

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, May 30, 2023, 3:00 p.m., Boardroom 201, Government Center
1316 North 14th Street, Superior, Wisconsin

1. ROLL CALL

Present – Joseph Moen, Wendy Bong, Alan Jaques, Scott Luostari. Others present – Carolyn Pierce, Ann Doucette, Joe Newgren (remote), Jim Caesar, Ashley Strabel, Mark Liebaert, Joel Cuhel, Shelley Nelson, Kaci Lundgren, Cheryl Westman, Committee Clerk.

2. APPROVAL OF MINUTES

Motion by Jaques, second Bong, to approve minutes from the March 28, 2023, meeting. Motion carried.

3. ACTION ITEMS/REFERRALS

a. Land Bid Openings:

BID 25-22: Part SW1/4 NE1/4, lying East of railroad, Town of Superior (complete legal available in County Clerk's Office). \$1,122 from Robert Edelstein.

ACTION: Motion by Jaques, second Luostari, to reject bid. Motion carried.

b. Ackerson Land-use Agreement (Haying) Renewal:

Agreement is up for renewal – Ackersons interested in continuing agreement.

ACTION: Motion by Luostari, second Jaques, to approve renewal for 3-year term, expiring June 2026. Motion carried.

c. Street vacation or property acquisition request from Joel Cuhel (adjacent property owner #10-810-05491-00):

Request from property owner to vacate road or sell property to him. Debris exists on Douglas County property surrounding Cuhel parcels. Set up four parcels with intent to sell to adjacent property owner: #10-810-05491-00; #10-810-05495-00; #10-810-01285; and #10-810-01311-00.

ACTION: Motion by Jaques, second Luostari, to set up four adjacent parcels for sale with intent to sell to adjacent property owner. Motion carried.

d. Resolution Authorizing Issuance of Tax Deeds: Reviewed – many yet likely to be paid according to Treasurer. Final deadline for payment is June 16, 2023.

ACTION (RESOLUTION): Motion by Jaques, second Bong, to approve resolution authorizing issuance of tax deeds and forward to County Board. Motion carried unanimously.

- e. **Referral from County Board Correspondence: Resolution Requesting the State of Wisconsin to Address Concerns of Act 216, Relating to Distributing the Proceeds from the Sale of Tax Delinquent Property to the Former Owner:**

No action recommended at this time due to pending guidance from Wisconsin Counties Association in light of Minnesota Supreme Court ruling.

ACTION: Motion by Jaques, second Luostari, to take no action. Motion carried.

- f. **Parcel #SU-028-00923-00 (Osweskey) Tank Site Assessment access issues:**

Debris covering access and unable to perform assessment. Bid specification drafted by MSA under the assumption of tank size. Northern Interstate estimated \$30-45,000 for removal of tank. \$50,000 in tank removal account available. Proposal attached in agenda estimates cleanup.

ACTION: Motion by Jaques, second Luostari, to approve moving forward with tank removal proposal process as proposed. Motion carried.

- g. **Request to use county-owned parcels 08-808-10038-00 and 08-808-10038-02 for parking for events on fairground property:**

Tentative event dates where parking needed: August 19-20 for potential rock concerts; September 15-17 for Trader's Village (vendor event).

ACTION: Motion by Jaques, second Bong, to approve request to use county-owned parcels for parking for events on fairground property. Motion carried.

- h. **Parcel #10-810-08500-00 hold release request for potential development:**

Memo attached from Fox Lumber Sales. Looking for a parcel to house manufacturing space and outdoor yard storage; need approval to release the hold, originally placed for industrial development, which this project appears to meet.

ACTION: Motion by Jaques, second Luostari, to approve releasing hold on Parcel #10-810-08500-00. Motion carried.

- i. **Private parcel #11-811-07010-00 access:**

No history of easements to private property owners; Forestry Department deals with access permits (attached) at \$350 charge for a five-year period. Gate located on county-owned property needs to be removed. To work with Forestry Department to develop access permit.

ACTION: Motion by Jaques, second Luostari, to approve 10-year access permit for \$500, including use of motorized vehicles on access road, working with Forestry Department to develop, and to request gate removal on county property. Motion carried.

4. INFORMATIONAL ITEMS/REPORTS

a. North and South Country Acres Trailer Parks:

Corporation Counsel drafted performance bond and agreement for purchaser to sign. Trailer parks to be sold together with a \$0 minimum bid, but requirement of performance bond and agreement. Bids typically awarded to highest bidder, or bid determined most advantageous to county.

ACTION: Motion by Jaques, second Bong, to remove minimum bids on both parcels, set up both properties together, require performance bond and agreement, and advertise. Motion carried.

b. Fairgrounds Well Decommissioning:

Completed by Twin Ports Testing; came in at \$896 with 50% to be paid by cost-share grant; photo of completion included in meeting packet.

c. Fairgrounds Property Stormwater Mitigation:

Cameron Bertsch and Ashley Strabel (Land Conservation) spoke with Joe Stariha on topic. Dredge material needs to be tested for contamination prior to disposal and bids. Vegetation within the buffer (4 foot minimum) around the ponds cannot be cut; opportunity for the county to add a stormwater pond on the site. Estimate of approximately \$11,000 may be exceeded; additional funding from surcharge account may be requested.

d. Tourism fund allocation:

No monies allocated in 2022 or 2023.

e. Economic Development:

Caesar reported SBC continuing to get a lot of calls of interest; 1401 Tower Avenue (old post office building) – only four spaces open; former Arrowhead Printing building is full; housing development potential in the future; RECON – 9 people attended this year; provided other updates.

f. Land Improvement Account Fund Balance:

Reviewed.

5. APPRAISALS

BID 7-23: Requested by Land and Development Committee. \$5,000

BID 8-23: Requested by Land and Development Committee. \$500

BID 9-23: Requested by Land and Development Committee. \$500

BID 10-23: Requested by Land and Development Committee. \$8,000

BID 11-23: Requested by Land and Development Committee. \$500

BID 12-23: Requested by Land and Development Committee. \$500

BID 13-23: Requested by Land and Development Committee. \$500

BID 14-23: Requested by Land and Development Committee. \$500

BID 15-23: Requested by Land and Development Committee. \$500

BID 16-23: Requested by Land and Development Committee. \$1,000

PREVIOUSLY ADVERTISED PARCELS: Informational.

PARCEL 32-22: Requested by Kariann Fairfield-Payton.

PARCEL 1-23: Requested by John Bass.

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

6. FUTURE AGENDA ITEMS

Fairgrounds future use; new ideas for land sales.

7. ADJOURNMENT

Motion by Luostari, second Jaques, to adjourn. Motion carried. Meeting adjourned at 4:19 p.m.

Submitted by,

Cheryl Westman, Committee Clerk