

LAND RECORDS COMMITTEE MEETING
 December 12, 2023
 Oneida County Courthouse
 Second Floor – Committee Rm 2
 Rhinelander, Wisconsin 54501

Committee Members	Mike Timmons	Greg Oettinger
Chris Schultz	Robert Briggs	Connor Showalter

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

Chairman Timmons 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. Showalter was absent. Staff members present: Chiamulera, Hill, Franson, and Boehlert.

Motion/Oettinger/Briggs to approve today’s agenda with the order of the agenda at the chairperson’s discretion. All ayes.

Public comments.

Pete Tenderholt spoke to the committee as a representative of neighboring landowners and Jimmy John’s, LLC; if no bids were offered for PE-46-4, and the Land Records Committee reduced the minimum bid, they are willing to make an offer.

Approve minutes of Land Records meeting on November 7, 2023.

Motion/Briggs/Schultz to approve minutes of November 7, 2023 meeting. All ayes.

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

Franson presented his Invoice Paid and Budget to Actual Report, he reviewed two line item transfers to cover increased bill cost of telephone shown on his budget to actual report. Chiamulera reviewed her Invoices Paid and Budget to Actual Reports pointing out a line item transfer to add funds to Land Information Project account as discussed in November 7, 2023 minutes. Along with additional line item transfers to be done at a later date to balance accounts.

Motion/Timmons/Briggs to accept Register of Deeds reports as presented. All ayes.

Motion/Timmons/Oettinger to accept Land Information reports as presented. All ayes.

Staff member’s attendance at land-related meetings/seminars.

Franson reported he will be attending a district meeting on January 10th in Antigo, WI. Chiamulera reported herself and Randy Boehlert will be attending the annual Wisconsin Society of Land Surveyors (WSLS) meeting in Wisconsin Dells, WI on January 23rd - 26th, 2024 for three nights, all being within budget.

Motion/Timmons/Briggs to approve out of county travel for Register of Deeds and Land Information office. All ayes.

Discussion of the WLIP 2023 Report.

Chiamulera and Franson presented a WLIP report which is put out by Department of Administration and is a summary of how monies are spent from WLIP grants across different counties. The report showed a drop in grant money available through the strategic initiative grant from \$75,000 for 2022 to \$10,000. The report also gives a historic breakdown of the revenue sources making up the grants available to the counties. Chiamulera and Franson gave the committee a breakdown of how Oneida County is spending funds from the available grants.

Update on Land Council meeting and submission of 2024 Wisconsin Land Information Program Grant Request.

Chiamulera gave a summary of the Land Council meeting explaining why there is a Council and how it is a requirement tied to grant funding under the Wisconsin Land Information Program. Chiamulera informed the committee of the annual Land Information plan report which is updated every 3 years summarizing the goals that come from the Land Council yearly meetings. Chiamulera informed the committee she will be applying for the 2024 Training and Education grant which is for \$1,000, 2024 Strategic Initiative grant for \$10,000, and the 2024 Base Budget grant for \$26,880 for a total \$37,880 by the end of the year as part of 2024 grant application under WLIP.

Proposed Document Recording Fee Increase.

Chiamulera and Franson discussed a proposed fee increase for recorded documents statewide. Franson and Chiamulera presented a white paper at the Land Council annual meeting which outlines the benefits and reasoning for an increase from the \$30 set fee to a \$45 set fee. It was suggested at the Land Council meeting the report be presented to the Land Records Committee to inform them of the proposal. The increase would be a benefit to help cover/maintain funding of programs under the WLIP.

Update on tax bill processing.

Chiamulera gave an update on the 2023 tax bill progression and procedures. Printed tax bills for 20 municipalities were printed by Real Property Lister Jacob Piasecki and Assistance Real Property Lister Kim Karaba in the Land Information

Office with 51,550 real estate bills and 2,198 personal property bills for a total 53,748 bills being printed. The Land Information Office also generates PDFs for the City of Rhinelander which the city hires a service to print, fold, and mail to city residents.

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. Heinitz, East End Rd., Town of Lynne; parcel # LY-420-1; SENE, Section 27, T36N-R4E.

The Heinitz request was discussed and is a standard request for excess county lands along a road.

Motion/Oettinger/Briggs to approve resolution as presented for Heinitz requesting land adjoining East End Road and forward resolution to convey to County Board as consent agenda. All ayes.

b. Alesauskas, Mercer Lake Rd., Town of Minocqua; parcel # MI-2257-2; SWNW, Section 18, T39N-R6E.

Chiamulera presented the current situation involving the sale of MI-2257-2 with regards to a recent sale which changed the ownership of the parcel adjoining the 100-ft strip and status of the snowmobile trail to the committee.

Motion/Briggs/Oettinger to approve resolution as presented for Alesauskas requesting land adjoining Mercer Lake Road and forward resolution to convey to County Board as consent agenda. All ayes.

10:00 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 8, 2023, and discuss/act/award bids.

Chiamulera noted eight parcels were offered for sale and were published in the Northwoods River News legal section as well as the Vilas County News Review and Northwoods Star Journal. They have been advertised online through the Oneida County website, emailed to all interested parties, and hard copies mailed to neighboring landowners. The table below lists all of the bids and highlights the 1st place bidders.

Oneida County Sealed bids received for December 8, 2023 deadline			
Opened at December 12, 2023 Land Records Meeting			
Resolution to approve conveyance: January 16, 2024 County Board Meeting			
Parcel #	Bid Place	Bid	Name
SC-150-11	1st/Awarded	\$3,407.00	Richard P. and Jean M. Yunk
ST-208-2	1st/Awarded	\$85,000.00	Sowinski Farms, Inc.
ST-208-2	2nd	\$74,000.00	Paul Jones
ST-385-1	1st/Awarded	\$7,676.00	Kyle and Amanda Sauerbrei
WR-996	1st/Awarded	\$900.00	Daniel J. and Lynn F. Moore

Motion/Timmons/Schultz to accept the land sale bids as received, to award the following properties to the highest bidders and deposit bid guarantees for 1st and 2nd place bidders per bid processing procedures: SC-150-11 to Richard & Jean Yunk for \$3,407; ST-208-2 to Sowinski Farms for \$85,000; ST-385-1 to Kyle & Amanda Sauerbrei for \$7,676; WR-996 to Daniel & Lynn Moore for \$900 as highest bidders. All ayes.

Resolution to be forwarded to the County Board recommending to sell tax foreclosed properties to the bidder(s) selected under #11 of the agenda.

Motion/Timmons/Schultz to forward the resolution of the above properties for sale to the bidders listed above to County Board, as a consent agenda item. All ayes.

Review unsold tax foreclosed properties; set minimum bids and sale date of unsold tax foreclosed properties and other county properties.


Chiamulera reviewed the unsold parcels. The committee decided to set minimum bids and date of the next sale for the unsold tax foreclosure properties at the January 9, 2024 Land Records meeting. Chiamulera and Boehlert reported a new parcel RH-44 was recently taken on tax foreclosure and would be added to the next sale.

Public Comments. There were no comments from the public.

Date of next meeting and items for agenda.

The next meeting will be January 9, 2024

Adjournment. Adjourn the meeting at 10:36 A.M.



Michael Timmons Chair Land Records Committee



Sara Chiamulera Staff Chair