

August 24, 2016

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, August 30, 3:00 p.m., Room 207C, Courthouse,
1313 Belknap Street, Superior, Wisconsin

Please call the Chair or the County Clerk's Office (395-1397) if you cannot attend.

MEMBERS: Keith Allen, Chair Alan Jaques, Vice Chair Terry White
 David Conley Scott Luostari

A G E N D A

(Committee to maintain a two-hour meeting limit or take action to continue meeting beyond that time.)

1. Roll call.
2. Approval of minutes from the July 26, 2016, regular meeting (attached).
3. Action items/referrals:
 - (a) Land bid openings (attached);
 - (b) 2017 non-departmental budget requests (funding recommendation to be forthcoming from Chair Allen):
 - (1) Superior Area Chamber of Commerce - \$35,000 (attached);
 - (2) The Development Association, Inc. - \$50,000 (attached);
 - (3) Lucius Woods Performing Arts Center - \$10,000 (attached);
 - (4) Douglas County Historical Society - \$10,000 (attached);
 - (5) Other:
 - (a) County Administrator - \$45,000 for economic development (attached);
 - (b) 4H - \$20,000;
 - (c) Fairgrounds - \$31,000;
 - (d) Dragon Boats - \$2,000;
 - (e) Special projects - \$3,000; and
 - (f) Animal shelter commitment - \$40,000.
 - (c) Tax-deeded properties:
 - (1) City of Superior request to acquire parcels (attached); and
 - (2) Status update.
 - (d) Request from DNR to acquire parcel of land near Lake St. Croix, Town of Solon Springs (attached).
 - (e) Head of the Lakes Fair: Property Management Agreement (attached).
Tax-deeded properties:
 - (1) City of Superior request to acquire parcels (attached); and
 - (2) Status update.
 - (f) 2017 Land and Development Committee budget (attached).
4. Informational:
 - (a) Reports: Economic development – County Administrator; and
 - (b) Land Improvement Account Fund balance (attached).
 - (c) Formation of work group to increase land sales.

- 5. Appraisals (attached).
- 6. Future agenda items.

cc: David Minor (S-DC Chamber)	Jason Serck	BID Office (Jodi)	Carol Jones	Shelley Nelson
County Board Supervisors	Christine Ostern	Mayor Bruce Hagen	Candy Anderson	Andy Lisak
Jim Caesar (Dev Assn)	Christine Ostern	Village of Oliver	Joe Stariha	Jim Moen
Village of Solon Springs	Lisa Soyring	Nonnie Aho	Brooke Johnstad	

NOTE: Attachments to the agenda are available at the County Clerk's Office for review or copying and at the Douglas County website at www.douglascountywi.org. Action may be taken on any item listed on the agenda. The County of Douglas complies with the Americans with Disabilities Act of 1990. If you are in need of an accommodation to participate in the public meeting process, please contact the Douglas County Clerk's Office at (715) 395-1341 by 4:00 p.m. on the day prior to the scheduled meeting. Douglas County will attempt to accommodate any request depending on the amount of notice we receive. Posted/Daily Telegram/Government Center/Courthouse.

	8/24/2016
_____ Name	_____ Date

LAND AND DEVELOPMENT COMMITTEE MISSION STATEMENT
To promote the sale of tax-deeded property and economic development, with consideration to the environment and Douglas County's natural resources, and for the benefit of the citizenship to assist in establishing a healthy tax base.

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, July 26, 2016, 3:00 p.m., Room 207C, Courthouse,
1313 Belknap Street, Superior, Wisconsin

Meeting called to order by Chair Keith Allen.

ROLL CALL: Present – Keith Allen, Alan Jaques, Terry White, David Conley, Scott Luostari. Others present – Andy Lisak, Jason Serck, Carolyn Pierce, Sue Hendrickson, Charles Glazman, Christine Ostern, Dan Corbin, Sharon Krause, Joe Moen, Lisa Soyring, Crash Carlson, Mark Liebaert, Pat Luostari, Pat Ryan, Sue Sandvick, Cheryl Westman, Committee Clerk.

APPROVAL OF MINUTES: Motion by Conley, second Luostari, to approve the minutes from the May 31, 2016, regular meeting. Motion carried.

ACTION ITEMS/REFERRALS:

Village of Oliver Parcel Acquisition Request: Letter from Village of Oliver requesting purchase of tax deeded Parcel #OL-165-01261-00 (2047 E State Highway 105).

ACTION (RESOLUTION): Motion by White, second Jaques, to approve transfer of ownership to Village of Oliver of Parcel # OL-165-01261-00 for the amount of \$1,078.83 (real estate taxes), and forward to County Board. Motion carried unanimously.

From Land Conservation Committee – Application for Pesticide Ordinance Exemption Request: Revised Application for Pesticide Ordinance Exemption Request distributed.

ACTION: Motion by Conley, second Jaques, to approve the Application for Pesticide Ordinance Exemption as revised. Motion carried.

Head of the Lakes Fair:

Chair E-mail Soliciting Extension Comments/Attendance; 4H Youth Development Educator Commentary: Informational.

Property Management Agreement: Revised agreement to be compiled from committee and user group comments for review at next month's meeting.

Tax-Deeded Properties:

Status Update: A total of 9 tax-deeded improved parcels were taken; former owners notified about repurchase and/or vacation requirement; 2 requests to repurchase received; and City of Superior is requesting transfer of ownership of 2 improved parcels. August 7, 2016, is deadline for vacating by former owners (2 potential evictions).

Requests to Repurchase: Repurchase requests received as follows:

- (1) From Karen Erickson, to repurchase Parcel #09-809-00736-00, Lots 9 and 10, Block 386, West Superior 17th Division, City of Superior, having paid delinquent taxes and fees in the amount of \$4,900.76;

(2) From Stacey Miller, to repurchase Parcel #08-808-05081-00, Lot 27, Block 31, South Superior Labelle Division, City of Superior, upon payment of delinquent taxes and fees in the amount of \$11,324.25.

ACTION (RESOLUTION): Motion by Jaques, second White, to approve repurchase requests and forward to County Board (upon payment in full). Motion carried unanimously.

City of Superior Requests to Acquire Parcels: City requesting acquisition of two tax deeded parcels: #03-803-01209-00 (214 Main Street) and #06-806-00263-00 (1117 Banks Avenue).

ACTION (RESOLUTION): Motion by White, second Jaques, to approve City of Superior requests to acquire parcels #03-803-01209-00 for \$1,281.64 (delinquent real estate taxes) and #06-806-00263-00 (at no cost) and forward to County Board. Motion carried unanimously.

Reschedule September Meeting Date: Meeting date changed to September 20, 2016, at last meeting; no further action.

INFORMATIONAL:

Reports: Economic Development – County Administrator: Lisak provided updates.

Timber Harvest of Select Parcels: Clerk reported timber harvest of select parcels estimated timeline as follows: Timber Sale of March 2017 timber sale with two year contracts, completion by 2020. Harris to provide updates through process.

Land Improvement Account Fund Balance: Reviewed.

Appraisals:

Parcel 9-16: Requested by Land and Development Committee. \$100.00.

Parcel 10-16: Requested by Duane Peterson. \$2,000.00.

ACTION: Motion by Luostari, second White, to approve appraisals. Motion carried.

ACTION: Motion by Conley, second White, to reconsider Agenda Item #3(d). Motion carried.

Requests to Repurchase--ACTION: Motion by Conley, second White, to approve any additional repurchase requests upon payment in full prior to August 18, 2016, County Board meeting. Motion carried.

Future Agenda Items: HOLF Property Management Agreement.

ADJOURNMENT: Motion by White, second Jaques, to adjourn. Motion carried. Meeting adjourned at 4:30 p.m.

Submitted by,

Cheryl Westman, Committee Clerk

PROPERTY ADVERTISED FOR SALE BY THE COUNTY

The Douglas County Land Committee will open bids on the property described below on: August 30, 2016, at 3:00 P.M. at the Courthouse, Room 207C, 1313 Belknap Street. Property to be advertised: 8-5-12-19, 2016.

VACANT CITY PROPERTIES

PARCEL 9-16: Parcel 1, Itasca Garden Tracts, City of Superior. Zoned: R2 Two Family Residential. (11-811-04122-00)

Minimum Bid Amount: \$100.00 Bid:

Requested By: Land & Development Committee

Adjacent Owners: Nicholas Greely

Intended Use: Adjacent property owner/land preservation.

PARCEL 10-16: Parcel 21, Itasca Garden Tracts, City of Superior. Zoned: R2 Two Family Residential. Minimum Bid Amount \$2,000.00. (11-811-04141-00)

Minimum Bid Amount: \$2,000.00 Bid:

Requested By: Duane Peterson
South Range, WI

Adjacent Owners: Duane Peterson
Douglas County

Intended Use: Adjacent property owner/land preservation.

PREVIOUSLY ADVERTISED PROPERTIES

PARCEL 6-16: W 35 Ft of E 70 Ft of Lots 1 thru 4, Block 11, except r/w over the S 8 Ft for alley, Wemyss Addition to West Superior, City of Superior (1704 N 24th St). Zoned: R2 2 Family Residential. (07-807-02637-00)

Minimum Bid Amount: \$1,500.00 Bid:

Requested By: Whitney Jokinen
Superior, WI

Adjacent Owners: Stephanie & John Brostrom
James & Rita Stariha
Paul Stariha

Intended Use: Adjacent property owner/yard.

**PREVIOUSLY ADVERTISED PROPERTY
(No further advertising required)**

Parcel 44-11: Part of the NW1/4 of the SW1/4, CSM #200, Vol 1, Pg 223, Section 36-45-12, highway exception, Village of Solon Springs. Zoned: Residential. (SS-181-00755-01) Note: Soil and groundwater restrictions exist specific development of property.

Minimum Bid Amount: \$5,000.00 **Bid:**

Requested By: Lawrence & Amy Poster
Solon Springs, WI

Adjacent Owners: Polar Gas Company, Inc.
Town & Village of Solon Springs
Esther Burton
Charles Brown

Intended Use: To get property back on tax roll.

THE
CHAMBER
SUPERIOR-DOUGLAS COUNTY AREA
205 Belknap Street ~ Superior, WI 54880
715-394-7716 715-394-3810 (Fax)



August 16th, 2016

Ms. Susan Sandvick
Douglas County Clerk
1313 Belknap Street
Superior, WI 54880

Dear Susan:

This correspondence is sent to request operating funds of \$35,000, for the year of 2017, for the Visitors Bureau of Douglas County.

The mission of the CVB is "To provide cooperative action to enhance and encourage growth of the tourism industry in Superior-Douglas County."

The funds that Douglas County invests in the CVB allow us to market Douglas County as a four-season destination. We hope that the county will continue to invest in one of Wisconsin and Douglas County's main industries.

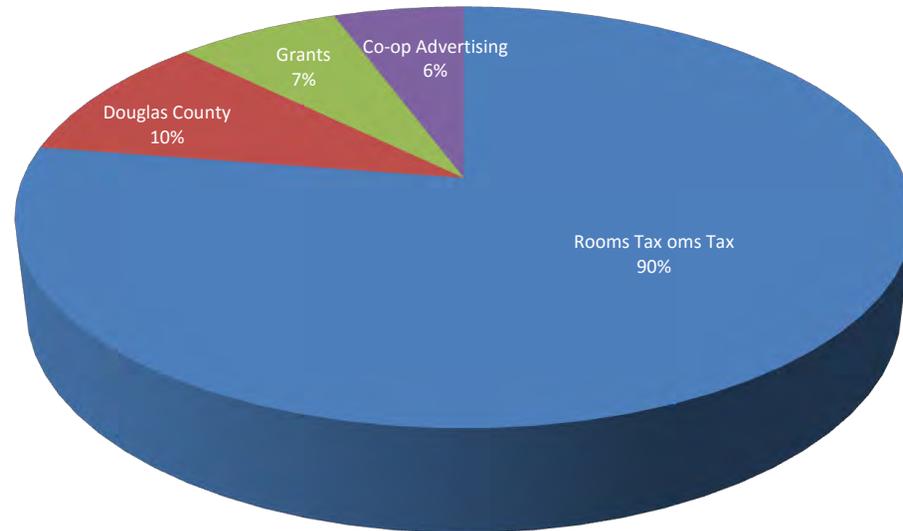
Sincerely,

David W Minor
President/CEO
The Chamber

Visitors Bureau
2017 Budget - Revenue

<u>VB Revenue</u>	
Rooms Tax	\$275,000.00
Douglas County	\$35,000.00
Grants	\$25,000.00
Co-op Advertising	\$20,000.00

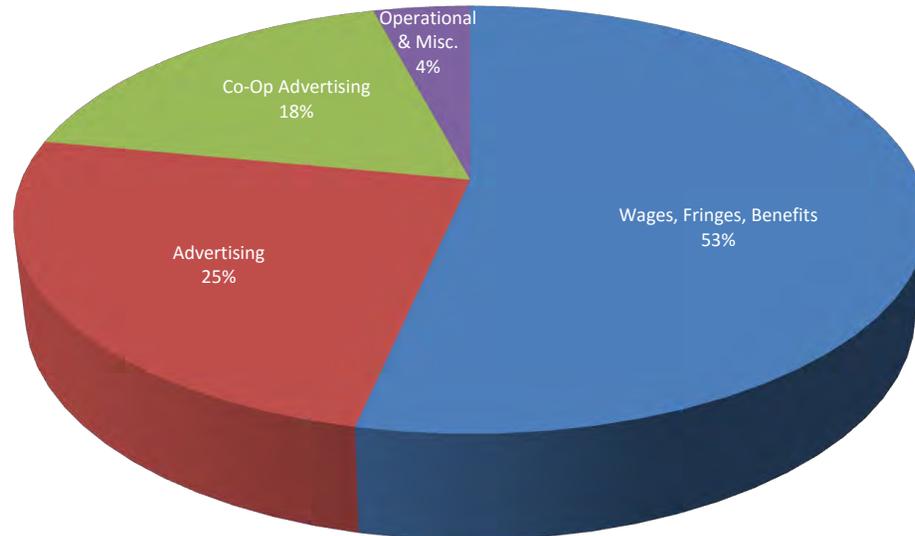
\$355,000.00



Visitors Bureau
2017 Budget - Expenses

<u>VB Expenses</u>	
Wages, Fringes, Benefits	\$194,500.00
Advertising	\$90,000.00
Co-Op Advertising	\$65,000.00
Operational & Misc.	\$15,000.00

\$364,500.00



SUPERIOR/DOUGLAS COUNTY

Balance Sheet
December 31, 2015

ASSETS

Current Assets

CASH IN BANK - GENERAL	\$	31,250.68
INVESTMENTS - C OF C		87,285.50
ACCTS.RECEIVABLE-RENEWAL		18,781.12
ACCTS RECEIVABLE-MISC./EVENTS		81,813.79
ACCTS.RECEIVABLE-TRAVEL GUID		(166.25)
ACCTS.RECEIVABLE-PLAY DAYS		1,630.00
ACCTS.RECEIVABLE-MEM DIRECTO		180.00

Total Current Assets 220,774.84

Property and Equipment

LEASEHOLD IMPROVEMENTS		153,079.27
FURNISHINGS & EQUIPMENT		99,947.79
ACCUM. DEPRECIATION		(92,118.68)

Total Property and Equipment 160,908.38

Other Assets

Total Other Assets 0.00

Total Assets \$ 381,683.22

LIABILITIES AND CAPITAL

Current Liabilities

ACCOUNTS PAYABLE-GENERAL	\$	55,694.86
ACCRUED PROPERTY TAX		134.00
EMPLOYEE/ER FICA/MED W/H		115.76
EMPLOYEE'S WI & MN W/H		1,446.45

Total Current Liabilities 57,391.07

Long-Term Liabilities

Total Long-Term Liabilities 0.00

Total Liabilities 57,391.07

Capital

BALANCE BEGINNING YEAR		311,015.02
Net Income		13,277.13

Total Capital 324,292.15

Total Liabilities & Capital \$ 381,683.22

SUPERIOR/DOUGLAS COUNTY
Income Statement
For the Twelve Months Ending December 31, 2015

	Current Month	%	Year to Date	
Revenues				
RENEWAL MEMBERSHIP FEE	8,105.13	13.33	97,874.56	15.05
RENEWAL - BAD DEBT WRITE OFF	(10,935.00)	(17.98)	(18,455.00)	(2.84)
INDUSTRY LEADER MEMBERSHIP	0.00	0.00	23,932.00	3.68
COMMUNITY LEADER MEMBERSHI	0.00	0.00	7,250.00	1.11
ADVOCATE MEMBERSHIP	0.00	0.00	2,040.00	0.31
BUSINESS MEMBERSHIP	0.00	0.00	7,350.00	1.13
ENTREPRENEUR MEMBERSHIP	500.00	0.82	7,401.69	1.14
NEW MEMBERSHIP FEE	250.00	0.41	6,184.15	0.95
ROOMS TAX RECEIPTS	59,893.00	98.50	312,434.63	48.03
DOUGLAS COUNTY	0.00	0.00	25,000.00	3.84
WELCOME BACK STUDENTS	0.00	0.00	1,000.00	0.15
BUSINESS AFTER FIVE/BREAKFAS	400.00	0.66	2,000.00	0.31
MISCELLANEOUS-GENERAL	95.00	0.16	8,916.50	1.37
MISC. - BAD DEBIT WRITE OFFS	0.00	0.00	(325.00)	(0.05)
YOUTH LEADERSHIP INCOME	0.00	0.00	3,666.00	0.56
YOUTH LEADERSHIP-DISNEY TRIP	700.00	1.15	48,171.00	7.40
TRAVE GUIDE 2015 - INCOME	0.00	0.00	13,905.00	2.14
TRAVEL GUIDE 2016 - INCOME	0.00	0.00	125.00	0.02
ANNUAL MEETING	0.00	0.00	9,670.00	1.49
PLAY DAY-INCOME	0.00	0.00	31,003.50	4.77
COOP ADVERTISING-CITY PRO	1,000.00	1.64	12,000.00	1.84
WEBSITE-ADVERTISING INCOME	0.00	0.00	2,588.01	0.40
eNEWSLETTERS - INCOME	0.00	0.00	250.00	0.04
FEATURE MEMBER SPOTLIGHT	350.00	0.58	4,700.00	0.72
CHAMBER BUSINESS AWARDS-INC	450.00	0.74	2,875.00	0.44
WORK PERMITS INCOME	0.00	0.00	3,020.00	0.46
WI DNR REGISTRATION - INCOME	0.00	0.00	568.00	0.09
EXCELLENCE IN EDUCATION - INC	0.00	0.00	5,090.00	0.78
GRANT-INCOME	0.00	0.00	15,500.00	2.38
PROGRAMS/SEMINARS-EDUCATIO	0.00	0.00	14,785.00	2.27
Total Revenues	60,808.13	100.00	650,520.04	100.00
Cost of Sales				
Total Cost of Sales	0.00	0.00	0.00	0.00
Gross Profit	60,808.13	100.00	650,520.04	100.00
Expenses				
WAGES-CHAMBER	10,856.26	17.85	149,608.76	23.00
WAGES-CVB	9,158.06	15.06	122,963.93	18.90
WAGES-COMMISSIONS	0.00	0.00	1,823.56	0.28
FRINGES	1,804.42	2.97	24,242.19	3.73
EMPLOYEES HEALTH/DENTAL INS	559.21	0.92	24,740.67	3.80
EMPLOYEE 401(K) RETIREMENT PL	497.61	0.82	7,305.16	1.12
CAR ALLOWANCE/PRESIDENT,CEO	375.00	0.62	5,250.00	0.81
GENERAL EMPLOYEE EXPENSES	12.32	0.02	93.33	0.01
PRESIDENT, CEO EXPENSES	2,553.29	4.20	14,149.52	2.18
CVB MARKETING DIRECTOR EXPE	0.00	0.00	850.52	0.13
MEMBERSHIP DIRECTOR EXPENSE	302.13	0.50	1,995.76	0.31
FOUNDATION SERVICES DIRECTO	0.00	0.00	137.28	0.02
COFFEE& WATER SUPPLIES EXPEN	23.05	0.04	766.10	0.12
LEASE VISITOR CENTER	0.00	0.00	1,750.00	0.27
WORK PERMIT EXPENSE	180.00	0.30	2,505.00	0.39
UTILITIES - CHAMBER	163.89	0.27	2,278.39	0.35
UTILITIES-CVB	163.89	0.27	2,278.35	0.35
CUSTODIAL-CHAMBER	223.84	0.37	824.70	0.13
CUSTODIAL-CVB	223.78	0.37	821.70	0.13

For Management Purposes Only

SUPERIOR/DOUGLAS COUNTY
Income Statement
For the Twelve Months Ending December 31, 2015

	Current Month	%	Year to Date	
BLDG. MAINTENANCE-CHAMBER	807.12	1.33	3,589.69	0.55
BUILDING MAINTENANCE-CVB	37.56	0.06	37.56	0.01
WI DNR REGISTRATION - EXPENSE	0.00	0.00	570.00	0.09
BETTER CITY - EXPENSE	2,500.00	4.11	2,500.00	0.38
BUILDING REMODEL- EXPENSE	(34,845.50)	(57.30)	34,489.76	5.30
UWS PARTNERSHIP-LOCAL PROM	0.00	0.00	2,736.20	0.42
EXCELLENCE IN EDUCATION-EXPE	0.00	0.00	3,343.86	0.51
TELEPHONE-CHAMBER	463.05	0.76	3,329.61	0.51
TELEPHONE-CVB	871.28	1.43	2,547.85	0.39
OFFICE SUPPLIES-CHAMBER	530.66	0.87	6,079.14	0.93
OFFICE SUPPLIES-CVB	530.63	0.87	6,397.32	0.98
POSTAGE-CHAMBER	0.00	0.00	1,042.00	0.16
POSTAGE-CVB	59.06	0.10	3,630.42	0.56
DEPRECIATION-GENERAL	354.00	0.58	4,248.10	0.65
INSURANCE-GENERAL	526.50	0.87	2,954.50	0.45
PROPERTY TAX-GENERAL	(13.40)	(0.02)	(26.80)	0.00
DUES&SUBSCRIPTION-GENERAL	0.00	0.00	1,375.91	0.21
POSITIVELY SUPERIOR MAG-EXPE	1,500.00	2.47	10,500.00	1.61
AUDIT-GENERAL	0.00	0.00	850.00	0.13
OFFICE EQUIPMENT-GENERAL	264.42	0.43	7,835.49	1.20
ADVERT.NON/LOCAL-CITYPROM	4,364.00	7.18	11,210.00	1.72
VISITOR GUIDE 2015	0.00	0.00	9,018.84	1.39
ADVERT.LOCAL-CITY PROM	0.00	0.00	1,142.70	0.18
AMBASSADOR/RIBBON CUTTING	0.00	0.00	1,062.05	0.16
CVB-CITY/COUNTY PROMOTION	0.00	0.00	5,887.74	0.91
CVB-PROMOTIONAL ITEMS	0.00	0.00	536.96	0.08
SD/C LEADERSHIP PROGRAM	0.00	0.00	750.00	0.12
WEB SITE MAINTENANCE	3,385.00	5.57	8,803.01	1.35
COMPUTER MAINT./TROUBLESHO	249.84	0.41	1,127.86	0.17
PLAY DAY-EXPENSE	0.00	0.00	14,423.33	2.22
ANNUAL MEETING-SP.EVENTS	5,109.94	8.40	7,541.92	1.16
EDUCATION&CAREERS COMMITT	0.00	0.00	214.00	0.03
MARKETING COMMITTEE	0.00	0.00	40.00	0.01
CHAMBER BUSINESS AWARDS	162.47	0.27	5,069.71	0.78
MISCELLANEOUS-GENERAL	1,157.32	1.90	7,888.41	1.21
SUPERIOR DAYS-CITY PROM.	0.00	0.00	3,394.00	0.52
ECONOMIC DEV. MARKETING - EX	3,000.00	4.93	9,950.00	1.53
BOARD DEVELOPMENT	110.09	0.18	1,004.18	0.15
YOUTH LEADERSHIP-EXPENSE	75.00	0.12	2,447.26	0.38
YOUTH LEADERSHIP-DISNEY TRIP	42,296.50	69.56	70,254.60	10.80
PROGRAMS/SEMINARS-EDUCATIO	0.00	0.00	13,060.81	2.01
Total Expenses	60,592.29	99.65	637,242.91	97.96
Net Income	\$ 215.84	0.35	\$ 13,277.13	2.04



August 16, 2016

Ms. Susan Sandvick
Douglas County Clerk
1313 Belknap Street
Superior, WI 54880

Dear Susan:

This correspondence is sent to request operating funds of \$50,000.00 for the year 2017, for the Development Association of Superior and Douglas County.

The mission of the Development Association is to champion business growth, creation, recruitment and retention in the City of Superior and Douglas County.

The Development Association during this past year has worked hard to reduce spending while increasing efforts in business retention, business recruitment and new Development Association membership.

It is a goal of the Development Association to build back the reserve fund that had been spent down. The target is to build the reserve back to a level of one year's operating expense of approximately \$200,000.00.

The funds that Douglas County invests in the Development Association allow us to continue our efforts of business expansion, retention and recruitment. I hope that Douglas County will continue to invest in the lead economic development entity in Superior and Douglas County.

Sincerely,

Jim Caesar
Executive Director
The Development Association

2017 Budget

<u>Income Source</u>	<u>2017 Budget</u>	<u>2016 Budget</u>	<u>2016 Ytd</u>	<u>2015 Actual</u>	<u>2014 Actual</u>
City - 5020	\$85,000	\$85,000	\$33,482	\$85,740	\$87,906
County	\$50,000	\$50,000	\$50,000	\$6,200	\$25,000
DCRLF - 6020	\$15,000	\$15,000	\$15,000	\$15,000	\$15,062
Membership - 6210	\$88,000	\$85,000	\$64,680	\$79,280	\$77,837
Other Misc. Revenue	\$2,000		\$3,924	\$18,002	\$90,867
Income Total	\$240,000	\$235,000	\$167,269	\$194,664	\$296,672
Expenses					
6500 - Membership	\$25,500	\$32,000	\$7,392	\$17,061	\$36,558
Annual Meeting Expense	\$3,500	\$10,000	\$2,642	\$9,581	\$14,334
Membership Campaign	\$1,000	\$0	\$0	\$0	\$5,911
Membership Retention	\$7,000	\$10,000	\$0	\$5,684	\$14,848
Member Recruitment	\$4,000	\$3,000	\$0	\$1,796	\$1,465
Member Marketing & Promotion PS	\$10,000	\$9,000	\$4,750	\$0	
7000 - Prospect & Development	\$42,250	\$42,200	\$23,030	\$7,536	\$27,124
Business Recruitment	\$8,000	\$10,000	\$978	\$1,419	\$2,815
Business Retention	\$4,000	\$3,000	\$200	\$67	\$289
Consultants/Lobbying Expenses	\$2,700	\$2,700	\$0	\$1,833	\$20,167
Marketing - General	\$3,300	\$3,000	\$0	\$3,922	\$1,961
Northland Connection	\$10,000	\$10,000	\$10,000	\$125	\$125
Northforce	\$10,000	\$10,000	\$10,000	\$0	\$0
Superior Leadership Sponsorship	\$750	\$700	\$700	\$0	\$700
Superior Days	\$2,000	\$2,000	\$40	\$40	\$933
Grants & Awards	\$500	\$0	\$0	\$0	\$0
Misc.	\$1,000	\$1,000	\$0	\$0	\$134
7100 - Personnel Related Expenses	\$95,100	\$95,000	\$42,909	\$108,912	\$193,144
Salaries & Related Expenses	\$20,000	\$20,000	\$0	\$51,287	\$151,524
Contract Service Expenses	\$60,000	\$60,000	\$35,000	\$16,000	\$41,620
Accounting/Bill.com/Payroll	\$13,000	\$12,900	\$6,683	\$19,206	\$35,390
Legal Fees	\$2,100	\$2,100	\$0	\$3,408	\$2,998
7200 - Non-Personnel Related Exp.	\$28,600	\$30,600	\$13,353	\$39,620	\$14,238
Office Costs	\$2,000	\$2,000	\$496	\$9,173	\$9,014
Facility & Equipment Expenses	\$12,600	\$12,600	\$8,076	\$21,535	\$5,224
7305 - Office Rent	\$9,600	\$9,600	\$5,600	\$13,539	\$16,247
7400 - Admin. Travel & Meeting	\$5,000	\$5,000	\$2,245	\$938	\$2,091
7500 - Other Expenses	\$8,000	\$10,000	\$2,457	\$13,761	\$18,871
Insurance	\$5,000	\$4,000	\$2,455	\$4,384	\$5,937
Membership Dues - Organizations	\$1,000	\$500	\$0	\$291	\$1,326
Staff Development	\$1,000	\$1,000	\$0	\$390	\$1,721
Misc.	\$1,000	\$4,500	\$0	\$6,116	\$9,887
7600 - Business Expenses	\$500	\$500	\$78	\$1,898	\$1,825
8000 - Fixed Asset Purchase	\$500	\$500	\$0	\$0	\$178
Expense Total	\$191,450	\$199,800	\$88,995	\$173,352	\$310,276
Net Income	\$48,550	\$34,200	\$80,274	\$7,551	-\$13,604

The Development Association, Inc.
PROFIT AND LOSS COMPARISON
 January - December 2015

	TOTAL	
	JAN - DEC 2015	JAN - DEC 2014 (PY)
Income		
5000 CONTRIBUTED SUPPORT	91,940.31	112,906.36
6000 EARNED REVENUES	102,723.57	183,766.18
Unapplied Cash Payment Income	0.00	0.00
Total Income	\$194,663.88	\$296,672.54
Gross Profit	\$194,663.88	\$296,672.54
Expenses		
6500 MEMBERSHIP SERVICES	17,587.08	36,558.24
7000 PROSPECT & DEVELOPMENT	7,536.19	32,971.14
7100 PERSONNEL RELATED EXPENSES	108,932.30	193,143.99
7200 NON-PERSONNEL RELATED EXPENSES	39,620.08	48,838.66
8000 FIXED ASSET PURCHASES		177.94
Unapplied Cash Bill Payment Expense	-323.98	-1,413.24
Total Expenses	\$173,351.67	\$310,276.73
Net Operating Income	\$21,312.21	\$ -13,604.19
Other Expenses		
Other Miscellaneous Expense	13,761.23	
Total Other Expenses	\$13,761.23	\$0.00
Net Other Income	\$ -13,761.23	\$0.00
Net Income	\$7,550.98	\$ -13,604.19

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The Development Association, Inc.
PROFIT AND LOSS COMPARISON
 January - July, 2016

	TOTAL	
	JAN - JUL, 2016	JAN - JUL, 2015 (PY)
Income		
5000 CONTRIBUTED SUPPORT	83,482.30	32,577.02
6000 EARNED REVENUES	83,787.03	75,517.79
Unapplied Cash Payment Income	0.00	0.00
Total Income	\$167,269.33	\$108,094.81
Gross Profit	\$167,269.33	\$108,094.81
Expenses		
6500 MEMBERSHIP SERVICES	7,392.29	14,792.88
7000 PROSPECT & DEVELOPMENT	23,030.34	4,981.05
7100 PERSONNEL RELATED EXPENSES	42,909.14	81,850.50
7200 NON-PERSONNEL RELATED EXPENSES	13,463.38	26,266.11
Unapplied Cash Bill Payment Expense	199.92	1,229.84
Total Expenses	\$86,995.07	\$129,120.38
Net Operating Income	\$80,274.26	\$ -21,025.57
Net Income	\$80,274.26	\$ -21,025.57

Sunday, Aug 14, 2016 12:19:23 PM PDT GMT-5 - Cash Basis

Douglas County Land & Development Grant

Lucius Woods Performing Arts Center 2017

APPLICANT INFORMATION

Date of Application: August 8, 2016

Organization/Group Name: **Lucius Woods Performing Arts Center**

Address: PO Box 295 Solon Springs, WI 54873

Phone Number: 715-378-4272

Contact Person: Teresa Salmen

ORGANIZATION/GROUP MISSION

1. Please state the purpose or mission of the organization/group.
 - **MISSION:** Lucius Woods Performing Arts Center brings family and community together through presentation of live music and other arts.
 - **VISION:** To present excellent performing arts in an authentic rustic venue
 - **VALUE:** To provide affordable, quality arts to the Northland.

2. How long has your group/organization been operating?

In 1992, local citizens came together to establish long term priorities to enrich Solon Springs and the surrounding area economically, financially, and aesthetically. Because these citizens understood that the arts are vital to our lives, the amphitheater at Lucius Woods Park became a reality.

This organization was started by Frank and Mary Giesen. Frank and Mary were able to gather community members, the UW-Extension, representatives of the Douglas County Board of Supervisors and Douglas County Forestry together. Their passion for the project was infectious, and they were able ultimately to draw others into their dream. LWPAC was formed as an economic development project to attract visitors into the heart of Solon Springs as the four-lane, US Hwy 53 would be replacing the old Hwy 53 that cut directly through the community's business district.

The first concert was held in July 1994.

3. What is the main function/goal of your group/organization?

Lucius Woods Performing Arts Center is a summer concert series.
LWPAC strives to:

- Provide economic development to Solon Springs and Douglas County
- Promote tourism in Northwest Wisconsin
- Provide quality musical programming, and other performing arts
- Provide an educational opportunity
- Provide affordable entertainment for families
- Build community relationships

PROJECT INFORMATION

1) Grant Amount Requesting: \$10,000

2) Name and nature of project or event.

Lucius Woods Performing Arts Center is a volunteer incentive which brings a series of family oriented concerts to Douglas County during the summer months. The programs reflect a wide diversity of music genres, including symphonic, folk, country, blues/rock and big band.

3) What are the benefits of the project?

Benefits range from music education and entertainment, to financial opportunities created by the concert series. The series is presented for several weeks in the summer; however, the work of the organization and the impact it creates is year around!

- Business for area hotels, motels, cabins and campgrounds. Other businesses are benefited by sales at local restaurants, bars, gift shops and gas stations.
- Increase in tourism in Douglas County with over a 20 year history of successful programming
- Income for the hospitality industry through hotel stays, camping and restaurants throughout Douglas County
- Tourists shop gift shops and other retail stores, purchase gasoline, play local golf courses and visit attractions throughout Douglas County.
- Development of community partnerships.
- Volunteer opportunities for local and regional residents and students.
- Free admissions to all concerts for the area's physically and mentally challenged
- Free admissions for children fifteen years and under
- Quality entertainment at a very reasonable cost for area residents
- Expansions of musical preferences and music knowledge through the variety of genres performed throughout each concert season.
- Fundraising for the Solon Springs Lions Club to support their charitable projects.

- Regular and direct business purchases of goods and services from regional businesses such as Arrowhead Printing, Tri-State Business, Wal-Mart, Menards, Super One, Framing by Nancy, National Bank of Commerce, Superior Telegram, Superior Publishing and Cricket Signs. Beverages for the concession stand are purchased through Northwest Beverage wholesalers. Artist meals are usually purchased through the Smithy's Supper Club, KD's Restaurant and the Village Pump.

4) Why is the project or event unique and innovative?

The concert shell was built by local citizens and LWPAC from locally grown and milled red pine and tamarack. Once completed, the ownership of the shell was transferred to Douglas County. The band shell is a Douglas County treasure. Families have made our Summer Concert Series a family tradition season after season. Douglas County and LWPAC have been partnering for over 20 years on this incredible Wisconsin venue. Programming each season is eclectic and we maintain some familiar groups and introduce artists new to our region.

Our prices are kept in an affordable range to provide tourist and regional music lovers an avenue for quality professional entertainment. Each year we provide about \$5,000 in Flex Tickets to area organizations to assist them with their fundraisers. LWPAC offers free admissions to people who are mentally or physically challenged, for bereavement groups, and free admission for children 15 years and under to encourage young families to attend. College students are afforded a discounted ticket price.

Our beautiful and unique outdoor facility, where hundreds of patrons of all ages sit on the park's gentle slope on Saturday evenings in the summer to enjoy a variety of outstanding performances, is a family – friendly venue. First time concert – goers always comment on the stunning setting and beautiful concert shell, while many regular customers have been drawn back from across the country for 20 seasons, pouring hundreds of thousands of dollars into the local economy. Performers are struck by the amazing view, the acoustics and the friendly atmosphere....they are now asking US if they can perform at this venue!

An email received this year helps explain why we do what we do:

“I just got home from the Whitesidewalls concert. What a fabulous show! I want to thank you again for the tickets. They were so much appreciated before the show, but after this evening, I cannot thank you enough. These last two concerts were our first experience at Lucius Woods. We enjoyed both of the concerts that we attended so much. In talking with the kids (grand kids and great nephews and nieces) we had with us, we decided that we have to get all of the family (their parents) to the Whitesidewalls next year.

But I also want to add that the experience was more than just the concert. The people at the entry were so happy to have everyone there. The venue on the hillside, The Lion's Club, once

again, such friendly, happy people. So appreciative of us being there. The food . . . great brats
...even our non-eaters, "I don't like hot dogs", ate the whole hot dog. Popcorn, ice
cream. Pop. All of it at such a great price.

Thanks again for the total experience.

List of funding sources other than ticket sales.

Swenson Family Foundation

Superior Savings Bank

CN Railway

Town of Solon Springs

Solon Springs Development Commission

Duluth Superior Area Community Foundation

Concert Sponsorships

Essentia Health

Wisconsin Arts Board

Richard & Elizabeth Burns

Pachel Foundation

National Bank of Commerce

Northwest Beverage, Inc.

Campbell Lumber

Lucius Woods Performing Arts Center, Inc.

BUDGET 2017

INCOME	
Government Support	14,500
Sponsorships	21,000
Grants / Foundations	15,000
General Contributions	30,000
Admissions	25,000
Concessions & Merchandise	2,500
Program Ad Sales	4,000
In-kind / Products & Services	\$ 25,000
In-kind / Volunteers	\$ 55,000
Special Events & Benefits	17,000
	TOTAL INCOME \$129,000

EXPENSE	
Publicity	20,000
Equipment Rental	8,000
Supplies	3,000
Artist Expense	45,000
Merchandise	1,000
Leases & storage rental	3,000
Hospitality to Artists	2,000
Membership Dues	500
Payroll / Payroll expense/ Fees for service	40,400
Miscellaneous	1,000
Insurance	4,500
Traffic control	600
	TOTAL EXPENSE \$129,000

FUNDING REQUEST \$10,000

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Cash Basis

LUCIUS WOODS PERFORMING ARTS CENTER, INC.
Income and Expense Comparison to Previous Year
 January 1 through August 18, 2016

	Jan 1 - Aug 18, 16	Jan 1 - Aug 18, 15	\$ Change
Ordinary Income/Expense			
Income			
Contributions & Grants			
Concert Sponsor	21,500.00	13,500.00	8,000.00
Corporate Contributions	8,500.00	14,200.00	-5,700.00
Foundations	10,000.00	10,000.00	0.00
Government Support	4,500.00	13,000.00	-8,500.00
Personal Contributions			
Memorials	850.00	1,345.00	-495.00
Personal Contributions - Other	12,636.80	14,635.00	-1,998.20
Total Personal Contributions	13,486.80	15,980.00	-2,493.20
Total Contributions & Grants	57,986.80	66,680.00	-8,693.20
Earned Income			
Advertising-concert programs	3,315.00	3,015.00	300.00
Events/Fundraising	-53.50	-31.44	-22.06
Merchandise Income	546.00	550.00	-4.00
Tickets			
Advance Tickets	8,286.53	6,260.00	2,026.53
Flex Tickets	6,035.00	5,830.00	205.00
Gate Tickets	7,915.00	8,584.00	-669.00
Ticket Refunds	-60.00	-75.00	15.00
Total Tickets	22,176.53	20,599.00	1,577.53
Total Earned Income	25,984.03	24,132.56	1,851.47
Miscellaneous Income	150.00	379.00	-229.00
Total Income	84,120.83	91,191.56	-7,070.73
Gross Profit	84,120.83	91,191.56	-7,070.73
Expense			
Administrative & Overhead Expns			
Board Expense	0.00	69.79	-69.79
Merchandise	412.52	0.00	412.52
Miscellaneous	0.00	29.00	-29.00
Office Operations			
Internet	334.39	281.64	52.75
Office Supplies/Expenses	165.49	704.88	-539.39
Postage	279.16	895.72	-616.56
Printing & Copying	2,095.11	1,198.00	897.11
Telephone	1,653.60	1,571.90	81.70
Water, Gas, Electric	236.86	235.28	1.58
Total Office Operations	4,764.61	4,887.42	-122.81

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Cash Basis

LUCIUS WOODS PERFORMING ARTS CENTER, INC.
Income and Expense Comparison to Previous Year
January 1 through August 18, 2016

	Jan 1 - Aug 18, 16	Jan 1 - Aug 18, 15	\$ Change
Personnel Expense			
General Manager's Salary	27,076.96	24,000.00	3,076.96
Payroll Tax Expense	2,071.39	1,836.00	235.39
Workmens Comp	421.00	431.00	-10.00
Total Personnel Expense	29,569.35	26,267.00	3,302.35
Rentals	2,765.00	3,160.00	-395.00
Service and Fees			
Bank Charges	8.83	0.00	8.83
Credit Card Fees/Discounts	487.89	820.42	-332.53
Dues	275.00	250.00	25.00
Insurance	0.00	988.00	-988.00
Legal & Accounting	1,500.00	1,250.00	250.00
License	10.00	20.00	-10.00
Service and Fees - Other	255.69	795.68	-539.99
Total Service and Fees	2,537.41	4,124.10	-1,586.69
Total Administrative & Overhead Expns	40,048.89	38,537.31	1,511.58
Program Production			
Advertising	4,267.50	6,390.00	-2,122.50
Artist Expense	23,366.17	18,222.45	5,143.72
Concert Programs	3,435.00	3,435.00	0.00
Event Contract Services	576.22	580.96	-4.74
Event Insurance	2,172.00	1,030.00	1,142.00
Service & Fees	264.00	234.00	30.00
Special Events			
Opening Night Reception	76.80	22.16	54.64
Total Special Events	76.80	22.16	54.64
Total Program Production	34,157.69	29,914.57	4,243.12
Total Expense	74,206.58	68,451.88	5,754.70
Net Ordinary Income	9,914.25	22,739.68	-12,825.43
Other Income/Expense			
Other Income			
Interest-General	5.30	13.12	-7.82
Interest Inc Money Market	0.78	0.79	-0.01
Total Other Income	6.08	13.91	-7.83

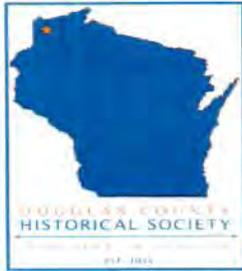
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Cash Basis

LUCIUS WOODS PERFORMING ARTS CENTER, INC.
Income and Expense Comparison to Previous Year
January 1 through August 18, 2016

	<u>Jan 1 - Aug 18, 16</u>	<u>Jan 1 - Aug 18, 15</u>	<u>\$ Change</u>
Other Expense			
Misc Expense	0.00	5.48	-5.48
Total Other Expense	<u>0.00</u>	<u>5.48</u>	<u>-5.48</u>
Net Other Income	<u>6.08</u>	<u>8.43</u>	<u>-2.35</u>
Net Income	<u><u>9,920.33</u></u>	<u><u>22,748.11</u></u>	<u><u>-12,827.78</u></u>



OUR MISSION: To collect, preserve, interpret and exhibit the history of the people and communities of Douglas County, Wisconsin.

August 16, 2016

Douglas County Land and Development Committee
Douglas County Court House
1313 Belknap Street
Superior, WI 54880

REQUEST FOR FUNDING, YEAR 2017

The Douglas County Historical Society (DCHS) appreciates the County's past contributions that further our ability to carry out our mission through programs, research, exhibits, educational outreach and our History Theater. Your assistance last year helped us reach many of our goals with the assistance of our dedicated staff and volunteers.

GOALS ACCOMPLISHED:

- Research and tested dugout canoe and found to be between 250-350 years old. The canoe was made from one white cedar tree and according to the Wisconsin State Historical Society's Archaeologist, it is one of only 8 in the state and in the best condition of any of them. (Currently on display)
- New Exhibits: [Military Exhibit](#), [Native American Exhibit](#), ["To Have and To Hold"](#) an exhibit of wedding gowns through history with pictures of the original brides in the dresses (A wartime dress example from the 40's is charmingly patriotic) and a [Superior Baseball History](#).
- **DCHS** has been very active in the community participating in the Summerfest by the BID, Spooktacular Parade as well as having traveling exhibits for the Duluth Huskies at Wade Stadium and the North Country Independent Living Expo at the Mariner Mall.
- In addition we had programs at DCHS via our History Saturdays: [Downs Funeral Home](#), [Superior Fire Department History](#), [History of Curling in Superior](#), [History of Waste Water in the City of Superior](#), [Genealogy](#), [Celebrated the 125th Anniversary of the Telegram](#), [The Sinking of the Edmund Fitzgerald](#) as well as special family friendly movie nights for Christmas and Halloween.
- In 2015-2016 we had a big year with local schools. We had 3 presentations at Lake Superior Elementary, Four Corners Elementary and Great Lakes Elementary and hosted a field trip for Four Corners at the museum. In addition,

the Social Studies class at Superior High School read about our canoe in the Telegram and raised \$350 of the \$550 needed for us to have the canoe Carbon Date tested. We had a great follow up picture in the Telegram with the students. In addition we currently have 2 high school volunteer interns.

- In addition to students learning, we hosted a group of 12 local school teachers to learn how they can use DCHS during their history lesson plans. We presented all we do and will work with them again during the 2016-2017 school year.
- At the University level, we are working with the History Department at UMD as a part of their Museum course including having their interns work at DCHS. We have the same connection with UWS and their First Nation course. We currently have 3 interns from these universities working at DCHS on a volunteer basis.
- DCHS presented a workshop for museum professionals and volunteers on historic gun and weapon handling, storing and presenting in a museum setting. This event was promoted as well by the Wisconsin Historical Society.
- In our History Theater we held the 8th annual original radio play, *"USO Canteen 1943"* and *"Hardball"* a true story of Superior native Hank Kaner. In addition we had a one woman show of "Eleanor Roosevelt" recently in July of 2016 and will have another in October called "Helen Keller: A Life Nearly Lost". Also in September we will be holding our 2nd Annual Living History Walk at Greenwood Cemetery.
- We have continued to work our marketing efforts and have seen success building the community presence of the DCHS. In 2015 the Chamber of Commerce reports that we had a high of 350 inquiries pertaining to DCHS monthly. In 2016 the number is 450 inquires per month and weekly visitation has increased substantially over the course of this past 12 months.
- The Executive Director traveled to present a PowerPoint presentation about DCHS and some of those organizations are listed: [UMD Lifelong Learning Group](#), [Superior Shriners](#), [Superior City Council](#), [Superior Optimist](#), [Superior Evening Lion](#), [Skyline Rotary](#), [Superior Rotary Club 40](#), [Towns Association Meeting\(Wascott\)](#), [American Legion Post 499\(Gordon\)](#) and the [Superior Moose Club](#).
- Continued to work with the Northland Museum Coalition, its mission being to bring awareness to all museums in the Superior and Duluth area.
- We are the Northwest Wisconsin's at-large representative of the Wisconsin Council for Local History.
- Assisted State, County and local government agencies with historical property issues and questions
- On October 29, 2016 we will be having a "Halloween Howl" at the museum with a costume contest, live music from the Fractals and many Halloween tricks and treats.

GOALS FOR 2016 AND 2017:

- DCHS will continue to grow our impact on local schools and community groups and events.
- DCHS will continue efforts to reach out to all parts of the county to better capture the people and community history of Douglas County. We will be setting up travel to other cities to meet with the people as finances permit.

- Celebrating our 2nd Annual Living History Walk at the Greenwood Cemetery. Where we have actors portraying former citizens and they share their stories with our visitors. Both an educational and an entertaining way to learn about our rich history.
- As History Theater continues to grow and develop we have an exciting calendar already building for the rest of 2016 and 2017. The History Theater is an addition revenue stream that hopefully will be successful for some financial relief. Currently on the calendar:
 - Oct. 16th "Helen Keller: A life Nearly Lost"
 - Feb. 2017 "Mary Todd Lincoln" one woman show
 - June 2017 Laura Ingalls Wilder
 - October 2017 "Salem Witch Trials: Rebekka Goode.
- Continue to build a wider volunteer base
- Continue to expand membership
- DCHS will work to create more partnerships and sponsorships opportunities in the state, the county and communities to become more involved with their historical society.

The vast collection of Douglas County's 150-year history that has been acquired, protected and cared for by DCHS and its volunteers, is an extremely valuable asset to the county. Although we continue to provide more services to the community, we couldn't continue to keep our doors open – with heating, security, electrical and storm water costs - without the financial support of our local government. DCHS respectfully requests \$10,000 funding from Douglas County for 2017 to help us with our efforts to preserve, protect and interpret our great history. With your continued support, we can insure that our history will not vanish but be cherished and protected for future generations.

Sincerely,



Tony Tracy
Executive Director
Douglas County Historical Society

Enclosed:

2016 YTD Financial Report, 2017 Proposed Budget

Douglas County Historical Society - July 2016

	2016			
INCOME	July	YTD	YTD % Budget	Budget
Arch/Research/Photo	0.00	548.00	54.8%	1,000.00
City of Superior	0.00	9,900.00	100.0%	9,900.00
Donations	70.00	5,880.92	196.0%	3,000.00
Douglas County	0.00	10,000.00	100.0%	10,000.00
Events and Programs	0.00	390.00	19.5%	2,000.00
Fundraisers	100.00	150.00	3.8%	4,000.00
Grants	0.00	0.00	0.0%	8,000.00
History Theatre	0.00	96.00	1.6%	6,000.00
Membership	0.00	3,671.00	20.4%	18,000.00
Museum Store	70.80	984.00	65.6%	1,500.00
Outreach Programs	0.00	0.00	0.0%	300.00
Rental	0.00	0.00	0.0%	1,000.00
Sponsorship	0.00	0.00	0.0%	10,000.00
Miscellaneous	0.00	1,863.25	#DIV/0!	
Investments Withdrawals	4,000.00	20,000.00	66.7%	30,000.00
Total	4,240.80	53,483.17	51.1%	104,700.00

	2016			
EXPENSES	July	YTD	YTD % Budget	Budget
Ads/Publicity (DCHS Marketing)	60.00	714.76	17.9%	4,000.00
Archive/Research/Photo	200.00	1,211.35	605.7%	200.00
Collection	0.00	0.00	0.0%	750.00
Dues and Subscriptions	215.00	418.40	55.8%	750.00
Events	0.00	935.78	37.4%	2,500.00
Exhibits	0.00	518.44	17.3%	3,000.00
History Theater	650.00	1,300.00	32.5%	4,000.00
Insurance	1,675.00	2,601.00	43.4%	6,000.00
Internet/Telephone	106.97	750.80	57.8%	1,300.00
Loan Interest Payments	0.00	0.00	0.0%	
Maintenance/Supplies	164.25	1,763.83	88.2%	2,000.00
Mileage Reimbursement	0.00	0.00	0.0%	500.00
Newsletter	0.00	0.00	0.0%	800.00
Office Materials	0.00	1,344.00	67.2%	2,000.00
Outreach/Education	0.00	0.00	0.0%	300.00
Payroll	4,196.00	30,043.80	53.3%	56,328.00
Payroll Taxes / FICA	328.99	2,376.13	55.1%	4,309.09
Payroll Taxes / Unemployment	0.00	0.00	0.0%	300.00
Postage and Delivery	0.00	425.00	21.3%	2,000.00
Prof Development	0.00	164.98	27.5%	600.00
Sales Tax	0.00	0.00	0.0%	700.00
Security	35.00	245.00	61.3%	400.00
Store Purchases	0.00	111.85	0%	
Utilities	611.00	4,400.58	48.9%	9,000.00
Volunteer Expenses	0.00	773.88	154.8%	500.00
Miscellaneous expense	0.00	75.00		
TOTAL Operating Expenses	8,242.21	50,174.58	49.1%	102,237.09
NET INCOME/LOSS OPERATIONS	-4,001.41	3,308.59		2,462.91

Capital Improvements Campaign				
Capital Improvements Income				
Capital Improvements Expense				
NET INCOME/LOSS	-4,001.41	3,308.59	0.00	2,462.91

Douglas County Historical Society

INCOME	2016	2017
	Budget	Proposed Budget
Arch/Research/Photo	1,000.00	1,000.00
City of Superior	9,900.00	4,950.00
Donations	3,000.00	3,000.00
Douglas County	10,000.00	10,000.00
Events, Programs & Fundraisers	6,000.00	6,000.00
Grants	8,000.00	8,000.00
History Theatre	6,000.00	6,000.00
Membership	18,000.00	12,000.00
Museum Store	1,500.00	2,000.00
Outreach Programs	300.00	300.00
Rental	1,000.00	1,000.00
Sponsorships	10,000.00	10,000.00
Investments Withdrawals	30,000.00	35,000.00
Total	104,700.00	99,250.00

Cost of Goods Sold (Copies and Store Sales)	1,350.00	1,600.00
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EXPENSES	2016	2017
	Budget	Proposed Budget
Ads/Publicity (DCHS Marketing)	4,000.00	3,000.00
Archive/Research/Photo	200.00	200.00
Collection	750.00	750.00
Dues and Subscriptions	750.00	750.00
Events	2,500.00	2,500.00
Exhibits	3,000.00	3,000.00
History Theater	4,000.00	3,000.00
Insurance	6,000.00	6,000.00
Internet/Telephone	1,300.00	1,300.00
Maintenance/Supplies	2,000.00	1,500.00
Mileage Reimbursement	500.00	500.00
Newsletter	800.00	600.00
Office Materials	2,000.00	2,000.00
Outreach/Education	300.00	300.00
Payroll	56,328.00	55,328.00
Payroll Taxes / FICA	4,309.09	4,309.09
Payroll Taxes / Unemployment	300.00	300.00
Postage and Delivery	2,000.00	1,500.00
Sales Tax (Included in ticket/sale prices)	700.00	700.00
Professional and Contract Services	400.00	0.00
Prof Development	600.00	600.00
Security	400.00	400.00
Utilities	9,000.00	9,000.00
Volunteer Expenses	500.00	500.00
TOTAL Operating Expenses	102,637.09	98,037.09
NET INCOME/LOSS OPERATIONS	712.91	-387.09

Notes:

Revenue Decreases

City of Superior Funding Proposed Reduction

Member loss due to ending of Superior Choice Credit Union agreement



DOUGLAS COUNTY

OFFICE OF ADMINISTRATOR

Andrew G. Lisak
1316 N. 14th Street • Suite 301
Superior, WI 54880
(715) 395-1335 Fax (715) 395-1312

DOUGLAS COUNTY MISSION STATEMENT

The mission of Douglas County is to provide cost-effective services, with equal access to all citizens; to continue and enhance partnerships; to responsibly manage our resources and plan for the future.

TO: Keith Allen, Chair, Land & Development Committee

FROM: Andy Lisak, Administrator

DATE: August 19, 2016

SUBJ: ALLOCATION FROM LAND ACCOUNT FOR ECONOMIC DEVELOPMENT ACTIVITIES

As part of my proposed 2017 County Budget, I would like to include an allocation from the Land Improvement Account to the Administration Department to fund economic development activities and duties that the Department performs. The Administrator's position description assigns 15% of the Administrator's time to economic development.

Prior to 2015, the Administration Department was funded by tax levy and intergovernmental charges for services. The 2015 and 2016 Budgets, recognizing the economic development role the Administrator plays and the tightening of tax levy dollars due to levy limits imposed by Act 32, included a fund balance transfer/adjustment of \$30,000 in the Administration Department budget. I am proposing the same fund balance transfer/adjustment for 2017. This would be similar to the funding of expenditures incurred by the County Clerk and Treasurer for services those offices perform related to the work of the Land & Development Committee. Annual payments that Douglas County receives from the American Transmission Company would be more than sufficient for the fund balance transfer/adjustment.

I am also requesting the Land and Development Committee allocate an additional \$15,000 for out-of-pocket expenses incurred by the Administration Department related to economic development. This was done by the Committee in 2015 and 2016. Expenses could include:

- Development of marketing and public relations materials (literature, brochures, website portal) with Positively Superior partners to be used for economic development and business and resident recruitment for Douglas County and the City of Superior. Partners to include: Douglas County, City of Superior, The Chamber, the Superior Business Improvement District and possibly the Superior School District, Wisconsin Indianhead Technical College and the University of Wisconsin-Superior.
- Engagement of a government relations firm to assist us in further the interests of Douglas County at the state capitol. This would include advocating for Exposition District statutory language related to Better City-Superior.

- Membership fees in organizations and registration for conferences that will further our efforts in marketing county-owned land. Organizations and events to include: International Council of Shopping Centers, Arrowhead Growth Alliance, Northspan, Northforce and RECON (the global convention for the shopping center industry), Wisconsin Economic Development Association.

If you have any questions about my proposal or would like additional information, please do not hesitate to contact me. Thank you for your consideration.

cc: Sue Sandvick



MEMORANDUM

To: Douglas County Land Committee

From: Jason Serck, Economic Development, Planning and Port Director; City of Superior

Re: Request Tax Deed Properties at 1812 Oakes Avenue and 1017 Fisher Avenue

Date: August 22, 2016

I am writing to request two tax deed properties that have come to the City's attention.

Both 1812 Oakes Avenue and 1017 Fisher Avenue have raze orders attached to them. It is the City's intention to demo both structures and their respective accessory structures later this fall or winter. Demolition costs will range from \$8,000 to \$12,000 per property.

In light of these demo costs, I would ask that the Land Committee recommend the transfer of both properties at to the City at no cost.

In addition, 1810 Oakes is a vacant lot that is adjacent to 1812 Oakes. The City would be willing to offer \$750 for that 25' x 140' parcel.

Please let me know if you have any questions or comments. As always, thanks for your time.

Westman, Cheryl

From: Schulz, David N - DNR <David.Schulz@wisconsin.gov>
Sent: Tuesday, August 23, 2016 2:36 PM
To: Sandvick, Sue
Cc: Westman, Cheryl; Bade, Steven D - DNR; Prichard, Teague - DNR
Subject: parcel # SO-026-00343-00
Attachments: Picture (Device Independent Bitmap) 1.jpg; Picture (Device Independent Bitmap) 2.jpg; Picture (Device Independent Bitmap) 3.jpg; Picture (Device Independent Bitmap) 4.jpg; Picture (Device Independent Bitmap) 5.jpg; Picture (Device Independent Bitmap) 6.jpg

Dear Clerk Sandvick,

Recently, it has come to our attention that a parcel of land in the town of Solon Springs near Lake St. Croix is on a list of potential land sales for the county. The parcel in question is surrounded by DNR owned land, and in fact was thought all along to be owned by DNR and part of the Brule River State Forest. There is a historical marker on the parcel in question which highlights the significance of the Historic Portage trail that connects the Brule and St. Croix rivers. The North country National Scenic trail is also directly adjacent to this sign location. Evidently we should have done a better job in the past at looking at individual parcel maps and not relying on the plat book for land ownership before developing an area.

The DNR is interested in the potential of acquiring this parcel. The historic marker sign and driveway to the sign has been in place for at least 18 years, and the historic portage trail has had public use for much longer than that. I would like to opportunity to attend your next committee meeting, which I understand is Tuesday August 30th at 3PM to further discuss this issue.

Thank you for your time.

Dave Schulz

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Dave Schulz

Superintendent - Brule River State Forest - Division Of Forestry Wisconsin Department of Natural Resources

6250 South Ranger Road, Brule Wisconsin 54820

Phone: 715-372-5678

Cell Phone: 715-815-0411

Fax: 715-372-4836

david.schulz@wisconsin.gov

<<http://dnr.wi.gov/>> dnr.wi.gov<<http://dnr.wi.gov/>>

<<http://facebook.com/WIDNR>> <<https://twitter.com/WDNR>> <<http://www.flickr.com/photos/widnr/>>

<<http://www.youtube.com/user/WIDNRTV>> <<http://dnr.wi.gov/rss/>>



Douglas County Parcel Sale

Douglas County Clerks Office

Parcel Request

250 125 0 250 Feet



Land Sale 79501 for Parcel Number 'SO0260034300' acquired 6/30/2014

Find a Land Sale: SO0260034300

Import Tax Deed Batch

Reports

Parcel Number: **SO0260034300**

Minimum Bid: \$0.00

Timber Appraisal: \$0.00

Date Acquired: 6/30/2014

Date Advertised C3:

Date Advertised C1:

Date Sold:

Improvement Value: \$0.00

Land Value: \$800.00

Fair Market Value: \$900.00

General Property Taxes: **\$75.10**

All Specials: \$0.00

Special Assessments: \$0.00

Special Charges: \$0.00

Delinquent Utility Charges: \$0.00

Woodland Tax Laws: \$0.00

Private Forest Crops: \$0.00

Manage Forest Lands: \$0.00

Occupationals: \$0.00

Interest: \$0.00

Penalties: \$0.00

Associated Parcels:

Bid Number: 0

Payment Batch Number(s):

Payment ID(s):

Remarks: fo W
Enstrom

Status: **Selable**

Sold Amount: \$0.00

Sold to:

Forest Crop:

Tax Items		Expenses		Transactions		Notes		Media		GCS Records	
Tax Year	Type	Batch	Payment Date	Amount	Property Tax	Special Assmnt	Special Charges	Delq Util Charges	Wd/nd Tax Law	Priv Crop	Mngd Frst Land
2010	R	TDD01	6/30/2014	\$12.29	\$12.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notes: 01-02-14, NEED CURR ADD, TX STMT RET'D, SMW											
2011	R	TDD01	6/30/2014	\$12.76	\$12.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notes: 01-02-14, NEED CURR ADD, TX STMT RET'D, SMW											
2012	R	TDD01	6/30/2014	\$12.23	\$12.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notes: 01-02-14, NEED CURR ADD, TX STMT RET'D, SMW											
2013	R	TDD01	6/30/2014	\$13.09	\$13.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notes: 01-02-14, NEED CURR ADD, TX STMT RET'D, SMW											
2009	R	TDD01	6/30/2014	\$90.30	\$12.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notes: 01-02-14, NEED CURR ADD, TX STMT RET'D, SMW											
2014	T	TDD01	2/11/2015	\$11.93	\$11.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Notes: Imported 3/10/2016 3:02:22 PM in 2014 tax restore process											
Notes:											

All Property Taxes: **\$75.10** All Specials: **\$0.00**

Record: 14 / 1 of 6 No Filter Search

Acres: 1 District: SO City: Tax Sale ID: 79501

Record: 14 / 230 Unfiltered Search

Google Maps S County Rd A



Image capture: Nov 2015 © 2016 Google

Solon Springs, Wisconsin

Street View - Nov 2015

UPPER ST. CROIX LAKE



NORTH



DOUGLAS COUNTY, WISCONSIN

PROPERTY MANAGEMENT AGREEMENT

THIS AGREEMENT is made this ____ day of November, 2016, by and between the County of Douglas, Wisconsin, a quasi-municipal corporation (hereafter referred to as “the County”) and the Head of the Lakes Management Group, LLC, a non-profit corporation (hereafter referred to as “the Operator”) for the mutual and exclusive purpose of the management and operation of the Douglas County Fairground Property (hereafter referred to as “the Property”). The parties to this Agreement shall be bound by the following terms and conditions.

Article 1. Purpose

The purpose of this Agreement is to set forth the terms, obligations, and responsibilities of both parties for the management of the property commonly known as the Douglas County Fairgrounds, more particularly described in the attached **Exhibit A**.

Article 2. Physical Characteristics of the Property/Facilities

2.01 Location

Douglas County is the owner of property located at 4700 Tower Avenue, Superior, Wisconsin.

2.02 Land Size

The property to be managed includes:

2.03 Building Sites

2.03.01 Multi-purpose Building. Rental for community and/or private events.

2.03.02 Grandstand Area. Dirt race track with fixed seating capacity (2,200 people).

2.03.03 Ancillary Buildings. Livestock barns, free-standing concession buildings and restroom buildings.

2.03.04 Miscellaneous Features. Parking lot; 20 RV hook-ups; 50 electrical; 20 acres.

2.04 Property Rights

The ownership of building(s) and real property shall remain with the County.

2.05 Site Utility Services

2.05.01 Electrical, Natural Gas, Water and Sewer Service. The Operator shall be responsible for payment of said services with the exception of the charges incurred by the Curling Club at the Multi-purpose Building from October 15 to April 15 of each year.

2.05.02 Sewer Service. The Operator is responsible for payment of services for all sewer dumping sites on the property with the exception of the charges incurred by the Curling Club at the Multi-purpose Building from October 15 to April 15 of each year.

2.05.03 Storm Water Assessment. The County will be responsible for payment of the annual storm water assessment applicable to periods subject to the agreement.

2.05.04 Trash Service. The Operator is responsible for the removal of trash in a timely fashion and for payment for said services.

2.05.05 Telephone Service. The Operator may utilize the current telephone system located on this site. The Operator shall be responsible for the monthly service fees and any other costs associated with the use of the system.

2.06 Food Service Vendors

Presently there is one (1) food vending site on the Property. The buildings and fixtures are owned by The Eagles. The Operator may charge food vendors rent for operating during scheduled events. The Operator shall be responsible for executing all contracts with vendors and payment of all utilities associated with vending sites.

2.07 Minimal Annual Use Obligations

The Operator shall be required to honor the following agreements in effect for the following organizations during the stated times for the use of the whole or named part of the Property:

2.07.01 Multi-purpose Building. The Operator shall not interfere with or impair access or use of the multi-purpose building by the Superior Curling Club or its permittees or otherwise impair the Superior Curling Club's rights under its lease of the multi-purpose building with the County. Parking may not be allowed on the paved area adjacent to the multi-purpose building when events are scheduled in that building. Handicapped parking spaces must be located to the left (or East) of the camping pedestals across from the multi-purpose building.

2.07.02 User Groups. The Operator shall make a good faith effort to negotiate fair terms of usage with user groups over the use of the Property. The building commonly referred to as the Douglas County Youth Education Building shall not be subject to control by the Operator or subject to the terms of this Agreement. **The Operator shall be required to honor the usage of the ancilliary buildings, which include the livestock barn, horse barn and arena, poultry barn and restroom buildings, for a 5 day agriculture event in July with the Douglas County Beef Association and other community user groups of this Property.**

Article 3. Scope of Work

Described below are the minimally acceptable standards of performance by the Operator. The Operator shall act as an independent contractor and agrees that no employee, joint venture or other relationship with the County will be formed based upon this agreement or the services provided herein.

3.01 Operator Requirements

3.01.01 Annual Head of the Lakes Fair. The Operator will attempt to plan, organize, promote and execute the annual Head of the Lakes Fair during the term of this agreement. The Operator shall be responsible for executing all necessary contracts for this event,

including without limitation, negotiating and administering contracts for entertainment and contracts for food vendors, exhibitors and midway entertainment. The Operator is responsible for securing adequate paid and volunteer help for the holding of the Fair as well as providing adequate professional security for all scheduled public events during which alcohol will be served. The Operator shall prepare the buildings and other areas of the Property for the holding of this event. During the annual Head of the Lakes Fair parking will be allowed on county-owned property to the west of Tower Avenue.

The Operator agrees if it decides not to hold a fair during any year covered by this Agreement, it shall provide written notice, outlining the reasons for that decision, to the County by May 1st of that year.

3.01.02 Year-Round Management Duties. The Operator shall manage the Property and facilities, with the exclusion of the Multi-purpose Building from October 15th to April 15th, on a year-round basis and set reasonable rental amounts for users and renters thereof and to prepare and maintain the buildings and facilities for said users. This shall include, but not be limited to, the following: to organize, contract for, or produce races, special events, conferences, and exhibitions throughout the year which provide revenue, contribute to the community, develop and implement marketing plans to promote all Property events, facilities, and services.

3.01.03 Rental, Funding and Expenses. The Operator's use and management of the Property under the terms of the Agreement shall be rent free to the Operator. The County shall not be responsible for financial contribution to the operation, maintenance or upkeep of the Property during the term of the Agreement, except as expenditures may be authorized from surcharge collections by the Douglas County Board. The Operator shall be entitled to all revenues received through events or its usage of the Property, excepting the one dollar surcharge applicable to adult tickets to all spectator events in which gate fees are charged, which shall be remitted to the County, or events held by the Superior Curling Club pursuant to its lease with the County. The Operator shall in no way obligate County funds through any activity conducted in connection with the Agreement and shall reimburse and hold the County harmless should such occur.

The amounts paid for rental of the Property shall be prorated for the last year of the Agreement. Any monies paid for storage, facility rental or multi-purpose building rental for the term following the termination of this Agreement shall be paid to the County. At the termination of this Agreement, the Operator shall provide a contact list of renters and any applicable use or rental agreements.

3.01.04 Permitted Uses. The Operator shall keep and use the premises for the purpose described herein and for no other or any unlawful purpose whatsoever. The Operator agrees to use the Property in an environmentally responsible manner and to comply with all state or federal statutes, regulations and rules as well as applicable local ordinances in its operation of the Property and shall be responsible and hold the County harmless for any failure to do so.

The Operator must adhere to a curfew in regards to racetrack operation. All races must end by 11:30 p.m., excepting the Northern Nationals event which must conclude by 1:00 a.m., with commensurate extensions below, or pay the following amounts to the County: \$100.00 if the races do not end by 11:30 p.m.; \$200.00 if the races do not end by 12:00 a.m. (midnight); and an additional \$200.00 for each half hour after midnight that the races continue. The above amounts are to be paid to the Douglas County Clerk within five (5) days of the conclusion of the race event. The Operator also agrees to promote good public relations with nearby residents of the race track, including making themselves or a duly designated agent readily available to listen and address comments and complaints by local residents.

3.01.05 Property Improvements. The Operator shall not erect any permanent buildings or improvements or make any alternations to existing property or facilities without prior written consent of the Douglas County Land and Development Committee.

Urgent property improvements shall be submitted to the County Administrator for approval. Upon consultation with the Land and Development Committee Chair (or County Board Chair in his absence), the County Administrator shall either approve or deny the request. Denied requests may be submitted to the Land and Development Committee as provided under the terms of this Agreement.

The Operator either personally or through its agents specifically agree that at least five (5) days before any construction work or labor is done, or materials used or expended by the Operator or on behalf of the Operator by any person, firm, corporation or contractor, the Operator will post and record or cause to be posted and recorded as provided by law, a notice of non-responsibility on behalf of the County, giving notice that the County is not responsible for any work or labor performed or to be performed or materials used or expended or to be used or expended on the Property. The Operator agrees that it will not subject the Property to any construction or other kinds of liens under its activities conducted according to this Agreement; and it will pay any obligations it may incur for labor, work or materials expended under this Agreement and will be fully responsible therefore. Compliance with this paragraph and all work performed hereunder presumes all approvals have been obtained pursuant to this Agreement.

3.01.06 Repair. The Operator shall keep the premises in good repair and reasonably clean at its own expense during the term of this Agreement and must keep in good repair all fixtures, buildings and facilities utilized by the Operator. The County, or a designee, shall have the right to inspect the premises at all reasonable times and if the Operator fails to keep the premises in reasonable repair and in a clean condition, the County may clean or repair premises and charge the cost thereof to the Operator. This paragraph does not apply to the multi-purpose building during the period from October 15 through April 15, of each year, when it is under the care of the Superior Curling Club. At the termination of this Agreement, the Property shall be returned to the County in substantially the same condition as received, excepting ordinary wear and tear, acts of God or other circumstances covered under the County's insurance of the Property.

3.01.07 Develop, Maintain and Enforce Rules for the Use of the Property and its Facilities. The facilities shall be maintained in a clean, safe and workable condition by the Operator. It shall be the responsibility of the Operator to repair any damage caused by its operation or negligence. The Operator must meet all safety regulations as set forth by any applicable federal, state or local law, ordinance or regulation. The Operator agrees to inform all users of the Property that bonfires or any open fires not controlled sufficiently will not be tolerated.

3.01.08 Licenses and Permits. The Operator must, at their own expense, identify, provide and maintain in force any and all federal, state and local license and permits for the legal operation of all aspects of the Property.

3.01.09 Funding. The Operator shall be responsible for applying on behalf of the County for available grants or other governmental or private sources of funding to promote the fair and/or other uses of the Property.

3.01.10 Staff and Equipment. The Operator shall be responsible for providing all staff and equipment for the operation of the Property. The Operator shall be required to rent, lease or purchase all ordinary maintenance supplies and equipment required for the operation and maintenance of the Property. The Operator shall be responsible for general maintenance and repair of the County owned trade fixtures utilized under the Agreement.

The Operator shall provide the County with an inventory of all personal property, not belonging to third parties, currently on the premises within 60 days of the execution of this Agreement. All personal property owned by the County currently on the premises may not be sold or otherwise removed without the consent of the Douglas County Land and Development Committee. All personal property acquired by the Operator within the duration of this Agreement shall remain the property of the Operator. All fixtures currently on the Property or placed on the premises by the Operator shall be or become the property of the County unless ownership is established via prior agreements.

3.01.11 Accounting. The Operator agrees to provide quarterly financial statements, detailing profit and loss, to the County; and by March 15 of each year, an annual compilation of all revenues and expenses by generally accepted accounting principles, prepared by a certified public accountant, following the previous year of operation. The County shall have the right to review, inspect or audit the books and financial records of the Operator in regards to the operation of the Property, upon reasonable notice.

3.01.12 Surcharge. The Operator agrees to collect and account for a \$1.00 surcharge for all paid adult admissions to spectator events held on the Property for the duration of this Agreement. Said funds are to be collected in accordance with the applicable Douglas County resolution to be used for the purposes specified therein, unless otherwise designated by resolution of the Douglas County Board. Said funds are to be remitted to the Douglas County Clerk within five (5) days of collection along with an accounting of ticket or admission sales and revenues.

3.01.13 Insurance. The Operator shall hold the County harmless from any damages, injuries or other liability caused through its own negligence while operating under the terms of this Agreement and otherwise defend and indemnify the County for the same. It is further agreed that the Operator will maintain at least ONE MILLION DOLLARS (\$1,000,000.00) in liability insurance and provide adequate proof of the same to the County prior to its occupancy under this Agreement. The Operator must file proof of liability insurance with the Douglas County Clerk's office in the amount of \$1,000,000.00. Further, the Operator shall provide Worker's Compensation coverage for its employees in accordance with Wisconsin law. Failure to provide insurance coverage as hereby agreed constitutes a material breach of this Agreement. The County shall be named as an "additional insured" under the policy but only for claims against the County arising out of the acts or omissions of the Operator or arising out of the manner of the Operator's use of the Property. A certified copy of such policy or certificate shall be delivered to the County endorsed "premium paid" by the Group, LLC or agency issuing the same or accompanied by other evidence satisfactory to the County that the premiums thereon have been paid, not less than ten (10) days prior to the expiration of any then current policy, and shall provide that such coverage may not be cancelled by such insurance Group, LLC without such Group, LLC giving the County a prior ten (10) day notice of its intention to cancel said insurance. The Operator shall be responsible for insuring its own property located upon the Property during the term of this Agreement. The County will maintain adequate insurance of the real property through the State Property Fund.

Article 4. Term of Contract

The term of this Agreement shall remain in effect until December 31st, 2019, beginning on January 1, 2017, unless terminated by either party in accordance with the terms hereunder. Upon termination of this Agreement, for any reason, the Operator agrees that it will assist the County with the transition to future management of the premises by fully cooperating with the location and production of all keys, records, property and books of account and will comply with all reasonable requests for access to the premises or for any information necessary to facilitate such transition. The Agreement may be extended for up to three additional years upon notification by Operator to the County prior to 180 days before expiration of the agreement and the County agrees to said extension.

Article 5. Debts

The County shall not be responsible for payment of any debts, judgments or bills incurred on behalf of the Operator or its agents pursuant to this Agreement or past agreements except as specified herein.

Article 6. Damages

The Operator shall be responsible for any damages to the Property which arise during the term of this Agreement, and are the results of a willful act of or through the negligence of the Operator's agents or employees, or of any person on the Property with the express permission of the Operator. The Operator shall not be responsible for any damage due to acts of God, or which are otherwise covered under the County's property insurance. The County reserves the right to reasonable inspection of the Property upon reasonable notice.

Article 7. Protection and Security

The Operator agrees to comply with all state, county, and city laws during the term of this Agreement, and to provide adequate professional security for all sponsored public events at which alcohol is served.

Article 8. Hold Harmless

The County and the Operator agree to indemnify and hold the other harmless for liability or responsibility for any injury, damages, costs, fees or other obligations due to the other’s negligence in carrying out its responsibilities under the terms of this Agreement.

Article 9. Termination

This Agreement may be terminated by either party upon written notice to the other party given at least 180 days in advance. This Agreement may be terminated for any material breach of its terms or conditions by either party upon 45 days notice; however, the breaching party shall have 20 days after notification in which to cure the alleged breach. Breaches timely cured will not serve as a basis for termination of this Agreement.

Article 10. Notices

Any written notices required by this Agreement or communications relating to the conduct of business on the premises under this Agreement shall be sent or delivered to the following:

Douglas County: Douglas County Administrator
Andrew Lisak
Government Center
1316 North 14th Street, Suite 301
Superior, WI 54880
Phone: 715-395-1429

Head of the
Lakes Management
Group, LLC: Josef Stariha
Chairman
P.O. Box 757
Superior, WI 54880
Phone: 218-349-7367

IN WITNESS WHEREOF, Douglas County and Head of the Lakes Management Group, LLC have executed this Agreement on the _____ day of _____, 2016.

DOUGLAS COUNTY:

HEAD OF THE LAKES MANAGEMENT GROUP, LLC:

By:

By:

Mark E. Liebaert – County Board Chair

Josef Stariha – Chairman

Susan T. Sandvick – County Clerk

- Secretary



LINES ARE APPROXIMATE

2013 AERIAL PHOTO

Produced by Daniel Martin

Douglas County GIS Mapping Dept

DATE 08/24/2016



1 inch = 300 feet

Requested Budget

Land & Development

2017

BUDGET



83500
MCLR08
00005LD

DOUGLAS COUNTY, WISCONSIN
Land & Development - Budget Detail

1
08/24/16
12:30:32

As of August 31, 2016

Account Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Ammended Budget	2016 Actual YTD Amt	2017 Requested Budget
Revenues						
Clerk Fees	2,255	4,495	1,220	2,000	3,109	1,500
Rental Income	5,450	6,942	10,085	6,900	3,701	6,900
Easements/Right of Ways	0	1,796-	45,837-	0	20,725-	0
Land Sales	271,482	467,425	108,330	100,000	6,041	50,000
Supplies Reimbursement	215	182	1,673	0	0	0
Utility Payment	91,344	88,657	85,970	88,569	83,284	80,597
Transfers to Other Funds	17,500-	17,500-	17,500-	17,500-	0	17,500-
Revenues	353,246	551,997	235,615	179,969	116,860	121,497
Expenses						
Personnel Services	50,183	47,801	37,841	38,500	27,544	50,000
Contractual Services						
Abstract Services	0	0	0	500	0	500
Other Outside Service	128	0	16,125	5,285	0	0
Water & Sewer	24,766	24,565	24,169	31,000	12,183	31,000
Recording Fees	1,410	3,570	1,560	2,000	780	2,000
Paper Service	327	710	204	1,000	331	1,000
Other Outside Services	766	2,167	8,500	0	0	0
Contractual Services	27,397	31,012	50,558	39,785	13,294	34,500

83500
MCLR08
00005LD

DOUGLAS COUNTY, WISCONSIN
Land & Development - Budget Detail

2
08/24/16
12:30:32

As of August 31, 2016

Account Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2016 Actual YTD Amt	2017 Requested Budget
Supplies & Expense						
Postage	274	8,300	7,339	8,000	131	8,000
Office Supplies & Expense	155	0	32	3,000	0	3,000
Printing & Duplication	713	729	446	1,000	296	1,000
Advertising	6,643	4,162	4,223	3,500	1,573	3,500
Mileage	0	281	186	200	78	200
Fairgrounds Maint & Repairs	0	28,817	0	0	0	0
Land Maint. Supplies	1,846	2,675	2,582	8,000	3,435	8,000
Supplies & Expense	9,631	44,964	14,808	23,700	5,513	23,700
Fixed Charges						
Insurance	5,264	5,962	5,189	4,100	6,639	4,100
Taxes	48,548	93,444	71,573	40,000	15,132	40,000
Special Assessments	1,480	4,837	25	20,000	415	10,000
Fixed Charges	55,292	104,243	76,787	64,100	22,186	54,100
Department Allocations	1,492	1,425	1,183	2,000	0	4,000
Outside Grants	22,949	166,674	213,290-	213,500	147,802	183,000
Total Operating Expenses	166,944	396,119	32,113-	381,585	216,339	349,300
NET COST WITHOUT CAPITAL OUTLA	186,302-	155,878-	267,728-	201,616	99,479	227,803
NET COST	186,302-	155,878-	267,728-	201,616	99,479	227,803

DOUGLAS COUNTY, WISCONSIN
Budget Detail by Object/Cost Center
Land
3 Years of Prior Actual Amounts
As of December 31, 2016

Account	Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2016 Actual YTD Amt	2017 Requested Budget
11A	Land Committee/Developmen						
4611	Clerk Fees						
6	Recording & Handling Fee						
15420	Property Management	2,255.00-	2,295.00-	1,020.00-	2,000.00-	1,608.83-	1,500.00-
8	Administration Fee						
15420	Property Management	.00	2,200.00-	200.00-	.00	1,500.00-	
4611	Clerk Fees	2,255.00-	4,495.00-	1,220.00-	2,000.00-	3,108.83-	1,500.00-
4822	Residential Properti						
Residential Properties							
15420	Property Management	5,450.00-	6,942.10-	10,084.90-	6,900.00-	3,701.00-	6,900.00-
4822	Residential Properti	5,450.00-	6,942.10-	10,084.90-	6,900.00-	3,701.00-	6,900.00-
4827	Easements-Right of W						
Easements-Right of Way							
15420	Property Management	.00	1,796.00-	45,836.70-	.00	20,725.00-	
4827	Easements-Right of W	.00	1,796.00-	45,836.70-	.00	20,725.00-	
4832	Sale of Tax Deeded P						
Sale of Tax Deeded Prope							
15420	Property Management	271,481.71-	467,425.00-	108,329.91-	100,000.00-	6,041.47-	50,000.00-
4832	Sale of Tax Deeded P	271,481.71-	467,425.00-	108,329.91-	100,000.00-	6,041.47-	50,000.00-
4864	Supplies & Expenses						
Supplies & Expenses							
15420	Property Management	115.22-	182.00-	1,673.48-	.00	.00	
4864	Supplies & Expenses	115.22-	182.00-	1,673.48-	.00	.00	
4879	Miscellaneous Recove						
Miscellaneous Recoveries							
15420	Property Management	49.10-	1,340.15-	.00	.00	.00	
4879	Miscellaneous Recove	49.10-	1,340.15-	.00	.00	.00	
4899	Other Miscellaneous						
Other Miscellaneous Reve							
15420	Property Management	.00	.00	.00	5,284.78-	.00	
4899	Other Miscellaneous	.00	.00	.00	5,284.78-	.00	
4923	Transfers to Other F						
14610	Land Records						
15420	Property Management	17,500.00	17,500.00	17,500.00	17,500.00	.00	17,500.00
4923	Transfers to Other F	17,500.00	17,500.00	17,500.00	17,500.00	.00	17,500.00

DOUGLAS COUNTY, WISCONSIN
Budget Detail by Object/Cost Center
Land
3 Years of Prior Actual Amounts
As of December 31, 2016

Account	Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2016 Actual YTD Amt	2017 Requested Budget
11A	Land Committee/Developmen						
5111	Regular						
	15420 Property Management	310.15	765.17	15.19	.00	.00	
012	Regular-County Clerk						
	15420 Property Management	15,263.94	13,766.90	13,932.90	.00	9,807.00	
013	Regular-Treasurer						
	15420 Property Management	12,536.99	12,074.24	8,169.51	.00	6,617.34	
5111	Regular	28,111.08	26,606.31	22,117.60	.00	16,424.34	
5199	Fringe Benefit Alloc						
	Fringe Benefit Allocatio						
	15420 Property Management	303.99	849.81	3.34	.00	.00	50,000.00
012	Regular-County Clerk						
	15420 Property Management	8,396.32	8,120.60	8,176.65	19,000.00	5,296.49	
013	Regular-Treasurer						
	15420 Property Management	12,946.48	11,956.13	7,532.12	19,500.00	5,823.06	
1	Forestry Wages Billed						
	15420 Property Management	425.49	268.36	11.58	.00	.00	
5199	Fringe Benefit Alloc	22,072.28	21,194.90	15,723.69	38,500.00	11,119.55	50,000.00
5218	Abstract Services						
	Abstract Services						
	15420 Property Management	.00	.00	.00	500.00	.00	500.00
5218	Abstract Services	.00	.00	.00	500.00	.00	500.00
5219	Other Professional S						
	Other Professional Serv.						
	15420 Property Management	127.50	.00	16,125.00	5,284.78	.00	
5219	Other Professional S	127.50	.00	16,125.00	5,284.78	.00	
5252	Recording Fees						
	Recording Fees						
	15420 Property Management	1,410.00	3,570.00	1,560.00	2,000.00	780.00	2,000.00
5252	Recording Fees	1,410.00	3,570.00	1,560.00	2,000.00	780.00	2,000.00
5255	Paper Service						
	Paper Service						
	15420 Property Management	326.50	709.50	204.00	1,000.00	331.00	1,000.00
5255	Paper Service	326.50	709.50	204.00	1,000.00	331.00	1,000.00
5311	Postage						
	Postage						
	15420 Property Management	273.84	8,299.50	7,338.93	8,000.00	130.67	8,000.00

DOUGLAS COUNTY, WISCONSIN
Budget Detail by Object/Cost Center
Land
3 Years of Prior Actual Amounts
As of December 31, 2016

Account	Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2016 Actual YTD Amt	2017 Requested Budget
11A	Land Committee/Developmen						
5311	Postage						
5311	Postage	273.84	8,299.50	7,338.93	8,000.00	130.67	8,000.00
5312	Office Supplies & Ex						
15420	Office Supplies & Ex Property Management	154.54	.14	32.09	3,000.00	.00	3,000.00
5312	Office Supplies & Ex	154.54	.14	32.09	3,000.00	.00	3,000.00
5313	Printing & Duplicati						
15420	Printing & Duplicati Property Management	712.81	729.01	445.86	1,000.00	295.74	1,000.00
5313	Printing & Duplicati	712.81	729.01	445.86	1,000.00	295.74	1,000.00
5326	Advertising						
15420	Advertising Property Management	6,642.89	4,162.12	4,223.40	3,500.00	1,573.14	3,500.00
5326	Advertising	6,642.89	4,162.12	4,223.40	3,500.00	1,573.14	3,500.00
5331	Mileage						
15420	Mileage Property Management	.00	281.12	185.94	200.00	77.63	200.00
5331	Mileage	.00	281.12	185.94	200.00	77.63	200.00
5355	Land Maint. Supplies						
15420	Land Maint. Supplies Property Management	1,846.45	2,675.13	2,582.35	8,000.00	3,435.25	8,000.00
5355	Land Maint. Supplies	1,846.45	2,675.13	2,582.35	8,000.00	3,435.25	8,000.00
5512	Property						
1	Buildings Property Management	2,502.00	2,751.00	2,382.00	4,100.00	2,478.00	4,100.00
5512	Property	2,502.00	2,751.00	2,382.00	4,100.00	2,478.00	4,100.00
5591	Taxes						
15420	Taxes Property Management	48,548.16	93,444.25	71,572.85	40,000.00	15,132.04	40,000.00
5591	Taxes	48,548.16	93,444.25	71,572.85	40,000.00	15,132.04	40,000.00
5594	Tax-Special Assessme						
	Tax-Special Assessments						

DOUGLAS COUNTY, WISCONSIN
Budget Detail by Object/Cost Center
Land
3 Years of Prior Actual Amounts
As of December 31, 2016

Account	Description	2013 Actual Amount	2014 Actual Amount	2015 Actual Amount	2016 Amended Budget	2016 Actual YTD Amt	2017 Requested Budget
15420	Property Management	1,480.08	4,837.25	25.00	20,000.00	415.02	10,000.00
5594	Tax-Special Assessme	1,480.08	4,837.25	25.00	20,000.00	415.02	10,000.00
5721	Industry Development						
15420	Property Management	.00	.00	6,200.00	.00	.00	
5721	Industry Development	.00	.00	6,200.00	.00	.00	
5741	Bad Debt Expense						
15420	Property Management	.00	33,799.28	22,639.41	.00	.00	
5741	Bad Debt Expense	.00	33,799.28	22,639.41	.00	.00	
5742	Bad Debt Recovery						
15420	Property Management	52,151.39	.00	380,483.26	.00	2,600.00	
5742	Bad Debt Recovery	52,151.39	.00	380,483.26	.00	2,600.00	
5974	Forestry Allocation						
15420	Property Management	324.96	238.50	11.19	2,000.00	.00	2,000.00
5974	Forestry Allocation	324.96	238.50	11.19	2,000.00	.00	2,000.00
5978	Info Services Alloca						
15420	Property Management	1,167.50	1,186.58	1,172.24	.00	.00	2,000.00
5978	Info Services Alloca	1,167.50	1,186.58	1,172.24	.00	.00	2,000.00
11A	Land Committee/Developmen	198,301.83	260,195.66	400,865.52	40,400.00	16,016.08	54,400.00

Douglas County Wisconsin
 BUDGET DETAIL
 2017

Cost Center: 15420 Property Management-Land

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>YTD</u> <u>AMOUNT</u>	<u>2016</u> <u>BUDGET</u>	<u>2017</u> <u>REQUEST</u>	<u>UNITS</u>	<u>EXPLANATION</u>
4611.6	Recording & Handling Fees	1,608-	2,000-	1,500-		
4611.8	Administration Fee	1,500-	0	0		
4822.	Residential Properties	3,701-	6,900-	6,900-		
4827.	Easements-Right of Way	20,725-	0	0		
4832.	Sale of Tax Deeded Property	6,041-	100,000-	50,000-		
4864.	Supplies & Expenses	0	0	0		
4899.	Other Miscellaneous Revenue	0	5,284-	0		
4921.14610	Land Records	0	0	0		
4923.14610	Land Records	0	17,500	17,500		
	COST CENTER TOTAL:	31,576-	96,684-	40,900-		

Date.... 8/24/16
 Time....12:32:24

Douglas County Wisconsin
 BUDGET DETAIL
 2017
 Cost Center: 15420 Property Management-Land

Prog....PFN1000
 Page....0001

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>YTD</u> <u>AMOUNT</u>	<u>2016</u> <u>BUDGET</u>	<u>2017</u> <u>REQUEST</u>	<u>UNITS</u>	<u>EXPLANATION</u>
5218.	Abstract Services	0	500	500		
5219.	Other Professional Serv.	0	5,284	0		
5224.	Water and Sewer	0	0	0		
5252.	Recording Fees	780	2,000	2,000		
5255.	Paper Service	331	1,000	1,000		
5311.	Postage	130	8,000	8,000		
5312.	Office Supplies & Expense	0	3,000	3,000		
5313.	Printing & Duplication	295	1,000	1,000		
5326.	Advertising	1,573	3,500	3,500		
5331.	Mileage	77	200	200		
5355.	Land Maint. Supplies	3,435	8,000	8,000		
5512.1	Buildings	2,478	4,100	4,100		
5591.	Taxes	15,132	40,000	40,000		
5594.	Tax-Special Assessments	415	20,000	10,000		
5721.	Industry Development	0	0	0		
5741.	Bad Debt Expense	0	0	0		
5742.	Bad Debt Recovery	2,600	0	0		
5974.	Forestry Allocations	0	2,000	2,000		
5978.	Info Services Allocation	0	0	2,000		
COST CENTER TOTAL:		22,048	98,584	85,300		

**Douglas County, Wisconsin
Land and Development
August 22, 2016**

	2016 Budget	2016 Actual through August 22nd
Beginning Balance - January 2016	\$ 870,818	\$ 870,818
Property Management - Land	91,400	31,216
Property Management - Land	131,800	37,748
Net Land Sales	(40,400)	(6,532)
2016 ATC Allocation	83,284	83,284
Revenues	<u>42,884</u>	<u>76,752</u>
Animal Shelter	40,000	40,000
Douglas County Historical Society	10,000	10,000
Dragon Boats	2,000	2,000
Head of the Lakes Fair Improvements	31,000	16,345
4-H Fair	20,000	-
City-County Development Association	70,000	65,352
Economic Development-Administration	30,000	20,000
Convention & Visitor's Bureau	35,000	30,000
Special Projects	5,000	-
Expenditures	<u>243,000</u>	<u>140,495</u>
Net Increase (Decrease)	(200,116)	(81,758)
Balance	<u>\$ 670,702</u>	<u>\$ 789,060</u>



	Approved	Paid
Development Association	50,000	50,000
Better City Superior	10,000	10,000
County Administrator	15,000	6,552
Total	<u>75,000</u>	<u>66,552</u>

Fairgrounds surcharge balance

Beginning Balance - January 2016	\$ 39,586
Revenues:	
Fairs and Speedway	7,029
Balance through August 22, 2016	<u>\$ 46,615</u>



DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 11-16
Zoning Classification: R1B 1 Family Res.

Requestor(s) Name: Land & Development Committee	Date: 8/24/2016
Address: 1313 Belknap Street, Room 101, Superior, WI 54880	Phone: 715-395-1397

Tax ID Number(s): 09-809-00710-00

Intended Use: To get the property back on the tax roll.	Lot Size/Acreage: 1 Lot @ 25' x 125'
---	--------------------------------------

Adjacent Owner(s): Michelle Brown, 305 E 5th Street, Superior, WI 54880;
Wesley Miller, 1819 Lackawanna Avenue, Superior, WI 54880.

Year Taken/Acquired1 2016	Taxes: \$4,863.61	Special Assessments: \$1,916.18	Total: \$6,779.79	Stormwater Fees: \$581.31
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Comparative Land Value: \$5,700.00	Formula Lot Value: \$600.00
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Timber Value: N/A	Minimum Bid Amount:
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Legal Description: Lot 9, Block 385, West Superior 17th Division, City of Superior.

	APPROVAL	OBJECTION	SENT	N/A																						
CB Supervisor Peter Clark			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 2em; margin-right: 10px;">385</div> <table border="1" style="border-collapse: collapse;"> <tr><td style="width: 20px;">23</td><td style="width: 20px;">6</td><td>1811 9-708</td></tr> <tr><td>23</td><td>7</td><td>1813 9-709</td></tr> <tr><td>30</td><td>8</td><td>1815 9-709</td></tr> <tr style="border: 2px solid orange;"><td>20</td><td>9</td><td>1817 9-710</td></tr> <tr><td>19</td><td>10</td><td>1819 9-711</td></tr> <tr><td>18</td><td>11</td><td>1821 9-712</td></tr> <tr><td>16</td><td>12</td><td>1823 9-713</td></tr> </table> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; margin-left: 10px;">LACKAWANNA AV.</div> </div>	23	6	1811 9-708	23	7	1813 9-709	30	8	1815 9-709	20	9	1817 9-710	19	10	1819 9-711	18	11	1821 9-712	16	12	1823 9-713
23	6	1811 9-708																								
23	7	1813 9-709																								
30	8	1815 9-709																								
20	9	1817 9-710																								
19	10	1819 9-711																								
18	11	1821 9-712																								
16	12	1823 9-713																								
Municipal Chair/City Planner			<input checked="" type="checkbox"/>	<input type="checkbox"/>																						
Zoning			<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
Highway			<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
Forestry			<input type="checkbox"/>	<input checked="" type="checkbox"/>																						
Land Conservation			<input checked="" type="checkbox"/>	<input type="checkbox"/>																						
The Development Association/Admin.	Informational		<input checked="" type="checkbox"/>	<input type="checkbox"/>																						

RETURN TO COUNTY CLERK'S OFFICE BY: 8/30/16	DATE OF NEXT LAND MEETING: 8/30/16	MAP PAGE:
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Miscellaneous Comments:

Improved Value = \$63.500 (see attached).

DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: 09-809-00710-00

Property Address: 1817 LACKAWANNA AVE

Legal Description: WEST SUPERIOR 17TH DIVISION LOT 9 BLK 385

Acreage: APPROXIMATELY .14 ACRES

Zoning Classification: R1B 1 FAMILY RESIDENTIAL

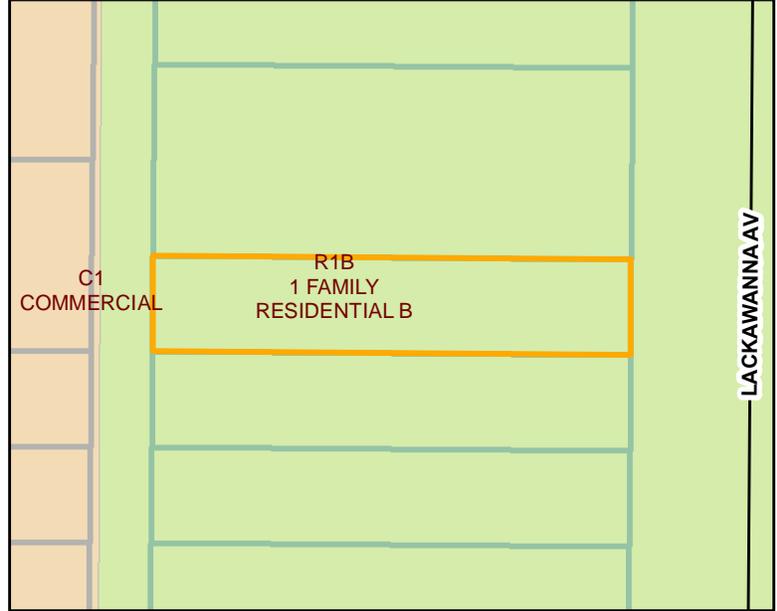
Wetlands: NO

Floodplain: NO

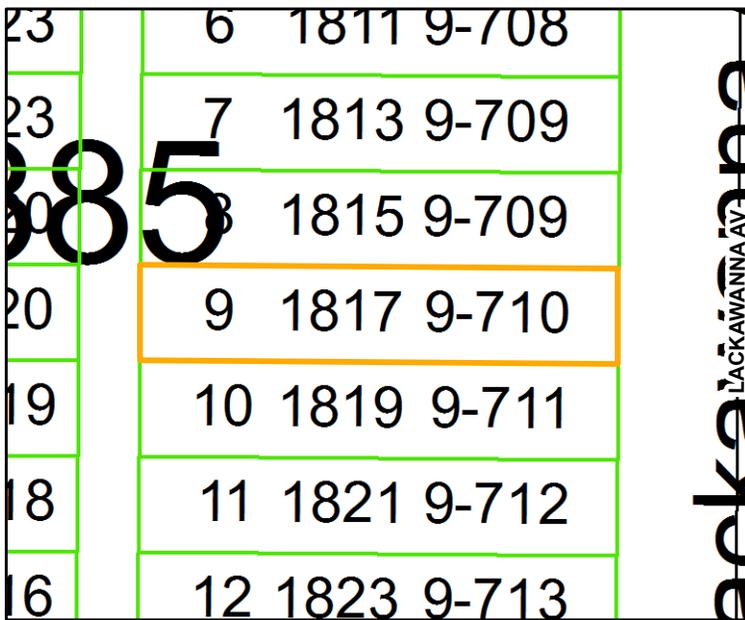
PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



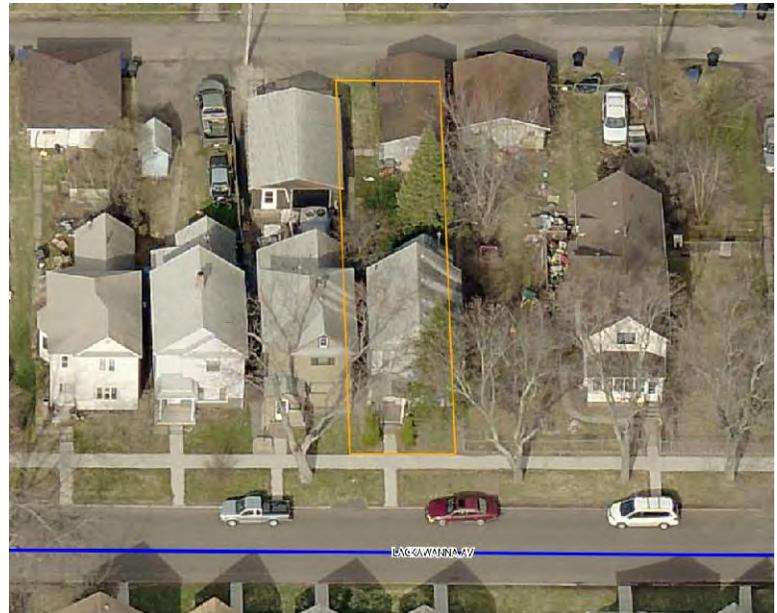
ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



PARTIAL OBLIQUE AERIAL PHOTO VIEW FROM THE EAST



50 25 0 50 Feet



FLOOD HAZARD ZONES	City of Superior SAMP	DNR WETLANDS
A	ELIGIBILITY	
AE	UNKNOWN	
	ELIGIBLE	
	NON ELIGIBLE	

Access: OFF OF LACKAWANNA AVE

Contact the Douglas County Clerks office for more information. 715-395-1341

MUNICIPALITY: CITY OF SUPERIOR
Contact City of Superior Planning Office for Zone District requirements 715-395-7335

ORTHO AERIAL PHOTOS TAKEN SPRING 2016 AND THE OBLIQUE AERIAL IN 2013

Any maps of parcels provided by the Douglas County Clerk's Office are for illustration purposes only, and may not accurately reflect the actual legal boundaries of a parcel.



Assessment Record



Overview

Tax Key Number: 09-809-00710-00
 Property Address: 1817 Lackawanna Ave
 Neighborhood: Billings Park - General
 Traffic: Light
 Water: City water
 Sanitary: Sewer

Legal Description

WEST SUPERIOR 17TH DIVISION LOT 9 BLK 385
 #715348

Land

Quantity	Land Use	Width	Depth	Sq. Feet	Acres	Waterfront	Desc	Tax Class	Assessed Value
1 Square feet	Residential	25	125	3125	0.072	None	Total Land	Residential	\$5,700
									Total: \$5,700

Buildings

General Property Data		Square Feet of Building Areas		Other Features	
Assessed Value:	\$54,700	Full Basement:	0	Whirlpools:	0
Class:	Residential	Crawl Space:	722	Hot Tubs:	0
Photo:	View Photo	Rec Room:	0	Masonry Adjust SF:	0
Sketch:	View Sketch	Rec Room Rating:		Masonry Stacks:	0
Type:		FBLA:	0	Metal Stacks:	0
Description:	2 story wood/comp. old style	1st Floor:	722	Gas Only FPs:	0
Story:	2 story	2nd Floor:	514	Bsmt Garage:	0
Style:	Old style	3rd Floor:	0	Fireplace Stacks:	0
Use:	Single family	Finished Attic:	0	Fireplace Openings:	0
Exterior:	Wood/Comp.	Unfinished Attic:	0	Additional Information	
Roof:	Composition shingle	Unfinished Area:	0	Overall Condition:	Average
Year Built:	1894	Attachments		Grade:	D
Year Remodeled:	1995	Enclsd Porch SF:	0	Energy Adjustment:	No
Heating:	Basic Gas, forced air	Deck SF:	96		
Cooling:	None	Patio SF:	0		
Rooms		Open Porch SF:	0		
Bedrooms:	2	Screen Porch SF:	0		
Full Baths:	1	Attached Garage SF:	0		
Half Baths:	0				
Living Units:	1				

General Property Data		Square Feet of Building Areas		Other Features	
Assessed Value:	\$3,100	Full Basement:		Whirlpools:	
Class:	Residential	Crawl Space:		Hot Tubs:	
Photo:		Rec Room:		Masonry Adjust SF:	
Sketch:		Rec Room Rating:		Masonry Stacks:	
Type:	Garage	FBLA:		Metal Stacks:	
Description:	Garage, detached, frame or cb	1st Floor:		Gas Only FPs:	
Story:		2nd Floor:		Bsmt Garage:	
Style:		3rd Floor:		Fireplace Stacks:	
Use:		Finished Attic:		Fireplace Openings:	
Exterior:		Unfinished Attic:		Additional Information	
Roof:		Unfinished Area:		Overall Condition:	
Year Built:	1950	Attachments		Grade:	Average
Year Remodeled:		Enclsd Porch SF:		Energy Adjustment:	
Heating:		Deck SF:			
Cooling:		Patio SF:			
Rooms		Open Porch SF:			
Bedrooms:		Screen Porch SF:			
Full Baths:		Attached Garage SF:			
Half Baths:					

Living Units:

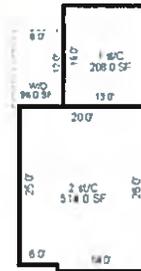
Building Permits

Date Opened	Permit Number	Type	Purpose	Amount	Date Closed
7/21/2006	06-0098	Plumbing	Rpr gas leak	300	11/13/2006
9/1/1994			sheetrock kitchen	3000	12/31/1999
9/1/1990			roof garage	269	12/31/1999
3/1/1984			roof/insul/wnds/rprs	10000	12/31/1999
3/1/1984			3 outlets/gas furnace	2975	12/31/1999

Assessment History

Year	Tax Class	Acres	Land Value	Improvements Value	Total
2010	Residential	0.072	\$5,700	\$57,800	\$63,500
2009	Residential	0.072	\$5,700	\$57,800	\$63,500
2008	Residential	0.072	\$5,700	\$57,800	\$63,500
2007	Residential	0.072	\$5,700	\$57,800	\$63,500
2006	Residential	0.072	\$5,700	\$57,800	\$63,500
2005	Residential	0.072	\$5,700	\$57,800	\$63,500
2004	Residential	0.072	\$2,600	\$37,900	\$40,500
2003	Residential	0.072	\$2,600	\$37,900	\$40,500
2002	Residential	0.072	\$2,600	\$37,900	\$40,500
2001	Residential	0.072	\$2,600	\$37,900	\$40,500
2000	Residential	0.072	\$2,600	\$37,900	\$40,500
1999	Residential	0	\$2,400	\$25,500	\$27,900

Photos



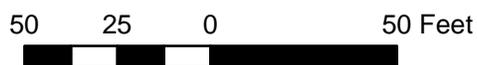
Small text at the bottom right of the floor plan diagram.



Douglas County Parcel Sale

Douglas County Clerks Office

1817 Lackawanna Avenue





DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 12-16
Zoning Classification: A1 Agricultural

Requestor(s) Name: Land & Development Committee	Date: 8/17/2016
Address: 1313 Belknap Street, Room 101, Superior, WI 54880	Phone: 715-395-1397

Tax ID Number(s): HA-014-00790-00

Intended Use: To get the property back on the tax roll.	Lot Size/Acreage: Approximately 10 acres
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Adjacent Owner(s): Michael & Starrie Kane, 7450 E Brannen Road, South Range, WI 54874;
Denise Bozich, 5512 W 86th Ter, Crown Point, IN 46307;
Gordon Littler, 13120 44th Avenue N, Plymouth, MN 55442.

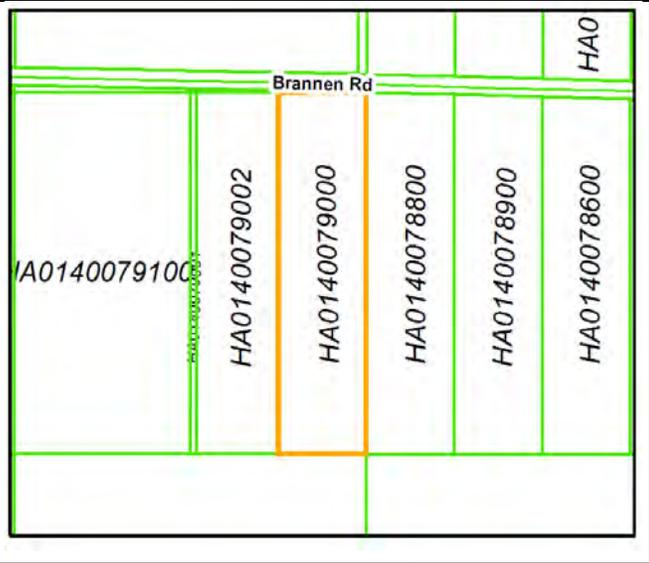
Year Taken/Acquired1 2016	Taxes: \$2,700.55	Special Assessments: \$25.00	Total: \$2,725.55	Stormwater Fees: \$0.00
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Comparative Land Value: \$9,000.00	Formula Lot Value: \$5,000.00
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Timber Value:	Minimum Bid Amount:
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Legal Description: The East ½ of the East ½ of the NW1/4 of the NE1/4, Section 30-47-12, Town of Hawthorne.

	APPROVAL	OBJECTION	SENT	N/A
CB Supervisor Robert Mock			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Chair/City Planner			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	SR*		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Highway	JJ		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Forestry			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Conservation			<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Development Association/Admin.	Informational		<input checked="" type="checkbox"/>	<input type="checkbox"/>



RETURN TO COUNTY CLERK'S OFFICE BY: 8/23/16	DATE OF NEXT LAND MEETING: 8/30/16	MAP PAGE: 28
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Miscellaneous Comments:

*A-1 Ag zoning allows development IAW DC Ordinance 8.0; adequate access from town road; wetlands limit development; assessed value in 2015 was \$41,400 (attached).

DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: HA-014-00790-00

Property Address: 7506 E BRANNEN RD

Legal Description: E-1/2 E-1/2 NW NE 30-47-12

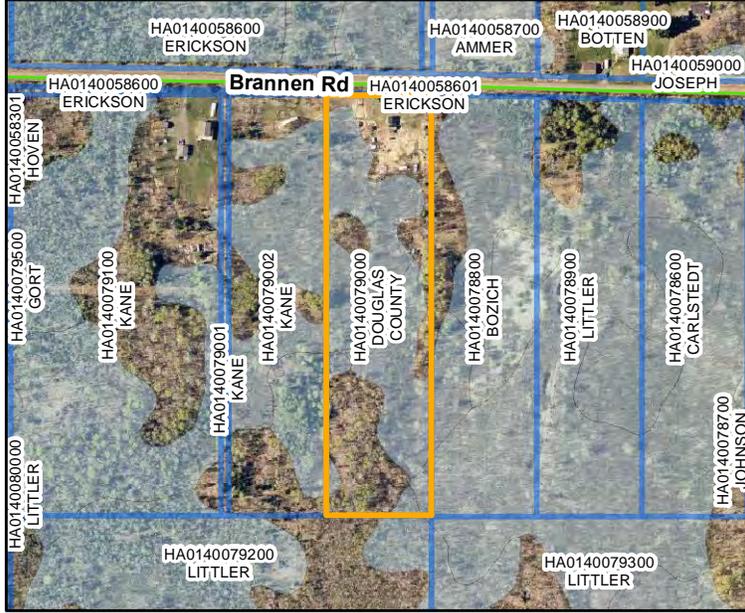
Acreage: 10 ACRES

Zoning Classification: A1 AGRICULTURAL

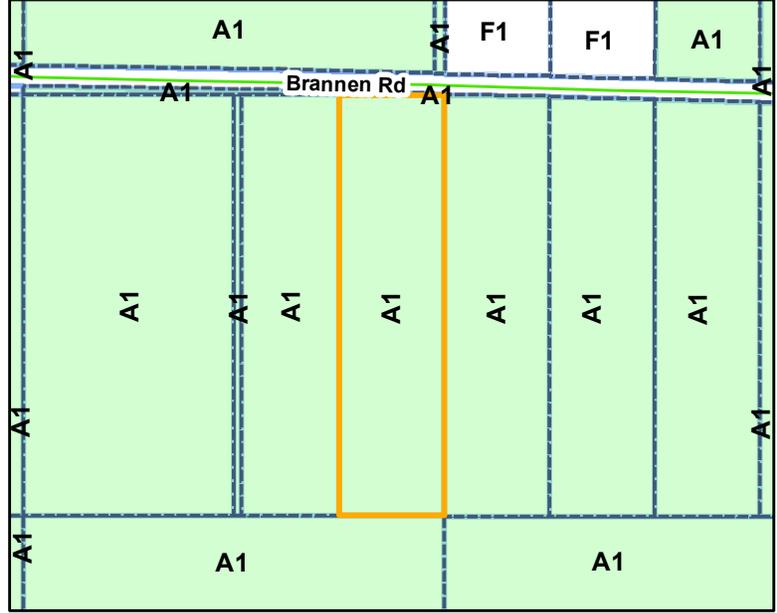
Wetlands: YES

Floodplain: NO

PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



PARTIAL OBLIQUE AERIAL PHOTO
VIEW FROM THE EAST



600 300 0 600 Feet



Access: OFF OF BRANNEN RD

NO SCALE

Contact the Douglas County Clerks office for more information. 715-395-1341

MUNICIPALITY: HAWTHORNE

Contact Douglas County Zoning for Zone District requirements 715-395-1380

ORTHO AERIAL PHOTOS TAKEN SPRING 2013 AND THE OBLIQUE AERIAL IN 2013

Any maps of parcels provided by the Douglas County Clerk's Office are for illustration purposes only, and may not accurately reflect the actual legal boundaries of a parcel.





Douglas County Parcel Sale

Douglas County Clerks Office

7506 E Brannen Road

