

DODGE COUNTY TAXATION COMMITTEE

April 13, 2023, at 4:00 P.M.

ROOM 4B, FOURTH FLOOR

DODGE COUNTY ADMINISTRATION BUILDING

JUNEAU, WI 53039

The meeting was called to order by Chairman Houchin at 4:00 p.m.

Members present: Ed Benter, Cathy Houchin, Nancy Kavazanjian, Jayme Klockow, and Randy Vande Zande.

Member(s) absent: None.

Others present: Kim Nass, Corporation Counsel, Kris Keith, Treasurer, Kurt Sayles & Roxann Dittberner, Andrew Benninger, KAB Design Properties LLC, Jennifer Schuster, Justin Krueger (Krueger Properties of Wisconsin)

A motion was made by Nancy Kavazanjian, and seconded by Ed Benter to approve the March 16, 2023, minutes, as presented. Motion carried.

Public Comment: None.

Corporation Counsel Kim Nass and Treasurer Kris Keith reported on the 2023 In Rem No. 1 list of unredeemed parcels.

Corporation Counsel Kim Nass and Treasurer Kris Keith reported on redemption of PIN 024-1016-1942-000, owned by Laverna H. Paul, W4975 Birch Road, Juneau, Wisconsin. –Property was redeemed, Ralph Paul came in a paid all that was due.

Corporation Counsel Kim Nass and Treasurer Kris Keith reported on the status of PIN 038-1017-0542-000, owned by David Buerger, N4650 Lilac Road, Iron Ridge, Wisconsin. David Buerger (deceased) – real estate is listed on Jones Auction site with online bidding 3/24/2023-4/19/2023. The real estate auction packet states no showings until 4/8/2023 and that farm equipment and personal property will be at online auction soon. Corporation Counsel Kim Nass reported that a claim has been filed in the Estate of David Buerger, Case No. 23PR67 for the outstanding property taxes. Taxes will be paid through the estate.

Corporation Counsel Kim Nass and Treasurer Kris Keith reported on the status of PIN 042-1217-2534-002, owned by Scott and Ann Larsen, Zion Church Road, Theresa, Wisconsin. Corporation Counsel Kim Nass reported that the Town of Theresa Clerk has been contacted and indicated the Town's willingness to accept this parcel upon foreclosure by the County. It is an existing cemetery. Per §157.115, Wis. Stats., abandoned cemeteries become the responsibility of the town. Motion made by Randy Vande Zande, seconded by Jayme Klockow, to take parcel and deed to Town of Theresa at no cost to the Town of Theresa. Motion carried.

Corporation Counsel Kim Nass and Treasurer Kris Keith reported on Efrain Osorio Salazar and Janet Osorio, Washington Street, Horicon, WI (PIN 236-1116-0721-000). Corporation Counsel Kim Nass reported that she has been in contact with the City of Horicon Clerk. The City of Horicon is interested in entering into an agreement with the County for this parcel, which agreement would include repaying the County the amount of taxes and specials it has paid out to the City at settlements over the years. City Council will be considering this matter at an upcoming council meeting. If the City Council formally approves entering into an agreement, a resolution and proposed agreement will be brought back to the Taxation Committee for consideration at its next meeting.

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Open bid or bids on unsold 2023 In Rem properties, and In Rem properties from prior years, and accept, reject, or defer action on the bid or bids. Kris Keith, County Treasurer stated that bids being opened were received timely in her office in accordance with the publication.

PIN 034-1115-0331-001: W5935 North Street, Town of Oak Grove. No sealed bids were received for this parcel of real estate located in the Town of Oak Grove.

PIN 177-1014-2833-008: 308 S Main Street, Village of Reeseville. Two sealed bids were received for this parcel of real estate located in the Village of Reeseville.

The first bid opened was from KAB Design Property LLC in the amount of \$3,000.00. Enclosed with the bid is cash in the amount of \$300.00. Bid form complete, \$300 cash was included as deposit. Bid was not accepted and \$300 cash was returned to bidder (ID was checked at the time of return of \$300 cash).

The second bid opened was from Mathew Polzin in the amount of \$17,000.00. Enclosed with the bid is cash in the amount of \$1,700.00. Bid form complete.

PIN 226-1313-3521-002: 406 Mill Street, City of Fox Lake. No sealed bids were received for this parcel of real estate located in the City of Fox Lake.

PIN 236-1116-0634-020: 112 Chandler Street, City of Horicon. Two sealed bids were received for this parcel of real estate located in the City of Horicon.

The first bid opened was from Jennifer Schuster in the amount of \$71,000.00. Enclosed with the bid is cashier's check in the amount of \$7,200.00. Bid form complete, bid was not accepted-certified check returned (ID was checked at the time of return of certified check to Jennifer Schuster)

The second bid opened was from Krueger Properties of Wisconsin LLC, in the amount of \$85,000. Enclosed with the bid is cashier's check in the amount of \$8500.00. Bid form complete.

PIN 251-1216-2422-010: 200 Marquerite Court, City of Mayville. One sealed bid was received for this parcel of real estate located in the City of Mayville.

The first bid opened was from Jennifer Schuster in the amount of \$126,100.00. Enclosed with the bid is cashier's check in the amount of \$12,700.00. Bid form complete.

A motion was made by Randy Vande Zande, and seconded by Nancy Kavazanjian to approve the bid from Mathew Polzin in the amount of \$17,000.00 for PIN 177-1014-2833-008 located on Main Street, Village of Reeseville. Motion carried.

A motion was made by Ed Benter, and seconded by Jayme Klockow to approve the bid from Krueger Properties of Wisconsin LLC in the amount of \$85,000.00 for PIN 236-1116-0634-020 located on Chandler Street, City of Horicon. Motion carried.

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A motion was made by Nancy Kavazanjian, and seconded by Ed Benter to approve the bid from Jennifer Schuster in the amount of \$126,100.00 for PIN 251-1216-2422-010 located on Marguerite Court, City of Mayville. Motion carried.

Consider, discuss, and take action to establish or reestablish appraised values or consider other options for 2023 In Rem properties or prior year In Rem parcels which Dodge County now owns, and authorize the Dodge County Treasurer to advertise the In Rem properties.

A motion was made by Nancy Kavazanjian, and seconded by Randy Vande Zande to reestablish the appraised value at \$6,000.00 for PIN 034-1115-0331-001, located at W5935 North Street, in the Town of Oak Grove. Motion carried. It was noted that any personal items left on the property will be the responsibility of the new owner.

A motion was made by Ed Benter, and seconded by Jayme Klockow to reestablish the appraised value at \$10,000.00 for PIN 226-1313-3521-002, located at 406 Mill Street, in the City of Fox Lake. Motion carried. It was noted that any personal items left on the property will be the responsibility of the new owner.

The Committee reviewed and discussed unredeemed, unsold In Rem properties, pending In Rem actions or tax delinquent properties from prior years.

The Committee reviewed and discussed the Taxation Committee policies and procedures. Copies of bid instructions and bid forms were handed out to committee members for their review at a later date. Committee discussed creating a policy and procedure on how to secure In Rem properties. This policy and the bid instructions and forms will be placed on a future agenda for discussion.

The next regular meeting of the Taxation Committee is scheduled for May 11, 2023, at 4:00 p.m., in Meeting Room 4B located on the fourth floor of the Dodge County Administration Building.

A motion was made by Jayme Klockow, and seconded by Ed Benter to adjourn the meeting at 5:12 p.m. Motion carried.

Randy Vande Zande, Secretary

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