

LAND RECORDS COMMITTEE MEETING

June 9, 2015

Oneida County Courthouse
Second Floor – Committee Room 2
Rhineland, Wisconsin 54501

Committee Members	Lisa Zunker	Sonny Paszak
Mike Timmons	Jim Intrepidi	Greg Oettinger

Call to Order and Chair's announcements.

Chairman Intrepidi called the meeting to order at 9:30 A.M. in accordance with the Open Meeting Law noting that the meeting notice had been properly posted and the room is handicap accessible. Paszak and Oettinger absent, all other members were present.

Approve agenda for today's meeting.

Motion/Timmons/Zunker to approve today's agenda with the opportunity to move items around as necessary. All ayes.

Approve minutes of Land Records May 12th minutes.

Motion/Zunker/Intrepidi to approve minutes for the May 12, 2015 meeting as presented. All ayes.

Staff members' attendance at land-related meetings/seminars.

Franson will be attending the Wisconsin Register of Deeds Association's Summer Conference in Wausau on June 11th and it is included in the budgeted.

Monthly bills, line item transfers, purchase orders, budget surveys, budget hearings, reports, plans, non-budgetary item requests.

Motion/Timmons/Zunker to approve monthly bills for Land Information Office and the monthly bills with line item transfer for the Register of Deeds as presented. All ayes.

Deputy I Register of Deeds vacancy review.

In April and May of this year Franson received approval from the Committee and LRES to fill one full time position and one three-quarter position which were vacated due to retirement and resignation. He received a request from one of the remaining full time employees to take the three-quarter position so he has to go back to LRES to request filling the full-time position that the switch would generate. Motion/Zunker/Timmons to support and approve Franson forwarding the request to fill the full time deputy position on to the LRES Committee for their consideration. All ayes.

Limited Temporary Easement for drainage on City of Rhineland – Oneida County property located west of N Rifle Rd, town of Crescent.

Town is reconstructing North Rifle Road and needs a temporary easement for drainage along the road on the City-County Airport property which the Airport Commission has jurisdiction. Motion/Timmons/Zunker to refer the issue to the Airport Commission concerning the granting of a temporary drainage easement to the town. All ayes.

WPS request to support preliminary design to bury utility lines on Newbold parcel NE 637-2 Section 17, Township 38 North, Range 8 East.

Romportl received notification from WPS requesting the county's support for their preliminary design to bury utility lines along Black Lake Road across county owned property NE 637-2. If WPS determines an easement is needed to cross NE 637-2 it would be brought back to Committee and then on to County Board. Motion/Zunker/Timmons to have Romportl return the card to WPS in support of the project to bury lines. All ayes.

Update on county owned parcel number LT 11 east of Poplar Rd, Section 1, Township 38 North, Range 7 East, Town of Lake Tomahawk.

Romportl, Intrepidi and Desmond met with the landowners and Town Chair DeMet on the site to review the parcel after the landowners received a letter explaining the process and cost of the property. The landowners felt the cost was too high and suggested \$5000 for each strip. Intrepidi indicated between the utilities and the driveway easements, the parcel would be of little use to anyone else. Motion/Timmons/Zunker to forward to county board indicating the Land Records Committee recommends that if the road is vacated/discontinued that they consider a \$10,000 purchase amount that has been proposed by the two adjacent landowners with the county not incurring any fees whatsoever such as possibly attorney fees. All ayes.

Request/resolution to purchase by the adjoining landowner excess right-of-way along Sylvan Shore DR in NW-NW, Section 13, Township 38 North, Range 6 East, Town of Hazelhurst.

This had been forwarded to the county board meeting last month but the board decided to postpone it until their June 16th meeting after the Town had an opportunity to review.

Request from Town of Newbold interested in acquiring tax foreclosed parcel NE 93 in Section 8 Township 37 North Range 8 East.

Dave Kroll, Town of Newbold Chair, stated that the town is interested in this parcel and that it would be very suitable for the creation of a disc golf course. Motion/Timmons/Zunker to forward the town's letter, a map and summary report by Romportl to the county board for their June 16th meeting, without a recommendation from this committee, asking the board's direction to this committee on how to proceed on this parcel. All ayes.

Resolution to convey part of SC 381-1 being located along County B in the SE of the SE Section 14 Township 35 North Range 11 East to the Town of Schoepke.

The county has been paying the taxes on SC 381-1 for 20 plus years and did not foreclose on the property because of an abandoned cemetery located on it. The Town has agreed to take it over and maintain the cemetery portion of the property and then do whatever they choose with the remaining property. Motion/Timmons/Zunker to forward the resolution on to county board, deeding part of SC 381-1 east of County B to the Town of Schoepke without restriction and at no cost as a non-consent agenda item. All ayes.

Preservation of survey corners located in town roads and agreements with land surveyors.

Motion/Timmons/Zunker to allow Romportl to proceed in entering into agreements with area Surveyors to have them preserve corners at the rate of \$125 to check the location of corners prior to construction and \$125 to put them back in areas as needed. All ayes.

10:00 AM Opening of the June 5, 2015 deadline for bids on tax foreclosed properties and discuss/act/award bids.

The properties were advertised in the Northwoods River News legal section and in other area newspapers classified sections and letters were sent to the town clerks per statute requirements in addition to the numerous people in the Land Information mailing and email database. All bids listed below were received on time at the County Clerk's office. Romportl also pointed out that in the advertisement of the properties it has stated "If a municipality expresses an interest in obtaining a property, the County will evaluate the request before making a final determination to convey the property to others". The bids received were opened and accepted as shown below. Motion/Timmons/Zunker to accept and award to the highest bidders as shown below, except for WB 55-5. All ayes.

CA 957-1	Ian Kilawee	the only & accepted bid of \$21,000.00.
CA 980-1	Anita Childrey	the only & accepted bid of \$100.00 adjoiner landowner.
PL 42-1	Joseph S & Rebecca R Blaser	the only & accepted bid of \$2,500.00.
RH 424	John & David Schmitz	Highest & accepted bid of \$8,202.13 out of 3 total bids received for this parcel.
	Adam Merkel & Brad Paddock	Second highest bid of \$4,010.00.
	Sig Watten	Third bid \$3,013.13.
WR 547	Joseph G & Barbara A Stransky	Highest & accepted bid of \$52,100.00 out of 2 total bids received for this parcel.
	John P Wolk	Second highest bid of \$50,010.00.
WB 55-5	Peter E Schau & Luz N Cordova	Only bid received \$100.00.

Motion/Zunker/Timmons to postpone action on WB 55-5 until the July meeting in order to allow Romportl time to contact Corporation Counsel concerning the possibility of easement verbiage that would be required on the deed "subject to easement" for allowing the adjoining owners clear ingress/egress into their properties since Schau & Cordova are not adjoiners; they own property across the road. All Ayes.

There were no bids received for the following 9 parcels that had also been offered in the sale: CA 574-5, CA1291, CA1293, CA1510, LT 495-4, MI 4528, NE 93, PE 111-14, WR 1776 & WR 1777.

Resolutions to sell tax foreclosed properties to be forwarded to County Board.

Motion/Timmons/Zunker to approve the consent resolution for the highest bidders shown on the previous page, excluding WB 55-5, and to forward the resolution on to county board. All ayes.

Minimum bids and sale date of unsold tax foreclosed properties.

Motion/Zunker/Timmons to set the following minimum bids as indicated below with the bid deadline set for September 4th with bid opening for September 8, 2015. All ayes.

CA 574-5 due to the condition of the property and potential boundary line dispute and it had been offered several times previously without any bids received, minimum bid of \$99,000.00

CA1291 due to having been offered previously with no bids received. minimum bid of \$9,900.00.

CA1293 due to having been offered previously with no bids received, minimum bid of \$14,900.00.

CA1510 due to having been offered previously with no bids received, minimum bid of \$29,900.00.

LT 495-4 postponed from the next upcoming sale.

MI 4528 due to being offered previously with no bids received, condition of trailer and expense that new owner would incur to move it off, minimum bid of \$14,900.00.

NE 93 postponed from the next upcoming sale.

PE 111-14 due to being offered previously with no bids received, hilly, minimum bid of \$9,900.00.

WR 1776 & WR 1777 having been offered previously with no bids received, minimum bid of \$4,500.00 for both lots.

Motion/Timmons/Zunker to have some sort of barricade installed by the Highway Department to block the entrance to WR 1776 & WR 1777. All ayes.

Update on GIS server upgrade.

Hilgendorf & Boehlert will be in training on the system all next week.

Update of property donated by Winston Long; tax parcels LR49 & LR54, to Oneida County located in GL 2 & SENW Section 4, Township 36 North, Range 5 East, Town of Little Rice.

The title policy has been received and now the warranty deed needs to be done and sent out.

Public Comment/Communications.

None.

Date of next meeting and items for agenda.

July 14, 2015.

Adjournment.

Motion/Zunker/Timmons to adjourn the meeting at 11:40 A.M. All ayes.

Jim Intrepidi

Chair Land Records

Michael J. Romportl,

Staff Chair