

**TAYLOR COUNTY  
LAND INFORMATION COMMITTEE MEETING**

**December 10, 2010**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Roxanne Kahan, Dan Olson, Ken Schmiede, Craig Amundson, John Easterly, Bob Meyer, Betty Blumenstein, Marvel Lemke, Sarah Holtz, Bruce Strama, and Norm Spooner were present. Lewis called the meeting to order at 8:05 a.m.

Introduction of the County Treasurer and members of the committee.

A motion was made by Krug, second by Lewis to approve the October 29, 2010 minutes. Motion carried. Beadles made a motion, second by Lewis to approve the agenda. Motion carried.

**Review and approve bills.**

No bills.

**Discuss correspondence & meeting attendance.**

Meyer has requested to go to a surveyor's meeting in January. WILB education grant will cover most of the expenses. Beadles made a motion to have Meyer attend the meeting. Second by Krug. Motion carried

**Review corner requests.** There was one corner request for the Town of Holway. Krug made a motion to approve this request, second by Beadles. Motion carried.

**Discuss and take possible action on omitted land in Taylor County**

The Committee was reminded Attorney Krug attended the Land Information Committee in May in reference to the meandering lake line around Black Lake. Attorney Krug drafted a landowners agreement with the intent it signed by all landowners, boundaries would be established. Discussion took place in reference to the effect the landowners agreement would have on the physical land as well as in the tract index and tax and assessment rolls. Corporation Counsel Schmiede informed members Attorney Krug recorded a certified letter from Bureau of Land Management with the Register of Deeds which indicated they have no interest in the omitted lands within the meandering line (approximately 83 acres). It was the recommendation of the Corporation Counsel, the County order an assessor's plat in the Black Lake area to correct boundaries and bring omitted lands on to the County tax and assessment rolls. Mr. Schmiede further recommended due to the significant time and cost already invested by Attorney Krug and landowners, the County incur the cost of the assessor's plat. Motion by Beadles, seconded by Krug to draft a resolution to be approved by the County Board ordering an Assessors Plat of Black Lake, cost of surveying, state review and recording fees to be paid by Taylor County. Motion Carried. The Committee then considered if this action is approved, it will set precedence for future omitted land parcels. Motion by Krug, seconded by Beadles a working group of the Corporation Counsel, Surveyor, Zoning Administrator, Real Property Lister and Register of Deeds create a proposal for consideration at the next Land Information meeting regarding procedures for omitted lands. Motion carried.

**Discuss and possible action regarding the Lublin feed mill property.**

Mr. Spooner was present to discuss the possibility of donating his property to the County. The Land Information Committee decided not to get involved due to a litigation involved with the property. No action taken.

**Closed Session meeting.**

Beadles made a motion to go into closed session at 8:45 AM, pursuant to Wisconsin State Statutes 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing or selling of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session Krug second. Motion carried. At 9:15 am Krug made a motion to go out of the closed session meeting, Beadles second. Motion carried.

Lewis made the motion to act on the decision made in closed session for Ken Schmiede to send all property owners a letter of intent, Beadles second. Motion carried.

**Discuss and possible action regarding 2006 tax deed fees.**

Bruce Drangle was not present. No action taken.

**Discuss & act on which parcels will be taken tax deed & set prices for future land action.** Scott Susnar – Town of McKinley parcel number 030-00466-0010 and Sophia Wolzner – Town of Medford, parcel number 032-00949-0005 was discussed. The County will take these parcels.

**Discuss and possible action regarding 2006 tax deed rental parcels.** Kahan told the committee that she had checked to see if there are renters in the Gary Gajda properties that are up for tax deed. Three of the buildings have renters in them. The committee told Kahan to follow normal procedures. No action taken.

**Public Input.** None.

The next meeting is scheduled for Friday, February 4, 2011 at 8:00 am. A tentative meeting is scheduled for January 28, 2011.

Krug made a motion to adjourn the meeting at 9:50am., second by Beadles. Motion carried.

Respectfully submitted,  
Sarah Holtz, Treasurer

**TAYLOR COUNTY  
LAND INFORMATION COMMITTEE MEETING**

**October 29, 2010**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Roxanne Kahan, Dan Olson and Ken Schmiede were present. Chairman Beadles called the meeting to order at 8:03 a.m.

A motion was made by Krug, second by Lewis to approve the September 3, 2010 minutes. Motion carried. Lewis made a motion, second by Beadles to approve the agenda. Motion carried.

**Update on the Mudgett/Copenhaver swap with Taylor County.** Schmiede told the committee that he had two meetings with the county surveyor regarding the language in the deed. The document is ready to be signed. Schmiede is waiting for Marcie Mudgett to get back to him regarding a closing date.

**Update on the sale of the Dombrowski property in Gilman parcel number 131-00110-0000.** Kahan told the committee that Tim Gavinski has purchased this property for \$500.00 + \$30.00 filing fees. The deed has been completed.

**Update on parcel number 044-01271-0000 Katherine Geckler (Blue Moon Lane) and 251-01419-0000 Kristine Kalmon (Lange).** Schmiede suggested that the committee give the adjoining land owners some time to resolve the issue with the Katherine Geckler property (Blue Moon Lane). After a long discussion it was decided to have Schmiede work on this with the property owners. Schmiede updated the committee on the Kristine Kalmon (Lange) property. He told the committee that he needs to contact Miss Kalmon's attorney. One thought was to open up the bankruptcy case to have this issue taken care of.

Lemke, Meyer and Blumenstein joined the meeting.

**Discuss Black Lake Meandered lake property and possible referral to Corporate Counsel for action.** After a long discussion the committee directed Schmiede to research this property and bring the findings back to the committee at a later date.

**Discuss & act on approval of bid from US Imaging for the Register of Deeds Records Conversion.** US Imaging had the awarding bid for the Microfilm Jacket Scanning Services Phase 1 which includes *Inspect Images and Report, Remove excess borders, Image enhancement, group & index pages as documents, secure pickup; image return and 2 sets of Backup DVD's for \$11,720.* Phase 2 Digitize Tract Index Books which would include *Inspect Images and report, Remove excess borders, Image enhancement, group & index pages as documents, time and travel for on-site scan and format the images & indexes to import into Trimin Land Records Management system for \$4,536.80.* Total Bid amount: \$19,592.80. WLIA Grant amount is \$21,457.00. Lemke told the committee that the amounts were estimated bid amounts and not actual costs. Krug made a motion to approve the bid to US Imaging, second by Beadles. Motion carried.

**Review and approve bills.** No Bills.

**Discuss correspondence & meeting attendance.** None.

**Review corner requests.** There were two corner requests. One for the Town of McKinley and the other in the Town of Taft. Krug made a motion to approve these requests, second by Lewis. Motion carried.

**Review & take possible action on 2010 – 2015 Land Information Plan.** Easterly handed out copies of the Taylor County Land Records Modernization Plan for 2010 – 2015. He explained that the plan must be updated every 5 years. The plan gives a progress report on activities that have already been done and what needs to be done yet. Krug made a motion to approve the 5 year plan, second by Lewis. Motion carried.

9:00 am - The committee left to inspect 2006 tax deed properties.

2:25 pm – The committee returned from inspecting 2006 tax deed properties. The meeting was moved to the 3<sup>rd</sup> Floor Jury Room.

**Discuss & act on which parcels will be taken tax deed & set prices for future land action.** Please see attached sheet. Krug made a motion to have the Surveyor survey parcel number 030-00466-0010 Scott Susnar – Town of McKinley and parcel numbers 032-00949-0004 - Jacob Sackman, 032-00949-0005 - Sophia Wolzner – Town of Medford. Second by Lewis. Motion carried.

**Public Input.**

The next meeting is scheduled for Friday, December 10, 2010 at 8:00 am.

Krug made a motion to adjourn the meeting at 2:44pm., second by Lewis. Motion carried.

Respectfully submitted,  
Roxanne Kahan, Acting Secretary

**2010 Tax Deed Parcels (2006 Delinquent) and minimum bids**

| <u>Municipality</u>                  | <u>Do we take it?</u> | <u>Minimum Bid</u>  |
|--------------------------------------|-----------------------|---|
| <b><u>City of Medford</u></b>        |                       |   |
| Kevin Dwyer/Joseph & Dawn Hojan      | Take                  | No bid set  |
| Todd Thiel                           | Take                  | \$15,000.00   |
| Arleigh Leach                        | Take                  | No bid set  |
| <b><u>Town of Cleveland</u></b>      |                       |   |
| Michael Leech                        | Take                  | \$3,000.00  |
| <b><u>Town of Goodrich</u></b>       |                       |   |
| Antoinette Galati                    | Take                  | \$2,500.00 5 acres  |
| <b><u>Town of Holway</u></b>         |                       |   |
| Scott & Elaine Meyer                 | Take                  | \$17,500.00 35 acres<br>\$35,000.00 5 acres & house<br>\$12,500.00 20 acres |
| <b><u>Town of McKinley</u></b>       |                       |   |
| John & Normande Langlais             | Take                  | \$100.00  |
| Scott Susnar                         | Take                  | \$500.00  |
| <b><u>Town of Medford</u></b>        |                       |   |
| Jacob Sackmann                       | Take                  | No bid set  |
| Sophia Wolzner                       | Take                  | No bid set  |
| <b><u>Town of Pershing</u></b>       |                       |   |
| Sylvia Webster Pig Farm              | Do NOT Take           |   |
| <b><u>Town of Roosevelt</u></b>      |                       |   |
| Edwin & Constance Davis              | Take                  | \$20,000.00 40 acres<br>\$10,000.00 20 acres                                |
| William Standish                     | Take                  | no bid set  |
| Gary Gajda                           | Take                  | \$10,000.00 trailer court   |
| <b><u>Town of Westboro</u></b>       |                       |   |
| Highway D Hunting Club               | Take                  | no bid set  |
| Katherine Geckler                    | Do NOT Take           |   |
| Gene & Thomas Lucia                  | Take                  | no bid set  |
| <b><u>Village of Lublin</u></b>      |                       |   |
| Gary Gajda                           | Take                  | \$3,500.00 on west street   |
| Gary Gajda                           | Take                  | \$4,000.00 on south st  |
| Polish National Alliance Lodge #1681 | Take                  | \$250.00  |
| <b><u>Village of Rib Lake</u></b>    |                       |   |
| Walter Scotty                        | Take                  | \$12,500.00   |

**TAYLOR COUNTY  
LAND INFORMATION COMMITTEE MEETING**

**September 3, 2010**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bruce Strama, Betty Blumenstein, Bob Meyer, John Easterly, Marvel Lemke, Roxanne Kahan, Dan Olson and Bill Breneman were present. Ken Schmiedege asked to be excused earlier. Chairman Beadles called the meeting to order at 8:05 a.m.

A motion was made by Lewis, second by Krug to approve the July 9, 2010 minutes. Motion carried. Krug made a motion, second by Lewis to approve the agenda. Motion carried.

**Review and approve bills.** No Bills.

**Discuss correspondence & meeting attendance.** Easterly went to a meeting with Ayres Associate regarding the new air photo procedure how to quality check photos. It was a ½ day meeting. Kahan also told the committee that Marcie Mudgett called her asking about the progress of the Mudgett/Copenhaver – Taylor County swapping of land. In the November 2009 meeting it was left in the corporate counsel's hands to draft a deed. Kahan contacted Ken Schmiedege's office regarding this. Ken said he was drafting the deeds. Kahan said she would add this on the next agenda to make sure it is completed.

**Review corner requests.** There was one corner request for the Town of Aurora. Lewis made a motion to approve this request, second by Krug. Motion carried.

**Review and approve Surveyor & Land Information Department budgets for 2011.** Meyer told the committee that there is no increase in his budget. Easterly told the committee that there is no increase in his budget. Lemke told the committee that the retained fees went up which increased the public access fees. Lemke stated that the imaging fees for the Surveyors Department, Land Information department, Zoning and Real Property Listers office will be covered by public access fees. Lewis made a motion to send the budgets to the Budget Review committee for their consideration. Second by Krug. Motion carried.

**Discuss & possible action regarding the sale of the Dombrowski property in Gilman, WI parcel number 131-00110-0000.** Kahan told the committee that Tim Gavinski called her last week asking if he could purchase parcel number 131-00110-0000 in the Village of Gilman for \$511.00. A letter was sent to Mr. Gavinski on September 28, 2009 from Deb Wiinamaki about the property and the DNR restrictions. Lewis made a motion for selling the property with restrictions from the DNR for \$500.00 plus filing fee's and any other fee's to Mr. Gavinski. Second by Krug. Motion carried.

**Discuss recent inquiries from adjacent land owners regarding the parcel #044-01271-0000 Katherine Geckler that is in tax deed.** Corporate Counsel has an opinion to delay this matter for a later date. Lewis made a motion to table until the next meeting. Second by Krug. Motion carried.

**9:00am. Open/review of bids for Register of Deeds Records Conversion.** Lemke told the committee that we are not awarding immediately. She has an Evaluation Committee which is the Surveyor, IT Director, Register of Deeds and Chief Deputy Register of Deeds who will review the bids. Lewis made a motion to allow the Evaluation Committee to open the bids for the Records Conversion project and select the award, pending the Land Information Committees approval at its next meeting. Second by Krug. Motion carried.

**Public Input.**

The next meeting is scheduled for Friday, October 29, 2010 at 8:00 am. We will be viewing tax deed properties with the meeting to follow at 10:30 am.

Peterson told the committee that the property that was purchased by the Larson's has been cleaned up. They received their refundable bond within a week of purchasing the property at the land auction. The well and holding tanks are still on the property as the Larson's plan on building in the next couple of years.

Peterson asked what is happening to the Arliegh Leach property. Kahan said that she hasn't heard anything and hasn't had a chance to go over and look at the property. Kahan was directed by committee members to check with the City of Medford on the Arleigh Leach property to see what there is for Special Assessments and any delinquent charges.

Krug made a motion to adjourn the meeting at 8:48 a.m., second by Lewis. Motion carried.

**9:00 a.m. – Opening of Bids** – present Al Beadles, Chair; Bob Meyer, Sara Nuernberger and Marvel Lemke members of the Evaluation Committee.

Three bids were submitted for consideration and opened as follows:

*Integrated Imaging*, 711 N. Hickory Farm Lane, Appleton, Wisconsin – Received August 31 – 10:12 a.m.

*Kell Pro USA, Inc*, 101 S 15<sup>th</sup>, Duncan, Oklahoma – Received September 2 – 2:20 p.m.

*US Imaging*, 400 S Franklin St., Saginaw, MI 48607 – Received September 2 – 4:02 p.m.

Upon further evaluation of the bids received, Taylor County's Record Conversion Project was awarded to **US Imaging** pending approval of the Taylor County Land Information Committee at its next meeting.

Respectfully submitted,  
Roxanne Kahan, Acting Secretary

**TAYLOR COUNTY  
LAND INFORMATION COMMITTEE MEETING**

**July 9, 2010**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bruce Strama, Betty Blumenstein, Bob Meyer, John Easterly, Marvel Lemke, Roxanne Kahan, Michelle Grimm, Bonnie Brunner, Bill Breneman and Ken Schmiede were present. Dan Olson was absent. Chairman Beadles called the meeting to order at 8:00 a.m.

A motion was made by Lewis, second by Krug to approve the May 14, 2010 minutes. Motion carried. Lewis made a motion, second by Krug to approve the agenda. Motion carried.

**Introduce & welcome new members.** Everyone at the meeting introduced themselves.

**Review and approve bills.** No Bills.

**Discuss correspondence & meeting attendance.** No correspondence.

**Review corner requests.** There were two corner requests. One in the Town of Maplehurst and one in the Town of Roosevelt. Krug made a motion to approve the corner requests, 2<sup>nd</sup> by Lewis. Motion carried.

**Discuss & possible action regarding 2006 tax deed property at 130 N. Park Ave, Medford, WI.** Kahan explained to the committee that she had a call from Mrs. Brunner regarding the property at 130 N. Park Ave. Mrs. Brunner asked the committee if her brother (Arleigh Leach) could Quit Claim Deed the property to Taylor County as it is in arrears and the county could take it as tax deed property in December 2010. Ken Schmiede recommended not taking this property from Leach at this time. No action taken.

**Discuss & act on correct account(s) for payment of the 2010 plat books.** Kahan explained to the committee that at the last meeting she was directed to take the funds for plat books out of the Tax Deed budget. General Accounting said that the Tax Deed budget should not be purchasing plat books. The plat books were purchased from the individual departments with the Land Information Committee books coming out of the Land Information fund. Lewis made a motion to approve the plat books being paid from the appropriate departments with the Land Information Members plat books coming out of the Land Information fund. Krug second the motion. Motion carried.

**Discussion on future plat books.** It was a lengthy discussion regarding the printing of plat books this year. Michelle Grimm explained how the 4H group was printing books and compiling them. Grimm prints the books when she is in the office. She has volunteers come in and compile the books. It takes 1 hour to print 50 books. Grimm said the sales have been overwhelming as normally they sell 500 a year. She said that they sold 400 in 3 months. Grimm said that they get out the advertiser books first. That is 160 books. Grimm was told by members that it is a good product. Grimm indicated the 4H will continue to generate the plat book in the future with the assistance of the land information offices.

**Discuss & act on parcel #251-01419-0000 that was marked bankruptcy and should not have been in bankruptcy.** Kahan explained to the committee about a parcel that was inadvertently marked as bankruptcy. The tax payer has not been getting notices for the 2002, 2003 and 2004 taxes as they were marked bankruptcy. The 2005, 2006, 2007, 2008 and first half of the 2009 taxes have been paid. Krug made a motion to have Ken Schmiede send a letter to the tax payer regarding the error and a possible payment plan. Lewis second the motion. Motion carried.



**Discussion on request to purchase Pt of Outlot 1 Replat of Jentzsch's addition.**

Kahan told the committee that she was talking to Jeff Ludwig, Maintenance Director about the property that Mr. Hesel would like to purchase. Ludwig said that the property owned by Taylor County is part of the Rails to Trails property and the county would not want to sell this. Mr. Schmiege stated to the committee that Taylor County can legally sell a part of this property if they chose to do so. Lewis made a motion to turn down the request to purchase Pt of Outlot 1 Replat of Jentzsch's addition. Krug second the motion. Motion carried.

**Discuss & act on 2010 WLIP Base Budget/Education Grant Application.** Meyer told the committee that he queried the group asking for ideas for the grant which was due June 22. The grant application has been sent in with the request being directed towards the conversion of microfiche records as well as the tract indices in the Register of Deeds office. This is a part of our five year land information plan. The grant can be revised if the committee wishes. Lewis made a motion to approve the grant for the Register of Deeds office, second by Krug. Motion carried.

**Public Input.** Strama told the committee that a bill from Gowey's office for the Copenhagen Mudget swap with Taylor County wasn't paid. The bill was for title insurance and the amount was \$304.00. It is now paid. This billing had been previously approved by the committee.

The next meeting is scheduled for Friday, September 3, 2010 at 8:00 am.

Krug made a motion to adjourn the meeting at 9:15 a.m., second by Lewis. Motion carried.

Respectfully submitted,  
Roxanne Kahan, Acting Secretary

**TAYLOR COUNTY  
LAND INFORMATION COMMITTEE MEETING**

**May 14, 2010**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bruce Strama, Betty Blumenstein, Bob Meyer, John Easterly, Marvel Lemke, Roxanne Kahan were present. Chairman Beadles called the meeting to order at 8:02 a.m.

A motion was made by Lewis, second by Krug to approve the April 9, 2010 minutes. Motion carried. Krug made a motion, second by Lewis to approve the agenda. Motion carried.

**Review and approve bills.** No Bills.

**Discuss correspondence & meeting attendance.** Kahan told the committee that the State Treasurer's office sent the County Treasurer a listing of Unclaimed property in Taylor County. The listing is posted on the Taylor County website.

**Review corner requests.** No corner requests.

**Discussion on request to purchase Pt of Outlot 1 Replat of Jentzsch's addition.** John Hesper asked the committee if he could purchased part of Outlot 1 as he plans on building a shed. We would need a legal opinion from the Corporate Council and also would like to look at the property. They would like Bob Meyer to stake out all four corners on Lot 3. Krug made a motion to table until the next meeting. Mr. Hesper asked what the cost would be. Lewis explained that all the expenses, which would include the appraisal, survey and any additional expenses, would be the purchase price. Lewis second the motion. Motion carried.

**Discuss & possible action regarding the Black Lake Meandered lake property in Section 29, Town of Westboro.** Greg Krug explained to the committee the history of the black lake meander property. Greg put together an agreement with all the land owners around this area so that everyone has boundaries. By doing it this way will save dollars for everyone and also get the land on the tax roll. Lewis made a motion to approve signing of the document pending property descriptions per Real Property lister and Register of Deeds with the \$100.00 to come from the Tax Deed Fund. Second by Krug. Motion carried.

**Update on Platbook status.** Lemke indicated she had requested this item be placed on the agenda but since that time, she has received books to sell in her office. Lemke was told they would be done on several different dates and had the public coming in several times trying to obtain a copy. Krug told the committee that there were issues with producing the books. There are no complimentary issues. A question was asked who is checking for accuracy. Krug will check with the extension office on these issues. Krug made a motion to provide plat books to the Land Information committee, Ad Hoc members and ex-officials with the money coming from the Tax Deed budget. Second by Lewis. Motion carried.

**Discuss new recording fee/redaction for real estate documents.** Redaction was signed into law. The new flat fee will be \$30 effective June 25, 2010.

**Land Information Council Membership per SB507.** We need to add two additional committee members per state legislation. One realtor employed within the county and one emergency medical service provider employed within the county. We'll need a legal opinion on how this will be accomplished. The committee would like Kahan to let Marie Koerner that we need a meeting of the Committee of Rules for adding the additional committee members and to also get a legal opinion from Mr. Anderson on how to accomplish this.

**Discuss & take possible action on having the County Surveyor do a topographic survey of a portion of the courthouse grounds.** Meyer was approached by Lewis and Ludwig regarding issues with the retaining wall on the courthouse grounds. The wall is failing. Meyer figured it would take 3 – 4 hours to put together a topo. Lewis told the committee that the sewer under the sidewalk and going west will need to be replaced. Krug made a motion to have Meyer survey a portion of the courthouse grounds. Lewis 2<sup>nd</sup>. Motion carried.

**Discuss & possible action about the 90 day stipulations or extend time of completion with approval from Zoning, on the property at W2890 County Road C, Medford, WI.** Kahan told the committee that one of the bidders interested in the property would like to have the 90 day stipulation extended to 120 days. Lewis made a motion to extend the 90 day stipulation to 120 days plus a \$5,000.00 refundable bond. Krug 2<sup>nd</sup>. Motion carried.

**Discuss & possible action regarding the clause for the quick claim deed reverting back to the county on the property at N9111 County Rd C, Rib Lake.** At the April 9<sup>th</sup> Land Information Committee meeting, a motion was approved to accept the offer from the Rib Lake Nordic Ski & Snowmobile Club- that the club pays the taxes & fees of \$3,360.17, meets DNR requirements (abandoned driveway), enhance land with the revisionary clause that if the Club ceases to exist more than one year the property reverts back to the county, with the agreement that the property would be cleaned up within 90 days. Rollie Thums explained to the committee that they did some checking and found out that the Rib Lake Ski and Snowmobile Club would need to pay for real estate property taxes even though they are a non-profit organization. Due to this, he would like to have the clause of *reverting back to the county if the club no longer existed for a year* removed from the quick claim deed. Lewis made the motion to change the agreement by removing the clause. Krug 2<sup>nd</sup>. Motion carried.

**Public Input.** None.

The next meeting is scheduled for Friday, July 9, 2010 at 8:00 am.

Lewis made a motion to adjourn the meeting at 9:45 a.m., second by Krug. Motion carried.

Respectfully submitted,  
Roxanne Kahan, Acting Secretary

**TAX DEED LAND SALE  
MAY 14, 2010**

Town of Browning - Steve and Bonnie Larson purchased property for \$6,000.00 plus \$5,000.00 refundable bond.

Town of Ford – Willie and Kimberly Anderson purchased property for \$125.00.

Village of Lublin – Holy Assumption Orthodox Church purchased property for \$1,800.00.

Village of Rib Lake – Douglas Reavis & Clifford Mann purchased property for \$675.00.

**TAYLOR COUNTY  
LAND INFORMATION COMMITTEE MEETING**

**April 9, 2010**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bruce Strama, Betty Blumenstein, Bob Meyer, John Easterly, Marvel Lemke, Roxanne Kahan, Greg Wendt, Steve Anderson, Robert Brandner, Mark Berglund, and Rollie Thums were present. Chairman Beadles called the meeting to order at 8:04 a.m.

A motion was made by Lewis, second by Krug to approve the February 19, 2010 minutes. Motion carried. Lewis made a motion, second by Krug to approve the agenda. Motion carried.

**Review and approve bills.** Meyer told the committee that he had a bill of \$262.00 that was already paid for fixing the door of the van.

**Discuss & possible action on the property at N3352 Woodland, Medford, WI.** Kahan explained to the committee that Mr. Wendt did not redeem his property on March 29, 2010. An eviction notice was served by the Taylor County Sheriff's Department on March 30, 2010. On April 1<sup>st</sup>, Mr. Daryl Wendt called the Treasurer's Office to ask if he could redeem the property. He had the money to redeem. Anderson told the committee that they are free to do as they please. Robert (Bob) Brandner spoke to the committee. Mr. Greg Wendt is 46 years old and employed with limited hours. He has tried to get loans and could not get them. Daryl Wendt is Greg's father and has the money to redeem the property. Bob Brandner is asking the committee to let the Wendt's redeem the property. Lewis – agree to redeem, they didn't meet the criteria, but close to the date. Lewis does not want to take house where people live. Krug – homestead aspect of this if sale of property on May 14<sup>th</sup>, proceeds are split between the county and the home owner. Lewis – there are a certain number of days to claim balance of proceeds. Kahan explained that no letter was submitted for proceeds. Krug – not in the business of taking homes away. Lewis made a motion to **accept the check from Daryl Wendt in the amount of \$19,781.53 and allow Mr. Greg Wendt to redeem the property at N3352 Woodland, Medford, WI with all additional expenses paid within 10 days**, second by Krug. Motion carried. Bob Brandner thanked committee. Anderson left the meeting.

**Discuss correspondence & meeting attendance.** None.

**Review corner requests.** No corner requests.

**Discussion on request to purchase Pt of Outlot 1 Replat of Jentzsch's addition.** Mr. John Hesper could not be here as he is working today. Kahan gave committee members a copy of the letter from Mr. Hesper and read the letter to the committee. Lewis made a motion to table this until the next meeting, second by Krug. Motion carried.

**Discuss & possible action on flat fee registration.** This is for recording documents. No action in legislature yet. Will put on next Agenda.

**Discuss memorial for Debra Wiinamaki.** Kahan told the committee that the Taylor County Employees and County Board members have donated money towards a memorial for Debra Wiinamaki. The memorial will be a red maple tree planted on the north side of the courthouse with a bench and flower beds. This is not tax payers money. No action taken.

**Discuss & act on setting minimum bids for Tax Deed Land Sale parcels.** Town of Browning – parcel number 004-00714-0002 Krug made a motion that the minimum bid of

\$100.00 with stipulations (either to bring it up to code or demolish it within 90 days plus a \$5,000.00 refundable bond). The Bond will be refunded when Zoning has approved the demolition. Second by Lewis. Motion carried.

Town of Ford – parcel number 012-80002-0000. Lewis made a motion to a minimum bid of \$50.00 and require a plat survey by the Surveyor's department. Krug second the motion. Motion carried.

Anderson returned to the meeting.

**Discuss & possible action for the Rib Lake Ski Club (a non-profit organization) acquiring tax deed property at N9111 County Rd C.** Peterson told the committee that the driveway needs to be moved. There are holding tanks and a well on the property. Rollie Thums (Rib Lake Ski club member) told the committee that the well is capped and the tanks are still there. He also told the committee that there is garbage added weekly to the property. About 1.5 acres of it is swamp. The Club proposes to clean it up-remove the driveway completely. They would like to build a small warming shed, rest room, running water, bathrooms, and place to change clothes. The Club would maintain it. Anderson told the committee that they cannot donate to the ski club. Taylor County can sell to a party for public use. Taylor County can convey to public use from some entity. Thums told the committee that the Club would pay the back taxes and fee's before the land auction and clean it up at their expense. Thums told the committee that the Club would put a revisionary clause in the contract that if the Club ceases to exist more than one year, it would revert back to the county. Krug made a motion to except the offer from the Rib Lake Nordic Ski & Snowmobile Club- that the club pays the taxes & fees of \$3,360.17, meets DNR requirements (abandoned driveway), enhance land with the revisionary clause that if the Club ceases to exist more than one year the property reverts back to the county. Second by Lewis. Krug made an amended motion that the Club has 90 days to clean up the property. Motion carried. Lewis second, motion carried.

**Discuss & act on setting minimum bids for Tax Deed Land Sale parcels – continue -**  
. Village of Lublin – parcel number 146-00152-0000. Krug made a motion to set the minimum bid \$100.00, second by Lewis. Motion carried.

Village of Rib Lake – parcel numbers 176-00358-0000 & 176-00357-0000. Lewis made a motion to set the minimum bid \$500.00, second by Krug. Motion carried.

**Public Input.** None.

The next meeting is scheduled for Friday, May 14, 2010 at 9:00 am.

Lewis made a motion to adjourn the meeting at 9:45 a.m., second by Krug. Motion carried.

Respectfully submitted,  
Roxanne Kahan, Acting Secretary

## **JOINT BUILDING GROUNDS & PARKS AND LAND INFORMATION COMMITTEES**

March 11, 2010  
County Board Room

**Call Meeting to Order:** Allen Beadles called the meeting to order at 1:35 p.m.

**Members Present:** Allen Beadles, Chuck Zenner, Diane Albrecht, Lester Lewis, and Dave Krug

**Members Absent:** All Present

**Other Attendees:** Steve Anderson, Fred Parent, James Seidl, Jeff Ludwig, John Fales, Gary Stanton, Sue Emmerich, Jim Bauer, Randy Oaklief and Brian Wilson (The Star News). Paula Liske (WKEB) arrived at approximately 1:43 p.m.

### **Discuss and act on the proposed agreement with Northcentral Technical College (NTC) related to acquisition of buildings and property at the education property:**

Strama distributed copies of the proposed agreement along with an e-mail he had received from NTC CPA Jane Kittel addressing several issues included in the original agreement. Corporation Counsel Steve Anderson allowed a period of time for those present to scan the agreement prior to his review of several areas of the agreement. Anderson stated that most of the agreement was pretty standard and that he was satisfied with the transaction as set up by NTC.

The addendums were the main point of discussion, with the first addendum (ADDENDUM A TO QUIT CLAIM DEED) of property was reviewed first. Anderson had some concern over the language in the addendum which he will address with an NTC attorney. He also stated that NTC has all of the say in the agreement. Dave Krug felt that the sale of the property "at any particular price" in the second paragraph should be somehow tied to appraised value of the property. Anderson will discuss the issue with NTC's attorney. The e-mail from Kittel stated that working could be clarified in the addendum.

The second addendum (ADDENDUM A TO QUIT CLAIM DEED) of the tower was also reviewed. The original addendum stated that the tower would be transferred to Taylor County and that NTC would receive 50% of the gross revenue from the tower. The e-mail from Kittel stated that if the revenue were changed to 50% of the net that NTC would have to agree to with any maintenance expense prior to expenditure. Committee members present seemed to think that if the county were liable that those decisions should be made by the county, also noting that the county would naturally act responsibly as the county would be out the same amount of revenue as NTC for any maintenance performed. Anderson felt that if NTC were given authority to decide what maintenance is to be performed, that a list should be compiled of possible maintenance issues that may arise and be included in the agreement. There was also discussion concerning a possible time frame for payment of the revenues generated by the tower. Several in attendance felt that there should be a limit on how many years the payments should be made. Strama suggested that maybe 50% of the revenues be paid to NTC as long as the proposed facility is owned by NTC, if the building was no longer used by NTC for educational purposes the payments would cease.

Following the discussion Anderson stated that he will be in contact with the NTC attorney and will address the issues discussed. Overall the consensus was that the issues discussed could be ironed out with an agreement reached that is satisfactory to both entities.

**Adjournment:** With no further business, Albrecht/Zenner to adjourn the meeting at 2:25 p.m. The motion carried.

Bruce P. Strama

**TAYLOR COUNTY  
LAND INFORMATION COMMITTEE MEETING**

**February 19, 2010**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Bruce Strama, Betty Blumenstein, Bob Meyer, John Easterly, Marvel Lemke, Roxanne Kahan, Greg Wendt, LuDean Jankovic, Scott Bromann and Mark Bergmann were present. Chairman Beadles called the meeting to order at 8:03 a.m.

A motion was made by Krug, second by Lewis to approve the December 11, 2009 minutes. Motion carried. Lewis made a motion, second by Krug to approve the agenda. Motion carried.

**Review and approve bills.** There were no bills to be approved.

**Discuss correspondence & meeting attendance.** Meyer attended the Wisconsin Society of Land Surveyors Institute in Wisconsin Dells. Meyer sat in on sessions regarding court trials, easements, assessors plats, new equipment and others. It was a good conference. Beadles attended a series of meetings in Atlanta, Georgia.

**Review corner requests.** Meyer had three corner requests. Last year in Section 9-32-3W of the Town of Cleveland, this year Section 6-33-2E in the Town of Rib Lake and Section 34-33-4W in the Town of McKinley. Krug made a motion to approve the requests, Lewis seconded it. Motion carried.

**Discuss & act on county-wide assessing.** Lemke said the resolution was done, however not to go forward with the resolution as it was not appropriate at this time. Lewis reported Sen. Decker indicated there were no legislators to sponsor the proposed legislation as written in this session. No action was taken.

**Discuss proposed legislation on increased of recording fees.** Lemke told the committee that there is a proposed legislation to increase ROD fees. Change to flat fees. Currently fees are \$11.00 first page and \$2.00 each additional page. Proposing a flat fee of \$25.00 no matter how many pages. It is anticipated this bill will go forward and will pass. If the proposed legislation is enacted, Taylor County will need to do something with our records online. Options are to remove the images, the data would stay online. This is not good for customers. They would have to come into the office and purchase document images. Will need to go through all the documents to take social security number off of them. Proposing a flat fee of \$30.00 until redaction is complete. \$5.00 for redaction, \$25.00 flat fee. The proposed \$30.00 fee would be in effect until 2012. Checking with Taylor County's current land records software vendor, the estimated cost for software to redact social security numbers on electronic documents available online is \$20,000. It is possible the estimate could be lower if we can work together with other counties who have the same software vendor (approximately 24 counties). It was also brought to the committee's attention there is verbiage within the proposed legislation to add additional members to the Land Information Committee. The bill will need to go through both houses and will be identical. No action was taken.

Steve Anderson (Corporation Counsel) called in at 9:34 am to discuss and act on redemption properties.

**Discuss & act on redemption requests for tax deed properties.** LuDean Jankovic has her money of \$3,349.17 to redeem her property. The amount includes all the back taxes plus the 2010 taxes. Jankovic said there were DNR orders against property – driveway needs to be moved. Lewis said that there were problems with this property with the health



department and the DNR. Jankovic lived there prior years – she said she had a trailer there for 5 years. Lewis asked her if she currently lived there. Jankovic said she did not. Jankovic said that it was a non-buildable lot and has an official letter that the driveway needs to be moved. With our former redemption criteria – the owner must live there (owners residence). Jankovic said she has had a 4 year fight with DNR. She received her permits. Lewis - why didn't you pay your taxes? Jankovic – money issues, fighting with the DNR. A motion was made by Krug to **deny the request** for Jankovic to redeem her property because it was not her residence. Second by Lewis. Motion carried.

Greg Wendt was present to ask to redeem his property at N3352 Woodland Rd, Medford. Total taxes and costs, except electric is \$19,689.52. Greg Wendt is living there. Wendt asked for a 90 day extension to redeem his property. He has to take money out of a 401K fund. If we allow extension, there will be an additional electric bill added to the amount. Lewis asked if Wendt could borrow against his 401K. Lewis made a motion to allow a 35 day (calendar days) extension to March 27<sup>th</sup> (Saturday), making March 29<sup>th</sup> the last day to redeem the property. If the property is not redeemed on March 29, 2010, Taylor County will start eviction immediately, giving the current tenant the required number days by statute (which will be verified by corp counsel) to evacuate the premises. Krug second the motion. Motion carried.

**Discuss & act on the payment of utilities for tax deed properties.**

Wendt paid the current Taylor Electric bill amounts which were \$155.24 for December 2009, \$142.72 for January 2010 and \$50.00 for transfer fees (\$347.96) to the Taylor County Treasurer. There will be additional electrical fees for February and March.

**Discuss & act on moving a driveway on the Jankovic site that was taken tax deed.**

Jankovic hasn't been living there – driveway needs to be moved. Cost \$3,000.00 to move from existing driveway to new site. This can be put contingent on the Land Sale to move driveway. Terms and conditions can be specified at the next meeting.

**Discuss & act on when to send eviction notice and change locks on tax deed property.**

Kahan named off the Tax Deed parcels:

Jakovic - N9111 County Rd C, Rib Lake, WI #032-00250-0000  
Miller – Town of Ford, Sec. 30 #012-80002-0000  
Mitchell – 521 Maple St. , Rib Lake, WI (2 lots) #176-00357-0000 & #176-00358-0000  
Wendt (possible) – N3352 Woodland Rd, Medford #032-00734-0010  
Frankiewicz – W2890 County Rd C., Medford #004-00714-0002  
Sweda – N1217 County Rd F, Lublin #146-00152-0000

No locks need to be put on the Frankiewicz property.

**Discuss when to do property inspections of recently acquired tax deed properties.**

No need to inspect properties.

**Discuss when prospective buyers of the tax deed parcels can view the interior of the buildings.**

A motion was made by Lewis by appointment during the first week of May between 10 am – 4 pm for viewing. Land Auction Sale date will be on May 14, 2010 at 10 am with regular Land Information Committee meeting at 8 am. Krug second the motion. Motion carried.

**Discuss & set date for Land Sale.** Land Sale date will be on May 14, 2010 at 10 am.

**Discuss and act on use of WLIP base budget funds.** Zoning has offered to pay for ½ of the upcoming county-wide orthophotography project with money from their "Uniform

Address Account". This would free up \$16,388.00 from the 2007, 2008 and 2009 Base Budget Grants for a total of \$32,000. Meyer would like to use this money to replace current GPS equipment. Current GPS equipment was purchased in 2000 as a demo. Quotes on new equipment cost - \$36,000 - \$44,300 and a demo unit with a cost of \$30,460. Meyer would prefer the demo equipment. Krug made a motion to purchase the demo equipment. Second by Lewis. Motion carried.

**Discuss and act on transfer of property to Department of Transportation.**

Meyer – update of transfer of properties to DOT. S.T.H. "64" west of Washington Avenue in the City of Medford. DOT is willing to accept 17' x 113' and 17' x 187' parcels, now part of State Hwy 64 right of way. Lewis made a motion to deed to the DOT, having Anderson do the deed. Krug second motion. Motion carried.

**Public Input.** None.

The next meeting is scheduled for Friday, April 9, 2010 at 8 am.

Lewis made a motion to adjourn the meeting at 9:53 a.m., second by Krug. Motion carried.

Respectfully submitted,  
Roxanne Kahan, Acting Secretary