

DODGE COUNTY TAXATION COMMITTEE

August 24, 2015 at 1:00 P.M.

ROOM 11 DODGE COUNTY ADMINISTRATION BUILDING
JUNEAU, WI 53039

The meeting was called to order by Chairman Berres at 1:02 p.m.

Members present: Allen Behl, Jeff Berres, Rodger Mattson, and Ed Nelson.

Member absent: Dennis R. Schmidt.

Others present: Patti K. Hilker, Treasurer, John F. Corey, Corporation Counsel, Kevin and Karen Benson, Mary Kaul, Brad Van Den Bogart, Ryan Nehls, Norman Wrensch, and Eric Krueger.

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 Behl, and seconded by Mattson to approve the July 13, 2015 minutes as presented. Motion carried.

A motion was made by Nelson, and seconded by Mattson to approve the July 17, 2015 minutes as presented. Motion carried.

Treasurer, Patti K. Hilker, opened the bids that were received for the 2016 In Rem Title Searches. The first bid that was opened was from Guaranty Title Services, Inc., Juneau, Wisconsin, in the amount of \$75.00 per search. The second bid that was opened was from Title Consultants Inc., Beaver Dam, Wisconsin, in the amount of \$75.00 per search. The third bid that was opened was from Laatsch Title Co., LLC, Juneau, Wisconsin in the amount of \$60.00 per search. A motion was made by Mattson, and seconded by Behl to award a contract for the 2016 In Rem Title Searches to Laatsch Title Co., LLC, Juneau, Wisconsin, in the amount of \$60.00 per search. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 241-1115-2723-008 has been assigned, located in the City of Juneau, owned by Jennifer L. Linendoll, and the case of *State of Wisconsin vs. Andy's Roofing, LLC, et. al.*, Dodge County Circuit Court Case No. 08 CX 6.

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. A motion was made by Mattson to allow the previous owner of this parcel of real estate to pay, either in cash, or by a certified check made payable to the order of the Dodge County Treasurer, all taxes, interest, and penalties due and owing to Dodge County, pertaining to this parcel of real estate, by not later than 4:30 p.m. on December 1, 2015, and in the event that the Dodge County Treasurer physically receives from the previous owner of this parcel of real estate, by not later than 4:30 p.m., on December 1, 2015, either cash or a certified check made payable to the order of the Dodge County Treasurer, in an amount equal to all taxes, interest, and penalties owed to Dodge County, pertaining to this parcel of real estate, then, in that event, John F. Corey is hereby authorized and directed to take all actions necessary to convey this parcel of real estate to the previous owner, and, in the event that the Dodge County Treasurer does not physically receive from the previous owner of this parcel of real estate, by not later than 4:30 p.m., on December 1, 2015,

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either cash or a certified check made payable to the order of the Dodge County Treasurer, in an amount equal to all taxes, interest, and penalties owed to Dodge County, pertaining to this parcel of real estate, then, in that event, John F. Corey is hereby authorized and directed to institute and prosecute a legal proceeding for eviction and money judgment against any and all owners and occupants of this parcel of real estate. No second was made to this motion. Therefore, this motion failed. A motion was made by Behl, and seconded by Berres to allow the previous owner of this parcel of real estate to pay, either in cash, or by a certified check made payable to the order of the Dodge County Treasurer, all taxes, interest, and penalties due and owing to Dodge County, pertaining to this parcel of real estate, by not later than 4:30 p.m., on October 1, 2015, and, in the event that the Dodge County Treasurer physically receives from the previous owner of this parcel of real estate, by not later than 4:30 p.m., on October 1, 2015, either cash or a certified check made payable to the order of the Dodge County Treasurer, in an amount equal to all taxes, interest, and penalties owed to Dodge County, pertaining to this parcel of real estate, then, in that event, John F. Corey is hereby authorized and directed to take all actions necessary to convey this parcel of real estate to the previous owner, and, in the event that the Dodge County Treasurer does not physically receive from the previous owner of this parcel of real estate, by not later than 4:30 p.m., on October 1, 2015, either cash or a certified check made payable to the order of the Dodge County Treasurer, in an amount equal to all taxes, interest, and penalties owed to Dodge County, pertaining to this parcel of real estate, then, in that event, John F. Corey is hereby authorized and directed to institute and prosecute a legal proceeding for eviction and money judgment against any and all owners and occupants of this parcel of real estate. Motion carried.

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. A motion was made by Berres, and seconded by Behl to reestablish an appraised value of \$10,000.00 for this parcel of real estate. Motion carried. A motion was made by Mattson, and seconded by Behl to list this parcel of real estate for sale on the Wisconsin Surplus Online Auction Website commencing as soon as practicable after August 24, 2015, and ending on September 25, 2015, at 4:00 p.m. Motion carried.

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.

Open bid or bids on unsold 2015 In Rem properties, and unsold In Rem properties from prior years, and accept, reject, or defer action on the bid or bids.

PIN 010-1315-0821-010: One closed bid was received for this parcel of real estate located in the Town of Chester.

The first bid opened was from Collin W. Dykstra in the amount of \$519.74. Enclosed with the bid is a completed bid form and a bank check in the amount of \$55.00 made payable to the Dodge County Treasurer.

A motion was made by Berres, and seconded by Behl to approve and accept the bid from Collin W. Dykstra in the amount of \$519.74. Motion carried. Mattson voted nay.

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PIN 024-1016-0444-030: Five closed bids were received for this parcel of real estate located in the Town of Hustisford.

The first bid opened was from Kevin and Karen Benson in the amount of \$2,000.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$2,000.00 made payable to the Dodge County Treasurer.

The second bid opened was from Tom Lavelle in the amount of \$650.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$65.00 made payable to the Dodge County Treasurer.

The third bid opened was from Ryan Nehls in the amount of \$645.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$645.00 made payable to the Dodge County Treasurer.

The fourth bid opened was from Collin W. Dykstra in the amount of \$519.74. Enclosed with the bid is a completed bid form and a bank check in the amount of \$55.00 made payable to the Dodge County Treasurer.

The fifth bid opened was from Michael T. Braun and Karen L. Braun in the amount of \$1,101.00. Enclosed with the bid is a completed bid form and cash in the amount of \$111.00.

A motion was made by Mattson, and seconded by Nelson to approve and accept the bid from Kevin and Karen Benson in the amount of \$2,000.00. Motion carried.

PIN 206-1214-3334-007: Three closed bids were received for this parcel of real estate located in the City of Beaver Dam.

The first bid opened was from Jeffrey and Dawn Luck in the amount of \$18,001.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$2,000.00 made payable to the Dodge County Treasurer.

The second bid opened was from Robert Kucharski in the amount of \$20,001.00. Enclosed with the bid is a completed bid form and cash in the amount of \$2,001.00.

The third bid opened was from Payton Ventures, LLC, in the amount of \$18,000.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$1,800.00, by Kenneth E. Payton, made payable to the Dodge County Treasurer.

A motion was made by Mattson, and seconded by Behl to approve and accept the bid from Robert Kucharski in the amount of \$20,001.00. Motion carried.

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PIN 206-1214-3341-093: Eight closed bids were received for this parcel of real estate located in the City of Beaver Dam.

The first bid opened was from Gary and Sandra Tiedt in the amount of \$31,030.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$3,200.00 made payable to the Dodge County Treasurer.

The second bid opened was from Brad Van Den Bogart in the amount of \$22,900.00. Enclosed with the bid is a completed bid form and cash in the amount of \$2,290.00.

The third bid opened was from Jeffrey and Dawn Luck in the amount of \$24,000.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$3,000.00 made payable to the Dodge County Treasurer.

The fourth bid opened was from Joe Janz and Sharon Janz in the amount of \$25,000.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$2,500.00 made payable to the Dodge County Treasurer.

The fifth bid opened was from Ryan Nehls in the amount of \$20,550.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$2,055.00 made payable to the Dodge County Treasurer.

The sixth bid opened was from Melissa S. Frassetto in the amount of \$22,515.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$2,252.00 made payable to the Dodge County Treasurer.

The seventh bid opened was from Robert Kucharski in the amount of \$40,001.00. Enclosed with the bid is a completed bid form and cash in the amount of \$4,001.00.

The eighth bid opened was from Payton Ventures, LLC, in the amount of \$28,000.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$2,800.00, by Kenneth E. Payton, made payable to the Dodge County Treasurer.

A motion was made by Behl, and seconded by Mattson to approve and accept the bid from Robert Kucharski in the amount of \$40,001.00. Motion carried.

PIN 226-1313-2644-069: Two closed bids were received for this parcel of real estate located in the City of Fox Lake.

The first bid opened was from Melissa S. Frassetto in the amount of \$1,234.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$125.00 made payable to the Dodge County Treasurer.

The second bid opened was from Norman K. Wrench in the amount of \$6,000.00. Enclosed with the bid is a completed bid form and a cashier's check in the amount of \$600.00 made payable to the Dodge County Treasurer.

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A motion was made by Berres, and seconded by Behl to approve and accept the bid from Norman K. Wrench in the amount of \$6,000.00. Motion carried.

PIN 292-1315-0514-110: No closed bids were received for this parcel of real estate located in the City of Waupun.

A motion was made by Mattson, and seconded by Berres to reestablish an appraised value for an unsold In Rem property, to which Parcel Identification Number 292-1315-0514-110 has been assigned, in the amount of \$5.00, and to authorize and direct Ted Dumke, Senior Land Surveyor of the Survey Division of the Land Resources and Parks Department, to mark the corners of this property. Motion carried.

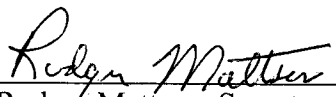
A motion was made by Berres, and seconded by Nelson to establish an appraised value of \$23,000.00 for the parcel of real estate to which Dodge County Parcel Identification Number 038-1017-2034-014 has been assigned, located in the Town of Rubicon. Motion carried.

A motion was made by Mattson, and seconded by Nelson to authorize and direct the County Treasurer to advertise unsold In Rem properties for sale. Motion carried.

John F. Corey and Patti K. Hilker made an oral status report to the Committee regarding the 2016 In Rem Foreclosure properties.

The next regular meeting of the Taxation Committee is scheduled for September 28, 2015, at 11:00 a.m., in Room 11 of the Dodge County Administration Building.

A motion was made by Nelson, and seconded by Mattson to adjourn the meeting at 2:34 p.m. Motion carried.



Rodger Mattson, Secretary

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