



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 5, 2022, at 3:15 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,,638488828#)

The agenda for the meeting is as follows:

AGENDA

1. Call to Order
2. Election of Chair and Vicechair
3. Discussion and Possible Action Regarding Minutes of the January 25, 2022, meeting.
4. Public Comment.
5. Discussion and possible action regarding Tax ID #18384; incorrect judgement on Robert Boyer's land.
6. Discussion and possible action regarding Sale and Transfer of County Lands on the Red Cliff Reservation to the Red Cliff Band of Lake Superior Chippewa Resolution.
7. Discussion and possible action regarding a piece of property encroaching on Bayfield County owned land, Tax ID #s 36652 & 10996.
8. 2021 Wisconsin Act- Senate Bill 829; New legislation update and impact on future In Rem tax sales.
9. 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**

January 25, 2022

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

1. The meeting was called to order by Brett Rondeau at 5:37pm.

Present were Brett Rondeau, Fred Strand, Marty Milanowski (Remote) & Tom Snilsberg (Remote)

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.

2. Motion regarding approving minutes of the November 09, 2021, meeting. Motion by Fred Strand, seconded by Marty Milanowski to approve the minutes as presented. Motion carried.

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

Scott discussed the recently acquired In Rem parcels.

- a. A parcel in Oulu (Tax ID #27287) with a house on it. Scott explained the house will take a while to get ready as it needs to be thoroughly cleaned up. Scott is hopeful to get it on the fall 2022 public land auction. While Bayfield County is not responsible for cleaning the property there was a discussion about selling the property as-is. Scott will need to conduct a site visit to determine if property can be sold as-is.

The parcel will possibly be split. Fred suggests speaking with Rob Schierman, Zoning director about parcel # 27288 because there could be zoning issues if parcel is split.

Appraised Value: \$113,000.00

- b. A description of Tax ID # 9643; No discussion followed. Appraised Value: \$14,500.00
- c. A description of Tax ID # 3943; No discussion followed. Appraised Value: \$2,850.00
- d. A description of Tax ID # 1535; Research needed before sale because parcel lacks frontage, Scott expects parcel to be ready for a fall 2022 public auction. Appraised Value: \$25,500.00

Motion by Fred Strand to accept property sell parcels as described.

Seconded by Marty Milanowski.

Motion carried.

4. Discussion and possible action to transfer highway ROW in the town of Cable to American Legion

The triangle of land owned by Bayfield County is currently used and maintained by American Legion. They would like to own it before doing any other improvements. The parcel needed a legal description, so Robby created one this summer (2021). The transfer was approved by the Highway Committee.

Motion by Fred Strand to approve the transfer to American Legion.

Seconded by Tom Snilsberg.

Motion carried.

5. Meeting adjourned at 5:50pm

Submitted by
Claire Glafke

Narrative:

5. Discussion and possible action regarding Tax ID #18384; incorrect judgement on Robert Boyle's land.

This is a piece of property that was listed as County owned land, but it had an incorrect judgement though the 2018 In Rem process. John Carlson suggests Quit Claim deeding the property back to the current owners, James & Linda Corbin and Robert & Linda Boyer.



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

Bayfield County and Red Cliff have a long-standing memorandum of understanding through the Tribal County Relation Committee concerning the return of lands on the reservation to the Tribe. Over the past decade Bayfield County has transferred multiple parcels. Action in the attached resolution would completely transfer **all** Bayfield County owned lands to Red Cliff. Lands transferred would be include forest and non-forest lands.

The proposed transfer and sale would include approximately 854 acres. This arrangement is awaiting DNR approval to remove lands from county forest law. Red Cliff has offered \$1 million for all county lands on the reservation. All proceeds will be used to purchase other lands off-reservation, to be used for and enrolled in County Forest Law.

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

It has come to Land Records' attention that a building is encroaching on an outlot (Tax ID # 36652) owned by Bayfield County in the Town of Cable. Jen Keller, the co-owner of the encroaching property, is having her property surveyed in early May, which will help determine the best course of action. She is interested in purchasing or swapping the land between her two parcels, as depicted in the two photos below.

Bayfield County would like to sell or swap a piece of the outlot to Jen to eliminate the encroachment on the outlot. Bayfield County suggests Quit Claim deeding the property.

Bayfield County is seeking approval to do one of two things:

1. Sell the land for \$2,000.00/ acre, plus any survey, legal and recording fees, or
2. Swap the current owner's property for Bayfield County property that is currently adjoining Bayfield County property, acre for acre, plus any survey, legal and recording fees



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

New legislation has recently been passed that requires the County to conduct some additional steps after property is sold. Most of the additional work relates to how money is distributed after the sale. The legislation says Bayfield County has to give any profit to the previous owner, after taking the expenses back (i.e., overdue taxes). In the past, Bayfield County would put the money in general revenue.

The new legislation also states that if Bayfield County cannot find the previous owner, the revenue must be kept in a separate account for 5 years before placing it in the general revenue. Before, all liens were wiped through the In Rem process but the new legislation states Bayfield County will need to pay those. John C. will be here to talk a little more about the legislation.

[Senate Bill 829](#), now 2021 Wisconsin Act 216:

- Requires that a county return the net proceeds from the sale of a tax delinquent property to the former owner of the property for any such sale rather than only when both the property was used as a homestead in the five years prior to the county's acquisition of the property and the owner requested such payment within 60 days of notice from the county; and
- Modifies the calculation of the net proceeds resulting from the delinquent property sale to remove a current law fee from the calculation.