

LAND RECORDS COMMITTEE MEETING

June 2, 2026

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

Committee Members	Robert Briggs	Lenore Lopez
Chris Schultz	Kyle Timmons	Vacant

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. Staff members present: Boehlert, Chiamulera, Franson, and Hill.

Motion/Schultz/Timmons 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 May 5, 2026.

Motion/Timmons/Lopez to approve minutes of May 5, 2026 meeting. All ayes.

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

The financial reports for this agenda item will not always be available, due to timing of the Land Records meeting and the end of the prior month. This was discussed and it is noted that the committee would prefer to receive reports from the previous month, to stay consistent.

Staff member attendance at land-related meetings/seminars.

Franson mentioned he would be attending a Wisconsin Register of Deeds Association conference in La Crosse on June 17-19th, all within budget. Chiamulera had no meetings or seminars to report.

Land Information staffing update.

The Land Information Office's Addressing Coordinator/ GIS Specialist has resigned. Working with LRES, the LIO is reviewing the job description and posting the job opening to all normal avenues. The Land Information Office will adjust staff accordingly to cover the shortfall, at this time, and intends to rehire for the position.

Discussion and update of 2026 State Fiscal Year NG9-1-1 GIS Grant.

Chiamulera presented the NG9-1-1 GIS Grant to Executive Committee on May 20. Due to an increase in server and equipment cost, the initial software and hardware quotes provided in the grant application will increase. The grant award amount will not change; therefore, Sara and Jason are asking County Board to modify the 2026 Budget and move funds from the General Fund to an account to fund the grant awarded projects of GIS server upgrades, GIS software upgrades, a 3-inch County-wide Orthophoto and Building Outlines. The money is needed up-front of the project completion. On May 20, the Executive Committee tabled their discussion and moved the decision to the June 3 meeting, in hopes to have more exact numbers to review. County ITS has delivered updated quote values for hardware purchases of the grant. These will be presented to the Executive Committee on June 3, along with a new resolution to forward to County Board on June 16.

Discussion of RH-1327 being 209/213 E Frederick St in the City of Rhinelander; part of NWNW, Section 5, T36N-R9E, including appraisal, setting minimum bid, and bid deadline.

Chiamulera reviewed the Cranberry Hill property. The front door had been found unlocked, and a broken basement window was possibly providing access to the building. The Sheriff's Dept has inspected in these situations. Buildings and Grounds has boarded-up all basement windows. The structure is being monitored daily. The Sheriff's Dept has requested to use the building for training purposes.

The appraisal completed on the property was reviewed with the Committee. Due to severe damage to the heating, plumbing, electrical systems, and the amount of exterior repairs necessary to the main house, it has been valued at \$0. The Committee reviewed the breakdown of the expenses paid by the County thus far. The committee set a minimum bid at \$150,000.00. The land sale will run through July 31, with the bid opening at the Land Records meeting on August 4. Being a high-profile property in the community, Chiamulera expects there to be a high volume of requests to view the house. Normally, tax delinquent acquired properties are shown by individual appointments, but she suggested a series of open house style showings, where staff would be at the property for a few hours one day a week, until closing of the bid procedure. Chiamulera gave the committee an update on the rented storage units. Quotes are being acquired from

real estate sales & auction companies to help facilitate the removal, indexing, and sale of the personal property in the rented units.

Motion/Briggs/Schultz to set minimum bid for RH-1327 as \$150,000.00. All ayes.

Motion/Timmons/Schultz to set the sealed bid closing date as July 31, 2026 at 4:00pm CT with opening of sealed bids at the August 4, 2026 Land Records meeting at 9:45am. All ayes.

Set price and resolution for direct sale of tax foreclosed property to be forwarded to County Board for BAK Holdings II, LLC in Town of Lake Tomahawk; parcel LT-495-4; part of NENE, Section 1, T37N-R7E.

Chiamulera presented parcel LT-495-4. The parcel is a small section of old railroad grade taken on tax delinquency in 2013. The parcel was offered for sale in 2013-2015 with the sale price being offered down to \$100 with no offers made to purchase. Recently an adjacent landowner has inquired about purchasing the parcel. The committee decided to offer the parcel as a direct sale to the landowner for \$100 plus \$30 recording fee.

Motion/Timmons/Schultz to set the price to convey LT-495-4 at \$100 plus \$30 recording fee, and to forward a resolution to convey to BAK Holdings II, LLC on to County Board as consent agenda. All ayes.

Request by adjoining landowner(s) listed below to purchase excess county lands adjacent to road(s) and act on resolution to convey the excess lands:

a. Houg, Gagen Rd, Town of Piehl; parcel # PI-304-5; part of NENW, Section 20, T37N-R11E.

The Houg request is a standard request for excess County-owned lands along a road.

Motion/Timmons/Schultz to approve conveying PI-304-5 as presented to adjoining landowner and forward resolution to convey to County Board as consent agenda. All ayes.

b. Rekowski, Town Hall Rd & Ruth Rd; Town of Lynne; parcel # LY-500-1; part of SENE, Section 32, T36N-R4E.

The Rekowski request is a standard request for excess County-owned lands along a road.

Motion/Lopez/Schultz to approve conveying part of LY-500-1 as presented to adjoining landowner and forward resolution to convey to County Board as consent agenda. All ayes.

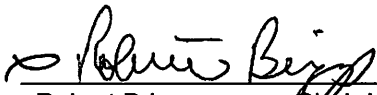
Public Comments.

There were no comments from the public.

Date of next meeting and items for agenda.

The next meeting will be July 7, 2026.

Adjournment. Adjourn the meeting at 10:08 AM.



Robert Briggs

Chair Land Records Committee



Sara Chiamulera

Staff Chair