

LAND RECORDS COMMITTEE MEETING  
 September 13, 2016  
 Oneida County Courthouse  
 Second Floor – Committee Room 2  
 Rhinelander, Wisconsin 54501

Committee Members	Lisa Zunker	Sonny Paszak
Mike Timmons	Greg Pence	Greg Oettinger

**Call to Order and Chair’s announcements.**

Chairman Paszak called the meeting to order at 9:33 a.m. in accordance with the Open Meeting Law noting that the meeting notice had been properly posted and the location is handicap accessible. All members present, except Greg Pence with an excused absence.

**Approve agenda for today’s meeting.**

Motion/Zunker/Timmons to approve today’s agenda. All ayes.

**Approve minutes of Land Records August 9th, 2016 meeting.**

Motion/Timmons/Zunker to approve minutes for the August 9<sup>th</sup>, 2016 meeting. All ayes.

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

Register of Deeds Franson reported October 5<sup>th</sup>-7<sup>th</sup> is a conference in Ashland and Land Information Director Romportl reported October 20 & 21<sup>st</sup> is the WLIA conference in Trego, Wisconsin. Both are budgeted.

Motion Paszak/ Zunker to approve travel for upcoming conferences. All ayes.

**Monthly bills, line item transfers, purchase orders, budget surveys, budget hearings, reports, plans, non-budgetary item requests.**

Motion/Timmons/Zunker to approve monthly bills submitted by the Register of Deeds Office. All ayes.

Motion/Oettinger/Timmons to approve monthly bills, line item transfer, and the purchase order submitted by the Land Information Office. All ayes.

**2017 Land Information and Register of Deeds budget request.**

Romportl reviewed the 2017 draft land information office budget. Discussion occurred regarding the personnel budget continuing to be appropriated out of levy dollars, not Land Records funds. Franson went over the Register of Deeds budget. He explained to the committee how the continued appropriations fund works within the Register of Deeds office.

Motion Timmons/Paszak to approve the 2017 Land Information budget requests and forward to the Administration Committee. All ayes.

Motion Zunker/Timmons to continue to keep land records fees dedicated for projects not to off-set staffing costs. All ayes.

Motion Oettinger/Zunker to approve the 2017 Register of Deeds budget requests and forward to the Administration Committee. All ayes.

**Land Records server, website and GIS consulting services.**

Romportl explained that due to Google, ESRI (the software used for our mapping) and Internet updates there is a need, at times, to trouble shoot the new mapping portion of the county land records website. Romportl is requesting beyond the enterprise agreement that currently exists with ESRI, that the Committee authorize him to hire ESRI as a consultant to the county as needed with the amount not to exceed \$10,000 from Land Information budget.

Motion/Paszak/Timmons to authorize to contract consulting services with ESRI on an as-needed basis not to exceed \$10,000. All Ayes.

**Request by adjoining landowner to purchase excess right-of-way adjacent to East End RD, Town of Lynne, Sec 34, T36N R4E.**

It was noted by Romportl that this is a carry-over from the July meeting and that he noticed an error in the resolution, therefore it should be rescinded and a new motion to sell to the adjacent property owner made. Romportl also stated that the state historical society and the Lac Du Flambeau Tribe had no objections to the sale of the property. The Potawatomi Tribe did not respond in by the time requested if they had an objection.

Motion Timmons/ Paszak to rescind the motion from the July Land Records meeting to sell part of excess right-of-way to adjoiners on East End RD Town of Lynne, Sec 34, T36N, R4E. All ayes.

Motion Zunker/Oettinger to sign a resolution and forward to County to convey part of excess right-of-way to adjoiners on East End RD Town of Lynne, Sec 34, T36N, R4E. All ayes.

**Request by adjoining landowner to purchase excess right-of-way adjacent to Northwestern DR and Rappley LN, Town of Newbold, Sec 27, T37N R8E.**

This request has been sent to the Town of Newbold. The resolution verbiage conveys to the pending buyer of the property which is supposed to close on Thursday (Sept 15). The buyer is applying for a conditional use permit to build a shop on the property. If the sale does not go through, then the resolution will not take effect and a new resolution would have to come before the committee for the current owner. The buyer had a CSM completed that included the 100 foot R.O.W.

Motion Oettinger/Zunker to sign a resolution and forward to County Board to convey part of excess right-of-way to adjoiners on Northwestern DR and Rappley LN, Town of Newbold, Sec 27, T37N, R8E. All ayes.

**Request by adjoining landowners to purchase excess right-of-way adjacent to Lowe RD, Town of Hazelhurst, Sec 8, T38N R6E.**

Request by adjoiners to purchase excess R.O.W. but will wait to forward to County Board until after approval by Town of Hazelhurst.

Motion Zunker/Timmons to sign a resolution and forward to County Board to convey part of excess right-of-way to adjoiners on Lowe RD, Town of Hazelhurst, Sec 8, T38N R6E.

**Wis Land Information Program grant project status for establishment of Public Land Survey corners and contracting for remaining work on project.**

Romportl reported that our contractor, Jeff Austin has established eighty-one corners on the exterior boundaries of the County which is anticipated to cost approximately \$18,000. Austin is wrapping up this work and Romportl will meet with him to discuss the next phase of the project. Romportl requested the Land Records Committee authorize the Land Information Office to proceed with the next phase of the grant project which would have Austin working on the more difficult sections corners and quarter corners where more research and field work is needed to determine the location. Also Romportl would like to contract with other professional surveyors for assisting with the rest of the project. The grant money must be committed by March 2017. The project focuses on areas that do not have established corners which are needed for mapping. Romportl is requesting authorization for up to an additional \$25,000 for services by Jeff Austin. The remaining moneys, approximately \$25,000 would be for other professional services by other surveyors pending contract approval from Corporation Counsel Desmond.

Motion Zunker/Oettinger to authorize Romportl to work with Austin for additional work and contracting for additional professional survey services for the purpose of completing the public land survey grant within the county. All ayes.

**Resolution to sell tax foreclosed property MI 4884-1.**

The Town of Minocqua and the ATV Club have determined the site is not feasible for purposes of a parking lot for the ATV trail. Therefore, they do not have an interest in obtaining the property.

Motion Timmons/Oettinger to forward the August Resolution back to the County Board to convey to the highest bidder, David A. & Diane F. Jobelius for \$200.00, for tax parcel MI 4884-1. All ayes.

**Setting minimum bids and sale date of tax foreclosed and other county owned properties.**

The Committee reviewed the following list of properties and made recommendations for cleanup by Highway/Solid Waste Department and set the minimum bids at fair market value (FMV) listed on tax roll or noted the justification for not setting the minimum bid at the FMV for the properties that were recently foreclosed on and for unsold properties from previous years.

**PIN # CA 971-8** Town of Cassian, Ward 2. Harshaw Rd. Part SE $\frac{1}{4}$  -NE $\frac{1}{4}$ , Section 31, Township 37 North, Range 7 East. Two vacant narrow remnant parcels. Minimum bids FMV: North parcel 0.68 acres, \$250.00; South parcel 0.12 acres, \$50.00. Zoned Residential and Farming. Subject to easement for private road. Preference to adjoining landowners.

**PIN # CA 1510** Town of Cassian, Ward 2. Acorn Ln. Lot 12 Blk 1, Assessor's Plat of The Unrecorded Volm's Maud Lake Plat, Part of Government Lot 3, Section 24, Township 37 North, Range 7 East. Vacant wooded lot on Maud Lake, 0.60 acres. Zoned Single Family. Previously offered and no bids so set minimum bid \$14,900.00.

**PIN # CR 382** Town of Crescent, Ward 3. Part SW $\frac{1}{4}$ - SE $\frac{1}{4}$ , Section 28, Township 36 North, Range 8 East. Narrow landlocked remnant strip of land approx. 10' wide by 1337' long north of CSM 2349. Approx. 0.36 acres. Zoned General

Use. Previously offered and no bids so set minimum bid \$100.00 for whole strip; or \$50.00 for the Eastern approx. 900' and \$50.00 for the Western approx. 437'. Preference to an adjoining owners.

**PIN # MI 1973-7** Town of Minocqua, Ward 5. Scotchman Lake Rd. Part NE $\frac{1}{4}$ -SE $\frac{1}{4}$ , Section 29, Township 39 North, Range 5 East. Long narrow parcel approx. 1308'x47', 1.37 acres. Zoned Forestry 1A. Minimum bid FMV \$2,200.00. Preference to an adjoining owner.

**MI # 569-14 & MI 570** Town of Minocqua, Ward 1. N Bo Di Lac DR. Part of GL 3, Section 1, Township 39 North, Range 4 East. DNR public access and boat landing to Buckskin Lake. 2.50 acres. Zoned Single Family. Committee recommends conveying to DNR for back taxes and foreclosure expenses since the DNR holds a recorded easement over the property for public access.

**PIN # PE 111-14** Town of Pelican, Ward 2. Oakview Ln (Private Rd). Lot 4 CSM V7 P1853. Part NE $\frac{1}{4}$ -NW $\frac{1}{4}$ , Section 10, Township 36 North, Range 9 East. Vacant wooded lot, 1.52 acres. Zoned General Use. Previously offered and no bids so set minimum bid \$3,500.00.

**PIN # PE 601-15** Town of Pelican, Ward 2. 3321 Candy Ln (Private Rd). Part NW $\frac{1}{4}$ -NW $\frac{1}{4}$ , Section 9, Township 36 North, Range 10 East. Lot 19 of The Unrecorded Evergreen Woods Subdivision. Some debris and small structure on parcel. 1.53 acres. Zoned General Use. Minimum bid FMV, \$23,100.00.

**PIN # PL 290-3 and PL 290-2** Town of Pine Lake, Ward 2. Corner of Cross Country Rd & Candlelite Ln. Part NW $\frac{1}{4}$ -NE $\frac{1}{4}$ , Section 9, Township 37 North, Range 9 East. Small narrow parcel 0.37 acres. Zoned Single Family. Minimum bid FMV \$1,000.00. Preference to adjoining owner and to be combined as one parcel.

**PIN # RH 297** City of Rhinelander, Ward 7. 10 W Park St. Part Lot 1 Blk 12 of the First Add to the City of Rhinelander. Part Government Lot 3, Section 6, Township 36 North, Range 9 East. House in poor condition and two car garage in good condition. 0.13 acres. Zoned Residential R2. Clean up property. Since house in poor condition, debris, mold in basement and past experience of not being able to sell distressed properties at FMV, set minimum bid below FMV at \$17,000.00.

**PIN # RH 370** City of Rhinelander, Ward 8. 416 N Stevens St. Lot 4 Blk 7 of the Assessor's Replat of the Second Add. to the City of Rhinelander. Part NE $\frac{1}{4}$ -NE $\frac{1}{4}$ , Section 6, Township 36 North, Range 9 East. Clean up property. House in fair - good condition with detached garage. 0.15 acres. Zoned Residential R2. Since house in fair to good condition, but having past experience of not being able to sell similar properties at FMV, set minimum bid below FMV at \$23,900.00.

**PIN # RH 724** City of Rhinelander, Ward 3. 615 Brown St N. Lot 9 Blk 1 Alban's Second Add to the City of Rhinelander. Part SE $\frac{1}{4}$ -SE $\frac{1}{4}$ , Section 31, Township 37 North, Range 9 East. House in poor condition with debris and water in basement, 0.12 acres. Zoned Central Business B-2. Clean up property. Since house is in poor condition, debris, water in basement and past experience of not being able to sell distressed properties at FMV, set minimum bid below FMV at \$29,000.00.

**PIN # RH 951-1** City of Rhinelander, Ward 11. 619 Margaret St. Part Outlot 1 Blk 1 of Keenan's Add to the City of Rhinelander. Part SE $\frac{1}{4}$ -SE $\frac{1}{4}$ , Section 6, Township 36 North, Range 9 East. House in good condition. 0.17 acres. Zoned Residential R-2. Minimum bid FMV \$31,600.00.

**PIN # RH 2151** City of Rhinelander, Ward 10. 407 Norway St. Part Lots 2 & 3 of Blk 5 of J. C. Curran's Add to Rhinelander. Part Government Lot 9, Section 6, Township 36 North, Range 9 East. Clean up property. Large building (workshop) in good condition. 0.22 acres. Zoned Light Industrial I-1. Minimum bid FMV \$26,000.00.

**PIN # RH 3468-1** City of Rhinelander, Ward 5. West Hill Rd. Lot 2 Certified Survey Map V6 P1588 being part of Lot 3 Westhill Estates Inc. located in the SW $\frac{1}{4}$ - NE $\frac{1}{4}$ , Section 1, Township 36 North, Range 8 East. Vacant lot 0.33 acres. Zoned Residential R-3, subject to easements. Previously offered and no bids so set minimum bid \$3,900.00.

**PIN # MO 587-11** Town of Monico, Ward 1. 1672 Lake RD. Part of SE $\frac{1}{4}$ -SE $\frac{1}{4}$  and SW $\frac{1}{4}$ -SE  $\frac{1}{4}$  Section 19, Township 36 North, Range 11 East. 3.40 acre parcel with some debris and an abandoned travel trailer on property. Zoned General Use. Minimum bid FMV \$7,000.00.

Motion Timmons/Paszak to set the minimum bids for the properties listed above (except for MI 569-14, which will be offered to the DNR) with the bid deadline set for November 4<sup>th</sup>, 2016 with bid opening for November 8<sup>th</sup>, 2016. All ayes.

The Committee discussed the property known as the Stag Lake property in the Town of Woodboro and the appraisal obtained for the property.

Motion Oettinger/Zunker to forward the Stag Lake property in NW-NW Section 34, Township 36 North, Range 7 East PIN WB 505, Town of Woodboro.to county board for consideration in a closed session. All ayes.

**Public Comments/Communications.**

There were no comments from public.

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

October 11<sup>th</sup>, 2016 at 9:30 A.M.

**Adjournment.**

Motion/Timmons/Oettinger to adjourn the meeting at 11:26 A.M. All ayes.

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Sonny Paszak                  Chair Land Records

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Michael J. Romportl                  Staff Chair