

**LAND AND DEVELOPMENT COMMITTEE**  
**Douglas County Board of Supervisors**  
**Tuesday, June 27, 2023, 3:00 p.m., Boardroom 201, Government Center**  
**1316 North 14<sup>th</sup> Street, Superior, Wisconsin**

Meeting called to order by Chair Moen.

**1. ROLL CALL**

Present – Joseph Moen, Wendy Bong, Alan Jaques, Scott Luostari, Charlie Glazman.  
Others present – Ashley Strabel, Tom Van Dreissche, Ann Doucette, Mark Liebaert, Carolyn Pierce, Shelley Nelson, Kaci Lundgren, Cheryl Westman, Committee Clerk.

**2. APPROVAL OF MINUTES**

Motion by Jaques, second Bong, to approve minutes from May 30, 2023, meeting.  
Motion carried.

**3. ACTION ITEMS/REFERRALS**

**a. Land Bid Openings**

**BID 7-23:** Lots 385 thru 397 Odd #'s, Townsite of Superior West 10<sup>th</sup> Street, City of Superior. Zoned: R1B Family Residential B. (02-802-00665-00) \$6,044 from Matthew Goracke.

**BID 8-23:** Lots 17, 18 and 19, Block 22, Butler Park, City of Superior (2701 N 58<sup>th</sup> Street). Zoned: SUB Suburban. (08-808-02166-00) \$3,055 from Robert McMeekin.

**BID 9-23:** Part of the SE1/4 SW1/4, parcel in the NE corner, Section 22-47-12, Town of Hawthorne. Zoned: F1 Forestry. (HA-014-00668-01) No bids received.

**BID 10-23:** E1/2 E1/2 NE1/4 NE1/4, Section 30-47-12, Town of Hawthorne. Zoned: A1 Agricultural. (HA-014-00787-00) \$8,670 from Glenn Littler.

**BID 11-23:** Lots 1 and 2, Block A, Hawthorne 2<sup>nd</sup> Division, Section 34-47-12, except parcel to highway description 340 RP 550, Town of Hawthorne. Zoned: R2 Residential 2. (HA-014-00981-00) No bids received.

**BID 12-23:** Lot 24, Block 2, Air Line Addition, Section 13-48-15, Town of Superior. Zoned: F1 Forestry. (TS-030-02252-00) No bids received.

**BID 13-23:** Lots 23 and 24, Block 20, Townsite of Twin Ports, Section 23-48-15, Town of Superior. Zoned: F1 Forestry. (TS-030-02728-00) No bids received.

**BID 14-23:** Lot 27, Block 21, Townsite of Twin Ports, Section 23-48-15, Town of Superior. Zoned: F1 Forestry. (TS-030-02739-00) No bids received.

**BID 15-23:** W1/2 Lot 15, except S 46-1/2' and W1/2 Lot 16, Block 1, Charles Lord's Addition to White Birch, Section 26-45-12, Village of Solon Springs. Zoned: Commercial. (SS-181-00511-00) \$755 from Lakeview Lodge Company and \$3,550 from Our Saviors Lutheran Church.

**BID 16-23:** E 2/3 Lots 370 and 372, Townsite of Superior West 4<sup>th</sup> Street, City of Superior. Zoned: R1B 1 Family Residential B. (02-802-00416-00) \$1,055 from Robert Peck.

**BID 17-23 (PART 1 & 2):** Lots 1-7 Inclusive and W-1/2 Lot 8, Block 3, plus part vacated alley, W1/2 Lot 22, all of Lots 23-32 Inc., Block 3, plus part vacated alley, Lots 1-32 Inclusive, Block 4, Steel Plant Belt Line Harbor Addition, Section 9-48-13, and Lots 10-24 Inclusive, Block 30, and Lots 1-8 Inclusive, Block 35, and Lots 15-24 Inclusive, Block 35, all in East Superior 1st Division, Section 15-48-13, Town of Parkland. Zoned: R2 Residential 2. (PA-024-01848-00, PA-024-01852-01, PA-024-01853-00, PA-024-00920-00, PA-024-00921-00, PA-024-00935-00, PA-024-00937-00) No bids received.

#### **PREVIOUSLY ADVERTISED PROPERTY**

**BID 32-22:** A parcel of land located in the W1/2 of NW1/4 of Section 16-47-12 (complete legal description available in County Clerk's Office), Town of Amnicon, 5777 S County Road E. Parcel has an abandoned telecommunications tower located in SE corner of parcel. Zoned: A1 – Agricultural. (AM-002-00409-01) No bids received.

**BID 1-23:** Lots 11,12, 13 and East 15' of Lot 14, Block 208, West Superior 7<sup>th</sup> Division, except part conveyed 435R573, City of Superior. Zoned: R3 Apt Residential. (07-807-00921-00) \$2,055 from John Bass.

**PARCEL 30-14:** Lots 30 and 32, West 7<sup>th</sup> Street, Townsite of Superior, City of Superior. Zoned: R-1B One Family District. (01-801-01879-00) \$1,022 from Robert Edelstein.

**ACTION (RESOLUTION):** Motion by Jaques, second Luostari, to approve previously advertised bids and refer to County Board. Motion carried unanimously.

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

**b. Parcel #SU-028-00923-00 (Oswskey) Request for Proposals**

Bid received from T&D Enterprises, LLC.

**ACTION:** Motion by Jaques, second Bong, to approve bid and move forward with project. Motion carried.

**4. INFORMATIONAL ITEMS/REPORTS**

**a. Comprehensive Plan Goal Updates**

Objective is to provide safe alternative to vehicle travel and healthy lifestyle; Forestry Department is mainly involved for development of trails; will keep on radar in the future as needed.

**b. North and South Country Acres Trailer Parks**

Advertise again – no special County Board meeting needed.

**c. Fairgrounds Property Stormwater Mitigation**

No update.

**d. Ordinary High Water Mark Determination for Allouez Bay**

Handout included in meeting packet. Department of Natural Resources confirmed the Ordinary High Water Mark report prepared by Barr Engineering for a portion of Allouez Bay located on Lake Superior is accurate as represented.

**e. 2023 tax deed acquired property**

Six vacant parcels were acquired (no improved).

**f. Fairgrounds property study from 2009-2010**

Study recommended an advisory referendum be put on ballot to decide future of fairgrounds but never occurred. Discussed potential use of property in the future. Amendments to property agreements may be proposed to include surcharge increase and security/emergency access requirements.

**g. Nemadji Trail land acquisition**

County Board Chair and Administrator to negotiate with Allete regarding purchase of Douglas County property for Nemadji Trail Energy Center; appraisal through Steigerwalt in progress.

**h. Economic Development**

No one present.

**i. Land Improvement Account Fund Balance**

Reviewed.

**5. APPRAISALS**

None.

**6. FUTURE AGENDA ITEMS**

Property Management Agreements (Fairgrounds and Racetrack).

**7. ADJOURNMENT**

Motion by Jaques, second Glazman, to adjourn. Motion carried. Meeting adjourned at 3:30 p.m.

Submitted by,

Cheryl Westman, Committee Clerk