

DODGE COUNTY TAXATION COMMITTEE

June 15, 2015, at 8:30 A.M.

ROOM 1A DODGE COUNTY ADMINISTRATION BUILDING
JUNEAU, WI 53039

The meeting was called to order by Chairman Berres at 8:30 a.m.

Members present: Behl, Berres, Mattson, Nelson, and Schmidt.

Members absent: None.

Others present: Patti K. Hilker, Treasurer, John F. Corey, Corporation Counsel, David Addison, Senior Land Information Specialist, Cruz Torres, and Ed Gratz.

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

A motion was made by Nelson, and seconded by Schmidt to approve the June 1, 2015 minutes as presented. Motion carried.

A motion was made by Behl, and seconded by Schmidt to approve the June 1, 2015 minutes of the joint meeting of the Executive Committee and the Taxation Committee as presented. Motion carried.

John Corey gave a brief, oral, status report of the former MetalFab property and its recent sale and purchase.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 024-1016-0444-030 has been assigned, located on Anthony Island in Lake Sinissippi in the Town of Hustisford, formerly owned by Roberta J. Klos and Christopher A. Hauser, and now owned by Dodge County. David Addison gave a brief, oral report regarding this parcel of real estate and covenants running with this parcel of real estate. A motion was made by Berres, and seconded by Mattson to establish an appraised value of \$600 for this parcel of real estate. Motion carried. The Committee directed the Office of the County Treasurer to give notice to all individuals and entities which own real property on Anthony Island, of the appraised value of this parcel of real estate and of the fact that it is for sale by Dodge County.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 032-1014-1943-001 has been assigned, located in the Town of Lowell, and owned by the Estate of Matthew B. Damrow. John Corey reported that a Hearing on Motion For Judgment Of Foreclosure Of Tax Lien will take place in the Branch II Courtroom of the Dodge County Circuit Court on June 24, 2015, at 9:00 a. m., and that in the event that the Court will make and enter a Judgment Of Foreclosure Of Tax Lien on June 24, 2015, then, the I. R. S. will have the legal right to redeem this parcel of real estate for a period of time commencing on June 24, 2015, and ending 120 days later. The Committee directed Mr. Corey to immediately notify Jason Damrow to remove from this parcel of real estate, all motor vehicles owned by Jason Damrow and now located on this parcel of real estate. The Committee directed Mr. Corey to require Jason Damrow to identify all of the vehicles which Jason Damrow owns, and which are located on this parcel of real estate, and to show to either Mr. Corey or Patti Hilker, a proper title to each vehicle which Jason Damrow wants to remove from this parcel of real estate, before removal from this parcel of real estate. The Committee directed Mr. Corey to notify any other persons who own motor vehicles that are located on this parcel of real estate, to remove from this parcel

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of real estate, all motor vehicles owned by them, and located on this parcel of real estate. The Committee directed Mr. Corey to require these persons to identify all of the vehicles which these persons own and which are located on this parcel of real estate, and to show to either Mr. Corey or Patti Hilker, a proper title to each vehicle which these persons want to remove from this parcel of real estate, before removal from this parcel of real estate.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 143-1216-1011-016 has been assigned, located in the Village of Kekoskee, formerly owned by Denise Gourlie, Dean Bonack, Dale Bonack, and Lee Bonack, and now owned by Dodge County. Patti Hilker gave a brief, oral, status report of the property, including a description of the condition of the interior and exterior of the structures located on the property.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 206-1114-0421-010 has been assigned, located in the City of Beaver Dam, and owned by Cruz A. Torres. Mr. Torres appeared in person before the Committee and requested the Committee to allow him until November of 2015 to pay delinquent taxes, interest, and penalties due on his property. Chairman Berres noted that previously the Committee had allowed Mr. Torres until September 1, 2015, to pay the delinquent taxes, interest, and penalties on his property. A motion was made by Mattson, and seconded by Behl to: (1) allow Cruz A. Torres to pay all delinquent taxes, interest, and penalties due on his property, in full, by not later than November 1, 2015, according to a payment schedule to be established by Patti Hilker, and in the event that Mr. Torres fails to pay all delinquent taxes, interest, and penalties in full on or before November 1, 2015, then, in that event, Patti Hilker shall immediately so inform the Committee; and, (2) Patti Hilker shall forthwith send a letter to Mr. Torres wherein she will state that in the event that Mr. Torres fails to pay to Dodge County the delinquent real estate taxes, interest, and penalties due on his property on or before November 1, 2015, then, in that event, Dodge County will apply to the Court for a Default Judgment of Foreclosure of Tax Lien, and for eviction, and will advertise and sell the property. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-2843-001 has been assigned, located in the City of Beaver Dam, formerly owned by Jay Vockroth, and now owned by Dodge County. Patti Hilker presented a cashier's check for the total amount of taxes, interest, and all penalties owed to Dodge County pertaining to this parcel of real estate. A motion was made by Mattson, and seconded by Berres to authorize and direct John F. Corey and Karen J. Gibson, Dodge County Clerk, to take all actions necessary to convey this parcel of real estate by Quit Claim Deed to the individual or individuals who owned this parcel of real estate immediately before the Court made and entered a Judgment of Foreclosure of Tax Lien in favor of Dodge County. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 226-1313-2644-069 has been assigned, located in the City of Fox Lake, formerly owned by the Estate of Richard A. Kavonius, Jr., and now owned by Dodge County. Patti Hilker gave a brief, oral, status report of the condition of the property, including a description of the condition of the interior and exterior of the structure located on the property.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 292-1315-0541-123 has been assigned, located in the City of Waupun, formerly owned by P H Kelly and Laura Kelly, and now owned by Dodge County. A motion was made by

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Schmidt, and seconded by Nelson to establish an appraised value of \$150 for this property. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-3334-007 has been assigned, located in the City of Beaver Dam, formerly owned by William Maleck, and now owned by Dodge County. John Corey reported to the Committee that Mr. Maleck is required to remove himself and all items of personal property, from the property, by not later than July 2, 2015 at 5:00 p.m.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-3341-093 has been assigned, located in the City of Beaver Dam, formerly owned by Charlotte Vandenburg, and now owned by Dodge County. John Corey reported to the Committee that Ms. Vandenburg and her son are required to remove themselves and all items of personal property, from the property, by not later than July 2, 2015 at 5:00 p.m.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 136-1016-0942-077 has been assigned, located in the Village of Hustisford, formerly owned by G&D Car Wash, LLC, and now owned by Dodge County. John Corey reported to the Committee that this parcel of real estate has been listed for sale on the Wisconsin Surplus Online Auction website, and the final date of bidding is July 10, 2015. Chairman Berres stated that a Taxation Committee meeting will be held on July 13, 2015, to review the bidding results, if any, and to accept, reject, or defer action on a bid or bids, if any.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 006-1215-1641-025 has been assigned, located in the Town of Burnett, formerly owned by Larry DeVries, and now owned by Dodge County. Patti Hilker reported to the Committee that she has been in contact with the attorneys who represent the individuals who have an interest in this parcel of real estate, that she has notified the attorneys of the June 2015 payoff figure, and that she will soon notify the attorneys of the July 2015 payoff figure.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 292-1315-0432-047 has been assigned, located in the City of Waupun, formerly owned by Erik A. Layman, and now owned by Dodge County. Patti Hilker reported that the individual who had previously bid on the property has changed his mind, and no longer wishes to purchase the property, and has forfeited to Dodge County the 10% deposit that he had previously made, and that this property will again be advertised for sale.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 226-1313-3511-003 has been assigned, located in the City of Fox Lake, formerly owned by Brandon Babcock, and now owned by Dodge County. Patti Hilker reported to the Committee that the Physical Facilities Department has cleaned up the yard areas of the property, the house was recently broken into, the Fox Lake Police Department has been notified of the break-in, and the house has since been closed and secured.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 251-1216-2321-091 has been assigned, located in the City of Mayville, formerly owned by Duane A. Dirks, and now owned by Dodge County. Patti Hilker gave a brief, oral, status report

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of the property, including a description of the condition of the interior and exterior of the structures located on the property.

A motion was made by Mattson, and seconded by Schmidt to authorize and direct the County Treasurer to advertise for sale, those In Rem properties that have not yet been advertised for sale, and those In Rem properties for which the Committee has reestablished appraised values. Motion carried.

The Committee considered and discussed establishment of policy and procedure for pre-sale clean-up of In Rem properties to which Dodge County has taken title.

A motion was made by Mattson, and seconded by Nelson to hire Tim Fletcher to remove and lawfully dispose of all items of personal property from the interior of structures located at 16 Valley Street, Village of Kekoskee, 406 S. College Avenue, City of Fox Lake, 211 Rosedale Avenue, City of Fox Lake, and 233 Grand Boulevard, City of Mayville, to clean the interiors of these structures to a "broom swept" clean condition, to complete the clean-up of the interior of the structures located at 233 Grand Boulevard, City of Mayville, before starting to clean-up the interiors of the structures located at 16 Valley Street, Village of Kekoskee, 406 S. College Avenue, City of Fox Lake, and 211 Rosedale Avenue, City of Fox Lake, at a total cost of not more than \$5,000, to complete the clean-up of the interiors of all of these structures by not later than 30 days after June 15, 2015, and to submit a Certificate of Insurance to the Dodge County Treasurer which will show Dodge County, Wisconsin, as the certificate holder, before starting the clean-up of the interiors of any of these structures. Motion carried.

The Committee considered and discussed establishment of policy and procedure for sale of In Rem properties which are listed for sale on the Wisconsin Surplus Online Auction website. It was the consensus of the Committee that the sale of In Rem properties which have been listed for sale on the Wisconsin Surplus Online Auction site will be approved and conducted by the Taxation Committee, rather than the Dodge County Board of Supervisors.

The Committee opened bids on unsold 2015 In Rem properties, and took the following actions:

PIN 291-0915-3343-057: One closed bid was received for this parcel of real estate located in the City of Watertown.

The first bid opened was from Mark and Amy Roesch, in the amount of \$100. Enclosed with the bid is cash in the amount of \$10. A motion was made by Nelson, and seconded by Mattson to defer taking action on this bid until the time of the Taxation Committee meeting to be held on July 13, 2015, in order to allow John Corey to conduct research regarding a potential probate issue on this parcel of real estate. Motion carried.

PIN 006-1215-0831-002: One closed bid was received for this parcel of real estate located in the Town of Burnett.

The first bid opened was from Gratz Development Group, LLC, in the amount of \$400. Enclosed with the bid is cash in the amount of \$40. A motion was made by Schmidt, and seconded by Nelson to approve and accept the bid from Gratz Development Group, LLC, in the amount of \$400. Motion carried.

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There was consideration of and discussion to reestablish appraised values for unsold In Rem properties to which Dodge County has taken title.

A motion was made by Berres, and seconded by Mattson to reestablish an appraised value of \$18,000 for a parcel of real estate to which Dodge County Parcel Identification Number 143-1216-1011-016 has been assigned, located in the Village of Kekoskee, and formerly owned by Denise Gourlie, Dean Bonack, Dale Bonack, and Lee Bonack, and now owned by Dodge County. Motion carried.

A motion was made by Mattson, and seconded by Behl to reestablish an appraised value of \$15,000 for a parcel of real estate to which Dodge County Parcel Identification Number 226-1313-3511-003 has been assigned, located in the City of Fox Lake, and formerly owned by Brandon Babcock, and now owned by Dodge County. Motion carried.

A motion was made by Mattson, and seconded by Schmidt to reestablish an appraised value of \$25,000 for a parcel of real estate to which Dodge County Parcel Identification Number 251-1216-2321-091 has been assigned, located in the City of Mayville, and formerly owned by Duane A. Dirks, and now owned by Dodge County. Motion carried.

Patti Hilker gave a brief, oral report regarding the unsold 2015 In Rem properties.

John Corey gave a brief, oral report regarding the small claims eviction actions for the 2015 In Rem properties.

The Committee considered and discussed a Special Taxation Committee meeting that will be held on June 18, 2015, at 5:00 p. m.

The next regular meeting of the Taxation Committee is scheduled for July 13, 2015, at 9:00 a.m., in Room 1A of the Dodge County Administration Building.

A motion was made by Behl, and seconded by Mattson to adjourn the meeting at 10:28 a.m. Motion carried.



Rodger Mattson, Secretary

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