



LAND RECORDS

Bayfield County Land Records

Bayfield County Courthouse
117 E 5th Street, Washburn, WI 54891
715-373-6156 || www.bayfieldcounty.wi.gov

Scott M. Galetka || scott.galetka@bayfieldcounty.wi.gov

Development and Land Sales Committee

Brett Rondeau

Larry Fickbohm

Marty Milanowski

Fred Strand

Madelaine Rekemeyer

Please be advised that the Bayfield County Development and Land Sales Committee will meet on **Tuesday, February 28, 2023, at 5:15 p.m.** in the Bayfield County Board Room, Bayfield County Courthouse, Washburn, WI, or remote via Microsoft Teams

[Click here to join the meeting](#) ; Or call in (+1 715-318-2087,,894811772#)

The agenda for the meeting is as follows:

AGENDA

1. Call to Order
2. Discussion and Possible Action Regarding Minutes of the May 5, 2022, meeting.
3. Public Comment.
4. Discussion and possible action to accept property and then sell the following In Rem property:
Tax ID # 33151
Tax ID # 33153
5. Adjourn

Should you have any questions in the meantime, please contact my office.

Sincerely,

Scott Galetka
Land Records Administrator
scott.galetka@bayfieldcounty.wi.gov
715-373-6156

SMG/psc

Any person planning to attend a Bayfield County meeting that has a disability requiring special accommodations should contact 715-373-6100, 24-hours before the scheduled meeting, so appropriate arrangements can be made.

Enc.

cc: Lynn Divine, Bayfield County Clerk
Bayfield County Board of Supervisors
Mark Abeles-Allison, County Administrator
The Daily Press, email
Bottom Line News, email



Minutes of the Bayfield County Development and Land Sales Committee

May 05, 2022

Held in the Bayfield County Board Room &
remote via Microsoft Teams

1. **The meeting was called to order by Brett Rondeau at 3:15 pm**

Present were Brett Rondeau, Fred Strand, Marty Milanowski, Madelaine Rekemeyer

Members Absent: Larry Fickbohm

Also present were Mark Ables-Allison, Bayfield County Administrator; Scott Galetka, Bayfield County Land Records Administrator; Claire Glafke, Land Records Specialist & John Carlson, Attorney

2. **Election of Chair & Vicechair**

Nomination by Marty Milanowski to elect Brett Rondeau as Chair; seconded by Fred Strand.

*Nomination by Fred Strand to elect Marty Milanowski as Vicechair; seconded by Madelaine Rekemeyer.
Motion carried.*

3. **Motion regarding approving minutes of the January 25, 2022, meeting**

Motion by Fred Strand, seconded by Marty Milanowski to approve the minutes as presented. Motion carried.

4. **Public Comment**

No public comment

5. **Discussion and possible action regarding Tax ID #18384; Incorrect judgement on Robert Boyer's land**

John Carlson discusses the issue regarding the incorrect judgement and recommends Bayfield County quit claim deed the property back to Robert Boyer. Fred asks if these owners even want it back and it is confirmed that yes, Robert wants that land back. Mark questions whether they will have to pay back-taxes, but John says no they will not have to.

*Motion by Fred Strand to quit claim deed back to Robert Boyer; Seconded by Madelaine Rekemeyer.
Motion carried.*

6. **Discussion and possible action regarding the sale and transfer of County Lands on the Red Cliff Reservation to the Red Cliff Band of Lake Superior Chippewa Resolution**

John discusses the resolution and confirms that the County will gift the County owned In Rem parcels back to the Red Cliff Tribe, and sell the other Forestry owned parcels for a total of \$1M.

Mark includes that the County has verbal approval from the Department of Natural Resources.

Brett questions if the County will buy other land to make up for the land lost to Forestry and John confirms that the County will use the funds to purchase more land for Forestry.

Mark adds that the approval of at this DLSC meeting is just the first step, it will then go to executive committee, and finally the full board for final approval.

Fred Strand motions to approve the resolution and forward the decision to the full board for final approval; Seconded by Marty Milanowski.

Motion carried.

7. Discussion and possible action regarding a piece of property encroaching on Bayfield County owned land, Tax ID 36652 & 10996

Scott discusses the issue which is Bayfield County is trying to sell the outlot (Tax ID 36652) but there is a house encroaching on the property (Tax ID 10996). A discussion follows on whether or not to sell or swap the property; waiting on a survey to make the final decision.

Fred asks if the owner, Jen Keller, have any valuable land that they could swap with Bayfield County, and it is confirmed that they do.

Scott prefers to sell the land before swapping. John confirms that selling is cleaner and what he also prefers.

Motion by Marty Milanowski to sell a piece of property to Jen Keller for \$2,000/acre; Seconded by Fred with the understanding that Jen Keller will be responsible for associated fees.

Motion carried.

8. 2021 Wisconsin Act- Senate Bill 829; New Legislation update and impact on future In Rem tax sales

John discusses the distribution of In Rem proceeds as well as some background on why the legislation came about in the first place, noting that this legislation is terribly worded.

The County must now pay any liens and mortgages at the time of sale at public auction.

Any remaining proceeds must go back to the owner or be held in an account for 5 years. John suspects there will be a future amendment to this legislation because of how poorly worded it is. The big question is how will the County track the expenses over those 5 years.

This agenda item is just an update, no action needed from the Committee.

9. Meeting adjourned at 3:47 pm

Submitted by
Claire Glafke

Narrative:

Discussion and possible action to accept property and then sell the following In Rem properties:

Bayfield County has looked at a few options to help ensure affordable housing within the county by making the following houses habitable again. These homes could be fixed and do not warrant the county to raise them.

Scott met with the Bayfield County and City of Washburn Housing Authority to see if they would be interested in managing fixing the properties. It was decided that the homes are not a good fit because of the regulations they need to follow vs. a private party. The City of Washburn has been interested in the past, but they would have to purchase the properties on auction if they wanted to do anything other than create a park on the parcels.

Scott has also met with Blue Water Realty to get an estimate of the cost to be fixed or sold as is, the values are listed below. Scott met with PuroClean to get estimates for mold remediation and site cleanup, the estimates for both places are listed below.

John Carlson advised that the county could place a stipulation on the sale of the property to make the properties habitable within two years. If failed to do so in the 24 months, Bayfield County would file an affidavit and it would revert to the county.

Bayfield County is also working on a survey to ensure the property does not have any encroachments which would make it easier to begin construction work for the next owner.

Received a call on 02/17/2023 from the City of Washburn and Bayfield County Housing Authority, they are interested in further discussion and possible rehab work.

I recommend giving the Bayfield/Washburn Housing Authority 90 days to further evaluate the houses and make their decision to move ahead with rehab or not.

If they decide not to move ahead, the next best option for Bayfield County would be to sell on Wisconsin surplus.com “as-is” in hopes that someone would purchase them and make the necessary repairs. The county should place a condition on the sale that they need to make the property habitable within 24 months. If the condition is not met, then it would revert to the county.

Properties:

Tax ID #33151

311 W Pine St

From the outside, the house looks decent, and the roof looks passable. Upon entering, there was stuff/trash stacked 5ft high throughout the building. The floor in the kitchen had a soft spot but could not get into the house far enough to assess the structure from the basement. There are some structural issues (crack in one of the walls) but could not determine how bad it was. The smell was very musty. The Highway department looked at it and said they did not want the crew in the house because of possible safety issues. The property is being surveyed for possible encroachments.

Taxes due **\$15,603.29**

Cleanup estimate \$10k

Conventional sale price \$39,500

Auction Price \$25,000

Cleaned and Fixed condition conventional sale \$125-\$145

Auction Price \$90-\$120

Unknown Fixup costs \$100k?

Bayfield County would like the minimum value set at: \$17,000.00



Tax ID # 33153

319 W Pine St

From the outside, the house looks decent, with newer siding and roof. Upon entering, there is noticeable mold and water damage from the bathroom above. The water damage is from one event and is in two rooms below the bathroom. The basement appears dry and in good condition. There is some structural damage where the leak caused rotting, but this can be repaired. Mold has spread because of the carpet into other rooms. There is a large 36' x 30' metal garage also in very good condition with two large stalls. The garage has a slab with a noticeable crack in it. The property is being surveyed for possible encroachments.

Taxes due **\$18,062.74**

Cleanup estimate \$20k

Conventional sale price \$50-\$55k

Auction Price \$30,000

Cleaned and Fixed condition conventional sale \$132-\$149

Auction Price \$110-\$130

Unknown fixup costs \$100k?

Bayfield County would like the minimum value set at: \$20,000.00

