

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING**

DECEMBER 7, 2007

Allen Beadles, Lester Lewis, David Krug, Bruce Strama, Larry Peterson, John Easterly, Roxanne Kahan, Betty Blumenstein, Marvel Lemke, Deb Wiinamaki, Claire Frischmann, and Steve Anderson were present. Chairman Beadles called the meeting to order at 8:05 a.m.

A motion was made by Lewis, second by Krug to approve the October 3, 2007 minutes.

Corporation Counsel, Steve Anderson reported on the Charles Mortenson law suit. Krug Law Office has served on the county. Mortenson either wants us to let him redeem his property or he wants the county to sell it with some of the proceeds going to him. He claims he uses homestead property exemption on this property. The county's next step is to respond to Mortenson's claim that it was his homestead. Lewis reported that there is no electric, plumbing, or post office box on the property.

Anderson explained the In Rem tax deed process. The In Rem procedure is more time consuming and costly because of court costs. Strama received information on the tax deed procedure that Green Lake County uses which Anderson also explained. The tax deed procedure is called Action for Declaratory Relief. This is done through the courts as well. Lewis asked that Anderson check with Rusk and Price County to see what procedure they use. Anderson stated that some of the minor problems we're starting to see does not necessarily warrant the county to change the way we take tax deed. One problem that just came up recently with a lender was an incomplete description. Lemke suggested that the county could have Govey Abstract provide us with a correct description when the title search is done to alleviate this problem.

Chelsea Town Chairman, Claire Frischmann, stated that the DNR is getting involved in the Chelsea Sanitary District because the township has been unsuccessful in collecting the hook-up charges from a number of individuals. The township wondered if the county could also collect the hook-up charges if the Greg Bernitt property is taken for tax deed. No extra charges can be added at this time and it was suggested that Frischmann contact the town attorney to see how the township could proceed to collect the charges.

Betty Blumenstein wants direction on how to handle the remainder of parcels in manmade lake areas when all the lots are bought, but the land underneath the lake is still assessed in the original owner's name. She felt that once the lots are sold, the original owner of the lots would not be willing to pay taxes for the land underneath the lake and eventually the county would take the land for tax deed. It was the consensus of the committee that this issue should be brought up to the Zoning Committee. A motion was made by Krug, second by Lewis to have Meyer and Blumenstein attend the next Zoning Committee meeting to discuss the problem.

There were no bills to approve this month.

In Meyer's absence, Easterly asked for approval for Meyer to attend the Surveyor's Institute conference in Wisconsin Dells from February 6-8th. Motion by Krug, second by Lewis to approve Meyer's attendance at the conference. Motion carried.

There were two corner requests in the Towns of Deer Creek and Taft. Motion by Lewis, second by Krug to approve. Motion carried.

Dan Renzoni was unable to attend the meeting, so the discussion of the plat book was tabled and will be placed on the next agenda.

Allen Beadles reported that the people living on the Roy Block property have moved out. Wiinamaki indicated that the property would most likely go up for tax deed next year as the 2004-2006 property taxes are unpaid.

Discussion on the tax deed redemption policy was tabled until the committee decides which tax deed procedure the county will be using in the future.

Peterson reported on the Dombrowski monitoring well project. There are two high wells, one by the island and the other next to the sidewalk that have high tulene and other volatile organic compound counts. The DNR will be taking samples in February again to continue monitoring them. The Department of Commerce indicated that the samples have been holding steady or improving. There also were people complaining about the six barrels on site that were filled with water and drillings. DKS Construction Services, Inc. disposed of them and Peterson paid the bill of \$588.57. He also paid Synergy Environmental Lab \$437.00 for ground water sampling results. Peterson stated there should not be any more work done onsite, just the monitoring and eventually the property can be sold when monitoring results meet minimum requirements.

The next meeting was set for February 8, 2008.

A motion by Krug, second by Lewis to adjourn the meeting. Motion carried.

Respectfully submitted,
Deb Wiinamaki, Secretary

TAYLOR COUNTY ENVIRONMENTAL ASSESSMENT/ LAND INFORMATION COMMITTEE MEETING

OCTOBER 3, 2007

Allen Beadles, Lester Lewis, David Krug, Bruce Strama, Larry Peterson, Sue Noland, Bob Meyer, John Easterly, Roxanne Kahan, Betty Blumenstein, and Deb Wiinamaki were present.

Members of the Land Information Committee, Zoning Administrator, County Treasurer, and Chief Deputy Treasurer as the Environmental Assessment Committee left by van to inspect tax delinquent properties.

After returning to the courthouse, the Environmental Assessment Committee was adjourned and the Land Information Committee was convened at 10:20 a.m.

The possible tax deed parcels were discussed and the minimum bids were set. (See attached sheet). It was decided that we would take all parcels if the taxes remain unpaid after the December deadline.

A motion was made by Krug, second by Lewis to approve the August 6, 2007 minutes.

Larry Peterson notified the committee on a bill for \$385.00 which was paid to METCO for ground water sampling on the Dombrowski property. Regarding the removal of barrels on the site, if the Department of Commerce approves as PECFA eligible, Taylor County will have to pay \$1050.67 according to the estimate. Also, Peterson wanted the committee to know that he did get a check from Northern Environmental for \$25,146.57. This was to reimburse the county for failure to retain grant. \$19,000.00 was deposited in the revenue account and \$6,000.00 deposited in the Operating Expense account to cover future deductibles.

John Easterly informed the committee that on October 6, 2007, he will be attending a census workshop in Stevens Point with Arlene Albrecht. This will be in regards to how Taylor County's data should be presented as far as helping with the census addresses.

Peterson reported that the County Clerk and Zoning office had sent out a letter to each town clerk and chairman to determine if the towns want to use our digital data from our uniform county system for the census. The updated digitized data needs to be completed by March, 2008.

Bob Meyer wanted the committee to be aware of a bill that was introduced to limit the amount of information that counties are allowed to make available on our websites. The proposed bill would not allow owners' names to be available for privacy reasons. The committee directed Meyer to write a letter to send to Senator Decker and Assembly Person, Mary Williams to make them aware that Taylor County opposes this bill. Also, he is to send a copy of the letter to the Counties Association, Towns Association, and the Governor.

There were no corner requests.

Lewis stated he would like to see a tax deed redemption policy established. He felt that any properties that were homesteads should be able to go through a redemption hearing, but the owners of properties that are vacant or recreational should not be able to redeem. Lewis will write up a policy and bring it to the next meeting to be looked at.

It was a consensus of the committee that the Block property will be put on the next agenda to be discussed when the Corporation Counsel is present.

Betty Blumenstein explained the problems that existed with the new plat books. After some discussion, it was decided that Dan Renzoni should be invited to the next meeting to discuss the publication of future plat books.

Peterson requested the committee approve paying ADC for phone assistance they will be giving Taylor County to complete the digital project from grant money which is in the Land Information Base Budget at the present time. ADC charges \$55.00/hour for their assistance. A motion was made by Krug, second by Lewis to approve making the payments from that account.

The committee directed the treasurer to put any items that were tabled and involved the Corporation Counsel on the December agenda.

The next meeting will be held on December 7, 2007 at 8:00 a.m.

Meeting was adjourned at 12:19 p.m.

Respectfully submitted,
Deb Wiinamaki, Secretary

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MINUTES
August 6, 2007**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bob Meyer, John Easterly, Betty Blumenstein, Roxanne Kahan, Steve Anderson, Marvel Lemke, and Jill Behrens were present.

The meeting was called to order at 8:01 am.

Motion was made by Lewis, second by Krug to accept the minutes of the May 4, 2007 meeting. Motion carried.

Review & approve bills. Bob has a bill coming to fix the van. He does not have the bill yet.

Discuss correspondence & meeting attendance. There were none at this time.

Review corner requests. There were 5 corner requests since the last meeting. All have been done. Motion was made to approve the corner requests by Lewis, second by Krug. Motion carried.

Discuss easement for driveway on the C. Mortenson tax deed property. A survey map was given to all the members from Bob Meyer showing the driveway and how it is coming into the county property by going over the northern parcel (Bear Creek Canvas). The land owner to the north (Bear Creek Canvas) is concerned about the public going through his land to get to the county property. There was a lengthy discussion regarding the easement and a suggestion of wording the easement to limiting access to the county property by county employees only and Bear Creek Canvas.

A motion was made by Lewis to have the Corporate Counsel contact the land owner to the north and come up with an easement agreement to limit access to county employees and the current owner should the county property be sold in the future. Steve will bring the agreement to the next Land Information Committee meeting. Beadles seconded the motion. Krug abstained.

Discussed obtaining title insurance on tax deed property – Mark & Jill Behrens. Gowey Abstracting will not give title insurance on this property. Currently, the county does a Quit Claim on the tax deed land sale. This is the least expensive way to do this. Steve has suggested that the county change its processes to In Rem action instead of Quit Claim. There was a lengthy discussion regarding this process. Lewis made a motion to table this action for the next meeting. Krug second the motion. Motion carried.

Discuss the Roy Block property. Mr. Block has passed away years ago. Currently there is a person living on the premises. Taxes are delinquent for 2004 and 2005. The second half of 2006 may have been paid – the Treasurer's Office is still working through the mail payments. It was suggested that we try to contact the heirs of Mr. Block regarding the delinquent taxes. Krug made a motion to give Corp. Counsel the authority to contact the family members to solve the issue with the property if Marvel can locate them. Lewis seconded the motion. Motion carried.

Report on the Dombrowski PECFA Claim. Peterson said that an appeal on the original bill was sent in and refused. PECFA is in arrears and the grant was not approved. He has a letter from the Department of Commerce basically denying the claim. The letter stated that the engineer has 'errors and omissions insurance' that should cover this situation. Lewis made a motion to have Northern Environmental pay us first and we'll cooperate with the

appeal. Second by Krug. Motion carried. Peterson stated that this is still an ongoing project and we still need to meet our \$10,000.00 deductible.

Set a date for Fall to view the possible 2003 tax deed parcels. Set a date and time for the next meeting. October 3rd at 8:00 am is our next meeting date and time.

Review and act on Surveyor and Land Information Budgets. Motion was made by Lewis and second by Krug to approved the proposed budgets and send them on to County Board. Motion carried.

Motion was made by Lewis, second by Krug to adjourn. Motion carried. Meeting adjourned at 10:00 am.

Respectfully submitted,
Roxanne Kahan, Acting Secretary

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MINUTES
May 4, 2007**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bob Meyer, John Easterly, Betty Blumenstein, and Roxanne Kahan were present.

The meeting was called to order at 8:01 am.

Motion was made by Krug, second by Lewis to accept the minutes of the March 8, 2007 meeting. Motion carried.

John Easterly updated the committee on a training workshop that he had attended. The training workshop was on new computer software with hands on training. John felt it was a good workshop.

There was a discussion regarding the current parcels in error on the website. Corrections have been made but not sent in yet. The parcel layer is weak in places. Meyer said that there were grant dollars coming and perhaps they could use to help correct the issues with the parcel layer.

RE Addressing. Peterson said that his office along with the Surveyor's office had a one day crash course with ADC. They found out and were able to fix errors on the system that they were not aware of. Peterson felt the staff members had picked up a lot of good information. There is a bill from ADC that was paid and approved by the Zoning Committee. Peterson felt the bill should have been paid by Land Information Committee. The amount of the bill is \$617.90. Lewis made a motion to pay the bill. Motion carried.

Meyer said he had five review corner requests in the Townships of McKinley, Goodrich, Holway, Browning and Jump River. Lewis made a motion to approve all five. Motion carried.

Peterson commented on the Department of Commerce (DOC) denial of PECFA. The DOC did not approve the application to clean up the Dombrowski property. A consultant messed up and didn't get the application in on time. Peterson said he had an application in to Northern Environmental to pay for it. He has also applied for an appeal with the DOC. Taylor County has already paid \$26,000.00 and Peterson felt we would get the money from one of the Agencies.

Peterson reported on sampling on the Dombrowski property. We had one sampling done. The cost for the test is \$385.00. There were two high readings. There was a very high reading where the gas island was. Also the test well sidewalk by the café was very high. There is no migration at this point. If it goes down, we can probably close in a year. If not, we could be testing for another year. Peterson needs authorization to pay the bill for \$385.00. Lewis made a motion to pay Synergy Environmental Lab, Inc \$385.00, Krug second the motion. All in favor. Motion carried.

Mortenson property. A motion was made to send a recommendation to the Finance Committee to deny the claim to Mr. Mortenson. Lewis made a motion, second by Beadles. 2 ayes, 1 nay. Motion passed.

Lewis made a motion to have Corp Counsel send Mr. Mortenson a letter to remove his personal property within 90 days. Beadles second the motion. Motion carried.

Lewis made a motion to have the surveyor do a certified survey on the Mortenson property this month. Krug second the motion. Motion carried.

The committee went into closed session per s.s. 19.85(1)(c) at 9:03 am. for the job evaluation of the surveyor. The committee reconvened into open session at 9:21 am. The vote was unanimous to go into closed session, and then to reconvene into open session.

Lewis made a motion to have the County Treasurer send a letter to inform the Village of Gilman that they own the property at Sect. 13.31N.4W. Krug second the motion. Motion carried.

Beadles called a recess until 10:00 am.

Land Sale Auction started at 10:01 am.

A motion was made by Krug, second by Lewis to adjourn. Motion carried. Meeting adjourned at 10:40 am.

Respectfully submitted,
Roxanne Kahan, Secretary

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MINUTES
March 8, 2007**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, and Deb Wiinamaki were present.

The committee, Deputy Brian Campbell, Larry Peterson, and Deb Wiinamaki left the courthouse at 8:00 a.m. to view the former Lewandowski property which was taken for tax deed in December, 2006.

After returning to the Courthouse at 9:30 a.m., Chairman Beadles called the meeting to order.

Motion was made by Krug, second by Lewis to accept the minutes of the March 1, 2007 meeting. Motion carried.

The committee concurred that they would leave the minimum bid for the Lewandowski tax deed property at \$25,000. Jeff Ludwig will be contacted by the treasurer to go out to lock the house and leave the keys in the treasurer's office. Lewis stated that the well and septic were not compliant with State codes.

Treasurer Wiinamaki informed the committee that Karen Blaskowski wanted to visit the Lewandowski property on March 16th to pick up some personal items. Lewis and Peterson stated that Wiinamaki should contact Karen and let her know that they would meet her at the property at 8:00 a.m. on that date. Karen would have until the end of the day to remove any personal property and Lewis would go out and lock it up later that day.

Zoning Administrator Peterson wondered why quit claim deeds were issued to the new owners of the tax deed land after the land sale instead of a warranty deed. After a short discussion it was determined that going with quit claim deeds was in the best interest of Taylor County. Lewis suggested that it be mentioned at the beginning of the land sale so all bidders are aware of this.

Lewis asked if the committee would give other perspective buyers a chance to visit the Lewandowski sight. Chairman Beadles said that the day before the land sale, May 3rd, would be a good time to do this.

Lewis directed the Treasurer to send a letter to Bruce Lewandowski suggesting that he remove the hay bales by May 1st before other individuals would be viewing the sight. This would prevent any misunderstanding between the Lewandowskis and the new buyer as to who owned the hay bales.

The committee will visit the Mortenson tax deed property after the land sale on May 4th. This will give the committee a better idea what buildings are on the property.

A motion was made by Krug and second by Lewis to adjourn. Motion carried. Meeting adjourned at 10:30 a.m.

Respectfully submitted,
Deb Wiinamaki, Secretary

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MINUTES
March 1, 2007**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bruce Strama, Marvel Lemke, Betty Blumenstein, Bob Meyer, John Easterly, Karen Blaskowski, and Deb Wiinamaki were present.

Members of the Land Information Committee, Zoning Administrator and County Treasurer left by van to inspect the Lewandowski property. However, because of inclement weather, were unable to get to the property. Another visit will be scheduled at a later date.

After returning to the Courthouse, the meeting convened at 9:25 a.m. in the County Board Room.

Motion was made by Lewis, second by Krug to amend the minutes of the February 7th meeting to read Dennis Sova instead of Dennis Dassow.

Karen Blaskowski attended the meeting and requested a second chance to redeem the Glenn Lewandowski Et Al property which was taken for tax deed in December, 2006. There was no motion, however, Lewis made a motion to extend the time to remove personal property from the premises until April 15th by appointment and accompanied by a Taylor County representative. Krug seconded the motion. Motion carried.

There were no bills to approve.

John Easterly reported that he would like to attend the Wisconsin Land Information Association meeting in Appleton being held on March 7-9. There will be workshops to attend and he was most interested in the parcel editing workshop. Attendance at the meeting will be paid for by the grant training money. A motion was made by Krug, second by Lewis for John to attend the meeting. Motion carried.

Bob again informed the committee on his January conference in Wisconsin Dells.

There were no corner requests.

The next meeting will be held Friday, May 4, 2007 at 8:00 a.m. and the Land Sale will follow at 10:00.

The committee reviewed the minimum bids on parcels being sold and they are as follows:

Lenzie Sanders-030.9.33.4W-16.3 30-223-0000 E1/2 W1/2 SE1/4 SE1/4
030.9.33.4W-16.2 30-222-0000 E1/2 W1/2 W1/2 SE1/4 SE1/4
NO MINIMUM BID – both parcels will be sold together.

John Vogel-030.21.33.4W-1.8 30-461-0016 Pt of NE1/4 NE1/4
NO MINIMUM BID

Vera Polley-012.35-0.25 12-80044-0001 Pt of NE1/4 SE1/4 Resurvey of Polley, Lot 25
\$500.00 MINIMUM BID

Alden Peterson-044.A12.33.1E-15.2 44-80123-0000 Pt of SW1/4 SE1/4
NO MINIMUM BID

Robert McCormack-016.21.32.3E-6.3 16-702-0000 Pt of NW1/4 NW1/4

\$1500.00 MINIMUM BID

Glenn Lewandowski Et Al-026.28.30.1E-14.1 26-755-0000 Pt of NW1/4 SE1/4
026.28.30.1E-15.1 26-757-0001 SW1/4 SE1/4

\$25,000.00 MINIMUM BID

Taylor County received \$25,000 from the State for Brownfield reimbursement for the Dombrowski property. The money will go towards other clean-up projects. The county has about \$10,000 to \$15,000 invested.

The next meeting is scheduled for May 4th at 8:00 a.m. with the land sale to follow. Motion by Krug, second by Lewis to adjourn. Motion carried. Meeting adjourned at 10:45 a.m.

Respectfully submitted,
Deb Wiinamaki, Secretary

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MINUTES
February 7, 2007**

Lester Lewis, David Krug, Larry Peterson, Betty Blumenstein, Marvel Lemke, Bruce Strama, Steve Anderson, Deb Wiinamaki, Larry Dassow, Charles Mortenson, Kim Lewandowski, Dennis Sova, Wendy Rady, and Clyde Lundgren. Bob Meyer joined the meeting at 9:30 a.m. Chairman Allen Beadles was absent.

Motion by Krug, second by Lewis to approve the December 18th meeting minutes as read. Motion carried.

Land redemption requests were as follows:

1. Larry Dassow-In requesting to redeem the property, he stated that he has had back problems for some time and is disabled. This is his residence. He could make a partial payment of \$3800.00 and pay the rest within 30 days. Motion by Krug, second by Lewis to approve his request. Motion carried.

2. Charles Mortenson-requested to redeem his property because he had been ill and he also stated he had moved so he didn't get some of the delinquent notices. Treasurer Deb Wiinamaki pointed out that it is the taxpayer's responsibility to notify her office with address changes. He presented a cashier's check to the committee for the total amount due. Krug made a motion to accept the full payment. For lack of a second, the motion failed.

3. Kim Lewandowski-Lewis wanted the committee to be aware of the fact that he had a phone conversation with Kim the previous Friday regarding the redemption process. She stated that there are a number of people who own this property and her husband, who is one of the siblings, had tried to buy it from the other owners for quite some time without success. Kim asked if it were not redeemed, did they have time to go in and get any personal property out of the house. Corporation Counsel, Steve Anderson said that we would be going through the legal eviction process which would allow the Lewandowski family time to remove personal property. A motion was made by Lewis, to deny the request to redeem the property. Krug seconded the motion. Motion carried. The Lewandowski family will have until the end of the month to remove any personal property.

4. Clyde Lundgren- He currently resides on the property. He said he has been having trouble with his ex-wife whose name is also on the deed. Lewis informed him that if he redeemed the property, it would go back into the name of Clyde and Debbie Lundgren. He said he understood and he has the cash to pay it in full. Krug made a motion to allow Mr. Lundgren to redeem his property, Lewis seconded it. Motion carried.

5. Wendy Rady-She stated that they had made an attempt to clean up the property. When it became a financial burden they had to move their small engine business to Hayward. Zoning Administrator, Larry Peterson, said on March 1st the property will be evaluated to determine if the site is cleaned up. In Rady's defense, Peterson did say that he commends the Radys for their effort to clean it up. Krug moved to allow the Radys to redeem their property. Lewis seconded it. Motion carried.

6. Dennis Sova-Reported that it is his residence and has the cash to pay the entire redemption fees. Krug made a motion to accept redemption request, second by Lewis. Motion carried.

Lewis and Krug agreed the next Land Information Meeting will be held on March 1st. At that time, the committee, zoning administrator, treasurer and a sheriff's deputy will inspect the Lewandowski property and padlock the doors.

There were no bills to review or approve.

Bob Meyer reported on his January conference in Wisconsin Dells. An attorney from Green Bay spoke on easements and a representative from the Bureau of Land Management talked. Meyer stated it was a very informative conference.

The surveyor reported there were no corner requests.

Lewis directed Wiinamaki to contact Taylor Electric Cooperative regarding the utilities on the Lewandowski property and report that Taylor County is now the owner of the property and will be paying the bills.

Peterson lead the discussion on the status of Dombrowski site. All the bills have been submitted to the state for Brownfield and PECFA, so the county will get money back. For the second round of monitoring METCO was successful bidder. The county has 120 days to choose who we want to do the well monitoring. Peterson felt inclined to go with METCO. Krug made a motion to allow Peterson to decide who gets bid. Lewis seconded it. The county has spent \$60,000 and should get back \$30,000.

Peterson reported on the Sylvia Webster property in Donald that is tax delinquent. It includes the store, gas station and the pig farm across the road. Peterson has had to repeatedly ask the DNR to monitor the wells. However, they need to go through the court system because the Webster family has not given authorization for admittance onto the property.

Peterson presented the committee with the ADC bill, as they are finished with the project and the Land Information Specialist, John Easterly will have to carry on. A motion by Krug to pay the bill was made and seconded by Lewis. Motion carried. After discussions with different departments it was discovered that there were a lot of discrepancies to correct. On February 6th the real property lister's office, the zoning office, a sheriff's department employee and Carrie from ADC went over the reports to determine how the system will work. It is up to the county departments to address continuing issues and problems that will need to be addressed. Lewis asked when the project would be ready to go. Real Property Lister, Betty Blumenstein, said perhaps a few months, but it will take many man hours to work on it to perfect it. Peterson indicated the priority will be the rural areas. Peterson felt that it would be early summer before completion, but it should be done by then because those are extremely busy months for the county departments involved. Meyer felt we should put this subject on the agenda for a future meeting. Peterson thanked the committee members for their support of this project and the other departments who are working on completing the project.

Meyer reported that the DNR did not receive the grant Scott Lindow had discussed at the December meeting.

The next meeting will be held on March 1st at 8:00 a.m. Meeting adjourned at 10:15 a.m.

Respectfully submitted,
Deb Wiinamaki, Secretary