

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING**

Nov. 30, 2011

Lester Lewis, Dave Krug, Larry Peterson, Sarah Holtz, Bruce Strama, Bob Meyer, Ray Soper, Craig Amundson, Betty Blumenstein, Roxy Kahan, Marvel Lemke, and Ken Schmiede were present. Dan Olson excused absence. Lewis called the meeting to order at 8:00 a.m.

A motion was made by Krug, second by Soper to approve the Oct 28, 2011 minutes. Motion carried. Krug made a motion, second by Soper to approve the agenda. Motion carried.

Discuss and approve a resolution to where the county is no longer responsible for special charges on non-county owned land.

Lewis stressed the importance of creating this resolution to keep the County from having to pay all special charges before taking tax deed on a parcel according to past practices. This resolution will clarify that the specials will be paid after the sale, depending on the amount of the sale. If there isn't sufficient funds after taxes and all other county expenses are paid then the municipality would need to absorb their charges. The resolution presented to the board was created by our Corporate Council. Soper made a motion to approve the resolution and proceed to get approval by the County Board, Krug second, motion carried.

Update and discussion for options for a right of way being excluded on parcel numbers 010-00384-0002 & 010-00386-0004 Town of Deer Creek tax deed. (Bach Properties)

Discussion was had on the actions that could possibly take place. Suggestion was made by Meyer to contact Township to take ownership of the right of way. Lewis suggested going to the Zoning Committee and requesting that policies be put in place to clarify right of ways. Lewis will also get further information from the next Town Association meeting, if towns will accept road right of ways. Peterson and Corporate Council will work on a letter to the property owner to inform him that he is not in compliance according to zoning subdivision ordinances. No action will be taken at this time. Krug made the motion to not take these two parcels in tax deed, Soper second, motion carried. This will be put back on the agenda at a later date.

Update and discussion on omitted land parcel #006-80330-0000 in the Town of Chelsea to put back on the tax roll

Blumenstein is working with Brandner law office to determine who owns this parcel. Need further investigation. No action was taken.

Update and discussion on the progress of the Treasurer's of Love parcel numbers 251-01398-0000 and 251-00523-0000.

Peterson reported and gave the board pictures from Bob Christensen stating that the roof is up to code and he issued them a building permit. The three month deadline set by the County was met. Peterson also stated that Joe Pierce contacted him that he would be tearing down the back part of the building, which he approved. Progress is being made so no further action needs to be taken. The final date to have the property up to code is Aug. 12, 2012.

Update and discussion on the procedure to get an easement for the tax deed property in the Town of Pershing (McMahon). Parcel numbers 036-00146-0000, 036-00147-0000, and 036-00130-0000.

Corporate Council Schmiede presented his opinion that if this was taken to court an easement by necessity would probably be obtained if the County took possession of it. Schmiede will draft a letter to the current property owner letting them know that the County will be petitioning for an easement if the taxes are not paid by Dec. 16, 2011. Motion was

made by Soper, second by Krug, to take the property in tax deed and placed a starting bid of \$30,000.00 if all three parcels were sold together. If parcels are sold separate starting bid will be \$10,000.00 for each parcel. Motion carried.

Update and discussion on the tax deed property parcel numbers 251-00499-0000, and 251-00501-0000. 164 and 170 S. Main Street, Medford (Krueger)

Corporate Council Schmiede didn't see any issues with taking both of these parcels in tax deed as long as they both have common walls and entrances to the property. Blumenstein talked to Bob Christensen and found out that both parcels have street entrances. If the County takes these parcels further investigation will need to take place as to the upstairs area. Krug made the motion to take both parcels in tax deed, Soper second. Motion carried. Minimum bid on the parcel # 251-00499-0000 was set at \$5000.00 and parcel # 251-00501-0000 was set at \$3000.00. The board suggested that the Treasurer's office should send Paul Krueger a letter letting him know that the County will be taking his two parcels if the taxes are not paid by Dec. 16, 2011

Review and approve bills.

Meyer reported to the board that Jeff Ludwig had a Huber prisoner clean up the locks and fixed a broken door handle on the van. The only charge was for the parts.

Discuss correspondence & meeting attendance.

Meyer approached the board that he would like to go to the WSLs Surveyors meeting in Wisconsin Dells.

Krug approved Meyer to go to the convention, Soper second. Motion carried. Meyer also reported to the board that the Black Lake Assessors plat is finished and all approved.

Review corner requests.

One corner request was in section 30 in the Town of Maplehurst.

Public Input.

Discussion was had on whether the board wanted to continue to have a February redemption meeting for all residential and non-residential tax deed properties. Schmiede suggested that the board stay consistent with past procedures. Discussion was had to put in place a policy to make decisions more consistent. Lewis will bring a rough draft to the next meeting.

Corporate Council made the suggestion to wait two years to take action on lot 7 block C parcel in the Village of Rib Lake, Parcel # 176-00072-0002 (Walter Swider et al) as per the June 17, 2011 minutes.

Treasurer informed the board that the Sylvia Webster estate in Pershing is eligible for state cleanup with the PECFA program. Peterson said that the DNR is currently monitoring it.

Peterson reported that he recently went to a mining seminar. There will be five sites in Wisconsin. One site is in the Westboro area that will be mined in sections 35 & 36. They will be doing exploratory mining for gold, silver, copper, etc. This is all on Federal land. Lewis made a suggestion to bring up to the Highway Committee concerns with the access to the mining area and issues with local roads that will be used.

The next meeting is scheduled for Friday, February 3, 2012 at 9:00 am. The redemption hearing will be held first and then the meeting will follow.

Krug made a motion to adjourn the meeting at 10:15 am, second by Soper. Motion carried.

Respectfully submitted,
Sarah Holtz, Treasurer

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING**

Oct 28, 2011

Dave Krug, Larry Peterson, Sarah Holtz, Bruce Strama, Bob Meyer, Ray Soper, Craig Amundson, Dan Olson, were present. In the absence of Lewis, Krug called the meeting to order at 8:00 a.m.

A motion was made by Krug, second by Soper to approve the Aug.12, 2011 minutes. Motion carried. Soper made a motion, second by Krug to approve the agenda. Motion carried.

8:10 a.m. - The committee left to inspect 2007 tax deed properties

11:44 a.m. -The committee returned from inspecting 2007 tax deed properties. Lewis joined the meeting and took over the proceedings.

Discuss and approve the Quit Claim Deed and recording fee of \$30.00 between Taylor County and Daniel J. Steinman referred from the Highway Committee.

Highway Department approved giving the property to Daniel J. Steinman since this was never registered as being County property. Soper approved transferring this property to Steinman with a quit claim deed, Krug second. Motion carried.

Discuss and take action on omitted land parcel in the Town of Chelsea.

Soper made the motion to start the process to get the omitted parcel #006-80330-0000 in Chelsea put back into the tax roll, Krug second. Motion carried

Discuss and create a resolution as to where the county is no longer responsible for special charges on non-county owned land.

Discussion was had on the importance to put something in place to keep the county from having to pay special charges on property that is non-county owned and will be in the process of getting taken in tax deed. A suggestion was made to write a resolution with the help of our Corporate Council to put in place the action of not paying any special charges until after the sale of the tax deed parcel. Krug made the motion to work with Corporate Council on a resolution, Soper second. Motion carried. The resolution will be brought to the Land Information meeting for approval before going to the full County board.

Discuss and act on which parcels will be taken tax deed & set prices for future land auction.

Please see attached sheet. Krug made the motion to have Meyer work with Corporate Council on the property in Deer Creek to find out what our options are for the right of way being excluded from this parcel, Soper second. Motion carried. Soper made the motion to have Peterson work with Corporate Council to find out a procedure to get an easement to get to the property in Pershing owned by Chris McMahon Family, Krug second. Motion carried. Peterson will also be working with Corporate Council on the property owned by Paul Krueger, located on Main Street. Taxes are paid on only part of the building. Krug made the motion to set the minimum bids on the attached parcels and get further legal counsel on the parcels that we have concerns on, Soper second. Motion carried.

Review and approve layout of County owned lands in Black Lake Assessor's Plat.

Soper approved the layout of County owned lands in the plat, Krug second. Motion carried.

Review and approve bills.

Meyer reported to the board that the van needed repairs on a broken way bar, an alignment, and two new tires. Total bill came to \$856.68. Paid in September 2011

Discuss correspondence & meeting attendance.

None

Review corner requests.

None

Public Input.

Peterson will be getting in touch with the property owners of the 2006 deeded property on Main Street to make sure that they are meeting their requirements on having the roof up to code by Nov.14, 2011. He will report back to the committee at our next meeting in November his findings and any action that may need to be taken.

The next meeting is scheduled for Wednesday, November 30, 2011 at 8:00 am.

Krug made a motion to adjourn the meeting at 1:00 pm, second by Soper. Motion carried.

Respectfully submitted,
Sarah Holtz, Treasurer

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING**

Aug 12, 2011

Lester Lewis, Dave Krug, Larry Peterson, Betty Blumenstein, Sarah Holtz, Bruce Strama, Roxy Kahan, Bob Meyer, Ray Soper, Craig Amundson, Ken Schmiede, Dan Olson, and Barbara Penn were present. Lewis called the meeting to order at 8:00 a.m.

A motion was made by Soper, second by Krug to approve the June 17, 2011 minutes. Motion carried. Krug made a motion, second by Soper to approve the agenda. Motion carried.

Discuss and possible action on the Taylor County Tax deed property at 238 & 240 S. Main Street, Medford. Treasurer Holtz reported on the status of the bond that was required from the Treasurer's of Love, LLC. The organization has made several attempts to get a bond and was unable to receive one that would meet the requirements that we have in place. Barb Penn addressed the board and said that she is currently working on getting a letter of credit from the Community Bank in Owen. Schmiede agreed that a letter of credit would be adequate as long as our guidelines are recorded in the verbage of the paperwork. Lewis suggested that Schmiede contact the Community Bank and give them the proper stipulations for the letter of credit. Krug made a motion to extend our current deadlines effective today and also deemed a two week extension on getting the letter of credit, Soper second. Motion carried. (November 12, 2011 will be the three month deadline to have the roof repaired. August 12, 2012 the whole building must be up to code.)

Review/approve 2011 WLIP Base Budget Grant application.

Meyer reported that \$14,329.00 will be available from the State Grant. The application will request funding for e-recording in the Register of Deeds office and /or scanning and indexing of hard copy documents in the County surveyor's office. Krug made a motion to approve the WLIP application, Soper second. Motion carried.

Review and approve bills.

Meyer reported to the board that the cost of the GPS base radio he purchased was \$2375.00. Also they now have a narrow band license.

Discuss correspondence & meeting attendance.

None

Review corner requests. There was one corner requests in the Town of Roosevelt. Lewis made the suggestion that the Surveyors no longer need to get approval from the board to perform corner requests. Krug made the motion to report to the board any requests that have been performed by the Surveyors office at each meeting, Soper second. Motion carried.

Public Input.

Amundson reported on the implementation of the Pictometry training will take place in the Sheriff's Department during September and October. The Surveyor's office has been trained. This service will not be made available to the public via our website, but will be available to use the new software in the County offices.

Review/approve 2012 Surveyor & Land Info Budgets.

Soper made the motion to approve the Land Information budget, Krug second. Motion carried. Lewis commented that the 2% decrease was not made in the budget per the

Finance Committee request. Krug commented that the 2% budget cut was only on operational line items which this budget does accomplish.

Krug made the motion to approve the Surveyors budget, second by Soper. Motion carried Meyer is asking for about a \$300.00 increase in his budget.

The next meeting is scheduled for Friday, October 28, 2011 at 8:00 am. The meeting will adjourn until after the board travels to properties that are in the tax deed process. The meeting will continue when the board returns to the Court House.

Soper made a motion to adjourn the meeting at 8:45 am, second by Krug. Motion carried.

Respectfully submitted,
Sarah Holtz, Treasurer

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING**

June 17, 2011

Lester Lewis, Dave Krug, Larry Peterson, Betty Blumenstein, Marvel Lemke, Sarah Holtz, Bruce Strama, Roxy Kahan, Bob Meyer, Ray Soper, Heather Faude, Harriet Pautz, Wally Pierce, Marge Pierce, Joe Pierce, Barbara Penn, and Tom Stewart were present. Lewis called the meeting to order at 8:00 a.m.

A motion was made by Krug, second by Soper to approve the May 6, 2011 minutes. Motion carried. Soper made a motion, second by Krug to approve the agenda. Motion carried.

Discuss and possible action on the Taylor County Tax deed property at 238 & 240 S. Main Street, Medford. Two interested parties were present. The first party- Joseph Pierce approached the board with the following proposal. Pierce will be doing most of the renovation with the help of his son whom is a licensed carpenter. He will be able to meet the three month improvement and also the one year up to code requirement. He will be able to have the \$5,000.00 refundable cash performance bond within 10 days. Pierce plans to bring the building up to code and then put it up for sale. Pierce's financial assistance will be his non-profit organization called Treasurer's of Love, LLC. This organization has numerous other buildings that were renovated. An offer of \$100.00 was made for the property.

The second party- Heather Faude approached the board with the proposal to possibly fix the upstairs and rent it out. Downstairs will be remodeled first to be used as a store to sell her candles and bath accessories. Faude's financial assistance would be her husband's business. An offer was made by Faude for \$200.00. Treasurer Holtz noted that Faude had delinquent taxes for 2008, 2009, & 2010.

Krug made a motion to accept the proposal for Joseph Pierce's offer, Soper second. Motion carried.

Pierce will pay \$100.00 plus \$30.00 deed fees, also provide a \$5,000.00 refundable cash performance bond to the County Treasurer within 10 days. Pierce must contact Zoning Department and the building inspector before starting any renovations. Zoning Department will be inspecting the property at three months and when the renovation is complete.

Thomas Stewart to discuss and possible action regarding lot 7 block C parcel in the Village of Rib Lake.

Blumenstein explained that this property was dropped off of the tax roll years ago. Thomas Stewart brought this to her attention and would be interested in acquiring this property. According to the tax deed the parcel got added back on the tax roll under previous owner's name. A proposal was made to wait two years and then take the property through tax deed by Lewis. Also Corporate Council should be notified to see if there any other options that can be taken. Blumenstein will be in contact with Corporate Council.

Review and approve bills.

Meyer reported to the board that the radio on his GPS system has not been working properly. It would cost \$85.00 an hour to have someone work on the old system. To be able to use the GPS in the year 2013 a new radio would have to be purchased anyway. Meyer has the funds in his budget to pay for a new radio. Lewis recommended purchasing a new radio. Krug made a motion to purchase a new narrow band radio, Soper second. Motion carried.

Discuss correspondence & meeting attendance. Discussion was had on the Black Lake assessors' plat. Temporary stakes have been set for the property owners to review. A

negotiation has been made by two of the land owners. Letters will be mailed to all parties involved as to what is taking place.

Treasurer Holtz and Chief Deputy Treasurer Kahan informed the board that they attended the Wisconsin's County Treasurers Association seminar in Eau Claire. A lot of good information was learned by both parties.

Review corner requests. There was one corner requests in the Town of Taft. Krug made the motion to approve, Soper second. Motion carried.

Discuss and action on reviewing CSM's (Certified Survey Map) and fee proposals.

Meyer suggested doing a review of all CSM's by his office due to mistakes being found on submitted CSM's. Meyer contacted other local surveyors for amount that is charged for these services. Charges ranged from \$50.00 on up. Peterson inquired about the timeline of how much time it would take to have this process completed. Meyer reported that on the average it would take about a week to turn them around. Lewis suggested that the board set a fee of \$50.00 for the technical review of CSM's by the Surveyor office. Krug made a motion to start the process of having the Surveyor office review all CSM's with a \$50.00 charge, in addition to the Zoning charge, Soper second. Motion carried. The current ordinance will need to be amended before this can take place.

Public Input.

Chief Deputy Treasurer Kahan reported on two different parcels that are coming up for tax deed. One parcel has contamination from petroleum product. Peterson suggested being cautious when taking contaminated property because grants for clean-up are not available.

The second parcel is a road way. An interested party has been in contact with Blumenstein. He owns property adjacent to this and would like to get the issues resolved. Lemke suggested getting Corporate Council involved to see if any action can be taken before the County has to decide if they want to take the property with tax deed.

The next meeting is scheduled for Friday, August 12, 2011 at 8:00 am

Soper made a motion to adjourn the meeting at 9:35 am, second by Krug. Motion carried.

Respectfully submitted,
Sarah Holtz, Treasurer

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING
May 6, 2011**

Lester Lewis, Dave Krug, Larry Peterson, Dan Olson, Ken Schmiede, John Easterly, Betty Blumenstein, Marvel Lemke, Sarah Holtz, Bruce Strama, Craig Amundson, Roxy Kahan, Bob Meyer, Ray Soper were present. Lewis called the meeting to order at 8:00 a.m.

Committee members introduced themselves to the new board member Ray Soper

A moment of silence was given for Allen Beadles.

A motion was made by Krug, second by Soper to approve the March 11, 2011 minutes. Minutes approved as amended. Motion carried. Krug made a motion, second by Soper to approve the agenda. Motion carried.

Review and approve bills.

A motion was made by Krug, second by Soper to pay the \$100.00 glass cleanup (not including any interest fees) on the Hojan/Dwyer property that was taken by the County. Motion carried.

Discuss correspondence & meeting attendance.

Bob Meyer inquired as to what bills should be brought to the committee for approval. Meyer was directed to bring any special or large dollar items to the committee's attention.

Review corner requests. There were three corner requests. Two requests in Rib Lake and one in Taft.

Discuss Maintenance charge for Ricoh scanner/printer in the Surveyors office.

Discussion had on the current cost of our maintenance agreement and the amount of revenue taken in by the printer. Motion was made by Krug to opt out of the EO Johnson maintenance agreement, second by Soper. Motion carried.

Update and action on Kalmon property. Holtz told the committee that the Kalmons have paid all outstanding taxes.

Update and possible action on the Geckler (Blue Moon Lane). All taxes were paid in full by Skolaski for roadway. Ken Schmeige stated that any further action on the roadway will be taken by Skolaski. The matter is now out of the County's hands.

Public Input. Discussion on the Black Lake assessors' plat. Meyer & Peterson reported that Jon Kleist (WDNR) has established the Ordinary High Water Mark for Black Lake. So far all adjoining property owners are cooperating and things are going smoothly. Land that is not under the OHWM will be added to the tax roll. Blumenstein was in contact with Tom Stewart about some land that had been dropped off of the tax roll in Rib Lake and was just discovered. Land will be added back onto the tax roll. Stewart would like to address this with the board at the next meeting.

Meeting was recessed until after the tax deed sale.

Meeting was reconvened.

Discuss and possible action on the City of Medford Statement for Taylor County property at 238 & 240 S. Main Street, Medford. Lewis suggested starting grant process on the property. Lemke suggested contacting the Historical Society to see if there might be some grants available to fix the sight up. Blumenstein discussed if it would be worthwhile to

put an article like the one in the Star News in bigger cities to possibly get some interest. Peterson asked the board for permission to contact some of the previous owners to find out if a dry cleaning store was actually in the building. If a dry cleaning business was held there, then there may be more grants to help with the clean-up. Motion was made by Soper to give Peterson permission to pursue all options for grants and any other issues concerning the Hojan property, Krug second. Motion carried. Krug made a motion to have Peterson work with the Maintenance Department to make sure that the sight is safe, Soper second. All costs will be taken out of the environment clean-up fund. Motion carried.

The next meeting is scheduled for Friday, August 12, 2011 at 8:00 am

Krug made a motion to adjourn the meeting at 10:50 am, second by Soper. Motion carried.

Respectfully submitted,
Sarah Holtz, Treasurer

Tax Deed Land Sale Results

Town of Cleveland

008-00252-0001

Michael Leech

Awarded Bid

\$10,100.00

Name

Howard G. Sackmaster JR

Town of Goodrich

014-00231-0000

Galati

\$2500.00

Rebecca Burmeister/Scott
Babbitts

Town of McKinley

030-00224-0000

John Langlais

\$1,700.00

Stephen Hack

Town of Medford

032-00949-0004

Jacob Sachmann

032-00949-0005

Sophia Wolzer

\$400.00

JB Land, LLC

Village of Lublin

146-00164-0000

Polish Nat'l Alliance

\$800.00

Eleanor Makeeff

City of Medford

251-00624-0000

Arleigh Leach

\$100.00

Rollen McCartney/Holly Foster

251-00523-0000

251-01398-0000

Dwyer/Hojan

No bids

N/A

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING
March 11, 2011**

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Dan Olson, Ken Schmiede, John Easterly, Betty Blumenstein, Marvel Lemke, Sarah Holtz, Bruce Strama, Craig Amundson, Roxy Kahan, Bob Meyer, Calvin & Kristine Kalmon were present. Beadles called the meeting to order at 8:00 a.m.

A motion was made by Lewis, second by Krug to approve the January 28, 2011 minutes. Minutes approved as amended. Motion carried. Lewis made a motion, second by Krug to approve the agenda. Motion carried.

Review and approve bills.

A motion was made by Lewis, second by Krug to pay the full amount due for special assessment on the Hojan/Dwyer property that was taken by the County. This bill is from the City of Medford for curb and gutter. Amount owed is \$3816.00.

Inspection of the Hojan/Dwyer property. The Committee members proceeded to the Hojan/Dwyer property at 9:20 AM. The meeting was re-conveyed at 9:55 AM.

Discuss correspondence & meeting attendance.

Bob Meyer reported on the WSLs Surveyor's Institute he went to in February which fulfilled his requirement for Continuing Education. Meyer attended sessions on Ethics, Shore land Protection Legislation, Highway R/W plat changes, case law updates, highway/railroad right of way boundary law and WISDOT WISCORS stations. Discussion on lack of cell phone coverage in Taylor County making WISCORS unusable in many places, plans for new towers in Westboro and elsewhere will improve coverage. Also discussed the lack of good information on resolving omitted lands issues. Krug approved Meyer's expenses for going to the conference, Lewis second. Motion carried.

Review corner requests. There were no corner requests.

Update and action on Kalmon property. Calvin & Kristine Kalmon were present at the meeting. Calvin stated to the board that he was asking for help. He is trying to get his financials back in order. Discussion was had on the one parcel being missed when the bankruptcy procedure took place. Kalmons assumed that everything was paid in full as no statement was sent to them. The procedure at that time was not to send out any reminder notices when a person is in bankruptcy. Procedures have since been changed to allow the Treasurer to mail statements out with the stipulation for informational purposes only. Corporate Council stated that the Kalmons were very confused with the bankruptcy procedure and gave the board some options for paying the back taxes and penalties. The amount for taxes cannot be forgiven, those must be paid. The board could approve taking off the interest and penalties for this special case. This would not be precedence for future instances. Lewis made the motion to remove the interest and penalties for the years 2002, 2003, & 2004. With the stipulation that the remainder of the taxes for those years must be paid in full by March 31, 2011 or tax deed processes will take place. The amount forgiven will be 4000.43 leaving a balance of \$3302.63 to be paid. Beadles second, motion carried.

Discuss Dwyer/Hojan property and possible action. Peterson informed the board that there are no grants available to clean up this property until next year. The County would have to pay at least \$20,000.00 to match the state grants, for the clean-up. Total cost to tear building down would be over 100,000.00. Dan Olson suggested the County may want to agree to a security partner in a loan if someone was interested or could possibly borrow money from the Taylor County Revolving loan fund. Discussion was had by the board to place a refundable bond on this property at \$5000.00. Stipulation would be that 1 year

from the purchase date everything would be up to code. Also a significant improvement must be seen within 3 months of purchase. Lewis made a motion to set the bond at \$5000.00 with the stipulations above put in place, Krug second. Motion carried.

Discuss when prospective buyers of the tax deed parcels can view the interior of the buildings. April 11th thru the 15th prospective buyers will be allowed to view the Hojan/Dwyer tax deed parcel by appointment only. Hours will be 9:00 am thru 4:00 pm. Treasurer will check with Human Resources if any extra insurance is needed for locations that are not up to code.

Update on the Highway D Hunting Club & Scott Meyer deeds. Treasurer reported that both tax deeds have been completed and all payments have been received.

Update and possible action on the Geckler (Blue Moon Lane). Board was notified that Katherine Geckler, owner of the road property could possibly be deceased. Schmeige advised the board to take action with the tax deed process. He also suggested trying to find any heirs to notify them of an interested party that would be willing to share in the cost of an assessment. Betty Blumenstein with the help of Sara Nuernberger will try to find any heirs of Katherine Geckler. Lewis made a motion to start tax deed process, Krug second. Motion carried.

The next meeting is scheduled for Friday, May 6, 2011 at 8:00 am. Land sale will take place after the meeting at 10:00 am.

Krug made a motion to adjourn the meeting at 10:20 am, second by Lewis. Motion carried.

Respectfully submitted
Sarah Holtz, Treasurer

**TAYLOR COUNTY
LAND INFORMATION COMMITTEE MEETING**

January 28, 2011

Allen Beadles, Lester Lewis, Dave Krug, Larry Peterson, Dan Olson, Ken Schmiede, John Easterly, Betty Blumenstein, Marvel Lemke, Sarah Holtz, Bruce Strama, Brian Wilson were present. Lewis called the meeting to order at 8:05 a.m.

A motion was made by Lewis, second by Krug to approve the December 10, 2010 minutes. Krug asked the statutory language and purpose for the closed session be added to the minutes. Minutes approved as amended. Motion carried. Lewis made a motion, second by Krug to approve the agenda. Motion carried.

Review and approve bills.

No bills.

Discuss correspondence & meeting attendance.

No correspondence – Surveyor is attending his conference at this time.

Review corner requests. There was one corner request for the Town of Grover, Section 11-31-2W Bill Brunner-owner. Surveyor is Dave Tlusty. Krug made a motion to approve this request, second by Lewis. Motion carried.

Discuss & act on Redemption request for tax deed properties.

At this time, it was requested by Schmiede to consider the Scott & Elaine Meyer property as their counsel had another appointment at 8:45. Jim Huismann, representing Green Tree Mortgage Servicing spoke on behalf of Scott & Elaine Meyer. He indicated he had in hand, a money order in the amount of \$11,499.21 to pay the past due taxes for 2006-2007 for which the property had been taken by Taylor County. This will not happen again as the Meyers are current on their mortgage and tax payments are now escrowed. Holtz indicated the total due is \$11,589.92 and that is without the January utility bill, which will not be available until February. Huismann indicated the Meyers are willing to pay the difference in cash today. Motion by Krug, second by Lewis to accept the Scott & Elaine Meyer redemption. Motion Carried. Husimann presented the county treasurer with a money order in the amount of \$11,499.21. The Committee gave the Meyers to the end of the business day to pay the difference due.

Highway D Hunting Club

Greg Krug spoke on behalf of the Highway D Hunting Club. The property has been in the family for fifty years, they have changed the treasurer who is responsible for collecting and paying taxes due on the property. He apologized on behalf of the owners in attendance for the action, as they recently became aware of the non- payment. They are ready to redeem today and have in hand \$9,816.76 plus \$30.00 recording fee. There are no utilities on the property. Lewis indicated this is the second time this has happened and is being redeemed. Lewis also questioned whether the County would want to seek retaining mineral and stumpage rights. Attorney Krug indicated the partners have taken action to insure this will not happen again. The treasurer is no longer a partner in the Highway D Hunting Club and in addition to the treasurer there will be oversight to insure the taxes are paid in a timely manner. Motion by Krug, second by Lewis, to accept the Highway D Hunting Club redemption. Lewis wanted to be clear, this is not a practice of this Committee to redeem recreation land. There are special circumstances with this property. There was fraud of one of the members of the Highway D Hunting Club. Normally this property would not be redeemed. Peterson brought to the Committee's attention from 2009 Land Information Committee minutes, former criteria was the owner must live on the property and asked the Committee be consistent in our policy. Krug responded there is not currently a policy. The

same letter goes out to all property owners with the intent that owners can come to the Land Information Committee meeting to request redemption. Krug stated that letters sent to the property owners will need to be written according to circumstances. The Committee is well within their rights to redeem the property. Lewis stated the policy is for another meeting/discussion. Russell Ruesch requested permission to speak on behalf of the Highway D Hunting. He shared with the Committee that his father had been approached by the US Forest Service requesting an easement to access the Chequamegon National Forest. For \$100 he granted them an easement which has been used for logging and a gravel pit. No further discussion. Motion Carried. Attorney Krug and members of the Hunting Club will pay the County Treasurer at the end of the Land Information meeting.

Properties with no one present to speak:

Kevin Dwyer/Joseph Hojan	City Of Medford	No Bid Set	
Arleigh Leach	City Of Medford	No Bid Set	
Michael Leech	Town Of Cleveland	\$3,000.00	
Antoinette Galati	Town of Goodrich	\$2,500.00	5 acres
John & Noramande Langlais	Town of McKinley	\$100.00	
Jacob Sackmann	Town of Medford	No Bid Set	
Sophia Wolzner	Town of Medford	No Bid Set	
Polish Nat'l Alliance Lodge #1681	Village of Lublin	\$250.00	

Discuss and act on when to send eviction notice and change locks on tax deed properties.

Meyers property was redeemed – no locks necessary to be changed. Locks have been placed on the Dwyer property.

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

Meyer property – bill for January utilities will be received in February. Holtz stated she would notify Clark Electric today and ask that the property be put back in Meyers name today.

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

The Committee set March 11 for the next Land Information Committee Meeting with property inspection to take place at 8:00 a.m. The Committee will walk to the Main Street property. Members attending the property inspection will determine if the property is structurally sound for public inspection.

Discuss when prospective buyers of the tax deed parcels can view the interior of the buildings. Tabled until the March 11 meeting.

Discuss and set date for Land Sale. Friday, May 6 – 10:00 a.m. Land Information Committee to meet at 8:00 a.m. prior to Land Sale.

Discuss and possible action regarding the City of Medford parcels for demolition and cleanup.

Larry has researched costs which can reach upwards to \$100,000. There may be a SAG Cleanup Grant from DNR and if the owner were willing to sign, there may be a grant available for laundry cleanup. Leach property would need the foundation removed. Krug indicated any properties sold should have stipulations set with timelines, and requirement that it will be brought up to code along with a security deposit. This can be revisited at the March meeting as well.

Discuss and act on proposal for procedures of omitted lands.

Schmiege stated the proposal will be coming at a later date as it will be generated as we work through the Black Lake project. Larry indicated the DNR is willing to meet with him and the surveyor to locate the highwater mark of the lake bed.

The next meeting is scheduled for Friday, March 11, 2011 at 8:00 am.

Krug made a motion to adjourn the meeting at 9:25 AM., second by Beadles. Motion carried.

Respectfully submitted,
Sarah Holtz, Treasurer