

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
Tuesday, October 26, 2021, 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, Alan Jaques, Charles Glazman, Joseph Moen, Scott Luostari. Others present – Ann Doucette, Jason Fleener (remote), Jeff Anderson, Mark Liebaert, Kathy Burger (remote), Jim Caesar, Shelley Nelson, Cheryl Westman, Committee Clerk.

APPROVAL OF MINUTES: Motion by Luostari, second Moen, to approve the minutes for the September 28, 2021, meeting. Motion carried.

ACTION ITEMS/REFERRALS:

LAND SALES:

PREVIOUSLY ADVERTISED PARCEL:

Parcel 14-21: Lots 17 and 18, Block 46, West Superior 1st Division, City of Superior, (622 Tower Avenue), a/k/a Shooter’s Saloon). Zoned: M1 Manufacturing District 1. (04-804-00503-00) No bids received.

From Previous Meetings: Former Prevosts Property, Solon Springs (SS-181-00473-00) – Removal of Storage Tank(s): Jeff Anderson, MSA consultant, attended meeting. Moving forward with removal of underground storage tanks discussed. Summary of Transaction Screen Assessment in meeting packet. Anderson estimating cost of \$5-\$10,000, which includes Tank Soil Screening Assessment. Razing the buildings is not financially feasible for the Village of Solon Springs.

ACTION (REFERRAL/RESOLUTION): Motion by Jaques, second Luostari, to approve moving forward with removal of underground storage tanks, at a cost not to exceed \$12,000 from Tank Reserve Fund, and refer to Administration Committee and County Board (fuel tanks in building not included). Motion carried unanimously.

WDNR Proposal to Establish Rule for Date Regulating Wild Rice Harvest on the Minong Flowage: Correspondence from James Yach, DNR Secretary’s Director-Northern Wisconsin, in agenda packet. Jason Fleener, WDNR, provided background for proposal. Adding the northern portion of the Minong Flowage to the list of wild rice waters that are regulated with an opening date is recommended, due to the significance of the wild rice on site and because harvesting activity before rice kernels are mature can result in damage to rice plants. Douglas County is an owner of lake bed (straight county land) in the Minong Flowage area of interest located near Smith’s Bridge. Wild ricing typically begins the last week of August or first week of September, and notice is posted 24 hours in advance, with it lasting up to 60 days.

ACTION (RESOLUTION): Motion by Jaques, second Luostari, to concur with WDNR proposal to establish rule for date regulating wild rice harvest on the Minong Flowage, with review after three year period from commencement, and forward to County Board. Motion carried unanimously.

Bid Policy Revision: Draft bid blank with revised language reviewed, allowing bidder to submit a down payment for bids under a specific amount. Additional language suggested to include “as listed on the advertisement for bid”. Utilize amount of \$25,000 and 25%.

ACTION (RESOLUTION): Motion by Jaques, second Glazman, to approve bid policy as proposed, with \$25,000 as the differential of whether full amount or 25% down payment required, and adding new language as suggested. Motion carried unanimously.

INFORMATIONAL – REPORTS:

Economic Development: Caesar reported on current activities and provided updates. Recently had the Development Association annual meeting. Also commented on future repairs needed at Superior Business Center. Convention Center project still moving forward; and former post office is moving ahead as entrepreneur center.

Land Improvement Account Fund Balance: Reviewed.

Appraisal:

Parcel 16-21: Requested by Kelly Ziebell. \$500.00.

Previously Advertised Parcel:

Parcel 8-19: Requested by Aaron Anderson. \$25,000.

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

Future Agenda Items: Highway Department timber removal request.

ADJOURNMENT: Motion by Luostari, second Jaques, to adjourn. Motion carried. Meeting adjourned at 3:57 p.m.

Submitted by,

Cheryl Westman, Committee Clerk