

**LAND AND DEVELOPMENT COMMITTEE**  
**Douglas County Board of Supervisors**  
**Tuesday, July 25, 2023, 3:00 p.m., Boardroom 201, Government Center**  
**1316 North 14<sup>th</sup> Street, Superior, Wisconsin**

Meeting called to order by Chair Moen.

**1. ROLL CALL**

Present – Joseph Moen, Scott Luostari, Charlie Glazman. Absent – Alan Jaques, Wendy Bong. Others present – Tom Van Driessche, Tessie Gustin (remote), Bonnie Williams (remote), Jim Caesar, Joe Stariha, Daniel Litchke, Carolyn Pierce, Ann Doucette, Shelley Nelson, Mark Liebaert, Ashley Strabel, Kaci Lundgren, Cheryl Westman, Committee Clerk.

**2. APPROVAL OF MINUTES**

Motion by Luostari, second Glazman, to approve minutes from June 27, 2023, meeting. Motion carried.

**3. ACTION ITEMS/REFERRALS**

**a. Land Bid Openings**

**BID 17-23 (PART 1 & 2):** Lots 1-7 Inclusive and W-1/2 Lot 8, Block 3, plus part vacated alley, W1/2 Lot 22, all of Lots 23-32 Inc., Block 3, plus part vacated alley, Lots 1-32 Inclusive, Block 4, Steel Plant Belt Line Harbor Addition, Section 9-48-13, and Lots 10-24 Inclusive, Block 30, and Lots 1-8 Inclusive, Block 35, and Lots 15-24 Inclusive, Block 35, all in East Superior 1st Division, Section 15-48-13, Town of Parkland. Zoned: R2 Residential 2. (PA-024-01848-00, PA-024-01852-01, PA-024-01853-00, PA-024-00920-00, PA-024-00921-00, PA-024-00935-00, PA-024-00937-00) (Former North and South Country Acres Trailer Parks) \$2,000 from Dubesa, LLC; Proposal received from Eric Yan.

**ACTION:** Motion by Glazman, second Luostari, to deny bid and proposal, as they did not meet requirements of ad. Motion carried.

**PARCEL 25-22:** Part SW1/4 NE1/4, lying East of railroad, Town of Superior (complete legal available in County Clerk's Office). (4584 S County Road C). Zoned: R2 Residential 2. (TS-030-01774-00) \$12,000 from Tessie Gustin; \$1,000 from Jeffrey Polson.

**ACTION (RESOLUTION):** Motion by Glazman, second Luostari, to approve high bid for Parcel 25-22, and forward to County Board. Motion carried unanimously.

**b. Vacate road request from Linda Eliason (off Central Avenue)**

County owns property adjacent to the platted road; adjacent owners must sign off to vacate. Previous County Clerk did not present vacate requests to committee in the past; may hold up timeline on city end. If no obvious concerns committee consensus that Clerk may sign off on road vacate requests.

**ACTION:** Motion by Luostari, second Glazman, to approve road vacate request. Motion carried.

**c. Sale of North and South County Acres Trailer Parks**

County to proceed with asbestos cleanup prior to sale of parcels and possibly remove trailers utilizing ARPA funding.

**ACTION (REFERRAL):** Motion by Glazman, second Luostari, to refer funding of North and South Country Acres Trailer Parks asbestos removal and mobile home demolition, with the recommendation to use ARPA funds, to Administration Committee. Motion carried.

**d. Request to use surcharge funds for electrical fixes throughout fairgrounds**

Litchke found areas in the fairgrounds needing electrical work; estimate in meeting packet (\$7,220 by Service Electric), to be funded 50/50 by fairgrounds and racetrack surcharge accounts.

**ACTION:** Motion by Luostari, second Glazman, to approve request to use shared funding from fairgrounds and racetrack fund accounts for electrical fixes throughout the fairgrounds, up to \$7,220. If costs goes over, additional funds must be requested through committee. Motion carried.

**4. INFORMATIONAL ITEMS/REPORTS**

**a. County-owned land sales project**

County Clerk's Office attending GIS training to learn more about program and how to create maps and information sheets, with goal to have sheets available for every "salable" parcel county owns with less appealing parcels (inaccessible or underwater) moved to a separate list.

**b. Parcel #SU-028-00923-00 (Oswskey) underground storage tank removal and clean-up update**

Company awarded bid identified two tanks on property today (initially one was presumed); does not anticipate cost to increase an additional \$1,000 over original estimate – end of July completion expected.

**c. Parcel #05-805-03765-00 (222 Winter Street) update**

City may have a plan for this contaminated property with underground tanks and potential proposal for county to take property and deed directly to the city – to keep committee updated.

**d. Fairgrounds Property Stormwater Mitigation**

Powerpoint presentation by Strabel on racetrack stormwater ponds – cost estimates range from \$40,000 to \$100,000 dependent on whether soil is contaminated or not. Contamination determination is needed.

**ACTION:** Motion by Luostari, second Glazman, to move forward with soil contamination determination testing, with cost to be charged from initial \$11,000 approved from fairgrounds improvement reserve. Motion carried.

**e. Nemadji Trail land acquisition**

Land appraisal currently occurring; future request of sale may be presented to committee.

**f. Property Management Agreement – Racetrack Property**  
***Surcharge fee, security and emergency response, future of property***

Surcharge fee increase discussed; removal of used tires on property requested.

**g. Property Management Agreement – Fairgrounds Property**  
***Surcharge fee, security and emergency response, future of property***

Surcharge fee increase discussed.

**h. Economic Development**

Caesar provided updates.

**i. Land Improvement Account Fund Balance**

Reviewed.

**5. APPRAISALS**

**Bid 18-23:** Requested by Land and Development. \$2,000.

**Bid 19-23:** Requested by Kari Newman. \$40,000.

**ACTION:** Motion by Glazman, second Luostari, to approval appraisals. Motion carried.

**6. FUTURE AGENDA ITEMS**

Amended property management agreements for fairgrounds and racetrack to be drafted with surcharge increase effective January 1, 2024; Parkland grass mowing; Non-departmental budget requests.

**7. ADJOURNMENT**

Motion by Luostari, second Glazman, to adjourn. Motion carried. Meeting adjourned at 4:20 p.m.