

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