

LAND RECORDS COMMITTEE MEETING

September 9, 2025
Oneida County Courthouse
Second Floor – Committee Rm 2
Rhineland, 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. Staff members present: Chiamulera, Boehlert, Franson, Hartman, Hill, Karaba, and Piasecki.

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

Public comments.

Pat Wilson mentioned they are the landowners of the land surrounding tax foreclosed parcel MI-2211-6. They would like the committee to take into consideration adding preference to adjoiner when setting the minimum bid for the parcel.

Staff Recognition: Kim Karaba 10-year Service Award; Jacob Piasecki 5-year Service Award.

Chiamulera presented Kim Karaba with her 10 year service award and Jacob Piasecki with his 5 year service award.

Approve minutes of Land Records meeting on August 12, 2025.

Motion/Cushing/Timmons to approve minutes of August 12, 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's attendance at land-related meetings/seminars.

Franson will be attending the Wisconsin Register of Deeds Association conference on Oct. 8-10th in Baraboo, a two night stay all within budget. Chiamulera informed the committee she will be attending the Wisconsin Land Information Association meeting on Oct. 13-15th in Madison a two night stay within budget. She also reminded the committee she will be sending Real Property Listers Jacob Piasecki and Kim Karaba to the Wisconsin Real Property Lister Association Annual State meeting on September 17-19th in Pembine.

Discussion of Oneida County owned parcel RH-9333-1001, 1991 W Winnebago ST, located in Section 33, Township 37 North, Range 9 East, City of Rhineland.

The Committee discussed options for splitting the parcel and what configuration would make sense with the large amount of wetlands present. Additionally, the parcel has access through an easement over the private road (W Winnebago St) off Chippewa Dr. The current easement is exclusive and specific to Oneida County. The committee directed Sara to look into securing an easement from Chippewa Housing LLC that is not County-exclusive for access.

Discussion of tax-foreclosed properties:

a. RH-1327, 209 E Frederick ST; part of Cohn, Bing & Slimmer Addition to Ass'ors Replat Blk 6, City of Rhineland.

The parcel was taken on tax delinquency in August and is currently in Oneida County ownership. The value of goods left inside of the property most likely exceeds \$25,000.00. As a result, either the previous owner needs to sign off releasing the goods, come and remove the goods from the property, or a Writ of Assistance will need to be filed having the Sheriff start the process of removing the items. The Sheriff's office has been in communication with the previous owner and is waiting on their decision how they want to proceed. Until a decision is made, the inspection and sale of the property will be on hold.

b. PE-1387 through PE-1395, Part of Fish Lake Addition, Town of Pelican.

These parcels were taken on tax delinquency when the Forestry Department managed tax delinquent land sales. Recently there has been inquiries by individuals about the possibility of buying the property or individual lots. After some research into the parcel, a Motion in the Forestry Department 1993 minutes motioned not to offer the property up for sale and to leave as public access to Fish Lake. The committee discussed asking the Town of Pelican if they would be interested in the parcels.

Resolution to county board to convey tax-foreclosed property PE-177-1A, 2886 E Lake George Rd, in the Town of Pelican; being part of Gov't Lot 8; Section 14, T36N-R9E.

Chiamulera presented a resolution to convey PE-117-1A to the 2nd highest bidder being Anthony R. Jones for \$109,900.00, after the highest bidder withdrew from the sale.

Motion/Cushing/Timmons to forward the resolution to convey PE-177-1A to County Board as consent agenda. All ayes.

Setting minimum bids and bid deadline date of tax foreclosed and other county owned properties: CA-48-2, HA-48, MI-2211-6, MI-2406-3, NE-537, PL-478-7, RH-57, RH-2632-1, and SU-1424-2.

A summary of each property was presented.

Parcel	Town/City	Site Address	Minimum Bid Amount (*FMV=Fair Market Value) (PTA= Preference to Adjoiner)
CA-48-2	Cassian		\$800.00 PTA
HA-48	Hazelhurst		\$6,500.00 PTA
MI-2211-6	Minocqua		\$100.00 PTA
MI-2406-3	Minocqua		\$100.00 PTA
NE-537	Newbold		\$800.00*
PL-478-7	Pine Lake	4493 Poplar Dr.	\$17,600.00*
RH-57	Rhineland		\$00.00 PTA
RH-2632-1	Rhineland		\$200.00 PTA
SU-1424-2	Sugar Camp		\$100.00 PTA

RH-57 was pulled from the sale and the following motion.

Motion/Schultz/Timmons to set minimum as shown above and to set the bid deadline for the land sale as December 5th with a bid opening of December 9th. All ayes.

Register of Deeds West Central Indexing (WCI) Software Maintenance Agreement.

Franson reviewed the maintenance agreement with the committee. The agreement updates the new fees for the next five years in the original agreement. He felt that the new fees were very reasonable and he is very happy with his system and provider.

Motion/Timmons/Schultz to have Chairpersons Robert Briggs (Land Records) and Scott Holewinski (County Board) sign the agreement. All ayes.

Land Information & Register of Deeds 2026 Budget Review.

Franson updated the committee on the Budget Review Process for Register of Deeds. He increased ROD's budget for public charges to \$240,000.00 (up \$5,000), with transfer fees staying the same at \$265,000.00, and reduced abstract fees to \$24,000.00 (down \$2,000). Franson anticipates a retirement next year, which increases wages, social security, and retirement expenses. Franson gave the committee his thoughts on how the rest of the year would finish out with revenues. Chiamulera updated the committee on the Budget Review Process for Land Information Office. She explained how the LIO supports multiple departments, what services are provided, and where most of the revenue supporting the LIO are derived from. Chiamulera additionally reviewed the larger budgeted expense item in the budget, being software maintenance and the Aerial Photography flight. \$20,000.00 is requested to be set aside each year in a continuing appropriations account to support purchasing an Aerial Photography flight every 5 years.

Motion/Cushing/Schultz to forward the Land Information and Register of Deeds budgets to Executive Committee for their consideration. All ayes.

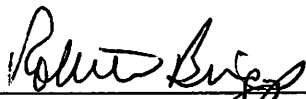
Public Comments.

There were no comments from the public.

Date of next meeting and items for agenda.

The next meeting will be October 14, 2025.

Adjournment. Adjourn the meeting at 10:49 AM.


Robert Briggs

Chair Land Records Committee


Sara Chiamulera

Staff Chair