



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 **Thursday, May 11, 2023, at 3:30 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,,539211754#)

The agenda for the meeting is as follows:

AGENDA

1. Call to Order
2. Discussion and Possible Action Regarding Minutes of the Feb 28, 2023, meeting.
3. Public Comment.
4. Discussion and possible action to sell the following In Rem property:
Tax ID # 10323
<https://novus.bayfieldcounty.wi.gov/access/master.asp?paprpId=10323>
https://maps.bayfieldcounty.wi.gov/BayfieldWAB/?query=BayfieldCoBaseMap_3728_14%20CPRPID%2010323
5. Discussion about possible action: housing stipulation on land sale parcels.
Extension request from the Housing of Authorities of Bayfield County and City of Washburn
6. Discussion and possible action to sell InREM property Town of Iron River:
<https://novus.bayfieldcounty.wi.gov/access/master.asp?paprpId=38814>
https://maps.bayfieldcounty.wi.gov/BayfieldWAB/?query=BayfieldCoBaseMap_3728_14%20CPRPID%2038814
7. 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.

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**

February 28, 2023

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

1. The meeting was called to order by Brett Rondeau at 5:15 pm

Present were Brett Rondeau, Fred Strand, Marty Milanowski, Larry Fickbohm

Members Absent: Madelaine Rekemeyer

Also present were Mark Ables-Allison, Bayfield County Administrator; Scott Galetka, Bayfield County Land Records Administrator

2. Motion regarding approving minutes of the May 5 2022, meeting

Motion by Marty Milanowski, seconded by Larry Fickbohm to approve the minutes as presented. Motion carried.

3. Public Comment

No public comment

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

Tax ID # 33151

Tax ID # 33153

A discussion on how the transfer of ownership will occur if being sold to the Housing Authority. Scott Galetka says it will be up to corporate council, John Carlson and Mark Ables-Allison clarifies state law. A determination will have to be made.

Jennifer from the Housing Authority spoke on how to move forward effectively and to make this

possible for them to accept the properties.

A discussion on putting a 24-month condition to make the properties habitable should the properties be sold via online auction, and if not will revert to the county.

Motion by Marty Milanowski to give the Housing Authority 90 days (starting February 28) to make a decision on accepting the property. If not, to sell the property via Wisconsin Surplus "as-is" for \$17,000 and \$20,000. Seconded by Fred Strand.

Discussion on the motion about the determination that must be made on how the Housing Authority will take ownership should the accept the property.

Motion carried.

5. Meeting adjourned

Submitted by
Claire Glafke

Narrative:

Item 4

We were notified of an issue from Choice Title that they ran into a conflict with one of our listings for outlots 1-4 in the Wilde River Subdivision because of was a land purchase happening between two private parties on that parcel. The problem was we had Christopher Smith as the owner of the property in our land records database but they could not find the deed of transfer from the County to the Smith's. We did some research in our past land sale minutes and deeds and found we were not selling the outlots at that time. Also during 2001 Christopher Smith purchased a number of lots in the Wilde River subdivision though Bayfield County auction. The minutes show that we were not going to sell the outlots because there may have been some title issues at that time. Since then we have determined we can sell the outlots and have been doing so in the area. We do not know how the error was made and Christopher Smith was listed in the land records system as the owner since 2001.

Christopher has paid nearly \$230.00 in taxes since 2002. Communication with cooperation council recommends deeding/selling the property over to the Smith's. We looked at the Estimated Fair Market Value in 2001 and it listed the value at \$600. Scott called Christopher and he was agreeable in purchasing the property for \$600.00 and any additional legal fees.

The property has covenants that restrict the use for building and the majority of the property is in wetlands.

Scott recommends selling the property to Christopher Smith for \$600.00 and any additional fees.

2002 - \$9.15

2003-2005 \$30.00* estimate

2006 – \$13.26
 2007 - \$13.17
 2008 - \$13.96
 2009 - \$13.96
 2010 - \$21.75
 2011 - \$21.04
 2012 - \$21.37
 2013 - \$22.91
 2014 - \$20.74
 2015 - \$21.17
 2016 - \$20.96
 2017 - \$21.04
 2018 - \$20.77
 2019 - \$22.38
 2020 - \$20.27
 2021 - \$21.54
 2022 - \$22.95
 Estimate total \$227.14



Item 5

There has been a great deal of interest in creating affordable housing within Bayfield County. Scott and Mark have been looking at ways we can help facilitate additional housing. One idea was to place a stipulation at the time of sale/auction on parcels that have building potential. The stipulation on buildable parcels would say that upon transfer the parcel must have a habitable building on the parcel within 24 months or it would revert to Bayfield County. County may grant extensions. We have split parcels in the past to help facilitate building in these areas but the ones we have sold have not resulted in any additional building. One way we could help enforce this stipulation is by the lottery credit on the tax bill to ensure they are living in the community.

Item 6

Bayfield County and City of Washburn would like an extension to look at the properties and decide if they would like to take ownership of them. The snow has made it difficult to view them and bring contractors in. The survey is near completion.

Item 7

Pam worked on this parcel last year, this was never listed on the Tax Roll. The county took the property back on Tax Foreclosure in 1958. The land is mostly wetlands. The adjoining owner would like us to sell it. The neighboring property is value is listed at \$20,000 and very similar in area and topography. I recommend placing a minimum bid of \$20,000 and sell at the next land auction with Wisconsin Surplus.



**HOUSING AUTHORITIES OF THE
CITY OF WASHBURN & COUNTY OF BAYFIELD**



420 EAST THIRD STREET, WASHBURN, WI. 54891
PHONE: (715) 373-2653 FAX: (715) 373-2610



This institution is an equal opportunity provider

Wednesday, April 5, 2023

Bayfield County Land Records Department
Scott M. Galetka
Land Records Administrator
117 E 5th Street
P.O. Box 878
Washburn, WI 54891
Phone: 715-373-6156

Dear Bayfield County Development and Land Sales Committee:

After much consideration the City of Washburn and Bayfield County Housing Authority is interested in two homes that are located at 311 W Pine St. and 319 W Pine St. in Washburn, WI; however, due to inclement weather, an abundance of snow, and the lack of accessibility, the Housing Authority would respectfully request an extension of an additional 60 day to make a final determination. The Housing Authority would like to access both units and have an adequate inspection completed prior to any formal commitment.

Furthermore, it is understood that the county would like to have conditions in place to make the property habitable within 24 months. The Housing Authority will investigate several funding options to best meet these expectations of habitability, provided these units have no significant impact or findings upon further inspection. The Housing Authority will proactively work to meet these expectations with consideration of contractor schedules, inclement weather, and with an implementation schedule of obvious progress to be considered if work exceeds 24 months. Our goal is to add additional safe and affordable housing to the current rental stock managed by the public housing authorities in Bayfield County.

If you have any questions or concerns, please feel free to contact me at 715-373-5436 Ext. 12 or email jwarren@bayfieldcountyhousing.org

On behalf of the City of Washburn and Bayfield County Housing Authority, thank you for your time and consideration.

Sincerely,

Jennifer Toribio-Warren
Executive Director
City of Washburn and Bayfield County Housing Authority

In accordance with the Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3021, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-0410

Fax: (202) 696-7442, or
Email: program.intake@usda.gov

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