

LAND RECORDS COMMITTEE MEETING

September 12, 2023

Oneida County Courthouse  
Second Floor – Committee Rm 2  
Rhinelander, 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. Showalter and Briggs were absent. Staff members present: Chiamulera, Hill, Boehlert, and Franson.

Motion/Oettinger/Schultz 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 August 8, 2023.**

Motion/Timmons/Oettinger to approve minutes of August 8, 2023 meeting. All ayes.

**Review of monthly Invoice Paid Report and Budget to Actual Report for Register of Deeds and Land Information.**

Franson and Chiamulera presented their department monthly Invoice Paid and Budget to Actual Report; Franson explained the need for making a line item adjustment for budgeting purposes later in the year.

Motion/Oettinger/Schultz to accept Land Information reports as presented. All ayes.

Motion/Timmons/Schultz to accept Register of Deeds reports as presented. All ayes.

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

Franson will be attending the Wisconsin Register of Deeds Association (WRDA) Conference October 25–27 in Eau Claire, WI, a two night's stay. Franson will also be attending an afternoon session at the Wisconsin Land Information Association (WLIA) Fall Regional meeting on Thursday October 19<sup>th</sup> in Minocqua, WI; all within budget. Chiamulera informed the committee that she will be attending and presenting at the Wisconsin Land Information Association (WLIA) Fall Regional meeting in Minocqua, WI on October 18–20. Chiamulera also informed the committee that Jacob Piasecki and herself would be attending the TTech Ascent Land Records User Group meeting in Sturgeon Bay, WI. This is an afternoon session 1 to 4 P.M. on October 24; all within budget.

Motion/Timmons/Schultz to approve requested out of county travel for ROD. All ayes.

Motion/Oettinger/Schultz to approve requested out of county travel for Land Information. 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. Along Pine Crest Road and CTH G, Pelican to Martin Berger; part of parcel # PE-76-7; part of SESE, Section 7, T36N-R9E.**

Chiamulera informed the committee of the request and explained the parcels to be attached are two separate parcels currently held in different title. Chiamulera would like to wait until the next committee meeting to allow the land owner time to get both parcels in same title and for Town of Pelican to respond to the request.

**b. Along Pine Crest Road and CTH G, Pelican to Karl Berger; part of parcel # PE-76-7; part of SESE, Section 7, T-36N-R9E.**

Chiamulera reviewed the request, stating that the legal description is extensive. The land owner is currently working with a surveyor to create an updated legal description. Chiamulera would like the request to be forwarded to the next committee meeting to allow the Town of Pelican time to respond to the excess right of way purchase request and to work with the surveyor on a new legal description.

**c. Along Sheep Ranch Road, Cassian to Russell Babicky; parcel # CA-839-2; part of GL 1, Section 23, T-37N-R7E.**

Chiamulera and Boehlert presented the standard request for excess county lands along a road to the committee.

Motion/Timmons/Schultz to approve the resolution as presented for Babicky requesting land adjoining Sheep Ranch RD and forward to County Board as consent agenda; transfer lands after County Board approval.

**Setting minimum bids and bid deadline date of tax foreclosed and other county owned properties.** A summary of each property was presented and the GIS map was projected for viewing the parcels. The committee discussed each property; Land Information staff was not able to enter the properties due to awaiting the final Writ of Assistance from the Sheriff's Department. The minimum bids were set as follows:

Parcel	Town/City	Site Address	Minimum Bid Amount
LT-204-5	Lake Tomahawk	Small sliver west of CTH D	N/A
PE-46-4	Pelican	S Eisenhower Parkway	\$19,900
RH-783	Rhineland	825 N Stevens ST	\$69,900
RH-906	Rhineland	804 Wabash ST	\$52,200
RH-2834	Rhineland	Intersection of E Timber DR and E Harvey ST	\$1,300
SC-150-11	Schoepke	West Bay RD	\$3,300
ST-208-2	Stella	2449 Section 14 RD	\$73,100
ST-385-1	Stella	CTH C	\$6,000
WR-996	Woodruff	Parcel is landlocked	\$900

LT-204-5 - Motion/Timmons/Schultz to keep LT- 204-5 in County ownership and label parcel as County Highway right of way. All ayes.

PE-46-4 - Motion/Timmons/Schultz to set PE-46-4 minimum bid of \$19,900, due to having been offered previously with no bids received. All ayes.

RH-783 – Discussion on previous use of property and fair market value. Committee set bid price based on land value of property, taking into account the closed remediation site information. Motion/Schultz/Oettinger to set minimum bid for RH-783 at \$69,900. All ayes.

RH-906 – Discussion on property being condemned by City. Motion/Timmons/Oettinger to set minimum bid for RH-906 at Fair Market Value of \$52,200. All ayes.

RH-2834 – Motion/Oettinger/Schultz to set minimum bid for RH-2834 at Fair Market Value of \$1,300, with preference to adjoinder. All ayes.

SC-150-11 – Motion/Oettinger/Schultz to set minimum bid for SC-150-11 at Fair Market Value of \$3,300. All ayes.

ST-208-2 – Motion/Timmons/Oettinger to set minimum bid for ST-208-2 at Fair Market Value of \$73,100. All ayes.

ST-385-1 – Motion/Timmons/Oettinger to sell ST-385-1 with minimum bid set at Fair Market Value of \$6,000. All ayes.

WR-996 – Motion/Timmons/Schultz to set minimum bid of WR-996 at Fair Market Value of \$900, with preference to adjoinder. All ayes.

Tax delinquent land sale closing date for sale bids will be December 8, 2023 at 4:00 P.M., with bid opening at the Land Records meeting on December 12, 2023 as sealed bid opening date at 10:00 A.M..

**Discussion of current PLSS Corner Monument Certification Index and storage processes within Land Information Office and Register of Deeds.**

Chiamulera, Franson, and Boehlert reviewed the current process of indexing Public Land Survey System (PLSS) Corner Monument Certifications received from Land Surveyors, and the storage capabilities for hard copies in the Register of Deeds office. The committee reviewed the possibility of receiving digital versions of the PLSS Corner Certs and switching to digital storage.

**Update on Land Information GPS Unit expenditure.**

Chiamulera presented a quote from Seiler Geospatial for a new Trimble GPS unit. Grant money has been set aside over multiple years for the purchase of a new GPS unit to replace the current aging GPS, and are to be spent by the end of 2023. Motion/Schultz/Oettinger to approve the purchase of the new GPS unit quoted at approximately \$18,000 as presented using State Grant funds previously earmarked. 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 10, 2023. Schultz brought up a potential conflict of the November Land Records meeting with the November Oneida County Board meeting.

**Adjournment.** Adjourn the meeting at 10:44 A.M.

  
 Michael Timmons      Chair Land Records Committee

  
 Sara Chiamulera      Staff Chair