

DODGE COUNTY TAXATION COMMITTEE

April 6, 2022, at 3:01 P.M.

ROOMS H&I DODGE COUNTY ADMINISTRATION BUILDING

JUNEAU, WI 53039

The meeting was called to order by Vice-Chairman Benter at 3:01 p.m.

Members present: Ed Benter, Cathy Houchin, Nancy Kavazanjian, and Dennis R. Schmidt.

Member absent: Jeff Berres.

Others present: Ricardo Castillo, Russ Freber, Kim Nass, Corporation Counsel, Patti Hilker, Treasurer.

Public Comment: None.

A motion was made by Kavazanjian, and seconded by Schmidt to approve the March 9, 2022 minutes, as presented. Motion carried.

Corporation Counsel Kim Nass and Treasurer Patti Hilker reported on the 2022 In Rem No. 1 list of unredeemed parcels.

Corporation Counsel Kim Nass and Treasurer Patti Hilker reported on the redemption of PIN 206-1214-3321-108, by Nicole Bach, 305 Carroll Street, Beaver Dam, WI. Patti allowed this property to be bought back by the property owner prior to the sale for all taxes, interest, penalties and all fees incurred.

Open bid or bids on unsold 2022 In Rem properties, and In Rem properties from prior years, and accept, reject, or defer action on the bid or bids. Patti Hilker stated that bids being opened were received timely.

PIN 022-1116-0813-000: Three (3) sealed bids were received for this parcel of real estate located in the Town of Hubbard.

The first bid opened was from Christopher C. Shattuck in the amount of \$220. Enclosed with the bid is a cash in the amount of \$22.

The second bid opened was from Matthew McDermott in the amount of \$200. Enclosed with the bid is a cash in the amount of \$20.

The third bid opened was from Steven R. Pegelow in the amount of \$1,800. Enclosed with the bid is a cash in the amount of \$180.

PIN 026-0916-3333-013: One (1) sealed bid was received for this parcel of real estate located in the Town of Lebanon.

The first bid opened was from Victor Gonzalez in the amount of \$13,000. Enclosed with the bid is a cashier's check in the amount of \$1,300 made payable to the Dodge County Treasurer.

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PIN 030-1317-2333-003: Two (2) sealed bids were received for this parcel of real estate located in the Town of Lomira.

The first bid opened was from Christopher C. Shattuck in the amount of \$220. Enclosed with the bid is cash in the amount of \$22.

The second bid opened was from Joel F. & Kathleen Mae Luedtke in the amount of \$200. Enclosed with the bid is cash in the amount of \$20.

PIN 032-1014-0841-002: One (1) sealed bid was received for this parcel of real estate located in the Town of Lowell.

The first bid opened was from Kartechner Brothers LLC in the amount of \$4,000. Enclosed with the bid is cash in the amount of \$400.

PIN 111-1015-2814-032: No sealed bids were received for this parcel of real estate located in the Village of Clyman.

PIN 236-1116-0623-086: Two (2) sealed bids were received for this parcel of real estate located in the City of Horicon.

The first bid opened was from Ruth Martinez-Castillo c/o Ricardo Castillo in the amount of \$65,000. Enclosed with the bid is a cashier's check in the amount of \$6,500 made payable to the Dodge County Treasurer.

The second bid opened was from PCG LLC – Andres Lezama in the amount of \$55,000. Enclosed with the bid is cash in the amount of \$5,500.

A motion was made by Schmidt, and seconded by Kavazanjian to approve the bid from Steven Pegelow in the amount of \$1,800 for PIN 022-1116-0813-000 located on Noble Road, Town of Hubbard. Motion carried.

A motion was made by Kavazanjian, and seconded by Houchin to approve the bid from Victor Gonzalez in the amount of \$13,000 for PIN 026-0916-3333-013 located at 13 Meadowlark Lane, Town of Lebanon. Motion carried.

A motion was made by Schmidt, and seconded by Houchin to approve the bid from Joel F. & Kathleen Mae Luedtke in the amount of \$200 for PIN 030-1317-2333-003 located on Water Street Road/Lincoln Road in the Town of Lomira. Motion carried.

A motion was made by Kavazanjian, and seconded by Houchin to approve the bid from Kartechner Brothers LLC in the amount of \$4,000 for PIN 032-1014-0841-002 located on Fairwood Road in the Town of Lowell. Motion carried.

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A motion was made by Schmidt, and seconded by Kavazanjian to approve the bid from Ruth Martinez-Castillo in the amount of \$65,000 for PIN 236-1116-0623-086 located at 414 W. Lake Street in the City of Horicon. Motion carried.

Consider, discuss, and take action to establish or reestablish appraised values or consider other options for 2022 In Rem properties with PIN 111-1015-2814-032, and authorize the Dodge County Treasurer to advertise the In Rem properties. A motion was made by Schmidt, and seconded by Kavazanjian to reestablish the appraised value at \$500 for PIN 111-1015-2814-032 located at 404 East Street in the Village of Clyman. Motion carried. It was noted that any personal items left on the property will be the responsibility of the new owner.

Kim Nass reported on a parcel of real estate located at 270 E. Kindt Street, City of Juneau, Wisconsin, and owned by Jenifer Linendoll. (PIN 241-1115-2723-008).

Kim Nass and Patti Hilker reported on other unredeemed, unsold In Rem properties in Dodge County, pending In Rem actions or tax delinquent properties.

Kim Nass and Patti Hilker reported on CMC Heartland Partners (PIN 020-1117-3132-016), County Road WS, Woodland, WI. The committee recommended Kim and Patti draft a letter to the Town of Herman Town Board, making them aware of certain known issues on the property and having the town work with the interested party in taking actions to address such known issues.

The next regular meeting of the Taxation Committee was not scheduled at this time, due to uncertainty of incoming committee members and availability for meeting attendance.

A motion was made by Schmidt, and seconded by Benter to adjourn the meeting at 4:01 p.m. Motion carried.

Cathy Houchin, Secretary

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