

DODGE COUNTY TAXATION COMMITTEE

January 18, 2017, at 5:00 P.M.

ROOM 4C DODGE COUNTY ADMINISTRATION BUILDING

JUNEAU, WI 53039

The meeting was called to order by Chairman Berres at 5:00 p.m.

Members present: Ed Benter, Jeff Berres, Cathy Houchin, Ed Nelson, and Dennis R. Schmidt.

Member(s) absent: None.

Others present: Patti K. Hilker, Treasurer, Kathilynne A. Grotelueschen, Assistant Corporation Counsel, Jim Mielke, Dodge County Administrator, Brad VanDenBogart, Diane Woxland, and Todd Strauss.

A motion was made by Benter, and seconded by Houchin to approve the agenda and to allow the Chairman to go out of order as needed to efficiently conduct the meeting. Motion carried.

A motion was made by Schmidt, and seconded by Benter to approve the December 2, 2016 minutes as presented. Motion carried.

The Committee opened bids on unsold 2016 In Rem property and accepted and rejected bids.

PIN 006-1215-1642-001: Three closed bids were received for these two parcels of real estate located in the Town of Burnett.

The first bid opened was from Brad VanDenBogart, in the amount of \$3,500. Enclosed with the bid is a completed bid form and cash in the amount of \$350.

The second bid opened was from Paul and Tamara Wolk, in the amount of \$3,000. Enclosed with the bid is a completed bid form cashier's check in the amount of \$300, made payable to the Dodge County Treasurer.

The third bid opened was from Spot On Properties, II, LLC, in the amount of \$13,101. Enclosed with the bid is a completed bid form and cashier's check in the amount of \$13,101, made payable to the Dodge County Treasurer.

A motion was made by Nelson, and seconded by Benter to accept the bid in the amount of \$13,101 submitted by Spot On Properties II, LLC, for the purchase of the parcel of real estate to which Dodge County Parcel Identification Number 006-1215-1642-001 has been assigned. Motion carried.

PIN 292-1315-0511-016: Three closed bids were received for this parcel of real estate located in the City of Waupun.

The first bid opened was from Kyle J. Woxland, in the amount of \$28,300. Enclosed with the bid is a completed bid form and cash in the amount of \$3,000.

The second bid opened was from Paul and Tamara Wolk, in the amount of \$27,500. Enclosed with the bid is a completed bid form and cashier's check in the amount of \$2,7500, made payable to the Dodge County Treasurer.

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The third bid opened was from Spot On Properties, II, LLC, in the amount of \$25,101. Enclosed with the bid is a completed bid form and cashier's check in the amount of \$25,101, made payable to the Dodge County Treasurer.

A motion was made by Benter, and seconded by Schmidt to accept the bid in the amount of \$28,300 submitted by Kyle J. Woxland for the purchase of the parcel of real estate to which Dodge County Parcel Identification Number 006-1215-1642-001 has been assigned. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 206-1114-0332-074 has been assigned, 618 Monroe Street, located in the City of Beaver Dam, and owned by MRS Visions, LLC. A motion was made by Benter, and seconded by Schmidt to allow Horicon State Bank to pay the delinquent 2013 taxes, interest and all penalties on this property by not later than January 31, 2017, with the understanding that the balance of all other delinquent taxes, interest and penalties will be paid by not later than June 30, 2017. Motion carried.

The Committee considered and discussed a parcel of real estate to which Dodge County Parcel Identification Number 206-1214-2732-011 has been assigned, 1748 N. Spring Street located in the City of Beaver Dam, and owned by MRS Visions, LLC. A motion was made by Houchin, and seconded by Nelson to allow Horicon State Bank to pay the delinquent 2013 taxes, interest and all penalties on this property, by not later than January 31, 2017, with the understanding that the balance of all other delinquent taxes, interest and penalties will be paid no later than June 30, 2017. Motion carried.

Patti Hilker gave an oral report regarding the status of 2017 Proceeding In Rem to foreclose tax liens. Twelve properties are remaining.

The next regular meeting of the Taxation Committee is scheduled for February 21, 2017 at 4:30 p.m., in Room 4C of the Dodge County Administration Building.

A motion was made by Houchin, and seconded by Nelson to adjourn the meeting at 5:45 p.m. Motion carried.

Dennis Schmidt, Secretary

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

Medicaid

2017 In Rem List (as of 2/14/17)

FILING #	PIN_	YEAR	AMOUNT	ACRES	MUN	1ST OWNER
7	012-1015-2823-003	2014	\$ 55.46	0.219	TOWN OF CLYMAN	NORMA FREDRICK 1/2 INT
8	014-1013-1544-002	2014	\$ 9.97	0.994	TOWN OF ELBA	W H NICKERSON
12	024-1016-0921-000	2014	\$ 71.25	30.349	TOWN OF HUSTISFORD	DONALD L MILLER
23	036-0913-1124-002	2014	\$ 2.13	0.366	TOWN OF PORTLAND	UNKNOWN OWNER
33	046-1213-1612-028	2014	\$ 550.37	1.366	TOWN OF WESTFORD	RONALD J YERGES
37	206-1114-0423-085	2014	\$ 1,222.08	0.107	CITY OF BEAVER DAM	AMBER S WILLE
41	206-1214-3321-108	2014	\$ 617.00	0.164	CITY OF BEAVER DAM	NICOLE M BACH
43	226-1313-2643-072	2014	\$ 1,251.79	0.128	CITY OF FOX LAKE	GLENN E LITTLE SR
44	236-1116-0632-004	2014	\$ 4.88	0.166	CITY OF HORICON	WILLIAM F MARKHAM
51	292-1315-0432-046	2014	\$ 1,929.47	0.222	CITY OF WAUPUN	ERIK A LAYMAN
10						
PARCELS						

HOW TO BID

Before You Bid

1. Review the Notice of Appraisal and Sale of County Owned Tax Delinquent Real Estate. This notice is published by as a Class 3 notice (a weekly publication for three consecutive weeks) or a Class 1 notice (one week) in *The Daily Citizen*, the official newspaper of Dodge County, and on the Dodge County website at <http://www.co.dodge.wi.usgov>.
2. ~~Review the Dodge County Bid Form~~ Read the Terms and Conditions.
3. ~~Read the Terms and Conditions~~ Review the Dodge County Bid Form.

Placing A Bid

1. Fill in all of the information requested on the Dodge County Bid Form.
2. Remit a certified check (made payable to “Dodge County Treasurer”), or cash for at a minimum amount of ten percent (10%) of the bid amount as earnest money, ~~made payable to Dodge County Treasurer~~. No personal checks will be accepted.
3. Enclose one completed Dodge County Bid Form along with your certified check or cash, and supporting documents (if necessary), per envelope. If you bid on more than one property you will need to submit multiple envelopes.
4. Mark the outside of the envelope “Sealed In Rem Bid”.
5. Seal the envelope and be sure it is received by the Dodge County Treasurer at the following address by date and time indicated in the Notice of Appraisal and Sale of County Owned Tax Delinquent Real Estate:

Dodge County Treasurer
127 E. Oak Street
Juneau, WI 53039

Postmarks are not acceptable. Bids must be in the Treasurer’s Office.

6. If you have any questions while completing the Dodge County Bid Form, call the Dodge County Treasurer’s office at (920) 386-3782. Office hours are Monday through Friday from 8:00 a.m. to 4:30 p.m. CST.
7. The public is welcome to attend the bid opening that is conducted by Dodge County. The date, time, and place of the public bid opening are indicated in the Notice of Appraisal and sale of County Owned Tax Delinquent Real Estate.

TERMS AND CONDITIONS

1. The Notice of Appraisal and Sale of County Owned Tax Delinquent Real Estate is published and the sale shall be conducted in accordance with section 75.69 of the Wisconsin State Statutes.
2. All bids shall be for the real estate and improvements AS-IS and Dodge County has not made any warranty or representation regarding the condition of the real estate and improvements.
3. Photos of real estate and improvements are on the Dodge County Treasurer's website. It is Dodge County's policy to have no personal showings.
4. All bidders must use the Dodge County Bid Form. The Bid Form must be fully and completely filled out.
5. The Bid Form must be completed in typewriting or clear handwriting, do not use cursive. The bid may be rejected if the information contained on the Bid Form is not legible.
6. The bid will be rejected if all information requested on the Dodge County Bid Form, and supporting documents, if necessary, is not provided.
7. If the bidder is bidding on behalf of a non-profit organization, corporation, limited liability company, partnership, or limited liability partnership, the following documentation must be provided with the Bid Form:
 - a. If a non-profit organization or corporation:
 - i. The name and address of each officer, director and agent and their position;
 - ii. A copy of the Articles of Incorporation and bylaws, if any.
 - b. If a limited liability company:
 - i. The name and address of each member/manager and agent and their position and ownership interest;
 - ii. A copy of the Articles of Organization and operation agreement, if any.
 - c. If a partnership or limited liability partnership:
 - i. The name and address of each member and their partnership interest;
 - ii. A copy of the partnership agreement, if any.
8. All payments must be made by cash or certified check payable to "Dodge County Treasurer". No personal checks will be accepted.
9. The bid payment must equal at minimum ten percent (10%) of the bid amount as earnest money.
10. All bidders must have their properly marked and sealed bid envelope received by the Dodge County Treasurer by the date and time indicated in the Notice of Appraisal and Sale of County Owned Tax Delinquent Real Estate published in *The Daily Citizen*.

11. Bidder shall submit one bid form per envelope.
12. The successful bidder's earnest money shall be non-refundable and applied to the purchase price.
13. The unsuccessful bidder's earnest money will be returned within 15 days of the public bid opening.
14. The successful bidder will be notified that its/his/her bid was accepted and will be provided with a Quit Claim Information Form to complete.
15. The successful bidder must remit final payment and the Quit Claim Information Form to the Dodge County Treasurer within two (2) weeks (10 working days) of notification date by Dodge County or forfeit their deposit.
16. The successful bidder will be subject to current year real estate taxes, special assessments, and/or special charges.
17. Within ninety (90) days of timely payment to Dodge County of the balance due, plus a \$30.00 recording fee payable to "Dodge County Register of Deeds", the Dodge County Clerk will execute and record a Quit Claim Deed and mail the same, along with a receipt for the payments made, to the successful bidder.
18. Dodge County reserves the right to waive any irregularities and informalities in bids submitted to it.
19. Dodge County may accept the bid most advantageous to it. In considering which bid is most advantageous to it, Dodge County may consider, among other factors, the following as they relate to the particular property:
 - a. The amount of the bid;
 - b. The prospective use of the property;
 - c. Whether the land will be subject to real estate taxes;
 - d. Whether the bidder, the organization, corporation, or partnership the bidder represents, or any members, officers, directors, or partners thereof, has a history of becoming delinquent on real estate taxes in Dodge County.
20. When a parcel of real estate has no access to a public street or highway, it is likely that Dodge County will accept a bid from an individual or entity that is an adjoining property owner, rather than from an individual or entity that is not an adjoining property owner, even though the bid from the individual or entity that is an adjoining property owner is lesser in amount than the bid received from an individual or entity that is not an adjoining property owner.
21. Dodge County reserves the right to reject any and all bids in its discretion in determining the bid most advantageous to it.

**DODGE COUNTY BID FORM
FOR TAX FORECLOSED REAL ESTATE**

BUYER: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
TELEPHONE NUMBER: _____

offers Dodge County the sum of \$ _____,
(i.e., \$129 00) (write out dollar amount, i.e., One hundred twenty nine and 00/100)

for the property described as Parcel No. (PIN): _____ and
address of: _____
(number, street or road name/municipality)

If the winning bidder, BUYER hereby requests that the property be titled in the following name and proposes to use the property as follows:

NAME: _____
PROPOSED USE: _____

BUYER hereby submits the sum of \$ _____,
(i.e., \$12 90) (write out dollar amount, i.e., Twelve and 90/100)

This amount represents at least ten percent (10%) of the bid amount as earnest money for the above real estate. BUYER understands that interest shall not be paid on BUYER'S earnest money.

In the event BUYER is the successful bidder, BUYER understands that the earnest money shall be non-refundable. If BUYER is not the successful bidder, the earnest money shall be returned to the BUYER within fifteen (15) days of the public bid opening.

BUYER further understands that the terms and conditions of the Notice of Appraisal and Sale of County Owned Tax Delinquent Real Estate become part of this bid

Buyer's Signature Date

Buyer's Signature Date

Printed Name

Printed Name

Title (Registered Agent, Sole Member, Partner, etc.)

Title (Registered Agent, Sole Member, Partner, etc.)

Buyer's Phone Number

Buyer's Email Address

FOR DODGE COUNTY TREASURER USE ONLY

___ Cash or ___ Certified check for at least 10% of the bid amount
___ Supporting documentation required under #7 of TERMS AND CONDITIONS
(if LLC/Partnership/Corporation/Non-Profit Organization)

County of Dodge

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MEMO

TO: Dodge County Taxation Committee

FROM: Kathilynne A. Grotelueschen *lh*
Assistant Corporation Counsel

DATE: February 14, 2017

RE: *Update on In Personam Actions*

Below please find a list of the In Personam Actions, by parcel identification number, which the Taxation Committee has authorized and directed Corporation Counsel to pursue, as well as information regarding the status of those actions:

1. Action against the owner of 038-1017-1434-004:
 - a. A Summons and Complaint were filed in the Circuit Court on February 10, 2017 in case number 17-CV-60;
 - b. The Summons and Complaint have now been sent out for personal service on the property owner.
2. Action against the owner of 176-1213-0632-004 and 176-1213-0632-006:
 - a. A Summons and Complaint were filed in the Circuit Court on February 10, 2017 in case number 17-CV-59;
 - b. The Summons and Complaint have now been sent out for personal service on the property owner.
3. Action against the owner of 206-1114-0422-244; 206-1114-0422-248; 206-1114-0422-249; 206-1114-0423-110; 206-1114-0423-111; 206-1114-0423-112; and 206-1114-0423-010:
 - a. A Summons and Complaint were filed in the Circuit Court on February 10, 2017 in case number 17-CV-56;
 - b. The Summons and Complaint have now been sent out for personal service on the property owner.
4. Action against the owner of 241-1115-2723-008:
 - a. A Summons and Complaint were filed in the Circuit Court on February 10, 2017 in case number 17-CV-58;
 - b. The Summons and Complaint have now been sent out for personal service on the property owner.

Once the property owners have been personally served with the Summons and Complaint in the case, the property owner will have twenty (20) days to file an Answer with the Court. If an Answer is filed, the Court will then schedule a hearing on the matter. If no Answer is filed, the County can move for default judgment in the case.

Please do not hesitate to contact this office if you have any questions or concerns regarding this information. Thank you.