

LAND RECORDS COMMITTEE MEETING

September 9, 2014

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 9:40 a.m. in accordance with the Open Meeting Law noting that the meeting notice had been properly posted. Due to Committee Room #2 being occupied, a notice was posted outside that door informing people that the meeting was moved to Committee Room #1. All committee members were present.

**Approve agenda for today's meeting.**

Motion/Timmons/Oettinger to approve today's agenda. All ayes.

**Approve minutes of Land Records August 12 & 14, 2014 minutes.**

Motion/Paszak/Zunker to approve the minutes of the August 12<sup>th</sup> regular meeting of this committee and the minutes of the August 14<sup>th</sup> joint meeting with the Public Works/Solid Waste committee. All ayes.

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

Romportl informed the committee of the WI Land Information Association Fall meeting in Green Lake in October. Motion/Paszak/Timmons to approve his attendance at WLIA. All ayes.

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

Motion/Oettinger/Timmons to approve monthly bills for Register of Deeds Office. All ayes.

Motion/Oettinger/Timmons to approve monthly bills for Land Information Office. All ayes.

**2015 budget requests – Register of Deeds and Land Information Office.**

Motion/Timmons/Paszak to approve Register of Deeds 2015 budget as presented and to forwarded to the Administration Committee; no capital improvement requests over \$25,000 submitted. All ayes.

Motion/Paszak/Zunker to approve Land Information Office 2015 budget as presented and forwarded to the Administration Committee. All ayes.

Motion/Timmons/Paszak to approve Land Information Office capital improvement documents in the amount of \$125,000, which will be for aerial photography in 2015, a budgeted item. All ayes.

**Preliminary land survey of Oneida County Health Department and Department on Aging building property.**

Romportl provided copies of a preliminary survey that has been completed for the Oneida County Health Department and Department on Aging parcels, RH 9106-1309 & RH 329-2. He pointed out that the Kids Korner Pizza building (owner, Gerald Shidell) may be interested in purchasing Outlots 1 & 3 from the county and the county would then like to acquire Outlot 2 from him; there would need to be approvals from the city. Motion/Paszak/Timmons to have Romportl continue working to obtain approvals from the city and start negotiations with Shidell; subject to approval by the Building and Grounds Committee. All ayes.

**Request/resolution to purchase excess right-of-way by adjoining landowner along Rainbow Rd. in Town of Lake Tomahawk, Government Lot 4 Section 3, Township 38 North, Range 7 East.**

Motion/Zunker/Timmons to send a consent resolution to the county board for the sale of the excess right-of-way of Rainbow Rd, Parcel #LT 36-24, to the adjoining landowners. All ayes.

**Requests/resolutions to purchase excess right-of-way by adjoining landowner and conveyance to the town of Pine Lake along Lakeshore Dr in the town of Pine Lake, Government Lot 4 Section 25, Township 37 North, Range 9 East.**

Motion/Zunker/Timmons to send a consent resolution to the county board for the sale of part of the excess right-of-way of Lakeshore Dr, Parcel #PL 545-5 to the adjoining landowner, Barbara Hopkins and for the transfer of the other part of PL 545-5 to the town of Pine Lake for road right-of-way and the existing boat landing. All ayes.

**Update of Heal Creek, county-owned land in Town of Crescent Sections 10, 14 & 15 T36N R8E.**

Motion/Paszak/Oettinger to have Romportl proceed in trying to obtain easements to the Heal Creek county-owned land in the Town of Crescent, Sections 10, 14 & 15 T36N R8E and to prepare an RFP seeking out interested parties to purchase the property and their proposed use of the property, with the right of the county to refuse some or all of them if they so desire. All ayes.

**Setting of minimum bids for September 8<sup>th</sup>, 2014 tax foreclosed properties and other unsold foreclosed properties.**

The Committee reviewed and discussed a list of properties; fair market values of each and determined the minimum bids to set for each one. The bid opening date will be November 3<sup>rd</sup> at 1:00 P.M.

Motion/Timmons/Paszak to set the minimum bids as shown below along with the reason for each if the bid prices are below the fair market values. All ayes.

Parcel #s	Fair Market Value (FMV)	Minimum Bid	Reason difference between Fair Market Value (FMV) as listed in tax roll & Minimum Bid.
CA 574-5	\$215,300.00	\$159,900.00	Due to condition of buildings, debris on property and past experience selling distressed properties, the Committee recommends setting the minimum bid below FMV.
CA 957-1	\$50,900.00	\$35,900.00	Due to condition of buildings, debris on property and past experience selling distressed properties, the Committee recommends setting the minimum bid below FMV
CA 980-1	\$200.00		This is an easement road. Preference to sell to adjoiner and subject it to the easement by others THIS PARCEL WAS PUT ON HOLD DURING THE COURT HEARING FOR THE TAX FORECLOSURE SINCE THE ADJOINING LANDOWNER DID NOT RESPOND TO BEING INTERESTED IN ACQUIRING THE PROPERTY.
CA 1291	\$34,800.00	\$34,800.00	
CA 1293	\$41,400.00	\$41,400.00	
CA 1510	\$57,800.00	\$57,800.00	
CR 120-7	\$6,300.00	\$6,300.00	Preference to adjoiner to comply with notation on certified survey map
MI 1813-10	\$100.00	\$100.00	Preference to adjoiner or town
MI 4528	\$46,800.00	\$46,800.00	
NE 93	\$59,400.00	\$49,900.00	Due to some debris on property and to be in line with other properties being offered for sale in this area, the Committee recommends setting the minimum bid below FMV.
PE 111-14	\$23,300.00	\$23,300.00	
PL 42-1	\$12,800.00	\$5,900.00	Due to the usable acreage east of road to be only about 0.67 acres with less than 140' average width limiting setbacks and being on a curve in the road, the Committee recommends setting the minimum bid below FMV.

Parcel #s	Fair Market Value (FMV)	Minimum Bid	Reason difference between Fair Market Value (FMV) as listed in tax roll & Minimum Bid.
PL 948	\$262,300.00		Sell with PL 958-2, see below.
PL 958-2	\$78,200.00	\$189,900.00	Due to condition of buildings, some debris on property, the area of effective usable area and frontage being only approximately 250' x 150', and past experience selling distressed properties, the Committee recommends setting the minimum bid below FMV and set price at other similar sized effective usable parcels in the area. Price set includes both parcel, PL948 & PL 958-2.
RH 185	\$112,400.00		Resolution #40-2014 agrees to convey to the City of Rhineland
RH 320	\$22,600.00	\$9,900.00	Due to condition of buildings and past experience selling distressed properties in the city, the Committee recommends setting the minimum bid below FMV.
RH 424	\$12,700.00	\$12,700.00	
RH 431	\$4,600.00	\$4,600.00	
RH 696	\$35,500.00	\$19,900.00	Due to condition of buildings and past experience selling distressed properties in the city, the Committee recommends setting the minimum bid below FMV.
RH 3540	\$22,400.00	\$9,100.00	Due to condition of buildings, condemned home, debris on property and past experience selling distressed properties in the city, the Committee recommends setting the minimum bid below FMV.
SC 381-1	\$25,900.00	Deed to Town	Town of Schoepke has agreed to take property east of the road since it has a cemetery on property. The Town will assume ownership and maintenance of the cemetery.
WB 55-5	\$100.00	\$100.00	Preference to adjoining owner
WR 547	\$97,600.00	\$69,900.00	Due to past experience of tax foreclosed properties not selling at FMV, the Committee recommends setting the minimum bid below FMV.
WR 1776	\$5,700.00		Sell with MI 1777 that adjoins the property since there is little buildable area on the property.
WR 1777	\$5,700.00	\$9,900.00	for both WR 1776 & 1777
LT 495-4	\$16,100.00	\$100.00	Preference will be given to an adjacent landowner - landlocked parcel - previously offered and no bids received.
NE 401-9C	\$67,900.00	\$39,900.00	Previously offered at \$45,000 did not sell. Newbold not interested in pursuing for a boat landing.

#### **LiDAR (elevation) project and contract.**

Romportl informed the committee the LiDAR project is in the final editing stage. There may be a need for a contract amendment for some additional processing Romportl is requesting and he will bring it to the next meeting.

#### **Land Information – Forestry survey project in Section 9, Township 35 North Range 9 East.**

Romportl informed the committee that Land Information Office will be working with the Forestry Department and their contractor for a survey project in Section 9, Township 35 North Range 9 East and will be covering the section corner work in the amount of approximately \$2500 which is in the budget.

#### **Public Comments/Communications.**

None were presented.

**Date of next meeting and items for agenda.**

Next meeting will be October 14th.

**Adjourn.**

Motion/Timmons/Paszak to adjourn the meeting at 11:03 A.M. All ayes.

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Jim Intrepidi

Chair Land Records

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Michael J. Romportl,

Staff Chair