put it out there for bids. In addition, it appears that the triangle shaped lot would meet the minimum lot standards for a buildable lot, so I will need to get an appraisal on the piece of land.

If the PZC is in agreement, we will prepare a resolution for the July 15, 2021 PZC meeting and then, assuming we do get a favorable vote on the resolution, forward the resolution to the County Board for their approval on August 10th, 2021.

Douglas Clary, Director
Department of Planning & Zoning

Attachment: Type B Tax Deed_23206-0811-05010000_Email String (6791 : Request to Sell Type B Tax Deeded Land)

Chippewa County, Wisconsin
Telephone: (715) 726-7941
Fax: (715) 726-4596
Department Website: Link

From: Dan Masterpole <DMasterpole@co.chippewa.wi.us>
Sent: Wednesday, June 16, 2021 10:35 AM
To: Matthew Hansen <mhansen@co.chippewa.wi.us>
Cc: Todd A. Pauls <tpauls@co.chippewa.wi.us>; Doug Clary <DClary@co.chippewa.wi.us>; Randy Scholz <rscholz@co.chippewa.wi.us>
Subject: RE: Type B Tax Deed 23206-0811-05010000

MH

Good morning Matt.

Thank you for so concisely outlining the issue and the recommended action.

I fully concur with the approach.

Please proceed as outlined.



Dan Masterpole
Dept. Director/County Conservationist
Chippewa County Land Conservation & Forest Management
711 N. Bridge Street
Chippewa Falls, WI 54729
#715-726-7920 (phone)
#715-726-4589 (fax)
www.co.chippewa.wi.us

From: Matthew Hansen
Sent: Tuesday, June 15, 2021 3:01 PM
To: Dan Masterpole <DMasterpole@co.chippewa.wi.us>
Cc: Todd A. Pauls <tpauls@co.chippewa.wi.us>; Doug Clary <DClary@co.chippewa.wi.us>; Randy Scholz <rscholz@co.chippewa.wi.us>
Subject: Type B Tax Deed 23206-0811-05010000

Dan,
It has come to the attention of Corporation Counsel that there is an encroachment on County Type B Tax Deed property in the Town of Lake Holcombe, T32N R6W S1/2 of NENE (PIN 23206-0811-05010000). The driveway of the adjacent landowner to the west of the county Parcel, Donald & Lana Meyer, have constructed a driveway across the aforementioned Tax Deed land.

Discussion with Corporation Counsel resulted in the conclusion that it would be in the County's best interest to resolve the issue by creating a separate parcel from the lands lying west of the Town Road 271st Street (see attached map) and selling the property via the process laid out in the Code of Chippewa County Section 2-353 (e)(6), which allows the Director of LCFM to request disposition of tax deeded lands. The Panning & Zoning Committee can then act to deny or approve the request and submit for final approval to the County Board. Upon County Board approval Section 2-353 (e)(7) allows for advertisement and sale of the property pursuant to Wis. Stat. 75.69.

Attachment: Type B Tax Deed_23206-0811-05010000_Email String (6791 : Request to Sell Type B Tax Deeded Land)

Selling the small segment of the property west of the road as a separate parcel would allow the County to maintain the access to water, as required by Wis. Stat. 66.1006, without any alteration of the existing access.

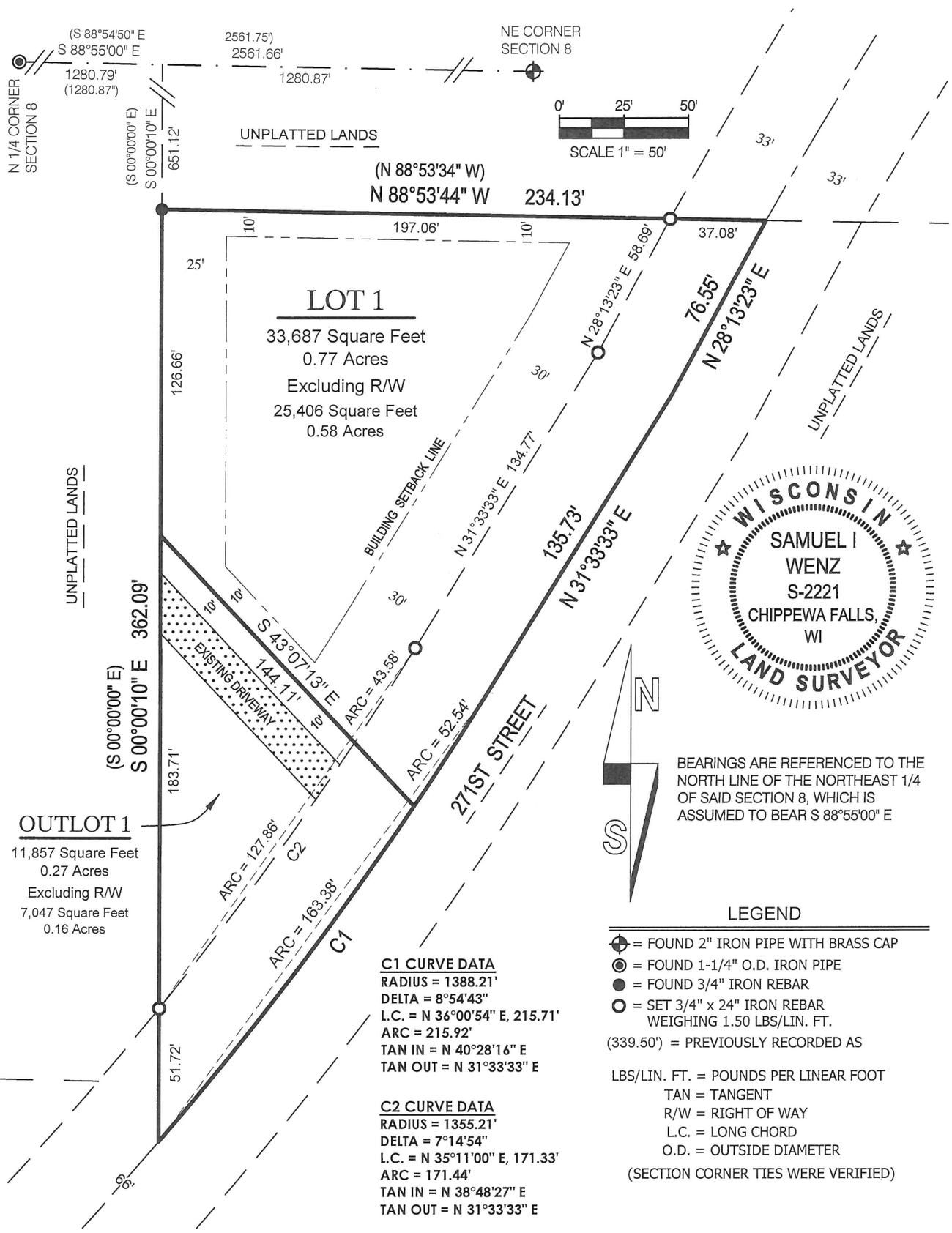
Please let me know if you have any questions or concerns regarding this proposal. If you agree with the assessment of the situation and the outlined path forward please respond affirmatively and I will work with Todd and Doug to get any groundwork done and the issue placed on the P&Z Committee's agenda.
Thanks,

Matt Hansen
County Forest Administrator & Public Liaison
Chippewa LCFM
711 N. Bridge Street
Chippewa Falls, WI 54729
(715)738-2599

Attachment: Type B Tax Deed_23206-0811-05010000_Email String (6791 : Request to Sell Type B Tax Deeded Land)

PRELIMINARY

LOCATED IN PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 32 NORTH, RANGE 6 WEST, TOWN OF LAKE HOLCOMBE, CHIPPEWA COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, WHICH IS ASSUMED TO BEAR S 88°55'00" E

C1 CURVE DATA
RADIUS = 1388.21'
DELTA = 8°54'43"
L.C. = N 36°00'54" E, 215.71'
ARC = 215.92'
TAN IN = N 40°28'16" E
TAN OUT = N 31°33'33" E

C2 CURVE DATA
RADIUS = 1355.21'
DELTA = 7°14'54"
L.C. = N 35°11'00" E, 171.33'
ARC = 171.44'
TAN IN = N 38°48'27" E
TAN OUT = N 31°33'33" E

LEGEND

- = FOUND 2" IRON PIPE WITH BRASS CAP
- = FOUND 1-1/4" O.D. IRON PIPE
- = FOUND 3/4" IRON REBAR
- = SET 3/4" x 24" IRON REBAR WEIGHING 1.50 LBS/LIN. FT.

(339.50') = PREVIOUSLY RECORDED AS

LBS/LIN. FT. = POUNDS PER LINEAR FOOT
TAN = TANGENT
R/W = RIGHT OF WAY
L.C. = LONG CHORD
O.D. = OUTSIDE DIAMETER

(SECTION CORNER TIES WERE VERIFIED)

Attachment: 23206-0811-05010000_Type B_Tax Deeded Land_Proposed Land Division (6791 : Request to

APPRAISAL REPORT ON
CHIPPEWA COUNTY LAND PROPERTY
271ST STREET
TOWN OF LAKE HOLCOMBE
CHIPPEWA COUNTY



GARY J. HOLT, MAI, SRA
J.C. NORBY & ASSOCIATES, INC.
2115 EAST CLAIREMONT AVENUE
SUITE 2
EAU CLAIRE, WISCONSIN

Attachment: 23206-0811-05010000 - Apprasial_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

J. C. Norby & Associates, Inc.
Real Estate Valuation & Consultation
2115 East Clairemont Avenue, Suite #2
Eau Claire, WI 54701
Phone: 715-834-3953 **Fax:** 715-834-5101
Email: info@jcnorby.com **Website:** www.jcnorby.com

December 7, 2021

Chippewa County
Attn: Mr. Douglas Clary, Director
Department of Planning & Zoning
711 North Bridge Street
Chippewa Falls, WI 54729

RE: *Chippewa County Land Property Appraisal*
271st Street
Town of Lake Holcombe
Chippewa County, Wisconsin

Dear Mr. Clary:

At your request, I have completed an appraisal intended to comply with Standard 1 of the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal report is prepared under Standards Rule 2-2(a). The legal description of the property is included in the enclosed report.

I have observed the property, researched data, and considered matters pertinent to its value. The Market Value of the property, as of the date of observation (November 19, 2021) is stated as follows:

MARKET VALUE OF LOT 1 & OUTLOT 1 IN ITS ENTIRETY.....$43,000
MARKET VALUE OF LOT 1 ONLY.....$34,000
MARKET VALUE OF OUTLOT 1 ONLY.....$6,000

There are no hypothetical conditions associated with this appraisal assignment.

The property is valued under the three scenarios above based on its current As Is condition as of the date of observation.

The only extraordinary assumption included in this report is there are no adverse environmental conditions on or around the property that would have a negative impact on the overall utility, and hence value any deviation from this extraordinary assumption may have a significant effect on the value conclusions stated in the report.

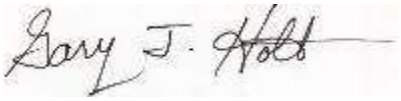
As a result of the recent COVID-19 virus, the market's reaction to this pandemic has been evaluated in the form of discussions with market participants, and from industry webinars. At this point, there is insufficient data available to support a conclusion as to the effect on market value in regard to the subject, if any. As of yet, there has been no substantial changes in the supply and demand for this class of real estate in the local market.

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

This appraisal includes the land only that is located north of 271st Street. There are no building improvements located on the property. This appraisal also does not include the value of the existing driveway located on part of Outlot 1. This appraisal also does not include any personal property located on the premises, nor does it include any timber value. This appraisal does not include the market value of the going concern (if any) of the property. Finally, this appraisal does not include any of the vacant land owned by the county that is located on the southeast side of 271st Street.

This appraisal report presents brief discussions of the data, reasoning and analysis that are used in the appraisal process to develop the opinions of value. Supporting documentation concerning the data, reasoning and analysis is retained in the appraisal file. The depth of discussion is specific to the needs of the client and for the intended use stated in this report. I am not responsible for unauthorized use of this report.

Respectfully submitted,



Gary J. Holt, MAI, SRA
WI Certified General Appraiser #1028
Expiration Date: December 14, 2021
J. C. NORBY & ASSOCIATES, INC.

GJH/asr
Enclosure

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Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

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APPRAISAL REPORT ON
CHIPPEWA COUNTY LAND PROPERTY
271ST STREET
TOWN OF LAKE HOLCOMBE
CHIPPEWA COUNTY

CLIENT: Chippewa County
Attn: Mr. Douglas Clary, Director
Department of Planning & Zoning
711 North Bridge Street
Chippewa Falls, WI 54729

APPRAISER: Gary J. Holt, MAI, SRA
J.C. NORBY & ASSOCIATES, INC.
2115 E. Clairemont Ave., Suite 2
Eau Claire, WI 54701

SUBJECT: Chippewa County Land Property Appraisal
271st Street
Town of Lake Holcombe
Chippewa County, Wisconsin

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide an estimate of the market value of the subject real property as of the effective date. *Market value* is defined by the federal financial institutions regulatory agencies as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) buyer and seller are typically motivated;

(2) both parties are well informed or well advised, and acting in what they consider their own best interests;

(3) a reasonable time is allowed for exposure in the open market;

(4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

(5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].)

DEFINITION OF AS IS MARKET VALUE:

As is market value is defined as follows:

> The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.

(Source: The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute)

DEFINITION OF HYPOTHETICAL CONDITION:

A hypothetical condition is defined as follows:

> A condition that is presumed to be true when it is known to be false. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

(Source: The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute)

Hypothetical conditions are 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 an analysis.

DEFINITION OF EXTRAORDINARY ASSUMPTION:

An extraordinary assumption is defined as follows:

> An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

(Source: The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute)

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

INTEREST VALUED: Fee Simple

Fee simple estate is defined as follows:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

(Source: The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute)

FUNCTION OF APPRAISAL:

The function of this report is to present the data and reasoning employed to form a professional opinion of the nature, quality, value or utility of specified interests in, or aspects of, identified real estate to facilitate a decision. The objective of this report is to communicate the conclusions to the client.

INTENDED USE OF REPORT:

This appraisal is intended to assist the client, Chippewa County, in estimating a market value of the property that is the subject to this assignment in three separate scenarios. The intended user of this report includes the client only. This report is not intended for any other use or users.

SCOPE OF WORK:

The scope of work includes a number of independent investigations and analysis, including an observation of the property on November 19, 2021.

This appraisal includes the land only. There are no building improvements located on the property.

This appraisal does not include the value contribution of the existing driveway that is located on a portion of Outlot 1. It also does not include any personal property located on the premises. It also does not include any timber value. It also does not include the market value of the going concern (if any) of the property. Finally, this appraisal does not include that portion of the county land located south and east of 271st Street.

Site size and dimensions are obtained from the certified survey map and other public records outlining the property.

Research sources utilized to gather data regarding the subject include the Chippewa County Register of Deeds, Treasurer and Zoning Offices; the Assessor's Office for the Town of Lake Holcombe; other public records; the Soil Conservation Service Department of the United States Department of Agriculture; and from my personal observation as part of this appraisal assignment.

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

Research sources utilized to gather general market data include the Northwest Wisconsin Multiple Listing Service Agency (MLS), the Wisconsin Department of Revenue sales database, CoStar sales database, county records, other real estate professionals located throughout the area, and the internal records database of this appraisal office.

The research sources used are sufficient for the discovery of comparable market data to provide a reliable value opinions for the property being appraised.

Appraisal Process:

According to the *Appraisal Institute*, an appraisal is defined as "an act or process of developing an opinion of value." The intent of an appraisal is to assist in decision making purposes regarding a specific property.

The appraisal process is a systematic method of developing an opinion of value. Depending on the nature of the property and purpose of the assignment, three valuation approaches are considered:

- Cost Approach
- Sales Comparison Approach
- Income Capitalization Approach

Each approach applies data derived from the market.

In the Cost Approach, the component parts of the subject property are analyzed and an estimate of what it would cost in the market to replace them with property of like utility and value is made. Land is broken into use classes, each evaluated on its value in the market. The value of the improvements are estimated based on cost new, less depreciation. Depreciation is defined as loss in value from any cause and may be physical wear, functional and/or external obsolescence.

The Sales Comparison Approach involves market analysis of properties which have sold. Each property is compared to the property being appraised on numerous factors; some being time of sale, size, location, quality of improvements. The concept of comparative analysis is the process by which a value indication is derived. This analysis may employ quantitative adjustment techniques or qualitative analysis, either separately or in combination. This comparative analysis is based on the appraisal principal of substitution, which states "when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution."

(Source: Dictionary of Real Estate Appraisal 6th Edition, Appraisal Institute)

The Income Approach typically involves the capitalization of net income. Annual income under typical use and management is outlined using market derived income

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

and expenses. The capitalization rate is derived from the market, using actual data from similar properties and similar investment criteria.

The final process is correlation of the approaches and selection of the approach or approaches that most accurately represent market value.

The Cost Approach is considered, however, it is not utilized in this appraisal assignment as this approach does typically not apply when valuing vacant land such as the subject. Therefore, the Cost Approach is omitted from further consideration.

The Income Capitalization Approach is also considered in this appraisal, however, is not utilized as this valuation method is typically not relevant when valuing vacant land such as the subject. Generally, this type of land is not utilized for income producing purposes. Therefore, there is insufficient market data available to adequately support a reasonable market rent for the subject, which is the first step necessary when completing this valuation method. Therefore, the Income Capitalization Approach is also given no further consideration in this appraisal assignment.

The omission of the Cost Approach and Income Capitalization Approach valuation methods does not prohibit a credible valuation analysis of the property.

To adequately complete the Sales Comparison Approach, sales of other land parcels located in the area are researched and analyzed. Of all the sales researched, those considered most representative of the subject are included in the analysis. Adjustments are made to the comparable properties based on their differences when compared to the subject. Sales that have occurred throughout the region within the past few years are considered for this assignment.

The final step in the reconciliation process is to correlate the various valuation approaches utilized into a fee simple market value opinion for the property being appraised. In this case, the reconciliation process is diluted in that there is only one applicable valuation method for the property. The Sales Comparison Approach is the best valuation tool available when analyzing this type of real estate.

This appraisal report is a brief summary of the data, analysis, and conclusions. All supporting documentation is retained in the appraisal file.

There are no hypothetical conditions associated with this appraisal assignment.

The market value stated in the report is based on the current As Is condition of the property as of the date of observation.

The only extraordinary assumption included in this report is there are no adverse environmental conditions on or around the property that would have a negative

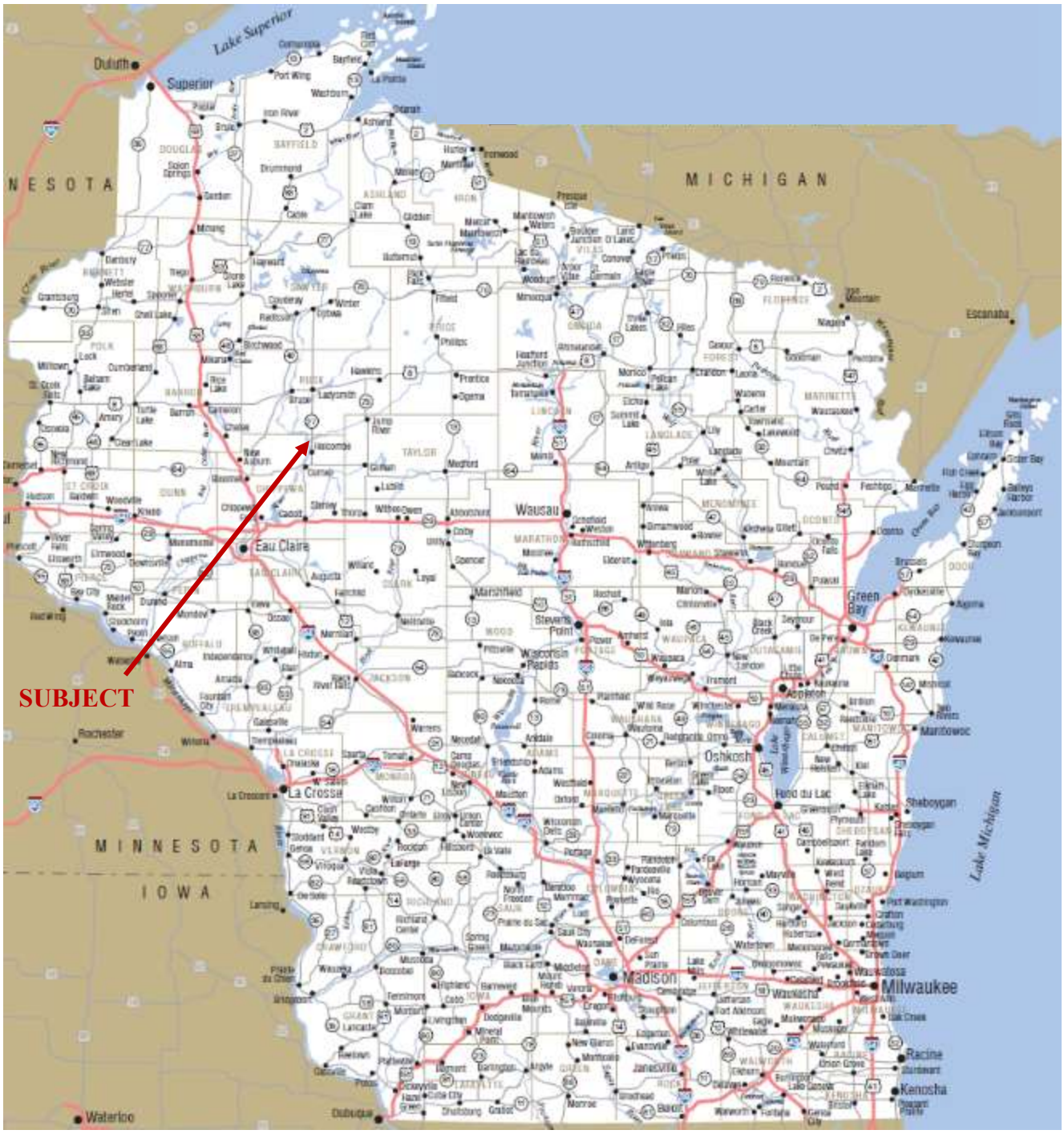
Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

impact on the overall utility, and hence value any deviation from this extraordinary assumption may have a significant effect on the value conclusions stated in the report.

As a result of the recent COVID-19 virus, the market's reaction to this pandemic has been evaluated in the form of discussions with market participants, and from industry webinars. At this point, there is insufficient data available to support a conclusion as to the effect on market value in regard to the subject, if any. As of yet, there has been no substantial changes in the supply and demand for this class of real estate in the local market.

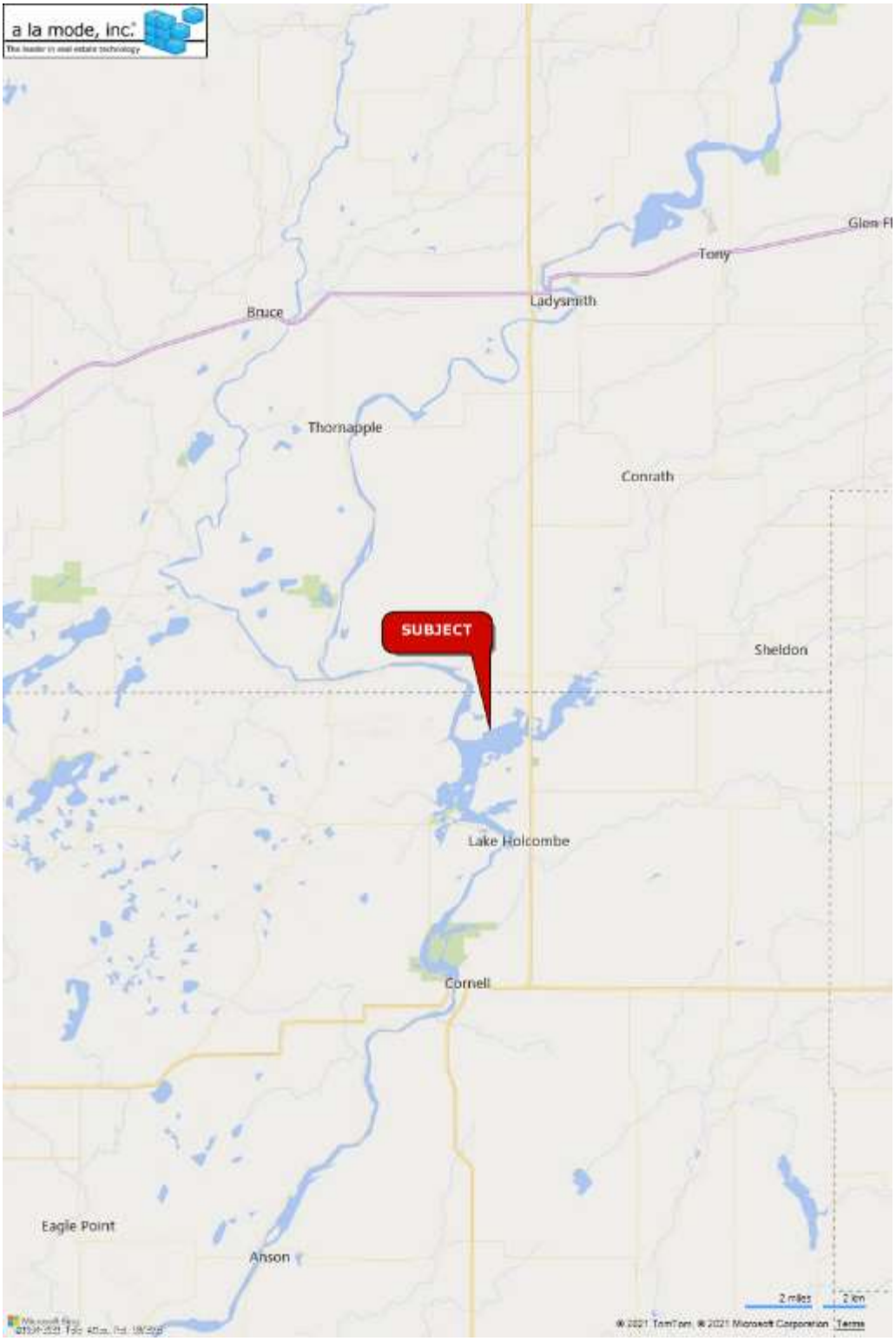
Attachment: 23206-0811-05010000 - Apprasial_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

STATE MAP



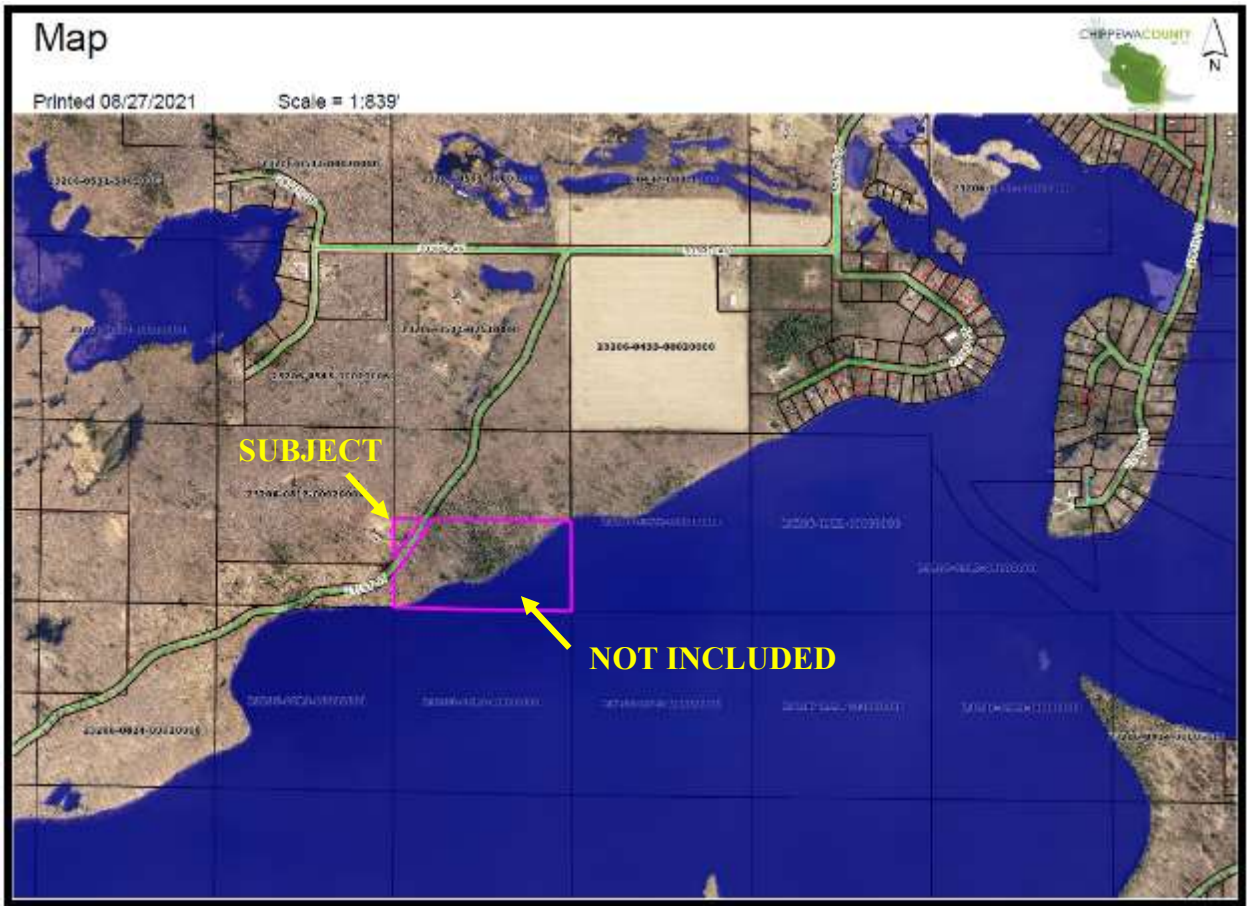
Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

REGIONAL MAP



Attachment: 23206-0811-05010000 - Apprasial_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

AERIAL PHOTOGRAPH



Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

SUBJECT PHOTOGRAPHS



View of Lot 1 Facing West



View of Lot 1 Facing Northwest

Attachment: 23206-0811-05010000 - Apprasial_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

SUBJECT PHOTOGRAPHS



View of Lot 1 Facing Southwest



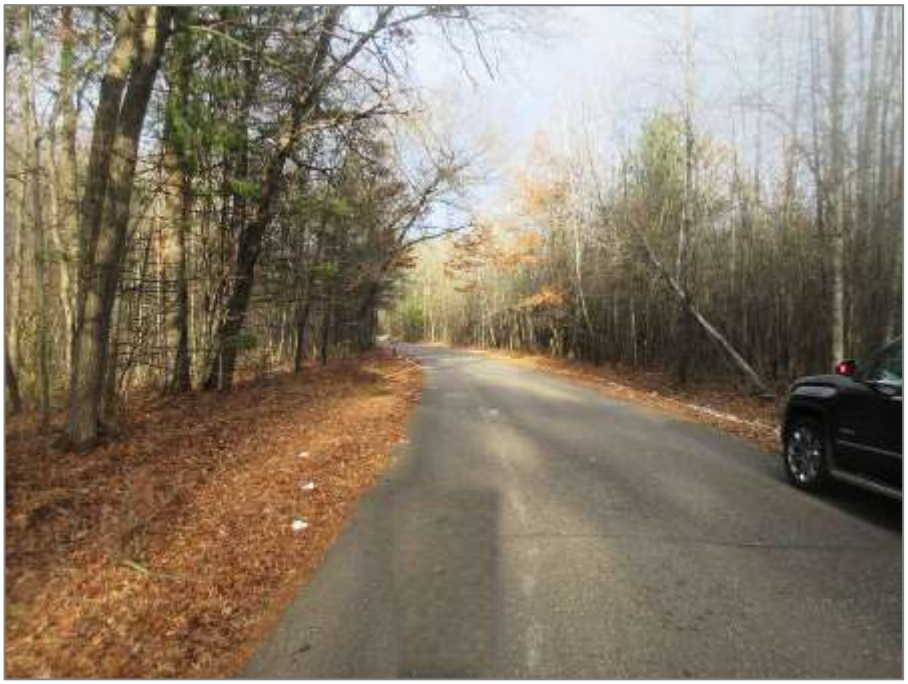
View of Outlot 1 Facing West

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

SUBJECT PHOTOGRAPHS



View of Outlot 1 Facing Northwest



271st Street Facing Northeast Property on Left

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

SUBJECT PHOTOGRAPHS



271st Street Facing Northeast Property on Left

Attachment: 23206-0811-05010000 - Apprasial_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

TYPE AND CLASS OF PROPERTY:

The subject includes a vacant wooded parcel located along the north and west side 271st Street owned by Chippewa County. The property in its entirety contains a total of approximately 32,453 square feet of or 0.745 acre.

The property is divided into two separate sections. Lot 1 contains approximately 25,406 square feet or 0.58 acre and Outlot 1 contains about 7,047 square feet or 0.16 acre. All of the above size indications exclude the road right-of-way area.

The property in its entirety is buildable and Lot 1 as a separate entity is also buildable while Outlot 1 as a separate entity is not buildable due to its size and shape. It is also noted there is an existing driveway that cuts through the north portion of Outlot 1 that provides access to an improved single family residential dwelling located adjacent to the west of the subject property.

The property is located in the Town of Lake Holcombe in northeastern Chippewa County. The property is located about six miles north of the Village of Holcombe and just west of the Holcombe Flowage. This is a rural area with the predominant land uses being residential and agricultural oriented.

DATE OF OBSERVATION:

The property was observed on November 19, 2021. This is also the date of valuation.

DATE OF REPORT: December 7, 2021

LEGAL DESCRIPTION:

As previously noted, the subject includes part of a real estate tax parcel owned by Chippewa County. The property in its entirety contains 20 acres and is identified as Parcel #23206-0811-05010000.

The property is located in the NE ¼ of the NE ¼ of Section 8, Township 31N, Range 6W, Town of Lake Holcombe, Chippewa County, Wisconsin.

That portion of this parcel included in this appraisal assignment is further described as Lot 1 and Outlot 1 of a preliminary certified survey map that as of the date of this report has not yet been recorded.

Based on the preliminary CSM, the property in its entirety, that is the subject of this report, contains a total of approximately 32,453 square feet or 0.745 acre. Lot 1 of this property contains about 25,406 square feet or 0.58 acre while Outlot 1 contains about 7,047 square feet or 0.16 acre.

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

MARKET AREA DATA:

The subject is located in a rural area on the north side of the Town of Lake Holcombe in northeastern Chippewa County. The property is located about six miles north of the Village of Holcombe. The predominant land use in the area includes a mixture of residential and agricultural developments, with many of the residential dwellings having frontage along the Holcombe Flowage (Lake Holcombe).

The Holcombe Flowage is formed at the confluence of the Chippewa and Jump Rivers. It contains a total of approximately 2,881 surface acres and has a maximum depth of 62 feet with an average depth of 12 feet. This is a drainage flowage with the Chippewa River continuing south of the Village of Holcombe. Water levels are controlled by a small dam at the south end of the flowage. It is a popular fishing and recreational body of water with the shoreline heavily developed primarily with residential dwellings and some commercial improvements. There is a wide variety of game fish available to fisherman with nine public boat landings and one public beach. The water clarity is low, typical of both the Chippewa and Jump Rivers.

The subject is located across 271st Street from the Holcombe Flowage and is just east of the Chippewa River's entrance into the flowage.

There is vacant, undeveloped wooded acreage adjacent to the north of the subject. Area further to the north includes additional wooded acreage parcels. Just to the northwest of the subject is a small body of water known as Wesley Lake. According to the DNR, Wesley Lake is a 30 acre lake that has a maximum depth of 10 feet. There are a number of residential lots located along the east side of the lake.

271st Street is located adjacent to the east and south of the subject. The additional lands owned by Chippewa County are located across 271st Street to the east and south of the subject. This additional land also boarders the Holcombe Flowage.

Just to the northeast of the subject is an additional wooded acreage parcel owned by the county. The intersection of 305th Avenue and State Highway 27 is located about 2 miles northeast of the subject.

There is a wooded acreage parcel located adjacent to the west of the subject that is developed with a single family residential dwelling. The driveway access to this structure does cut through the northern portion of the subject's Outlot 1. Area further to the west includes additional wooded acreage.

There are a number of parcels located throughout the area that are developed with residential improvements. It is noted 271st Street ends just to the southwest of the subject.

The trend for the area will likely continue as its current use, primarily as a rural area with the predominant land uses being residential and agricultural oriented, along with a number

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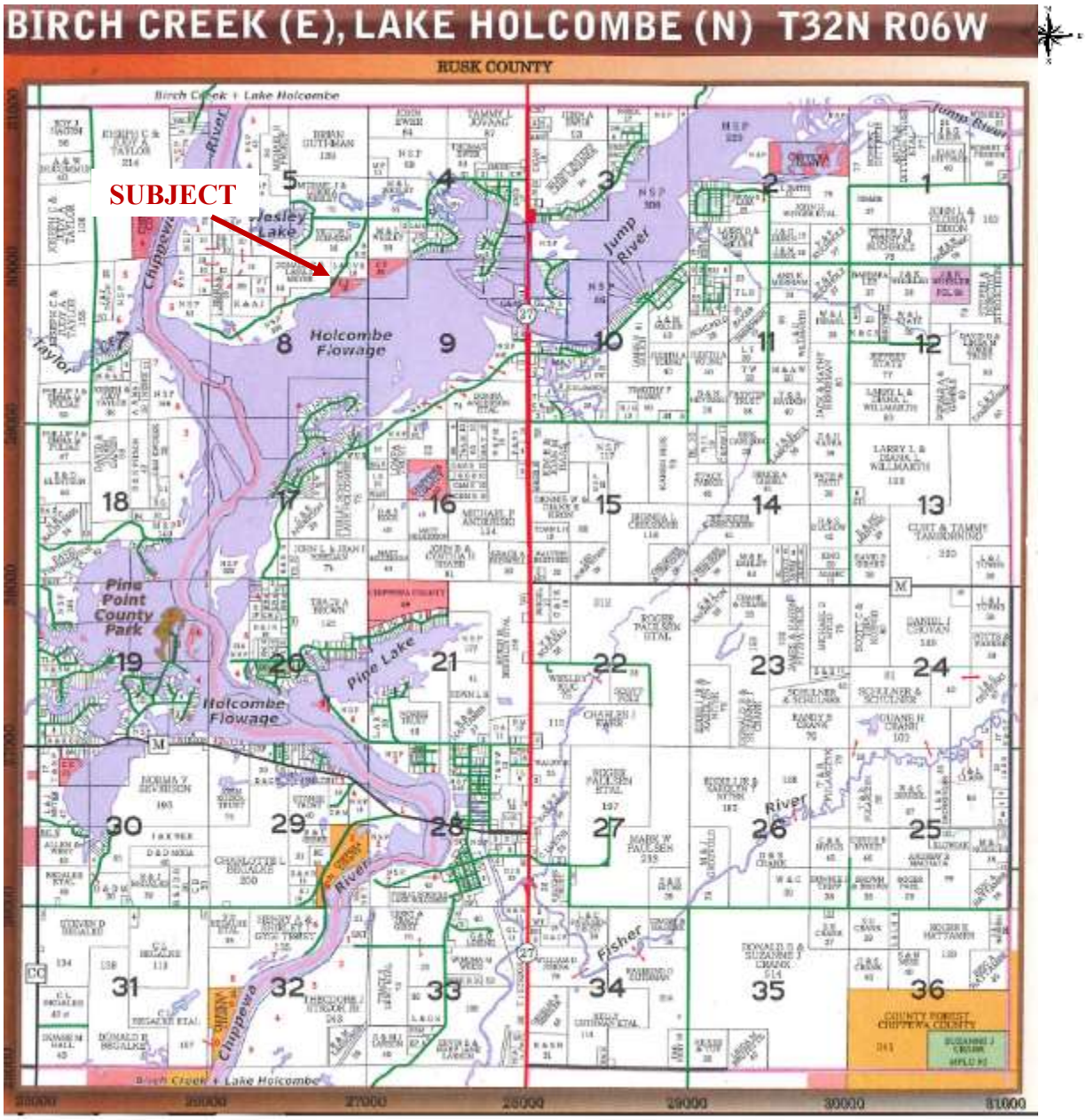
of undeveloped wooded acreage parcels. 271st Street, via 303rd and 305th Avenues offers a direct link to State Highway 27 just to the northeast of the subject. State Highway 27 offers a direct link to Village of Holcombe south of the subject and to other communities located throughout the region. The Chippewa and Rusk County border is located about 1.5 miles north of the subject.

There are no locational factors noted that would negatively impact the marketability of the surrounding area.

A plat map outlining the subject's location is included on the following page:

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PLAT MAP



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SITE DATA:

As previously noted, the subject property included in this appraisal assignment includes part of a larger parcel of land owned by Chippewa County. The larger parcel is split by 271st Street. That portion of the property included in this appraisal report is located to the northwest of 271st Street. In its entirety, the property included in this report contains a total of approximately 32,453 square feet, which is equivalent to 0.745 acre. This property is further subdivided into two separate parcels identified as Lot 1 and Outlot 1 of a yet to be recorded certified survey map. Lot 1 of the property contains 25,406 square feet or 0.58 acre and Outlot 1 contains approximately 7,047 square feet or 0.16 acre.

Lot 1 and Outlot 1 both have an irregular shape and a topography ranging from level to moderately sloping. Both parcels also have frontage along 271st Street. Lot 1 has approximately 237 feet of frontage along the northwest side of 271st Street while Outlot 1 has approximately 137 feet of frontage along the northwest side of 271st Street.

Both portions of the subject property are entirely wooded. 271st Street is a bituminous paved, two way town road with a single lane of traffic in each direction. There is no improved boulevard on either side of the street. There would be public access to both Lot 1 and Outlot 1 from 271st Street. Access to both portions of the subject is considered common and typical for the area.

Municipal water and sewer service is not available to any portion of the subject. If developed, the property would require a private well and sanitary septic system. I am unaware whether natural gas is available in the area. Public utilities that would be available include electricity and telephone. The bearing qualities of the soil appear adequate. According to the soils map for Chippewa County that portion of the subject's land located along 271st Street is classified as Mahtomedi Loamy Sand with a 2% to 6% slope. There is a strip of land located in the middle of the subject that is classified as Oesterle Sandy Loam with a 0% to 2% slope. The back portion of the subject that is elevated is classified as a Menahga Loamy Sand soil type with a 6% to 12% slope. It is noted that the Oesterle Sandy Loam soil type, which is identified as Oe on the soils map, is poorly suited to dwellings due to the wetness of the soil. The other two soil types identified as MdB along the street and MkC which is the portion of the property located towards the back of the parcel are both suited for dwelling structures. The soil type for the subject is common and typical for other parcel surrounding the subject which are improved with residential dwelling structures.

A copy of the soil map outlining the subject's approximate location and various types of soils that are found on the property is included in the addendum to this report.

A certified survey map outlining the property in its entirety as well as, the two sections of the property that make up Lot 1 and Outlot 1, as well as, two aerial photographs outlining the subject are included on the following pages:

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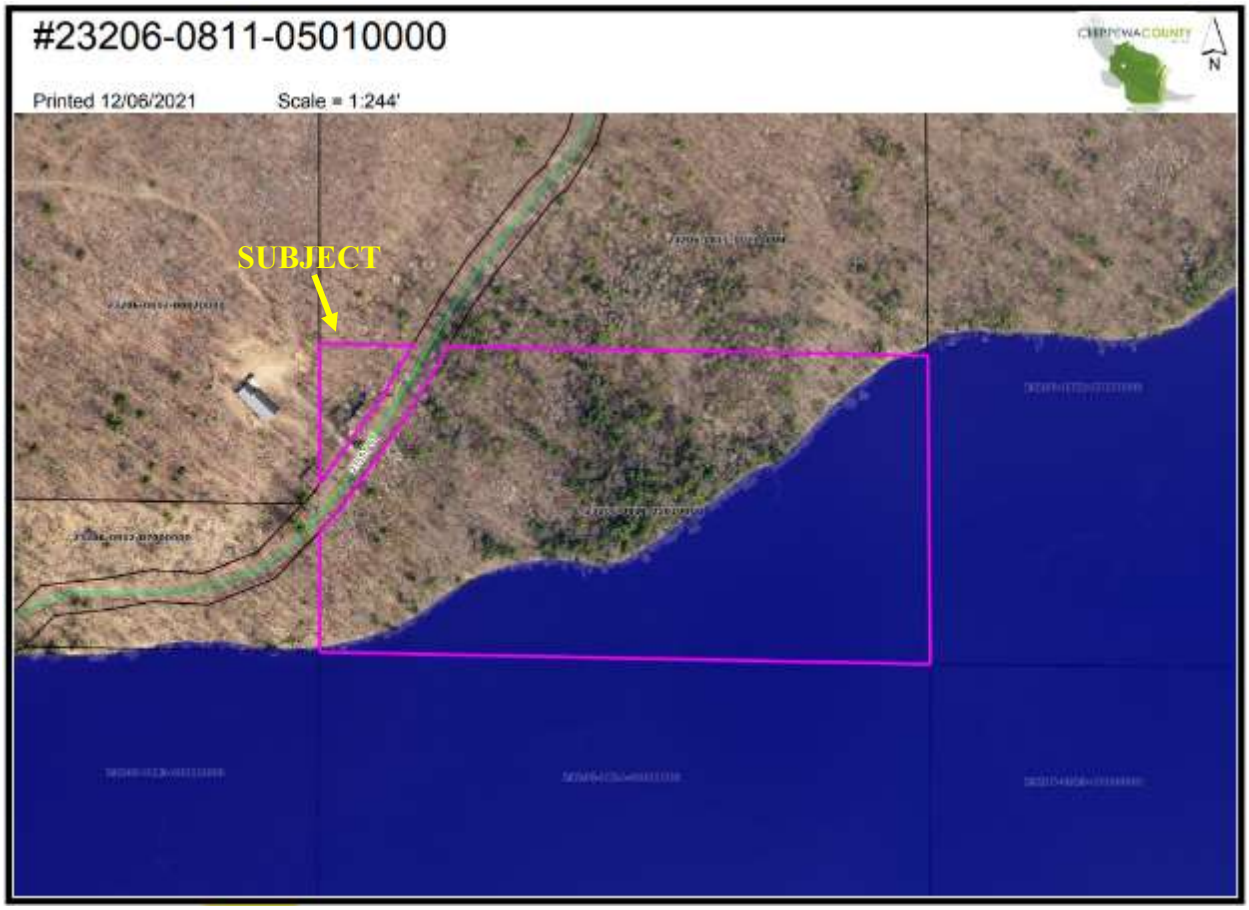
CERTIFIED SURVEY MAP

Attachment A



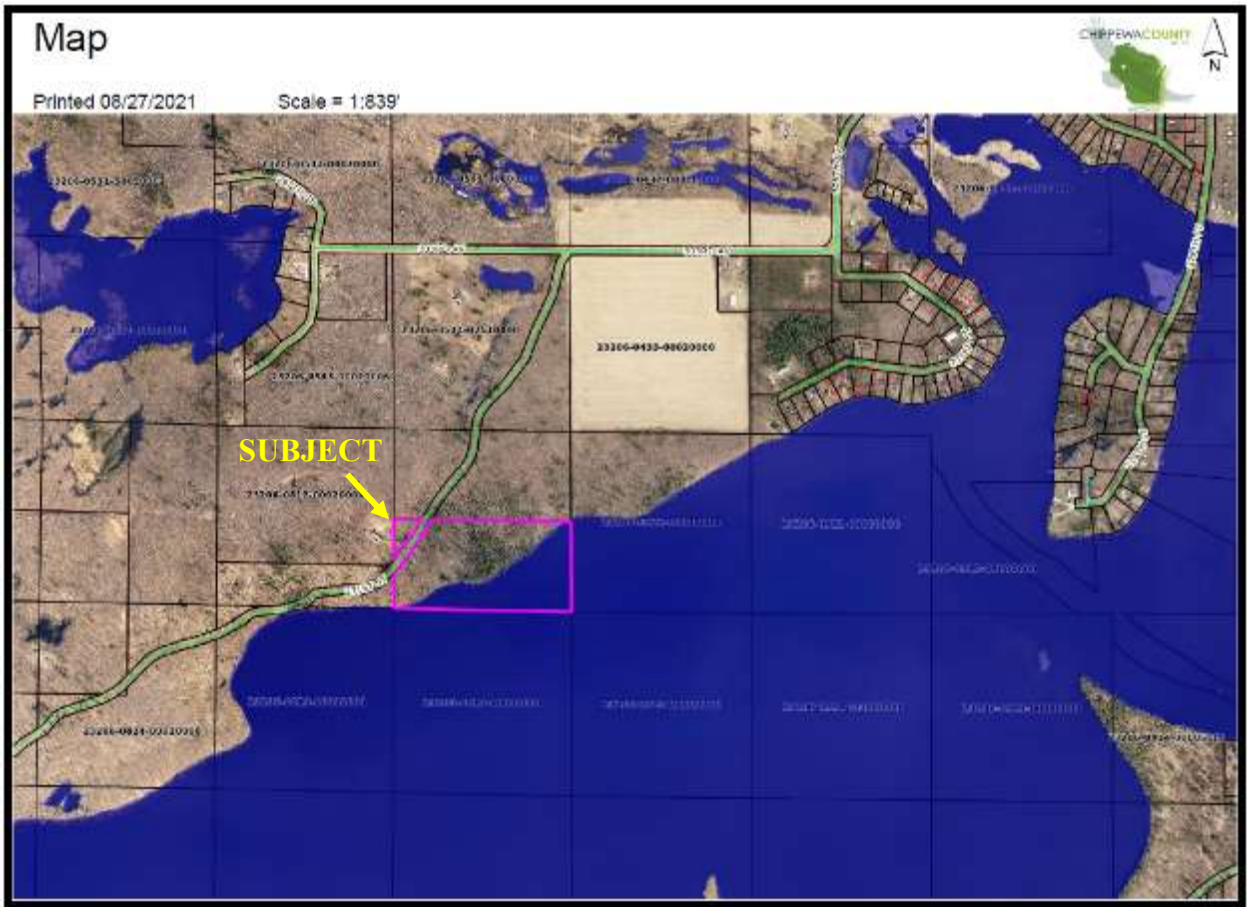
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AERIAL PHOTOGRAPH



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AERIAL PHOTOGRAPH



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The certified survey map does show the location of the existing driveway enchroachment that provides access to the single family residential dwelling located adjacent to the west of the subject from 271st Street.

There are no other apparent easements, encroachments, or conditions noted that would negatively impact the utility or marketability of the property. However, a title search was not reviewed as part of this appraisal assignment. It is possible a title search could reveal certain easements, encroachments, or other encumbrances that may have a negative effect on the overall utility, and hence value. If the client has a concern, a title search outlining the history of the property should be obtained.

ENVIRONMENTAL CONDITIONS:

The value estimated in this report is based upon the extraordinary assumption the property is not affected by the existence of hazardous substances or detrimental environmental conditions. I am not an expert in the identification of hazardous substances or detrimental environmental conditions. A routine observation around the property did not develop any information that indicated the existence of any apparent significant substances or detrimental conditions which would affect the property negatively. It is possible tests and inspections made by a qualified hazardous substance and environmental expert could reveal the existence of hazardous materials or environmental conditions on or around the property that would negatively affect its value. If the client has a concern, a qualified expert should be consulted to determine if environmental hazards do exist.

ASSESSED VALUATION AND TAXES:

The subject property is owned by Chippewa County, therefore is tax exempt and is not assessed. Therefore, there is no real estate tax or assessment history available to report.

OWNERSHIP DATA:

The subject has been owned by Chippewa County for numerous years.

There have been no sale transfers of the subject within the past three years.

To my knowledge, there have been no offerings or purchase agreements involving the property within the past three years, nor has the property been listed for sale on the open public market within this time frame.

ZONING:

According to Chippewa County Zoning Office, the Town of Lake Holcombe is not governed by any county zoning ordinance. Therefore, the property could be utilized for any use that would be physically possible and financially feasible.

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It is unknown whether the property would be subject to the shoreland overlay zoning code for Chippewa County, as the property is located in relatively close proximity to the Holcombe Flowage. It is noted that any property located within 1,000 feet of the ordinary high water mark of a flowage must comply with the shoreland overlay zoning code. The minimum lot size requirement not served by a public sanitary system is 20,000 square feet and the minimum average lot width requirement is 100 feet.

As noted on the certified survey map, there does appear to be a 30 foot setback requirement from 271st Street, along with a 10 foot side yard setback requirement and a 25 foot rear yard setback requirement. These setback requirements are one of the primary reasons that the subject's Outlot 1 has no development potential as an independent separate parcel as this area would not meet the minimum setback requirements.

The building setback requirement lines are outlined on Lot 1 of the subject property and it does appear this parcel is large enough for potential development.

FLOOD PLAIN:

According to the Federal Emergency Management Agency (FEMA) approved flood plain map for Chippewa County, Panel #55017C 0094F, effective date of April 16, 2014, it does appear the entire subject property is located in Zone X, which is not within the 100-year flood hazard area.

HIGHEST AND BEST USE:

For Highest and Best Use of land as though vacant and property as improved, the use must meet four criteria. Those criteria are that the Highest and Best Use must be:

1. Physically Possible
2. Legally Permissible
3. Financially Feasible
4. Maximally Productive

These criteria should usually be considered sequentially, for only when there is a reasonable possibility that one of the prior unacceptable conditions can be changed is it appropriate to proceed with the analysis.

Highest and Best Use is defined as follows:

The reasonable, probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value.

(Source: Dictionary of Real Estate Appraisal – 6th Edition, Appraisal Institute)

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Implied in this definition is that the determination of Highest and Best Use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to the individual property owner. Therefore, in certain situations, the Highest and Best Use of land may be for parks, undeveloped green space, preservation, conservation, or wildlife habitat.

Highest and Best Use Analysis:

Land as Though Vacant:

The four questions about the property must be considered before a Highest and Best Use estimate can be reached. This is done after examining surrounding land uses and coming to a tentative use conclusion.

In this case, the tentative use conclusion appears to conform to the most productive use of the land. Based on its location and surrounding development, it does not appear to either prudent or profitable to consider putting this land to some type of use that is commercial, industrial, or agricultural oriented. There is no commercial or industrial development located in the area and the land is wooded and not large enough for an independent agricultural use.

Physically Possible:

Regarding the first criteria of Highest and Best Use, Physically Possible, it is physically possible for the parcel to be developed for some type of use. The soils appear to be satisfactory for the majority of the parcel and the technology does exist to transform the vacant site into a developed use.

Legally Permissible:

Regarding the second criteria, Legally Permissible, the subject is located in a township that is not governed by any county zoning ordinance. The property may be subject to the shoreland zoning overlay district due to its proximity to the Holcombe Flowage. As an unzoned township, the subject parcel could be developed for any number of uses that are physically possible and would provide an acceptable return to the land.

Financially Feasible:

Regarding the third criteria, Financially Feasible, those uses that are physically possible and legally permissible are considered. Financial feasibility addresses the most profitable use.

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Considering the subject property in its entirety, it is likely the parcel is best suited for some type of residential development. The area surrounding the subject includes a number of other single family residential dwellings. A single family residential development for the subject would best conform to the surrounding improvements and result in the highest residual value to the property.

As individual parcels, as previously noted, Lot 1 of the certified survey map would have the potential to be developed for a single family residential use. As noted above, this type of use represents the most feasible use of the property and would provide and acceptable return to the land.

The subject's Outlot 1 is not large enough for an independent development of any type. Therefore, the most financially feasible use of this parcel is for assemblage purposes to an adjacent property or to be left as undeveloped greenspace.

Maximally Productive:

Maximum productivity addresses the adequacy of size pertaining to its use. It does tie into profitability.

The subject in its entirety contains a total of approximately 32,453 square feet. It is large enough to accommodate a variety of single family residential building types of uses. There is also adequate and typical access to the property from 271st Street. The parcel is adequate in size to allow for a potential development, taking into consideration typical setback requirements and utility easements.

The most productive use for Lot 1 individually is also for a single family residential use.

The productive use for Outlot 1 individually is for either assemblage purposes to an adjacent property to the west or to remain as undeveloped greenspace.

Summary:

Based on the above discussion of the Highest and Best Use as vacant land, it is concluded the property as though vacant in its entirety is best suited for some type of permitted residential use, with the most likely use being single family oriented.

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Likewise, individually Lot 1 has a Highest and Best Use as single family residential development, whereas Outlot 1 has a Highest and Best Use as assemblage or to remain as undeveloped greenspace.

There does not appear to be any change in the Highest and Best Use in the immediate future regarding the subject or surrounding neighborhood in general.

Property as Improved:

The subject is vacant land, thus an analysis of Highest and Best Use as improved is not applicable for this assignment.

IMPROVEMENT ANALYSIS:

There are no building improvements located on the property. The only site improvement is a driveway that cuts through Outlot 1 providing access to the single family residential dwelling located adjacent to the west of the subject to 271st Street.

Since there are no building improvements or county owned site improvements, no further improvement analysis discussion is required in this appraisal assignment.

VALUATION BY COST APPROACH:

Underlying the theory of the Cost Approach to Value is the principle of substitution which suggests that no prudent person will pay more for a property than the amount for which they can obtain, by purchase of a site and construction of improvements without undue delay, a property of equal desirability and utility. Consequently, current reproduction cost, prior to any deduction for accrued depreciation, plus land value, plus entrepreneurial profit, provide a measure against which prices for already improved properties may be judged. For the Cost Approach to produce a valid indication of market value, it is necessary to consider the accrued depreciation evident in the property being appraised due to all causes; physical, functional, and external.

The steps taken in deriving an indication of value through application of the Cost Approach are:

1. Estimate the value of the land as though vacant and available to be developed to its highest and best use.

2. Estimate the reproduction or replacement cost of the improvement on the effective appraisal date.

3. Estimate the amount of accrued depreciation in the improvements, categorized by three major types:

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a. Physical Deterioration
b. Functional Obsolescence
c. External Obsolescence

4. Deduct the appropriate estimated depreciation from the reproduction or replacement cost of the improvements to derive an estimate of the improvements' contribution to total value.

5. Add the depreciated reproduction or replacement cost of the improvements to value allocation of the site improvements and land to obtain an estimated value by the Cost Approach.

Although considered, the Cost Approach is not included in this appraisal assignment, as this valuation method does not apply when valuing vacant land such as the subject. Therefore, this approach is omitted.

VALUATION BY INCOME CAPITALIZATION APPROACH:

Investment property includes real estate which is bought primarily on the basis of the income which is produced. In dealing with such properties, the value tends to be set by the quantity, quality, and durability of the net income to the property.

In the valuation of the property, the process begins by analyzing the existing and/or most probable gross income at the time of appraisal, plus miscellaneous and net service income, if any. Market rental is based on prevailing rental rates for comparable space. This may be more or less than the actual or contract rent.

In actual practice, most buildings cannot expect to be fully and continuously occupied. Prudent investors make a deduction for anticipated vacancy and/or collection losses, which leaves an effective gross income. The next claims upon income are the various operating expenses, such as taxes, insurance, administration, utilities, repairs, reserve for replacements, and any other appropriate out-of-pocket expense.

Capitalization is the process of converting net income into value, either by dividing the net income by an appropriate rate, or multiplying it by a factor. There is no single way to capitalize income. The most commonly used methods have variable built-in assumptions.

Various income approaches to value may be used in an appraisal since, if properly used, each analysis helps to explain the characteristics important to real estate investments; and also they help to illustrate how different points of view can still result in similar value estimates.

Although considered, the Income Capitalization Approach is also not included in this appraisal assignment. The subject is not utilized to generate an income and there is

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insufficient market data available to adequately support a reasonable market rent for the property. Therefore, this valuation method is also omitted from further consideration.

VALUATION BY SALES COMPARISON APPROACH:

The Sales Comparison Approach is utilized to estimate the market value of the property under three different scenarios:

1) Value of property in its entirety containing 32,453 square feet.

2) Value of Lot 1 of certified survey map containing 25, 406 square feet.

3) Outlot 1 of certified survey map containing 7,047 square feet.

The land value under each different scenario is included in the following analysis.

Value of Entire Parcel Containing 32,453 Square Feet:

In this approach, sales of similar unimproved land are analyzed, compared and adjusted to derive an indication of value for the land being appraised. In applying the sales comparison approach, the appraiser follows a systematic procedure. The appraiser must always compare like properties. That is, the appraiser must adjust each comparable to the subject to impute an indicated value to the property. The steps of the procedure are as follows:

1. Research the market to obtain information about transactions and listings of other properties similar to the subject property.

2. Verify the information by considering whether the data is factually accurate and the transaction reflects an arm's length market consideration.

3. Determine relevant units of comparison such as acres, square foot and front foot, and develop a comparative analysis for each unit.

4. Compare the subject and comparable sales according to the elements of comparison and adjust the sales price of each comparable as appropriate.

5. Reconcile the multiple value indications that result from the adjustments into a single value indication.

The sales data is as follows:

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SALE #	LOCATION	SALE DATE	SALE PRICE	SIZE/ SF	PRICE/ SF
1	273rd Street Town of Lake Holcombe	04/2021	$48,000	54,450	$0.88
2	304th Avenue Town of Lake Holcombe	08/2021	40,000	26,136	$1.53
3	278th Street Town of Lake Holcombe	10/2021	$25,000	13,068	$1.91
4	279th Street Town of Lake Holcombe	08/2021	$25,000	21,780	$1.15

Sale #1 is a vacant parcel located along 273rd Street in the Town of Lake Holcombe. It sold in April, 2021 for the equivalent of $0.88 per square foot.

Sale #2 is a vacant parcel located along 304th Avenue in the Town of Lake Holcombe. This property sold in August, 2021 for the equivalent of $1.53 per square foot.

Sale #3 is a vacant parcel located along 278th Street in the Town of Lake Holcombe. It sold in October, 2021 for the equivalent of $1.91 per square foot.

Sale #4 is a vacant parcel located along 279th Street in the Town of Lake Holcombe. This property sold in August, 2021 for the equivalent of $1.15 per square foot.

The above sales are listed on the following adjustment chart. Adjustments are made to reflect differences between them and the subject.

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GRID ANALYSIS OF LAND SALES					
SALE #	**SUBJECT**	1	2	3	4
DATE OF SALE	Nov-21	Apr-21	Aug-21	Oct-21	Aug-21
PRICE		$48,000	$40,000	$25,000	$25,000
SIZE (SF)	32,453	54,450	26,136	13,068	21,780
SALE PRICE/SF		$0.88	$1.53	$1.91	$1.15
FINANCING (%)					
:AT MKT RATES		YES	YES	YES	YES
ADJUSTMENTS: %					
SALE COND'S		0%	0%	0%	0%
CASH EQUIV'Y		0%	0%	0%	0%
NORMAL PRICE:		$48,000	$40,000	$25,000	$25,000
MARKET COND'S		0.00%	0.00%	0.00%	0.00%
ADJUSTED PRICE:		$48,000	$40,000	$25,000	$25,000
LOCATION	Town of Lake Holcombe	0%	0%	0%	0%
SIZE (SF)	32,453	25%	0%	-20%	0%
ZONING	Unzoned	0%	0%	0%	0%
TOPOGRAPHY	Level to sloping	-5%	-5%	-5%	-5%
SHAPE	Irregular	0%	0%	0%	0%
UTILITIES	None	0%	0%	0%	0%
COVER	Wooded	0%	0%	0%	25%
NET ADJUSTMENT		20%	-5%	-25%	20%
ADJ SALE PRICE:		$57,600	$38,000	$18,750	$30,000
/SF		$1.06	$1.45	$1.43	$1.38
AVERAGE PRICE:					
/SF			$1.33		

Discussion:

The sales utilized in the above adjustment grid are the best sales available at the time of inspection. Also researched is the Northwest Wisconsin Multiple Listing Services, the Wisconsin Department of Revenue's database. The sales utilized in the above grid are as follows:

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LAND SALE #1

Vacant Land
1550886Sold

Lot 36 & 37 273rd Street
Holcombe, WI 54745

L $46,000
S$48,000



Type:	**Residential Lot**	County:	**Chippewa**
Twp:	**Lake Holcombe**	Area:	**13 - Chippewa Cnty**
Sec/Twp/Rng:	**04/32N/06W**	School Dist:	**Lake Holcombe**
Lot Size:	**0 x 0 x**	Taxes/Yr:	**$551.28 / 2020**
Acreage:	**1.25**	Tax ID:	**23206-0434-64340036**
Waterfront:	**No**	Addtl Tax IDs:	**23206-0434-64340037**
Terrain:	**Level, Wooded**	Subdivision:	
Utilities:	**Electric-At Street**		

Use Value Assmt: **No**
Common:
Road Access:
Restrictive Cov:
Plat:
Non Conform:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:
Water Front Ft:
Waterfront Access: Yes/Covenants
Water View:
Water Front CF:
Seasons:
Lake Depth:
Slope:
RoadBtwWtrfrnt:

Fencing: **None**
Showing: **Sign-None, UseShowingTime**
Soil Type:
Zoning: **Residential, Shoreline**
Occupancy: **At Closing**
Sewer: **None**
Water: **None**

Directions: **In Holcombe north on Hwy 27 to west on 305th/ N Shore Dr, Continue onto 273rd St/ Timberline Rd (dead end) to property on right. 2 Lots east of 29884 273RD ST HOLCOMBE 54745**

Remarks: **Located on a beautiful dead end road, this residential or camping lot has waterfront boat access right across the street! This is a desirable location for anyone wanting a lot on Lake Holcombe, but without the taxes or lakefront maintenance. There are 2 adjacent parcels totaling approx 1.25 acres that could be sold together for $46,000 or for $23,000 for each lot (.59 & .66 acres each). Both lots are level and wooded, and are the perfect location for your new home or cabin.**

Legal: **1ST ADD TO WILDWOOD SUBDIV LOT 36 -and- 1ST ADD TO WILDWOOD SUBDIV LOT 37**

Condition Report: **Yes**
Seller Financing: **No**
Seller Fin Remarks:

Prepared By: Timothy Williamson
Norby Realty
2115 E Clairemont Ave, #2
Eau Claire, WI 54701

Email: tim@jcnorby.com
Office Ph#: 715-834-3953
Preferred Ph#: 715-834-3953
Certs:



Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

LAND SALE #2

Vacant Land
1556936Sold

0 304th Avenue
Holcombe, WI 54754

L $40,000
S$40,000



Type:	**Residential Lot**	County:	**Chippewa**
Twp:	**Lake Holcombe**	Area:	**13 - Chippewa Cnty**
Sec/Twp/Rng:	**04/32N/06W**	School Dist:	**Lake Holcombe**
Lot Size:	**0 x 0 x**	Taxes/Yr:	**$127.10 / 2020**
Acreage:	**0.60**	Tax ID:	**23206-0441-63820035**
Waterfront:	**No**	Addtl Tax IDs:	
Terrain:	**Level, Wooded**	Subdivision:	
Utilities:	**Electric-At Street**		

Use Value Assmt:
Common: **No**

Road Access:
Restrictive Cov:

Plat:
Non Conform:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:

Water Front Ft:
Waterfront Access:
Water View:
Water Front CF:

Seasons:
Lake Depth:
Slope:
RoadBtwWtrfrnt:

Fencing: **None**
Showing: **Sign-on Property, UseShowingTime**
Soil Type:
Zoning: **Shoreline**

Occupancy: **At Closing**
Sewer: **None**
Water: **None**

Directions: **From Holcombe take Hwy 27 north, turn left/west on 305th Ave, turn left/south on 278th, turn right on 304th Ave continue to property on the right**

Remarks: **Gorgeous .6 acre lot across the road from Lake Holcombe. This lot is directly across from a boat landing/public access so you can easily launch your boat right from your property. Plenty of space to build a cabin, year round home, or storage shed for your toys. Very level and nicely wooded lot would be easy to build on and offer plenty of privacy.**

Legal: **FOREST BAY PARK LOT 35**

Condition Report: **No**

Seller Financing: **No**

Seller Fin Remarks:

Prepared By: Timothy Williamson
Norby Realty
2115 E Clairemont Ave, #2
Eau Claire, WI 54701

Email: tim@jcnorby.com
Office Ph#: 715-834-3953
Preferred Ph#: 715-834-3953
Certs:



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LAND SALE #3

Vacant Land
1556933Sold

0 278th Street
Holcombe, WI 54745

L $20,000
S$25,000



Type:	**Residential Lot**	County:	**Chippewa**
Twp:	**Lake Holcombe**	Area:	**13 - Chippewa Cnty**
Sec/Twp/Rng:	**04/32N/06W**	School Dist:	**Lake Holcombe**
Lot Size:	**0 x 0 x**	Taxes/Yr:	**$0.00 / 2020**
Acreage:	**0.30**	Tax ID:	**TBD**
Waterfront:	**No**	Addtl Tax IDs:	
Terrain:	**Level, Wooded**	Subdivision:	
Utilities:	**Electric-At Street**		

Use Value Assmt:	Road Access:	Plat:
Common:	Restrictive Cov:	Non Conform:

Water Front Type:	Water Front Ft:	Seasons:
Lake/River Name:	Waterfront Access:	Lake Depth:
Lake Size:	Water View:	Slope:
Waterfront Elevation:	Water Front CF:	RoadBtwWtrfrnt:

Fencing:	**None**	Occupancy:	**At Closing**
Showing:	**Sign-on Property, UseShowingTime**	Sewer:	**None**
Soil Type:		Water:	**None**
Zoning:	**Shoreline**		

Directions: **From Holcombe take Hwy 27 north, turn west/left on 305th Ave, turn left on 278th st, continue to property on the right**

Remarks: **Beautiful wooded .3 acres located just across the road from Lake Holcombe. There is a boat landing/public access approx 200 feet from this lot, making it a great spot to build a shed for your boat and other lake toys. Very nice level lot with a variety of trees. There is an additional.3 acres with a 2 car garage adjacent to this property which is available for $60,000.**

Legal: **TBD**

Condition Report: **No** Seller Financing: **No** Seller Fin Remarks:

Prepared By: Timothy Williamson **Email:** tim@jcnorby.com
Norby Realty **Office Ph#:** **715-834-3953**
2115 E Clairemont Ave, #2 **Preferred Ph#:** **715-834-3953**
Eau Claire, WI 54701 **Certs:**



Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

LAND SALE #4

County: CHIPPEWA
VACANT LAND ON 279TH STREET

LAKE HOLCOMBE, TOWN OF

Grantor (Seller)

Name:	DREW WESTLUND, JR.
Address:	625 TRUWAY ROAD BRUSSELS 54204
Relationship with grantee(s):	
Grantor type:	
Ownership interest transferred:	Full
Owner interest other note:	
Grantor retains the right:	None
Grantor rights other note:	

Grantee (Buyer)

Name:	CRAIG AND DONNA BRAATEN
Address:	304 SUPERIOR STREET WATERFORD 53185
Grantee type:	
Grantee certification date:	08/05/2021

Recording Information

County document number:	921421
Date recorded:	08/05/2021
Volume/jacket:	
Page/Image:	

Parcel

County:	CHIPPEWA
Property legal description: (short - first 200 characters)	All of parcel 23206-0444-65360013 in the LAKE HOLCOMBE, TOWN OF
Physical property address:	VACANT LAND ON 279TH STREET
Section/township/baseline/ range/meridian:	///
Subdivision or condo/lot or unit#/block:	PINE ISLAND ESTATES/13/
Primary residence of grantee:	No

Fee Computation

Total value of real estate transferred:	$25,000.00
Value subject to fee:	$25,000.00
Transfer fee due:	$75.00
Transfer fee exemption number:	
Personal property value excluded from total value:	$0.00
Property value exempt from local property tax:	$0.00

Tax Bill Mailing Address

Send tax bill to:	
Name:	CRAIG AND DONNA BRAATEN
Street Address:	304 SUPERIOR STREET

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

County: CHIPPEWA
VACANT LAND ON 279TH STREET

LAKE HOLCOMBE, TOWN OF

Grantor (Seller)

Name:	DREW WESTLUND, JR.
Address:	625 TRUWAY ROAD BRUSSELS 54204
Relationship with grantee(s):	
Grantor type:	
Ownership interest transferred:	Full
Owner interest other note:	
Grantor retains the right:	None
Grantor rights other note:	

Grantee (Buyer)

Name:	CRAIG AND DONNA BRAATEN
Address:	304 SUPERIOR STREET WATERFORD 53185
Grantee type:	
Grantee certification date:	08/05/2021

Recording Information

County document number:	921421
Date recorded:	08/05/2021
Volume/jacket:	
Page/Image:	

Parcel

County:	CHIPPEWA
Property legal description: (short - first 200 characters)	All of parcel 23206-0444-65360013 in the LAKE HOLCOMBE, TOWN OF
Physical property address:	VACANT LAND ON 279TH STREET
Section/township/baseline/ range/meridian:	///
Subdivision or condo/lot or unit#/block:	PINE ISLAND ESTATES/13/
Primary residence of grantee:	No

Fee Computation

Total value of real estate transferred:	$25,000.00
Value subject to fee:	$25,000.00
Transfer fee due:	$75.00
Transfer fee exemption number:	
Personal property value excluded from total value:	$0.00
Property value exempt from local property tax:	$0.00

Tax Bill Mailing Address

Send tax bill to:	
Name:	CRAIG AND DONNA BRAATEN
Street Address:	304 SUPERIOR STREET

Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)



Attachment: 23206-0811-05010000 - Appraisal_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

SUBJECT & LAND SALES LOCATION MAP



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Discussion:

The search for comparable market data includes sales of vacant parcels similar in market appeal when compared to the subject. Those considered most representative of the subject are included in the analysis. The sales bracket the subject, providing a balanced analysis.

Transactional Adjustments:

Transactional adjustments include differences in financing, cash equivalency, conditions of sale, and expenditures made immediately after the purchase.

Each comparable property was conveyed by a Warranty Deed or a Trustees Deed and arte arm's length transactions. Also, the property rights conveyed for each comparable is Fee Simple, similar to the property rights valued for the subject. Therefore, no financing or cash equivalency adjustments are necessary.

To my knowledge, there were no unusual condition of sale issues noted in any of the comparable properties, nor where there any expenditures made immediately after the purchase. Therefore, no condition of sale or post sale expenditure adjustments are made.

Market Conditions:

There is no matched paired sales data available to support either a positive or negative market condition adjustment. Each comparable property is a very recent sale and would likely not require any type of market condition adjustment consideration. Therefore, no adjustments are made.

Location:

The subject is located in a residential oriented area in the Town of Lake Holcombe.

Each comparable property is located in very close proximity to the subject also in a residential oriented area in the Town of Lake Holcombe. The location of each comparable property is very similar to the subject's and no adjustments are required.

Size:

The subject parcel in its entirety contains a total of 32,453 square feet.

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Sales #2 at 26,136 square feet and **#4** at 21,780 square feet are both reflective of the subject's size and no adjustments are made.

Sale #1 at 54,450 square feet is considerably larger than the subject. Generally, larger parcels with a difference of this magnitude tend to sell for less on a per unit basis, with all other factors being equal. Therefore, a positive size adjustment is made to reflect this difference.

Sale #3 at 13,068 square feet is considerably smaller than the subject. The opposite also holds true in that smaller parcels with a difference of this magnitude will tend to sell more on a per unit basis. Therefore, a negative size adjustment is made.

Topography:

The subject has a topography that ranges from level to sloping.

The topography of each comparable property is level. This is superior to the subject's topography and a negative adjustment is made to reflect this difference.

Cover:

The subject is a heavily wooded parcel.

Sale #4 has a mostly open cover, this is inferior to the subject for residential development purposes. Thus a positive cover adjustment is made to reflect this difference.

The other three comparable properties have a wooded cover similar to the subject. Therefore, no further adjustments are made.

The subject and comparable properties are also similar in terms of zoning, shape, and available utilities. Therefore, no further adjustments are required.

The adjusted comparable properties support a market value range of $1.45 to $1.06 per square foot. After appropriate adjustments are made, each sale is given equal weight in the final value analysis.

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The market value of the property in its entirety is stated at $1.33 per square foot and calculated as follows:

Size (SF)	x	Unit Basis	=	Value
32,453 SF	x	$1.33/SF	=	$43,162
Round to				$43,000

The market value of the property in its entirety, based on the Sales Comparison Approach, is stated at $43,000.

Value of Lot 1 Only:

Lot 1 only contains a total of approximately 25,406 square feet and is a buildable lot when independently analyzed. This property has very similar characteristics when compared to the property in its entirety, analyzed in the previous section. The same four comparable land sales are included in this analysis.

In addition, the same adjustments made to the property in its entirety would be applicable for the Lot 1 portion of the property only. Therefore, the adjusted comparable properties indicate a similar potential value range of $1.45 to $1.06 per square foot. With equal weight given to each comparable property, the market value of the subject's Lot 1 is stated at $1.33 per square foot and calculated as follows:

Size (SF)	x	Unit Basis	=	Value
25,406 SF	x	$1.33/SF	=	$33,790
Round to				$34,000

The market Lot 1 only for the subject property, based on the Sales Comparison Approach, is stated at $34,000.

Value of Outlot 1 Only:

The market value of Outlot 1 containing approximately 7,047 square feet is also estimated based on utilizing the same four comparable properties as submitted above.

The subject's Outlot 1 has no development potential due to its size and the setback requirements.

The same four comparable land sales are listed on the following adjustment chart. Adjustments are made to reflect differences between them and the subject.

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GRID ANALYSIS OF LAND SALES					
SALE #	**SUBJECT**	1	2	3	4
DATE OF SALE	Nov-21	Apr-21	Aug-21	Oct-21	Aug-21
PRICE		$48,000	$40,000	$25,000	$25,000
SIZE (SF)	7,047	54,450	26,136	13,068	21,780
SALE PRICE/SF		$0.88	$1.53	$1.91	$1.15
FINANCING (%)					
:AT MKT RATES		YES	YES	YES	YES
ADJUSTMENTS: %					
SALE COND'S		0%	0%	0%	0%
CASH EQUIV'Y		0%	0%	0%	0%
NORMAL PRICE:		$48,000	$40,000	$25,000	$25,000
MARKET COND'S		0.00%	0.00%	0.00%	0.00%
ADJUSTED PRICE:		$48,000	$40,000	$25,000	$25,000
LOCATION	Town of Lake Holcombe	0%	0%	0%	0%
SIZE (SF)	7,047	50%	25%	0%	25%
ZONING	Unzoned	0%	0%	0%	0%
TOPOGRAPHY	Mostly Level	0%	0%	0%	0%
SHAPE	Irregular	0%	0%	0%	0%
UTILITIES	None	0%	0%	0%	0%
COVER	Wooded	0%	0%	0%	25%
NET ADJUSTMENT		50%	25%	0%	50%
ADJ SALE PRICE:		$72,000	$50,000	$25,000	$37,500
/SF		$1.32	$1.91	$1.91	$1.72
AVERAGE PRICE:					
/SF			$1.72		

Discussion:

There are two significant differences in the subject's outlot when compared to the property in its entirety. First, the size of Outlot 1 is significantly smaller than the property in its entirety and the overall topography is mostly level.

The subject's Outlot 1 size is similar to **Sale #3**, thus no adjustment is made. The other three comparable properties are considerably larger than the subject's outlot, thus positive size adjustment are appropriate.

The topography of the subject is now reflective of the topography of each comparable property and no adjustment for topography is made.

All other adjustments made for the subject's outlot are reflective of the property in its entirety.

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The adjusted comparable properties now support a potential value range of $1.91 to $1.32 per square foot.

One other significant difference between the subject and the comparable properties is the fact the subject is not buildable, whereas each comparable property does have development potential.

To estimate and appropriate discount for the fact the subject has no development potential, I have researched other sales of non-buildable parcels and compared them with buildable parcels located in the same area. Based on two separate matched paired sales data analysis, which is retained in the appraisal file, indicates an unbuildable parcel sold for a discount range of 47% to 68% when compared to a similar sized parcel located in the same area that did development potential.

Based on this analysis, it is concluded a reasonable discount for the subject's unbuildable Outlot 1 is equivalent to 50% of market value for a buildable lot. Therefore, the market value of the subject's Outlot 1 is estimated at $0.86 per square foot ($1.72/SF x 50% discount).

The market value of Outlot 1 is calculated as follows:

Size (SF)	x	Unit Basis	=	Value
7,047 SF	x	$0.86/SF	=	$6,060
Round to				$6,000

The market value of the subject's Outlot 1 portion of the property valued separately is stated at $6,000.

FINAL OPINION OF VALUE:

The market value of the property based under three different scenarios as of the date of observation (November 19, 2021) is stated as follows:

Market Value of Lot 1 & Outlot 1 in its Entirety $43,000
Market Value of Lot 1 Only $34,000
Market Value of Outlot 1 Only $6,000

There are no hypothetical conditions associated with this appraisal assignment.

The value indication stated above is based on the current As Is condition of the property as of the date of observation.

The only extraordinary assumption included in this report is there are no adverse environmental conditions on or around the property that would have a negative impact on

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the overall utility, and hence value any deviation from this extraordinary assumption may have a significant effect on the value conclusions stated in the report.

As a result of the recent COVID-19 virus, the market's reaction to this pandemic has been evaluated in the form of discussions with market participants, and from industry webinars. At this point, there is insufficient data available to support a conclusion as to the effect on market value in regard to the subject, if any. As of yet, there has been no substantial changes in the supply and demand for this class of real estate in the local market.

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ASSUMPTIONS AND LIMITING CONDITIONS

1. *The "Scope of Work", as agreed upon by the client and appraiser, is the work the appraiser performed to develop the assignment results. Please refer to the "Scope of Work" section of this report.*

2. *This is an appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. As such, it includes full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.*

3. *No responsibility is assumed for legal description, legal or title considerations. Title to the property is assumed to be good and marketable.*

4. *The property is appraised free and clear of any or all liens and encumbrances.*

5. *Responsible ownership and competent property management are assumed.*

6. *The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.*

7. *All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.*

8. *It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.*

9. *It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws.*

10. *It is assumed that all applicable zoning and use regulations and restrictions have been complied with.*

11. *It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.*

12. *Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.*

13. *It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment or trespass.*

14. *The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.*

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ASSUMPTIONS AND LIMITING CONDITIONS (CONT.)

15. *Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.*

16. *The total valuation in this report applies only under the stated program of utilization. The value allocations must not be used in conjunction with any other appraisal and is invalid if so used.*

17. *Possession of this report, or a copy thereof, does not carry with it the right of publication, in whole or in part. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only the proper written qualification and only in its entirety.*

18. *Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.*

19. *The valuation of the property (i.e., Cost Approach, Sales Comparison Approach, and Income Capitalization Approach) is used in the appraisal to value only this property for the intended client. The appraised value, any parts of the appraisal, or valuation process must not be used for any other purpose or reason.*

20. *The client agrees that the appraisal firm does not by performing the services rendered, assume, abridge, abrogate, or undertake to discharge any duty of client to any other entity.*

21. *Any use of the appraisal report, by the client, is conditioned upon payment of all fees in accordance with the agreed terms.*

22. *In consideration for performing the services rendered at the fee charged, the appraisal firm expressly limits its liability to the amount of the fee. The appraisal firm expressly disclaims liability as an insurer or guarantor. Any persons seeking greater protection from loss or damage than is provided for herein, should obtain appropriate insurance. The client shall indemnity and hold harmless the appraisal firm and its employees, against all claims by any third party or any judgment for loss or damage relating to the performance of any services by the appraisal firm.*

23. *In the future, if the appraisal firm is compelled to produce documents or testify with regard to work performed, the client shall reimburse the appraiser for all costs and expenses incurred.*

24. *J. C. Norby & Associates and/or the appraisers are not qualified to render expert opinions regarding structural issues, water damage, environmental assessments (such as mold), engineering/mechanical issues, ADA and/or building code compliance, land planning, architectural experts, or soil conditions. If requested, J. C. Norby & Associates will recommend qualified experts in these fields to assist the client and/or the appraisal process.*

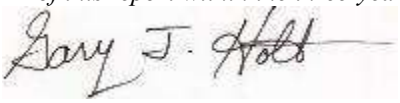
25. *This appraisal report has been written for the intended use of the client listed in this appraisal. Possession of this report, or a copy thereof, does not carry with it the right of publication (either in whole or in part), nor may it be used for any purpose other than the one stated in the Letter of Transmittal and the Purpose of the Appraisal, without the express, written consent of the appraiser and client. Authorized copies of this report will be signed by the appraiser(s). Unsigned copies should be considered incomplete. All unauthorized or incomplete copies of this report should also be considered confidential, and as such, must be returned, in their entirety, to J. C. Norby & Associates, Inc.*

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct.*
- *The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or 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 this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *I have made a personal inspection of the property that is the subject of this report.*
- *No one provided significant real property appraisal assistance to the person signing this certification.*
- *The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.*
- *The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have completed the continuing education program for Designated members of the Appraisal Institute and the state of Wisconsin.*
- *I have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.*



Gary J. Holt, MAI, SRA
WI Certified General Appraiser #1028
Signature Date: December 7, 2021
Expiration Date: December 14, 2021

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QUALIFICATIONS OF GARY J. HOLT, MAI, SRA
J.C. NORBY & ASSOCIATES, INC.
EAU CLAIRE, WISCONSIN

***EDUCATION**:*
B.S. University of Wisconsin-Stevens Point, Stevens Point, Wisconsin. Accounting Major. Degree: May 1985.
Eminent Domain & Condemnation Seminar, May 1999
Appraisal 500 - Advanced Residential Form and Narrative Report Writing, October 1999
Small Hotel/Motel Valuation, Appraisal Institute, May, 1998
Appraisal 430 - Standards of Professional Appraisal Practice, November 2000
Dynamics of Office Building Valuation, Appraisal Institute, October, 2001
Online Appraisal from Blueprints & Specifications, December, 2001
Appraisal 310 - Basic Income Capitalization - October, 2002
Appraisal 705 - Litigation Appraising - December 2004
Evaluating Commercial Construction - Appraisal Institute - January 2005
Easement Valuation Course # 403 offered by International Right of Way Association - May 2005
General Applications – August 2006
Appraisal Procedures & Practices – May 2007
Highest & Best Use and Market Analysis – July 2007
Conservation Easement – September 2008
Appraisal Standards for Federal Land Acquisition (Yellow Book) – Appraisal Institute – March 2009
Real Estate Finance Statistics & Valuation Modeling - 2009
Analyzing Tenant Credit Risk and Commercial Leases – Appraisal Institute – April 2011
General Appraisal Report Writing – Appraisal Institute, December 2011
Fundamentals of Separating Real, Personal Property, and Intangible Business Assets – March 2012
Advanced Income Capitalization – Appraisal Institute, September 2012
Advanced Concepts and Case Studies - Appraisal Institute, September 2013
General Demonstration Report Writing & Business Practice & Ethics, 2015
Changes to Appraisal Standards for Federal Land Acquisition (Yellow Book) – Appraisal Institute – January, 2017
Business Practices & Ethics – 2017
Appraising Convenience Stores – Appraisal Institute – 2017
Rates and Ratios, Making Sense of GIM's, OAR's, and DCF – Appraisal Institute – November, 2017
A Guide to Appraising Automobile Dealerships – Appraisal Institute – March, 2019
USPAP Update – 2019
Small Hotel/Motel Valuation – Appraisal Institute – September, 2019
Valuation of Medical Office Buildings – Appraisal Institute – December, 2019
USPAP UPDATE – 2020 – Appraisal Institute – February, 2020

MEMBERSHIPS & LICENSES:
State of Wisconsin Certified General Appraiser - (CGA) - #1028
State of Minnesota Certified General Appraiser – 40608535
National Association of Realtors
MAI, SRA - Appraisal Institute
International Right-of-Way Association, Member #7953924

APPRAISAL EXPERIENCE:

LENDING INSTITUTIONS

U S Bank - Eau Claire & Milwaukee, Wells Fargo Bank - Eau Claire, Minneapolis & Chicago, First National Bank - Hudson, Royal Credit Union - Eau Claire, Bremer Bank - Menomonie, BMO Harris Bank, Frandsen Bank & Trust - Eau Claire & Hayward, Northwestern Bank - Chippewa Falls & Cornell, First Bank & Trust - Menomonie, Citizens Community Federal - Eau Claire & Chippewa Falls, Charter Bank - Eau Claire, Associated Bank - Wisconsin & Minnesota, First National Bank – River Falls, WESTconsin Credit Union, Sterling Bank, Citizens State Bank, Hiawatha National Bank.

GOVERNMENT BODIES

Cities of Eau Claire, Chippewa Falls, Altoona, River Falls, Spooner, Barron; State of Wisconsin - Department of Veteran's Affairs, Department of Transportation, Department of Justice, Department of Administration, Wisconsin Department of Natural Resources Eau Claire Board of Education, Counties of Eau Claire, Chippewa, Dunn, Rusk, Polk, Jackson & Pierce, Wisconsin Business Development Finance Corporation, Small Business Administration, Wisconsin Housing Authority, Chippewa County Land Conservation Department.

PAST AND PRESENT EMPLOYMENT:

J.C. Norby & Associates, Inc., Eau Claire, Wisconsin, February 1994. Real estate and personal property appraisals.
Fidelity National Bank, Medford, Wisconsin, May 1990-February 1994. Duties include real estate appraisals since June, 1992. Assistant Vice President/Audit & Compliance Officer.
M&I Corp., Wausau, Wisconsin, August 1985-May 1990. Audit and Compliance Services.
Mr. Holt is a Certified General Appraiser with experience in many different types of appraisals including hotels/motels, office buildings, restaurants, retail strip centers, golf courses, nursing homes, convenience stores and various industrial properties.

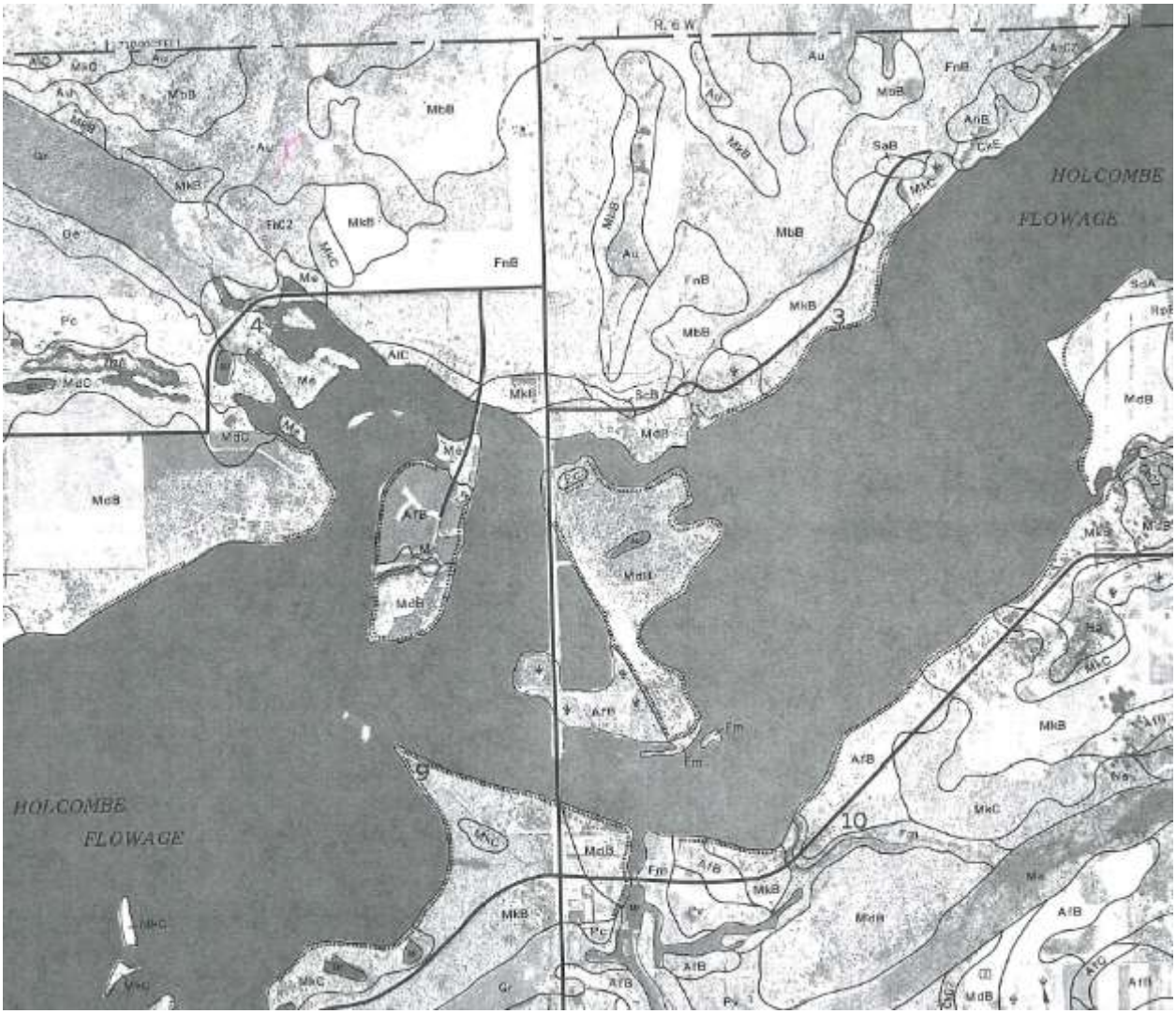
***TESTIFIED AS EXPERT WITNESS** in Eau Claire County, Dunn County, Chippewa County and Taylor County Courts*

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A D D E N D U M

Attachment: 23206-0811-05010000 - Apprasial_2021-12-07 (6791 : Request to Sell Type B Tax Deeded Land)

SOIL SURVE MAP



A

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