

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, March 28, 2023, 3:00 p.m., Boardroom 201, Government Center
1316 North 14th Street, Superior, Wisconsin

Meeting called to order by Chair Allen.

1. ROLL CALL

Present – Keith Allen, Alan Jaques, Joseph Moen, Wendy Bong, Scott Luostari.
Others present – Robert Edelstein (remote), Ashley Vande Voort, Carolyn Pierce,
Mark Liebaert, Shelley Nelson, Jim Caesar, Kaci Lundgren, Cheryl Westman,
Committee Clerk.

2. APPROVAL OF MINUTES

Motion by Jaques, second Moen, to approve minutes from February 28, 2023 meeting. Motion carried.

3. ACTION ITEMS/REFERRALS

a. Land Bid Openings:

BID 1-23: Lots 11,12, 13 and East 15' of Lot 14, Block 208, West Superior 7th Division, except part conveyed 435R573, City of Superior. Zoned: R3 Apt Residential. (07-807-00921-00) No bid form included – denied.

BID 2-23: Lots 3-6, and 11-14, Block 35, South Superior Webster Division, City of Superior. Zoned: R1B 1 Family Residential B. (08-808-09298-00, 08-808-09308-00) David Beattie \$6,248; Donald Kliewer \$2,005.

BID 3-23: Fractional Lots 556 and 558, East 5th Street Ely's Addition to Superior, City of Superior (1320 E 5th Street). Zoned: R1B 1 Family Residential B. (02-802-01551-00) North Bay Community Church \$1,500.

BID 4-23: E 3/8 Block 34 and Block 36, Townsite of Superior East 5th Street, City of Superior. Zoned: R2 2 Family Residential. (10-810-00884-00, 10-810-00889-00) Paul Laporte \$6,202.

BID 5-23: Part of the NW1/4 of the NE1/4, parcel in the southwest corner, described 253 DP 106, 359 RP 867, 391 RP 929, Section 22-46-12, Town of Bennett. Zoned: A1 Agricultural. (BE-004-00625-00) No bids received.

BID 6-23: N-1/2 of S-1/2 of SW1/4 of NW1/4, Section 29-46-12. Town of Bennett. Zoned: F1 Forestry. (BE-004-00835-00) \$8,600 from Chris Crawford.

ACTION (RESOLUTION): Motion by Jaques, second Moen, to approve high bids and deny bid submitted with no bid form, and forward to County Board. Motion carried unanimously.

PREVIOUSLY ADVERTISED PROPERTY

PARCEL 25-22: Part SW1/4 NE1/4, Section 33-48-14, lying East of railroad, Town of Superior (complete legal description available in County Clerk's Office). (4584 S County Road C). Zoned: R2 Residential 2. (TS-030-01774-00) No bids received.

b. From Forest, Parks and Recreation Committee:

- 1) Acquisition of Parcel #MA-020-00343-00 for Regular Use County Forest Entry:** \$600.00 timber value; comparison parcel values of \$40,000.

ACTION (RESOLUTION): Motion by Jaques, second Luostari, to approve transferring Parcel #MA-020-00343-00 to Forestry at no cost, and forward to County Board. Motion carried unanimously.

- 2) Memorandum of Agreement for Forest Management Services:** Updated agreement in meeting packet – revocable at future date if agreed upon by either party.

ACTION: Motion by Jaques, second Bong, to approve updated Memorandum of Agreement for Forest Management Services. Motion carried.

- ### **c. From Steigerwaldt Land Services: Permission to Enter County Land to Conduct Land Surveys, Appraisals, and Perform Soil Borings (Nemadji Trail Energy Center Project).** Letter in meeting packet requesting permission to enter county land.

ACTION: Motion by Moen, second Jaques, to approve request from Steigerwaldt Land Services as proposed. Motion carried.

- ### **d. Request for Initial Site Visit, Tank Removal Bid Specification, and Tank System Site Assessment for Parcel #SU-028-00923-00 (Oswskey), through MSA Professional Services in the amount of \$3,477.00:** Request is for approval to fund inspection to find out what is required for tank removal.

ACTION (REFERRAL): Motion by Moen, second Luostari, to approve request for initial site visit, tank removal bid specification, and tank system site assessment for Parcel #SU-028-00923-00, funded from underground reserve account, and forward to Administration Committee. Motion carried.

- e. **Land Donation of Parcels 10-810-07499-00; PA-024-01425-01; and WA-032-02127-01:** Several inquiries to donate land to Douglas County have occurred recently. Maps attached for review. Only request for Town of Wascott parcel is up for consideration, other parcels may be considered at a future date.

ACTION (RESOLUTION): Motion by Jaques, second Luostari, to accept donation of Parcel# WA-032-02127-00 and forward to County Board. Motion carried unanimously.

- f. **Capital Project Request – Fairgrounds Property Stormwater Mitigation:** Handout distributed. Vande Voort provided brief overview for request. Two detention ponds located within racetrack accrue credits through stormwater mitigation. Basins are not in compliance with City’s standards and require maintenance to continue to receive credits. Three options reviewed: 1) cease to maintain stormwater basins, 2) maintain existing stormwater basins, and 3) maintain and expand stormwater collection at the fairgrounds.

ACTION (REFERRAL): Motion by Jaques, second Luostari, to approve capital improvement request option 2, maintain existing stormwater basins at estimated cost of up to \$11,000, from ARPA funding, or from another land and development fund that has available money, and forward to Administration Committee. Motion carried.

4. INFORMATIONAL ITEMS/REPORTS

- a. **North and South Country Acres Trailer Parks:** Pierce advised grant money may be available if a development plan is identified; plans to meet with Jason Serck, City Planning, for suggestions. Put on next meeting agenda.
- b. **Ackerson Land-use Agreement (Haying) Renewal:** Ackersons interested in renewing agreement which expires May 31, 2023. Put on next meeting agenda.
- c. **Tax-deeded parcel #10-810-05491-00 sale concerns and encroachment issues:** Letter in agenda – parcel acquired last year with encroachment issues and debris concerns. Letter to be sent to adjacent parcel owner regarding these issues, in collaboration with City of Superior Building Inspection.
- d. **Allouez Bay Project Update:** Vande Voort advised no update on ordinary high water; overall project design contract hired, awaiting news on funding approval.

- e. **Tourism Fund Allocation:** County to designate tourism funds, if available, to new organization due to rejection from Chamber of Commerce. Put on next meeting agenda.
- f. **Economic Development:** Caesar reported on building updates; annual meeting May 12th; will be attending recon convention again this year.
- g. **Land Improvement Account Fund Balance:** Reviewed.

5. APPRAISALS

Lundgren advised Parcel #10-810-01451-00 currently has hold placed on it and Allele is interested in purchasing this parcel for a future project. Through a title search, it is believed hold was placed due to the various utility easements on the parcel. Committee approved hold release. Parcel will not be put up for immediate sale due to Nemadji Trail Energy Center property negotiations.

6. FUTURE AGENDA ITEMS

7. ADJOURNMENT

Motion by Moen, second Jaques, to adjourn. Motion carried. Meeting adjourned at 4:00 p.m.

Submitted by,

Cheryl Westman, Committee Clerk