

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, March 27, 2018, 3:00 p.m., Room 207C, Courthouse,
1313 Belknap Street, Superior, Wisconsin

Meeting called to order by Chair Allen.

ROLL CALL: Present – Keith Allen, Alan Jaques, Terry White, Scott Luostari. Absent – David Conley. Others present – Brad Theien, Bill Anderson, Scott Laven, Carolyn Pierce, Sharon Krause, Jane Anklam, Pat Ryan, Marvin Finendale, Susan Sandvick, Cheryl Westman, Committee Clerk.

APPROVAL OF MINUTES: Motion by Jaques, second White, to approve the minutes from the February 27, 2018 meeting. Motion carried.

ACTION ITEMS/REFERRALS:

LAND SALES:

PARCEL 1-18: Lots 13 and 14, Block 13, South Superior 1st Division, City of Superior. Zoned: C-2 Highway – Commercial District. No bids received.

PARCEL 2-18: Lot 22, Block 2, Stinson Subdivision of Diagram Lot 159, City of Superior (1119 N 19th Street). No bids received.

PARCEL 3-18: East 75' of Lot 7, Block 194, West Superior 7th Division, City of Superior (1913 Oakes Avenue). \$1,600.00 from Dwight Deeth; \$600.00 from Ryan Nelson; \$575.00 from Kenneth Reed.

PARCEL 4-18: Lot 557, Block 65, Lot on E 4th Street, Townsite of Superior East 4th Street, City of Superior. No bids received.

PARCEL 15-18: Blocks 23, 25 and 27, r/w abandoned, Townsite of Superior E 9th Street, City of Superior. No bids received.

PARCEL 5-18: SW1/4 OF NE1/4 OF NE1/4, Section 26-48-10, Town of Brule. No bids received.

PARCEL 6-18: Outlot 1, CSM #868 (Vol 6 pgs 162-163), Part of the SE1/4 of SW1/4, Section 35-48-11, Town of Maple. \$545.00 from Brandon Fegraeus.

PARCEL 7-18: That part of Lots 20 and 21, Sunnyside Addition to Dowling Lake, according to the Plat of said Addition of record in the Office of the Register of Deeds of said Douglas County, Town of Oakland. No bids received.

PARCEL 9-18: Lots 3 and 4, Block 18, East Superior 1st Division, Section 16-48-13, Town of Parkland. No bids received.

PARCEL 10-18: Lot 2, Block 5, South Range First Division, Section 27-48-13, Booth Avenue vacated, Town of Parkland. No bids received.

PARCEL 11-18: Lots 12 and 13, Block 39, Ironton Division, Section 8-48-13, Town of Parkland. No bids received.

PARCEL 12-18: E-1/2 of W-1/2 of NE1/2 of SE1/2, Section 29-45-12, subject to access easement off of Highway A, Town of Solon Springs. No bids received.

PARCEL 13-18: Lot 9, Block 2, Oliver Industrial Center, Section 7-48-14, Village of Oliver. No bids received.

PARCEL 14-18: Lots 1-4 Inclusive, Block 3, Highview Addition, Section 25-45-12, Village of Solon Springs. No bids received.

PARCEL 16-18: Lots 1 & 2 Inclusive, and Lots 19-24, Block 112, East Superior 3rd Division, Section 15-48-13, Town of Parkland. No bids received.

PREVIOUSLY ADVERTISED PROPERTY:

PARCEL 21-17: Fractional Lots 1-12 Inclusive, Block 3, Lots 1-6, 21-28 Inclusive, Block 5, Lots 4-28 Inclusive, Block 12, except r/w, Lots 9-26 Inclusive, Block 13, except r/w, Riverside Addition to South Superior; Fractional Lots 1-8, Block 7, Syndicate Addition to South Superior, Lots 21-23, Block 12, Lots 6-8, Block 23, Lots 9 and 10, Block 24, Fractional Lots 17-28, Block 24, Syndicate Addition #2 to South Superior, City of Superior. No bids received.

Bid received from Brett Etter for previously advertised Parcel #19-13, in Village of Superior. Procedure for previously advertised parcel is for bidder to advise which parcel a bid will be submitted for, so parcel details can be provided to committee. Bidder did not do so.

ACTION: Motion by White, second Luostari, to reject bid from Brett Etter at this time to allow for verification of status of parcel for which bid was made. Motion carried.

ACTION (RESOLUTION): Motion by Jaques, second Luostari, to approve high bids and forward to County Board. Motion carried unanimously.

Town of Cloverland Parcel #CL-008-00583-00 (Mouth of Pearson Creek; Brule River State Forest) Potential Acquisition by West Wisconsin Land Trust: Jane Anklam, West Wisconsin Land Trust, to notify Clerk's Office when prepared for parcel to be set up for sale.

Amend HOLF Management Agreement – Collect Surcharge for All Events: “Event” definition is key factor if idea is pursued; impact on user groups discussed and may have to meet with them to determine applicability.

Request to Transfer Tax Deed Ownership to Reflect Actual Highway Road: Bill Anderson, land surveyor, present on behalf of land owner Jason Springer, Village of Lake Nebagamon. Through deed research, it was found that the alignment of Highway F today is different than what was originally designed, and request is to do a land exchange with the county, to align ownership with road construction.

ACTION (RESOLUTION): Motion by Luostari, second Jaques, to approve deed exchange between Springer and Douglas County, and forward to County Board. Motion carried unanimously. (Anderson to work with County Clerk's Office on deed exchange paperwork.)

Village of Solon Springs Request to Acquire Ownership of Parcel #SS-181-00354-00: Brad Theien, Village of Solon Springs Assessor, advised property is located near the Village of Solon Springs Post Office and is utilized as an access roadway/parking behind several businesses. The village would like to maintain and acquire ownership of the parcel.

ACTION (RESOLUTION): Motion by White, second Luostari, to transfer ownership of parcel to Village of Solon Springs, and forward to County Board. Motion carried unanimously.

INFORMATIONAL:

Reports:

Economic Development: No report.

Land Improvement Account Fund Balance: Reviewed.

Appraisals:

Parcel 8-18: Requested by Land and Development. Hold parcel for potential future trail development.

Parcel 17-18: Requested by Robert Kazmarek. \$9,000.00.

Parcel 18-18: Requested by Robert Kazmarek. \$4,000.00.

Parcel 19-18: Requested by Robert Kazmarek. \$1,800.00.

Parcel 20-18: Requested by Robert Kazmarek. Hold for possible wetland preservation credits in the in-lieu fee mitigation reserve program.

Parcel 21-18: Requested by Robert Kazmarek. Hold for two years for possible Highway C reconstruction.

Parcel 23-18: Requested by Robert Kazmarek. Hold for possible wetland preservation credits in the in-lieu fee mitigation reserve program.

Parcel 24-18: Requested by Duane Peterson. \$2,000.00.

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

Future Agenda Items: Financials from HOLF Management Group.

ADJOURNMENT: Motion by White, second Luostari, to adjourn. Motion carried. Meeting adjourned at 4:00 p.m.

Submitted by,

Cheryl Westman, Committee Clerk

PROPERTY ADVERTISED FOR SALE BY THE COUNTY

The Douglas County Land Committee will open bids on the property described below on: 04-24-18, at 3:00 P.M. at the Courthouse, Room 207C, 1313 Belknap Street. Property to be advertised: 3-30, 4-6,13.

PARCEL 22-17: Lot 29, Subdivision of the NW1/4 of the SE1/4, Section 22-46-12, Town of Bennett. Zoned: R-1 Residential District. (BE-004-00662-00) **NOTE: It is the intent of the Land Committee to consider adjacent ownership in awarding bid.**

Minimum Bid Amount: \$500.00 Bid:

Requested By: Bryan Castle
Bennett, WI

Adjacent Owners: Bryan Castle

Intended Use: Existing house on property.

PARCEL 17-18: NW1/4 of NW1/4 of SW1/4, Section 10-48-13, Town of Parkland. Zoned: Forestry District. (PA-024-00190-00)

Minimum Bid Amount: \$9,000.00 Bid:

Requested By: Robert Kazmarek
West Allis, WI

Adjacent Owners: John Aird
Douglas County
Town of Parkland
Frederick & Nancy Paine

Intended Use: Tree planting.

PARCEL 18-18: Pt SW1/4 of SE1/4, East of Railroad, Section 10-48-13. Town of Parkland. Zoned: R-2 Residential District. (PA-024-00196-00)

Minimum Bid Amount: \$4,000.00 Bid:

Requested By: Robert Kazmarek
West Allis, WI

Adjacent Owners: State of Wisconsin
Cindy Mataczynski

Intended Use: Tree planting.

PARCEL 19-18: Pt of NW1/4 of NE1/4, parcel in SW corner, Section 22-46-12, desc 359 RP 867, Town of Bennett. Zoned: A-1 Agricultural District. (BE-004-00625-00)

Minimum Bid Amount: \$1,800.00 **Bid:**

Requested By: Robert Kazmarek
West Allis, WI

Adjacent Owners: Joshua & Stephanie Lintula
Scott & Peggy Jensen

Intended Use: Tree planting.

PARCEL 24-18: Parcel 20, Itasca Garden Tracts, City of Superior. Zoned: R-2 Two-Family District. (11-811-04140-00)

Minimum Bid Amount: \$2,000.00 **Bid:**

Requested By: Duane Peterson
South Range, WI

Adjacent Owners: Duane Peterson
Karen Kendrick
Douglas County

Intended Use: Adjacent property owner.

ACTION (RESOLUTION): Motion by Jaques, second White, to approve bid and forward to County Board. Motion carried unanimously.

Land Conservation Committee Recommendation to Deny Development and Increased Use of Hog Island: Refer to future meeting after Land Conservation Committee receives information from the State Department of Health and WDNR.

Tax Deed Process Resolution: Treasurer requested revision to previous resolution removing specific dates and utilizing a broader timeframe for processes to occur, complying with state statute language.

ACTION (REFERRAL/RESOLUTION): Motion by Glazman, second Conley, to approve revised tax deed process resolution and refer to Administration Committee and County Board. Motion carried unanimously.

Change Meeting Time to 3:00 p.m.

ACTION: Motion by Jaques, second Glazman, to approve time change of 3:00 p.m., beginning with next committee meeting. Motion carried.

INFORMATIONAL:

Reports:

Improved Properties Taken by Tax Deed: 1708 Iowa Avenue still available for sale and requires no additional advertising.

Economic Development – County Administrator: Lisak provided Parkland Industrial Park update; Fairgrounds parking lot (about 30 acres) wetlands delineation completed at cost just over \$3,000.00; Housing report identified 1,950 units both rental and home ownership by year 2025 - holding forum in early December. Better City Center and local option tax to be Superior Days issues.

Land Improvement Account Fund balance: Reviewed. Fairgrounds surcharge balance appears to be incorrect; Clerk will check with Finance Department and advise committee.

Appraisals: Previously advertised parcel requested - refer to next advertisement.

Future Agenda Items: Enbridge Energy update (easement and temporary access routes).

ADJOURNMENT: Motion by White, second Glazman, to adjourn. Motion carried. Meeting adjourned at 4:48 p.m.

Submitted by,

Cheryl Westman, Committee Clerk

Memorandum

To: Land and Development Committee
From: Susan T. Sandvick, County Clerk
Carolyn S. Pierce, Corporation Counsel
Date: April 17, 2018
Re: Tax Deeded Property Issue

Our offices have been contacted recently in regards to Wisconsin Statute Section 75.27, which provides that a former owner has the right to file a lawsuit to recover the possession of property that was taken by tax deed within three years after the recording of said deed. It is our understanding that questions regarding the rights of former owners of tax deeded parcels have arisen due to the reluctance of some title companies to provide clear title on parcels that have been sold after a tax deed has been issued. In particular, the situation seems to have to do with property that was purchased from the County after being taken by tax deed, by purchasers who bought the parcel to make renovations so that it could be sold for a profit.

To our knowledge, no former owner has filed an action under Wisconsin Statute Section 75.27 in Douglas County. That being said, the County does need to consider the possibility that prospective buyers may have concerns regarding the potential of a “clouded title” particularly in regard to improved properties. Without a clear title, the concern is that a purchaser of such a property may have difficulty financing or later selling the property. In considering this issue, however, it is important to remember that the purpose of Wisconsin Statute Section 75.27 is NOT to create a further redemption period but rather is to limit the time in which an individual can dispute the validity of a tax deed. In Wisconsin, a real estate contract is subject to a six year statute of limitation which means that is the period in which a grantor or a grantee can file a claim based upon the transaction. The intent of the legislature in enacting Wisconsin Statute Section 75.27 was to further reduce the length of time that a former owner may make a claim against a county based upon a defective tax certificate or tax deed.¹

The three year limitation of Wisconsin Statute Section 75.27 may also be extended to a purchaser of a tax deed property through Wisconsin Statute Section 75.28(2). Under that provision, a notice must be served upon the former owner by the purchaser informing the former owner of the tax deed. Under

¹ Such action is limited solely to the question of whether the tax certificate or deed was defective. Further, at the time of filing the aggrieved former owner must deposit with the court all the outstanding delinquent taxes, interest and penalties associated with the property or if the property has been sold by the County, the amount in which the property was sold. *See Wis. Stat. 75.285.* Such an action would only be successful if the former owner were able to prove that the tax certificate or tax deed is invalid.

Wisconsin Statute Section 75.39, there is a means by which a county can “quiet” the title of a property taken by tax deed. Some counties have utilized this provision to address this issue by including in a resolution regarding the sale of the property that the county is assigning all rights under Wisconsin Statute Section 75.39 to the purchaser of the property. This may be something the County may want to consider doing in regards to improved properties if the request to do so is made by the proposed purchaser of the property. Actions under this provision are limited in scope as to the integrity of the tax certificate or deed.²

Our recommendation would be that said assignment only be included if requested by the proposed purchaser as even though the County would be assigning its rights, the County would inevitably be brought into the action which could prove costly in terms of staff time.

² Any answer filed by a former owner in response to the action must include a deposit with the court all the outstanding delinquent taxes, interest and penalties associated with the property or if the property has been sold by the County, the amount in which the property was sold.

Head of the Lakes Management Group, LLC

Income Statement

January - December 2017

	<u>Speedway</u>	<u>Fair</u>	<u>Consolidated</u>
Sales:			
General Admission	\$ 171,514.00		\$ 171,514.00
Pit Admissions	\$ 116,254.74		\$ 116,254.74
Sponsorship	\$ 74,050.00		\$ 74,050.00
Concessions	\$ 33,657.00		\$ 33,657.00
Reserved Parking/Seating	\$ 15,595.00		\$ 15,595.00
Other Income	\$ 5,965.00		\$ 5,965.00
Multi-Purpose Building/Other Building Rentals		\$ 70,443.35	\$ 70,443.35
Fair Week		\$ 75,343.00	\$ 75,343.00
Total Sales	\$ 417,035.74	\$ 145,786.35	\$ 562,822.09
Cost of Goods Sold			
Driver Purses	\$ 226,885.00	\$ 11,380.00	\$ 238,265.00
Food & Beverage	\$ 10,625.35	\$ 8,672.36	\$ 19,297.71
Total Cost of Goods Sold	\$ 237,510.35	\$ 20,052.36	\$ 257,562.71
Gross Profit	\$ 179,525.39	\$ 125,733.99	\$ 305,259.38
Expenses:			
Advertising	\$ 3,564.00	\$ 4,841.05	\$ 8,405.05
Accounting & Legal	\$ -		\$ -
Ambulance, Police & Fire Dept	\$ 1,386.00		\$ 1,386.00
Bad Debt			\$ -
Bank Service Charges	\$ 1,152.00	\$ 150.70	\$ 1,302.70
Computer	\$ 1,169.00		\$ 1,169.00
Contract Labor	\$ 3,720.00		\$ 3,720.00
Fireworks	\$ -		\$ -
Education	\$ -	\$ 13,871.98	\$ 13,871.98
Entertainment	\$ 73.00	\$ 11,722.10	\$ 11,795.10
Equipment	\$ 95.00	\$ 429.51	\$ 524.51
Dues & Subscriptions	\$ -	\$ 806.80	\$ 806.80
Garbage	\$ 1,869.00	\$ 3,229.60	\$ 5,098.60
Insurance	\$ 13,835.00		\$ 13,835.00
License & Permits	\$ 430.00	\$ 711.00	\$ 1,141.00
Office	\$ 836.00	\$ 575.10	\$ 1,411.10
Payroll	\$ 72,443.00	\$ 38,337.14	\$ 110,780.14
Portable Restrooms	\$ 1,563.00	\$ 550.00	\$ 2,113.00
Postage	\$ 1,229.00	\$ 28.07	\$ 1,257.07
Printing & Reproduction	\$ 81.00	\$ -	\$ 81.00
Repairs & Maintenance	\$ 7,516.00	\$ 12,619.00	\$ 20,135.00
Rent Expense		\$ 1,630.94	\$ 1,630.94
Sales Tax	\$ 10,059.00	\$ 2,705.00	\$ 12,764.00
County Surcharge	\$ 8,017.00	\$ 3,370.82	\$ 11,387.82
Telephone		\$ 2,898.64	\$ 2,898.64
Training & Development	\$ 569.00	\$ 435.77	\$ 1,004.77
Fuel for Equipment	\$ 6,575.00	\$ 1,000.00	\$ 7,575.00
Utilities	\$ 1,800.00	\$ 22,456.00	\$ 24,256.00
Sanctioning Fees	\$ 11,064.00	\$ -	\$ 11,064.00
Wrecker Services	\$ 2,925.00	\$ -	\$ 2,925.00
Supplies	\$ 14,960.00	\$ 1,164.54	\$ 16,124.54
Total Expenses	\$ 166,930.00	\$ 123,533.76	\$ 290,463.76
Net Income	\$ 12,595.39	\$ 2,200.23	\$ 14,795.62

**Douglas County, Wisconsin
Land and Development
April 17, 2018**

Land and Development	2018 Amended Budget	2018 Actual through 4/17/2018	Courthouse Sign	2018 Actual through 4/17/2018
Beginning Balance - January 2018	\$ 550,814	\$ 550,814	Beginning Balance - January 2018	\$ 17,000
Property Management - Land(Rev)	57,600	4,470	Trail Funds	
Property Management - Land(Exp)	145,300	9,783		
Net Land Sales	(87,700)	(5,313)		
2018 ATC Allocation	77,911	-	Beginning Balance - January 2018	\$ 54,000
			15420.3443.TRAIL	
Revenues	(9,789)	(5,313)		
			Courthouse Sign	17,000
			Land & Development	550,814
Animal Shelter	40,000	-	Actual Fund Balance	567,814
Douglas County Historical Society	6,000	6,000		
Dragon Boats	1,000	-		
Lucious Woods	4,000	-		
Head of the Lakes Fair Utility	28,000	203		
4-H Fair	20,000	-		
City-County Development Association	32,000	16,000		
Better City Superior	-	-		
Economic Development-Administration	-	-		
Convention & Visitor's Bureau	20,000	-		
Special Projects	3,000	-		
Expenditures	154,000	22,203		
Net Increase (Decrease)	(163,789)	(27,516)		
Balance	\$ 387,025	\$ 523,298		
Fairgrounds surcharge balance				
Beginning Balance - January 2018		\$ 22,779	Storm Damage	\$ 66,410.54
Revenues:			Insurance Recovery	(64,410.54)
Fairs, Rodeo, and Speedway				
Repair Expenses		(2,000)		
Balance through December 31, 2018		\$ 20,779		
Cost Center 54430			Remaining Balance	\$ 2,000.00

The \$40,000 set aside for improvements was spent in 2017

PREVIOUSLY ADVERTISED PROPERTY REQUEST FORM

DATE: 4-5-18

NAME: Tom Fennessey

ADDRESS: 3804 E 10th St Superior, WI

PHONE: 218-522-0427

E-MAIL: _____

SALE PARCEL NUMBER: 15-18 TAX ID NO.: P 10-810-01236-00
T 10-810-01232-00

PREV. ADVERTISED DATES: March 2, 9, 16, 2018

INTENDED USE: Adjacent property owner

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT: YES NO



DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 15-18
Zoning Classification: SUB Apt. Residential

Requestor(s) Name: Tom Fennessey	Date: 1/31/18
Address: 3804 E 10 th Street, Superior, WI 54880	Phone: 218-522-0427

Tax ID Number(s): PT 10-810-01232-00, 10-810-01236-00

Intended Use: Adjacent property owner	Lot Size/Acreage: Approx. 1.65 acres total
---------------------------------------	--

Adjacent Owner(s):
Thomas & Cindy Fennessey, 3804 E 10th Street, Superior, WI 54880

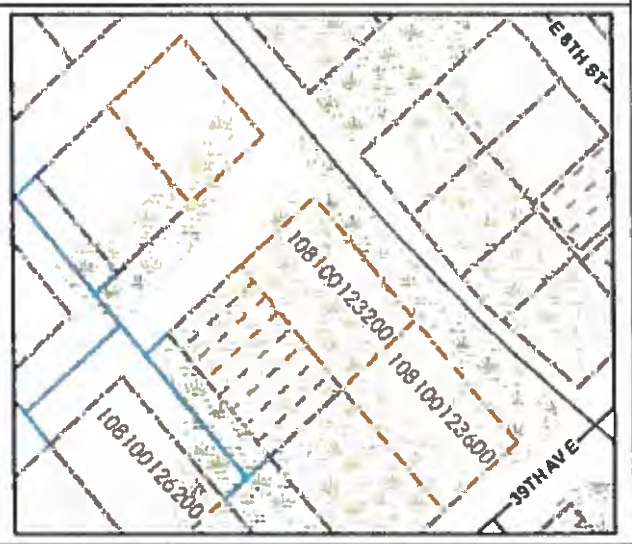
Year Taken/Acquired: 1924 & 1967	Taxes: \$0.00	Special Assessments: \$0.00	Total: \$0.00	Stormwater Fees: \$0.00
-------------------------------------	------------------	--------------------------------	------------------	----------------------------

Comparative Value: \$10,200.00	Formula Value: \$990.00 (acres – not platted for lots)
--------------------------------	--

Timber Value: N/A	Minimum Bid Amount: \$5,000.00
-------------------	--------------------------------

Legal Description: Blocks 23, 25 and 27, r/w abandoned, Townsite of Superior E 9th Street, City of Superior.

	APPROVAL	OBJECTION	SENT	N/A
CB Supervisor Keith Allen			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Chair/City Planner			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Highway			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Forestry			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Conservation			<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Development Association/Admin	Informational		<input checked="" type="checkbox"/>	<input type="checkbox"/>



RETURN TO COUNTY CLERK'S OFFICE BY: 2/20/18	DATE OF NEXT LAND MEETING: 2/27/18	MAP PAGE: 60
---	------------------------------------	--------------

Miscellaneous Comments:

DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: Part of 10-810-1232-00 & 10-810-01236-00

Property Address:

NONE

Legal Description: TOWNSITE OF SUPERIOR E 9TH ST

BLKS 23 & 25 & 27 R/W ABANDONED TT 1967

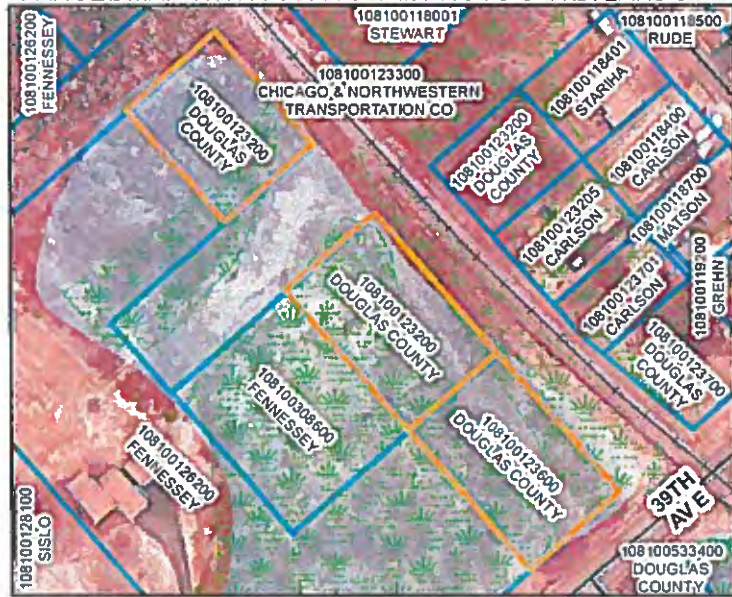
Zoning Classification: SUB APARTMENT RESIDENTIAL

Acres: APPROXIMATELY 1.65 ACRES TOTAL

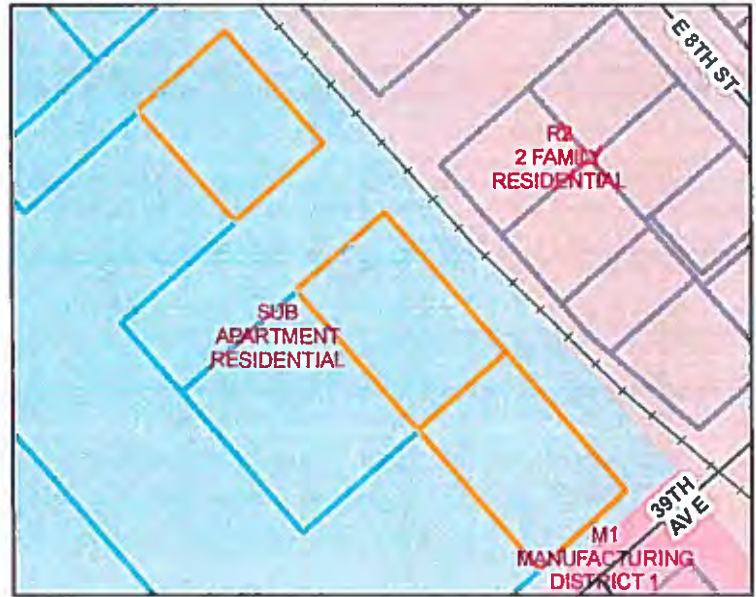
Wetlands: YES

Floodplain: NO

PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



OBLIQUE AERIAL PHOTO
VIEW FROM THE WEST



DNR WETLANDS	City of Superior SAMP ELIGIBILITY
FLOOD HAZARD ZONES	
A	UNKNOWN
AE	ELIGIBLE
	NON ELIGIBLE

Access: Off of 39th Ave East

AERIAL PHOTO TAKEN SPRING 2016
NO SCALE

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

MUNICIPALITY: CITY OF SUPERIOR

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

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.



PREVIOUSLY ADVERTISED PROPERTY REQUEST FORM

DATE: 4-3-18

NAME: Robert Kazmarek

ADDRESS: 1508 S 92nd St. Apt 18 West Allis WI 53214

PHONE: 414-400-1758

E-MAIL: _____

SALE PARCEL NUMBER: 14-18 TAX ID NO.: 55-181-00116-00

PREV. ADVERTISED DATES: March 29, 16, 2018

INTENDED USE: Recreational

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT: YES NO



DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 14-18

Zoning Classification: R1 Residential District

Requestor(s) Name: Land and Development

Date: 1/31/18

Address: 1313 Belknap Street, Room 101, Superior, WI 54880

Phone: 715-395-1397

Tax ID Number(s): SS-181-00116-00

Intended Use: To get property back on tax roll

Lot Size/Acreage: Approximately .65 acres

Adjacent Owner(s):

Aaron & Trevor Larson, 1403 W 3rd, Red Wing, MN 55066;

Jason Stegmann, 9262 E Walnut Ave, Solon Springs, WI 54873

Year Taken/Acquired:
2017Taxes:
\$888.24Special Assessments:
\$0.00Total:
\$888.24Stormwater Fees:
N/A

Comparative Value: \$9,900.00

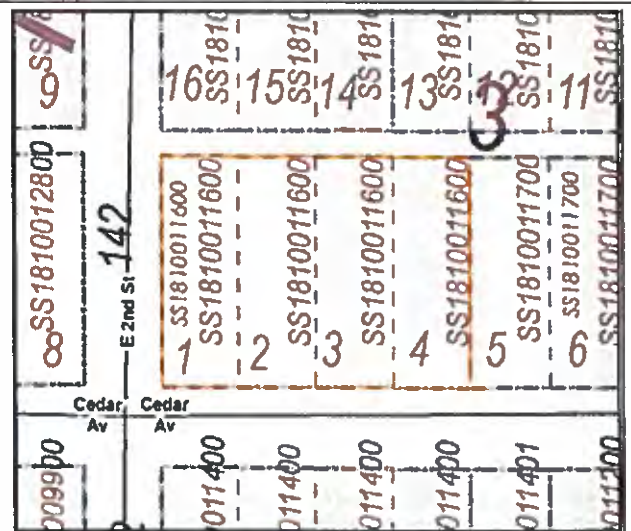
Formula Value: \$1,600.00

Timber Value: N/A

Minimum Bid Amount: \$10,000.00

Legal Description: Lot 1-4 Inclusive, Block 3, Highview Addition, Section 25-45-12, Village of Solon Springs.

	APPROVAL	OBJECTION	SENT	N/A
CB Supervisor VACANT			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Chair/City Planner			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Highway			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Forestry			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Conservation			<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Development Association/Admin	Informational		<input checked="" type="checkbox"/>	<input type="checkbox"/>



RETURN TO COUNTY CLERK'S OFFICE BY: 2/20/18

DATE OF NEXT LAND MEETING: 2/27/18

MAP PAGE: 16

Miscellaneous Comments:

Tax Roll: \$10,500.00 Land Value

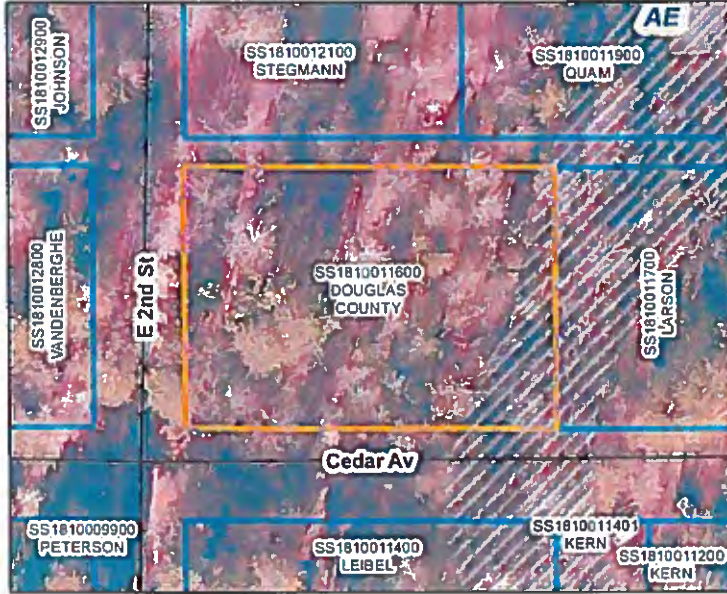
DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

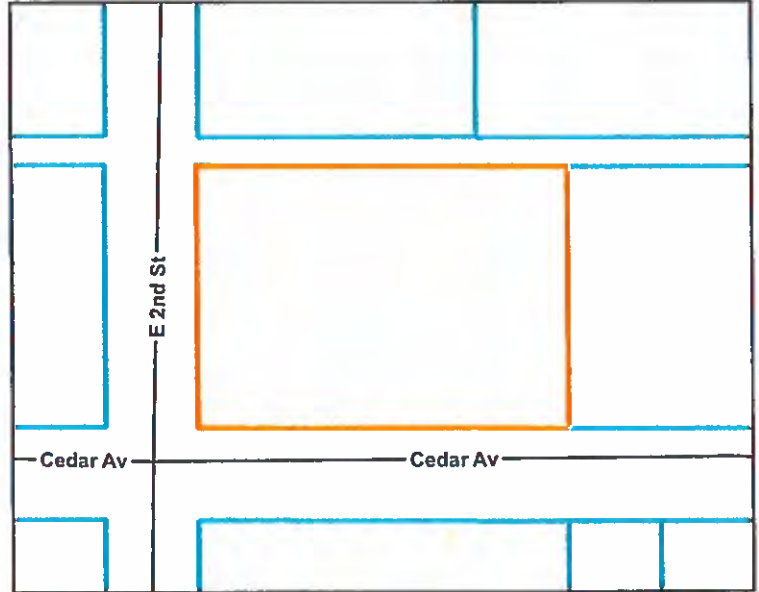
Parcel ID: SS-181-00116-00
 Legal Description: LOTS 1-4 INCL, BLK 3,
 HIGHVIEW ADD 25-45-12
 Acreage: APPROXIMATELY .65 ACRES
 Wetlands: NO

Property Address: NONE
 Zoning Classification: CHECK WITH THE
 VILLAGE OF SOLON SPRINGS
 Floodplain: YES

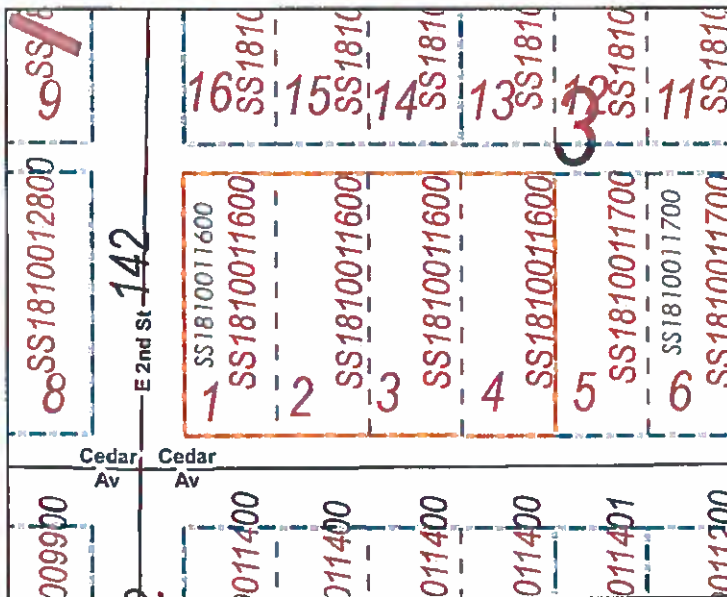
PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



OBLIQUE AERIAL PHOTO
 VIEW FROM THE SOUTH



AERIAL PHOTO TAKEN SPRING 2013
 NO SCALE

100 50 0 100 Feet



Access: OFF OF E 2ND ST OR CEDAR AVE

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.



PREVIOUSLY ADVERTISED PROPERTY REQUEST FORM

DATE: 3-29-18

NAME: Devaun Ferguson

ADDRESS: 718 Glenna Dr, Hudson, WI 54016

PHONE: 651-206-7724

E-MAIL: _____

SALE PARCEL NUMBER: 12-18 TAX ID NO.: 80-026-01110-02

PREV. ADVERTISED DATES: March 29, 16, 2018

INTENDED USE: Adjacent acre (cabin)

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT: YES NO



DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.:12-18
Zoning Classification: R2 – Residential Dist.

Requestor(s) Name: Land and Development Date: 1/31/18

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

Tax ID Number(s): SO-026-01110-02

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

Adjacent Owner(s):
Andrew Larson, 7896 E County Rd A, Solon Springs, WI 54873;
Devaun Ferguson, 718 Glenna Dr, Hudson, WI 54016;
Robert & Mary Warren, PO Box 338, Solon Springs, WI 54873

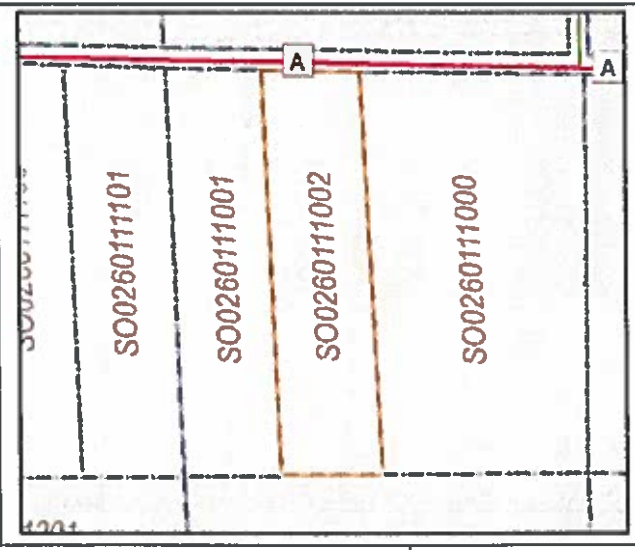
Year Taken/Acquired: 2017	Taxes: \$1,509.81	Special Assessments: \$0.00	Total: \$1,509.81	Stormwater Fees: N/A
------------------------------	----------------------	--------------------------------	----------------------	-------------------------

Comparative Value: \$19,500.00 Formula Value: \$5,000.00

Timber Value: \$5,091.22 Minimum Bid Amount: \$25,000.00

Legal Description: E-1/2 of W-1/2 of NE1/2 of SE1/2, Section 29-45-12, subject to access easement off of Highway A, Town of Solon Springs.

	APPROVAL	OBJECTION	SENT	N/A
CB Supervisor VACANT			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Chair/City Planner			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	*SR		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Highway			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Forestry	*JH		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Conservation			<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Development Association/Admin	Informational		<input checked="" type="checkbox"/>	<input type="checkbox"/>



RETURN TO COUNTY CLERK'S OFFICE BY: 2/20/18 DATE OF NEXT LAND MEETING: 2/27/18 MAP PAGE: 36

Miscellaneous Comments:

*Send bid packet to Nicole Flamang & Brandon Ergen, 11147 S Hwy 53, Solon Springs, WI 54873

Tax Roll: \$19,500.00 Land Value

*Easement serves SO-026-01110-00; wetlands present; potential building site in NE corridor; anticipate shared driveway with 0111-00.

DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: SO-026-01110-02

Property Address: NONE

Legal Description: E-1/2 W-1/2 NE SE 29-45-12
SUBJ TO ACCESS EASE OFF OF HWY A.

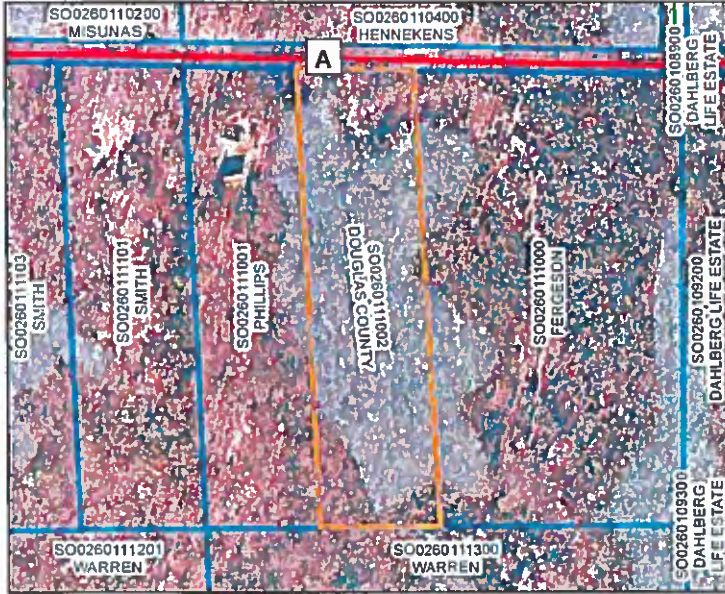
Zoning Classification: R2 - RESIDENTIAL

Acreage: APPROXIMATELY 10 ACRES

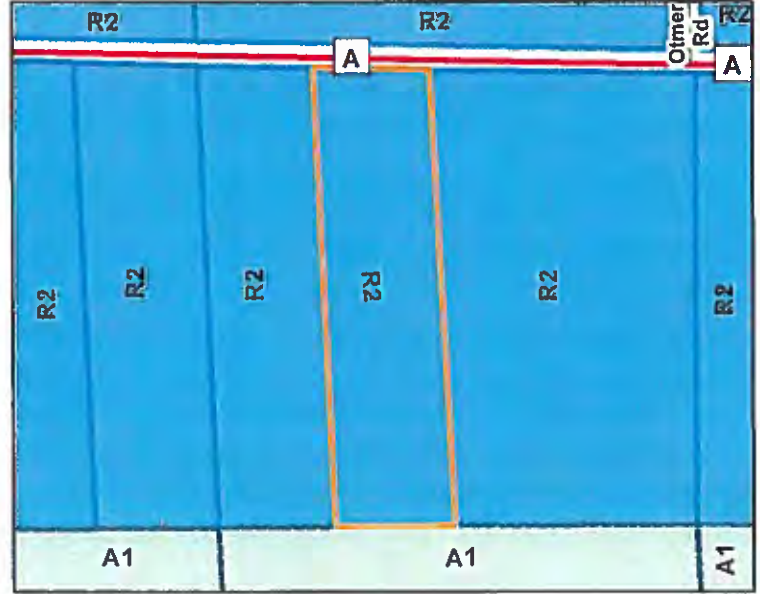
Floodplain: NO

Wetlands: YES

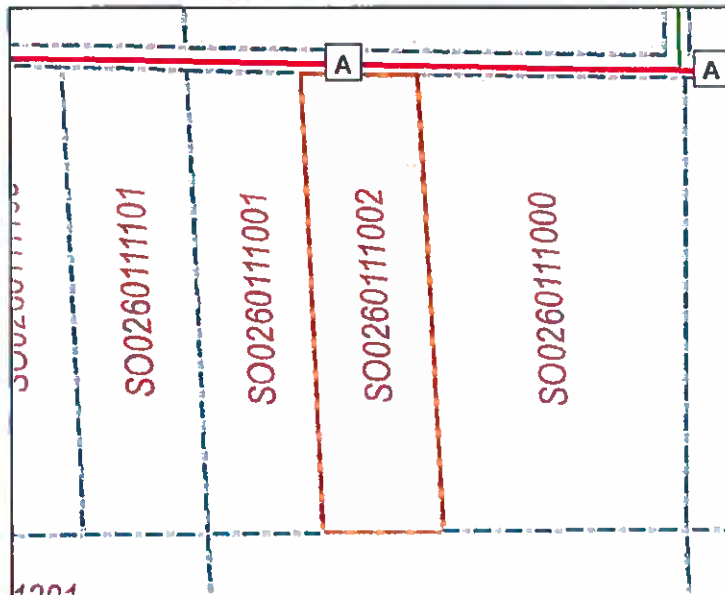
PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



OBLIQUE AERIAL PHOTO VIEW FROM THE SOUTH



AERIAL PHOTO TAKEN SPRING 2013
NO SCALE

500 250 0 500 Feet



Access: OFF OF COUNTY ROAD A

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

MUNICIPALITY: TOWN OF SOLON SPRINGS

Contact the Douglas County Zoning Office 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.

