

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, October 25, 2022, 3:00 p.m., Board Room, Second Floor, Government Center
1316 North 14th Street, Superior, Wisconsin

Meeting called to order by Chair Allen.

ROLL CALL: Present – Keith Allen, Joseph Moen, Scott Luostari, Alan Jaques, Wendy Bong (remote). Others present – Tom Van Driessche, Jim Banks, Dustin Soyering, Ceilia Von Holtum, Kurt Wirtzfeld, Gage Ritchie, Julie Fromm, Eric Fromm, Ann Doucette, Shelley Nelson, Jim Ceasar, Carolyn Pierce, Kaci Lundgren, Mark Liebaert, Sue Sandvick, Cheryl Westman, Committee Clerk.

APPROVAL OF MINUTES: Motion by Jaques, second Moen, to approve the minutes for the September 27, meeting. Motion carried.

ACTION ITEMS/REFERRALS:

Land Sales:

PARCEL 23-22: NW1/4 NW1/4 Section 20-45-12, Town of Solon Springs. (10898 S Pierce Road). Zoned: F1 Forestry. In addition to house, other numerous structures are located on this property. (SO-026-00944-00) \$132,500 from Paul and Elizabeth Zappitello; \$86,200 from James Pettit; \$76,001 from Kurt Wirtzfeld; \$55,555.55 from Don and Carol Gossage.

PARCEL 24-22: Lot 8, First and Second Addition to Townsite of Patzau, Section 3-46-15, Town of Summit. (1558 E County Road BB). Zoned: R2 Residential 2. (SU-028-01732-00) \$10,510 from David and Summer Nault; \$10,212 from Shelly Nault; \$5,145 from Ceilia Von Holtum-Martinez.

PARCEL 27-22: Lot 15, Block 2, Maple Grove Park, Section 25-45-12, Village of Solon Springs. Zoned: Residential. (SS-181-00060-00) \$3,345 from Roy Eliason; \$2,600 from Chris Crawford.

Previously Advertised Parcel:

PARCEL 21-22: S-630' of W-330' of S-1/2 SE SE, 23-48-11, Town of Maple. Zoned: A1 Agricultural, (11509 E Autoio Road). (MA-020-00541-01) \$10,000 from Dustin Soyering; \$10,000 from Sarah Mayne.

ACTION (RESOLUTION): Motion by Jaques, second Luostari, to approve high bids for first time advertised parcels, and forward to County Board. Motion carried unanimously.

ACTION: Motion by Moen, second, Luostari to reject tie bids for Parcel 21-22 and accept new bids at next meeting. Motion carried. Parcel requires no further advertising.

From Previous Meeting:

Minnesota Power Request to Acquire Eight Parcels in the Town of Parkland for Nemadji Trail Energy Center: Gage Ritchie present and provided background on revised request. Parcels to be appraised later in meeting.

Amendments to Land & Development Committee Policies and Procedures: Reviewed – changes highlighted in yellow. Increasing Minimum Land Appraisal Formula amounts as follows: City of Superior Land minimum lot value to \$500 for less than a 25 foot lot; Rural minimum acre value to \$800 per acre suggested.

ACTION: Motion by Jaques, second Luostari, to approve amendments to Land & Development Committee Policies and Procedures with changes as suggested above. Motion carried. Committee requested County Clerk also develop policy handling tie bids and include at next month's meeting for review, along with revised easement language to keep in line with Forestry Department guidelines.

Request from DHL Management, LLC, for \$3,520 from Fairgrounds Surcharge Funds: Request reviewed: purchase of tables, gravel and clean-up of white garage.

ACTION (REFERRAL/RESOLUTION): Motion by Luostari, second Jaques, to approve request for \$3,520 funded from surcharge account, and refer to Administration Committee and County Board. Motion carried unanimously.

Fairgrounds Well Abandonment Grant Application: An abandoned well was identified during the tour of the fairgrounds property. Two funding sources were identified. Protecting water quality is goal.

ACTION: Motion by Jaques, second Moen, to approve grant application, and up to \$1,000 out of Land Department budget for removal. Motion carried.

INFORMATIONAL/REPORTS:

Wisconsin Department of Natural Resources Ordinary High Water Mark Determination (Allouez Bay): Ashley Vande Voort reported Steve LaValley and private engineer went out to make determinations for the ordinary high water mark, measuring elevations and gathering other available data; are still in analyzing phase and making maps, will bring information when available to committee.

Fairgrounds/Racetrack: Tour of Property: Report reviewed.

Tax Deeded Property: Country Acres North and South Trailer Park: Country Acres North on the agenda for review, South Trailer Park still being cleaned up and only two trailers are still occupied at this point. One to be gone by November 1st; Court is scheduled for November 3rd if additional action needed on one remaining occupant.

Economic Development: Ceasar reported on current activities.

Marketing of Cloverland Parcel: Sandvick noted Iron County does deal with a contractor who gets 5% and handles all of the paperwork. Refer to future meeting for further discussion and investigation.

Land Improvement Account Fund Balance: Reviewed.

Appraisals:

Parcel 25-22: Requested by Land & Development. Refer to next month.

Parcel 29-22: Requested by Land & Development. Refer to next month.

ACTION: Motion by Moen, second Jaques, to refer parcels to next month's meeting. Motion carried.

Parcel 31-22: Requested by Allete, Inc. \$20,000.

ACTION: Motion by Jaques, second Moen, to approve appraisal. Motion carried.

Future Agenda Items: WI-DNR high water mark; tax-deeded property; marketing of Cloverland parcel.

ADJOURNMENT: Motion by Luostari, second Jaques, to adjourn. Motion carried. Meeting adjourned at 3:43 p.m.

Submitted by,

Cheryl Westman