



DANE COUNTY BOARD OF SUPERVISORS

Personnel & Finance Tax Deed Subcommittee Minutes - Approved

Monday, June 10, 2013

4:30pm

210 Martin Luther King Jr. Blvd.
City County Building Rm. 351

- I. Call to Order
 - a. Members Present: Sharon Corrigan, Chuck Erickson, Dennis O'Loughlin
 - b. Others Present: Adam Gallagher, Laura Guyer, Chuck Hicklin, Todd Violante

- II. Public comment on items not on this agenda
 - a. Jim Garfoot
 - i. Concerned about a Cross Plains tax delinquent parcel that was sold to the Wisconsin Department of Natural Resources.
 - ii. There was miscommunication between Mr. Garfoot and Roger Lane (Dane County Planning and Development).
 - iii. He had paid \$165, which was put on hold indefinitely.
 - iv. Violante will look into the issue and get back with committee members.

- III. Election of Subcommittee Chair and Vice Chair
 - a. Chair nomination
 - i. A nomination was made by Erickson to nominate Corrigan as Chair of the Personnel & Finance Tax Deed Subcommittee.
 - ii. Corrigan was approved on a voice vote.
 - b. Vice Chair nomination
 - i. A nomination was made by Corrigan to nominate Erickson as Vice Chair of the Personnel & Finance Tax Deed Subcommittee.
 - ii. Erickson was approved on a voice vote.

- IV. Discussion on Subcommittee Organization and Annual Work Plan
 - a. Gallagher would like to evolve this into a regular process whereby there are two annually scheduled sales. Ideally, there will be a spring sale in April or May of each year and a fall sale in September or October of each year.

- V. Reports on Tax Deeded Parcels
 - a. The subcommittee received the Treasurer's report on property and tax status overview of tax deeded parcels in the Town of Albion, Town of Bristol, Village of Blue Mounds, and City of Sun Prairie.
 - b. The subcommittee received the Planning and Development Director's report on property access and development potential overview in the Town of Albion, Town of Bristol.

- VI. Discussion and Action establishing an appraisal for the sale of tax deeded parcels (Town of Albion, Town of Bristol, Village of Blue Mounds, City of Sun Prairie)
- a. Because The Planning and Development Director's report only included tax deeded parcels in the towns, the subcommittee only discussed the tax deeded parcels in the towns.
 - b. Parcel #0911-294-9360-2 (Town of Bristol)
 - i. Gallagher, Guyer, and Hicklin gave background on the property addressing neighboring land use, razing of the building, encroachment of the neighboring nursery business onto the property, the town's potential interest in the property for an environmental corridor, and how the Tax Deed Task Force arrived at the recommended appraisal range.
 - ii. A motion was made by O'Loughlin, seconded by Erickson, to appraise the parcel for purchase by the Town of Bristol at \$34,781 + \$1,800 (for a total of \$36,581) to cover unpaid principal, interest, and penalty through May 2013 and the service charge (1% of the assessed value) required under Dane Co. Ord. Ch. 26.16. Furthermore, the motion included a deed restriction that the Town of Bristol cannot resell the parcel. Finally, under the motion, if the Town of Bristol does not accept the offer within 60 days, the motion is null and void and the parcel shall return to the subcommittee for reappraisal for public sale of tax deeded lands.
 - iii. The motion passed by voice vote.
 - c. Parcel #0512-361-2238-9 and #0512-361-2249-6 (Town of Albion)
 - i. Gallagher, Hicklin, and Violante described the Treasurer's report, the Planning and Development Director's report, and the recommendations by the Tax Deed Task Force. Gallagher explained that a neighbor has expressed interest in bidding on the parcels. Hicklin and Violante explained the difference between physical and zoning barriers to development as compared to the practical and economic barriers to development.
 - ii. A motion was made by O'Loughlin, seconded by Erickson, that if these parcels are purchased together, then the total combined appraisal for purchasing both parcels will be \$6,500. If the parcels are purchased separately, the individual parcel appraisals will be \$3,500.
 - iii. The motion passed by voice vote.
 - d. Parcels #0512-254-6168-6, #0512-254-6179-3, and #0512-254-6179-3 (Town of Albion)
 - i. Guyer and Violante described the property based on the site photographs and the Planning and Development Director's report. Gallagher explained that a neighbor has expressed interest in bidding on the parcels.
 - ii. Because clarity is needed in the report regarding the parcel designation of "Limited," appraisals on these parcels were not determined.
- VII. Adjournment
- a. A motion was made by O'Loughlin, seconded by Erickson, to adjourn.
 - b. The motion passed by voice vote.