

**BOARD MEETING
DECEMBER 6, 2016**

**AGENDA ITEM 6
PROPOSED PROPERTY GIFT
FROM LEROY AND JEANETTE M. SCHOON (G1701)**

RECITALS

- A. BCPL owns 61.68 acres of land adjacent to the proposed gift property. The adjacent BCPL property is located in the town of Fern in Florence County described as:
- i. 11.6 acres in Government Lot 6 in the SE ¼ of the NW ¼ (SENW) of Section eighteen (18), Township thirty-nine (39) North, Range seventeen (17) East;
 - ii. 39.91 acres in Government Lot 7 in the SW ¼ of the NE ¼ (SWNE) of Section eighteen (18), Township thirty-nine (39) North, Range seventeen (17) East;
 - iii. 10.17 acres in Government Lot 8 in the SE ¼ of the NE ¼ (SENE) of Section eighteen (18), Township thirty-nine (39) North, Range seventeen (17) east (the BCPL Parcel).

The BCPL parcel is Normal School Property and is landlocked, having access only across Managed Forest Land property.

- B. LeRoy and Jeanette M. Schoon (Collectively, "Schoon") own an adjacent 21.2 acres in Government Lot 2 in the SE ¼ of the NE ¼ (SENE) of Section eighteen (18), Township thirty-nine (39) North, Range seventeen (17) East.
- C. The Schoons have proposed to gift the Schoon Parcels to BCPL for the benefit of the Normal School Fund.
- D. The Schoon Parcel would block well with the BCPL lands. While the parcel they are offering to donate to BCPL is not situated on a public road and is not benefitted by a public easement, it would appear to have an easement by necessity across land recently sold by the Schoons.
- E. The Schoon parcels have been assessed by Florence County at a value of \$38,200 and have an estimated fair market value of \$41,100
- F. The gift by the Schoons would enable them to take a charitable deduction to offset capital gains income.
- G. BCPL staff has determined that accepting the Schoon Parcel as a gift to the Normal School Fund would be appropriate as the lands would block well with existing BCPL lands, improve public access and reduce management expenses. For these reasons, BCPL staff recommends approval of this proposed gift.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of Public Lands approves the gift of the Schoon Parcels from LeRoy and Jeanette Schoon to BCPL for the benefit of the Normal School Fund in accordance with Chapter 24 of the Wisconsin Statutes on such terms and conditions as the Executive Secretary determines to be reasonable and necessary. The Executive Secretary is authorized and directed to execute and documents reasonably necessary to complete such transaction.

