

RESOLUTION # 27-2025

Resolution to convey tax foreclosed county real estate to Frank J Dalka.

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 16, 2024 in the Register of Deeds office, listed and identified as PL-659-3 in Exhibit C listed below has been offered for direct sale and has followed the procedures required in Wisconsin State Statutes Chapter 75 Right of Former Owner to Repurchase and Chapter 18 Preference to Former Owner 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 Preference to Former Owner interest in purchasing this parcel back from Oneida County; as following Wisconsin State Statutes and General Code of Oneida County, for the amount owed in taxes, plus any costs and expenses incurred since August 9, 2024; and,

WHEREAS, Frank J Dalka was provided a letter from the Land Information Office, delivered by the Sheriff's Department on November 8, 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. Mr. Dalka failed to come up with all the funds to repurchase by the timeline listed on said letter; and,

WHEREAS, General Code of Oneida County chapter 18 requires that the former owner must pay back all owed taxes, plus any costs and expenses to the County before the first advertisement for public sale of the property which was April 15, 2025 published in the legal section of The Northwoods River News; and,

WHEREAS, Mr. Dalka was provided a second letter from the Land Information Office, delivered by the Sheriff's Department on April 2, 2025. This letter, provided here as Exhibit B, provides the new timeline, instructions, and the remaining cost required for Frank J Dalka to purchase the property back before the published advertisement date, which severs his right for Preference to Former Owner. Mr. Dalka paid the required amount on said letter to clear his tax amount owed on April 11, 2025; and,

WHEREAS, the Land Records Committee has determined that the requirements to sell the property directly to Frank J Dalka, the former owner of parcel as mentioned above, have been met in full; and,

THEREFORE, BE IT RESOLVED, that the Oneida County Board of Supervisors hereby approves the sale of the parcel as listed in Exhibit C, to Frank J Dalka; and,

FURTHER, BE IT RESOLVED, that the Oneida County Board of Supervisors hereby approves conveying the parcel described in Exhibit C to Frank J Dalka, and the Board authorizes the County Clerk to issue a quit claim deed conveying any interest the County has in the parcel.

52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Vote Required: Majority = ✓ 2/3 Majority = _____ 3/4 Majority = _____

The County Board has the legal authority to adopt: Yes ✓ No _____ as reviewed by the Corporation Counsel, _____, Date: 5.13.25

Approved for presentation to the County Board by the Land Records Committee this 13th day of May, 2025.

Consent Agenda Item: X YES _____ NO

Fiscal Impact

Offered and passage moved by:

		Aye	Nay	Abstain
<input type="checkbox"/> Included in Resolution	<u>Robert Briggs</u> Supervisor (Robert Briggs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Attached	_____ Supervisor (Ted Cushing)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> N/A	<u>Greg Oettinger</u> Supervisor (Greg Oettinger)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<u>Chris Schultz</u> Supervisor (Chris Schultz)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	_____ Supervisor (Vacant)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19 Ayes
~~0~~ Nays
2 Absent (1 vacancy)
~~0~~ Abstain
X Adopted

by the County Board of Supervisors this 20th day May, 2025.

_____ Defeated

Tracy Hartman
Tracy Hartman, County Clerk

Scott L. Holewinski
Scott Holewinski, County Board Chair

Consent Agenda

Jensen / Hess

Supervisors	AYE	NAY	ABS	ABSTAIN
Sorgel	X			
Tautges	X			
Oettinger	X			
Ives	X			
Newman	X			
Cushing	X			
Lopez	X			
Hanus	X		X	
Condado			X	
Schreier	X			
Jensen	X			
Almekinder	X			
Fisher	X			
Showalter	X			
Harris	X			
Briggs	X			
Hess	X			
Fried	X			
Schultz	X			
Holewinski	X			
TOTALS	19	0	2	
TAGS				

Resolution # 25 – 2025: Offered by the Supervisors of the Land Records Committee granting WPS an Easement for Electric Distribution across RH-9106-1309 and RH-329-2 in the City of Rhinelander.

Resolution # 26 – 2025: Offered by the Supervisors of the Land Records Committee granting WPS an Easement for Electric Distribution across NO-389-2 in the Town of Nokomis.

Resolution # 27 – 2025: Offered by the Supervisors of the Land Records Committee to convey tax foreclosed county real estate PL-659-3 to Frank J. Dalka.

Resolution # 28 – 2025: Offered by the Supervisors of the Conservation and UW-Extension Education Committee and the Land and Recreation Committee to provide support for the continuation of the Knowles-Nelson Stewardship Program.

Resolution # 29 – 2025: Offered by the Supervisors of the Conservation and UW-Extension Education Committee to support increasing Base Funding for County Conservation Staffing to \$20.2 million.

Resolution # 30 – 2025/Rezoning Petition # 01 – 2025: Offered by the Supervisors of the Planning and Development Committee to Amend the Master Zoning District Document to rezone land from District #1A Forestry to District #15 Rural Residential on PINs MI-2246, MI-2249, MI-2245, MI-2287, MI-2290, MI-2284, MI-2285, MI-2288, MI-2289 in the Town of Minocqua.

Appointments to Committees, Commissions and other Organizations:
 Appoint Michael Tautges to the North Central Wisconsin Regional Planning Commission with the term to expire in January 2026.
 Appoint Levi Rhody as the Appointed Agriculture Representative and voting member on the Conservation and UW-Extension Education Committee for a 2-year term to expire in June 2027.
 Appoint Frank Kovac to the Civil Service Commission to fill the vacant commission seat with a term to expire December 2025.

Holewinski
 Filed

EXHIBIT A

**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 Boehlert
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: lio@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

**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, Mapping,
County Surveyor, Addressing**



Sara Chiamulera
Land Information Director

Jacob Piasecki
Real Property Lister/
Assessment Coordinator

Emily Decker
Geospatial Analyst

Chris Hill
Land Info Aide

Randy Boehlert
Geospatial Administrator

Kimberlee Karaba
Assistant Real
Property Lister

Vacant
GIS Specialist/
Addressing Coordinator

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

April 2, 2025

FRANK J DALKA
4526 CTH C
RHINELANDER, WI 54501

Re: Sale of Oneida County Tax Parcel PL-659-3

Dear Mr. Dalka,

Please be advised that the Land Records Committee has set the week of April 14, 2025 as the time for advertisement of the sale of parcel PL-659-3.

Pursuant to Chapter 18 of Oneida County Ordinances, specifically, § 18.04(13)(d):

If the Committee determines that the former owner failed as a result of mistake, inadvertence, surprise or excusable neglect to pay the back taxes, interest and penalty due on tax delinquent real estate for not more than one year and all subsequent taxes on the real estate were fully paid when due, the former owner shall have the opportunity to repurchase the real estate from the County prior to the first advertisement of the real estate for public sale by paying the full amount of the back taxes, interest, penalty, costs incurred by the County and a \$500 administrative fee.

This means that for you to purchase parcel PL-659-3 from the County, payment of \$6,242.51 needs to be received by 4:00pm, April 14, 2025. If payment is not received, the County will proceed to sell the property and you will no longer have the opportunity to purchase the parcel in accordance with § 18.04(13)(d). The required amount of \$6,242.51 is due to the Oneida County Treasurer, via cash or cashier's check.

Please feel free to contact my office with any questions.

Sincerely,

Sara Chiamulera
Land Information Director

106 **Exhibit C**

107
108 **Parcel Identification Number: PL-659-3**

109
110 Request to purchase: **Frank J. Dalka**, 4526 CTH C, Rhinelander, WI 54501

111
112 **Parcel 1**

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

116
117 Commencing at a stake on the Northerly right of way line of County Trunk "C" which is 445 feet
118 West and 33 feet North of the Southeast corner of the said NE 1/4 of the SW 1/4; thence North
119 parallel with the 1/8th line, 300 feet; thence East 200 feet to the Westerly line of the parcel
120 described in Volume 201 Deeds, page 173; thence South along the West line of the parcel
121 described in Volume 201 Deeds, page 173, 300 feet to an iron stake on the Northerly right of
122 way line of County Trunk "C"; thence West 200 feet to POINT OF BEGINNING, an iron pipe.
123 EXCEPT that part of the above described parcel lying East of the Line By Agreement contained
124 in a Stipulated Order and Judgement date November 29, 1994 of which a certified copy was
125 recorded October 13, 2008 as Document No.668886.

126
127 **Parcel 2**

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

131
132 Commencing at the South 1/4 corner of said Section 34, thence North 07°15'18" West, a
133 distance of 1218.57 feet to a point; thence North 06°42'02" West, a distance of 64.36 feet to an
134 iron bar on the Northerly right of way line of C.T.H. "C"; thence along said right of way line South
135 84°06'51" West, a distance of 445.00 feet to an iron bar and POINT OF BEGINNING; thence
136 leaving said right of way line North 06°42'02 West, a distance of 283.00 feet to an iron bar;
137 thence South 84°06'51" West, a distance of 73.75 feet to an iron pipe; thence South 06°42'02"
138 East, a distance of 283.00 feet to an iron pipe on the Northerly right of way line of C.T.H. "C";
139 thence North 84°06'10" East, a distance of 73.75 feet to the POINT OF BEGINNING.

140
141 The foregoing legal description shall become a part of the existing Newman parcel of real estate
142 described in Volume 570 of Records, page 840 and described as Parcel 1 above.

143
144 Subject to easements, utilities or access of record or in use by others on or across said lands.

145
146 **See sketch next page**

