

Heart of the Valley

METROPOLITAN SEWERAGE DISTRICT

Items for Consideration

For Commission review on: 5/12/26

Agenda Item Topic: 5C. District owned Property Report

Report: The report is still in a draft state with this meeting an opportunity to become familiar with the District owned properties and why they were acquired. No action is anticipated at this meeting as the intent is to memorialize ownership details of all District properties pulled into one location. We anticipate discussion Tuesday with changes and additions to the report as necessary.

Staff do want to discuss the future of the ARTS location and how the Commission wants the property maintained as it's no longer subject to DNR scrutiny as a permit compliance site.

We will incorporate any edits and changes and bring back a completed report for the June meeting.

Recommendation/Board Action: No action this meeting.



Heart of the Valley
METROPOLITAN SEWERAGE DISTRICT

HOV OWNED PROPERTY

Draft

Property: Farm Land - Cth Z & Clune Rd - HV 1 &4
Asset #: 2564
Purchased: 5/1/1988
Price: \$26,225

Description: PARCEL 40 ACRES // Outagamie County Parcel ID 030013300
NE SW SEC 21, Township 21 North, Range 19 East // 40AC M/L 8497M27
Municipality: 006-Town of Buchanan

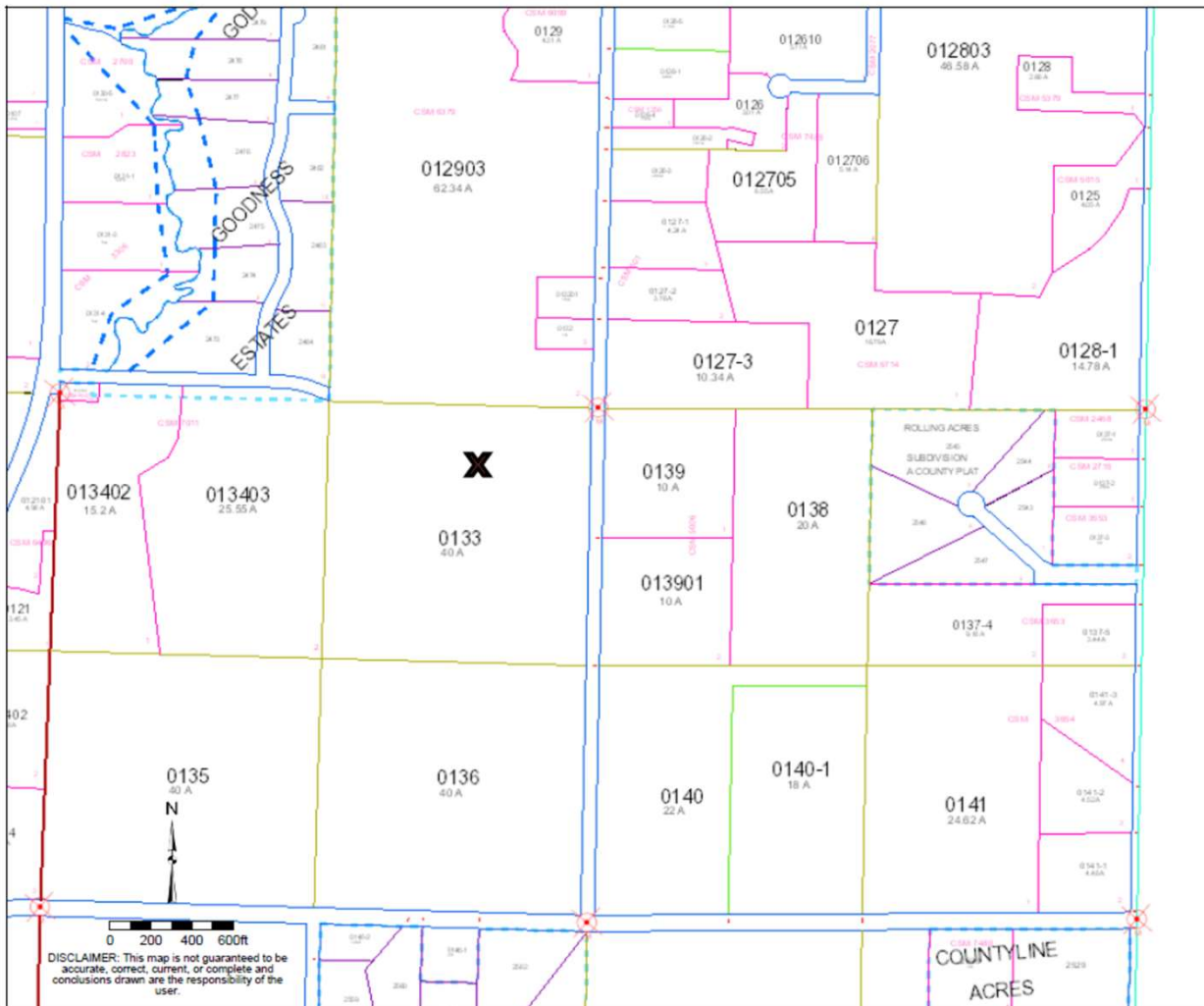
Site Notes: On this property sits the Detention Pond (Sedimentation Basin)
2024 Partial Land sale of 0.104 acres - Cty Z Rehab Project.
Northwest corner of this property is approximately 10 acres of forested land.

Ownership Agricultural property - purchased for reserve biosolids land application site.

Purpose:

Management: Tillable portion rented out and managed via nutrient management program for crop production.

Map of Property





Photos of Property

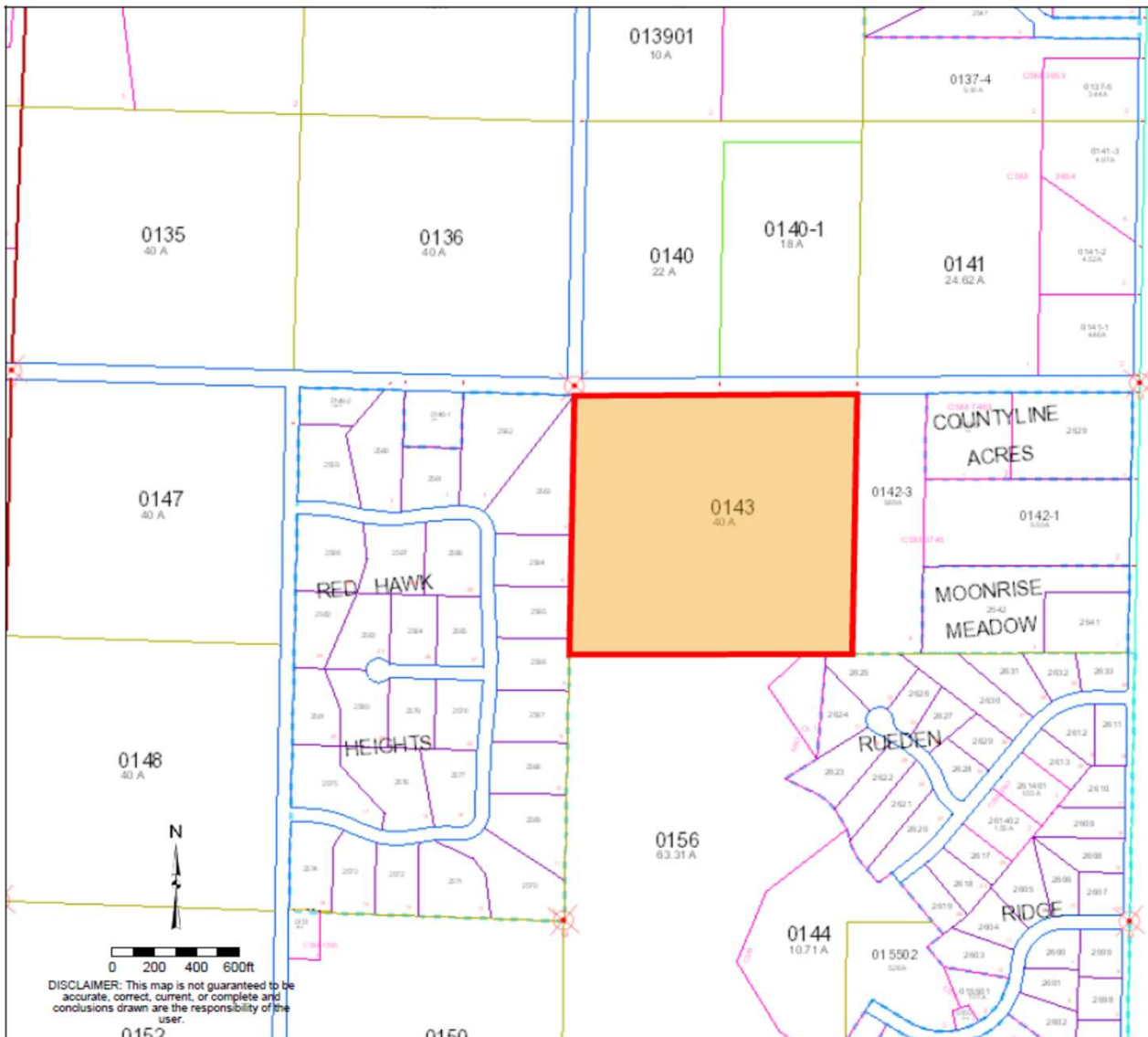
Property: Farm Land - Cth Z & Clune Rd - HV 2 & 3
Asset #: 3309
Purchased: 5/1/1988
Price: \$26,225

Description: PARCEL 40 ACRES // Outagamie County Parcel ID 030014300
NW NE SEC28 // Township 21 North Range 19 East HY
40AC M/L 8497M27
Municipality: 006-Town of Buchanan
6/5/2018 WDNR approved WQT consisting of permanent vegetative cover (totaling 3.6 acres) and one ARTS basin (collecting drainage from a total of 20.7 acres) located on parcel #030014300

Ownership Purpose: Reserve/Emergency biosolids application site.

Management: Tillable portion rented out and managed via nutrient management program for crop production with remainder an ARTS (Agricultural Runoff Treatment System) site.

Map of Property





Land Improvements:

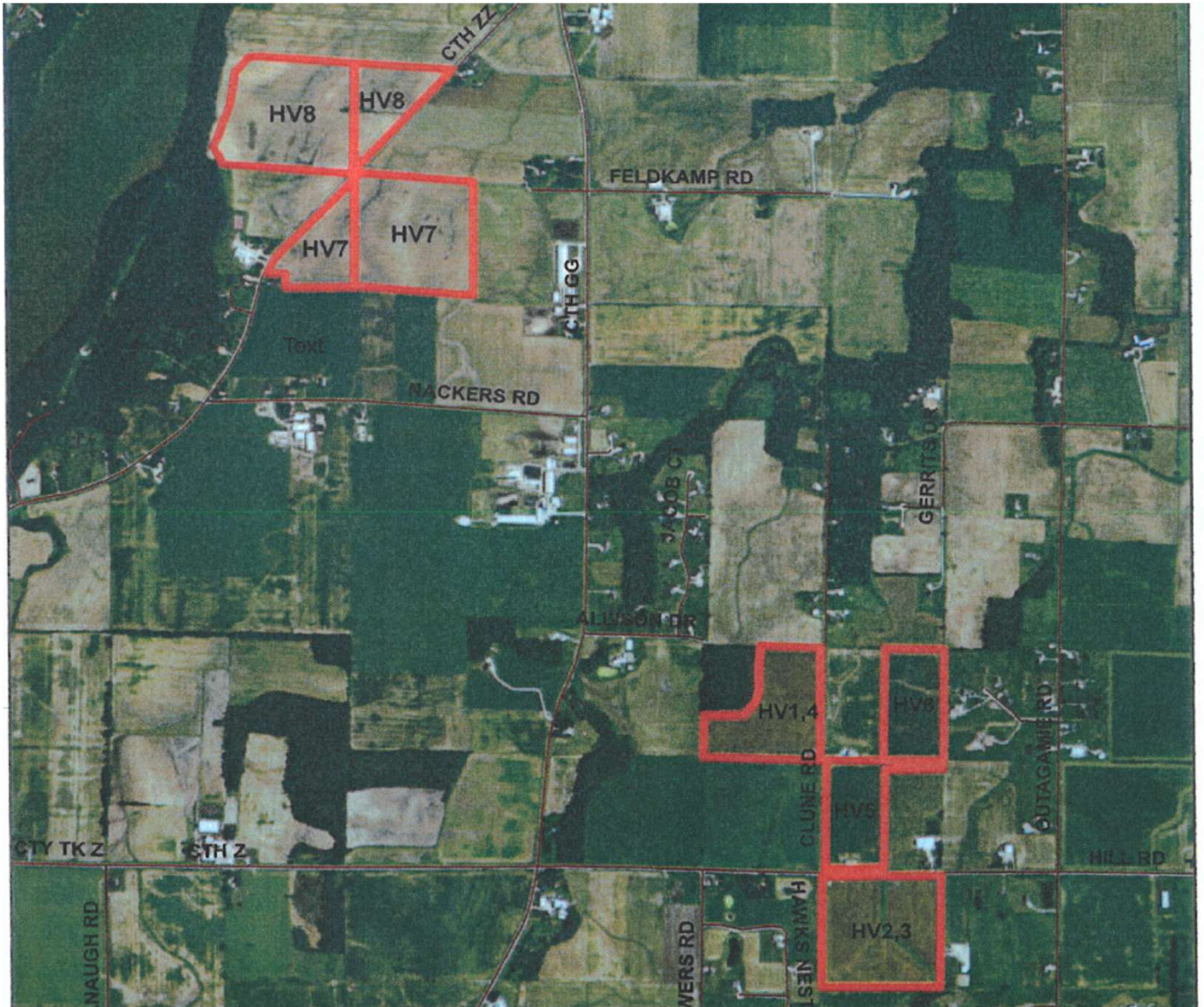
Type: ARTS (Agricultural Runoff Treatment System)
Asset #: 3394
Purchased: 9/11/2018
Price: \$64,614

Description: 6/5/2018 WDNR approved Installation of permanent vegetative cover (totaling 3.6 acres) and one sediment basin located on parcel #030014300
 Total drainage area is 20.7 acres with 16.4 being agricultural use and 4.3 classified as Urban.
 On this property sits the ARTS.
 Charges were from Fox-Wolf Water shed (\$5000); Outagamie Cnty Land Conservation (\$58,685.94)
 Crop consulting Services for the Detention Pond done by Tilth Agronomy Group Inc (\$928)
 2019 Audito
 Between the sediment traps are rock spreader bars and a shallow ponding area designed to minimize short circuiting and to encourage wetland vegetation growth. Flow meters measure inbound and outbound flow and pace the collection of composite samples that

Purpose:

Photos of Property





Photos of Property



Photos of Property

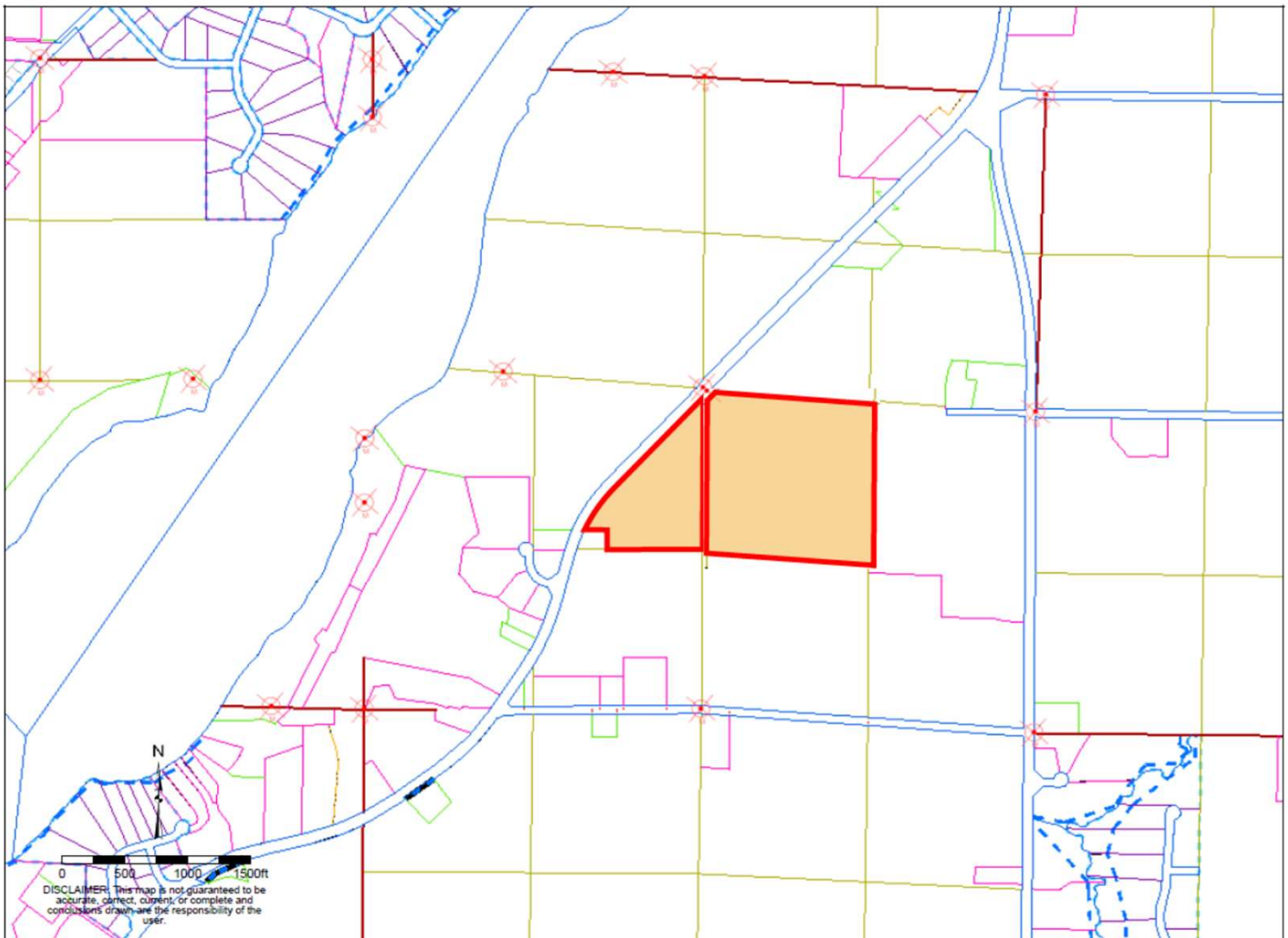
Property: Farm Land - Lamers-Cnty ZZ - HV 7
Asset #: 2582
Purchased: 3/31/2004
Price: \$680,692

Description: G.O. PROMISSORY NOTE - TOTAL 53.66 ACRES Consisting of 2 Parcels - TOWN OF BUCHANAN
Outagamie Cnty Parcel ID# 030006600 // 13.68 Acres // NE SW LYING E OF HY LESDD BEG S/L NE SW &
C/L HY NE ON HY 172.7FT E236.9FT S165FT W288.61FT TO BEG SEC17 T21N R19E EXCPTG ROW IN
#2102383
Outagamie Cnty Parcel ID# 030007600 // 39.98 Acres // NW SE SEC

Ownership Reserve/Emergency biosolids application site.
Purpose:

Management: Tillable portion rented out and managed via nutrient management program for crop production.

Map of Property





Photos of Property

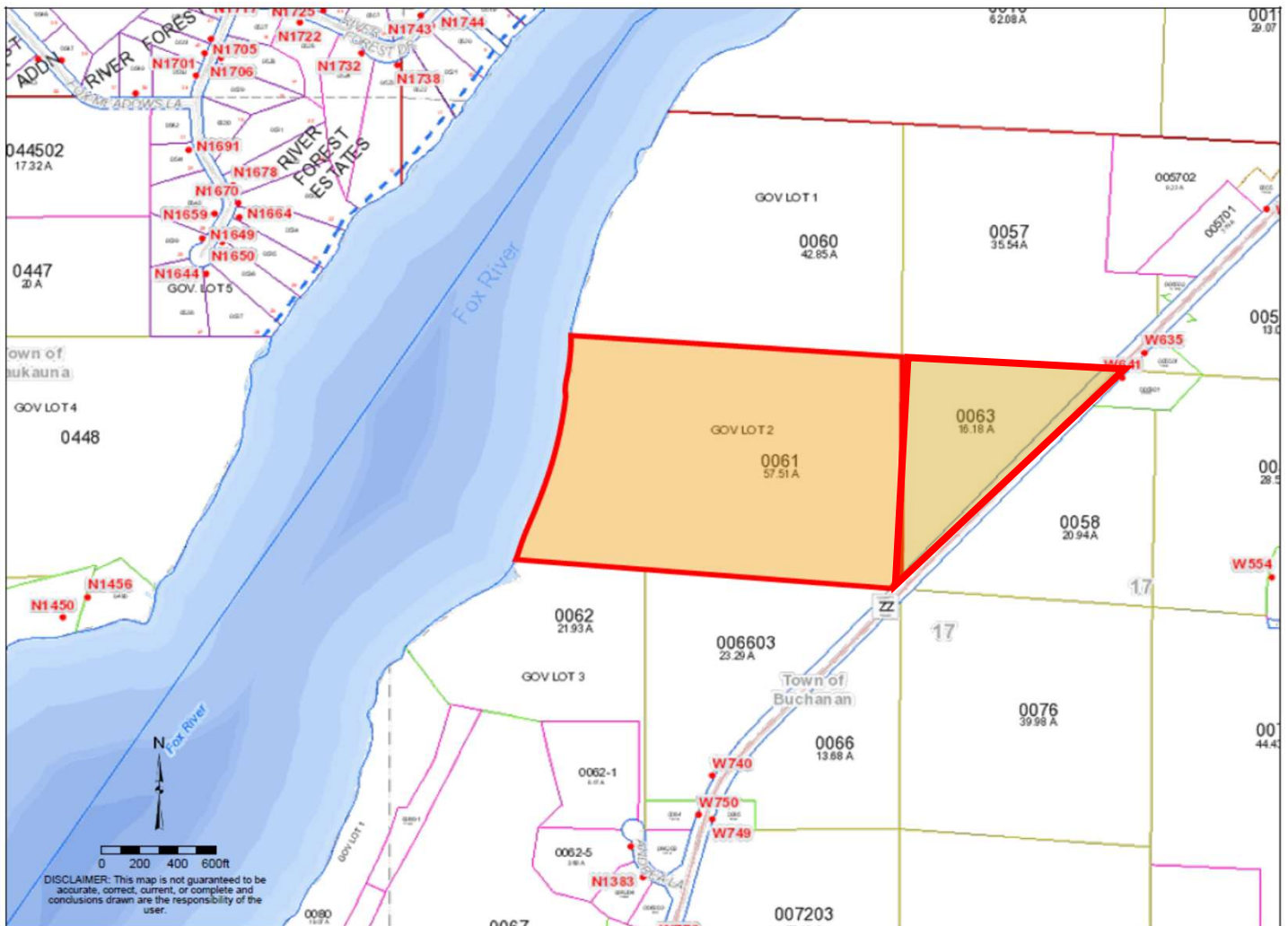
Property: Farm Land - Lamers-Cnty ZZ - HV 8
Asset #: 3310
Purchased: 3/31/2004
Price: \$934,778

Description: TOTAL 74.51 ACRES Consisting of 2 Parcels - TOWN OF BUCHANAN
Outagamie Cnty Parcel ID# 030006100 // 57.51 Acres // GOV LT 2 SEC17 T21N R19E EXCPTG ROW IN #2102385
Outagamie Cnty Parcel ID# 030006300 // 17 Acres // PRT OF SW NELY W OF HY SEC17 T21N R19E EXCPTG ROW IN #2102386

Ownership Purpose: Reserve/Emergency biosolids application site. This property purchased with potential to provide an all new building location and site providing river access to run forcemain and/or sewer interceptor for a future WWTF location.

Management: Tillable portion rented out and managed via nutrient management program for crop production.

Map of Property





Photos of Property

Property: Farm Land - Lamers-Cnty ZZ - HV 9
Asset #: 2581
Purchased: 9/8/2003
Price: \$360,742

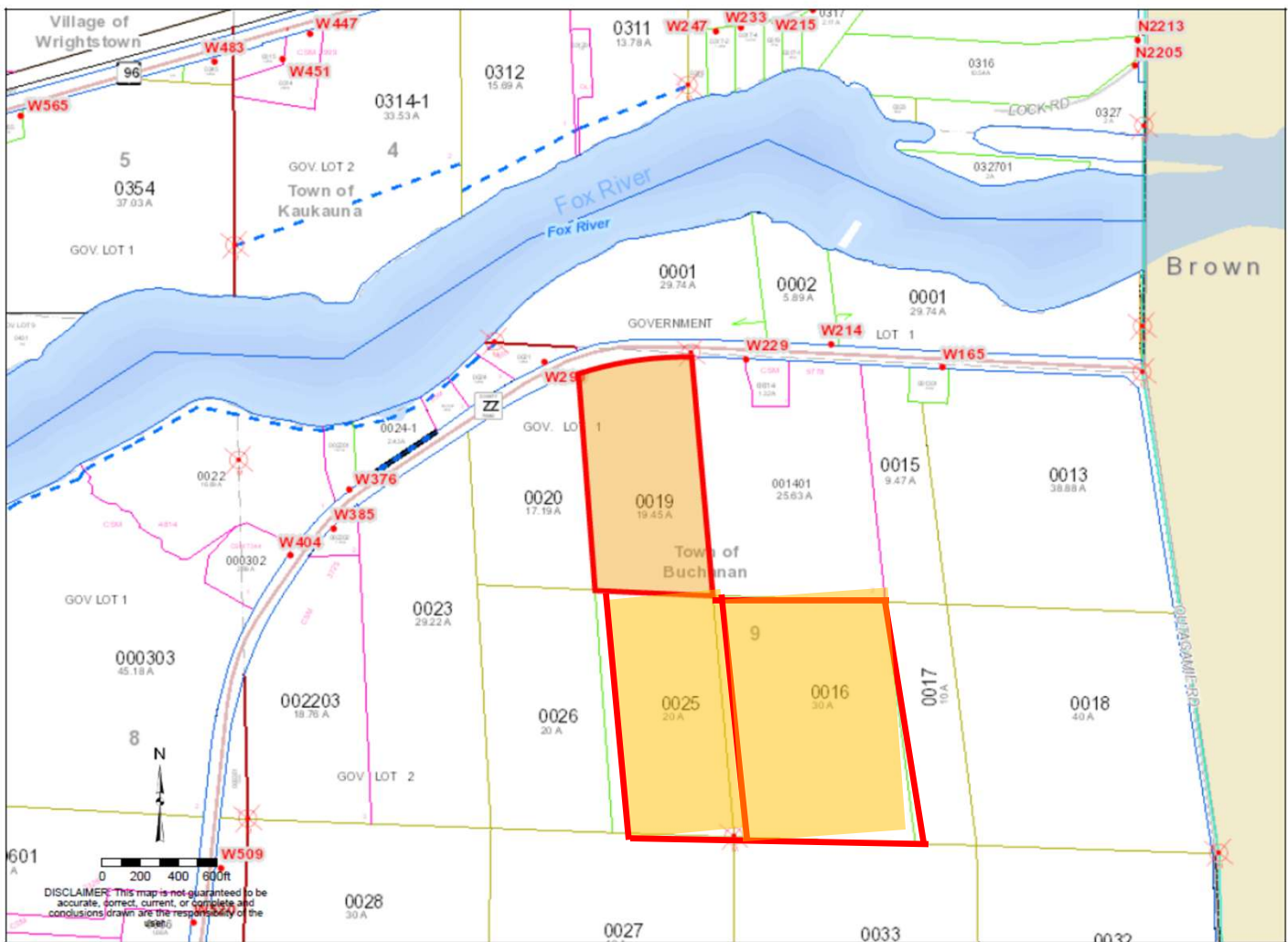
Description: TOTAL 65.51 ACRES WITH 3 LISTED PARCEL'S All in Town of Buchanan
Outagamie Cnty Parcel ID# 030001600 // 30Acres // W30AC SW NE SEC9 T21N R19E 30AC M/L (\$165,200.10)

Outagamie Cnty Parcel ID# 030001900 // 19.45 Acres // E20AC GOV LT 1 LESS HY SEC9 T21N R19E EXCPTG ROW IN #2102387 (\$107,104.74) November 2020 sold 3.94

Ownership: Reserve/Emergency biosolids application site.
Purpose:

Management: Tillable portion rented out and managed via nutrient management program for crop production.

Map of Property



Photos of Property

Land Improvements:

Type: Drain Tile
Asset #: 3641
Purchased: 1/27/2021
Price: \$55,000

Description: Equipment & Labor to install subsurface drainage on 58 acres of cropland.

Purpose: Historically poor draining soil limited access and reduced crop yields on this property. Drain tile added to improve this property's viability and value for production agriculture.

Property: Meter Station #1 Building Construction 79/80
Asset #: 2249
Purchased: 1/1/1979
Price: \$19,903

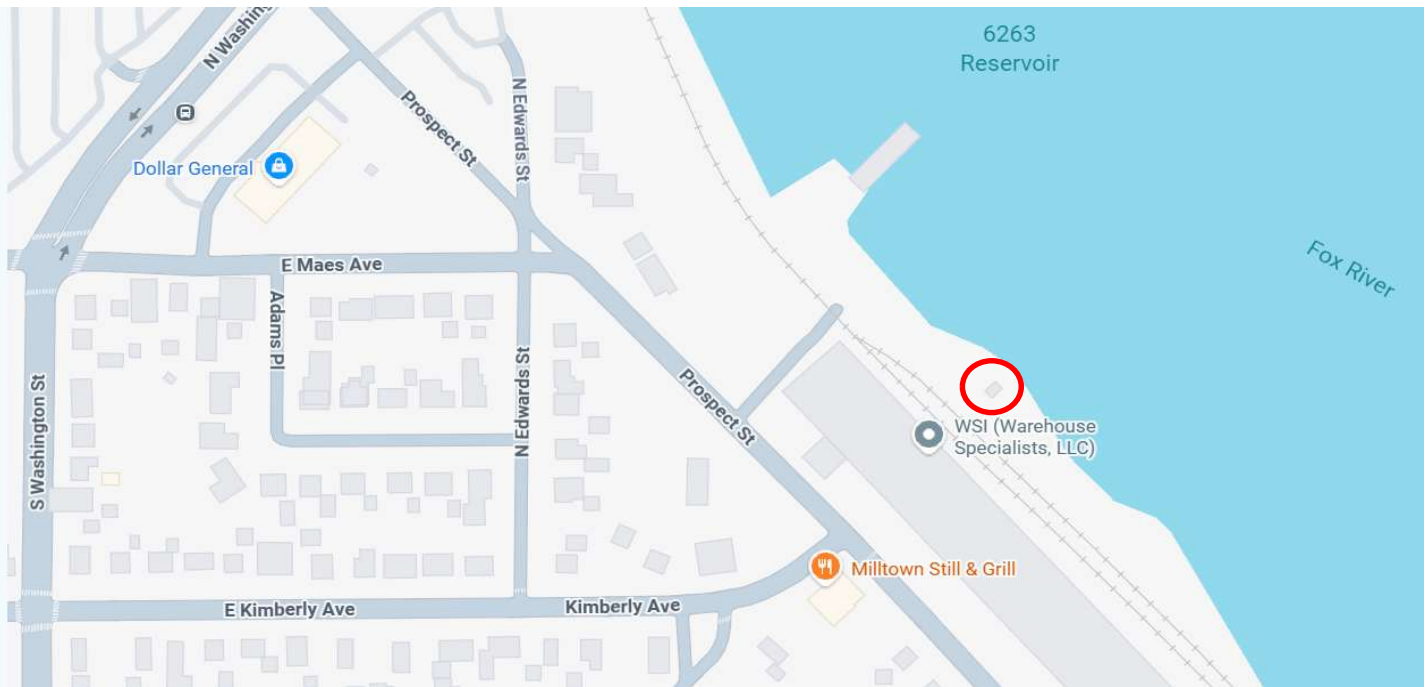
Description: CONSTRUCTION-CONCRETE BLOCK, 214 SQ FT(20'x10.7'), BUILT 1977
Behind warehouse at Darboy Rd and Prospect St. in Combined Locks
MS #1 in Kimberly. Prospect- Across LC/Comb Locks bridge turn left on gravel path. Next to River.

Address: 100 Prospect Street, Combined Locks

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #2 Building Construction 79/80
Asset #: 2250
Purchased: 1/1/1979
Price: \$21,860

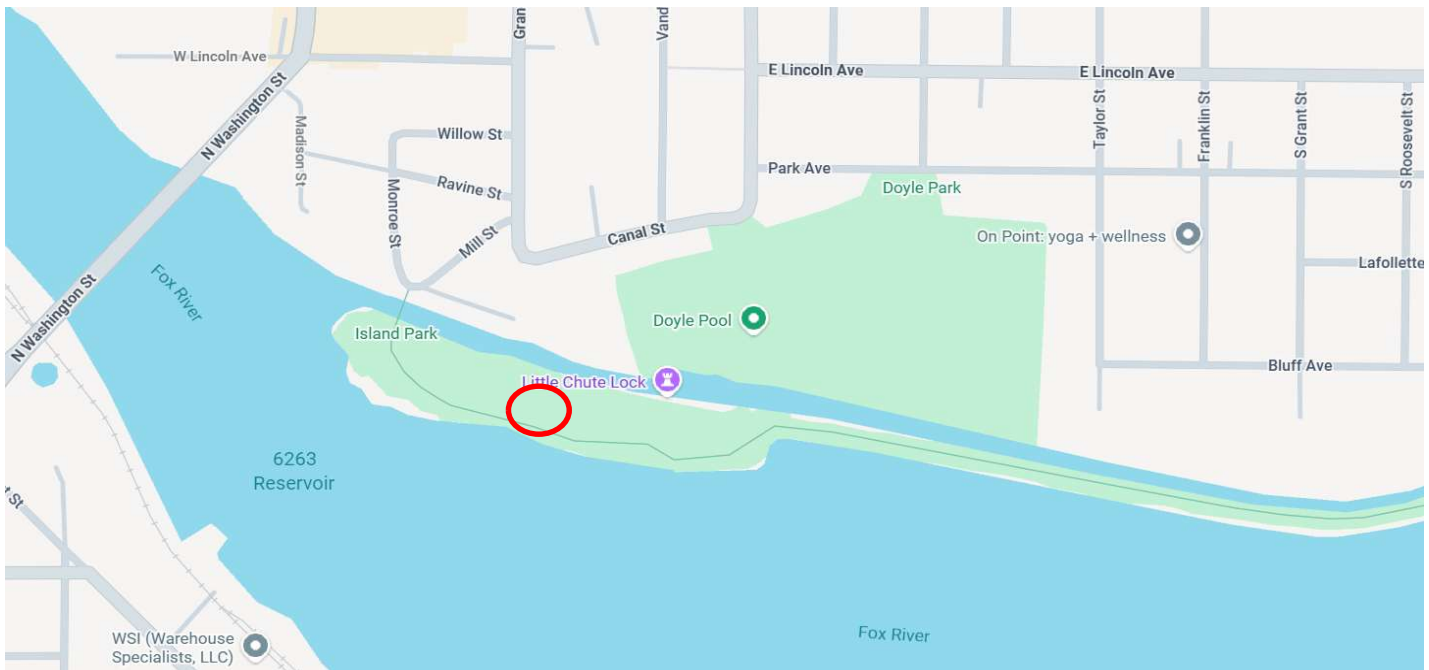
Description: CONSTRUCTION-CONCRETE BLOCK, BRICK, 186 SQ FT (20'X9.3'), BUILT 1977
Located by Mill Street Bridge
At the site of Little Chute old sewage plant on the island in the Fox River

Address: 101 Canal Street, Little Chute

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #3 Building Construction 79/80

Asset #: 2251

Purchased: 1/1/1979

Price: \$12,562

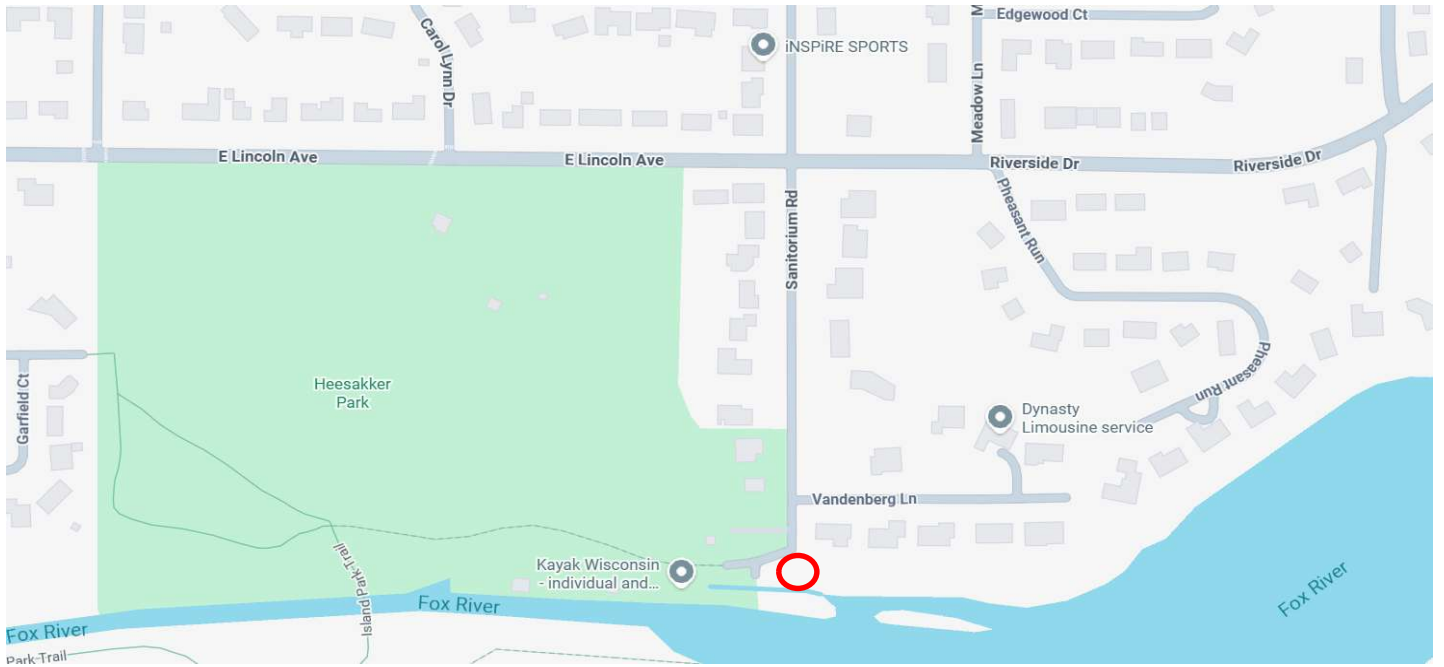
Description: CONSTRUCTION-CONCRETE BLOCK, BRICK, 186 SQ FT (20'X9.3'), BUILT 1977
On the banks of the Fox River at the end of Sanitorium Rd (Down hill)

Address: 201 Sanitorium Road, Little Chute

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #4/7 Building Construction
Asset #: 2633
Purchased: 10/13/2004
Price:

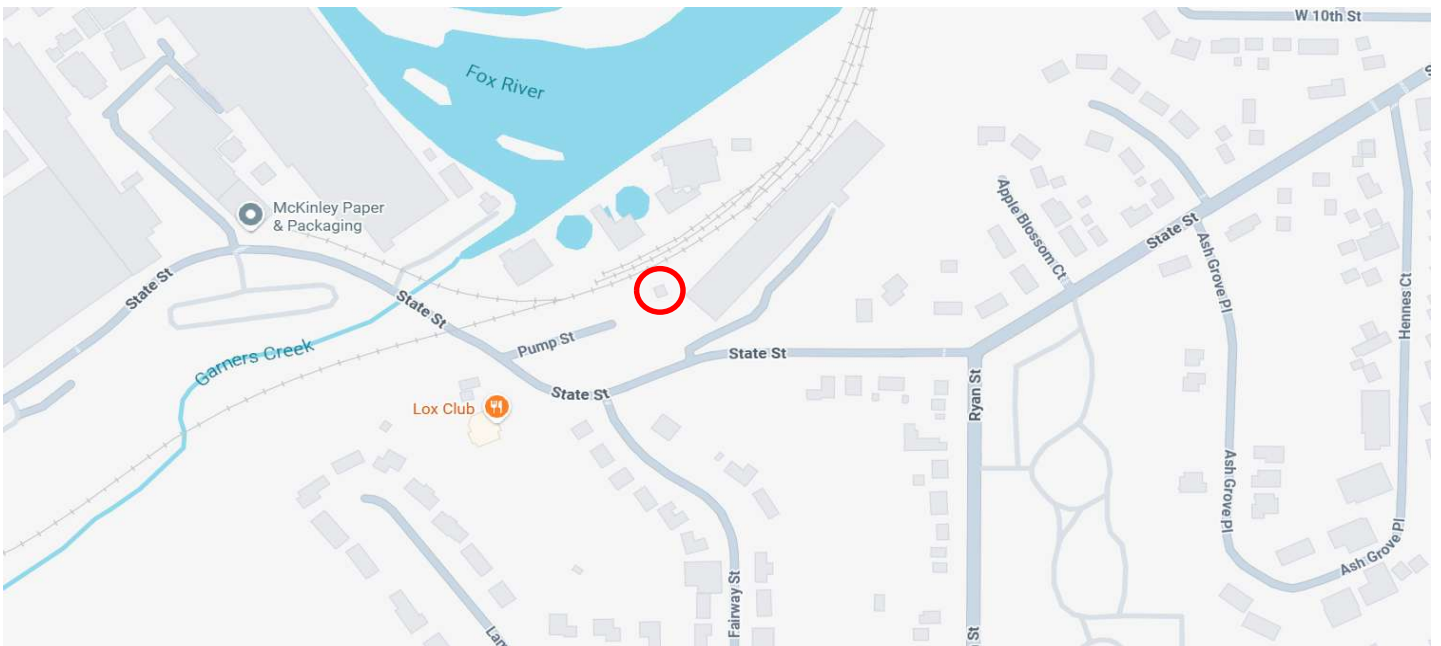
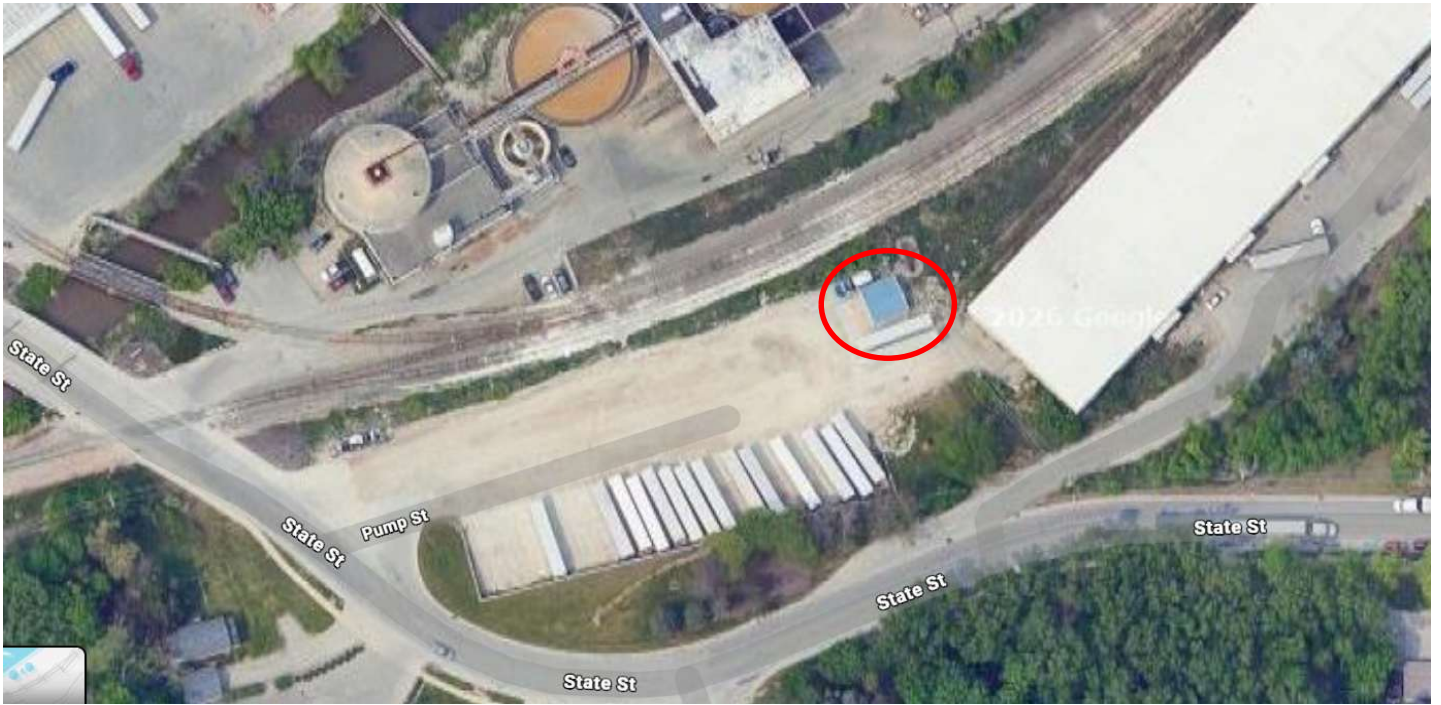
Description: CONCRETE BLOCK, BRICK. BUILT 2004
512.6 SQ FEET (23.3'X22')
PUMP ST. COMBINED LOCKS
Pump Street across from the Lox Club.

Address: Pump Street, Combined Locks

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #5N Building Construction 79/80

Asset #: 2252

Purchased: 1/1/1979

Price: \$12,868

Description: CONSTRUCTION-CONCRETE BLOCK, BRICK, 186 (20'x9.3'), BUILT 1977
THILMANY RD & ISLAND ST, KAUKAUNA
Meter Station in Kaukauna on Thilmany Road, between Library and Mill, next to canal.

Address: 591 Elm Street, Kaukauna

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #5S Building Construction

Asset #: 2634

Purchased: 12/31/2012

Price: \$1

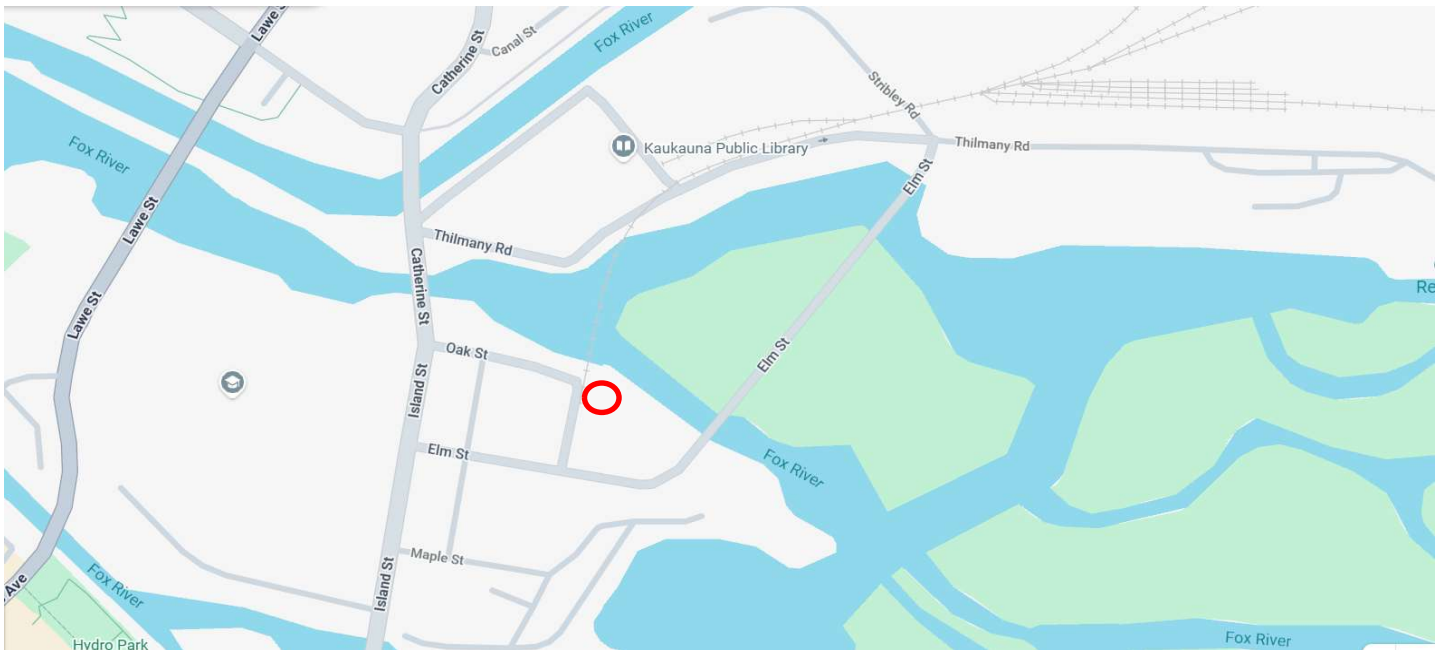
Description: CONCRETE BLOCK, BRICK. 403 (23.3' x 17.3'), BUILT 2006 - TURNED OVER TO HOVMSD IN 2012
SCHULTHEIS ST, KAUKAUNA
Meter Station in Kaukauna-Schultheis St. Side street off Elm, by canal.

Address: 401 Elm Street, Kaukauna

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #6 Building Construction 79/80
Asset #: 2253
Purchased: 1/1/1979
Price: \$19,928

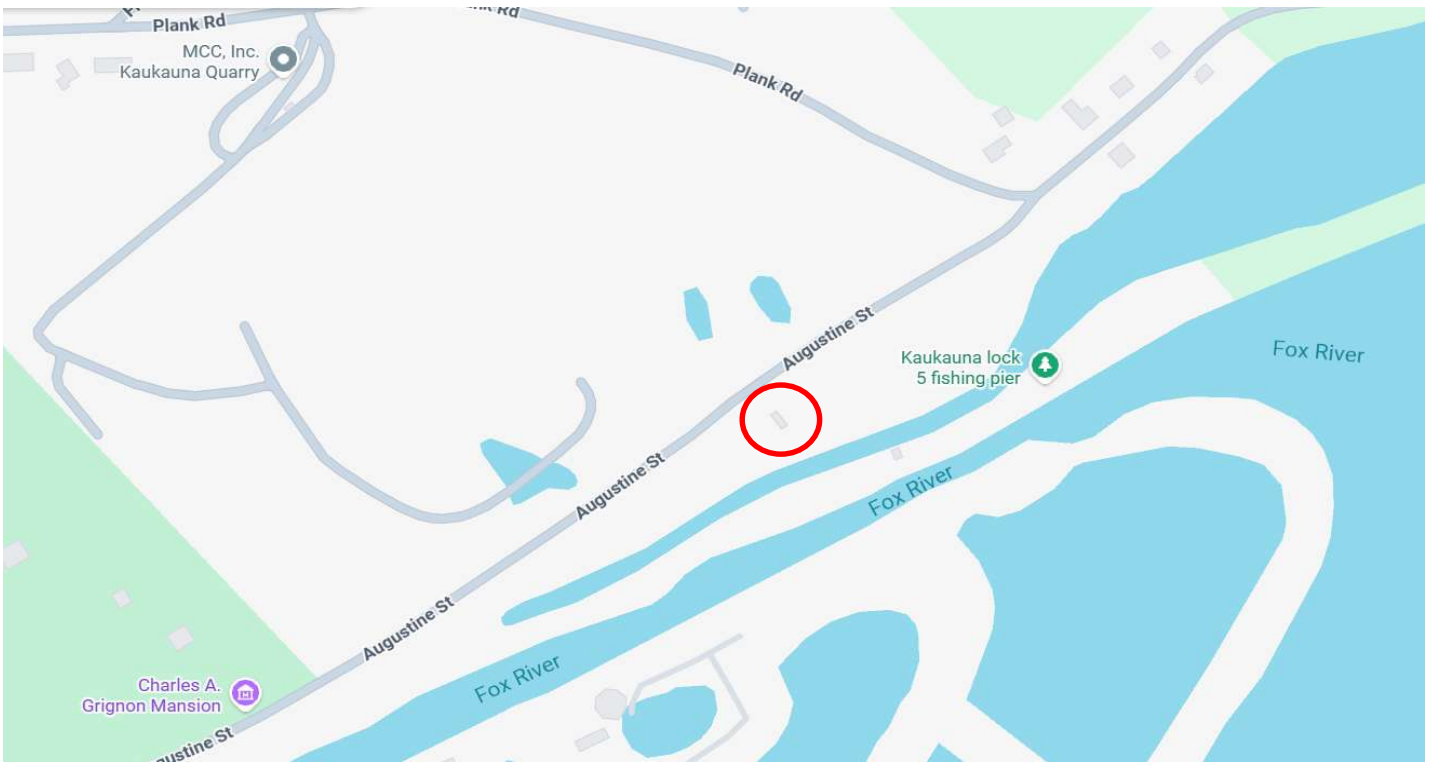
Description: CONSTRUCTION-CONCRETE BLOCK, BRICK, 175.5 (19.5'x9'), BUILT 1977
AUGUSTINE ST & GRIGNON, KAUKAUNA
Meter Station in Kaukauna on Augustine Street.

Address: 1700 Augustine Street, Kaukauna

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #9 Building Construction 79/80
Asset #: 2254
Purchased: 1/1/1979
Price: \$16,029

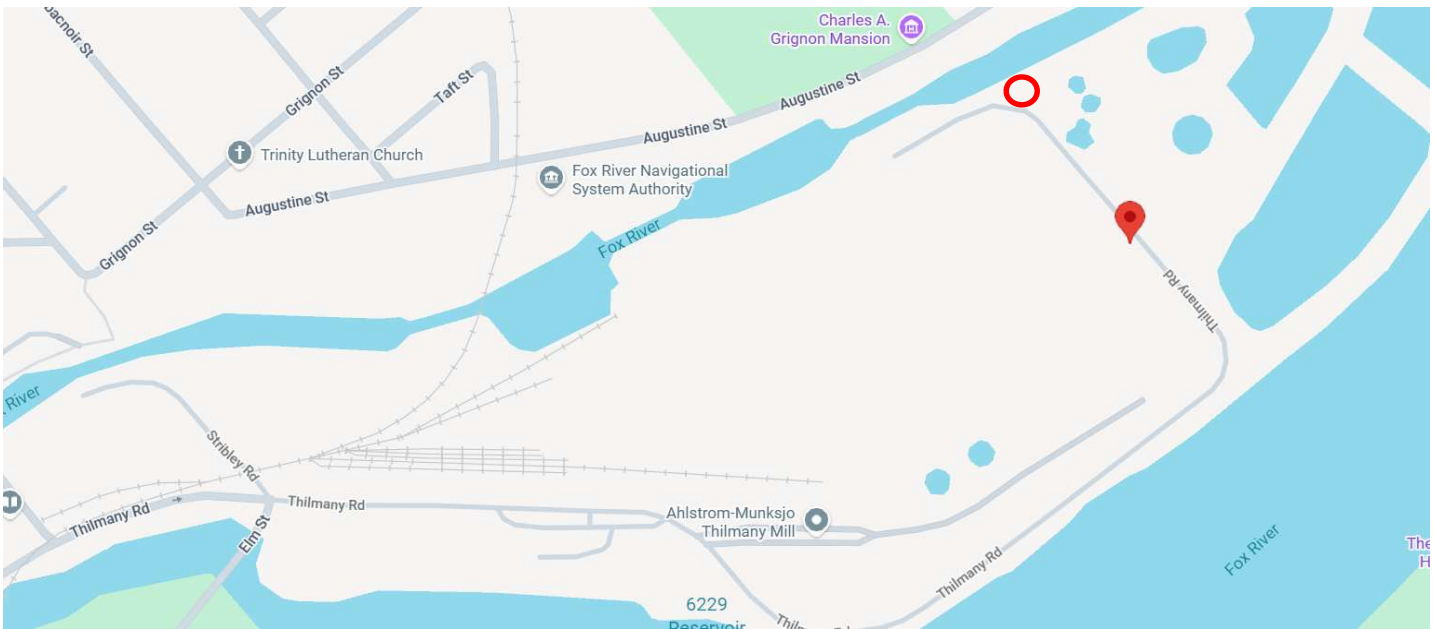
Description: 486 (27' X 18')
POURED CONCRETE / CINDER BLOCK
Roof - Section 7
Meter Station in Kaukauna, onsite. Mini-headworks, back side of Admin Bldg.

Address: 801 Thilmany Road, Kaukauna

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property



Property: Meter Station #10 Building Construction

Asset #: 2635

Purchased: 12/31/2011

Price: \$1

Description: 391 (17'X23')

BUILDING OBTAINED FROM CITY OF KAUKAUNA

Lower part of building is Poured wall / Upper is concrete block

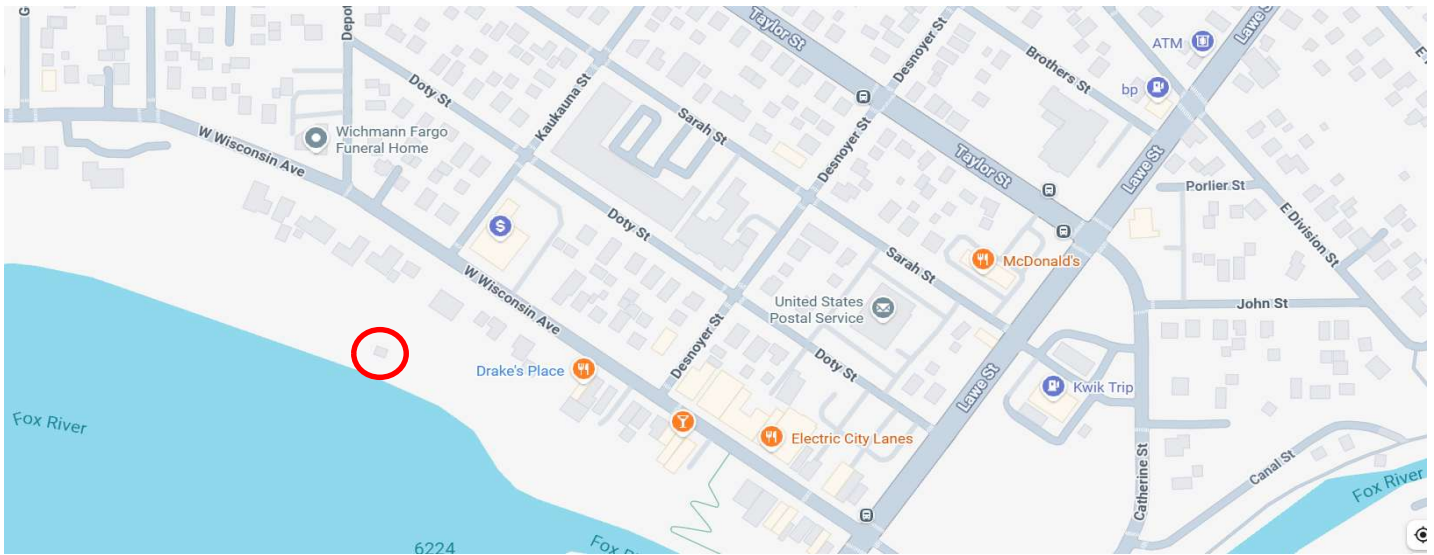
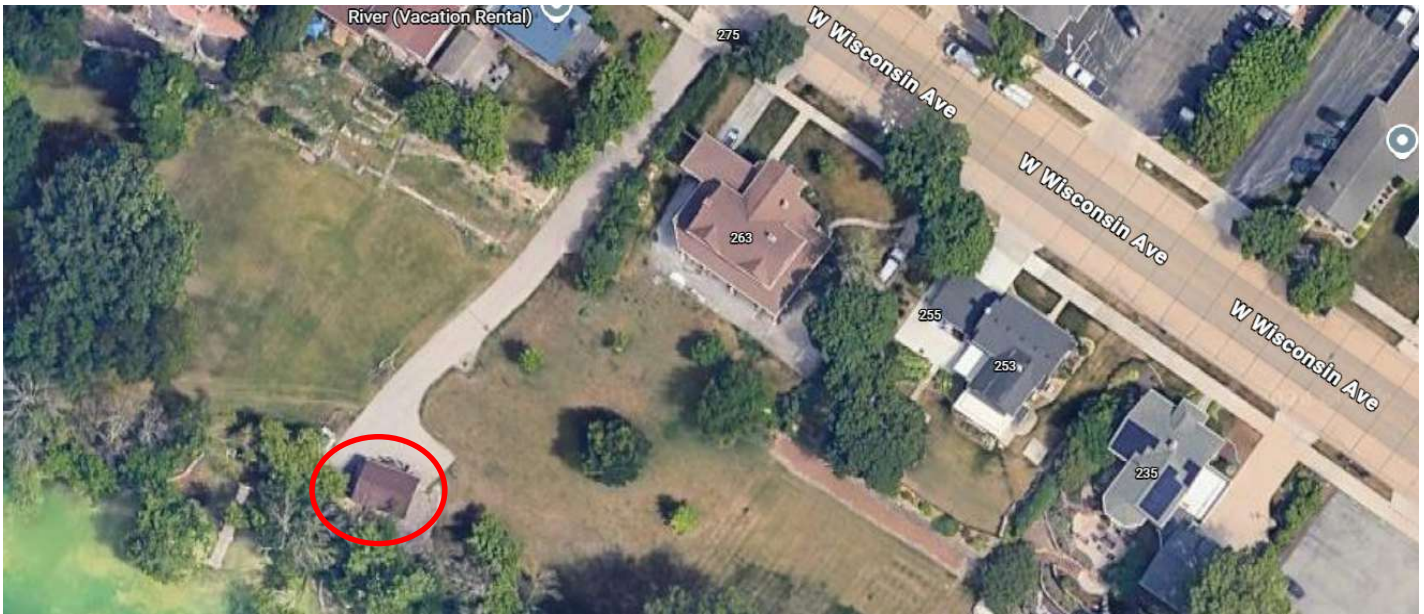
Meter Station in Kaukauna off Wisconsin Ave., across from Kau Bank, down Steep hill to canal.

Address: 275 W. Wisconsin Avenue, Kaukauna

Purpose: Collection of flow and loading data for community billing.

Management: Operate and maintain permanent utility infrastructure.

Map of Property



Photos of Property

