LAND RECORDS COMMITTEE MEETING
October 6, 2026
Oneida County Courthouse
Second Floor – Committee Rm 2
Rhinelander, Wisconsin 54501

Committee Members	Robert Briggs	Lenore Lopez
Chris Schultz	Kyle Timmons	Matthew Campbell

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: Chris Hill, Kyle Franson, Randy Boehlert, and Sara Chiamulera.
Motion/Timmons/Lopez 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 September 1, 2026.
Motion/Schultz/Timmons to approve minutes of September 1, 2026 meeting. All ayes.

Review of August Invoice Paid Report and Budget to Actual Report for Register of Deeds and Land Information.
Franson stated the ROD Budget to Actual Report is on track. Chiamulera reviewed her reports, also on track with budget, with invoices for corners, envelopes, and Beloff Storage.

Staff member attendance at land-related meetings/seminars.
Franson will be attending the Register of Deeds Association Conference at the Potawatomi Casino Hotel Carter in Wabeno October 7-9, 2026, all within budget. Chiamulera plans to send 2-3 staff to the ESRI Wisconsin Users Group Conference in Green Bay November 5-6, all within budget.

SC-505 along CTH B in Town of Schoepke; part of NWSW, Section 23, T35N-R11E.
Chiamulera reviewed how the County came to own SC-505 with the committee. The adjoining landowner Daniel Persen was present and explained his reason for inquiring if the county would be interested in selling, as there is an access easement through the center of the parcel. An appraisal has been done for the parcel, noting the easement on the parcel. The appraisal come in at $74,000.00. The parcel was not taken on tax delinquency, so it can be sold by direct offer. The committee discussed setting a price, but will table until the next Land Records meeting, for the agenda to reflect this item.

2026 Tax Delinquent Land Sales.
Chiamulera gave the committee an update of the seven in-rem parcels deeded to the County via Judgement in August of 2026. There are four improved parcels, two of which will require a Writ of Assistance by the Sheriff's Office. The other two have inquiries on buy-back. CA-163-8 is its own agenda item here. The former owner of parcel PE-533-6 was a Trust, and a trustee has come forward requesting to repurchase the parcel. Following statues, it can be repurchased before being offered for sale.
Motion/Briggs/Timmons to approve and move forward with the process of conveying PE-533-6 to Judy Main Living Trust. All ayes.

Chiamulera reviewed SC-479-4 due to the many survey issues in the area, it is suggested any land sale of the property be put on hold until the issues are addressed. CR-83-3 is a small parcel along Beyer Rd. It will be placed on hold, due to a lack of parcels to sell. MI-1997-3 is a vacant 2.5-acre parcel, which will be held at this time. NE-259-10 is an improved parcel, with documented health concerns by the Oneida County Health Department. The parcel will require a Writ of Assistance, before being offered for sale. WR-1427 is an improved parcel, which will require a Writ of Assistance. Chiamulera gave the committee an update on Cranberry Hill (RH-1327). The first bidder has until October 19th to finalize the sale. Chiamulera has spoken with both the 1st and 2nd bidders and informed them of dates and timelines for the sales process. The committee discussed what would happen if the 1st bidder forfeited. In addition, Chiamulera noted an update for Koinonia (RH-9333-1001) is proceeding to a closing date in October. Timmons ask if any County buildings could be used for storage of personal property from tax delinquent properties.

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Register of Deeds and Land Information 2027 budget update.
ROD and LIO presented their budgets to the Executive Committee this morning at 8:30am. Executive modified ROD's budget to increase Transfer Fee revenues by $7,000.00, and to increase all other ROD fees brought in by $15,000.00. Franson expects expenses to be similar to last year, as the office is already running lean. The LIO budget was amended by removing of the $20,000.00 effort to save for the standard 5-year Aerial Photography flight, to occur in 2032. Executive Committee recommended Sara try again next year to save the $20,000.00 annually; but also recognized that the 2032 project could be a CIP.

Resolution to convey tax delinquent parcel CA-163-8 to Ronald Collins, to be forwarded to County Board. Parcel being 9703 Jackson Heights in the Town of Cassian; part of SWSW, Section 11, and part of SESE, Section 10, T37N-R6E.
Chiamulera has received a written request to repurchase CA-163-8; a resolution to convey has been provided to the committee. A letter will be sent to Ronald Collin with details of deadlines for payment and amounts.
Motion/Timmons/Schultz to approve conveying CA-163-8 as presented, to prior landowner Ronald Collins and forward resolution to convey to County Board as consent agenda. All ayes.

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, Town of Minocqua; part of parcel # MI-1628-5; part of NESW, Section 3, T39N-R5E.
Chiamulera informed the committee the initial request was asking for a portion of County-owned excess lands along the right-of-way of both Back Bay Rd and STH 70. After discussion with the DOT and the Town of Minocqua, it was determined that conveying the STH 70 portion at this time was not in the best interest of the entities involved. There are no issues with conveying that portion along Back Bay Rd. Chiamulera would like to proceed with the conveyance of the excess right-of-way on Back Bay Rd.
Motion/Schultz/Campbell to approve conveying part of MI-1628-5 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 November 3, 2026.

Adjournment. Adjourn the meeting at 10:22 AM.

Robert Briggs	Chair Land Records Committee	Sara Chiamulera	Staff Chair

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