



## Minutes of the Bayfield County Development and Land Sales Committee

May 11, 2023

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

**1. The meeting was called to order by Brett Rondeau at 3:30 pm**

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

Also present were Mark Ables-Allison, Bayfield County Administrator; Scott Galetka, Bayfield County Land Records Administrator; Brigid Reina Williams, Bayfield County Land Records Specialist; Kelly Westlund, UW Extension Housing Educator

**2. Motion regarding approving minutes of the Feb 28, 2023 meeting**

*Motion by Fred Strand, 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 # 10323

<https://novus.bayfieldcounty.wi.gov/access/master.asp?paprpid=10323>

[https://maps.bayfieldcounty.wi.gov/BayfieldWAB/?query=BayfieldCoBaseMap\\_3728\\_14%2CPRPID%2C10323](https://maps.bayfieldcounty.wi.gov/BayfieldWAB/?query=BayfieldCoBaseMap_3728_14%2CPRPID%2C10323)

Scott discusses the issue regarding above mentioned wetland outlot property in Wild River area in Cable area. An individual, Christopher Smith, was listed in Land Records system as owning the property. Smith paid taxes for the property since 2001 to present day. Upon working with title company to sell property, it was discovered that there was no record of the property being deeded to Smith. 2001 meeting minutes show that Bayfield County had decided to hold onto the property. Mark adds that these outlots were initially owned by the Wild Rivers developer who stopped paying taxes, so the 38 acre parcel came back to the county. Mark summarizes the issue and asks Scott what our options are. Scott and Mark discuss options regarding how to proceed. Bayfield County can either sell it to Christopher Smith at its 2001 value (\$600), not sell it and refund Smith the taxes, or can offer to buy it back from Smith. Mark adds that there is some concern regarding legal implications. Scott recommends we sell the parcel for \$600 to Christopher Smith. Brett adds that given the shape of the parcel it is of no value to the county and hopefully parcels like this aren't created in the future.

*Motion by Fred Strand to sell the parcel for \$600 to Christopher Smith; Seconded by Larry Fickbohm. Motion carried.*

**5. Discussion about possible action: housing stipulation on land sale parcels.**

Scott discusses the potential of requiring housing to be built within 24 months of sale of Bayfield County land sale parcels. This would encourage the building of additional housing instead of land being used for buffers between neighbors or investment for later sale. Kelly Westlund discusses the possibility of placing a deed restriction requiring development within 24 months or the parcel reverts back to the county. Another possible stipulation would be attaching a resale formula so after improvements are

made, the property remains affordable in perpetuity. Scott mentioned a 60 acre property in Town of Keystone that was broken into 6-10 acre sections, but was purchased by one owner who is sitting on it. Madelaine asks if there is potential for stipulations regarding AirBnb. Kelly thinks that a restriction can be used to make housing ineligible for use as short term rentals. Mark mentions that whenever a stipulation is put in place on a property, it may sell for less, however this would be a less costly way to increase housing in the county. Fred says he is supportive of this but suggests that we have a definition of what is habitable housing (regarding tents, campers, etc.). Scott suggests that the homes must qualify for a lottery credit.

Kelly discusses town interest in tax foreclosed properties, providing an example of 1/3 acre tax foreclosed property in town of Mason which could have 2-5 single family homes built on it. Giving parcels away would reduce upfront costs of building. Bout 20-30 years ago, 3 homes were built in Mason because the town gave free land to individuals who were willing to build a house on it. There are options available when giving away land to other units of government for public benefit. Town of Oulu may be interested in one or both parcels currently listed in county land sale within Oulu. Reducing the upfront cost of building to developers, can be a tool to help encourage additional housing development in rural communities.

Fred asks if it legal for the county to give away land to another municipality. Scott says yes if the land is for public use. He has not seen an example where the town would then resell to a private party. Mark mentions possibility of transferring land to Housing Authority. Kelly and Mark discuss whether or not the county should investigate transfer of property to towns/municipalities who will pursue housing development. Fred agrees that yes this is something we should discuss further. Larry voices concern about whether the towns can then sell the homes at an overpriced rate and also asks if there can be a stipulation limiting second homes. Kelly says yes, homes can be required to have owner occupancy. There is some more discussion regarding covenants and it was decided that this will be discussed further in the future.

#### **6. Extension request from the Housing of Authorities of Bayfield County and City of Washburn**

Scott discusses how snow kept contractors from conducting surveys, so the Housing Authority is requesting an extension of 60 days to make a decision regarding whether or not they want Pine street houses or not.

*Motion by Fred Strand in support of the 60 day extension; Unanimous support in favor. Motion carried.*

#### **7. 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%2CPRPID%2C38814](https://maps.bayfieldcounty.wi.gov/BayfieldWAB/?query=BayfieldCoBaseMap_3728_14%2CPRPID%2C38814)

Scott discusses a 5.9 acre parcel that was never listed on that tax roll and was taken back by the county after foreclosure in 1958. The property is 95% wetlands and adjoining owner to the property asked that we sell it. The neighboring parcel is listed at a value of \$20,000 and is very similar in size. Scott recommends placing a minimum bid of \$20,000 and selling it at the next land auction.

*Motion by Fred Strand in support of the sale; Seconded by Madelaine Rekemeyer. Motion Carried.*

#### **8. Meeting adjourned**

Submitted by  
Brigid Reina Williams