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**PARKS, RECREATION & FACILITIES
MANAGEMENT**

Dean R. Gazza, Director

1819 East Witzke Boulevard
Appleton, Wisconsin 54911-8401
(920) 832-5572 FAX (920) 993-3103
Email - dean.gazza@appleton.org

TO: Parks & Recreation Committee

FROM: Dean R. Gazza, Director of Parks, Recreation and Facilities Management

DATE: 11/23/2015

RE: Action Item: Transfer of Prospect Building to Appleton Area School District

The City of Appleton Parks and Recreation Department and the Appleton Area School District are seeking a mutually beneficial real estate exchange. The City of Appleton would receive 1.59 acres of land adjacent to the north side property designated as a future park. This property is just south of Fire Station #6. In exchange the City of Appleton would turn over ownership of the Prospect Building and 1.29 acres.

PROJECT HISTORY: In October 2007, the city of Appleton and Appleton Area School District (AASD) executed a 5-year agreement for the use of the Prospect Building in Pierce Park for the use by the Fox River Academy Charter School for classroom space. The agreement required the AASD to be responsible for all improvements required to make the building code compliant for classroom use. The AASD completed improvements to the main level of the building prior to the building opening as a classroom in 2008. A new roof and solar panels were installed in 2010.

The initial 5-Year agreement was renewed in August 2012 for another 5 year period.

The AASD is currently considering an expansion and additional improvements to the Prospect Building (AASD refers to the building as the Green Teaching Building) that would allow all the students enrolled in the Fox River Academy Charter School to be housed in the Green Teaching Building. These additions and improvements are estimated at \$100,000.

The Parks, Recreation and Facilities Management Department (PRFMD) and AASD met in early December 2014 to discuss the possible transfer of the Green Teaching Building to the AASD. The PRFMD suggested the AASD transfer property adjacent to the north side park in exchange for the Green Teaching Building. (Copies of diagrams for each site are attached.)

The City Attorney's office also researched the acquisition of Pierce Park and did not find any restrictions to the transfer of property to the AASD.

The Parks, Recreation and Facilities Management Department recommends this exchange as the former Prospect Building and parking lot became a liability versus an asset to the City of Appleton. Until AASD began to occupy and improve the facility, the facility has badly deteriorated, had numerous code issues, was not ADA compliant and the parking lot is in need of replacement. The north side property is of value to the City of Appleton to increase the lot size of the current designated future park land as future growth continues on the north side of the city.

Please feel free to contact me at 832-5572 or by email at dean.gazza@appleton.org. with any questions or comments.

11/9/15

RE: Amended Lot lines: Land Swap- Pierce Park Site & Ashbury Drive Site

Parcel #: 31-3-1353-00 & 31-1-7250-00

Hi Dean,

This assignment is difficult because of lack of comparable sales and the unique characteristic of each site. The value of the properties would vary based on availability of comparable sites and the feasibility of potential projects. The range of value for buildable area on these sites would be approximately \$2.25-\$3.25, however, for the purposes of this analysis I have provided specific values. With the current PI zoning, my estimate of market value for the Ashbury site is \$1.59/sqft or \$3.00/buildable area for a value of **\$128,800**. My estimate for the Pierce Park site is \$2.29/sqft or \$3.00/buildable area for a value of **\$102,800**. No value was requested for the building & site improvements currently on the Pierce Park site.

Both subject properties are currently zoned PI which does limit their uses when compared to commercially zoned land. Some of the allowable uses would be assisted living, daycare, group housing, educational, government, church or park. We have had no sales with this type of zoning in the past 4 years. The most common uses for this zoning are government, parks & churches, therefore it rarely sells. As a result sales with the closest related zoning of R-3 were considered in this analysis. These values are contingent on the fact that the PI zoning will not change. If a zoning change were to occur it could have an impact on the value. Currently the highest and best use for both properties would be as an assisted living facility, which is a use also allowed under R-3 zoning.

Pierce Park has some unique characteristics because of the sloping terrain & the wooded view. Based on my estimates from GIS mapping, the buildable area of the site is approximately 34,250sqft. It is estimated that approximately 10,617sqft is either slopped or part of the long strip which is considered unbuildable. Based on the size of the site, the most likely development would be a smaller assisted living facility. It is not known if any special building requirements would be necessary in the construction of a building on this site, due to the sloping terrain.

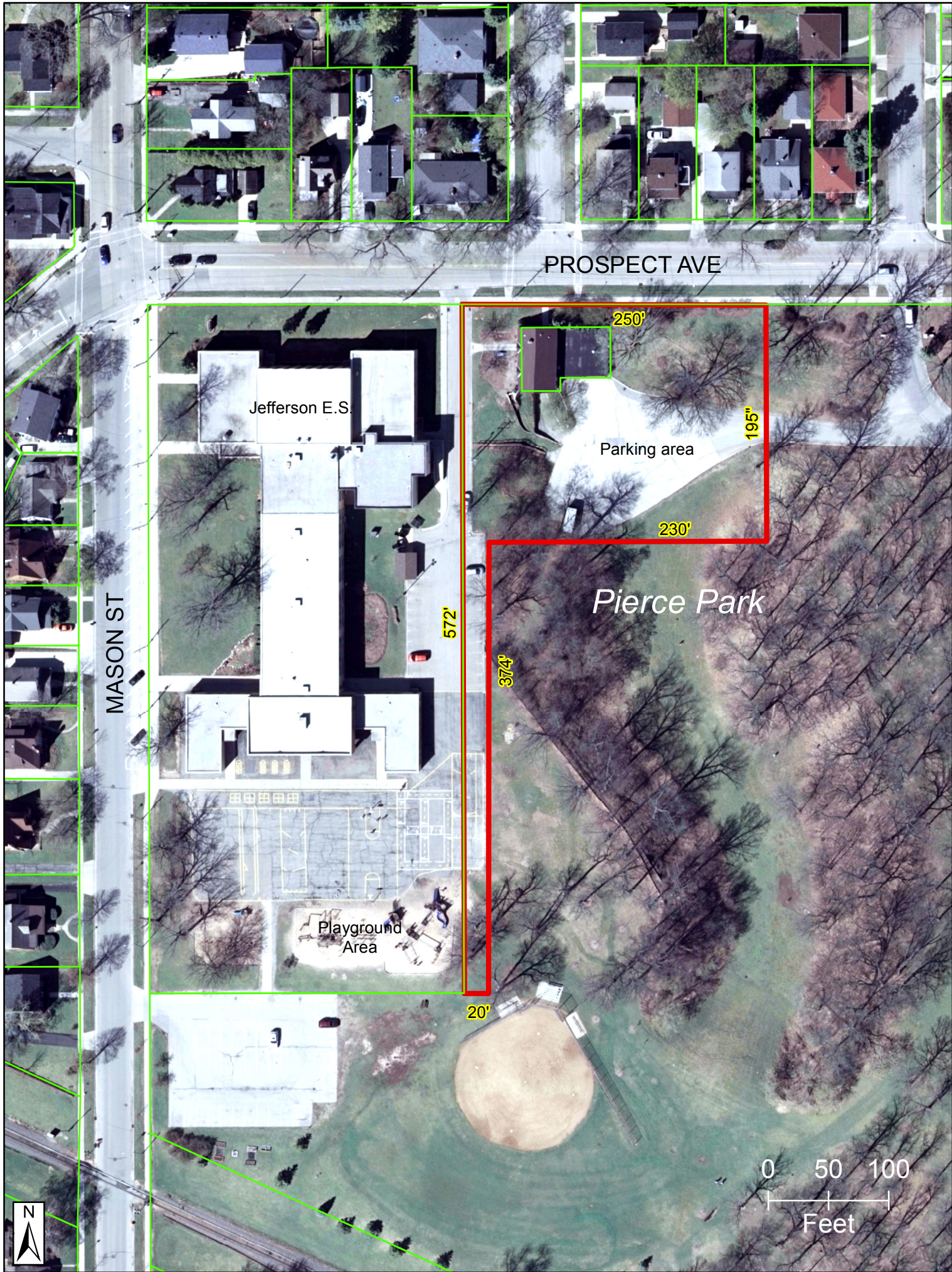
The Northside Park site is level with a sanitary storm & gas easement to the north. The site size is approximately 1.59 acres, per GIS maps the approximate building area of the site is just less than 1 acre at 42,940sf. It should be noted that a parking lot could most likely be built over this easement, however it would be at the owners expense to replace it should repairs be needed to the sewer/gas lines. No structures would be allowed on this easement. This site would have more flexibility in building layout and could have a larger assisted living facility than the Peirce Park site.

When looking at the comparable sales they fall approximately between \$1.00-\$3.00/sqft for buildable area. Each of the comparable sales is larger than the subject properties and therefore the prices per sqft are lower. Based on the uniqueness of each site I focused on the value of the usable building area rather than a value based on the total size of the lots. The buildable area of both sites are smaller at less than an acre, therefore the buildable area is priced at the upper end of the range at \$3.00.

Thank you, feel free to contact me with any questions,

Matt Tooke

6406



Legend

Parcel

Easement

N LIGHTNING DR

E DRAKE LA

E ASHBURY DR

N STARGAZE DR

E LUCY LCT

1.59 ACRES

426'

162'

0 50 100 Feet

