

AGENDA
Eau Claire County
Committee on Finance & Budget
Tuesday, December 21, 2021
6:00 p.m.
Webex Conference Call

Public Access:
Dial in Number: 415.655.0001
Access Code: 2595 975 1360

Notice Regarding Public Comment: Members of the public wishing to make comments must email Amy Weiss at amy.weiss@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting. You will be called on during the Public Comment session to make your comments.

1. Call to Order and Confirmation of Meeting Notice
2. Roll Call
3. Public Comment
4. Proposed Resolution 21-22/082 “Awarding Bids for Fall 2021 Tax Deed Sale...” / Discussion – Action
5. Lowering the Price of an Unsold Tax Deed Property / Discussion – Action
6. Future Meetings and Agenda Items / Discussion – Action
7. Adjourn

Prepared by: Amy Weiss

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710 (FAX) 8391669 or (TDD) 8394735 or by writing to the ADA Coordinator, Human Resources Department, Eau Claire County Courthouse, 721 Oxford Ave., Eau Claire, Wisconsin 54703.

2021 Fall Tax Deed Sale

Profit/Loss Fact Sheet

Resolution 21-22/082

Sale	Resolution #	Parcel Number	Buyer	General Taxes	Special Taxes	Interest & Penalty	County Expenses	Total Expense Amount	Awarded Bid	Profit/Loss
FALL SALE	21-22/082	002-1335-02-000	James Scheffler	\$536.74	\$0.00	\$228.47	\$195.15	\$960.36	\$5,001.00	\$4,040.64
FALL SALE	21-22/082	016-1081-04-000	Mark & Pamela Nix	\$3.74	\$0.00	\$1.52	\$170.00	\$175.26	\$202.00	\$26.74
FALL SALE	21-22/082	022-1044-06-000	Judith Bechard	\$532.13	\$0.00	\$223.17	\$144.40	\$899.70	\$1,511.20	\$611.50
FALL SALE	21-22/082	026-1036-08-060	Kenneth Rindal	\$2,743.94	\$140.00	\$1,325.17	\$305.15	\$4,514.26	\$7,500.00	\$2,985.74
FALL SALE	21-22/082	221-04-0193-000	Christopher Johnson	\$28.20	\$0.00	\$10.64	\$183.34	\$222.18	\$1,501.00	\$1,278.82
									\$15,715.20	\$8,943.44

**The total profit amount covers all taxes, interest, penalties and County expenses resulting in a profit of \$8,943.44.

EAU CLAIRE COUNTY * TAX DEED SALE MAP *

SALE PARCEL #FALL2021-1

COMPUTER #002-1335-02-000

MINIMUM BID \$1.00

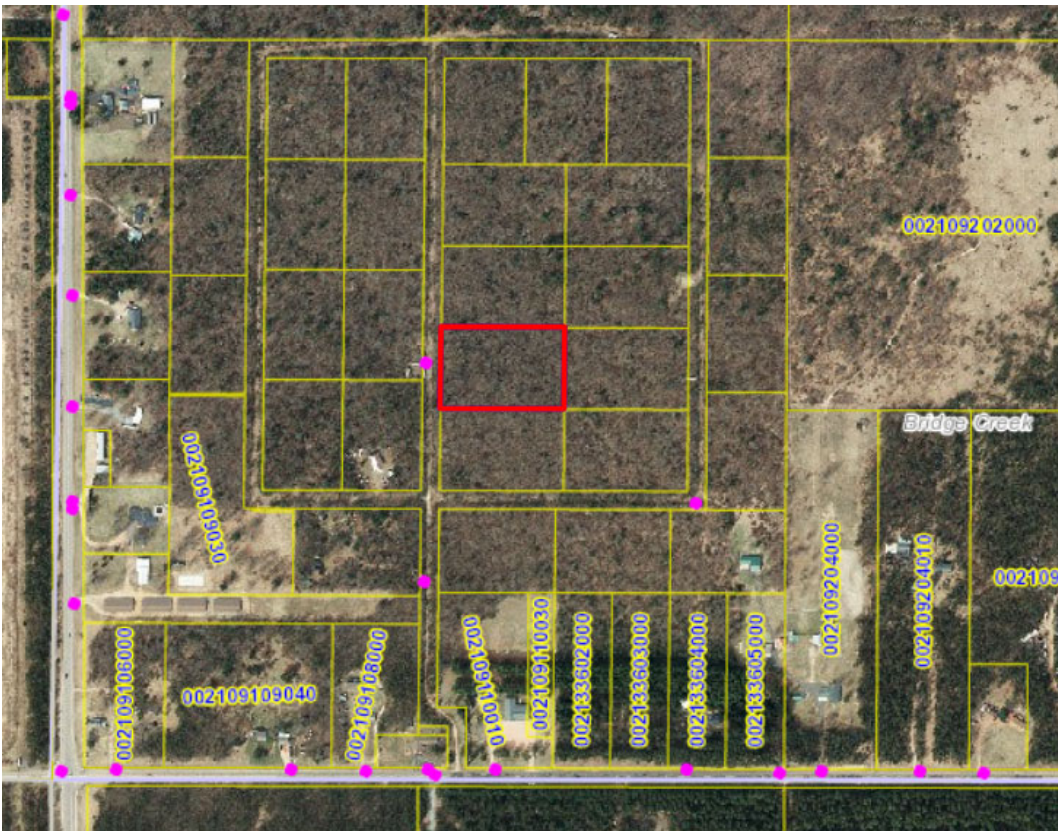
LOT SIZE

APPROX. 2.97 acres

Lot 22 being part of Gael's Greenery Subdivision as recorded on document #657950, Volume 11, Page 162B on December 9, 1993. Town of Bridge Creek, Eau Claire County, Wisconsin.

Computer #002-1335-02-000, Town of Bridge Creek

NOTE: There are no finished roads or public utilities to this subdivision.



EAU CLAIRE COUNTY * TAX DEED SALE MAP *

SALE PARCEL #FALL2021-3

COMPUTER #016-1081-04-000

MINIMUM BID \$1.00

LOT SIZE

APPROX. 0.21 acres

Beginning at a stake on the section line between Sections 34 and 35, Township 25 North, Range 7 West; thence East 2 chains and 16 links; thence North crossing brook 1 chain; thence West 2 chains and 16 links; thence South 1 chain to the place of beginning. Town of Otter Creek, Eau Claire County, Wisconsin.

Computer #016-1081-04-000, Town of Otter Creek

NOTE: Parcel is land-locked. There is no legal access to this parcel from the road.



EAU CLAIRE COUNTY * TAX DEED SALE MAP *

SALE PARCEL #FALL2021-5

COMPUTER #022-1044-06-000

MINIMUM BID \$1.00

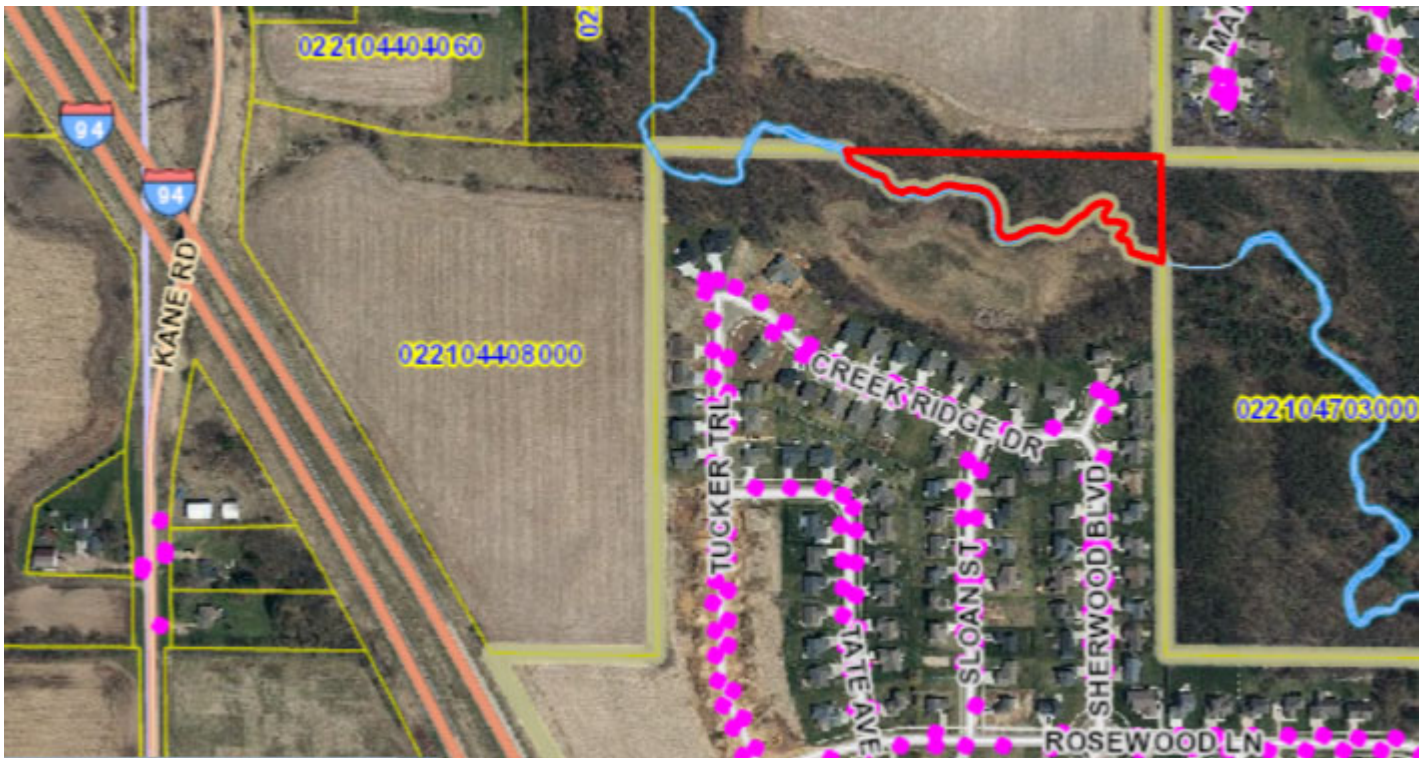
LOT SIZE

APPROX. 2.8 acres

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 14, Township Twenty-Seven North, Range Ten West, Town of Union, Eau Claire County, Wisconsin; EXCEPT Lot 1 of Certified Survey Map No. 2172 being found in Volume 11 of CSM Pages 393-394; and ALSO EXCEPT Outlot 1 of Certified Survey Map No. 2158 being found in Volume 11 of CSM Page 363-364. Town of Union, Eau Claire County, Wisconsin.

Computer #022-1044-06-000, Town of Union

NOTE: Parcel is land-locked. There is no legal access to this parcel from the road.



EAU CLAIRE COUNTY * TAX DEED SALE MAP *

SALE PARCEL #FALL2021-6

COMPUTER #026-1036-08-060

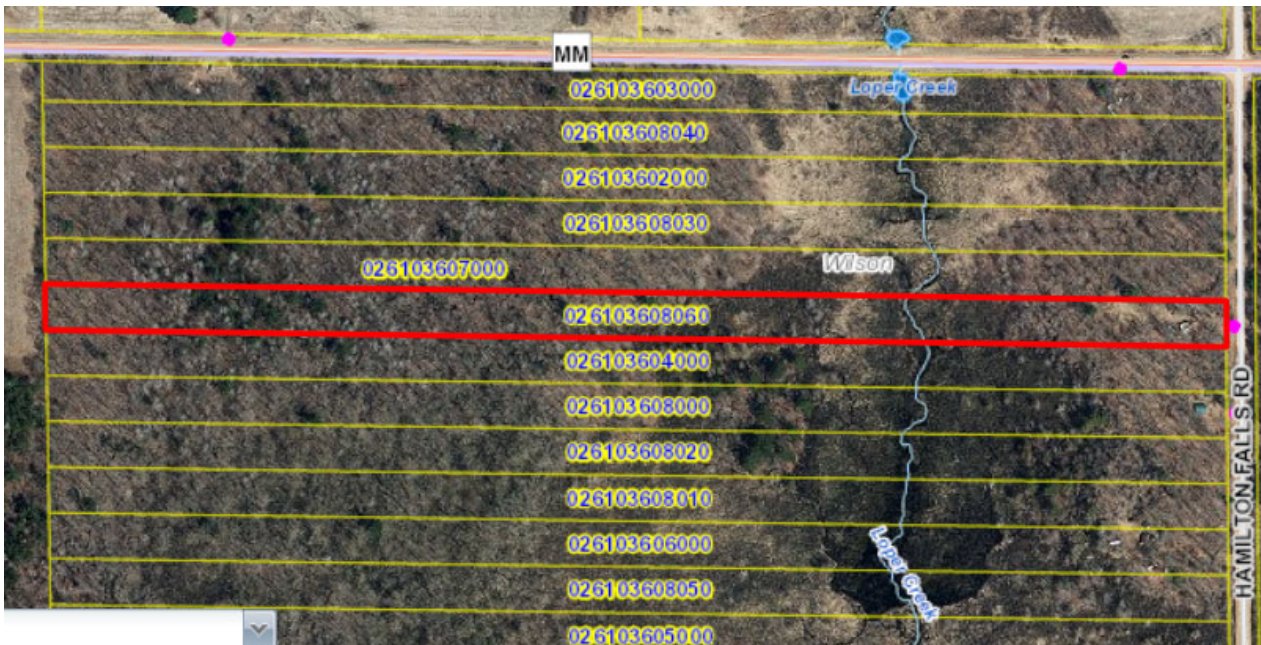
MINIMUM BID \$1,000.00

LOT SIZE

APPROX. 6.1 acres

The North One Hundred One (101) feet of the South Eight Hundred and Eight (808) feet of the North One-Half (N ½) of the Northeast Quarter, (NE ¼), Section Fifteen (15), Township Twenty-seven (27) North, Range Five (5) West, Town of Wilson, Eau Claire County, Wisconsin, consisting of Six (6) acres more or less. Town of Wilson, Eau Claire County, Wisconsin.

Computer #026-1036-08-060, Town of Wilson



EAU CLAIRE COUNTY * TAX DEED SALE MAP *

SALE PARCEL #FALL2021-7

COMPUTER #221-04-0193-000

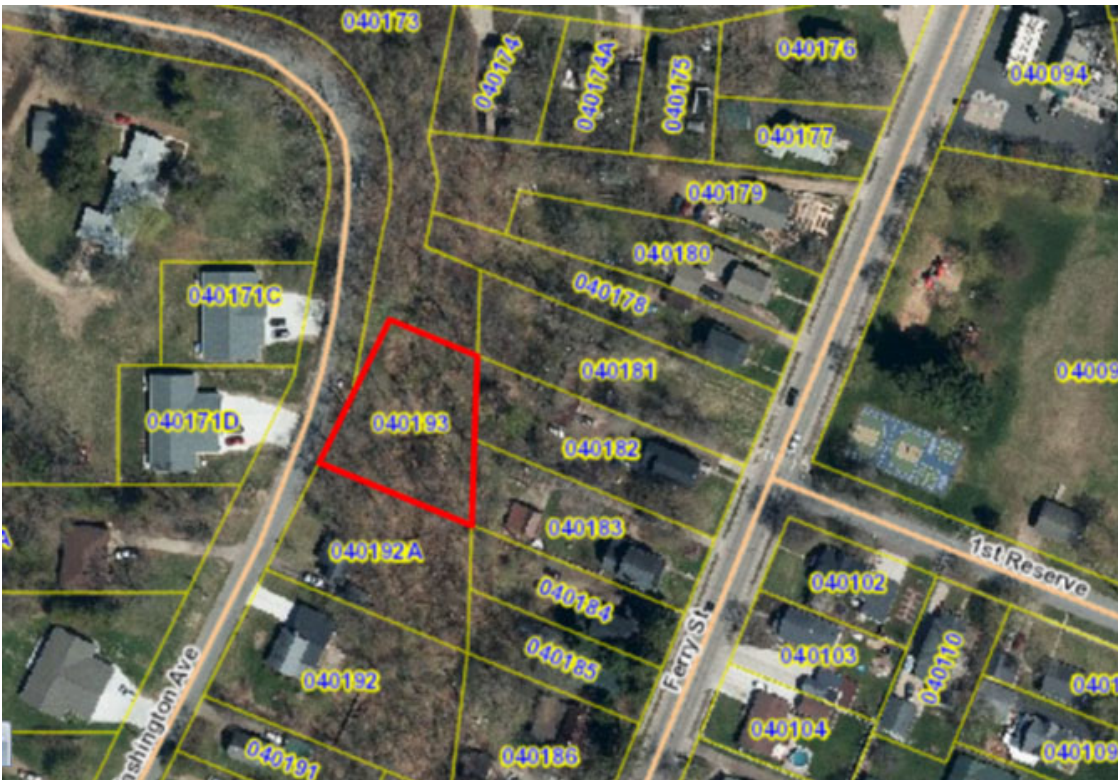
MINIMUM BID \$100.00

LOT SIZE

APPROX. 0.33 acres (19,800 ft²)

Lot 15 Block 10, Daniel Shaw's Lumber Company's Addition to the City of Eau Claire, Eau Claire County, Wisconsin.

Computer #221-04-0193-000, City of Eau Claire



3 AWARDING BIDS FOR THE FALL 2021 TAX DEED SALE OF TAX DEED PROPERTY;
4 DIRECTING CORPORATION COUNSEL TO PREPARE QUIT CLAIM DEEDS ON THE
5 DESCRIBED PROPERTIES; DIRECTING THE COUNTY CLERK TO EXECUTE SAID QUIT CLAIM
6 DEEDS ON BEHALF OF EAU CLAIRE COUNTY

7
8 WHEREAS, in accordance with Chapter 4.20 of the Eau Claire County Code, bids were solicited for the
9 sale of tax deed property; and

10
11 WHEREAS, on December 21, 2021, bids were reviewed on said described parcels.

12
13 NOW, THEREFORE, BE IT RESOLVED that the Eau Claire County Board of Supervisors awards the bid
14 for the sale of tax deed property to the highest bidder as follows:

15
16
17 SALE PARCEL #FALL2021-1
18 Computer #002-1335-02-000 Vacant Land - Town of Bridge Creek
19 PIN # 18002-2-260608-310-2008

<u>PURCHASER</u>	<u>MINIMUM BID</u>	<u>BID AMOUNT</u>
James Scheffler	\$1.00	\$5,001.00
A Single Person		

24
25 Lot 22 being part of Gael’s Greenery Subdivision as recorded on document #657950, Volume 11, Page
26 162B on December 9, 1993. Town of Bridge Creek, Eau Claire County, Wisconsin.

27
28
29 SALE PARCEL #FALL2021-3
30 Computer #016-1081-04-000 Vacant Land - Town of Otter Creek
31 PIN # 18016-2-250735-330-0002

<u>PURCHASER</u>	<u>MINIMUM BID</u>	<u>BID AMOUNT</u>
Mark Nix and Pamela Nix	\$1.00	\$202.00
Husband and Wife, as Survivorship Marital Property		

36
37 Beginning at a stake on the section line between Sections 34 and 35, Township 25 North, Range 7 West;
38 thence East 2 chains and 16 links; thence North crossing brook 1 chain; thence West 2 chains and 16
39 links; thence South 1 chain to the place of beginning. Town of Otter Creek, Eau Claire County,
40 Wisconsin.

41
42
43 SALE PARCEL #FALL2021-5
44 Computer #022-1044-06-000 Vacant Land – Town of Union
45 PIN # 18022-2-271014-310-0001

<u>PURCHASER</u>	<u>MINIMUM BID</u>	<u>BID AMOUNT</u>
Judith Bechard	\$1.00	\$1,511.20
A Single Person		

51 The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 14, Township Twenty-Seven
52 North, Range Ten West, Town of Union, Eau Claire County, Wisconsin; EXCEPT Lot 1 of Certified
53 Survey Map No. 2172 being found in Volume 11 of CSM Pages 393-394; and ALSO EXCEPT Outlot 1
54 of Certified Survey Map No. 2158 being found in Volume 11 of CSM Page 363-364. Town of Union, Eau
55 Claire County, Wisconsin.
56

57 SALE PARCEL #FALL2021-6
58 Computer #026-1036-08-060 Vacant Land (N890 Hamilton Falls Road) - Town of Wilson
59 PIN # 18026-2-270515-110-0013

<u>PURCHASER</u>	<u>MINIMUM BID</u>	<u>BID AMOUNT</u>
61 Kenneth Rindal	\$1,000.00	\$7,500.00
62 A Single Person		

63
64
65 The North One Hundred One (101) feet of the South Eight Hundred and Eight (808) feet of the North
66 One-Half (N ½) of the Northeast Quarter, (NE ¼), Section Fifteen (15), Township Twenty-seven (27)
67 North, Range Five (5) West, Town of Wilson, Eau Claire County, Wisconsin, consisting of Six (6) acres
68 more or less. Town of Wilson, Eau Claire County, Wisconsin.
69

70
71 SALE PARCEL #FALL2021-7
72 Computer #221-04-0193-000 Vacant Land - City of Eau Claire
73 PIN # 18221-2-271025-002-2064

<u>PURCHASER</u>	<u>MINIMUM BID</u>	<u>BID AMOUNT</u>
74 Christopher Johnson	\$100.00	\$1,501.00
75 A Single Person		

76
77
78
79 Lot 15 Block 10, Daniel Shaw's Lumber Company's Addition to the City of Eau Claire, Eau Claire
80 County, Wisconsin.
81

82
83 BE IT FURTHER RESOLVED that the Corporation Counsel is hereby directed to prepare quit claim deed
84 for the described parcel and that the County Clerk is hereby directed to execute said quit claim deed on
85 behalf of Eau Claire County.
86
87

88 I hereby certify that the foregoing
89 correctly represents the action of the
90 Committee on Finance & Budget on
91 December ____, 2021, by a vote
92 of ____ for, and ____ against.
93
94

95 Stella Pagonis, Chair
96 Committee on Finance & Budget

For discussion/action by Finance and Budget on 12/21/2021

This parcel was the only parcel we did not receive a bid on for the Fall sale. The County Clerk is requesting that the Finance and Budget committee significantly reduce the minimum bid price for this parcel for the next sale. I believe the appraiser was being far too optimistic with the \$12,000 value placed on the piece. He felt the land might have some value but the lot is not large, and on a busy highway corner that would have significant setbacks should anyone want to build anything new on it. The structure is completely falling down. The ceiling is collapsed on the second floor and the first floor has collapsed into the basement which is full of water. The building is full of junk as well. There is nothing salvageable that would have value. Right now the parcel is just a liability for us should someone attempt to enter the structure in the condition it is in.

EAU CLAIRE COUNTY * TAX DEED SALE MAP *

SALE PARCEL #FALL2021-2

COMPUTER #006-1036-07-000

MINIMUM BID \$12,000.00

LOT SIZE

APPROX. 0.18 acres 130'x 60'

Computer #006-1036-07-000, Town of Clear Creek

**Building is sold AS IS. The structure has been abandoned and unsafe for human habitation or occupancy. The purchaser will need to address all violations to code and have the property re-inspected by the Eau Claire City-County Health Department prior to occupation or have the structure razed.*





Google







FOUNTAIN SERVICE

FRI



FOUNTAIN SERVICE