

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, August 30, 2022, 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, Wendy Bong, Scott Luostari, Others present – Ashley Vande Voort, Steve LaValley, Ann Doucette, Jim Caesar, Shelley Nelson, Robert Edelstein, Daniel Litchke, Dustin Soyring, Nathan Samarzia, Heidi Samarzia, Sue Sandvick, Cheryl Westman, Committee Clerk.

APPROVAL OF MINUTES: Motion by Jaques, second Luostari, to approve the minutes for the July 26, 2022, meeting. Motion carried.

ACTION ITEMS/REFERRALS:

Land Bids:

PARCEL 17-22: A parcel of land in the SW1/4 of SE1/4 of Section 23, Township 48, Range 14 (complete legal description available in County Clerk’s Office). Zoned: A1 Agricultural. (PT TS-030-01550-00) \$800 from Nathan Samarzia.

PARCEL 20-22: Pt SW NE 2-46-13 (complete legal description available in County Clerk’s Office), Town of Oakland (6732 E County Road B). Zoned: F1 Forestry. (OA-022-00022-01) \$25,000 from James Olson.

PARCEL 18-22: Lot 1, Block 4, Section 33-49-12, Belleaire Estates Plat 7, Town of Lakeside. Zoned: F1 Forestry. (LA-018-00940-00) No bids received.

PARCEL 19-22: Lot 8, Block 4, Section 33-49-12, Belleaire Estates, Plat 7, Town of Lakeside. Zoned: F1 Forestry. (LA-018-00943-00) No bids received.

PREVIOUSLY ADVERTISED PROPERTY

PARCEL 13-19: North ½ of Lot 25 and all of Lot 26, Block 6, Catlin’s Division of West Superior, City of Superior, 1108 Fisher Avenue. Zoned: R3 – Apartment Residential. (05-805-02564-00) \$1,500 from John Bass.

PARCEL 5-20: The part of the SW1/4 of the SE1/4, Section 26-45-12, Village of Solon Springs, (complete legal description available at County Clerk’s Office). Zoned: Residential. (SS-181-00637-06) \$1,142.59 from Robert Edelstein.

PARCEL 2-21: NW1/4 of NE1/4, Section 3-46-13, except West 66’ of NW1/4 of NE1/4, Town of Oakland. Zoned: A1 Agricultural. (OA-022-00043-00) \$35,100 from Christopher Crawford.

PARCEL 3-22: Lots 22 and 23, Block 4, South Range First Division, Section 27-48-13, Booth Avenue vacated, Town of Parkland. Zoned: R2 Residential 2. (PA-024-01424-05, PA-024-01424-11) No bids received.

PARCEL 6-22: Lot 99, Townsite of Superior West 1st Street, #921620, City of Superior. Zoned: R2 2 Family Residential. (01-801-00123-00) No bids received.

PARCEL 7-22: Lot 133, Townsite of Superior West 1st Street, #921620, City of Superior. Zoned: R2 2 Family Residential. (01-801-00169-00) No bids received.

PARCEL 10-22: Lot 19, Block 174, West Superior 6th Division, #921623, City of Superior (proximity of Oakes Avenue and N 17th Street). Zoned: R3 Apt Residential. (07-807-00242-00) No bids received.

ACTION (RESOLUTION): Motion by Jaques, second Moen, to approve bids on first time advertised parcels, and refer to County Board. Motion carried unanimously.

ACTION (RESOLUTION): Motion by Jaques, second Luostari, to approve bids on previously advertised parcels, and refer to County Board. Motion carried unanimously.

2023 Land and Development Committee Budget and Non-Departmental Budget Requests:

Operational Budget: Reviewed – very similar to previous year.

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

Travel Superior – No request submitted.

The Development Association - \$30,000: Jim Caesar, Executive Director, provided background for request and updates.

Lucius Woods Performing Arts Center – No request submitted.

Douglas County Historical Society - \$10,000:

4H - \$15,000: Litchke memorandum distributed.

Other:

Fairgrounds - \$27,000 (stormwater utility fee – included in operational budget);

Dragon Boats - \$0;

Special Projects - \$3,000;

Animal Shelter Commitment - \$40,000 (last year of commitment – included in operational budget).

ACTION (REFERRAL): Motion by Luostari, second Moen, to approve funding amounts as listed above and forward to Administration Committee. Motion carried. Jaques and Allen abstained.

Release of Performance and Reversion Clause: Former owner of Lots 9 and 10 purchased from City of Superior, sold property to son and to provide clear title, requesting the county file document releasing performance and reversion clause. City amendable to paying amount received to county by purchaser. All of the other parcels listed on document have met the requirements of the clause, except two which the city will deed back to the county (highlighted).

ACTION: Motion by Moen, second Jaques, to approve release of performance and reversion clause on Lots 9 and 10, recording of the appropriate document, and requiring payment from the city of \$1,500 for price of lots sold to purchaser. Motion carried.

INFORMATIONAL/REPORTS:

Fairgrounds/Racetrack:

Fair Report: Soyryng and Litchke distributed 2022 report. Attendance up slightly from previous year and things went well.

Sign Update: Litchke reported sign should be up and running in the very near future, waiting for parts.

Delinquent Sewage Charges: Correspondence in packet from County Clerk sent to City of Superior Finance Committee requesting the interest amount of \$10,153.65 be waived due to extenuating circumstances. The management group paid the principal amount of \$18,803.05. City of Superior Finance Committee will meet on September 8th to address issue.

Wisconsin DNR Ordinary High Water Mark Determination (Allouez Bay): Steve LaValley, DNR Water Management Specialist, advised that the plan is to have this completed on Thursday of this week. Allouez Bay is looked at as a lake, with the state owning the bed; where the vegetation is emergent is a marker utilized to locate high water mark. Committee members made note of clear opposition to utilization of herbicides in Allouez Bay.

Tax-Deeded Properties:

Country Acres North and South Trailer Park: Eviction proceeds to begin on the six remaining occupied trailers next week; working on getting utilities terminated; Highway Department estimated preliminary cleanup costs at \$13,000. Request for funding to go to next Administration Committee meeting. Also requested two proposals to demo and remove trailers.

4584SCounty Road C (Bellino Property): Highway Department provided an estimate of over \$16,000 to remove junk on property, not including over 400 tires. UDC inspector checked property and advised both structures are salvageable. Request for funding of initial cleanup will be on Thursday's Administration Committee meeting agenda and asking City of Superior to waive landfill fee.

Other: Two other improved properties remaining: McNelis in Summit to be put up for sale. Waiting for Health Department determination for Town of Solon property and then will be putting up for sale "as is".

Land Improvement Account Fund Balance: Reviewed.

Appraisals:

Parcel 21-22: Requested by Land and Development. \$35,000.

Parcel 22-22: Requested by Land and Development. \$75,000.

Parcel 26-22: Requested by Land and Development. \$400,000. Bids to be due by November 29, 2022.

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

ADJOURNMENT: Motion by Jaques, second Luostari, to adjourn. Motion carried. Meeting adjourned at 4:13 p.m.

Submitted by,

Cheryl Westman,
Committee Clerk