

DODGE COUNTY TAXATION COMMITTEE

March 12, 2015, 11:00 A.M.

ROOM 1A DODGE COUNTY ADMINISTRATION BUILDING
JUNEAU, WI 53039

The meeting was called to order by Chairman Berres at 11:02 a.m.

Members present: Jeff Berres, Ed Nelson, Rodger Mattson, and Dennis R. Schmidt (alternate member).

Members absent: None.

Others present: James E. Mielke, Administrator, Russell Kottke, Chairman of the Dodge County Board of Supervisors, Patti K. Hilker, Treasurer, John F. Corey, Corporation Counsel, Russell Freber, Dodge County Maintenance Department, and Terri Pederson, Reporter for Capital Newspapers.

A motion was made by Mattson, and seconded by Nelson to approve the agenda and allow the Chairman to go out of order as needed to efficiently conduct the meeting. Motion carried.

A motion was made by Mattson, and seconded by Nelson to approve the February 18, 2015 minutes as presented. Motion carried.

The Committee considered and discussed a written report, dated March 2, 2015, of a hazardous materials inspection of the former MetalFab building issued by Environmental Management Consulting, Inc. A motion was made by Nelson, and seconded by Mattson to authorize and direct John F. Corey, Corporation Counsel, to list the former MetalFab property for sale on the Wisconsin Surplus Online Auction website, with no mandatory minimum sale price, and with an ending on May 7, 2015, at 10:00 a.m. Motion carried.

The Committee considered and discussed the actions taken by Veolia Environmental Services Technical Solutions, W124 N9451 Boundary Road, Menomonee Falls, Wisconsin, to inspect substances located in the former MetalFab building, and to issue a written estimate, dated February 27, 2015, in the amount of \$16,974, to analyze substances located in the former MetalFab building and to provide labor, supplies, and paperwork to safely and legally dispose of those substances. A motion was made by Mattson, and seconded by Nelson to accept the estimate as presented. Motion carried.

The Committee reviewed, considered, and discussed a written proposal dated March 4, 2015, prepared by Tim Hammes of Hammes Fire & Safety, LLC, of Beaver Dam, Wisconsin, in the amount of \$2,365.92 for the purchase of equipment and of personal services to install the equipment in order to monitor the sprinkler system at the former MetalFab building located at 401 Madison Street, in the City of Beaver Dam, Wisconsin, and to monitor the sprinkler system located there. A motion was made by Mattson, and seconded by Nelson to accept and approve the written proposal from Hammes Fire & Safety, LLC, in the amount of \$2,365.92. Motion carried.

The Committee considered and discussed the potential future uses of the former MetalFab building.

The Committee considered, discussed, and reviewed a proposed bid form to be used by bidders who will make bids for purchase of In Rem properties to which Dodge County has taken title. A Motion was made by Mattson, and seconded by Nelson to establish a policy, effective immediately, that no personal showings to prospective bidders, or to anyone else, of In Rem properties that are for sale by Dodge County, will be allowed. Motion carried.

The Committee considered and discussed the structure of the Taxation Committee and reviewed a proposed Resolution to change the structure of the Taxation Committee. A motion was made by Mattson, and seconded by Nelson to approve the Resolution and present it to the County Board for discussion and consideration at its April 21, 2015 meeting. Motion carried.

A special meeting of the Taxation Committee is scheduled for March 30, 2015, at 8:00 a.m., in Meeting Room 1A of the Dodge County Administration Building, to tour and view 2015 In Rem properties and unsold In Rem properties from prior years, and properties that are currently tax delinquent but to which Dodge County has not taken title.

A special meeting of the Taxation Committee is scheduled for March 31, 2015, at 8:00 a.m., in Meeting Room 1A of the Dodge County Administration Building, to tour and view 2015 In Rem properties and unsold In Rem properties from prior years, and properties that are currently tax delinquent but to which Dodge County has not taken title.

Patti Hilker reported on the status of 2015 In Rem Tax Foreclosure Proceeding.

A motion was made by Mattson, and seconded by Nelson to adjourn the meeting at 12:26 p.m. Motion carried.

Rodger Mattson, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.

Community Center Building



VILLAGE OF IRON RIDGE

205 Park Street • P.O. Box 247 • Iron Ridge, WI 53035-0247

Phone: (920) 387-3975 • FAX: (920) 387-1408

March 3, 2015

Dodge County Taxation Committee
127 E. Oak St.
Juneau, WI 53039

The Village of Iron Ridge
C/O Brian Esselman Village President
205 Park Street
PO BOX 247

Purpose: Purchasing Tax Parcel 141-1116-2512-041.

To The Dodge County Taxation District,

The Village of Iron Ridge would like to express our interest in purchasing Tax Parcel 141-1116-2512-041. This property is being taken by Dodge County for delinquent real estate taxes. The Village is interested in purchasing this parcel for the sake of keeping the continuity in lot sizes, allowing access to all properties involved, and we also believe that splitting these parcels would cause difficulty for new improvements on either parcel.

The owner of this property, George E Lee, also owns another property adjacent, Tax Parcel 141-1116-2512-042, which has a home and garage on it, and road access. The parcel that is being taken by Dodge County, parcel 2512-041 is land only, and is land locked by parcel 2512-042 and the neighboring properties to the North and South. Parcel 2512-041 abuts Prospect Avenue, but has no access, since there is a guardrail that stretches the entire west side of Prospect Avenue for safety and property protection from Prospect Ave above. The Village of Iron Ridge has served George E Lee with an Order to Raze both building on Parcel 2512-042. He has until April 1, 2015 to raze this himself. After April 1, 2015 the Village of Iron Ridge will raze the property and this cost will be charged as a lien against the real estate, and will be collected as a special assessment. We are anticipating that Dodge County will also be taking this parcel due to unpaid taxes after the required time expires. At that time the Village of Iron Ridge would also like to purchase that property, combine the properties, and reintroduce the property back to the tax roll.

The Village of Iron Ridge would be willing to purchase this property for the back taxes owed. Please let us know at your earliest convenience if this proposal is acceptable.

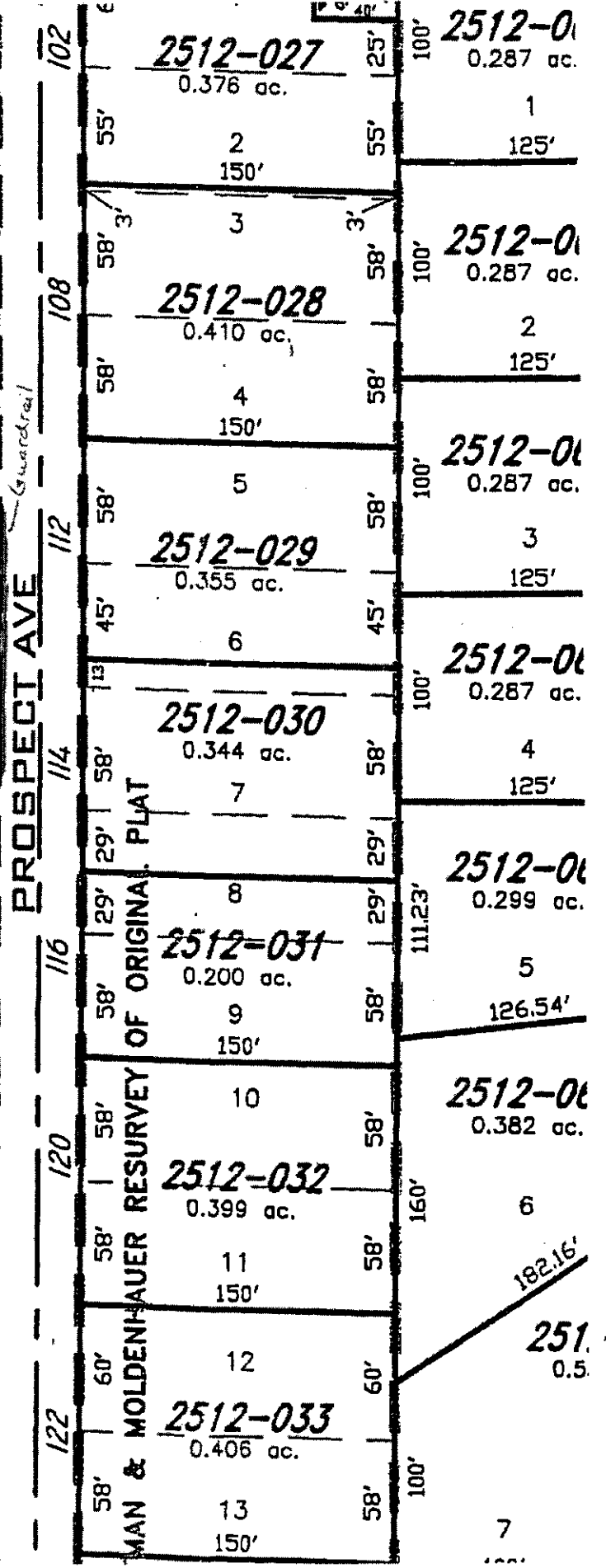
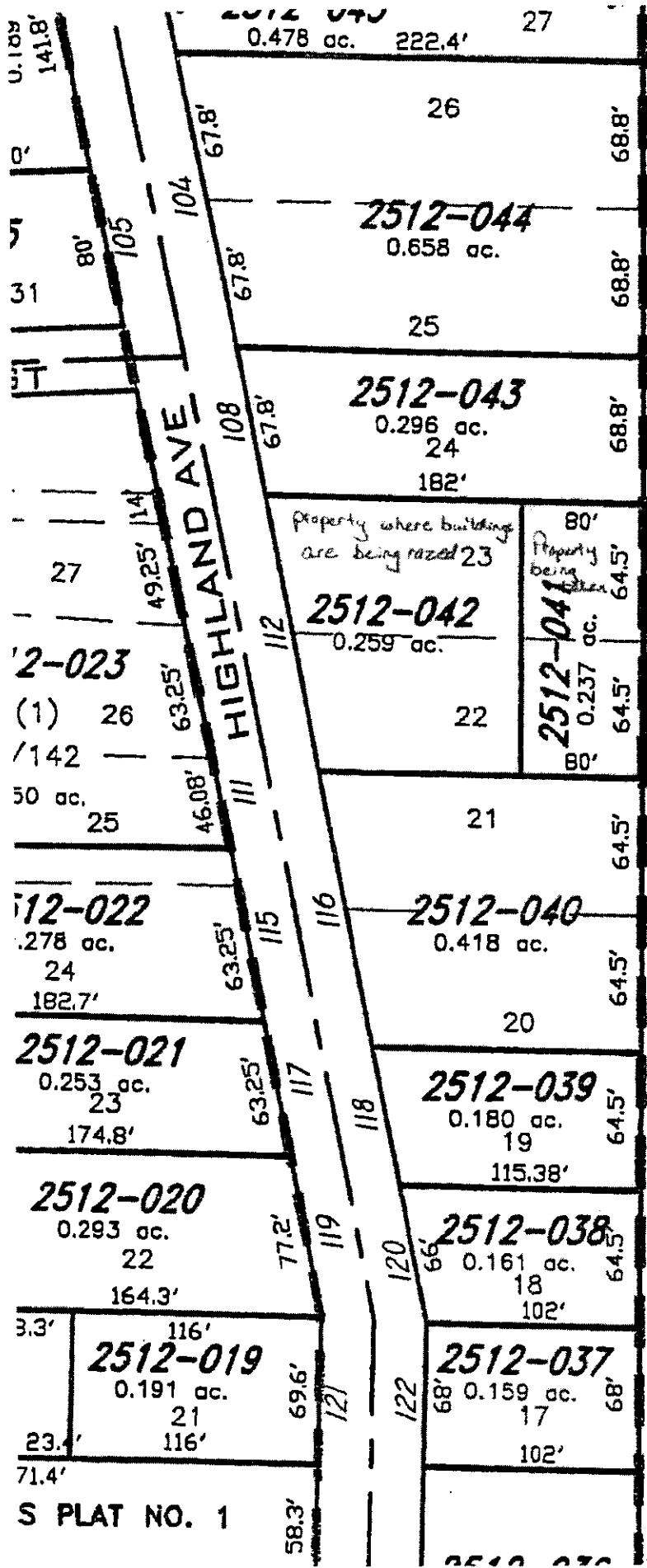
RECEIVED
IN THE OFFICE OF
COUNTY TREASURER
MARCH 10 2015
DODGE COUNTY WIS

If you have any questions, don't hesitate to call me at (262)224-6100 or our Village Clerk at (920)387-3975, and we would be happy to discuss any concerns you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Esselman', written in a cursive style.

Brian Esselman
Village President



Corey, John

From: Mark R Linde <lindeappraisal@charter.net>
Sent: Monday, March 16, 2015 3:16 PM
To: Corey, John
Subject: Vacant Land Appraisal
Attachments: Mark R. Linde.vcf

John,

The estimate cost to provide a vacant land appraisal on parcel #141-1116-2512-041 is \$400-\$500. Turn time is approx. 1 week from the date order is placed.

Thank you.

Mark R Linde
Linde Appraisal LLC

2015 IN REM PROPERTIES
 MARCH 12, 2015
 (updated 3/23/15) pkh

PARCEL NUMBER	LAST OWNER	PARCEL ADDRESS/MUNICIPALITY	ACRES	Principal Taxes* DUE THRU 2014	Treasurer Additional	Total Liability for Each Property	Assessed Values 2014
004-114-1023-002	Troy Wild	N6602 Shaw Hill Rd, T Beaver Dam	0.900	\$7,739.11	\$130.00	\$7,869.11	\$122,890.00
006-121-5-0831-002	Unknown Owner	County Road I, T Burnett	3.649	\$77.21	\$130.00	\$207.21	\$1,100.00
006-121-5-1641-025	Larry G DeVries	N8639 Clay St, T Burnett	0.225	\$16,467.13	\$130.00	\$16,597.13	\$179,900.00
008-113-2621-002	Willie Kanning	T Calamus	0.832	\$20.80	\$130.00	\$150.80	\$300.00
010-131-5-0821-010	Unknown Owner	County Road M, T Chester	0.345	\$13.98	\$130.00	\$143.98	\$200.00
024-1016-0444-030	Roberta J Kios & Christopher A Hauser	Anthony Island, N4561 County Road E, T Hustisford	0.454	\$369.86	\$130.00	\$499.86	\$6,000.00
026-0916-3333-004	Barbara A Block	4 Meadowlark Ln, W4390 County Road CW, T Lebanon	0.000	\$4,139.37	\$130.00	\$4,269.37	\$29,500.00
032-1014-1943-001	Matthew B Darnow	N3347/N3349 Maiden Lane Rd, T Lowell	5.540	\$5,174.16	\$130.00	\$5,304.16	\$56,600.00
034-1115-3044-013	Ryan E Moston	County Road K, T Lowell	40.166	\$1,103.43	\$130.00	\$1,233.43	\$14,700.00
038-1017-2034-013	Otto & Arthur Schuert	Near Hwy / Ail, T Oak Grove	0.516	\$206.61	\$130.00	\$336.61	\$2,600.00
038-1017-2034-014	Unknown Owner	Pond Rd, T Rubicon	0.792	\$233.70	\$130.00	\$363.70	\$3,200.00
141-1116-2512-041	Phyllis Lee & George E Lee Jr	Near Pond Rd, T Rubicon	0.553	\$153.02	\$130.00	\$283.02	\$2,100.00
143-1216-1011-016	Denise Ounif	Prospect Ave, V Iron Ridge	0.237	\$2,473.80	\$130.00	\$2,603.80	\$16,100.00
176-1213-0632-004	KPA Investments LLC	16 Valley St, V Kekoskee	0.198	\$8,902.07	\$130.00	\$9,032.07	\$109,200.00
176-1213-0632-006	KPA Investments LLC	319 Stark St, V Randolph	0.138	\$4,348.50	\$130.00	\$4,478.50	\$28,900.00
206-1114-0412-162	Jacob Martin	221 Stark St, V Randolph	0.015	\$56,294.03	\$130.00	\$56,424.03	\$465,200.00
206-1114-0421-010	Crutz A Torres	106/106 1/2 W Third St, C Beaver Dam	0.116	\$5,140.11	\$130.00	\$5,270.11	\$61,200.00
206-1214-2843-001	Jay Vockroth	915 De Clark St, C Beaver Dam	0.228	\$8,635.91	\$130.00	\$8,765.91	\$72,100.00
206-1214-3334-007	William G Maleck	204 York St, C Beaver Dam	0.184	\$9,787.64	\$130.00	\$9,917.64	\$74,600.00
206-1214-3334-093	Charotte Vandenburg	147 Chanton St, C Beaver Dam	0.179	\$8,805.17	\$130.00	\$8,935.17	\$98,100.00
226-1313-2533-023	James W Pecunies	402 Booth St, C Fox Lake	0.580	\$17,556.66	\$130.00	\$17,686.66	\$124,400.00
226-1313-2644-069	Richard A Karonius Jr	406 S College Ave, C Fox Lake	0.294	\$11,831.20	\$130.00	\$11,961.20	\$86,100.00
226-1313-3311-003	Brandon Babcock	211 Resolute Ave, C Fox Lake	0.810	\$10,209.24	\$130.00	\$10,339.24	\$84,900.00
251-0915-3324-091	Duane A Dirks	233 Grand Blvd, C Mayville	0.180	\$11,299.06	\$130.00	\$11,429.06	\$101,000.00
291-0915-3324-017	Investment Property Consultants	765/767 Nelson Ln, C Watertown	0.220	\$4,172.60	\$130.00	\$4,302.60	\$140,000.00
291-0915-3343-057	Dennis J Lynch	613 N Second St, C Watertown	0.102	\$25,418.59	\$130.00	\$25,548.59	\$22,000.00
291-0915-3343-124	210 E Green St Trust	210 E Green St, C Watertown	0.164	\$15,186.13	\$130.00	\$15,316.13	\$108,400.00
292-1315-0432-047	Erik A Layman	S Grove St, C Waupun	0.203	\$1,670.14	\$130.00	\$1,800.14	\$18,500.00
292-1315-0514-110	Harrison L Beyers	Wilcox Court Addition, C Waupun	0.006	\$9.03	\$130.00	\$139.03	\$100.00
292-1315-0541-123	P H & Laura Kelly	Doyle St, C Waupun	0.025	\$9.03	\$130.00	\$139.03	\$100.00
				\$238,756.92	\$4,030.00	\$242,786.92	

TAX DELINQUENT PROPERTIES NOT TAKEN BY DODGE COUNTY

PARCEL NUMBER	CURRENT OWNER	MUNICIPALITY	Principal Taxes Due	Delinquent Taxes Due	Years
002-0917-3041-010	Oconomowoc Electroplying	Town of Ashippun	\$26.80	\$26.80	2004-2014
020-1117-3132-016	CMC Heartland Partners	Town of Herman	\$2,637.81	\$2,637.81	2008-2014
038-1017-1434-004	Majestic Properties LLC	Town of Rubicon	\$218,961.37	\$218,961.37	2010-2014
136-1016-0942-077	G&D Car Wash LLC	Village of Hustisford	\$43,810.26	\$43,810.26	2008-2014
206-1114-0422-244	MRS Visions LLC	109 Ryan Cantafio's Way, City of Beaver Dam	\$88,965.15	\$88,965.15	2006-2014
206-1114-0423-010	MRS Visions LLC	S Center St, City of Beaver Dam	\$7,280.93	\$7,280.93	2006-2007
206-1214-2844-007	Beverly Rose	City of Beaver Dam	\$78,921.24	\$78,921.24	2006-2014
236-1116-0623-024	Roman W Benz	City of Horicon	\$18.01	\$18.01	2006-2014
236-1116-0623-073	Roman W Benz	City of Horicon	\$153.67	\$153.67	2006-2014
236-1116-0623-131	Roman W Benz	City of Horicon	\$9,679.22	\$9,679.22	2005-2014
241-1115-2723-008	Jennifer L Linendoll	City of Juneau	\$11.52	\$11.52	2005-2014
291-0915-3231-062	Paul St., Paul Jr., Sandra Bobrowitz	City of Watertown			
			\$450,484.04		

*NOTE: After 11 years, Dodge County writes-off principal amount due. The Treasurer then levies that amount in the budget the following year.

* Includes special assessments; does not include interest & penalty
 * Homestead Properties

6 PINs included in this amount
 206-114-0422-248
 206-114-0422-299
 206-114-0423-110
 206-114-0423-111
 206-114-0423-112