

RESOLUTION # 107-2024

Resolution to convey tax foreclosed county real estate.

Resolution approved for presentation to the Oneida County Board by the Supervisors of the Land Records Committee.

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

WHEREAS, the tax foreclosed real estate in Judgement Document Number 855526 recorded on September 16th, 2024 in the Register of Deeds office, listed and identified as PL-659-3 in Exhibit B listed below has been offered for direct sale and has followed the procedures required in Wisconsin State Statutes Chapter 75 and Chapter 18 of the General Code of Oneida County, WI; and,

WHEREAS, Oneida County was awarded title to tax parcel of PL-659-3 on August 9, 2024, due to non-payment of Real Estate taxes, by prior owner Frank J Dalka. Mr. Dalka has declared his interest in purchasing this parcel back from Oneida County; as following Wisconsin State Statutes, for the amount previously owed in taxes, plus any costs and expenses incurred since August 9th, 2024; and,

WHEREAS, Frank J Dalka was provided a letter from the Land Information Office, delivered by the Sheriff's Department on November 8th, 2024. This letter, provided here as Exhibit A, provides the timeline, instructions, and approximate cost required for Frank J Dalka to purchase the property back; and,

WHEREAS, the Land Records Committee has determined it would be in the best interest of Oneida County to convey the parcel listed above and sell the property directly to Frank J. Dalka, the former owner of parcel as mentioned above; and,

THEREFORE, BE IT RESOLVED, that the Oneida County Board of Supervisors hereby approves the sale of the parcel listed in Exhibit B, to Frank J. Dalka, providing that all provisions of the letter in Exhibit A are met, and with any condition or terms listed in Exhibit B; and,

THEREFORE, BE IT RESOLVED, that the Oneida County Board of Supervisors hereby approves conveying the parcel described in Exhibit B to Frank J. Dalka, upon the receipt of the required sale amount, to be determined, as listed in Exhibit A, and the Board authorizes the County Clerk, upon receipt of the \$30 deed recording fee, to issue quit claim deed conveying any interest the County has in the parcel described in Exhibit B.

Vote Required: Majority = X 2/3 Majority = 3/4 Majority =

The County Board has the legal authority to adopt: Yes X No as reviewed by the Corporation Counsel, Date: 11/26/24

Approved for presentation to the County Board by the Land Records Committee this 19th day of November, 2024.

Consent Agenda Item: X YES NO

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Offered and passage moved by:

Ned K. Tamm
Supervisor
Ken T. Schultz
Supervisor
Robert Berg
Supervisor
Ted Cushing
Supervisor
[Signature]
Supervisor

20 Ayes

0 Nays

1 Absent

0 Abstain

X Adopted

by the County Board of Supervisors this 17th day of December 2024.

Defeated
[Signature]
Tracy Hartman, County Clerk

[Signature]
Scott Holewinski, County Board Chair

EXHIBIT A

See next pages

Consent Agenda

Cushing / Hess

Supervisors	AYE	NAY	ABS	ABSTAIN
Lopez	X			
Newman	X			
Fisher	X			
Showalter	X			
Timmons	X			
Harris	X			
Schultz	X			
Ives	X			
Hanus	—			
Hess	X			
Oettinger	X			
Briggs	X			
Condado	X			
Fried	X			
Schreier	X			
Sorgel	X			
Jensen	X			
Almekinder	X			
Cushing	X			
Tautges	X			
Holewinski	X			
TOTALS	20		1	
TAGS				

Resolution # 107 – 2024: Offered by the Supervisors of the Land Records Committee to convey PL-659-3 to Frank J. Dalka upon receipt of the required sale amount.

Resolution # 108 – 2024: Offered by the Supervisors of the Land Records Committee to convey part of NE-637-2 to Robert C. Luedtke, Luedtke Revocable Living Trust.

Resolution # 109 – 2024: Offered by the Supervisors of the Land Records Committee to convey part of WB-38-2 to Thomas M. Rudis.

Resolution # 110 – 2024: Offered by the Supervisors of the Forestry, Land and Recreation Committee to approve the Forestry Department 2025 Annual Work Plan.

Resolution # 111 – 2024: Offered by the Supervisors of the Public Works Committee to approve \$14,449.12 be paid to the Town of Newbold with the money to come from the County Bridge Aid Account.

Resolution # 112 – 2024 / Rezone Petition # 08 – 2024: Offered by the Supervisors of the Planning and Development Committee to amend the Master Zoning District Document and the Oneida County Official Zoning District Boundary Map to rezone land from District #05 Recreational to District #02 Single Family Residential for properties described as Governmental Lots 4 and 5, Section 3, T38N, R7E, Town of Lake Tomahawk.

Resolution # 113 – 2024: Offered by the Supervisors of the Public Works Committee to authorize the purchase of a new Wheel Loader for the price not to exceed Two Hundred Sixteen Thousand Three Hundred Seven Dollars.

Resolution # 114 – 2024: Offered by the Supervisors of the Executive Committee to reclassify an Administrative Assistant position to an Office Manager position and reduce an Administrative Support position to 80 percent.

Resolution # 115 – 2024 / 05 – 2024: Offered by the Supervisors of the Social Services Committee to amend Oneida County General Code for the creation of the Oneida County Human Service Department.

Resolution # 116 – 2024: Offered by the Supervisors of the Planning and Development Committee to adopt a fee schedule for Planning and Zoning.

Appointments to Committees, Commissions and other Organizations:

Appoint Robb Jensen to the Human Services Board as the Chair with a term that expires January 2028

Appoint Dan Hess to the Human Services Board with a term that expires January 2027

Appoint Ted Cushing to the Human Services Board with a term that expires January 2026

Appoint Debbie Condado to the Human Services Board with a term that expires January 2027

Appoint Steven Schreier to the Human Services Board with a term that expires January 2028

Appoint Tiffany Rohan to the Human Services Board with a term that expires January 2026

Appoint Angie Koch to the Human Services Board with a term that expires January 2027

Appoint Jim Winkler to the Human Services Board with a term that expires

**ONEIDA COUNTY
LAND INFORMATION OFFICE**

P.O. Box 400
1 S Oneida AVE
Rhinelander, Wisconsin 54501

Telephone (715) 369-6179
Fax (715) 369-6277

**Real Property Listing, GIS
County Surveyor, Addressing**



Sara Chiamulera
Land Information Director

Jacob Piasecki
Real Property Lister/
Assessment Coordinator

Randy Bochlert
Geospatial Analyst

Chris Hill
Land Info Aide

Art Hilgendorf
Geospatial Administrator/
Assistant LIO Director

Kimberlee Karaba
Assistant Real
Property Lister

Emily Decker
GIS Specialist/
Addressing Coordinator

Website: www.oneidacountywi.gov/
Email: ljo@oneidacountywi.gov

November 8, 2024

FRANK J DALKA
4526 CTH C
RHINELANDER, WI 54501

Re: Oneida County Tax Parcel PL-659-3

Oneida County was awarded title to tax parcel of PL-659-3 on August 9, 2024, due to non-payment of Real Estate taxes. This property was previously owned by Frank J Dalka. The County has been made aware that Frank J Dalka is interested in purchasing this parcel, for the amount previously owed in taxes, plus any costs incurred since August 9, 2024.

Following procedure of Wisconsin State Statutes and Chapter 18 of Oneida County Ordinances, Oneida County will sell this parcel back to Mr. Dalka, according to the following timeline:

November 19, 2024

Land Records Committee is presented with resolution to sell PL-659-3 to Frank J Dalka for approximately \$9,300 to be paid by January 31, 2025. This dollar amount includes all prior unpaid taxes and all costs incurred since the Judgement deeding the land to the County. This amount will be finalized when the Real Property Lister has been notified of the 2024 tax bill amount.

December 17, 2024

Oneida County Board is presented resolution and if approved, directs the Land Information Office to draft quit claim deed for PL-659-3 to Frank J Dalka, as soon as payment of approximately \$9,300 is received by the County. **If payment is received by Monday December 23, 2024, the final amount will be approximately \$9,300.** Deed will be recorded (in 2024) after funds are received by the County via certified funds (cashier's check) or cash. No personal checks will be accepted.

(continued on next page)

January 31, 2025

If payment is made in 2025, by January 31, the payment amount will increase to include **the 2025 amount of property taxes that would have been owed on the property for the year during which the purchase occurs if the county had not acquired the property.**

Deed will be recorded (in 2025) after funds are received by the County via certified funds (cashier's check) or cash. No personal checks will be accepted.

You will be notified when the final payment amount is known for a 2024 payment.
Please contact my office with any questions.

Sincerely,
Sara Chiamulera
Land Information Director

Exhibit B

Parcel Identification Number: PL-659-3

Request to purchase: **Frank J. Dalka**, 4526 CTH C, Rhinelander, WI 54501

Parcel 1

A parcel of land in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), Section Thirty-four (34), Township Thirty-seven (37) North, Range Nine (9) East, Town of Pine Lake, Oneida County, Wisconsin more particularly described as follows:

Commencing at a stake on the Northerly right of way line of County Trunk "C" which is 445 feet West and 33 feet North of the Southeast corner of the said NE 1/4 of the SW 1/4; thence North parallel with the 1/8th line, 300 feet; thence East 200 feet to the Westerly line of the parcel described in Volume 201 Deeds, page 173; thence South along the West line of the parcel described in Volume 201 Deeds, page 173, 300 feet to an iron stake on the Northerly right of way line of County Trunk "C"; thence West 200 feet to POINT OF BEGINNING, an iron pipe. EXCEPT that part of the above described parcel lying East of the Line By Agreement contained in a Stipulated Order and Judgement date November 29, 1994 of which a certified copy was recorded October 13, 2008 as Document No.668886.

Parcel 2

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), Section Thirty-four (34), Township Thirty-seven (37) North, Range Nine (9) East, Town of Pine Lake, Oneida County, Wisconsin described as follows:

Commencing at the South 1/4 corner of said Section 34, thence North 07°15'18" West, a distance of 1218.57 feet to a point; thence North 06°42'02" West, a distance of 64.36 feet to an iron bar on the Northerly right of way line of C.T.H. "C"; thence along said right of way line South 84°06'51" West, a distance of 445.00 feet to an iron bar and POINT OF BEGINNING; thence leaving said right of way line North 06°42'02" West, a distance of 283.00 feet to an iron bar; thence South 84°06'51" West, a distance of 73.75 feet to an iron pipe; thence South 06°42'02" East, a distance of 283.00 feet to an iron pipe on the Northerly right of way line of C.T.H. "C"; thence North 84°06'10" East, a distance of 73.75 feet to the POINT OF BEGINNING.

The foregoing legal description shall become a part of the existing Newman parcel of real estate described in Volume 570 of Records, page 840 and described as Parcel 1 above.

Subject to easements, utilities or access of record or in use by others on or across said lands.

See sketch next page

