LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, February 25, 2020, 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  Doug Finn
Scott Luostari   Joseph Moen

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 November 19, 2019, meeting (attached).
3. Action items/referrals: Fairgrounds/racetrack property:
   (a) Property Management Agreement – Fairgrounds (attached); and
   (b) Property Management Agreement – Racetrack property (attached).
4. Informational – Reports:
   (a) Tax-deeded property;
   (b) Economic development; and
   (c) Land Improvement Account Fund balance (attached).
5. Appraisals (attached).
6. Future agenda items.
7. Adjournment.

cc: Taylor Pedersen (S-DC Chamber) Jason Serck BID Office (Jodi)
    County Board Supervisors Mayor Jim Paine Candy Anderson
    Village of Solon Springs Joe Stariha
    Carol Jones Shelley Nelson
    Jim Caesar (Dev Assn)

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.

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.
Meeting called to order by Chair Allen.

**ROLL CALL:** Present – Keith Allen, Alan Jaques, Scott Luostari, Joseph Moen. Absent - Doug Finn. Others present – Daniel Litchke, Dustin Soyring, Shelley Nelson, Mark Liebaert, Julie Abraham, Gary Abraham, Jim Caesar, Susan Sandvick, Cheryl Westman, Committee Clerk.

**APPROVAL OF MINUTES:** Motion by Jaques, second Luostari, to approve the minutes September 24, 2019, meeting. Motion carried.

**ACTION ITEMS/REFERRALS:**

**Fairgrounds/Speedway:**

**HOLF Management Agreement Resolution:** Resolution and addendum to property management agreement reviewed. Add the following: LLC after DHL on item 2; surcharge fees for events associated with each management group paid to the county and maintained separately for each group – Sandvick to develop exact language; and May 1, 2020 deadline date. Danny Litchke and Dustin Soyring, representatives of DHL, LLC, introduced themselves.

**ACTION (RESOLUTION):** Motion by Jaques, second Luostari, to adopt the HOLF Management Agreement Resolution and Addendum, with additions as outlined above, and forward to County Board. Motion carried unanimously. Moen abstained.

**Long Range Plan for Property:** Luostari to head up new committee on topic once new agreements are in place.

**Village of Oliver Request to Re-establish MOU:** Village of Oliver requesting re-establishment of MOU. Approximately 678 parcels remain available for purchase (original agreement began in 2008 and totaled 741 parcels). Village pays the county $500 per lot upon sale. Utilizing an addendum with an ending date of December 31, 2025 suggested.

**ACTION (RESOLUTION):** Motion by Jaques, second Luostari, to approve Village of Oliver request to re-establish MOU, with a minimum net sale price per lot of $500 and an ending date of December 31, 2025, and forward to County Motion carried unanimously.

**INFORMATIONAL – REPORTS:**

**Tax-Deeded Property:** Sandvick reported one improved property still in the eviction process; and the other improved property is currently up for sale.

**Economic Development:** Caesar reported on and updated the committee on current activities in and around the local and surrounding areas. Many new and exciting developments are in progress.
Land Improvement Account Fund Balance: Reviewed.

Future Agenda Items: Landfill.

ADJOURNMENT: Motion by Moen, second Jaques, to adjourn. Motion carried. Meeting adjourned at 3:45 p.m.

Submitted by,

Cheryl Westman, Committee Clerk
DOUGLAS COUNTY, WISCONSIN
PROPERTY MANAGEMENT AGREEMENT
FAIRGROUND

THIS AGREEMENT is made this ___ day of _________________, 2020, by and between the County of Douglas, Wisconsin, a quasi-municipal corporation (hereafter referred to as “the County”) and the DHL Management, LLC, (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 Fairground.

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, legally described as follows:

   The N 1/2 of the SE ¼, 34-49-14, lying East of Tower Avenue, except for those parts conveyed for road right-of-way purposes, City of Superior.

2.02 Land Size
The Property is outlined in red on Exhibit A attached hereto.

2.03 Building Sites
   2.03.01 Multi-purpose Building. Rental for community and/or private events.
   
   2.03.02 Ancillary Buildings/Areas. Livestock barn, poultry barn, horse barn, two horse arenas, Midway Diner, grey concession building, M&R restrooms, open pavilion, white garage, multi-purpose garage, fair office, 4-H youth building.
   
   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 for any and all of their events 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 Racetrack Property. The Operator shall not interfere with or impair access or use of the grandstand area, racetrack, and Speedway Diner by the Head of the Lakes Management Group, LLC, or its permittees or otherwise impair the Head of the Lakes Management Group, LLC’s, rights under its Property Management Agreement with the County. The Operator agrees to ensure that during racing events the Head of the Lakes Management Group, LLC, will have access to parking and RV hook ups. Use and maintenance costs of electronic sign will be shared by DHL Management, LLC, and head of the Lake Management Group, LLC.

2.07.03 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.
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 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.

During fair week, the Operator can use the racetrack and grandstand for other entertainment purposes, as long as those events do not inhibit racing events scheduled by the Head of the Lakes Management Group, LLC.

The Operator will inform Douglas County of the dates of the fair by February 1 of each year covered by this agreement.

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 storage rental for the first year of the Agreement will be shared equally by the Operator and Head of the Lakes Management Group, LLC; all subsequent amounts paid for storage rental during the term of this Agreement will be the revenue of the Operator.

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.

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 TWO MILLION DOLLARS ($2,000,000.00) 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 $2,000,000.00. 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, 2022, beginning on January 1, 2020, 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
Ann Doucette
Government Center
1316 North 14th Street, Suite 301
Superior, WI 54880
Phone: 715-395-1429

DHL Management, LLC:
IN WITNESS WHEREOF, Douglas County and DHL Management, LLC, have executed this Agreement on the ___________ day of ________________, 2020.

DOUGLAS COUNTY:

By: 

__________________________
Mark E. Liebaert – County Board Chair

Susan T. Sandvick – County Clerk

DHL MANAGEMENT, LLC:

By: 

__________________________
DOUGLAS COUNTY, WISCONSIN
PROPERTY MANAGEMENT AGREEMENT
RACETRACK PROPERTY

THIS AGREEMENT is made this ___ day of _________________, 2020, 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 Racetrack 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 Racetrack.

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, legally described as follows:

The N 1/2 of the SE ¼, 34-49-14, lying East of Tower Avenue, except for those parts conveyed for road right-of-way purposes, City of Superior.

2.02 Land Size
The Property is outlined in red on Exhibit A attached hereto.

2.03 Building Sites
2.03.01 Grandstand Area. Dirt race track with fixed seating capacity (2,200 people).

2.03.02 Speedway Diner. Concession building.

2.03.04 Miscellaneous Features. Parking lot?

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 which are charged to them by DHL Management, LLC, and are to be paid to DHL Management, LLC, 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 which are charged to them by DHL Management, LLC, and are to be paid to DHL Management, LLC, 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 for any and all of their events 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 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:

2.06.01 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.

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 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. 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.
3.01.02 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.

The Operator agrees that during fair week, DHL Management, LLC, can use the racetrack and grandstand for other entertainment purposes. The Operator agrees to provide racing during fair week sneak-a-peek night.

3.01.03 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.
3.01.04 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.

3.01.05 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.

3.01.06 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.

3.01.07 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.

3.01.08 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.
3.01.09 **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.

3.01.10 **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 TWO MILLION DOLLARS ($2,000,000.00) 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 $2,000,000.00. 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 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, 2022, beginning on January 1, 2020, 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
Ann Doucette
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 ____________________, 2020.

DOUGLAS COUNTY:  
By: Mark E. Liebaert – County Board Chair  
By: Susan T. Sandvick – County Clerk

HEAD OF THE LAKES MANAGEMENT GROUP, LLC:  
By: Josef Stariha – Chairman  
By: John Omundson – Secretary
### Douglas County, Wisconsin

#### Land and Development

**December 31, 2019**

<table>
<thead>
<tr>
<th><strong>Land and Development</strong></th>
<th><strong>2019 Amended Budget</strong></th>
<th><strong>2019 Actual through 12/31/2019</strong></th>
<th><strong>Trail Funds</strong></th>
<th><strong>2019 Actual through 12/31/2019</strong></th>
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<tr>
<td>Beginning Balance - January 2019</td>
<td>$525,603</td>
<td>$525,603</td>
<td>Beginning Balance - January 2019</td>
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<td>Remaining balance</td>
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<td>2019 ATC Allocation 21232</td>
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<tr>
<td><strong>Revenues</strong></td>
<td><strong>(12,276)</strong></td>
<td><strong>81,924</strong></td>
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<td>Animal Shelter</td>
<td>40,000</td>
<td>40,000</td>
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<td>Douglas County Historical Society</td>
<td>3,642</td>
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<td>Dragon Boats</td>
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<td>Lucious Woods</td>
<td>2,428</td>
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<td>Head of the Lakes Fair Utility</td>
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<td>Economic Development</td>
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<td>Travel Superior</td>
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<td>Special Projects</td>
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<td><strong>Expenditures</strong></td>
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<td>Net Increase (Decrease)</td>
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<td>(38,138)</td>
<td>Projected Fund Balance</td>
<td>391,827</td>
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<td><strong>Balance</strong></td>
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<td>Reserved by policy</td>
<td>(400,000)</td>
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<tr>
<td>Available Fund Balance (projected as of 12/31/2019)</td>
<td>(8,173)</td>
<td>87,465</td>
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</tr>
</tbody>
</table>

#### Fairgrounds surcharge balance

| **Beginning Balance - January 2019** | **$30,877** | **Repairs/Maintenance** | **$** | **-** |
| **Revenues:** | **Twin Ports Testing** | **689.06** |
| Fairs, Rodeo, and Speedway | 10,742 | Mavo Concrete Sawing | 5,785.00 |
| Repair Expenses | (11,474) | Sinnott Blacktop | 5,000.00 |
| **Balance through December 31, 2019** | **$30,145** | | | |

| **Cost Center 54430** | **Remaining Balance** | **$** | **11,474.06** |

The $40,000 set aside for improvements was spent in 2017.
Requestor(s) Name: Char Kastern  
Date: 1/2/2020

Address: 804 E 9th Street, Superior, WI 54880  
Phone: 218-590-8693

Tax ID Number(s): HI-016-00526-00, HI-016-00526-01

Intended Use: Recreational  
Lot Size/Acreage: Approximately 39 acres

Adjacent Owner(s): McMahon Revocable Trust, 3555 Curvue Road, Eau Claire, WI 54703;  
Brule River LLC, 17700 SE 180 Mill Plain Blvd, Vancouver, WA 98683

Year Taken/Acquired: 2019  
Taxes: $3,775.24  
Special Assessments: $0.00  
Total: $3,775.24  
Stormwater Fees: $0.00

Comparative Value: $26,000  
Formula Value: $26,000+Timber Value

Timber Value: $0.00  
Minimum Bid Amount:

Legal Description: See exhibits attached for complete legal descriptions of parcels located in the Town of Highland.

<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>OBJECTION</th>
<th>SENT</th>
<th>N/A</th>
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<tr>
<td>CB Supervisor Jim Borgeson</td>
<td>JB</td>
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<td>☐</td>
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<tr>
<td>Municipal Chair/City Planner</td>
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</tr>
<tr>
<td>Zoning</td>
<td>*ZD</td>
<td>☒</td>
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</tr>
<tr>
<td>Highway</td>
<td></td>
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<tr>
<td>Forestry</td>
<td>JH</td>
<td>☒</td>
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</tr>
<tr>
<td>Land Conservation</td>
<td>AV</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>The Development Association/Admin.</td>
<td>Informational</td>
<td>☒</td>
<td>☐</td>
</tr>
</tbody>
</table>

RETURN TO COUNTY CLERK’S OFFICE BY: 2/17/2020  
DATE OF NEXT LAND MEETING: 2/25/2020  
MAP PAGE: 18

Miscellaneous Comments:  
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.

*2 parcels to be combined in 2020.
EXHIBIT A

The NE 1/4 of SE 1/4 Section 28, Township 45 North, Range 10 West, except a parcel of land described as follows: Beginning at a point five hundred eighty-five (585) feet West of the Southeast corner (SE corner) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4); thence West two hundred eight (208) feet thence North two hundred eight (208) feet parallel with the quarter line; thence East two hundred eight (208) feet parallel with the South quarter line; thence South two hundred eight (208) feet to the place of beginning, containing one acre, more or less, all being in Section 28, Township 45 North, Range 10 West (HI-016-00526-01)

excepting the following described parcel of land;

The property bounded by a line beginning at a point five hundred eighty-five (585) feet West of the Southeast corner (SE corner) of the Northeast quarter of the Southeast quarter (NE 1/4 of SE 1/4); thence West forty (40) rods; thence North forty (40) rods parallel with the quarter line; thence East forty (40) rods parallel to the South quarter line; thence South forty (40) rods to the place of beginning, containing ten acres, all being in Section 28, Township 45 North, Range 10 West.
EXHIBIT A

The property bounded by a line beginning at a point five hundred eighty-five (585) feet West of the Southeast corner (SE corner) of the Northeast quarter of the Southeast quarter (NE 1/4 of SE 1/4); thence West forty (40) rods; thence North forty (40) rods parallel with the quarter line; thence East forty (40) rods parallel to the South quarter line; thence South forty (40) rods to the place of beginning, containing ten acres, all being in Section 28, Township 45 North, Range 10 West; excepting the following described parcel of land; beginning at a point five hundred eighty-five (585) feet West of the Southeast corner (SE corner) of the Northeast quarter of the Southeast quarter (NE 1/4 of SE 1/4); thence West two hundred eight (208) feet; thence North two hundred eight (208) feet parallel with the quarter line; thence East two hundred eight (208) feet parallel with the South quarter line; thence South two hundred eight (208) feet to the place of beginning, containing one acre, more or less, all being in Section 28, Township 45 North, Range 10 West, Douglas County, Wisconsin.
DOUGLAS COUNTY TAX-FORFEITED LAND
Information by Parcel

Parcel ID: HI-016-00526-00 & HI-016-00526-01
Abbreviated Legal Description: PT NE SE 28-45-10; DESC 417 RP 79
EX 1A IN SE COR, EX 507 RP 568-9

Property Address: NONE

Acreage: APPROXIMATELY 39 ACRES
Wetlands: NO

Zoning Classification: F1 - FORESTRY
Floodplain: NO

Access: OFF OF ROCKY LAKE RD or SUTFIN RD

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

MUNICIPALITY: TOWN OF HIGHLAND
Contact Douglas County Zoning for Zone District Requirements 715-395-1380

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.
TIMBER APPRAISAL

PARCEL NUMBER: HI-016-00526-00 & HI-016-00526-01
LEGAL DESCRIPTION: PT NE SE 28-45-10; DESC 417 RP 79 EX 1A IN SE COR, EX 507 RP 568-9
ACRES: Approx. 39

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<tr>
<th>SPECIES</th>
<th>CORDS</th>
<th>PRICE PER CORD</th>
<th>MBF</th>
<th>PRICE PER MBF</th>
<th>TIMBER VALUE</th>
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<td>$0.00</td>
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<tr>
<td>Total Volume</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>TOTAL TIMBER VALUE $0.00</td>
</tr>
</tbody>
</table>

KJG

***THE VOLUMES LISTED ARE ONLY AN ESTIMATE AND ACTUAL VOLUMES MAY DEVIATE.

ADDITIONAL INFORMATION:

No known wildlife or Rec issues. -CM
No Merchantable Volume. - KJG
Entire Parcel(s) burned by Germann Road Fire. -KJG

01/20/2020 Forestry Approved
Parcel No.: 3-20
Zoning Classification: R2 - Residential

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

Tax ID Number(s): BE-004-00425-00

Intended Use: To get property back on tax roll
Lot Size/Acreage: Approximately 10 acres

Adjacent Owner(s): Colin Peterson, 2906 Ogden Avenue, Superior, WI 54880;
Dennis Grubba, 9658 E Fire Tower Road, Lake Nebagamon, WI 54849

Year Taken/Acquired: 2019
Taxes: $800.11
Special Assessments: $0.00
Total: + $800.11
Stormwater Fees: $0.00
Comparative Value: $11,000
Formula Value: $1,000+Timber Value
Timber Value: $7,274.17
Minimum Bid Amount:

Legal Description: The NE1/4 of the NE1/4 of the NE1/4 Section 30-46-11, Town of Bennett.

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<td>CB Supervisor Steven Long</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Municipal Chair/City Planner</td>
<td>YES</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Zoning</td>
<td>ZD</td>
<td>☒</td>
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<tr>
<td>Highway</td>
<td>JJ</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Forestry</td>
<td>JH</td>
<td>☒</td>
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<td>AV</td>
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<td>The Development Association/Admin.</td>
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RETURN TO COUNTY CLERK'S OFFICE BY: 2/17/2020
DATE OF NEXT LAND MEETING: 2/25/2020
MAP PAGE: 23

Miscellaneous Comments:
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.
DOUGLAS COUNTY TAX-FORFEITED LAND
Information by Parcel

Parcel ID: BE-004-00425-00
Abbreviated Legal Description: NE NE NE 30-46-11

Property Address: NONE

Acreage: APPROXIMATELY 10 ACRES
Wetlands: NO

Zoning Classification: R2-RESIDENTIAL
Floodplain: NO

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.
1/20/2020

TIMBER APPRAISAL

PARCEL NUMBER: BE-004-00425-00
LEGAL DESCRIPTION: NE NE NE 30-46-11
ACRES: Approx. 10

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<th>MBF</th>
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<th>TIMBER VALUE</th>
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<td>TOTAL TIMBER VALUE</td>
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</table>

KJG

***THE VOLUMES LISTED ARE ONLY AN ESTIMATE AND ACTUAL VOLUMES MAY DEVIATE.

ADDITIONAL INFORMATION:

No known wildlife or Rec issues. -CM

라도 01/20/2020 Forestry Approved

n:\referrals.xls
Parcel No.: 4-20  
Zoning Classification: R2 - Residential

Requestor(s) Name: Land & Development Committee
Date: 1/9/2020

Address: 1313 Belknap Street, Room 101, Superior, WI  54880
Phone: 715-395-1397

Tax ID Number(s): PA-024-01424-00

Intended Use: To get property back on tax roll
Lot Size/Acreage: Approximately .08 acres

Adjacent Owner(s): Carlton Mullen, 102 N 66th Ave West, Duluth, MN 55807;  
Thomas Sanderson, 404 Lorraine Drive, Fort Myers, FL 33905

Year Taken/Acquired: 2019
Taxes: $26.04
Special Assessments: $0.00
Total: + $26.04
Stormwater Fees: $0.00

Comparative Value: $100
Formula Value: $8

Timber Value: N/A
Minimum Bid Amount: $0.00

Legal Description: Lot 14, Block 4, South Range First Division, Section 27-48-13, Booth Avenue vacated, Town of Parkland.

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<td>CB Supervisor Sue Hendrickson</td>
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<tr>
<td>Municipal Chair/City Planner</td>
<td></td>
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<td>Zoning</td>
<td>*ZD</td>
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RETURN TO COUNTY CLERK’S OFFICE BY: 2/17/2020  
DATE OF NEXT LAND MEETING: 2/25/2020  
MAP PAGE: 33

Miscellaneous Comments:
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.

*No physical developed access - 100% wetlands.
DOUGLAS COUNTY TAX-FORFEITED LAND
Information by Parcel

Parcel ID: PA-016-01424-00
Abbreviated Legal Description: LOT 14 INCL, BLK 4, SOUTH RANGE FIRST DIV 27-48-13 (BOOTH AVE VAC)
Acreage: APPROXIMATELY .08 ACRES
Wetlands: YES COMPLETELY WITHIN WETLANDS

Access: OFF OF PLATTED BUT UNIMPROVED PHILBROOK ST. BOOTH AVE VACATED. LAND LOCKED!

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.

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

MUNICIPALITY: TOWN OF PARKLAND
Contact Douglas County Zoning for Zone District Requirements 715-395-1380

Contact Douglas County Zoning for Zone District Requirements 715-395-1380
Douglas County Parcel Sale

Douglas County Clerks Office

Parcel 4-20
Requestor(s) Name: Land & Development Committee
Date: 1/9/2020
Address: 1313 Belknap Street, Room 101, Superior, WI 54880
Phone: 715-395-1397
Tax ID Number(s): SS-181-00637-06

Parcel No.: 5-20
Zoning Classification: Residential

Intended Use: To get property back on tax roll
Lot Size/Acreage: Approximately .4 acres

Adjacent Owner(s): James & Barbara Pettit, PO Box 305, Solon Springs, WI 54873; Solon Springs Secure Storage, LLC, 11230 S Sunrise Bay Drive, Solon Springs, WI 54873; Town of Solon Springs, PO Box 275, Solon Springs, WI 54873; Tim & Barbara Sperling, 9085 E Lake Avenue, Solon Springs, WI 54873

Year Taken/Acquired: 2019
Taxes: $647.36
Special Assessments: $2,049.40
Total: + $2,696.70
Stormwater Fees: $0.00

Comparative Value: $5,000
Formula Value: $40
Timber Value: N/A
Minimum Bid Amount:

Legal Description: See attached "Exhibit A" for complete legal description of parcel located in the Village of Solon Springs.

Miscellaneous Comments:
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.
EXHIBIT "A"

PARCEL: SS-181-0063706

That part of the SW ¼ of SE ¼, Section 26, Township 45 N, Range 12 West, Village of Solon Springs, Douglas County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter corner of said Section 26, Thence North 90° 00' East along the South line of said Section 26, a distance of 1132.15 feet; Thence North 3° 20' West a distance of 33.05 feet to the intersection of the North right of way of the East-West Town Road and the Easterly line of an existing 50 feet wide road easement; thence continuing North 3° 20' West along the Easterly line of said easement, 116 feet to the point of beginning; then continuing North 3° 20' West a distance of 96 feet Thence North 90° East 180.0 feet to the East line of said SW ¼ of SE ¼ Thence South 3°20' East along said East line 96 feet; Thence South 90°00' West to the point of beginning. For description purposes the South line of Section 26 is assumed to Bear North 90°00' East.
DOUGLAS COUNTY TAX-FORFEITED LAND
Information by Parcel

Parcels ID: SS-181-00637-06
Property Address: NONE

Abbreviated Legal Description: PT SW SE (96'X 180') 26-45-12
As Desc'd #858610.

Acreage: APPROXIMATELY .4 ACRES
Zoning Classification: CONTACT THE VILLAGE OF SOLON SPRINGS

Wetlands: NO
Floodplain: NO

ZONE DISTRICTS

PARCEL MAP WITH 2019 AERIAL PHOTO & WETLANDS

PARCEL MAP WITH LOT LINES

OBLIQUE AERIAL PHOTO VIEW FROM THE SOUTH

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

MUNICIPALITY: VILLAGE OF SOLON SPRINGS

Contact the Village of Solon Springs
for Zone District Requirements 715-378-2235

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

Parcel 5-20

Feet
Parcel No.: 6-20
Zoning Classification: R3 Apt Residential

Requestor(s) Name: Land & Development Committee
Address: 1313 Belknap Street, Room 101, Superior, WI 54880
Tax ID Number(s): 03-803-00154-00

Date: 1/9/2020
Phone: 715-395-1397

Intended Use: To get property back on tax roll
Lot Size/Acreage: Approximately 25’ x 140’ Lot

Adjacent Owner(s): Judith Severin 514 Hammond Avenue, Superior, WI 54880; Berthine Dembroski, 518 Hammond Avenue, Superior, WI 54880

Year Taken/Acquired: 2019
Taxes: $599.37
Special Assessments: $11,013.72
Total: + $11,613.09
Stormwater Fees: $134.88 (thru Dec)

Comparative Value: $3,300
Formula Value: $300

Timber Value: N/A
Minimum Bid Amount:

Legal Description: Lot 21, Block 29, West Superior Second Division, City of Superior.

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<tr>
<th>CB Supervisor</th>
<th>APPROVAL</th>
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Miscellaneous Comments:
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.

Check with City Finance for any additional delinquent fees new owner may be responsible for paying.

FYI - Structure was razed.
**DOUGLAS COUNTY TAX-FORFEITED LAND**

*Information by Parcel*

**Parcel ID:** 03-803-00154-00

**Abbreviated Legal Description:** WEST SUPERIOR, 2ND DIV LOT 21, BL 29 #903841

**Property Address:** 516 HAMMOND AVE

**Acreage:** ONE LOT 25’ x 140’

**Wetlands:** NO

**Zoning Classification:** R3 APARTMENT RESIDENTIAL

**Floodplain:** NO

**Access:** OFF OF HAMMOND AVE OR ALLEY

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**Contact**

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

- **City of Superior Planning Office** for Zone District Requirements 715-395-7335

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Douglas County Parcel Sale

Douglas County Clerks Office

Parcel 6-20
Requestor(s) Name: Land & Development Committee  
Address: 1313 Belknap Street, Room 101, Superior, WI 54880  
Tax ID Number(s): 07-807-00914-00 (2009 Butler Avenue)  

DOUGLAS COUNTY  
LAND BID APPLICATION  
 Parcel No.: 7-20  
Zoning Classification: R3 Apt Residential  
Date: 1/9/2020  
Phone: 715-395-1397  

Intended Use: To get property back on tax roll  
Lot Size/Acreage: Part of One Lot 25’ x 90”  

Adjacent Owner(s): City of Superior, 1316 N 14th Street, Superior, WI 54880;  
Cheryllinn Richards, 702 Cherie Lane, Duluth, MN 55803

Year Taken/Acquired: 2019  
Taxes: $2,051.36  
Special Assessments: $18,199.51  
Total: + $20,250.87  
Stormwater Fees: $389.88 (thru Dec)  

Comparative Value: $3,000  
Formula Value: $200  
Timber Value: N/A  
Minimum Bid Amount:  

Legal Description: The East 90’ of Lot 5, Block 208, West Superior Seventh Division, City of Superior.  

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RETURN TO COUNTY CLERK’S OFFICE BY: 2/17/2020  
DATE OF NEXT LAND MEETING: 2/25/2020  
MAP PAGE: 18

**Miscellaneous Comments:**  
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.  

Check with City Finance for any additional delinquent fees new owner may be responsible for paying.  

FYI – Structure was razed.
**DOUGLAS COUNTY TAX-FORFEITED LAND**

**Information by Parcel**

**Parcel ID:** 07-807-00914-00

**Property Address:** 2009 BUTLER AVE

**Abbreviated Legal Description:** WEST SUPERIOR 7TH DIV E 90' OF LOT 5 BL 208 #903844

**Acreage:** PART OF ONE LOT 25' x 90'

**Zoning Classification:** R3 APARTMENT RESIDENTIAL

**Wetlands:** NO

**Floodplain:** NO

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**PARCEL MAP WITH 2019 AERIAL PHOTO & WETLANDS**

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**ZONE DISTRICTS**

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**PARCEL MAP WITH LOT LINES**

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**OBLIQUE AERIAL PHOTO**

**VIEW FROM THE EAST**

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**Access:** OFF OF BUTLER AVE OR ALLEY

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

Parcel 7-20
DOUGLAS COUNTY  
LAND BID APPLICATION  
Parcel No.: 8-20  
Zoning Classification: R-1 Residential  

Requestor(s) Name: Land & Development Committee  
Address: 1313 Belknap Street, Room 101, Superior, WI 54880  
Date: 1/9/2020  
Phone: 715-395-1397  

Tax ID Number(s): OL-165-01409-00  

Intended Use: To get property back on tax roll  
Lot Size/Acreage: Approximately .09 acres  

Adjacent Owner(s): James & Jacquelyn Runions, 2978 S Kingston Avenue, Superior, WI 54880; Kathleen Behlke, 2130 E State Street, Superior, WI 54880  

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Comparative Value: $500  
Formula Value: $500  
Timber Value: N/A  
Minimum Bid Amount:  

Legal Description: Lot 22, Block 18, Oliver Bridge Division, 12-48-15, Village of Oliver.  

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RETURN TO COUNTY CLERK'S OFFICE BY: 2/17/2020  
DATE OF NEXT LAND MEETING: 2/25/2020  
MAP PAGE: 31  

Miscellaneous Comments:  
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.
DOUGLAS COUNTY TAX-FORFEITED LAND
Information by Parcel

Parcel ID: OL-165-01409-00
Abbreviated Legal Description: LOT 22, BLK 18 OLIVER BRIDGE DIVISION 12-48-15

Acreage: APPROXIMATELY .09 ACRES
Wetlands: NO

Property Address: NONE
Zoning Classification: CONTACT THE VILLAGE OF OLIVER
Floodplain: NO

Contact the Douglas County Clerks office for more information. 715-395-1341
Contact the Village of Oliver for Zone District Requirements 715-394-3171

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Douglas CountyParcel Sale

Douglas County Clerks Office

Parcel 8-20
## Parcel No.: 9-20
### Zoning Classification: R-2 Residential

| Requestor(s) Name: Land & Development Committee | Date: 1/9/2020 |
| Address: 1313 Belknap Street, Room 101, Superior, WI 54880 | Phone: 715-395-1397 |

| Tax ID Number(s): OL-165-02388-00 |

### Intended Use: To get property back on tax roll
### Lot Size/Acreage: Approx. One Lot 25’ x 125’

**Adjacent Owner(s):**
- James Warn, 3085 Milwaukee Avenue, Superior, WI 54880;
- Wayne & Deborah Anderson, 2165 E Detroit Street, Superior, WI 54880

### Year Taken/Acquired:
- 2019

| Taxes: $31.60 | Special Assessments: $0.00 | Total: $31.60 | Stormwater Fees: $0.00 |

| Comparative Value: $500 | Formula Value: $500 |

| Timber Value: N/A | Minimum Bid Amount: |

### Legal Description:
Lot 10, Block 4, Townsite of Oliver, 12-48-15, Village of Oliver.

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**Miscellaneous Comments:**
+Previous year (2019) taxes and specials to be included with figures shown after 03/01/2020.
DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: OL-165-02388-00

Abbreviated Legal Description: LOT 10, BLK 4, TOWNSITE OF OLIVER 12-48-15

Property Address: NONE

Acreage: ONE LOT 25’ x 125’

Zoning Classification: CONTACT THE VILLAGE OF OLIVER

Wetlands: NO

Floodplain: NO

PARCEL MAP WITH 2019 AERIAL PHOTO & WETLANDS

ZONE DISTRICTS

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

MUNICIPALITY: VILLAGE OF OLIVER

Contact the Village of Oliver for Zone District Requirements 715-394-3171

Access: LIMITED OFF OF DETROIT ST

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