

LAND RECORDS COMMITTEE MEETING
 September 14, 2021
 Oneida County Courthouse
 Second Floor – Committee Room 2
 Rhinelander, Wisconsin 54501

Committee Members	Bill Liebert	Sonny Paszak
Mike Timmons	Greg Pence	Greg Oettinger

Call to Order. Approve agenda for today’s meeting.

Chairman Paszak called the meeting to order at 9:31 A.M. in accordance with the Open Meeting Law noting that the meeting notice was properly posted and the location is handicap accessible. Zoom call in option was available. Motion/Timmons/Oettinger to approve today’s agenda. All ayes.

Public comments.

There were no comments from the public.

Approve minutes of Land Records meeting on August 10, 2021.

Motion/Pence/Oettinger to approve minutes of the August 10, 2021 meeting. All ayes.

Monthly bills, line item transfers, purchase orders, monthly budget summary, non-budgetary item requests, and vouchers.

Franson reviewed monthly bills, expenses, and line item transfers for the Register of Deeds. Motion/Timmons/Oettinger to approve monthly bills, expenses, and vouchers, as presented by the Register of Deeds Office. All ayes.
 Romportl reviewed monthly bills and expenses for the Land Information Office. Motion/Pence/Paszak to approve monthly bills, expenses, and vouchers, as presented by the Land Information Office. All ayes.
 Romportl reviewed a line item transfer to the IT Department for software maintenance for 2021. Motion/Oettinger/Timmons to approve the line item transfer as presented by the Land Information Office. All ayes.

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

Franson will be attending the fall conference for the Wisconsin Register of Deeds Association (WRDA) in the Wisconsin Dells from October 13th through the 15th. Motion/Timmons/Pence to approve staff’s attendance at meetings/conferences as presented by the Register of Deeds Office. All ayes.
 Request for Pattersson and Chiamulera to attend a Wisconsin Society of Land Surveyors Chapter (WSLS) boundary and land title seminar in Green Bay on September 24, 2021. Motion/Liebert/Paszak to approve staff’s attendance at meetings/conferences as presented by the Land Information Office. All ayes.
 Romportl also mentioned that he was requested to attend the Rhinelander Rotary meeting to give an update of our Land Records program.

Request by adjoining landowner(s) listed below to purchase excess county lands adjacent to road(s) and act on resolutions to convey the excess lands:

a) Roehl, East End Rd, Town of Lynne, part of parcel # LY-417; NE-NE, Section 27, T36N-R4E. Romportl gave a background on the request: the northern portion of the town road is no longer maintained by the town. Oneida County would retain 33 feet of the 100’ strip because there is a trail that is used to access the County forest. Motion/Timmons/Oettinger to approve the resolution as presented for Roehl requesting land adjoining East End Rd and forward to County Board as a consent agenda item. All ayes.

Land Information & Register of Deeds 2022 budget requests.

Franson provided handouts and supplemental materials outlining the budget and then explained the information in detail for the proposed 2022 budget for the Register of Deeds. Franson increased the transfer fees and charges in his budget by \$5,000 each, noting that it has been a record year so far in transfer fees and charges. Motion/Timmons/Oettinger to approve the budget as presented by the Register of Deeds Office. All ayes.

Romportl provided handouts and supplemental materials outlining the budget and then explained the information in detail for the proposed 2022 budget for the Land Information Office. The budget is similar to last year’s budget. Romportl mentioned the continuing appropriation funds are from Land Records fees collected from the Register of Deeds each year which are \$100,000 more or less each year. These funds are required to be applied towards Land

Records modernization. In the past, this money was saved to be used on large projects. The money is now needed to pay the maintenance fees of the hardware – software maintenance fees in Land Records related programs for Real Property, GIS, Register of Deeds, Treasurer, Planning & Zoning, Forestry, and Land Conservation which is approximately \$117k. This creates a lack of funds for future Land Records projects like aerial photography and the back-indexing of Register of Deeds documents. Romportl discussed with Planning and Zoning, Finance and Register of Deeds to designate \$25,000 to Land Records from the new \$5 sanitary fee which will be added to the tax bill of those with sanitary systems.

Motion/Pence/Oettinger to approve the budget as presented by the Land Information Office and endorse the \$25,000 from the Planning and Zoning sanitary charges to Land Records. All ayes.

Tree removal on county owned lands and on parcel PL-471-3, Town of Pine Lake, NE-NE Sec 17-37-09.

Liebert noted that the parcel number should be PL-417-3. Romportl gave a background on the situation: a landowner noted there was a broken off tree on the Oneida County owned 100 foot strip adjoining the landowners property that poses a danger to the electric service line. Romportl consulted Corporation Counsel Fugle, who recommended that the county remove the tree due to the potential liability. The Building and Grounds Department went out to remove the tree but after inspection realized they could not due to the power lines. A tree service was contacted and quoted \$850 to remove the tree. Liebert inquired about the possibility of the County conveying all of their ownerships in these 100 foot strips across the County to the adjoining landowners. Romportl explained that this would be a huge project as they would all need to be individually researched and deeded away and each case is different. The committee expressed concerns about the implications and precedence that removing this tree could cause. Fugle was brought into the meeting to give more information. Fugle reiterated his suggestion of the tree removal, but explained that if the committee voted to leave the tree he would support that decision. The committee decided to go through with this tree removal with the condition that the Highway Department attempt to remove it before the tree service company, and with the plan to change the ordinance to protect the County from these situations in the future.

Motion/Pence/Timmons to approve the tree removal first attempted by the Highway Department and if unable then the tree service company, and to direct Romportl to update the ordinance. 4 Ayes 1 Nay (Liebert as Nay).

Setting minimum bids and bid deadline date of tax foreclosed and other county owned properties.

A summary of the properties were presented and the GIS map was projected for viewing the parcels. The committee discussed each property and set the minimum bids as follows:

Parcel	Town/City	Address/Rd	Minimum Bid Amount (*FMV = Fair Market Value)	Notes
MI-1797-1	Minocqua	Miner Rd	\$500.00 (FMV)	Vacant wooded lot, gravel driveway appears to provide access to nearby parcels. Preference to adjoining landowner. To be offered with MI 1797-1.
MI-1797-2	Minocqua	Miner Rd	\$100.00 (FMV)	Vacant wooded lot, gravel driveway appears to provide access to nearby parcels. Preference to adjoining landowner. To be offered with MI 1797-2.

PL-476-9	Pine Lake	Pine Lake Rd	\$5,700 (FMV)	Undeveloped, wooded strip. Small wetland in center of parcel. Located between two residential properties. Preference to adjoining landowner.
SC-508-3	Schoepke	780 Lass Rd	\$17,300 (FMV)	Unoccupied trailer house and two small sheds. Scrap metal and debris visible.
TL-374-11	Three Lakes	Rice Lake Rd	\$2,000 (FMV)	Triangle shaped parcel near northwest corner of Rice Lake Rd. Small sliver of parcel south of road. Hunting stand on property.
TL-435-2	Three Lakes	Lowen Rd	\$2,200 (FMV)	Undeveloped wooded parcel.
WB-457-9	Woodboro	8837 County N	\$48,200 (FMV)	Trailer home and small shed in poor condition.
RH-1435-1	Rhinelander	434 Evergreen Ct	\$80,300 (FMV)	House in fair condition.
RH-1640	Rhinelander	1205 Eagle St	\$1,200 (FMV)	Vacant lot in City.
RH-2318	Rhinelander	Hillandale Ave	\$2,400 (FMV)	Undeveloped wooded parcel.
RH-2319	Rhinelander	Hillandale Ave	\$2,400 (FMV)	Undeveloped wooded parcel.
RH-2320	Rhinelander	Hillandale Ave	\$2,200 (FMV)	Undeveloped wooded parcel.

Motion/Liebert/Timmons to remove PL-458-100 from this offering and contact the Town of Pine Lake to inquire about any interest for a road right of way. All ayes.

Motion/Oettinger/Pence to set the minimum bids at Fair Market Value as discussed, with preferences to adjoining landowners for parcels PL-476-9, MI-1797-7, and MI-1797-2 with bids due October 29 and bid opening date of November 2, 2021. All ayes.

Motion/Pence/Oettinger to include PE-1250-1 in the Land Sale with a minimum bit of \$17,200. All ayes.

Letter of intent from Ayres and Associates to WI Department of Administration for acquisition of LiDAR (elevation) data and FIRM maps. Capital Improvement and Funding Opportunities update.

Romportl gave an update on the Funding Opportunities Committee: the LiDAR and FIRM maps proposals did not receive high priority. The LiDAR request was sent to the Capital Improvements committee and will be considered next week, but will not know for sure until after County Board approval of the 2022 budget in November. Liebert questioned whether the committee could control how the LiDAR data was used. Romportl explained that due to part of the funding coming from the federal government it seems highly unlikely. In order to be part of the USGS grant request a letter of interest needs to be sent to Ayres and Associates either saying funding pending with final decision expected on November 9th or funding is guaranteed.

Motion/Paszak/Pence to sign the letter with pending the final decision on November 9. 4 Ayes 1 Nay (Liebert as Nay).

Oneida County Land Information Plan 2022-2024 for continuation in Wis Land Information Program.

In order for Oneida County to continue in the Wisconsin Land Information program so money from recording fees can be retained by the County for funding, this plan must be updated every three years. Romportl distributed a draft of the plan that still needs work and asked the committee to review the plan. The Land Council will be meeting to also review and a final will be brought back to the committee.

Update of Squaw Lake name change in Town of Minocqua.

Romportl received a call from the local press indicating that the US Geological Names Board approved the name change but has not received any official notification from the State Council or Federal Board. The Town of Lac Du Flambeau in Vilas County has already put up Amber Lake signs. This caused concerns for locating people in Minocqua off Squaw Lake Rd since there are no longer any Squaw Lake Rd signs on Hwy 70, the only access to Minocqua properties. Romportl sent a letter to the Sheriff’s Department and Minocqua and Vilas County Addressing alerting them to this situation. The Town of Minocqua is waiting for official notification before taking action to change road name which will require address changes for all landowners.

Request to possibly site a tower on County owned parcel PE-69, NE-SW, Section 7, T36N, R9E off Lake Julia RD and discuss other uses for the property.

Romportl received a letter of interest from Tillman inquiring about leasing Oneida County property with the possibility of building a tower. They are looking at several properties and are questioning whether this is something Oneida County would be interested in. They offered \$500 a month. The tower would be 100x100 as well as guide wires which would extend out further. The committee expressed interest in the opportunity and requested more information.

Motion/Paszak/Oettinger to express tentative interest in the potential lease and request more information. 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 12, 2021 at 9:30 AM.

Adjournment.

Adjourn the meeting at 12:09 P.M.

Sonny Paszak

Chair Land Records Committee

Michael J. Romportl

Staff Chair