

LAND RECORDS COMMITTEE MEETING

January 9, 2023

Oneida County Courthouse  
Second Floor – Committee Rm 2  
Rhineland, 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. Oettinger was absent. Staff members present: Chiamulera, Hill, Franson, and Boehlert.

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

**Public comments.** There were no comments from the public.

**Approve minutes of Land Records meeting on December 12, 2023.**

Motion/Briggs/Showalter to approve minutes of December 12, 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. Chiamulera reviewed the Invoices Paid and Budget to Actual Reports.

Motion/Showalter/Briggs to accept Register of Deeds and Land Information reports as presented. All ayes.

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

No new meetings/seminars to report.

**Land Information Staffing update**

Chiamulera informed the committee of the vacancy of the Addressing Coordinator/GIS Specialist position in the LIO. The job description is being edited and finalized, and the LIO will proceed to fill the staff vacancy.

**Review unsold tax foreclosed properties; setting minimum bids and bid deadline date of tax foreclosed and other county owned properties: RH-783, RH-906, RH-2834, and RH-44.**

Chiamulera & Boehlert reviewed the current properties that may be listed in the next sale process. The Committee set the Tax delinquent land sale closing date for sale bids as March 8, 2024 at 4:00 PM, with sealed bid opening at the Land Records meeting on March 12, 2024 at 10:00 AM. The properties were discussed as follows:

RH-783 - The parcel was previously offered for \$69,900; no bids were received. It was discussed to follow up with the WI Department of Natural Resources (WDNR) regarding options for this property. Question raised included status of clean-up and funding available to County Governments to better the property before selling to a private entity. The committee discussed the options and directed the Land Information Office to research these topics and report back the findings at the February Land Records meeting. No minimum bids were set for this parcel.

Motion/Timmons/Briggs to research RH-783; to talk with the City of Rhineland and WDNR; and report at the February Land Records Committee meeting. All ayes.

RH-906 - The parcel was previously offered for \$52,200; no bids were received. Chiamulera and Boehlert presented to the committee the condition of the structure on the property and recommended reducing the price. The committee discussed that due to the extent of potential structural damage and filth to be remedied, no bids at the original price the price will be set at \$25,000.

Motion/Briggs/Showalter to set minimum bid for RH-906 at \$25,000. All ayes.

RH-2834 - Parcel was previously offered at \$1,300; no bids were received. The Committee reviewed parcel RH-2834. The committee directed Chiamulera to contact the Rhineland School District and/or Habitat for Humanity to see if this parcel would be of interest for a new housing situation.

Motion/Timmons/Showalter to delay bid setting for RH-2834, research interested parties and possibilities; bring findings to February Land Records meeting. All ayes.

RH-44 - Chiamulera and Boehlert presented to the committee the process by which this parcel was acquired and came into County ownership. Corporation Counsel Fugle notified the Committee of the history of the property, regarding the past real estate offer to purchase made to the previous landowners. Land Information and Buildings & Grounds staff were able to enter and review the house and garage on this parcel prior to this meeting and prior to setting the price.

The committee was made aware of multiple structural issues and potential lack of utility accessibility for the upper level. Due to these findings being presented prior to setting the minimum bid, the committee set a price lower than the fair market value.

Motion/Showalter/Timmons to set minimum bid for RH-44 at \$29,999 due to the odd configuration of the structures on the property.

**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 §19.85(1)(e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. (Topic: Parcel PE-46-4, Part of the NESW, Section 4, T36N-R9E, Town of Pelican.)**

**b. Approve closed session minutes of July 11, 2023**

Motion/Schultz/Briggs to enter closed session at 10:30 AM. All ayes.

**A roll call vote will be taken to return to open session and may ratify any matters(s) discussed in closed session.**

Motion/ Briggs/Schultz to return to open session at 10:44 AM. All ayes.

**Announcement of any action taken in closed session.**

A motion was made to request an amended offer to purchase for tax parcel PE-46-4; dates need to be adjusted to for the offer to be accepted. Closed session minutes of July 11, 2023 were approved.

**Public Comments.** Supervisor Steven Schreier thanked the committee for listening to options given on potential land sales in the city of Rhinelander.

**Date of next meeting and items for agenda.**

The next meeting will be February 13, 2024.

**Adjournment.** Adjourn the meeting at 10:46 AM.

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Michael Timmons

Chair Land Records Committee

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Sara Chiamulera

Staff Chair