

DODGE COUNTY TAXATION COMMITTEE

July 12, 2016, at 11:00 A.M.

ROOM 1A DODGE COUNTY ADMINISTRATION BUILDING
JUNEAU, WI 53039

The meeting was called to order by Chairman Berres at 11:00 a.m.

Members present: Ed Benter, Jeff Berres, Cathy Houchin, Ed Nelson, and Dennis R. Schmidt.

Member(s) absent: None.

Others present: Patti K. Hilker, Treasurer, Kathilynne Grotelueschen, Assistant Corporation Counsel, and John F. Corey, Corporation Counsel.

A motion was made by Benter, and seconded by Houchin 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 Benter to approve the June 15, 2016 minutes as presented. Motion carried.

A motion was made by Houchin, and seconded by Nelson to approve and accept the winning bid of \$49,000 that was made on the Wisconsin Surplus Online Auction website by Teri Vogt for the purchase of 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. Motion carried. John Corey reported that he will collect from Wisconsin Surplus Online Auction, the \$30 recording fee to record the Quit Claim Deed, payable to the Dodge County Register of Deeds.

The Committee opened bids on unsold 2016 In Rem properties and accepted and rejected bids.

PIN 024-1016-3634-005: Three closed bids were received for this parcel of real estate located in the Town of Hustisford.

The first bid opened is from Robert G. Kucharski in the amount of \$125. Enclosed with the bid is a completed bid form and cash in the amount of \$125.

The second bid opened is from Kristy Koudelka in the amount of \$94.10. Enclosed with the bid is a completed bid form and a Postal Money Order in the amount of \$9.41 made payable to the Dodge County Treasurer.

The third bid opened is from Karen E. Loeb Living Trust in the amount of \$100. Enclosed with the bid is a completed bid form and an official bank check in the amount of \$99 made payable to the Dodge County Treasurer, and cash in the amount of \$1.

A motion was made by Schmidt, and seconded by Nelson to accept the bid in the amount of \$100 submitted by Karen E. Loeb Living Trust for the purchase of the parcel of real estate to which Dodge County Parcel Identification Number 024-1016-3634-005 has been assigned. Motion carried. The reasons why the Committee accepted the lower bid from Karen E. Loeb Living Trust, rather than the highest bid from Robert G. Kucharski, are that Karen E. Loeb Living Trust is the owner of an adjacent parcel of real estate and Robert G. Kucharski is not the owner of an adjacent parcel of real estate, and that it is the consensus of the Committee that it is likely that sale to the owner of an adjacent parcel of real estate will result in fewer land use conflicts than sale to an individual or entity that is not the owner of an adjacent

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parcel of real estate, and that it is the consensus of the Committee that sale to the owner of an adjacent parcel of real estate will significantly reduce the likelihood that the parcel of real estate will be the subject of an In Rem proceeding in the future, as compared to sale to an individual or entity that is not the owner of an adjacent parcel of real estate. It is the consensus of the Committee that this paragraph in these minutes constitutes a written statement, prepared by the Taxation Committee, available for public inspection, that explains the reasons for accepting a bid that is less than the highest bid, within the meaning of Section 75.69(1), of the *Wisconsin Statutes*.

PIN 141-1116-2511-031: Zero closed bids were received for this parcel of real estate located in the Village of Iron Ridge.

PIN 236-1116-0632-100: Zero closed bids were received for this parcel of real estate located in the City of Horicon.

A motion was made by Nelson, and seconded by Schmidt to reestablish an appraised value of \$100 for a parcel of real estate to which Dodge County Parcel Identification Number 141-1116-2511-031 has been assigned, located in the Village of Iron Ridge, and to advertise this parcel of real estate for sale on the Wisconsin Surplus Online Auction website, with a minimum required bid amount of \$100, and with bidding to close on Friday, August 26, 2016, at 10:00 a.m. Motion carried.

A motion was made by Houchin, and seconded by Nelson to reestablish an appraised value of \$100 for a parcel of real estate to which Dodge County Parcel Identification Number 236-1116-0632-100 has been assigned, located in the City of Horicon, and to advertise this parcel of real estate for sale on the Wisconsin Surplus Online Auction website, with a minimum required bid amount of \$100, and with bidding to close on Friday, August 26, 2016, at 10:00 a.m. Motion carried.

A motion was made by Schmidt, and seconded by Benter to authorize and direct the County Treasurer to advertise for sale, by sealed bids, a parcel of real estate to which Dodge County Parcel Identification Number 161-1017-2923-018 has been assigned, located in the Village of Neosho, formerly owned by Agnes Walczak, et. al., and now owned by Dodge County. Motion carried.

A motion was made by Schmidt, and seconded by Nelson to authorize and direct the County Treasurer to advertise for sale, by sealed bids, unsold In Rem properties, with bids due on Friday, August 26, 2016, at 10:00 a.m. Motion carried.

John F. Corey gave an oral report regarding the status of the small claims eviction actions for 2016 In Rem Foreclosure properties.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 006-1215-0831-002 has been assigned, located in the Town of Burnett, formerly owned by Dodge County, and now owned by Gratz Development Group, LLC. A motion was made by Schmidt, and seconded by Benter to take no action on this agenda item. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 292-1315-0511-016 has been assigned, located in the City of Waupun, formerly owned by Robert Palmer, and now owned by Dodge County. A motion was made by Houchin, and seconded by Benter to grant to Robert Palmer the right to repurchase this parcel of real estate, by payment of all delinquent taxes, penalties, and interest, a prorata share of the costs of the proceeding In Rem, and an additional sum equal to 10% of the delinquent taxes, penalties, and interest, and payment made by either

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cashier's check, money order, or cash, and due in the Office of the Dodge County Treasurer by not later than Monday, August 29, 2016, at 4:00 p.m. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 026-0916-3333-018 has been assigned, located in the Town of Lebanon, formerly owned by Roy N. Setum, Jr., and Karen L. Setum, and now owned by Dodge County. A motion was made by Benter, seconded by Nelson to grant to Roy N. Setum, Jr., and Karen L. Setum the right to repurchase this parcel of real estate, by payment of all delinquent taxes, penalties, and interest, a prorata share of the costs of the proceeding in rem, and an additional sum equal to 10% of the delinquent taxes, penalties, and interest. Motion carried.

The next regular meeting of the Taxation Committee is scheduled for August 26, 2016, at 11:00 a.m., in Room 1A of the Dodge County Administration Building.

A motion was made by Nelson, and seconded by Schmidt to adjourn the meeting at 12:18 p.m. Motion carried.

Dennis R. Schmidt, Secretary

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