LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, July 28, 2020, 3:00 p.m., Board Room, Second Floor, Government Center
1316 North 14th Street, Superior, Wisconsin
OR JOIN BY
PHONE: +1 240-560-3777 PIN: 447 467 159#
OR
VIDEO: meet.google.com/xau-ycwc-xkx

Please call the Chair or the County Clerk’s Office (395-1397) if you cannot attend.

MEMBERS: Keith Allen, Chair  Alan Jaques, Vice Chair  Charles Glazman
        Scott Luostari  Joseph Moen

AGENDA
(Committee to maintain a two-hour meeting limit or take action to continue meeting beyond that time.)

1. Roll call.
2. Approval of minutes for the February 25, 2020, meeting (attached).
3. Action items/referrals: Budgetary transfers:
   (a) City of Superior request for $54,000 from trail reserve (attached); and
   (b) HOLF Management Group request for $22,748.71 for speedway phase 3 lighting
       project (attached.)
4. Informational – Reports:
   (a) Tax deeded property:
       (1) Unimproved; and
       (2) Improved.
   (b) Land sales database;
   (c) Economic development; and
   (d) 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)  Carol Jones  Shelley Nelson
    County Board Supervisors  Mayor Jim Paine  Candy Anderson  Ann Doucette  Jim Caesar (Dev Assn)
    Village of Solon Springs  Joe Startha

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.

Name  Date  7/21/2020

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 Keith Allen.


APPROVAL OF MINUTES: Motion by Jaques, second Moen, to approve the minutes from the November 19, 2019, meeting. Motion carried.

ACTION ITEMS/REFERRALS – Fairgrounds/Racetrack Property:
Property Management Agreement – Fairgrounds: Included with agenda; reviewed. Several amendments discussed; update and refer to next meeting.

Property Management Agreement – Racetrack Property: Included with agenda; reviewed. Several amendments discussed; update refer to next meeting.

Pierce wanted committee aware of county exposure with two separate agreements, and no agreement between the two groups. It was recommended DHL Management, LLC, and Head of the Lakes Management Group, LLC, have separate agreement addressing shared use of parking lot, separation of payments for utilities, sewer, trash and telephone service.

INFORMATIONAL - REPORTS:
Tax-Deeded Property: Status update on Wyoming Avenue improved property; to be advertised for sale in April.

Economic Development: Retail coach recruiting businesses to locate in Superior. UW-Superior project in progress for Olehaugrud Field. Several businesses utilizing Revolving Loan Fund for expansions and start-up.

Land Improvement Account Fund Balance: Included with agenda; reviewed.

APPRAISALS:
Parcel 1-20: Requested by Char Kastern. Refer to next meeting to allow Forestry Department further review.

Parcel 3-20: Requested by the Land and Development Committee. $15,000.

Parcel 4-20: Requested by the Land and Development Committee. $100.

Parcel 5-20: Requested by the Land and Development Committee. $5,000.

Parcel 6-20: Requested by the Land and Development Committee. $2,000.

Parcel 7-20: Requested by the Land and Development Committee. $2,000.

Parcel 8-20: Requested by the Land and Development Committee. $1,000.

Parcel 9-20: Requested by the Land and Development Committee. $1,000.

ACTION: Motion by Jaques, second Luostari, to approve appraisals and advertise in March. Motion carried.
FUTURE AGENDA ITEMS: Fairground/racetrack agreements.

ADJOURNMENT: Motion by Moen, second Jaques, to adjourn. Motion carried. Meeting adjourned at 4:24 p.m.

Submitted by,

Kaci Jo Lundgren, Committee Clerk
**DOUGLAS COUNTY**

**BUDGETARY JOURNAL ENTRY**

<table>
<thead>
<tr>
<th>DOCUMENT TYPE</th>
<th>B X</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOCUMENT NO.</td>
<td>3/6374</td>
</tr>
<tr>
<td>G/L DATE</td>
<td>6/30/2020</td>
</tr>
</tbody>
</table>

**Department**

Ledger Department

**Date**

June 24, 2020

### Account Description

<table>
<thead>
<tr>
<th>COST CTR.</th>
<th>ACCT.</th>
<th>SUB ACCOUNT</th>
<th>DEBIT AMOUNT</th>
<th>CREDIT AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>154203443</td>
<td>TRAIL</td>
<td></td>
<td></td>
<td>54,000.00</td>
</tr>
<tr>
<td>154206728</td>
<td></td>
<td></td>
<td>54,000.00</td>
<td></td>
</tr>
</tbody>
</table>

**EXPLANATION** — ATTACH SUPPORTING DATA IF NECESSARY

Release funds reserved for city trail improvement

<table>
<thead>
<tr>
<th>ACTION REQUIRED</th>
<th>APPROVAL</th>
<th>REVIEW</th>
<th>N/A</th>
<th>SIGNATURE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEPARTMENT HEAD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FINANCE DEPARTMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STANDING COMMITTEE*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FINANCE COMMITTEE*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>COUNTY BOARD*</td>
<td></td>
<td></td>
<td></td>
<td>RESOL NO.</td>
<td></td>
</tr>
</tbody>
</table>

**Clerk's Approval**

Date

* Minutes of meeting and copy of resolution if applicable should be attached.
July 20, 2020

Sue Sandvick  
Douglas County  
1316 N. 14th Street, Suite 301  
Superior, WI 54880

Dear Sue:

Per our discussion last week, I am writing this letter to ask Douglas County to approve phase three of our lighting project with Service Electric at the quoted price attached of $22,748.71, and take the funds out of our improvement fund.

We are not 100% sure we even need phase four after we see what the lighting looks like after phase three. Service Electric has done all the work on this system, so we didn’t obtain any other quotes because we didn’t do this during phase two either, as we felt it wouldn’t be feasible for anyone else to come in and understand the system Service Electric has in place.

We want to start this process in August, as we want to keep the momentum of many improvements we have made around the track this year. We have brand new NASCAR state of the art caution lights that we purchased this year for increased driver safety, we have painted many areas of the track and had our speedway logo painted on the backstretch wall, we are currently purchasing a $15,000 piece of machinery that will help our track preparation, we are painting the back of the main grandstands that hasn’t been done in 15-20 years in the next two months, and many other small projects. We would love to have our lights installed before our end of the year Northern Nationals weekend race.

We are very proud of how far we have come in the past 10 years and continue to build our racing facility as one of the top racetracks in Wisconsin.

Thank you so much for your ongoing support, it is much appreciated. If you have any questions, please call me at 218-349-7367

Sincerely,

Joe Stariha  
Chairman  
Head of the Lakes Management Group, LLC
July 19th 2020

Joe Stariha
Rick Gondick Law Speedway
Superior WI.

Estimate: Phase 3 track lighting

Pipe and wire
5.00 L1@100.5 CLF 2,075.00 10,855.00 500.00 13,430.00

Junction boxes
9.00 L1@3.870 Ea 28.80 417.96 0.00 446.76

Fixture Wiring
Bracket fab
9.00 L1@38.25 Ea 3,555.00 4,131.00 0.00 7,686.00

Light fixture previously purchased, made available at track site by others for our install.

Total Manhours, Material, Labor, and Equipment:
142.6 5,658.80 15,403.96 500.00 21,562.76

Residential * Commercial * Industrial

Estimate Total: 21,562.76

5.50% Tax on Materials: 311.23
5.50% Tax on Labor: 847.22
5.50% Tax on Equipment: 27.50

Grand Total: 22,748.71

E Eliason
Ed Eliason
Service Electric

Where Service Comes First!
## Douglas County, Wisconsin
### Land and Development
#### July 20, 2020

<table>
<thead>
<tr>
<th>Land and Development</th>
<th>2020 Amended Budget</th>
<th>2020 Actual through 7/20/2020</th>
<th>Trail Funds</th>
<th>2020 Actual through 7/20/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Management - Land(Rev)</td>
<td>104,700</td>
<td>87,137</td>
<td>Exodus Reserve</td>
<td>15420.3437.5</td>
</tr>
<tr>
<td>Property Management - Land(Exp)</td>
<td>116,205</td>
<td>35,609</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Land Sales</td>
<td>(11,505)</td>
<td>51,528</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020 ATC Allocation 21232</td>
<td>72,538</td>
<td>72,538</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
<td></td>
<td>61,033</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Animal Shelter</td>
<td>40,000</td>
<td>40,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douglas County Historical Society</td>
<td>5,000</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dragon Boats</td>
<td>1,000</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lucious Woods</td>
<td>5,000</td>
<td>5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Head of the Lakes Fair Utility</td>
<td>28,000</td>
<td>11,841</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-H Fair</td>
<td>20,000</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City-County Development Association</td>
<td>20,000</td>
<td>20,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Better City Superior</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Economic Development-Administration</td>
<td>-</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Travel Superior</td>
<td>20,000</td>
<td>10,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Projects</td>
<td>3,000</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Expenditures</strong></td>
<td></td>
<td>142,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Increase (Decrease)</td>
<td>(80,967)</td>
<td>32,225</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Balance</strong></td>
<td>$406,498</td>
<td>$519,690</td>
<td>Reserved by policy</td>
<td>519,690</td>
</tr>
</tbody>
</table>

### Fairgrounds surcharge balance

- **Beginning Balance - January 2020**: $30,145  
  - **Storm Damage**: $ -

<table>
<thead>
<tr>
<th>Revenues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairs, Rodeo, and Speedway</td>
</tr>
<tr>
<td>Repair Expenses (insurance deductible)</td>
</tr>
</tbody>
</table>

| **Balance through December 31, 2020**: $36,751 |

<table>
<thead>
<tr>
<th>Cost Center 54430</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remaining Balance</td>
</tr>
</tbody>
</table>

---

**Douglas County, Wisconsin**

Land and Development  
July 20, 2020
Parcel No.: 1-20
Zoning Classification: F1 Forestry

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: $4,758.23
Special Assessments: $0.00
Total: + $4,758.23
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.

**APPROVAL** | **OBJECTION** | **SENT** | **N/A**
---|---|---|---
CB Supervisor | JB | ☒ | ☐
Jim Borgeson | Municipal Chair/City Planner | ☒ | ☐
Zoning | *ZD | ☒ | ☐
Highway | | ☐ | ☒
Forestry | JH | ☒ | ☐
Land Conservation | AV | ☒ | ☐
The Development Association/Admin. | Informational | ☒ | ☐

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.
Information by Parcel

Parcel ID: HI-016-00526-00 & HI-016-00526-01

Property Address: NONE

Abbreviated Legal Description: PT NE SE 28-45-10; DESC 417 RP 79

EX 1A IN SE COR, EX 507 RP 568-9

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.
1/20/2020

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

<table>
<thead>
<tr>
<th>SPECIES</th>
<th>CORDS</th>
<th>PRICE PER CORD</th>
<th>MBF</th>
<th>PRICE PER MBF</th>
<th>TIMBER VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO TIMBER VALUE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total Volume</strong></td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td><strong>$0.00</strong></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

m:referrals.xls

© 01/20/2020 Forestry Approved
Douglas County Parcel Sale

Douglas County Clerks Office

Parcel 1-20
Parcel No.: 10-20
Zoning Classification: F-1 Forestry District

Requestor(s) Name: Ben Estep
Address: 422 ½ E Church Street, Viroqua, WI 54665
Tax ID Number(s): BR-006-00398-00

Date: 5/29/2020
Phone: 608-606-5716

Intended Use: Adjacent property owner
Lot Size/Acreage: Approx. 3.75 acres

Adjacent Owner(s):
Jeanne Schacht and Terrence Gockman, 1486 Hythe, St Paul, MN 55108
Ben Estep, 422 ½ E Church Street, Viroqua, WI 54665

Year Taken/Acquired: 1967
Taxes: $0.00
Special Assessments: $0.00
Total: $0.00
Stormwater Fees: $0.00

Comparative Value: $3,500
Formula Value: $375
Timber Value: N/A
Minimum Bid Amount:

Legal Description: That part of the SE1/4 of the NE1/4 formally known as the right of way of the Duluth South Shore & Atlantic Railroad, Township 47, Range 10, Section 28, Town of Brule.

<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>OBJECTION</th>
<th>SENT</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB Supervisor Jim Borgeson</td>
<td>JB</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Municipal Chair/City Planner</td>
<td></td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Zoning</td>
<td>TB</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Highway</td>
<td></td>
<td></td>
<td>☒</td>
</tr>
<tr>
<td>Forestry</td>
<td></td>
<td></td>
<td>☒</td>
</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: 6/15/2020
DATE OF NEXT LAND MEETING: UNKNOWN
MAP PAGE: 30

Miscellaneous Comments:
Parcels ID: BR-006-00398-00
Property Address: None

Acreage: APPROXIMATELY 3.75 ACRES
Zoning Classification: F1 FORESTRY

Wetlands: NO
Floodplain: NO

Access: OFF OF AFTER HOURS RD

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

Contact the 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.
Douglas County Parcel Sale

Douglas County Clerks Office
Parcel 10-20
Requestor(s) Name: Land & Development Committee
Address: 1313 Belknap Street, Room 101, Superior, WI 54880
Tax ID Number(s): 01-801-02685-00

Intended Use: To get property back on tax roll
Lot Size/Acreage: (3 Lots @ 25' x 120’ each)

Adjacent Owner(s):
William D. Greely, 2307 E 9th Street, Superior, WI 54880;
Danny L. Doolittle, 825 24th Avenue East, Superior, WI 54880

Year Taken/Acquired: 1954
Taxes: $0.00
Special Assessments: $0.00
Total: $0.00
Stormwater Fees: $0.00
Comparative Value: $3,000.00
Formula Value: $1,800.00
Timber Value: N/A
Minimum Bid Amount:

Legal Description: Lots 233, 235 and 237, except r/w, Townsite of Superior West 9th Street, City of Superior (2311 E 9th Street).

Miscellaneous Comments:
*My only concern with selling this lot is it contains wetland area. The Land and Water Conservation Department is tasked with working to preserve existing wetlands. It is important to preserve wetland areas to provide storage area for water during heavy rain events to prevent flooding. There are many other ecological benefits which wetlands also provide. It is a concern that if the lot were not under County ownership, the lot may be developed in the future and result in a loss of wetland within the City of Superior.*
Parcel ID: 01-801-02685-00
Property Address: 2311 E 9TH ST
Abbreviated Legal Description: TOWNSITE OF SUPERIOR W 9TH ST
LOTS 233, 235 & 237 EXC R/W
Acreage: APPROXIMATELY .21 ACRES
Zoning Classification: R1B 1 FAMILY RESIDENTIAL
Wetlands: YES SAMP
Floodplain: NO

PARCEL MAP WITH 2019 AERIAL PHOTO & WETLANDS

ZONE DISTRICTS

PARCEL MAP WITH LOT LINES

ZONE DISTRICTS

OBLIQUE AERIAL PHOTO
VIEW FROM THE SOUTH

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.
Douglas County Parcel Sale

Douglas County Clerks Office

Parcel 11-20
Requestor(s) Name: Land & Development Committee  
Address: 1313 Belknap Street, Room 101, Superior, WI 54880  
Date: 6/16/2020  
Phone: 715-395-1397  
Tax ID Number(s): 01-801-03109-00

Intended Use: To get property back on tax roll  
Lot Size/Acreage: .1 acre

Adjacent Owner(s):
Superior Water Light & Power Company, 2915 Hill Avenue, Superior, WI 54880;  
Jeffrey Greely, 1422 E 24th Avenue, Superior, WI 54880

Year Taken/Acquired: 1964  
Taxes: $0.00  
Special Assessments: $0.00  
Total: $0.00  
Stormwater Fees: $0.00

Comparative Value: $500  
Formula Value: $600

Timber Value: N/A  
Minimum Bid Amount:

Legal Description: North 50’ of West 125’, of SW1/4 from Block 14, Townsite of Superior West 15th Street, City of Superior.

**Miscellaneous Comments:**

**My only concern with selling this lot is it contains wetland area. The Land and Water Conservation Department is tasked with working to preserve existing wetlands. It is important to preserve wetland areas to provide storage area for water during heavy rain events to prevent flooding. There are many other ecological benefits which wetlands also provide. It is a concern that if the lot were not under County ownership, the lot may be developed in the future and result in a loss of wetland within the City of Superior.**

*M2 Manufacturing District 2*
PARCEL MAP WITH LOT LINES

80 40 0 80 Feet

Access: OFF OF 24TH AVE E

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: 4/16/2020

NAME: Linda Wiener

ADDRESS: 1121 N 14th St

PHONE: 715-969-6683

E-MAIL: 

SALE PARCEL NUMBER: 2-18  TAX ID NO.: 05-805-04137-00

PREV. ADVERTISED DATES: 

INTENDED USE: Build a garage / Adjacent

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT: ☐ YES  ☐ NO
**DOUGLAS COUNTY LAND BID APPLICATION**

**Requestor(s) Name:** Land and Development  
**Address:** 1313 Belknap Street, Room 101, Superior, WI 54880  
**Tax ID Number(s):** 05-805-04137-00  
**Parcel No.:** 2-18  
**Zoning Classification:** R2 2 Family Residential  
**Date:** 1/31/18  
**Phone:** 715-395-1397

**Intended Use:** To get property back on tax roll.  
**Lot Size/Acreage:** 1 Lot @ 25’ x 120’ (.069 acres)

**Adjacent Owner(s):**
- Paul & Linda Wiener, 1121 N 19th St, Superior, WI 54880; ✓
- Roy & Eleanor Erickson, 1117 N 19th St, Superior, WI 54880; ✓
- Nils, Brittany Lynn Johns & Susan Hansen, 1120N 18th S, Superior, WI 54880 ✓

**Year Taken/Acquired:** 2017  
**Taxes:** $1,957.75  
**Special Assessmts:** $11,518.77  
**Total:** $13,476.52  
**Stormwater Fees:** $137.07

**Comparative Value:** None Available  
**Formula Value:** $600.00

**Timber Value:** N/A  
**Minimum Bid Amount:** $750.00

**Legal Description:** Lot 22, Block 2, Stinson Subdivision of Diagram Lot 159, City of Superior (1119 N 19th Street).

---

<table>
<thead>
<tr>
<th>Approval</th>
<th>Objection</th>
<th>Sent</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB Supervisor</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Ron Leino</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Municipal Chair/City Planner</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Zoning</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Highway</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Forestry</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Land Conservation</td>
<td></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:** 2/20/18  
**DATE OF NEXT LAND MEETING:** 2/27/18  
**MAP PAGE:** 19

**Miscellaneous Comments:** Structure on property was razed.

**Per 2018 Tax Roll:** Land $5,100.00.
DOUGLAS COUNTY TAX-FORFEITED LAND
Information by Parcel

Parcel ID: 05-805-04137-00
Legal Description: STINSON SUBDIVISION OF
Diagram Lot 159 Lot 22 Bl 2
Acreage: ONE 25' x 120' LOT
Wetlands: NO

Property Address: 1119 N 19TH ST
Zoning Classification: R2 2 FAMILY RESIDENTIAL
Floodplain: NO

ZONE DISTRICTS

PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS

PARCEL MAP WITH LOT LINES

OBLIQUE AERIAL PHOTO
VIEW FROM THE SOUTH

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.

Access: OFF OF N 19TH ST OR ALLEY

MUNICIPALITY: CITY OF SUPERIOR

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

Contact the Douglas County Clerks office for more information. 715-395-1341
PREVIOUSLY ADVERTISED PROPERTY REQUEST FORM

DATE: 3-5-2020

NAME: Josh Speiss, Blue Ocean Partners LLC

ADDRESS: 501 S Cherry St Suite 1100 Denver CO 80426

PHONE: 360-836-8989

E-MAIL: jrslandbuyer@gmail.com

SALE PARCEL NUMBER: 18-18  TAX ID NO.: PA-024-00196-00

PREV. ADVERTISED DATES: March 30, April 6, 13, 2018

INTENDED USE: Resale

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT: ☐ YES  ☐ NO
Requestor(s) Name: Robert Kazmarek
Address: 1508 S 92nd St, Apt. 18, West Allis, WI 53214
Tax ID Number(s): PA-024-00196-00

Intended Use: Tree planting
Lot Size/Acreage: Approx. 5.2 Acres

Adjacent Owner(s):
State of Wisconsin, 1701 N 4th St, Superior, WI 54880;
Cindy Mataczynski, 6377 E State Hwy 13, South Range, WI 54874

Year Taken/Acquired: 1958
Taxes: $0.00
Special Assessments: $0.00
Total: $0.00
Stormwater Fees: $0.00

Comparative Value: $4,000.00
Formula Value: $2,600.00

Timber Value: N/A
Minimum Bid Amount: $4,000.00

Legal Description:
Pt SW1/4 of SE1/4, East of Railroad, Section 10-48-13, Town of Parkland.

<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>OBJECTION</th>
<th>SENT</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB Supervisor</td>
<td>Susan Hendrickson</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Municipal Chair/City Planner</td>
<td></td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Zoning</td>
<td>☒</td>
<td>☐</td>
<td></td>
</tr>
<tr>
<td>Highway</td>
<td></td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Forestry</td>
<td></td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Land Conservation</td>
<td></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: 3/19/18
DATE OF NEXT LAND MEETING: 3/27/18
MAP PAGE: 33

Miscellaneous Comments:
- WETLANDS MAPPED
- NO PHYSICAL OR LEGAL ACCESS OTHER THAN TRI-COUNTY CORRIDOR
- VERY LIMITED DEVELOPMENT POTENTIAL
DOUGLAS COUNTY TAX-FORFEITED LAND
Information by Parcel

Parcel ID: PA-C24-00196-00
Abbreviated Legal Description: PT SW SE, E OF RR 10-48-13

Acreage: APPROXIMATELY 5.2 ACRES
Wetlands: MOSTLY WITHIN WETLANDS

PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS

Zoning Classification: R2 RESIDENTIAL
Floodplain: NO

ZONE DISTRICTS

PARCEL MAP WITH LOT LINES

OBLIQUE AERIAL PHOTO VIEW FROM THE SOUTH

NO IMAGE AVAILABLE

Access: Limited off of Tri-County Corridor

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 the Douglas County Planning & Zoning Office for Zone District Requirements 715-395-1380
PREVIOUSLY ADVERTISED PROPERTY REQUEST FORM

DATE: 5-7-2020

NAME: Wayne Anderson

ADDRESS: 2165 E Detroit St

PHONE: 218-391-5442

E-MAIL: 

SALE PARCEL NUMBER: 9-20  TAX ID NO.: OL-165-0238-00

PREV. ADVERTISED DATES: 

INTENDED USE: Adjacent property owner

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT: ☐ YES ☐ NO
DOUGLAS COUNTY
LAND BID APPLICATION

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: $40.35
Special Assessments: $0.00
Total: $40.35
Stormwater Fees: $0.00

Comparative Value: $500
Formula Value: $500

Timber Value: N/A
Minimum Bid Amount: $1,000

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

<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>OBJECTION</th>
<th>SENT</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB Supervisor Pat Ryan</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Municipal Chair/City Planner</td>
<td>GA</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Zoning</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Highway</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Forestry</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
</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: 31

Miscellaneous Comments:
=Previous year (20.9) taxes and specials to be included with figures shown after 03/01/2020.
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.