

December 14, 2023

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
THURSDAY, DECEMBER 21, 2023, 5:00 P.M., GOVERNMENT CENTER BOARDROOM 201
1316 NORTH 14TH STREET, SUPERIOR, WISCONSIN
www.microsoft.com/microsoft-teams/join-a-meeting | Meeting ID: 276 528 638 127 | Passcode: kBhY8H
Or call-in: 1 872-242-8028 | ID: 644 577 14#

Please call the Chair or the County Clerk's Office (715-395-1397) if you cannot attend.

MEMBERS: Joseph Moen, Chair Scott Luostari, Vice Chair Wendy Bong
 Alan Jaques Charlie Glazman

A G E N D A

Virtual attendance available to public; committee members must attend in-person to constitute a quorum and/or vote.
Committee to maintain a two-hour meeting limit *or* take action to continue meeting beyond that time.
All action items include attachments unless noted.


- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. November 28, 2023*
- 3. ACTION ITEMS/REFERRALS**
 - a. Head of the Lakes Use and Vision Study Proposal
 - b. Budgetary transfer: Amend asbestos testing cost for former Dave's Place to \$1,370
- 4. FUTURE AGENDA ITEMS**
- 5. ADJOURNMENT**

*Attachment included

cc: Taylor Pedersen (S-DC Chamber) Jason Serck BID Office Amy Tyson Shelley Nelson
County Board Supervisors Mayor Jim Paine Bill Whiteside Ann Doucette Jim Caesar (Dev Assn)
Village of Solon Springs Joe Stariha John Omundson Daniel Litchke Ashley Strabel

NOTE: Agenda and attachments available on www.douglascountywi.org or in County Clerk's Office. Action may be taken on any item on the agenda. The County of Douglas complies with the Americans with Disabilities Act of 1990. If you are in need of accommodation to participate in the public meeting process, please contact the Douglas County Clerk's Office at (715) 395-1341 by 4:00 p.m. on the day prior to the scheduled meeting. Douglas County will attempt to accommodate any request. TDD (715) 395-7521.

Posted: Courthouse, Government Center, Superior Public Library, Superior Telegram

 12/14/2023
Name _____ Date _____

LAND AND DEVELOPMENT COMMITTEE MISSION STATEMENT
To promote the sale of tax-deeded property and economic development, with consideration to the environment and Douglas County's natural resources, and for the benefit of the citizenship to assist in establishing a healthy tax base.

LAND AND DEVELOPMENT COMMITTEE
Douglas County Board of Supervisors
TUESDAY, NOVEMBER 28, 2023, 3:00 P.M., GOVERNMENT CENTER BOARDROOM 201
1316 NORTH 14TH STREET, SUPERIOR, WISCONSIN

Meeting called to order by Chair Moen.

1. ROLL CALL

Present – Joseph Moen, Scott Luostari, Wendy Bong, Alan Jaques, Charlie Glazman. Others present – James Lemke (remote), Dennis Pattee (remote), Carolyn Pierce, Ann Doucette, Daniel Litchke, Shelley Nelson, Mark Liebaert, Kaci Lundgren, Cheryl Westman, Committee Clerk.

2. APPROVAL OF MINUTES

Motion by Bong, second Jaques, to approve minutes from October 31, 2023, meeting. Motion carried.

3. ACTION ITEMS/REFERRALS

- a. Asbestos Request for Proposals Openings:** Three bids received as follows: Mavo Systems for \$17,340; ACCT for \$23,835; and VCI Environmental for \$49,775.

ACTION: Motion by Jaques, second Luostari, to accept the lowest bid upon meeting the bid specifications as laid out in the RFP with review by Corporation Counsel. If bid specifications are not met, to accept second lowest bid. Bring back to committee if both do not. Motion carried.

- b. Land Bid Openings:**

BID 23-23: Parcel numbers: 10-810-01420-00, 10-810-01451-00, 10-810-01463-00, 10-810-01471-00, 10-810-01483-00, 10-810-01494-00, 10-810-03024-00, 10-810-08172-00, 10-810-08220-00, 10-810-08231-00, 10-810-08244-00, 10-810-08268-00, 10-810-08292-00, 10-810-08301-00, 10-810-08320-00 (complete legal description available in County Clerk’s Office). Zoned: Suburban Apartment Residential. \$242,000 from Rendfield Land Co., Inc.

BID 24-23: SE1/4 of SW1/4, lying east of State Highway 53, Section 22-47-12, Town of Hawthorne (8562 E Kent Road). Zoned: F1 Forestry. (HA-014-00668-01) No bids received.

BID 25-23: Lots 3-18 Inclusive, Block 41, Lots 5-24 Inclusive, Block 42, Lots 4-12 and Lots 15 and 16, Block 43, East Superior 1st Division, Section 15-48-13, Town of Parkland. Zoned: R2 Residential 2. (PA-024-00952-00, PA-024-00957-00, PA-024-00959-00, PA-024-00960-00, PA-024-00961-00, PA-024-00963-00). No bids received.

ACTION (RESOLUTION): Motion by Jaques, second Glazman, to accept the high bid and forward to County Board. Motion carried unanimously.

PREVIOUSLY ADVERTISED PARCEL

BID 12-23: Lot 24, Block 2, Air Line Addition, Section 13-48-15, Town of Superior. Zoned: F1 Forestry. (TS-030-02252-00) \$100 from Eric Rude.

ACTION (RESOLUTION): Motion by Luostari, second Jaques, to accept the bid on the previously advertised parcel and forward to County Board. Motion carried unanimously.

- c. **Resolution regarding transfer of county-owned land to Wisconsin Department of Natural Resources:** \$322,000 appraisal completed. Discussion ongoing for several years. Sale to WDNR recommended; payment to occur approximately spring 2024.

ACTION (RESOLUTION): Motion by Luostari, second Jaques, to approve transfer of county-owned land to Wisconsin Department of Natural Resources in the Town of Cloverland (CL-008-00583-00) for appraised amount of \$322,000, and forward to County Board. Motion carried unanimously.

- d. **Next steps of North and South Country Acres Trailer Parks: request for proposals, Highway Department, other:** Highway Department gathered cost estimates for demolition and removal of trailers and cap off sewer line (assuming the Town of Parkland shares the cost and contracts the professional to close the connection), at an amount of \$59,286.26. The estimated cost does not include landfill costs, which may be able to be negotiated with the city.

ACTION: Motion by Jaques, second Luostari, to approve Highway Department move forward with demolition and removal of trails and cap off sewer line at estimated cost proposed, negotiating with city on the landfill costs. Motion carried.

- e. **Fairgrounds surcharge account request: Up to five loads of gravel:** Litchke requesting \$1,240 for up to five loads of gravel to fill the parking lot at the main entrance on the north side.

ACTION (REFERRAL): Motion by Jaques, second Glazman, to approve request for up to five loads of gravel in the amount of \$1,240 from the Fairgrounds Surcharge Account and refer to Administration Committee. Motion carried.

- f. **Land and Development Policy and Procedure: Previously Advertised Parcel Sale Process:** Process is not documented anywhere and for additional transparency and understanding to the public, would like a policy in place for all previously advertised parcel sales.

ACTION (RESOLUTION): Motion by Jaques, second Bong, to approve Previously Advertised Parcel Sale Process as presented. Motion carried unanimously.

- g. Review of Superior, Water, Light & Power Lease (Winter Street Substation):** SWL&P has paid \$3,200 annually since 1975. Calculating for inflation, rate should be increased to \$18,000 annually. Purchase of the property is an option.

ACTION: Motion by Jaques, second Bong, to allow County Board Chair to begin negotiations with SWL&P regarding this lease and future options. Motion carried.

- h. Former Shooter's Saloon:** Property does not qualify for grants currently due to no development plan for the area. Several options exist for the property, including waiting to see if the city wants to work with a developer or has plans for the property.

ACTION: Motion by Jaques, second Luostari, to allow County Board Chair to keep negotiating with any and all interested parties regarding potential future of former Shooter's Saloon property. Motion carried.

4. INFORMATIONAL ITEMS/REPORTS

- a. Osowskey property in the Town of Summit (Parcels SU-028-00923-00 and SU-028-00914-00) Update:** Property was sampled for asbestos and awaiting results. Next step is gather quotes for remediation and then connect with DNR for grants.
- b. Parcel 04-804-00281-01 (Parking Lot for Property at 431 Tower Avenue):** To be set up for sale; property is being used by adjacent property owner.
- c. Land sales information sheets parcel project update:** See attached. Many additional properties have been completed.
- d. Economic Development:** No updates.
- e. Land Improvement Account Fund Balance:** Distributed - reviewed.

5. APPRAISALS

None.

6. FUTURE AGENDA ITEMS

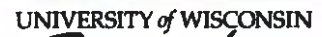
None.

7. ADJOURNMENT

ACTION: Motion by Luostari, second Jaques, to adjourn. Motion carried. Meeting adjourned at 3:29 p.m.

Submitted by,

Cheryl Westman, Committee Clerk



UNIVERSITY of WISCONSIN

Superior

Center for Research
and Evaluation Services



A photograph of a modern university building with large glass windows and a curved roof, partially obscured by a large tree in the foreground. In the middle ground, there is a colorful playground area with a red, yellow, and blue mat. The sky is blue with some clouds.

PROPOSAL

HEAD OF THE LAKES FAIRGROUND USE & VISION

PREPARED FOR: Douglas County

Proposal Date: November 30,
2023

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PROJECT OVERVIEW

This proposed project aims to conduct an in-depth assessment of the current use of the Head of the Lakes Fairgrounds in Douglas County, WI, and analyze new opportunities for their development. The overall goal of this project is to provide a better understanding of how the Fairgrounds are currently serving Douglas County residents and businesses, including their economic contribution, and what other potential models or initiatives will provide additional opportunities that correspond with the needs and preferences of the County.

The project will include surveys and interviews of current fairground management, Douglas County residents, local businesses, community leadership, and attendees of Fairgrounds events. The data collected will focus on understanding the current use of the Fairgrounds and the way it serves Douglas County residents, including the financial impact of the Fairgrounds. The project also includes an analysis of comparable counties and the use of their Fairgrounds and other properties, with the goal of examining their fit to Douglas County residents. By collecting quantitative and qualitative data, together with comparative analysis, this project will help Douglas County to inform their funding and development priorities and guide their vision for the area.

RESEARCH STRUCTURE

This project will focus on three areas: 1) Value and use of the Head of the Lakes Fairgrounds as it is to residents and the community, 2) Preferred uses among Douglas County residents, and 3) Other potential models or uses for the Head of the Lakes fairgrounds.

Question 1: What are the current benefits to Douglas County residents from the Head of the Lakes Fairground?

In order to answer this question, we will examine the following topics:

- Are Douglas County residents participating in Fairground events?
 - Who is the target audience of these events?
 - Who is participating and in which events?
 - Are there any barriers that prevent residents from attending events they are interested in?
- Are the events benefiting the community of Douglas County?
 - Are the events self-contained or are attendees and participants spending money in the community?
 - What is the economic impact of these events?
 - In what other ways do community members benefit from the various events, beyond participation?
- Who else – businesses, communities, organizations etc. - are benefiting from Fairground events?

We will answer these questions by surveying and interviewing organizers and participants at the events, as well as local businesses, community leaders and Douglas County residents. We will also analyze previous studies of economic impacts in the county to better understand the economic impact of the Fairground, in comparison to other initiatives and institutions in the County.

We recognize that the residents of Douglas County are diverse in their identities and needs, and we have a commitment to access all communities in Douglas County. We will connect with leaders within the communities and will use diverse methods – including attending local events and meetings – to fulfill this mission.

Question 2: How would Douglas County residents like to use the Fairgrounds?

In order to answer this question, we will examine the following topics:

- Is there a match between the current events and uses of the Fairground and the diverse residents of Douglas County?
 - Are they participating in the events/using the Fairground?
 - Are there specific groups or demographics that are attending events?
 - Are there specific groups or demographics who do not attend events?
 - What other services or events would Douglas County residents want to see happening on the Fairgrounds?
- Are there specific barriers that some or all of Douglas County residents face in participating in Fairground events?

- Are residents aware of the different events and projects that are taking place at the Fairgrounds?
- Are there specific needs that some groups or demographics have for accessing events?

We will answer these questions by surveying, interviewing and conducting focus groups of community members and businesses in Douglas County, as well as residents who do and do not participate in Fairground events. In order to ensure representation of all Douglas County residents, we will use the same principles as described in Question 1.

Question 3: What are other recommendations for the use of the Head of the Lakes Fairgrounds?

In order to answer this question, we will identify comparable Fairgrounds in Wisconsin and beyond, to examine the following questions:

- What other initiatives, events or programming take place in comparable Fairgrounds?
- What is the economic impact of these events?
- Who is the target audience of these events?
- How are the other initiatives, events or programming identified aligned with the needs and preferences expressed by Douglas County residents?

We will answer these questions by analyzing comparable Fairgrounds, focusing on the events they offer, the way they use their Fairgrounds besides events, and the financial cost and benefit of these models. The preliminary data from this analysis will be included in the surveys and questionnaires of Douglas County residents, so we are able to identify how these comparable models fit Douglas County residents.

PROPOSAL TIMELINE AND BUDGET

Stages	Description
Data collection	Primary Data Collection & Analysis, including surveys, interviews and focus groups of Douglas County residents and businesses.
Comparative Analysis	Analysis of comparable Fairgrounds, and their alignment with the needs and preferences of Douglas County residents.
Final Recommendations & Report	Summary of all data and findings, in a report that clearly outline possible avenues for development.
Total Proposal Cost:	\$9,800

Communication

Meetings will be held with representatives of the Center for Research & Evaluation Services and Douglas County Land Development Committee at the conclusion of the project and as needed during the project.



Key Dates

January 2024 - Project Launch
February-September 2024 - Data Collection
October 2024 - Final Report



Final Report

A final report and recommendations for considerations will be provided October 2024

CENTER FOR RESEARCH & EVALUATION SERVICES

Mission

The mission of the Center for Research & Evaluation Services at the University of Wisconsin-Superior is to provide the community and region with high quality research services. The Center utilizes the research skills and expertise of UW-Superior faculty and staff to support local businesses, non-profits and community organizations in their work to benefit the community.

Values:

- Produce and analyze data that is region specific, and culturally relevant.
- Employ multidisciplinary approach and methods to provide the best services to our community and partners.
- Ensure our community partners have sovereignty over their data.
- The center is revenue-neutral, with all fees for service ensuring the center's operations.

RESEARCH TEAM & EXPERTISE

The Center for Research & Evaluation Services project team will be made up of four core members with expertise in qualitative and quantitative research and evaluation.

Dr. Daniela Mansbach

Dr. Mansbach is a professor of Political Science and has been a full-time faculty member at UW-Superior for over 10 years. Throughout those years, she has been teaching all required Political Science courses, including Social Science Research Design and Senior Thesis. Dr. Mansbach's research focuses on policies, legislation, and public opinion in the U.S. She specializes in qualitative methods, including discourse, content analysis, and interviews. From 2020, Dr. Mansbach has been granted two large research grants, totaling \$493,000. Dr. Mansbach holds an MA from the Hebrew University in Jerusalem, and a Ph.D. from The New School for Social Research in New-York.

Dr. Alisa Von Hagel

Dr. Von Hagel is a professor of Political Science and has been a full-time faculty member at UW-Superior for over 10 years, primarily teaching American Government courses. Her research focuses on state and federal policy-making processes, public opinion, and social movements. She has experience with both quantitative and qualitative research methods. From 2020, Dr. Von Hagel received – with her colleague, Dr. Mansbach – two externally funded research grants, totaling \$493,000. Dr. Von Hagel holds an MA in American Government from Loyola University Chicago, and Ph.D. in American Government from Northern Illinois University.

Emily Neumann

Emily Neumann is the Director of Institutional Research and Sponsored Programs and has worked at UW-Superior for 11 years. She has over 15 years of experience in data analysis, project management, and research. Emily graduated from the University of Chicago with a bachelor's degree in Anthropology and a Master of Education from the University of Minnesota, Duluth. Her expertise is in higher education research and efforts related to student outcomes, specifically retention and graduation studies and closing the achievement gap.

Laurel Eaton

Laurel Eaton is the Assistant Director for Institutional Research & Sponsored Programs. Her professional experience spans the areas of program development and evaluation, project management, grant writing, and grant oversight and management for local, regional and national organizations within the non-profit and public sectors. She holds a Master of Social Work from Boston College with a specialization in macro practice: social innovation and leadership.

THANK YOU

Thank you for your consideration of the Center for Research & Evaluation Services. If you have any questions on this proposal or we can provide any further information, please don't hesitate to reach out to us.

Contact Information

715-394-8396

research@uwsuper.edu

Old Main 337

PO Box 2000

Superior, WI 54880

uwsuper.edu/ResearchServices

Core Advantage, LLC1021 Garfield Ave.
Superior, WI 54880**Invoice**

Date	Invoice #
11/28/2023	45952

Bill To
Kaci Jo Lundgren 1313 Belknap St. Room 101 Superior, WI 54880

Service Address (if different)
272 E County Rd B Foxboro, WI

P.O. No.	Terms	Due Date	Project
		11/28/2023	

Serviced	Description	Quantity	Rate	Amount
10/20/2023	Asbestos Testing of 272 E County Rd B, Foxboro	1	750.00	750.00T
10/20/2023	Asbestos Testing Fees: 27 Samples tested for 31 sample layers	31	20.00	620.00T

<p><i>Thank you! We appreciate your business!</i></p> <p>A 3% fee will be added to all credit card payments effective 6/7/2022. Please contact us directly for alternate payment methods.</p> <p>Overdue accounts will be charged a finance charge of 1.5% per month (18% Annually).</p>	Subtotal	\$1,370.00
	Sales Tax (0.0%)	\$0.00
	Payments/Credits	\$0.00
	Balance Due	\$1,370.00

Questions? Please email us at:	Call us at:	Visit us at:
accounting@coreadvantage.online	715-399-2754	coreadvantage.online or on Facebook