

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, August 31, 2021, 3:00 p.m., Board Room, Second Floor, Government Center
1316 North 14th Street, Superior, Wisconsin

Meeting called to order by Chair Allen.

ROLL CALL: Present – Keith Allen, Alan Jaques, Joseph Moen, Scott Luostari, Charles Glazman. Others present – Ann Doucette, Shelley Nelson, Daniel Litchke, Dustin Soyring, Kathy Burger (remote), Ron Leino, Mark Liebaert, Mick Salmen, Carl Wahl, Taylor Pedersen, Jon Winter, Jim Caesar, Sue Sandvick, Cheryl Westman, Committee Clerk.

APPROVAL OF MINUTES: Motion by Jaques, second Luostari, to approve minutes for the July 27, 2021, meeting. Motion carried. Corrections to legal descriptions described by Clerk; resolution to board had correct descriptions. Motion amended to approve with corrections. Motion carried.

ACTION ITEMS/REFERRALS:

PARCEL 12-21: Withdrawn from sale due to a title issue. County will file a document to clear.

Land Sales:

PARCEL 15-20: Fractional Lot 8 and Lots 9 thru 11, Block 2, South Superior 7th Division, and Fractional Lot 6, Block 6, South Superior 2nd Division, City of Superior (5424 Cumming Avenue). Zoned: R1B Family Residential B. (08-808-0125300, 08-808-00908-00) No bids received.

PARCEL 9-21: Lot 17, Block 2, Platted Amnicon Properties, Plat 1 Section 21-49-11, Town of Lakeside. Zoned: F1 Forestry. (LA-018-00857-00) No bids received.

PARCEL 13-21: All that part of Lot D Spring Hill Addition to the Townsite of White Birch, complete legal description available in County Clerk's Office, (9261 E White Birch Avenue), Village of Solon Springs. Zoned: Residential. (SS-181-00685-00) \$30,500 from Kraig Reed; \$26,665 from Anthony Burger.

Previously Advertised Parcels:

PARCEL 30-14: Lots 30 and 32, West 7th Street, Townsite of Superior, City of Superior. Zoned: R1B. (01-801-01879-00) No bids received.

PARCEL 17-20: Parcels located East of US Highway 53 and Wayside Lane and North of County Road Y, Section 36-44-12, Town of Gordon (complete legal description available at the County Clerk's Office). Zoned: C1 Commercial. (GO-012-01665-00, GO-012-01678-00) \$2,500 from Inter City Oil Co., Inc.; \$1,560.86 from Robert Edelstein.

PARCEL 6-21: N1/2 Lot 12, Block 110, Roy's Addition to Superior City, City of Superior (1022 Cedar Avenue). Zoned: M1 Manufacturing D1. (05-805-03689-00) No bids received.

ACTION (RESOLUTION): Motion by Jaques, second Moen, to approve the high bid on Parcel #13-21, and forward to County Board. Motion carried unanimously.

ACTION (RESOLUTION): Motion by Luostari, second, Jaques, to approve high bid on Parcel #17-20, and forward to County Board. Motion carried unanimously.

2022 Land and Development Committee Budget and Non-Departmental Budget Requests: Projected available funds/recommendation included with agenda.

Operational Budget: Reviewed - similar to last year.

ACTION (REFERRAL): Motion by Jaques, second Moen, to approve the operational budget as presented, and forward it to Administration Committee. Motion carried.

Travel Superior - \$60,000: Taylor Pedersen, President, CEO, provided overview of request.

The Development Association - \$20,000: Jim Caesar, Executive Director, provided overview of request.

Lucius Woods Performing Arts Center – \$5,000: Mick Salmen, Director, provided overview of request. Chair, Carl Wahl introduced.

Douglas County Historical Society - \$10,000: Jon Winter, Business Manager, provided overview of request.

ACTION: Motion by Jaques, second Luostari, to approve funding in the amount of \$22,500 for Travel Superior. Motion carried. Glazman abstained.

ACTION: Motion by Liebaert, second Luostari, to approve funding in the amount of \$30,000 for The Development Association. Motion carried. (Allen, Glazman, Jaques abstained; Liebaert completed quorum.)

ACTION: Motion by Jaques, second Glazman, to approve funding in the amount of \$3,750 for Lucius Woods Performing Arts Center. Motion carried.

ACTION: Motion by Luostari, second Jaques, to approve funding in the amount of \$7,500 for Douglas County Historical Society. Motion carried.

ACTION: Motion by Luostari, second Jaques, to approve funding in the amount of \$15,000 for 4H. Motion carried.

Other:

Fairgrounds - \$28,000 (stormwater utility fee – included in operational budget);

Dragon Boats - \$0;

Special Projects - \$3,000;

Animal shelter commitment - \$40,000 (ongoing commitment – included in operational budget).

ACTION (REFERRAL): Motion by Glazman, second Jaques, to approve items as listed above and forward to Administration Committee. Motion carried.

Former Prevosts Property, Solon Springs (SS-181-00473-00):

Summary of Environmental Report: County Clerk reported MSA representative could not attend today. Underground storage tank fill and vent pipes were observed on the north side of the building, and two sealed monitoring wells were observed on the property. Two tanks were also listed as having been closed/removed from the site. A continuing obligation for residual soil contamination is listed for the site. MSA recommends that the suspected tank on the north side of the building be removed and a Tank System Site Assessment be performed to determine whether contamination is present within the tank basin at a cost of \$5-\$10,000. Site would remain closed.

Authorize Tax Deed and Grant Money Application Through MSA: Clerk recommend taking tax deed. Grant funding available for Phase I/Phase II assessments; not tank removal. County does have \$50,000 reserve fund for these costs.

ACTION: Motion by Jaques, second Glazman, to authorize tax deed for Parcel #SS-181-00473-00. Motion carried. Come back to committee with more information for next month's meeting about tank removal, condition of building, and potential co-op with Village of Solon Springs.

County Land Timber Sales:

Update: Reviewed – summary of timber sales.

Contract with Forestry Department for Additional Sales:

Cowett Property Acquired by Douglas County: Logger approached county; estimated stumpage value of \$12,000, to be completed in 2022.

Hawthorne Parcel: Forestry Department identified parcel as a viable site for timber sale, with potential sale value of \$18,000.

ACTION: Motion by Glazman, second Luostari, to approve timber sales as presented. Motion carried.

INFORMATIONAL – REPORTS:

Fair 2021: Report distributed by Lichtke and Soyering. Great 2021 fair – good turnout.

Land Improvement Account Fund Balance: Reviewed.

Appraisals:

Parcel 14-21: Requested by Land and Development Committee. \$60,000.

Parcel 15-21: Requested by Land and Development Committee. \$500.

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

ADJOURNMENT: Motion by Luostari, second Moen, to adjourn. Motion carried. Meeting adjourned at 4:14 p.m.

Submitted by,

Cheryl Westman, Committee Clerk

Page 3 of 3

PROPERTY ADVERTISED FOR SALE BY THE COUNTY

The Douglas County Land Committee will open bids on the property described below on: 9-28-21, at 3:00 P.M. at the Government Center, Board Room 201. Property to be advertised: September 3, 10, 17, 2021.

PARCEL 14-21: Lots 17 and 18, Block 46, West Superior 1st Division, City of Superior, 1 (622 Tower Avenue, a/k/a Shooter's Saloon). Zoned: M1 Manufacturing District 1. (04-804-00503-00) *Contact Superior Building Inspection for information regarding condition of property.

Minimum Bid Amount: \$60,000 Bid:

Requested By: Land & Development Committee

Adjacent Owners: Starboard Properties, LLC
Viann Rask, Norman Opak

Intended Use: To get property back on tax roll.

PARCEL 15-21: Lot 6, Block 10, Weyerhaeuser and Rutledge Addition, Section 35-47-11, Village of Lake Nebagamon. Zoned: R1. (LN-146-00991-00)

Minimum Bid Amount: \$500 Bid:

Requested By: Land & Development Committee

Adjacent Owners: Gerald Bridge

Intended Use: To get property back on tax roll.



Douglas County Clerk

1313 Belknap Street, Room 101
Superior, Wisconsin 54880

SUSAN T. SANDVICK, *County Clerk*
CHERYL L. WESTMAN, *Deputy*

Voice: (715) 395-1483
Fax: (715) 395-1421

MEMORANDUM

TO: Land and Development Committee

FROM: Susan T. Sandvick, County Clerk

DATE: September 17, 2021

SUBJECT: Agenda Item No. (3)(b) – Former Prevost’s property, Solon Springs (SS181-00473-00)

At the last meeting, the committee approved taking a tax deed on this property, which was recorded on September 1, 2021.

On September 14th, I viewed the property, along with several Village of Solon Springs officials and county employees, who secured the property afterwards. Brad Theien, Village Assessor, on the request of the village, was among those who participated. He indicated that the main building (former bar and restaurant) appeared structurally sound, although there are a lot of compliance issues that would have to be resolved. He had the same opinion of the smaller building (former bait shop). Neither are at a stage of condemnation.

Both buildings are full of contents. Two storage tanks were observed in the basement of the main building. I am in the process of getting more information regarding these tanks for the consultants.

This will be on next month’s agenda for a further update, when both the consultant and I will be present to discuss with the committee.

**Douglas County, Wisconsin
Land and Development
September 20, 2021**

Land and Development	2021 Amended Budget	2021 Actual through 9/20/2021	Fund Balance Reserve Determination
Beginning Balance - January 2021	\$ 440,106	\$ 440,106	440,106
Property Management - Land(Rev)	45,600	167,409	121,809
Property Management - Land(Exp)	106,000	23,640	(82,360)
Net Land Sales	(60,400)	143,769	
2021 ATC Allocation 21232	69,851	69,851	
Revenues	<u>9,451</u>	<u>213,620</u>	<u>39,449</u>
Animal Shelter	40,000	40,000	-
Douglas County Historical Society	2,500	2,500	-
Dragon Boats	-	-	-
Lucious Woods	2,500	-	(2,500)
Head of the Lakes Fair Utility	28,000	15,140	(12,860)
4-H Fair	10,000	6,815	(3,185)
City-County Development Association	10,000	10,000	-
Better City Superior	-	-	-
Economic Development-Administration	-	-	-
Travel Superior	10,000	10,000	-
Special Projects	-	-	-
Expenditures	<u>103,000</u>	<u>84,455</u>	<u>(18,545)</u>
Net Increase (Decrease)	(93,549)	129,165	57,994
Balance	<u>\$ 346,557</u>	<u>\$ 569,271</u>	<u>\$ 498,100</u>

Projected Fund Balance (as of 9/20/2021)	569,271
Reserved by policy	(400,000)
Available Fund Balance (as of 12/31/2021)	<u>169,271</u>

Reserve Funds	2021 Actual through 7/19/2021
Exodus Reserve	15420.3437.5 \$ 59,500

**Douglas County, Wisconsin
Land and Development
July 19, 2021**

	2021 Amended Budget	2021 Actual through 9/20/2021
Total Fairgrounds Surcharge		
Beginning Balance - January 2021	\$ 30,145	\$ 30,145
Revenues:		
Fairs and Exhibits		5,084
Speedway		7,843
Rodeo		-
Other		-
Repair Expenses	26,889	16,297 *
Balance through July 19, 2021	<u>\$ 3,256</u>	<u>\$ 26,775</u>

Cost Center 54430

* Funds have been released for repairs but the County has not received bills for the total approved expenses.

	2021 Amended Budget	2021 Actual through 9/20/2021
Fairs and Exhibits (33%)		
Beginning Balance - January 2021	\$ 9,948	\$ 9,948
Revenues:		
Fairs and Exhibits		5,084
Speedway		-
Rodeo		-
Other		-
Repair Expenses	(4,140)	- *
Balance through July 19, 2021	<u>\$ 5,808</u>	<u>\$ 15,032</u>

	2021 Amended Budget	2021 Actual through 9/20/2021
Speedway (56%)		
Beginning Balance - January 2021	\$ 16,881	\$ 16,881
Revenues:		
Fairs and Exhibits		-
Speedway		7,843
Rodeo		-
Other		-
Repair Expenses	(22,749)	(16,297)
Balance through July 19, 2021	<u>\$ (5,868)</u>	<u>\$ 8,427</u>

	2021 Amended Budget	2021 Actual through 9/20/2021
Rodeo (11%)		
Beginning Balance - January 2021	\$ 3,316	\$ 3,316
Revenues:		
Fairs and Exhibits		-
Speedway		-
Rodeo		-
Other		-
Repair Expenses	-	-
Balance through July 19, 2021	<u>\$ 3,316</u>	<u>\$ 3,316</u>