

July 23, 2019

**LAND AND DEVELOPMENT COMMITTEE**  
**Douglas County Board of Supervisors**  
**Tuesday, July 30, 2019, 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 from the May 28, 2019 regular and June 19, 2019, special meetings (attached).
3. Action items/referrals:
  - (a) Fairgrounds/speedway:
    - (1) Update on repairs to property – Adam Olson;
    - (2) Reconsider RFP: HOLF Management Group request for extension of agreement as it relates to racetrack (attached);
    - (3) Fairgrounds property management; and
    - (4) Long range plan for property.
  - (b) Amendment to Ordinance 1.33, County-Owned Land Use Ordinance (attached);
  - (c) The Development Association request for \$20,000 from economic development reserve account (attached); and
  - (d) Request for repurchase of tax delinquent property from Candus Lunderberg (attached).
4. Informational:
  - (a) Engelking property – timber sale information;
  - (b) Priem lease update;
  - (c) Reports:
    - (1) Economic development; and
    - (2) Land Improvement Account Fund balance (attached).
5. Appraisals:
  - (a) Review Parcel 21-19; and
  - (b) Previously advertised parcels.
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 Stariha	Jeremy Engelking	Adam Olson	Ashley Vande Voort

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](http://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.

Posted/Daily Telegram/Government Center/Courthouse            7/23/19  
Name \_\_\_\_\_ Date \_\_\_\_\_

**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.*

**LAND AND DEVELOPMENT COMMITTEE**  
**Douglas County Board of Supervisors**  
**Tuesday, May 28, 2019, 3:00 p.m., Room 207C, Courthouse,**  
**1313 Belknap Street, Superior, Wisconsin**

Meeting called order by Chair Keith Allen.

**ROLL CALL:** Present – Keith Allen, Alan Jaques, Scott Luostari. Absent – Joseph Moen, Doug Finn. Others present – Mark Liebaert, Katie Stenroos, Pat Luostari, Michael Lunderberg, Crash Carlson, Adam Olson, Ann Doucette, Shelley Nelson, Sue Sandvick, Cheryl Westman, Committee Clerk.

**APPROVAL OF MINUTES:** Motion by Jaques, second Luostari, to approve the minutes from the April 30, 2019, meeting. Motion approved.

**ACTION ITEMS/REFERRALS:**

**LAND SALES:**

**Parcel 9-19:** Lots 16-22, Block 89, East Superior Third Division, Section 15-48-13, Town of Parkland. Zoned: R2-Residential 2. No bids received.

**Parcel 19-19:** Lots 1-31 Inclusive, Block 17, and Lots 1-7 Inclusive, Block 18, Irondale Addition to Superior, Section 9-48-14, City of Superior. Zoned: F1-Forestry. No bids received.

**Previously Advertised Parcels:**

Parcel 7-17: W-1/2 of Lot 24 and all of Lot 25, Block 2, West Superior 10<sup>th</sup> Division, City of Superior. Zoned: R3-Apt Residential. No bids received.

**Parcel 7-18:** That part of Lots 20 and 21, Sunnyside Addition to Dowling Lake, according to the Plat of said Addition in the Office of the Register of Deeds of said Douglas County described as follows: Beginning at the NE corner of Lot 20, thence South on the East line of said Lots 20 and 21, 45.9'; thence South 84 degrees 0' West 61.4'; thence North 65 degrees 58' West 64.95'; thence North 18 degrees 13' West 26'7 to the North line of said Lot 20, thence East along the North line of said Lot 20, 128.7' to the place of beginning. Zoned: RR1-Residential Recreation. \$1,301.00 from Michael Lunderberg.

**ACTION (RESOLUTION):** Motion by Luostari, second Jaques, to approve bid on Parcel #7-18, and forward to County Board. Motion carried unanimously.

**Request from Mathy Construction for Access Across Parcel #TS-030-00714-00:** Refer at this time. They are looking into other avenues, but may come back to the county if necessary.

**ACTION:** Motion by Jaques, second Luostari, to refer to future meeting if needed. Motion carried.

**Resolution Authorizing Issuance of Tax Deeds:** List of potential tax deeded parcels as of May 21, 2019, attached.

**ACTION (RESOLUTION):** Motion by Jaques, second Luostari, to approve resolution authorizing issuance of tax deeds, and refer to County Board. Motion carried unanimously.

**Disclaimer of Performance and Reversion Clause:** Reviewed.

**ACTION:** Motion by Luostari, second Jaques, to approve disclaimer of performance and reversion clause of Parcel #08-808-04346-00. Motion carried.

**Fairgrounds/Speedway:**

**Agreement and Previous RFP:** Management agreement terminates 12-31-19. Discussion to move forward with RFP process.

**ACTION:** Motion by Jaques, second Luostari, to move forward with RFP process, using format previously utilized; RFP and timeline to be reviewed at next meeting. Motion carried.

**Future of Property:** Do nothing; invest in property; or sale are options. Olson reported that many of the buildings on the property are in rough condition. Professional inspection of buildings recommended.

**ACTION:** Motion by Jaques, second Luostari, to request City Building Inspector conduct inspection of speedway/fairgrounds buildings, with Adam Olson and County Administrator to coordinate. Motion carried.

**INFORMATIONAL:** Reports:

**Economic Development:** Liebaert and Jaques reported on attending RECON in Las Vegas; ground work well organized by the Development Association – good event.

**Land Improvement Account Fund Balance:** Reviewed.

**Appraisals:**

Parcel 21-19: Requested by Teagan Emberson. Land Conservationist requests parcel be held from sale due to proximity to Newton Creek.

**ACTION:** Motion by Jaques, second Luostari, to refer to next meeting to consider sale of the parcel (or portion) directly adjoining the requestor's property. Motion carried.

**Future Agenda Items:** Fairgrounds/speedway: RFP and future of property updates.

**ADJOURNMENT:** Motion by Luostari, second Jaques, to adjourn. Motion carried. Meeting adjourned at 3:39 p.m.

Submitted by,

Cheryl L Westman, Committee Clerk

**LAND AND DEVELOPMENT COMMITTEE**  
**Douglas County Board of Supervisors**  
**Wednesday, June 19, 2019, 3:30 p.m., Room 207C, Courthouse,**  
**1313 Belknap Street, Superior, Wisconsin**

Meeting called to order by Chair Allen.

**ROLL CALL:** Present – Keith Allen, Doug Finn, Joseph Moen, Scott Luostari (arrived 3:55 p.m.). Absent – Alan Jaques. Others present – Joe Stariha, Peter Kruit, Mark Liebaert, Ann Doucette, Pat Ryan, Crash Carlson, Adam Olson, Shelley Nelson, Carolyn Pierce, Sue Sandvick, Cheryl Westman, Committee Clerk.

**ACTION ITEMS/REFERRALS - FAIRGROUNDS/SPEEDWAY PROPERTY:**

**Adam Olson, Douglas County Safety and Risk Manager, Fairgrounds Walk-Through Report:** Report included with the agenda packet.

**City of Superior Public Works Department, Building Inspection Division, Douglas County Fairgrounds Building Safety and Condition Report:** Peter Kruit, City Building Inspector, report included with the agenda packet. Reviewed in detail – see attachment for specifics and photos. Asbestos identified in the men and women’s bathrooms (see item below). Portable toilets on-site to be utilized until this can be addressed.

Main items of concern identified:

- (1) Asbestos in bathrooms;
- (2) Tripping hazards (Adam Olson to address);
- (3) Handicap access issues;
- (4) Electrical items as follows:
  - (a) The temporary power panel located at location #1 shall be permanently connected with proper wiring methods, or installed with an approved cord and plug assembly to provide for easy set up when needed and removed when not in use;
  - (b) The electrical code requires that ground rods be driven in all the way and the code specifies the proper size wire to be run to all ground rods. The grounds rods and the grounding electrical conductor (ground wire) shall be protected from physical damage; and
  - (c) The electrical code and the product manufacturer require that the GFCI receptacles be tested periodically. If replacement is necessary, exterior receptacles shall be replaced with weather resistant GFCI's. (Crash Carlson currently does this.)

A resolution sponsored by Supervisors Liebaert and Allen to authorize funding for fairgrounds property emergency repairs is going to the County Board tomorrow, with repairs to be coordinated with Adam Olson and others as needed to expedite matters.

**Asbestos Inspection/Quotes for Removal:** Asbestos was found in the men and women's bathrooms. Two quotes were received for asbestos abatement: \$8,850.00 Asbestos Removal Services (can do the work in August) and \$5,785.00 Mavo Systems (available anytime).

**Concession Stands Condition Report – Public Health Department:** Report reviewed. The second building is the only one currently being used by the Eagles' Club. The areas where sunlight can get through need to be fixed to guard against pest entry, the building needs a fresh coat of paint, and a thorough cleaning. He also provided a report on the other two buildings not in use. (Crash Carlson to address issues with Eagles' concession stand prior to fair event.)

**Request to Authorize Grandstand Inspection – AMI:** The expected fees by AMI are not to exceed \$7,250.00 for updated grandstand study. A plan needs to be in place for future maintenance. No action at this time.

**HOLF Management Group Request to Install New Scoreboard:** Joe Stariha, requesting permission to install new scoreboard. Photos included in meeting packet.

**ACTION:** Motion by Luostari, second Moen, to approve installation of new scoreboard with ownership retained by the HOLF Management Group. Motion carried. Stariha to research insurance for the scoreboard.

**ADJOURNMENT:** Motion by Finn, second, Moen, to adjourn. Motion carried. Meeting adjourned at 4:28 p.m.

Submitted by,

Cheryl Westman, Committee Clerk



June 29, 2019

Keith Allen  
Douglas County  
1316 N. 14th Street, Suite 301  
Superior, WI 54880

Dear Keith:

Per our discussion last week, I am writing this letter to communicate to Douglas County that Head of the Lakes Management Group, LLC is requesting a three year extension to our contract, to operate the fairground/speedway property through 2022.

As we discussed, we would be in favor of splitting off the 4H part of the contract, as long as we have a joint meeting and can come up with a plan that works for both parties.

Please let me know if you have any questions, and we really look forward to working with your board for another three years. We have really enjoyed the first nine years!

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Stariha'.

Joe Stariha  
Chairman  
Head of the Lakes Management Group, LLC

### 1.33 COUNTY-OWNED LAND USE ORDINANCE

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF DOUGLAS DOES ORDAIN AS FOLLOWS:

#### SECTION IX. PENALTIES

Any person who violates, disobeys, neglects, omits or refuses to comply with any of the provisions of this Ordinance shall forfeit not less than ten dollars (\$10.00) nor more than ~~five hundred dollars (\$500.00)~~ **five thousand dollars (\$5,000)**, together with the costs of prosecution and damages, and in default of payment thereof, by imprisonment in the Douglas County Jail, for a term of not more than 30 days or until such judgment is paid.

DRAFT



Mark Liebaert  
Douglas County Board Chair

Susan Sandvick  
Douglas County Clerk

Keith Allen  
Land & Development Committee Chair

July 8, 2019

**The Development Association requests economic development funds to contract with retail consultants to provide technical assistance in recruiting viable retail trade in Superior and Douglas County.**

Members of The Development Association, along with members of the Douglas County Board of Supervisors recently attended the RECon Convention in Nevada. At that convention, staff members met with The Retail Coach, LLC, consultants and discussed their services and the strategies they can provide to maximize retail development in our community.

The Development Association, at its June Board of Directors meeting, voted to approve the \$40,500 expense to contract with The Retail Coach, LLC, for professional services to provide a comprehensive retail recruitment and development services plan for Superior.

These services include the analysis, market research, and retail development plan for our community. They will perform the following functions:

- Analyze the current Superior/Douglas County market
- Determine retail opportunities
- Identify development and redevelopment opportunities
- Identify retailers and developers for recruitment
- Market and brand our community
- Recruit retailers and developers
- Advise downtown or urban revitalization
- Coach and provide ongoing support

This agreement is for a one year term with the possibility to renew their services as needed.

At the April, 2019, Land & Development Committee Meeting, the committee voted to transfer \$79,500 (Exodus reserve) to a separate economic development reserve account. We are requesting \$20,000.00 from the Land & Development Committee to aid The Development Association in contracting with The Retail Coach, LLC, for their services, and ask for your consideration of this request.

Sincerely,

Charles M Glazman, Board Chair

James Caesar, Executive Director

205 Belknap Street • Superior, WI • 54880 • 715-392-4749

[www.wegrowbiz.org](http://www.wegrowbiz.org)



**REPURCHASE OF TAX DEED LANDS BY FORMER OWNERS/HEIRS  
APPLICATION FORM**

Douglas County Clerk  
1313 Belknap Street, Room 101  
Superior, WI 54880

Date \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Parcel #: SU-028-01694-00

Legal Description: Lots 93-95, Wildwood Addition to Amnicon Lake, Section 12-46-14,  
Town of Summit.

Former Owner: Candus J. Lunderberg

Relationship to Former Owner: \_\_\_\_\_

Deed made out to: \_\_\_\_\_

Reason your application should be considered: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If additional space is required, use the back side of this form)

Delinquent taxes against property from 2015 to 2018.....	\$	2583.78
Current tax against property for the year _____ .....	\$	
Administrative fee (Improved property \$500; Unimproved property \$200).....	\$	500.00
Recording and Handling Fees .....	\$	85.00
Environmental Assessment Fee (if applicable).....	\$	
Other fees (if applicable) .....	\$	
<b>Total Due.....</b>	<b>\$</b>	<b>3,168.78</b>

Land Committee Approval: Yes  No

Date Action Taken: \_\_\_\_\_

I, the undersigned former owner/heir of the above described property, will pay to the County Clerk by July 25, 2019, all charges indicated above, in compliance with County Ordinance #1.5.

\_\_\_\_\_  
Former Owner/Heir Signature

\_\_\_\_\_  
Date

**Douglas County, Wisconsin  
Land and Development  
July 22, 2019**

Land and Development	2019 Amended Budget	2019 Actual through 7/22/2019	<b>Trail Funds</b>	2019 Actual through 7/22/2019
Beginning Balance - January 2019	\$ 525,603	\$ 525,603	Beginning Balance - January 2019	15420.3443.TRAIL <span style="border: 1px solid black; padding: 2px;">\$ 54,000</span>
Property Management - Land(Rcv)	57,600	16,463	Exodus Reserve	15420.3437.5 \$ 79,500
Property Management - Land(Exp)	145,100	33,818		
Net Land Sales	(87,500)	(17,355)		
2019 ATC Allocation 21232	75,224	75,224		
<b>Revenues</b>	(12,276)	57,869		
Animal Shelter	40,000	40,000		
Douglas County Historical Society	3,642	3,642		
Dragon Boats	607	-		
Lucious Woods	2,428	2,428		
Head of the Lakes Fair Utility	28,000	8,805		
4-H Fair	15,259	-		
City-County Development Association	19,424	19,424		
Better City Superior	-	-		
Economic Development-Administration	-	-		
Travel Superior	12,140	6,070		
Special Projects	-	-		
<b>Expenditures</b>	121,500	80,369		
Net Increase (Decrease)	(133,776)	(22,500)	Projected Fund Balance	391,827
<b>Balance</b>	\$ 391,827	\$ 503,103	Reserved by policy	(400,000)
			Available Fund Balance (projected as of 12/31/2019)	(8,173)
 <b>Fairgrounds surcharge balance</b>				
Beginning Balance - January 2019		\$ 30,877	Storm Damage	\$ -
Revenues:			Insurance Recovery	-
Fairs, Rodeo, and Speedway		1,429		
Repair Expenses (insurance deductible)		-		
Balance through December 31, 2019		\$ 32,306		
Cost Center 54430			Remaining Balance	\$ -

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



# DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 21-19  
Zoning Classification: R1B – 1 Family Res.

Requestor(s) Name: Teagan Emberson Date: 4/23/19

Address: 904 24<sup>th</sup> Avenue East, Superior, WI 54880 Phone: 218-576-8793

Tax ID Number(s): 01-801-02678-00, 01-801-02656-00 (2412 & 2414 E 9<sup>th</sup> Street)

Intended Use: Adjacent property owner Lot Size/Acreage: 14 Lots/Approximately .95 acre

Adjacent Owner(s): Dale Emberson, 904 24<sup>th</sup> Avenue East, Superior, WI 54880;  
Douglas County, 1313 Belknap Street, Superior, WI 54880

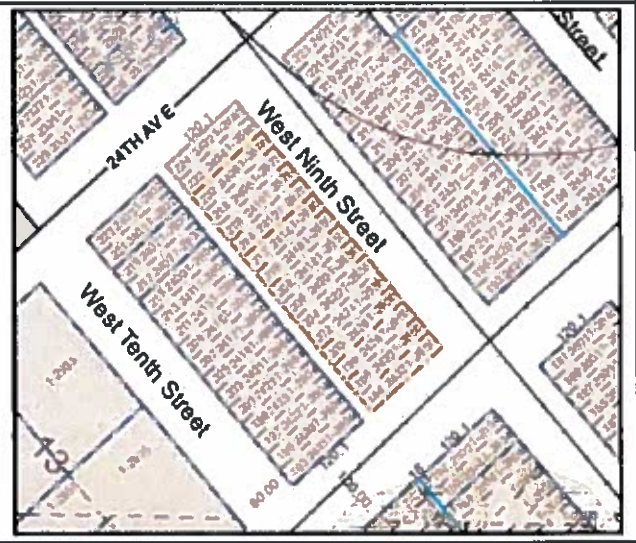
Year Taken/Acquired: 1939 & 1967	Taxes: \$0.00	Special Assessments: \$0.00	Total: \$0.00	Stormwater Fees: \$23.65
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Comparative Values: \$6,100 Formula Value: \$4,200

Timber Value: N/A Minimum Bid Amount:

Legal Description: Lots 194 thru 220, even numbers, Townsite of Superior West 9<sup>th</sup> Street, except r/w, City of Superior.

	APPROVAL	OBJECTION	SENT	N/A
CB Supervisor Rosemary Lear	RL		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Chair/City Planner		**JS	<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		*AV	<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: 5/20/2019 DATE OF NEXT LAND MEETING: 5/28/2019 MAP PAGE: 39

**Miscellaneous Comments:**

Parcels currently have a hold status on them for preservation and ecological purposes, and need to be reviewed by the Land and Development Committee to determine if the hold is still necessary.

\* Looking at this parcel and the other parcels along Newton Creek, many of them are owned by Douglas County or the City of Superior. Having public ownership of buffer areas along waterways is important for protecting water quality and flood prevention. Private ownership of this parcel could result in development that will increase impervious surface, compromise the stream buffer and negatively impacting the stream health. Having adjoining public parcels also offers opportunities for recreational use of the land. Such an area could serve as a location for a walking trail which would benefit the public.

\*\*Okay with selling portion of parcel landowner is already mowing.

# DOUGLAS COUNTY TAX-FORFEITED LAND

## Information by Parcel

Parcel ID: 01-801-02678-00 & 01-801-02656-00

Property Address: NONE

Abbreviated Legal Description: **TOWNSHIP OF SUPERIOR W 9TH ST LOT 194 THRU 212 & LOTS 214 THRU 220 EVEN NO'S , EXC R/W TT 1962 w & EXC R/W**

Acreage: Approximately .95 Acre

Zoning Classification: RIB-1 FAMILY RESIDENTIAL

Wetlands: NO

Floodplain: NO

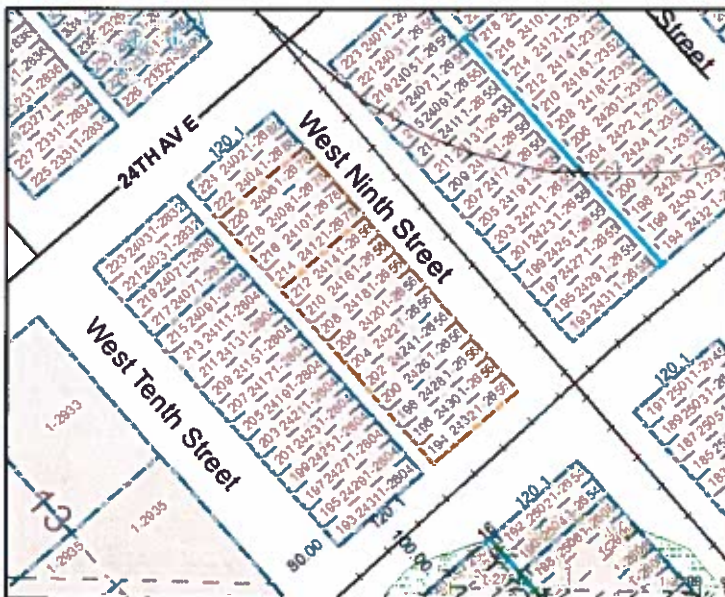
PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



OBLIQUE AERIAL PHOTO VIEW FROM THE SOUTH



200 100 0 200 Feet

AERIAL PHOTO TAKEN SPRING 2016  
NO SCALE

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

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

MUNICIPALITY: CITY OF SUPERIOR

Access: LIMITED OFF OF 24TH AVE E

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: 6-6-19

NAME: Dan Lindberg

ADDRESS: 3741 E Burning Tree Dr., Superior

PHONE: 218-348-7268

E-MAIL: T5-030-02468-00

SALE PARCEL NUMBER: 19-19 TAX ID NO.: T5-030-02467-00

PREV. ADVERTISED DATES: May 3, 10, 17, 2019

INTENDED USE: Adjacent property owner

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT:  YES  NO



# DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 19-19  
Zoning Classification: F1 - Forestry

Requestor(s) Name: Dan Lindberg Date: 3/12/19

Address: 3741 E Burning Tree Drive, Superior, WI 54880 Phone: 218-348-7268

Tax ID Number(s): TS-030-02467-00 & TS-030-02468-00

Intended Use: Adjacent property owner. Lot Size/Acreage: Approx. 2.6 acres

Adjacent Owner(s):  
Dan Lindberg, 3741 E Burning Tree Drive, Superior, WI 54880; ✓  
Cathedral of Christ the King, 1410 Baxter Avenue, Superior, WI 54880; ✓

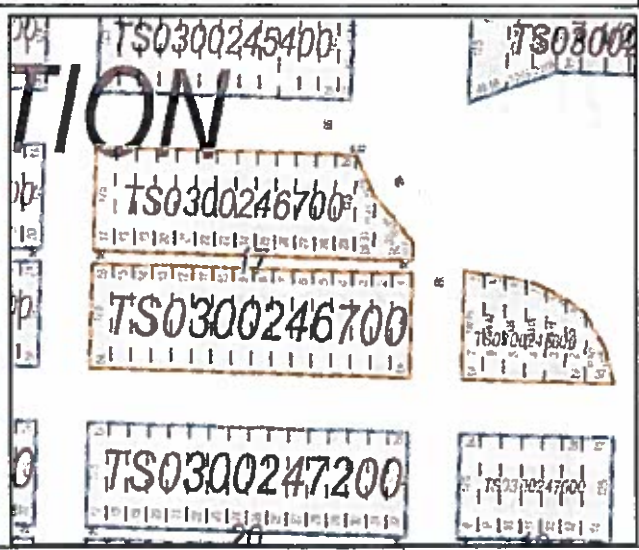
Year Taken/Acquired: 1952	Taxes: \$0.00	Special Assessments: \$0.00	Total: \$0.00	Stormwater Fees: \$0.00
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Comparative Values: \$2,300 Formula Value: \$260

Timber Value: N/A Minimum Bid Amount: \$2,500

Legal Description: Lots 1-31 Inclusive, Block 17, and Lots 1-7 Inclusive, Block 18, Irondale Addition to Superior, Section 9-48-14, City of Superior,

	APPROVAL	OBJECTION	SENT	N/A
CB Supervisor Patricia Ryan			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Municipal Chair/City Planner			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning	* KW		<input checked="" type="checkbox"/>	<input 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: 3/19/2019 DATE OF NEXT LAND MEETING: 3/26/2019 MAP PAGE: 32

**Miscellaneous Comments:**  
\*No improved access to property. Some wetlands on wet side of parcel; would be developable with appropriate DNR wetland filing permits and legal improved access.

# DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: TS-030-02467-00 & TS-030-02468-00

Property Address: NONE

Abbreviated Legal Description: LOTS 1-31 INCL, BLK 17 IRONDALE ADDITION TO SUPERIOR 9-48-14  
& LOTS 1-7 INCL, BLK 18, IRONDALE ADDITION TO SUPERIOR 9-48-14

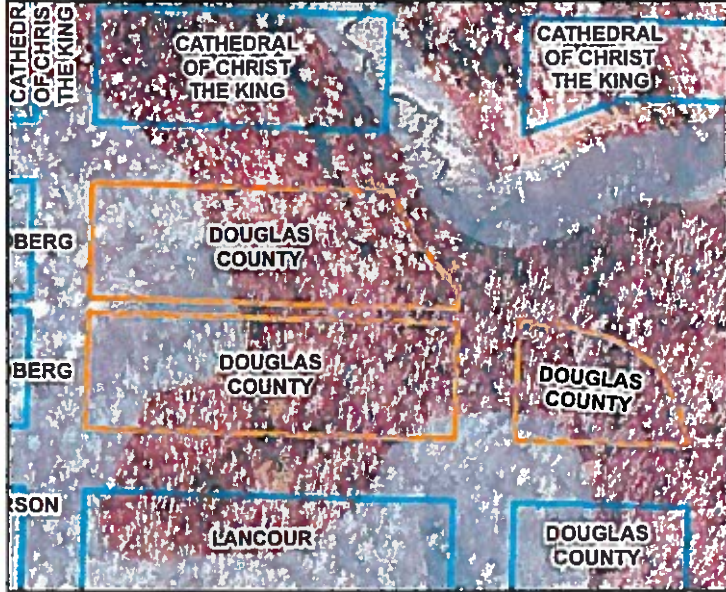
Acres: Approximately 2.6 Acres

Zoning Classification: F1 - FORESTRY

Wetlands: YES

Floodplain: NO

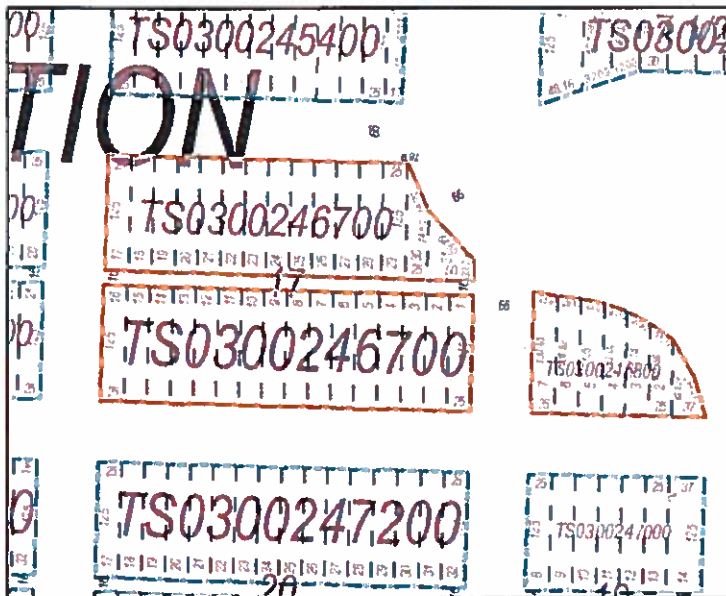
PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



OBLIQUE AERIAL PHOTO VIEW FROM THE SOUTH



AERIAL PHOTO TAKEN SPRING 2016  
NO SCALE

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

MUNICIPALITY: TOWN OF SUPERIOR

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

Access: LIMITED OFF OF OLD HWY 105



**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: 7-17-19

NAME: Duane Peterson

ADDRESS: 8147 E City Rd B - South Rangelen 574874

PHONE: 218-591-6614

E-MAIL: \_\_\_\_\_

SALE PARCEL NUMBER: 24-18 TAX ID NO.: 118110414000

PREV. ADVERTISED DATES: 3-30, 4-6, 13, 2018

INTENDED USE: Adjacent owner

PREVIOUSLY ADVERTISED BID BLANK AND BID ENVELOPE SENT:  YES  NO





# DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 24-18  
Zoning Classification: R2 2 Family Residential

Date: 3/8/2018

Phone: 218-591-6614

Requestor(s) Name: Duane Peterson

Address: 8147 E County Road B, South Range, WI 54874

Tax ID Number(s): 11-811-04140-00

Intended Use: Adjacent property owner      Lot Size/Acreage: Approx. 2.2 Acres

Adjacent Owner(s):  
 Duane Peterson, 8147 E County Road B, South Range, WI 54874; ✓  
 Karen Kendrick, 505 E 55<sup>th</sup> Ave, Superior, WI 54880; ✓  
 Douglas County, 1313 Belknap Street, Superior, WI 54880

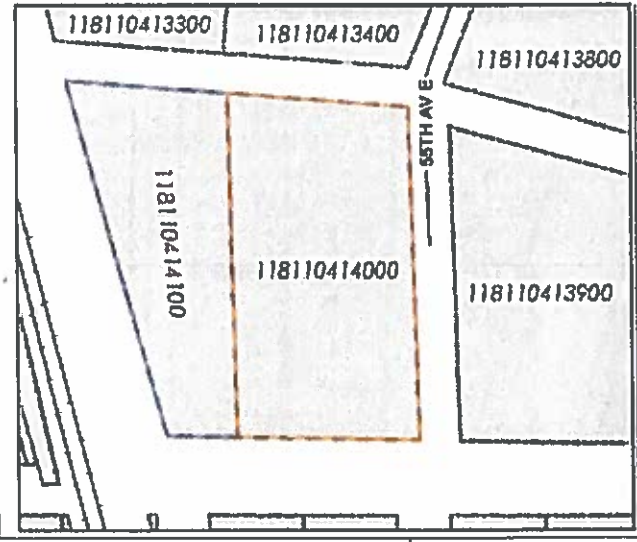
Year Taken/Acquired: 1937	Taxes: \$0.00	Special Assessments: \$0.00	Total: \$0.00	Stormwater Fees: \$0.00
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Comparative Value: \$2,200.00      Formula Value: \$1,100.00

Timber Value: N/A      Minimum Bid Amount: **\$2,000.00**

Legal Description:  
Parcel 20, Itasca Garden Tracts, 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: 3/20/18

DATE OF NEXT LAND MEETING: 3/27/18

MAP PAGE: 84

Miscellaneous Comments:

# DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: 11-811-04140-00

Abbreviated Legal Description: ITASCA GARDEN TRACTS  
PARCEL 20 330-129

Acreage: APPROXIMATELY 2.2 ACRES

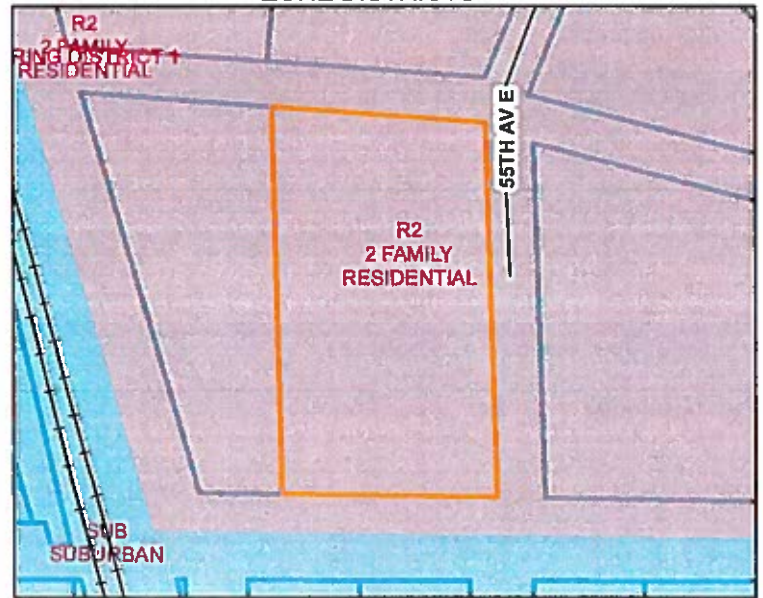
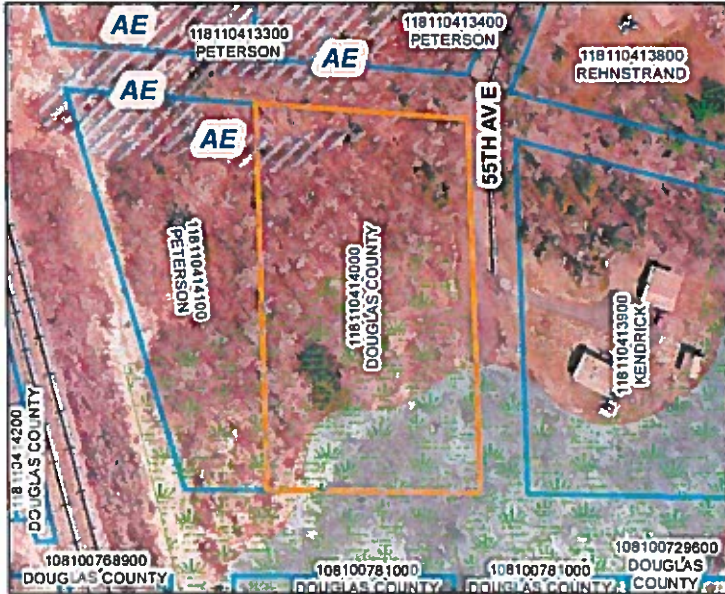
Wetlands: PARTIALLY WITHIN WETLANDS

Property Address: NONE

Zoning Classification: R2 2 FAMILY RESIDENTIAL

Floodplain: YES, SMALL PORTION IN NORTHERN PART

PARCEL MAP WITH 2016 AERIAL PHOTO & WETLANDS



PARCEL MAP WITH LOT LINES



200 100 0 200 Feet

OBLIQUE AERIAL PHOTO  
VIEW FROM THE SOUTH

NO IMAGE AVAILABLE

AERIAL PHOTO TAKEN FALL 2016  
NO SCALE

City of Superior SAMP ELIGIBILITY	
A	UNKNOWN
AE	ELIGIBLE
	NON ELIGIBLE

Access: Off of 55th Ave E

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.**

