

LAND RECORDS COMMITTEE MEETING  
 December 13, 2022  
 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.**

Vice-Chairman Briggs called the meeting to order at 9:34 a.m. in accordance with the Open Meeting Law noting that the meeting notice was properly posted and the location is handicap accessible. Committee member Timmons attended via Zoom. Staff members Chiamulera, Hill, Fugle, Franson, Piasecki, and Ostermann were present.

Motion/Oettinger/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 of November 8, 2022.**

Motion/Timmons/Oettinger to approve minutes of the November 8, 2022 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 vouchers for the Register of Deeds (ROD).

Motion/Oettinger/Briggs to approve monthly bills, expenses, vouchers as presented by the ROD. All ayes.

Chiamulera reviewed monthly bills, expenses, and vouchers for the Land Information Office (LIO).

Motion/Oettinger/Briggs to approve monthly bills, expenses, vouchers as presented by the LIO. All ayes.

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

No upcoming attendance to report.

**Discussion of tax parcel PL-458-100; located in Gov’t Lot 7, Section 19, Township 37 North, Range 9 East, Town of Pine Lake.**

Attorney Wiesneske, representing the Werner’s, and County Corporation Counsel Fugle were present to inform the committee of the proposed (and provided) agreement for PL-458-100. Original concerns and goals of the property were reviewed. A Certified Survey Map has been drafted, but not yet recorded of the parcel area. All parties involved have come to an agreement; documents are yet to be created, signed, and recorded.

Motion/Timmons/Oettinger to approve moving forward with sale of PL-458-100 at agreed upon pricing, contingent upon receiving signatures on proper documentation. All ayes.

**Update on tax bill processing.**

Chiamulera updated the committee on the 2022 tax bill process. Tax bills were printed November 28 through December 9. The Land Information Office and Real Property did a great job this year, Sara Jewell (LTE) gave assistance and direction to our newer staff members. The land Information Office and Real Property worked together with the County offices of Treasurer and IT with smoothing out issues and streamlining the process to get tax bills printed.

**Discussion of parcel RH-3325-1; Part of SWSW Section 33, Township 37 North Range 9 East & Part NWNW Section 4 Township 36 Range 9 (E TIMBER DR ROW).**

Chiamulera explained the history of this parcel, the City of Rhinelander’s interest in purchasing the right-of-way for sidewalk purposes, etc.

Motion/Showalter/Briggs to approve the County to deed the ROW parcel RH-3325-1, to city of Rhinelander, when requested. All ayes.

**Request by adjoining landowner(s) listed below to purchase excess county lands adjacent to road(s) and/or reconsider resolution to convey the excess lands:**

- **Cooper, Shepard Lake Rd, Pine Lake, Parcel # PL-551-4; Part of SENE, Section 26, T37N-R9E.**

This is a standard request for excess county lands along a road.

Motion/Briggs/Oettinger to approve sale of excess right of way to Cooper, as presented on Shepard Lake Rd, and forward to County Board as a consent agenda item. All ayes.

**Update on Land Council meeting and submission of 2023 Wis. Land Information Program Grant Request.**

Chiamulera informed the committee of the upcoming December 19, 2022 Land Council meeting, and reviewed the purpose of the Land Council and the Wis Land Information Plan for 2022-2024. Chiamulera will be applying for the Strategic Initiative and Training and Education grants available for 2023.

**10:00 AM Opening of the sealed bids received for Oneida County tax foreclosed properties that were offered for sale with the bid deadline of 4PM, December 9, 2022, and discuss and act to recommend sales of properties to bidders.**

Chiamulera noted that 15 parcels were offered for sale and were published in the Northwoods River News legal section as required by statute. They have been advertised in the classified and legal sections of the local area newspaper, have been advertised online through the Oneida County website, emailed to all interested parties, and hard copies mailed to neighboring landowners. Chiamulera informed the committee that the WI DNR has sent an email expressing their interest in NE-1001-2. This island parcel will be discussed further at a future meeting. Thirty nine (39) bids were received on time in the Clerk’s Office, and opened at this meeting. One bid (for WB-381-2) was submitted after the required bid due date of December 9, 2022; and was rejected, per the ordinance. The table below lists all of the bids and highlights the 1st place bidders. Motions to convey properties were made individually and are listed below the table. Prices for unsold properties will be discussed at a future meeting.

Oneida County Sealed bids received for December 9, 2022 deadline			
Opened at December 13, 2022 Land Records Meeting			
Resolution to approve conveyance: January 17, 2023 County Board Meeting			
Parcel #	Bid Place	Bid	Name
NE-1001-2	Sale of this parcel was tabled, as there is interest by the WI DNR to purchase. Discussion will continue at the January 10 Land Records Meeting.		
	1st	\$ 3,753.00	Hannelore R Inman Manager for Skyline Real Estate LLC
	2nd	\$ 1,600.00	Vital Properties LLC
	2nd	\$ 1,600.00	Matt Wocelka
	4th	\$ 1,575.00	Christopher Senne & Amanda Senne
	5th	\$ 1,273.51	Jason P. Schuler & Becki J. Hoppe-Schuler
	6th	\$ 1,170.00	William C. Liebert
	7th	\$ 1,107.00	Adam D. Schleicher and Jessica J Schleicher
PE-171-4	<b>Awarded/ Adjoiner</b>	\$ 2,981.00	Dean A & Mary Kay Adamski Jt. Rev. Trust
	2nd	\$ 5,000.00	Janie P. Vick
RH-1953	<b>Awarded</b>	\$10,501.00	Jeffery T Eaton
RH-3511	<b>Awarded</b>	\$ 3,700.00	James R & Margaret L Barnes
ST-557-10	<b>1st/Awarded</b>	\$ 1,527.00	Andrea & Matthew Krueger
	2nd	\$ 1,011.00	David G. Hansen & Nancy A Hansen
SU-1145-2	<b>1st/Awarded</b>	\$10,020.00	Brian Topp
	2nd	\$ 9,750.00	Mike VanderBunt & Lori VanderBunt
	3rd	\$ 9,000.00	Ronald Decosola
	4th	\$ 9,000.00	Janie P. Vick
	5th	\$ 8,658.00	William C. Liebert
	6th	\$ 8,500.00	Mark Miller Revocable Trust
	7th	\$ 7,450.00	David A & Sandra L. VanBoxel
TL-297-4	<b>1st/Awarded</b>	\$26,100.00	Robert Houg
	2nd	\$ 17,000.00	Jon T. Keckeisen
WB-381-2	<b>Awarded</b>	\$ 125.00	Kern Trust
	Late Bid	\$ 102.00	David Barr
WR-13-18	<b>Awarded</b>	\$12,201.00	Mark A Trapp
WR-420-17	<b>1st/Awarded</b>	\$17,500.00	Christopher S. Schwass
	2nd	\$ 5,105.00	Glencoe Lake House LLC
	3rd	\$ 5,000.00	Bradley Schillinger
	4th	\$ 3,001.00	Max C. Green Sr & Patricia F. Tilley
	5th	\$ 1,501.01	David A. Jobelius & David C. Jobelius
	6th	\$ 1,287.00	William C. Liebert
	7th	\$ 1,225.00	WB No. 1, LLC
	8th	\$ 1,105.00	Adam D. Schleicher and Jessica J Schleicher
	9th	\$1,100.00	Rose & David Llyod Lake Tomahawk LLC
WR-460	<b>1st/Awarded</b>	\$15,325.00	WB No. 1, LLC
	2nd	\$13,500.00	Timothy Schroeter
	3rd	\$12,700.00	Bradley Schillinger
WR-461	<b>1st/Awarded</b>	\$92,725.00	WB No. 1, LLC
	2nd	\$90,000.00	Ken Wickman/ Revocable Trust
	3rd	\$88,000.00	Bradley Schillinger

\* Bids Highlighted in Gray & Bold are being forwarded to County Board for Final Approval of Award

Motion/Showalter/Schultz to accept land sale bids for PE-171-4 as received; to award the property to the adjoiner, Dean A & Mary Kay Adamski Jt. Rev. Trust for \$2,981.00; to deposit the 1st and 2nd place bidders’ bid guarantee per the bid processing procedures; and move forward with the land sale. All ayes.

Motion/Briggs/Schultz to accept the land sale bid for RH-1953 as received; to award the property to Jeffery T Eaton for \$10,501.00; to deposit the bid guarantee and move forward with the land sale. All ayes.

Motion/Schultz/Showalter to accept the land sale bid for RH-3511 as received; to award the property to James R & Margaret L Barnes for \$3,700.00; to deposit the bid guarantee and move forward with the land sale. All ayes.

Motion/Showalter/Briggs to accept the land sale bids for ST-557-10 as received; to award the property to the highest bidder and deposit 1st and 2nd place bidders’ bid guarantee per the bid processing procedures; to move forward with the land sale. Highest bid was Andrea & Matthew Krueger for \$1,527.00. All ayes.

Motion/Briggs/Showalter to accept the land sale bids for SU-1145-2 as received; to award the property to the highest bidder and deposit 1st and 2nd place bidders’ bid guarantee per the bid processing procedures; to move forward with the land sale. Highest bid was Brian Topp for \$10,020.00. All ayes.

Motion/Briggs/Schultz to accept land sale bids for TL-297-4 as received; to award the property to the highest bidder and deposit 1<sup>st</sup> and 2<sup>nd</sup> place bidders' bid guarantee per the bid processing procedures; and to move forward with the land sale. Highest bid was Robert Houg for \$26,100.00. All ayes.

Motion/Schultz/Showalter to accept land sale bid for WB-381-2 as received; to award the property to the highest bidder and adjoining landowner, to deposit the bid guarantee per the bid processing procedures; to reject the bid that was received after the deadline, per ordinance; and to move forward with the land sale. Highest bidder was Kern Trust for \$125.00. All ayes.

Motion/Schultz/Showalter to accept the land sale bid for WR-13-18 as received; to award the property to the highest bidder and deposit the bid guarantee, per the bid processing procedures; and to move forward with the land sale. Highest bid was Mark Trapp for \$12,201.00. All ayes.

Motion/Schultz/Briggs to accept the land sale bids for WR-420-17 as received; to award the property to the highest bidder and deposit 1<sup>st</sup> and 2<sup>nd</sup> place bidders' bid guarantee, per the bid processing procedure; and to move forward with the land sale. Highest bidder was Christopher Schwass for \$17,500.00. All ayes.

Motion/Briggs/Schultz to accept the land sale bids for WR-460 as received; to award the property to the highest bidder and deposit 1<sup>st</sup> and 2<sup>nd</sup> place bidders' bid guarantee, per bid processing procedure; and to move forward with the land sale. Highest bidder was WB No. 1, LLC for \$15,325.00. All ayes.

Motion/Schultz/Briggs to accept the land sale bids for WR-461 as received; to award the property to the highest bidder and deposit 1<sup>st</sup> and 2<sup>nd</sup> place bidders' bid guarantee, per bid processing procedure; and to move forward with the land sale. Highest bidder was WB No. 1, LLC for \$92,725.00. All ayes.

**Resolution to be forwarded to the County Board recommending selling tax foreclosed properties to the bidder(s) selected under #11 of the agenda.**

Motion/Showalter/Schultz to draw up and forward a resolution of the sale of the above properties, to the bidders listed above, as a consent agenda item, to County Board. All ayes.

**It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statute Section 19.85(1) (g) Conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. (Topic: PL-458-100)**

No closed session was needed.

**Public Comments.**

William Liebert stated that he was grateful that agenda item #6, regarding PL-458-100, was moving forward, as he remembers previously working with the parties involved, when he was on the Land Records committee and County Board.

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

The next meeting will be January 10, 2023.

**Adjournment.**

Adjourn the meeting at 11:04 A.M.

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Michael Timmons      Chair Land Records Committee

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Sara Chiamulera      Staff Chair