

**LAND AND DEVELOPMENT COMMITTEE**  
**Douglas County Board of Supervisors**  
**Tuesday, August 31, 2021, 3:00 p.m., Board Room, Second Floor, Government Center**  
**1316 North 14<sup>th</sup> Street, Superior, Wisconsin**

Meeting called to order by Chair Allen.

**ROLL CALL:** Present – Keith Allen, Alan Jaques, Joseph Moen, Scott Luostari, Charles Glazman. Others present – Ann Doucette, Shelley Nelson, Daniel Litchke, Dustin Soyring, Kathy Burger (remote), Ron Leino, Mark Liebaert, Mick Salmen, Carl Wahl, Taylor Pedersen, Jon Winter, Jim Caesar, Sue Sandvick, Cheryl Westman, Committee Clerk.

**APPROVAL OF MINUTES:** Motion by Jaques, second Luostari, to approve minutes for the July 27, 2021, meeting. Motion carried. Corrections to legal descriptions described by Clerk; resolution to board had correct descriptions. Motion amended to approve with corrections. Motion carried.

**ACTION ITEMS/REFERRALS:**

**PARCEL 12-21:** Withdrawn from sale due to a title issue. County will file a document to clear.

**Land Sales:**

**PARCEL 15-20:** Fractional Lot 8 and Lots 9 thru 11, Block 2, South Superior 7<sup>th</sup> Division, and Fractional Lot 6, Block 6, South Superior 2<sup>nd</sup> Division, City of Superior (5424 Cumming Avenue). Zoned: R1B Family Residential B. (08-808-0125300, 08-808-00908-00) No bids received.

**PARCEL 9-21:** Lot 17, Block 2, Platted Amnicon Properties, Plat 1 Section 21-49-11, Town of Lakeside. Zoned: F1 Forestry. (LA-018-00857-00) No bids received.

**PARCEL 13-21:** All that part of Lot D Spring Hill Addition to the Townsite of White Birch, complete legal description available in County Clerk's Office, (9261 E White Birch Avenue), Village of Solon Springs. Zoned: Residential. (SS-181-00685-00) \$30,500 from Kraig Reed; \$26,665 from Anthony Burger.

**Previously Advertised Parcels:**

**PARCEL 30-14:** Lots 30 and 32, West 7<sup>th</sup> Street, Townsite of Superior, City of Superior. Zoned: R1B. (01-801-01879-00) No bids received.

**PARCEL 17-20:** Parcels located East of US Highway 53 and Wayside Lane and North of County Road Y, Section 36-44-12, Town of Gordon (complete legal description available at the County Clerk's Office). Zoned: C1 Commercial. (GO-012-01665-00, GO-012-01678-00) \$2,500 from Inter City Oil Co., Inc.; \$1,560.86 from Robert Edelstein.

**PARCEL 6-21:** N1/2 Lot 12, Block 110, Roy's Addition to Superior City, City of Superior (1022 Cedar Avenue). Zoned: M1 Manufacturing D1. (05-805-03689-00) No bids received.

**ACTION (RESOLUTION):** Motion by Jaques, second Moen, to approve the high bid on Parcel #13-21, and forward to County Board. Motion carried unanimously.

**ACTION (RESOLUTION):** Motion by Luostari, second, Jaques, to approve high bid on Parcel #17-20, and forward to County Board. Motion carried unanimously.

**2022 Land and Development Committee Budget and Non-Departmental Budget Requests:** Projected available funds/recommendation included with agenda.

**Operational Budget:** Reviewed - similar to last year.

**ACTION (REFERRAL):** Motion by Jaques, second Moen, to approve the operational budget as presented, and forward it to Administration Committee. Motion carried.

**Travel Superior - \$60,000:** Taylor Pedersen, President, CEO, provided overview of request.

**The Development Association - \$20,000:** Jim Caesar, Executive Director, provided overview of request.

**Lucius Woods Performing Arts Center – \$5,000:** Mick Salmen, Director, provided overview of request. Chair, Carl Wahl introduced.

**Douglas County Historical Society - \$10,000:** Jon Winter, Business Manager, provided overview of request.

**ACTION:** Motion by Jaques, second Luostari, to approve funding in the amount of \$22,500 for Travel Superior. Motion carried. Glazman abstained.

**ACTION:** Motion by Liebaert, second Luostari, to approve funding in the amount of \$30,000 for The Development Association. Motion carried. (Allen, Glazman, Jaques abstained; Liebaert completed quorum.)

**ACTION:** Motion by Jaques, second Glazman, to approve funding in the amount of \$3,750 for Lucius Woods Performing Arts Center. Motion carried.

**ACTION:** Motion by Luostari, second Jaques, to approve funding in the amount of \$7,500 for Douglas County Historical Society. Motion carried.

**ACTION:** Motion by Luostari, second Jaques, to approve funding in the amount of \$15,000 for 4H. Motion carried.

**Other:**

Fairgrounds - \$28,000 (stormwater utility fee – included in operational budget);

Dragon Boats - \$0;

Special Projects - \$3,000;

Animal shelter commitment - \$40,000 (ongoing commitment – included in operational budget).

**ACTION (REFERRAL):** Motion by Glazman, second Jaques, to approve items as listed above and forward to Administration Committee. Motion carried.

**Former Prevosts Property, Solon Springs (SS-181-00473-00):**

**Summary of Environmental Report:** County Clerk reported MSA representative could not attend today. Underground storage tank fill and vent pipes were observed on the north side of the building, and two sealed monitoring wells were observed on the property. Two tanks were also listed as having been closed/removed from the site. A continuing obligation for residual soil contamination is listed for the site. MSA recommends that the suspected tank on the north side of the building be removed and a Tank System Site Assessment be performed to determine whether contamination is present within the tank basin at a cost of \$5-\$10,000. Site would remain closed.

**Authorize Tax Deed and Grant Money Application Through MSA:** Clerk recommend taking tax deed. Grant funding available for Phase I/Phase II assessments; not tank removal. County does have \$50,000 reserve fund for these costs.

**ACTION:** Motion by Jaques, second Glazman, to authorize tax deed for Parcel #SS-181-00473-00. Motion carried. Come back to committee with more information for next month's meeting about tank removal, condition of building, and potential co-op with Village of Solon Springs.

**County Land Timber Sales:**

**Update:** Reviewed – summary of timber sales.

**Contract with Forestry Department for Additional Sales:**

**Cowett Property Acquired by Douglas County:** Logger approached county; estimated stumpage value of \$12,000, to be completed in 2022.

**Hawthorne Parcel:** Forestry Department identified parcel as a viable site for timber sale, with potential sale value of \$18,000.

**ACTION:** Motion by Glazman, second Luostari, to approve timber sales as presented. Motion carried.

**INFORMATIONAL – REPORTS:**

**Fair 2021:** Report distributed by Lichtke and Soyering. Great 2021 fair – good turnout.

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

**Appraisals:**

**Parcel 14-21:** Requested by Land and Development Committee. \$60,000.

**Parcel 15-21:** Requested by Land and Development Committee. \$500.

**ACTION:** Motion by Jaques, second Luostari, to approve appraisals. Motion carried.

**ADJOURNMENT:** Motion by Luostari, second Moen, to adjourn. Motion carried. Meeting adjourned at 4:14 p.m.

Submitted by,

Cheryl Westman, Committee Clerk

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