LAND RECORDS COMMITTEE MEETING
August 4, 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: Randy Boehlert, Chad Lynch, Sara Chiamulera, Tracy Hartman, and Chris Hill.
Motion/Timmons/Schultz 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 July 7, 2026.
Motion/Lopez/Timmons to approve minutes of July 7, 2026 meeting. All ayes.

Review of June Invoice Paid Report and Budget to Actual Report for Register of Deeds and Land Information.
Chiamulera reviewed the LIO Invoice Paid and Budget to Actual reports, with nothing outstanding. It was mentioned no scheduling changes would be needed as budget hearings approach, with proposed budgets to be presented to the committee in September.

Staff member attendance at land-related meetings/seminars.
Chiamulera had no meeting or seminars to report. Chiamulera informed the committee Franson is attending the Register of Deed Association Board meeting in Wausau, at no cost. Additionally he will be attending a Register of Deed Association District meeting on August 27 in Summit Lake, mileage only, all within budget.

Land Information Office staffing update.
The offer extended to the potential Addressing Coordinator/ GIS Specialist candidate has been accepted. The new hire will start on August 17.

9:45 AM Opening of the sealed bids received for Oneida County tax foreclosed properties that were offered for sale with the bid deadline of 4PM, July 31, 2026, and to discuss/act/award bids.
Chiamulera noted parcels were offered for sale and published in the Northwoods River News legal section, as well as the Vilas County News Review and Northwoods Star Journal. The sale was advertised online through the Oneida County website, emailed to all interested parties, and hard copies mailed to the parcel adjacent landowners. Four (4) sealed bids were received before the due date of July 31, 2026 at 4pm CT. The table below lists all bids and highlights the awarded bids.

Oneida County Sealed bids received for July 31,2026 deadline
Opened at August 4, 2026 Land Records Meeting
Resolution to approve conveyance: August 18, 2026 County Board Meeting

Parcel #	Bid Place	Bid	Name
RH-1327	**1st/Awarded**	$231,890.00	David Schmitz
	2nd	$191,111.00	Abbey Dall Lukowski
	3rd	$165,117.00	Anthony David Robert Klabunde
	Rejected	None	BoydCo Properties LLC

Motion/Timmons/Schultz to accept land sale bid for RH-1327 as received; to award the property to the highest bidder and deposit 1st and 2nd place bidders' bid guarantee per bid processing procedures; to move forward with the land sale process. Highest bid was David Schmitz for $231,890.00. All ayes.

Resolutions to sell tax foreclosed properties to be forwarded to County Board.
Motion/Schultz/Lopez to forward resolution to sell property awarded at the August 4 Land Records meeting, on to County Board as consent agenda. All ayes.

Review unsold tax foreclosed properties, setting minimum bids and bid deadline.
There were no unsold properties to review.

Setting price for purchase of WB-603-2 to Town of Woodboro, located along USH 8 in Town of Woodboro; part of Government Lot 4 and NWSW, Section 32, T36N-R7E.
Chiamulera informed the committee the Town of Woodboro is interested in purchasing both parts of WB-603-2 lying north and south of USH 8. The Town of Woodboro has reviewed the appraisal and has requested the Committee set a price for both parts of WB-603-2. The Committee set a sale price at $22,000.00 for those parts of parcels WB-603-2 and WB-603-5, lying north of USH 8. The price for those parts of WB-603-2 and WB-603-5 lying south of USH 8 was set at $79,500.00. It was discussed that a reversionary clause would be added to any deed created for this transaction, stating that the parcels to be conveyed would be offered back to the County if they are not used for the Town's original intention.
Motion/Timmons/Schultz to set the sale price of parcels WB-603-2 and WB-603-5, lying north of USH 8 at $22,000.00, and the sale price for those parts of WB-603-2 and WB-603-5 lying south of USH 8 at $79,500.00. All ayes.

Offer to Purchase and Resolution to sell Oneida County owned parcel RH-9333-1001, 1991 W Winnebago ST, City of Rhinelander; part of NWSW; Section 33, T37N-R9E.
Hartman presented the details of the potential sale of County-owned parcel RH-9333-1001. An offer to purchase was received by the County from Decorah Properties, LLC. County Board directed Hartman to work with Mr. Decorah and to bring the offer to purchase before the Land Records Committee for approval. Mr. Decorah has since submitted a written offer to purchase at $718,000.00. The County had an appraisal of the parcel done and the appraisal valued the parcel/structures at $725,000.00 to $745,000.00. The offer to purchase is reduced due to carpet and other building maintenance issues. Corporation Counsel Lynch explained that County Board is seeking discussion and acceptance or denial of the written offer to purchase from the Land Records Committee. Lynch reviewed the details of the offer to purchase, one being that the building would continue to be used as an inpatient/outpatient treatment service provider for as long as is owned by Mr. Decorah. Chad mentioned the possibly of adding a deed restriction to require the property to be operated as an Inpatient/Outpatient service function as long as Decorah owns the property. The committee discussed the access easement, which is recorded as only being available so long as Oneida County owns the property. Chiamulera sent a letter to Chippewa Housing LLC (owner of the lands the easement crosses over) asking for a new easement to allow access to any owners of RH-9333-1001. There has been no response to the request.
Motion/Schultz/Briggs to accept the offer to purchase and approve the resolution to convey parcel RH-9333-1001 to Decorah Properties, LLC and to forward to County Board. All ayes.

It is anticipated that the Committee may meet in closed session pursuant to Wisconsin Statute. A roll call vote will be taken to go into closed session and it is anticipated that the Committee will return to open session by roll call vote to consider the remainder of the meeting agenda.
a. Wisconsin Statute, Section 19.85 (1)(e), Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Topic: 1991 W Winnebago St Building Offer to Purchase.)
b. Approve closed session minutes from May 13, 2025 meeting.
c. Approve closed session minutes from April 14, 2026 meeting.
The committee opted not to go into closed session and to continue to the next agenda item.

Announcement of action taken in closed session, or take action based on closed session (NOTE: If the announcement of action taken in closed session would compromise the need for the closed session, the action taken will not be announced. Any action taken in closed session may be announced when the need for the closed session has passed).
The committee opted not to go into closed session and to continue to the next agenda item.

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. Hartzheim, Back Bay Rd and STH 70, Town of Minocqua; part of parcel # MI-1628-5; part of NESW, Section 3, T39N-R5E.

This request is for two parcels of excess right-of-way, bordering MI-1628-5. More research and communication with the Department of Transportation and Town of Minocqua needs to occur before a resolution can be drafted for this conveyance.

b. Horner, Hancock Lake Rd, Town of Woodboro; part of parcel # WB-39-2; part of SWNW Section 3 & SENE Section 4, T36N-R7E.

The Horner request is a standard request for excess county lands along a road.

Motion/Schultz/Lopez to approve conveying WB-39-2 as presented, to adjoining landowner and forward resolution to convey to County Board as consent agenda. All ayes.

c. Nesbit, Evergreen Dr, Town of Sugar Camp; part of parcel #SU-730-3; part of SWNE, Section 16, T39N-R9E.

The Nesbit request is a standard request for excess county lands along a road.

Motion/Timmons/Schultz to approve conveying part of SU-730-3 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 September 1, 2026.

Adjournment. Adjourn the meeting at 10:13 AM.

Robert Briggs Chair Land Records Committee

Sara Chiamulera Staff Chair