

LAND RECORDS COMMITTEE MEETING

December 9, 2025

Oneida County Courthouse
Second Floor – Committee Rm 2
Rhinelander, Wisconsin 54501

Committee Members	Robert Briggs	Greg Oettinger
Chris Schultz	Ted Cushing	Kyle Timmons

Call to Order. Approve agenda for today’s meeting.

Chairman Briggs called the meeting to order at 9:30 a.m. in accordance with the Open Meeting Law noting that the meeting notice was properly posted and the location is handicap accessible. Oettinger excused absence. Timmons present via telephone. Staff members present: Chiamulera, Franson, and Hill.

Motion/Cushing/Schultz to approve today’s agenda with the order of the agenda at the chair’s discretion. All ayes.

Public comments. There were no comments from the public.

Approve minutes of Land Records meeting on November 11, 2025.

Motion/Timmons/Cushing to approve minutes of November 11, 2025 meeting. All ayes.

Review of monthly Invoice Paid Report and Budget to Actual Report for Register of Deeds and Land Information.

The Committee was presented with the Register of Deeds and Land Information Office monthly reports.

Staff member attendance at land-related meetings/seminars.

Franson will be attending a previously approved Wisconsin Register of Deeds Association board meeting in Wausau on December 11; expenses budgeted for and/or covered. Additionally, he will be attending a local District meeting in Elcho on December 16, within budget. Chiamulera plans to send two LIO staff to the Annual Wisconsin Society of Land Surveyors conference at the Kalahari in Wisconsin Dells from January 21-23rd. Each person is budgeted for a two-night hotel stay and conference fees.

Update on Real Property Tax Bill processing.

Real Property Listers (RPL) Jacob Piasecki and Kim Karaba have processed and printed 19 of 21 municipality’s tax bills. The digital version of the City of Rhinelander was created and supplied to the City for a private printing process. The RPLs are working with the Oneida County Clerk and the Piehl Chairman, Treasurer, and Clerk are aware of the timeline requirements.

Discussion of the WLIP 2025 Report.

Chiamulera presented the 2025 Wisconsin Land Information Program report, produced and distributed by the WI Department of Administration. This annual report discusses the year in review for WLIP program activities and how WLIP funding was invested in county geospatial technology and infrastructure in the previous reporting year. The Land Information Office is spending down grant money received under the WLIP through contracts with local surveyors to remonument Oneida County PLSS corners. Franson reviewed the historical recording data presented in the report and compared it to the current climate of recordings.

Discussion of 2026 Wisconsin Land Information Program Grant Request.

Oneida County has applied and been approved for the following 2026 grants:

- Base Budget (\$25,464.00)
- Strategic Initiative (\$20,000.00)
- Training and Education (\$1,000.00)

The committee reviewed how recording fees of documents recorded in the Register of Deeds office are returned to the County in the form of these WLIP grants. Franson mentioned there is proposed legislation for a transfer fee bill that would reduce the fee from \$3 to \$2 per \$1,000, but in exchange would set the County/State distribution of the fee to 50/50 from the current 20/80 over the next three years. Nothing has been decided in the State, as of yet.

Land Council Meeting Announcement – December 10, 2025 at 9am in Committee Room 2.

The Land Council is a requirement under the Wisconsin Land Information Program that meets annually.

9:45 AM Opening of the sealed bids received for Oneida County tax foreclosed properties that were offered for sale with the bid deadline of 4PM, December 5, 2025, and to discuss/act/award bids.

Chiamulera noted parcels were offered for sale and published in the Northwoods River News legal section, as well as the Vilas County News Review and Northwoods Star Journal. The sale was advertised online through the Oneida County website, emailed to all interested parties, and hard copies mailed to the sale parcels' neighboring landowners. Fourteen (14) sealed bids were received before the due date of December 5, 2025 at 4pm CT. One (1) sealed bid was received by the Oneida County Clerk after the due date. The table below lists all on time bids and highlights the awarded bids.

**Oneida County Sealed bids received for December 5 deadline
Opened at December 9, 2025 Land Records Meeting
Resolution to approve conveyance: January 20, 2026 County Board Meeting**

Parcel #	Bid Place	Bid	Name
CA-48-2	Awarded	\$850.00	Brian Topp
HA-48	Awarded	\$8,525.00	Adam and Jessica Wallace
MI-2211-6	Awarded	\$100.00	Marie Jane Eftax Trust
MI-2406-3	The Town of Minocqua is interested in acquiring this parcel for right-of-way purposes.		
	1st/Holding	\$200.00	Seth and Kelly Libman
	2nd/Holding	\$10,000.11	Jason Orloff
NE-537	1st/Awarded	\$5,025.00	Brian Topp
	2nd	\$1,229.00	Craig and Jodi Aschenbrenner
	3rd	\$1,100.00	Thomas and Cynthia Hull
	4th	\$1,020.00	Patrick and Eunice Cork
	5th	\$876.00	Erik Whitesides
PL-478-7	Rejected	\$3,650.00	Daryl Bessa
RH-2632-1	Awarded	\$301.00	Vital Properties LLC
SU-1424-2	1st/Awarded	\$520.00	William Rickert
	2nd	\$500.00	Gregory Stohinski

Motion/Cushing/Schultz to reject bid #1 for HA-48 as it was received after the December 5, 2025 4pm CT deadline and to return the bid guarantee. All ayes.

Motion/Cushing/Schultz to accept land sale bid for CA-48-2 as received; to award the property to the highest bidder and deposit bidder's bid guarantee per bid processing procedures; to move forward with the land sale. Highest bid was Brian Topp for \$850.00. All ayes.

Motion/Schultz/Cushing to accept land sale bid for HA-48 as received; to award the property to the highest bidder and deposit bidders bid guarantee per bid processing procedures; to move forward with the land sale. Highest bid was Adam and Jessica Wallace for \$8,525.00. All ayes.

Motion/Cushing/Schultz to accept land sale bid for MI-2211-6 as received; to award the property to the highest bidder and bidders bid guarantee per bid processing procedures; to move forward with the land sale. Highest bid was Marie Jane Eftax Trust for \$100.00. All ayes.

Motion/Briggs/Cushing to offer MI-2406-3 to the Town of Minocqua for \$100.00 plus recording fee and to retain/deposit the two highest bid guarantees received, until the conveyance to the Town is complete. All ayes.

Motion/Cushing/Schultz to accept land sale bid for NE-537 as received; to award the property to the highest bidder and deposit 1st and 2nd place bidders' bid guarantee per bid processing procedures; to move forward with the land sale. Highest bid was Brian Topp for \$5,025.00. All ayes.

Motion/Cushing/Schultz to reject bid received for PL-478-7 as it was below minimum bid amount. All ayes.

Motion/Schultz/Cushing to accept land sale bid for RH-2632-1 as received; to award the property to the highest bidder and deposit bidder's bid guarantee per bid processing procedures; to move forward with the land sale. Highest bid was Vital Properties LLC for \$301.00. All ayes.

Motion/Cushing/Schultz to accept land sale bid for SU-1424-2 as received; to award the property to the highest bidder and deposit 1st and 2nd place bidders' bid guarantee per bid processing procedures; to move forward with the land sale. Highest bid was William Rickert for \$520.00. All ayes.

Review unsold tax foreclosed properties, setting minimum bids and bid deadline.

One unsold parcel, PL-478-7, and a previously unsold parcel, RH-57, were reviewed. The committee added RH-57 to the land sale per its motion from October 14, 2025 Land Records Committee meeting. New minimum bids and the deadline for the next land sale are as follows:

Parcel	Municipality	Previous Minimum Bid	New Minimum Bid (PTA= Preference to adjoiner)
PL-478-7	Town of Pine Lake	\$17,600.00	\$8,800.00
RH-57	City of Rhinelander	-	\$30.00 PTA

Motion/Schultz/Cushing to set minimum bid for PL-478-7 as \$8,800. All ayes.

Motion/Briggs/Schultz to set the new bid deadline as March 6, 2026 and bid opening as March 10, 2026. All ayes.

Update and discussion of tax delinquent County-owned parcel RH-1327 being 209 E Frederick St in the City of Rhinelander.

A notification letter was mailed via USPS Certified Mail to the prior landowner, informing them that the County has been awarded ownership of RH-1327 and that they have 30 days to remove personal property from the parcel. After the 30-day timeframe, the Sheriff's Office will work with the Land Information office and other County departments to start the process of removing and storing any remaining personal property, per State Statutes. Chiamulera requested permission from the Committee to have a Real Estate Appraisal and a Plat of Survey completed on the parcel. An appraisal will assist in setting the correct sale price, when the time comes; a survey, completed by a Registered Land Surveyor, will provide a cleaner legal description than what currently exists.

Motion/Cushing/Schultz to approve the request for an appraisal and land survey of RH-1327, as time during the land sale process. All ayes.

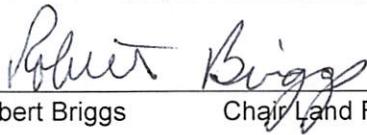
Public Comments.

There were no comments from the public.

Date of next meeting and items for agenda.

The next meeting will be January 13, 2026.

Adjournment. Adjourn the meeting at 10:38 AM.



Robert Briggs Chair Land Records Committee



Sara Chiamulera Staff Chair