



DOUGLAS COUNTY LAND BID APPLICATION

Parcel No.: 23-22

Zoning Classification: F1-Forestry

Requestor(s) Name: Land & Development				Date: 7/8/2022	
Address: 1313 Belknap Street, Room 101, Superior, WI 54880				Phone: 715-395-1397	
Tax ID Number(s): SO-026-00944-00 (10898 S Pierce Road)					
Intended Use: To get back on tax roll			Lot Size/Acreage: Approximately 40 acres		
Adjacent Owner(s): Walter & Lan Best, 8180 21 st St N, Lake Elmo, MN 55042; Douglas County FL, 1313 Belknap Street, Superior, W 54880					
Year Taken/Acquired: 2022	Taxes: \$14,252.87	Special Assessments: \$344.78	Total: \$14,597.65	Stormwater Fees: \$0.00	
Comparative Land Value: N/A			Formula Value: See below		
Timber Value: 24,771.04			Minimum Bid Amount: \$50,000		
Legal Description: NW NW 20-45-12, Town of Solon Springs.					
	APPROVAL	OBJECTION	SENT	N/A	
CB Supervisor Steven Long			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Municipal Chair/City Planner			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Zoning	ZD		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Highway			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Forestry			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Land Conservation	AV		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The Development Association/Admin.	Informational		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

RETURN TO COUNTY CLERK'S OFFICE BY: 08/22/22	DATE OF NEXT LAND MEETING: 08/30/22	MAP PAGE: 16
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Miscellaneous Comments:

2022 Assessed Value: Land \$45,000 + Improvement \$194,800 = \$239,800

DOUGLAS COUNTY TAX-FORFEITED LAND

Information by Parcel

Parcel ID: SO-026-00944-00

Property Address: 10898 S PIERCE RD

Abbreviated Legal Description: NW NW 20-45-12

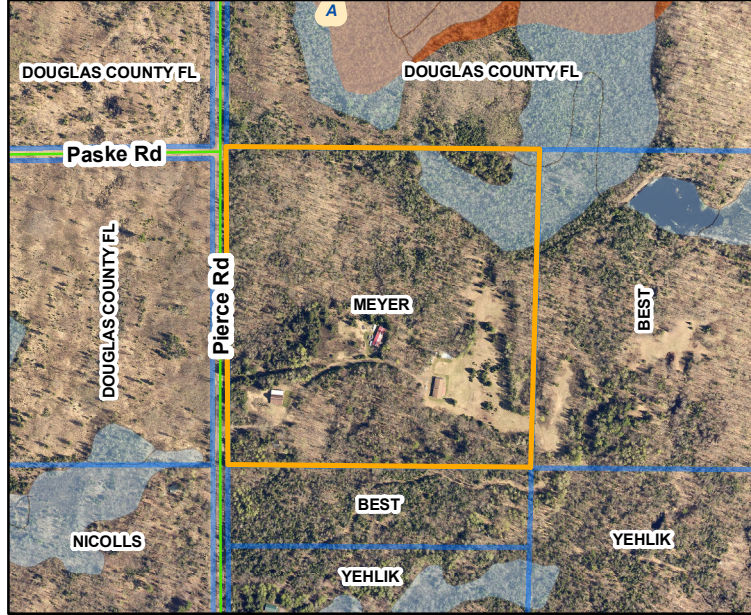
Acreage: APPROXIMATELY 40

Zoning Classification: F1 FORESTRY

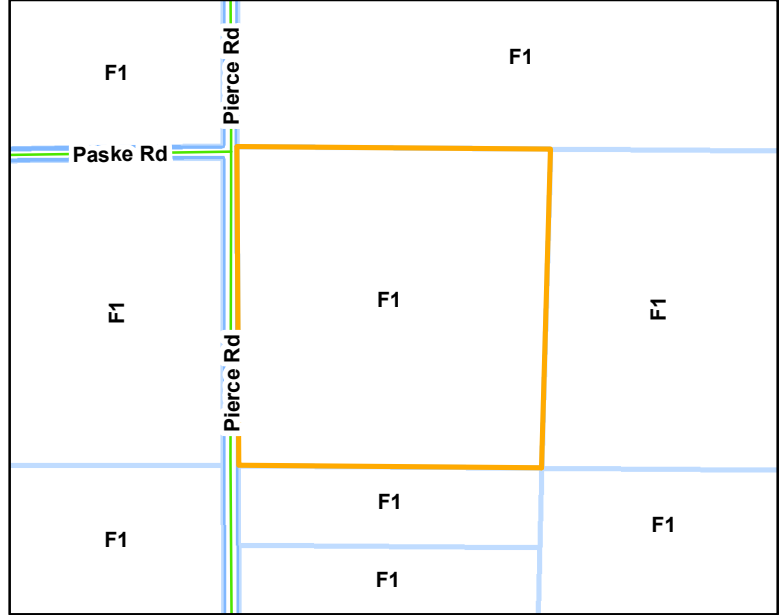
Wetlands: YES

Floodplain: NO

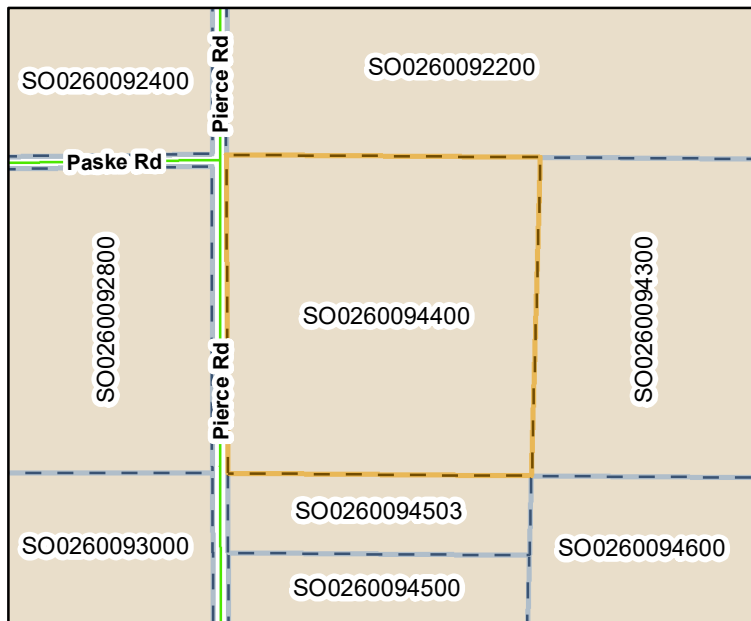
PARCEL MAP WITH 2019 AERIAL PHOTO & WETLANDS



ZONE DISTRICTS



PARCEL MAP WITH LOT LINES



OBLIQUE AERIAL PHOTO
VIEW FROM THE SOUTH



AERIAL PHOTO TAKEN SPRING 2019
NO SCALE

Contact the Douglas County Clerks office
for more information. 715-395-1341

MUNICIPALITY: TOWN OF SOLON SPRINGS

Contact Douglas County Zoning
for Zone District Requirements 715-395-1380

Access: OFF OF PIERCE RD

**Any maps of parcels provided by the Douglas County Clerk's Office are for illustration purposes only,
and may not accurately reflect the actual legal boundaries of a parcel.**



Human Services Division
Suite 400
Phone 715-395-1304
Fax 715-395-1370

Health Division
Suite 324
Phone 715-395-1304
Fax 715-395-1434

Douglas County
Department of Health and Human Services
1316 N. 14th Street • Superior, WI 54880

Anna M. Carlson
Director



Suite 327
Phone 715-395-1234
Fax 715-395-7371

Date: 9/2/2022

Property:
10898 S. Pierce Rd
Solon Springs, WI 54873

Re: Human Health Hazard: 10898 S. Pierce Rd, Solon Springs, WI 54873

A walk through inspection was conducted at the above listed property on 9/11/2017 by the Douglas County Department of Health and Human Services and Sheriff's Department. The following conditions were observed;

- Unhealthy and unsanitary conditions.
- Non-functioning sewer system
- Non-functioning water system
- Large amount of solid waste throughout home, including that containing human waste
- Presence of unburied feline carcass

The Douglas County Health Department has reviewed documentation, pictures and information from other Douglas County employees that have been on the site. It is determined that solid waste and carcass have been removed from the property and that the property is no longer in unhealthy and unsanitary condition. The property is cleared from the human health hazard placarding. The residence is currently uninhabited and has been for some time. Before the residence can be inhabited, the following should be completed:

- Repair and restoration of water and sewer systems
- Cleaning and sanitizing of all living areas and surfaces

Contact this agency at 715-395-1304 if you have any questions or concerns.

Respectfully,

A handwritten signature in cursive script that reads 'Celeste Hemphill-Welter'.

Celeste Hemphill-Welter, MS, REHS/RS
Environmental Health Specialist
Douglas County Health and Human Services

cc: Carolyn Pierce – Douglas County Corp. Counsel
Susan Sandvick – Douglas County Clerk
Kathleen Ronchi – Douglas County Health Officer
Douglas County Sheriff's Department

MISSION
To promote the health, safety, and well-being of individuals and families

09/27/22

TIMBER APPRAISAL

PARCEL NUMBER: **23-22**
LEGAL DESCRIPTION: NW1/4 NW1/4 Section 20, T45N-12W
ACRES: Approx 40 acres

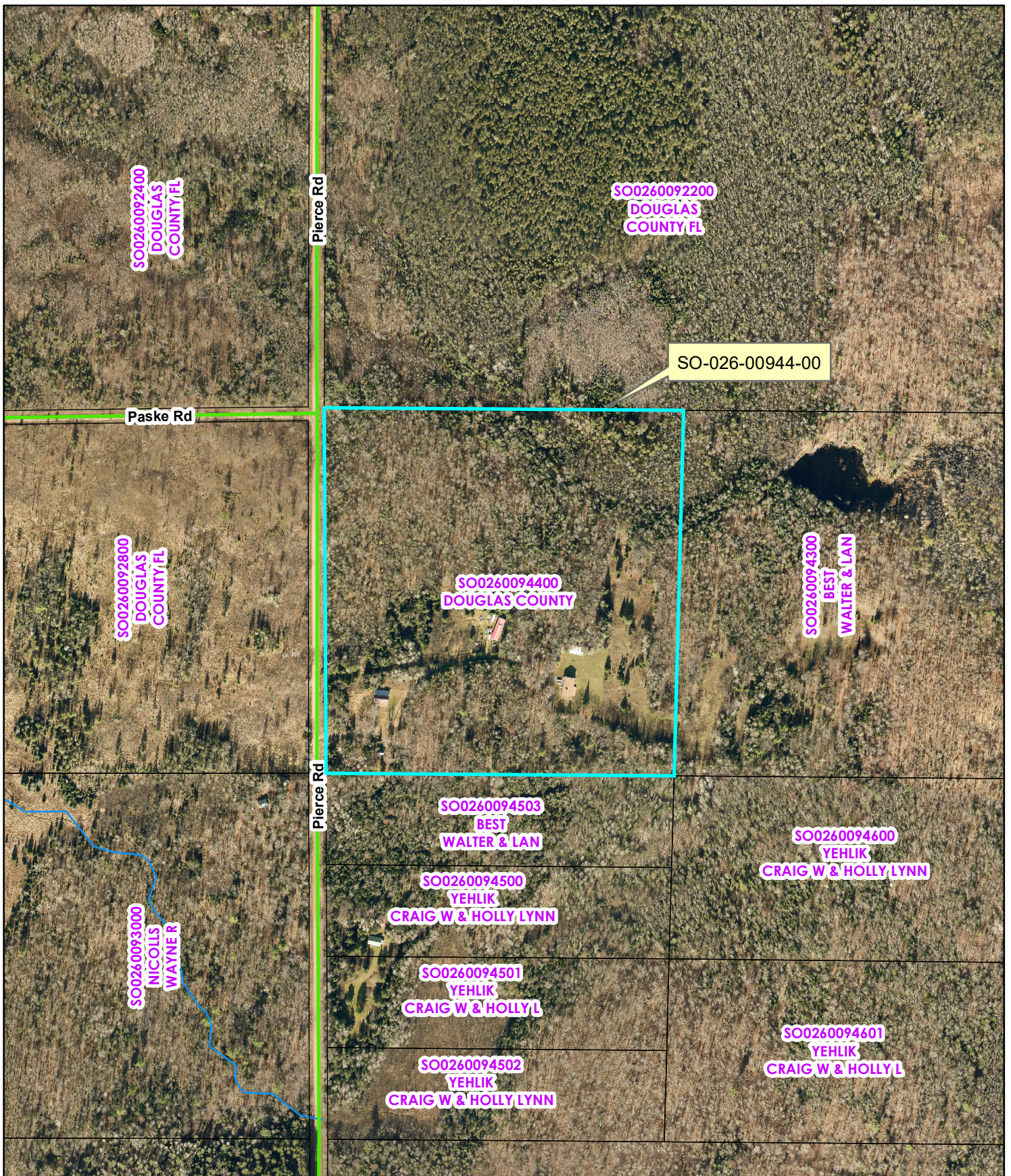
SPECIES	CORDS	PRICE PER CORD	MBF	PRICE PER MBF	TIMBER VALUE
Red Oak	247	\$44.38			\$10,961.86
Mixed HW	532	\$23.84			\$12,682.88
Balsam Fir	70	\$16.09			\$1,126.30
					\$0.00
					\$0.00
					\$0.00
Total Volume	849		TOTAL TIMBER VALUE		\$24,771.04

***THE VOLUMES LISTED ARE ONLY AN ESTIMATE
AND ACTUAL VOLUMES MAY DEVIATE.

ADDITIONAL INFORMATION:

No known wildlife or Rec issues. -CM

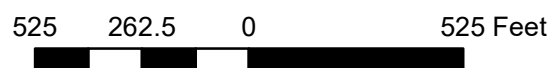
Removed 5 acres from 40 acre parcel when calculating volumes to account for buildings and open areas. 35 forested acres -SK
Mixed HW volume contains approximately 28% red maple, 23% basswood, 19% aspen, 18% white birch, 7% black ash, and 5% hard maple - SK
Balsam Fir volume contains approximately 56% balsam fir, 31% white pine, and 13% white cedar - SK



Douglas County Parcel Sale

Douglas County Clerks Office

Parcel 23-22



STRUCTURE #1



06/28/2022 22:48

STRUCTURE #2



06/28/2022 22:50

INSIDE STRUCTURE #2



STRUCTURE #3



INSIDE STRUCTURE #3



STRUCTURE #4



STRUCTURE #5



06/28/2022 23:00

BACK OF STRUCTURE #5



06/28/2022 23:02

INSIDE STRUCTURE #5



06/28/2022 23:04

INSIDE ATTACHED GARAGE STRUCTURE #5



06/28/2022 23:06

BASEMENT STRUCTURE #5



STRUCTURE #6

