



Langlade County Board: Administrative and Finance Committees Agenda

Notice of Meeting

DATE: March 18, 2025

TIME: Immediately following the Joint Administrative and Finance and Personnel Committee meeting

PLACE: County Board Room, Lower Level of the Safety Building

Notice: A quorum of the Langlade County Board and various County Board committees may be present at this meeting. No business will be discussed nor any action taken by the Langlade County Board or any other County Board committee, other than the committee listed on this notice. It is anticipated that discussion and action may occur regarding all items posted on this agenda.

Agenda

The Chairperson shall determine the order that agenda items are considered.

1. Call the meeting to order immediately following the Joint Administrative and Finance and Personnel Meeting
2. Conduct Roll Call
3. Please silence all cell phones
4. Recite the Pledge of Allegiance
5. Approve/amend the minutes of the Administrative and Finance Meetings of February 18, 2025 and February 20, 2025
6. Update on Third Courtroom
7. Discuss out of County Resolutions, referrals to Langlade County:
 - a. Request Legislative Changes to Improve Rural Community Economies by Providing Local Authority to Define Business Districts and Reduce Speeds in those Districts along State and Federal Highways
 - b. Resolution Request the Wisconsin State Legislature Pass Legislation to Stop Corporations from Purchasing Single-Family Homes
8. Proposed amendment to the Sale of Tax Deed Property policy regarding the purchaser's responsibility for the full amount of current real estate taxes, special assessments, and special charges levied against the property in the year of sale
9. Corporation Counsel: Status update on Class Action Lawsuit (John Elliott, et al vs. State of Wisconsin, et al) recently filed against all counties regarding the disposition of surplus proceeds of tax deed land sales
10. Update or Report on Activities from the Corporation Counsel
11. County Administrator H/R Update
12. Update or Report on Activities/Grants from the County Administrator
13. At approximately 6:40 p.m., consider moving into closed session pursuant to Section 19.85 (1)(c), Wisconsin Statutes, considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility to complete the annual performance evaluation of the County Administrator
14. At approximately 7:10 p.m., return to open session with possible action on any matters discussed in closed session
15. Verify the date of the next meeting
16. Adjourn the meeting

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Ms. Judy Nagel, Langlade County Clerk, 800 Clermont Street, Antigo, WI 54409. Telephone: (715) 627-6200.



MEETING MINUTES

Committee: ADMINISTRATIVE COMMITTEE
Date: February 18, 2025
Time: 5:30 PM
Location: County Board Room, Lower Level of the Safety Building

The following discussion was held by the Committee at the meeting detailed above:

As a courtesy to others, please silence cell phones and please notify the Chairman if you intend to record this meeting.

1. Meeting called to order at 5:45 PM as the prior meeting ran late.
2. Conduct Roll Call by Chairman Pierce. Motion by Maier, second by Bauknecht to excuse Mayr. All ayes, motion carried.

ADMINISTRATIVE COMMITTEE			
Name	Role	Status	
Ben Pierce	Chairman	Present	
Justin Sorano	Vice-Chair	Present	
John Medo	Member	By Phone	
Andrew Bauknecht	Member	Present	
Steve Maier	Member	Present	
Todd Mayr	Member	Absent	
Bruce McDougal	Member	Present	

Others Present			
Name	Interest	Name	Interest
Jason Hilger	County Administrator	Reinhardt Balcerzak	Supervisor
Robin Stowe	Corporation Counsel	Doug Curler	Supervisor
Tammy Wilhelm	County Treasurer	Chet Haatvedt	Supervisor
Tina Wild	Clerk of Court	Kevin Bouche	Maintenance Director
Thomas Eldredge	IT Director	Dewey Chrudimsky	Maintenance
Oyvind Wistrom	Attorney	Kyle Disterhaft	Citizen
Judy Nagel	County Clerk/Rec. Sec.		

3. Please silence all cell phones.
4. Recite the Pledge of Allegiance.
5. Approve/amend the minutes of the Administrative Meeting of February 5, 2025: Motion by Maier, second by Bauknecht to approve the Administrative Meeting Minutes of February 5, 2025. All ayes, motion carried.
6. Discuss Resolution #4-2025 Urging Governor Evers and the Wisconsin Legislature to Support the County Courts: Corporation Counsel Stowe discussed underfunded State mandates, such as County Courts. Clerk of Court Wild stated that her association is requesting all 72 Counties support this resolution and send it to Madison. Discussion on the funding in the resolution, requesting the State fully fund the County Courts. Motion by Maier, second by McDougal to approve the Resolution Urging Governor Evers and the Wisconsin Legislature to Support the County Courts. All ayes, motion carried.
7. Discuss referral from January 27, 2025, County Board Meeting: Live-streaming or recording of County Board Meetings: Corporation Counsel Stowe discussed live-streaming and/or recording of County Board Meetings, as live-streaming falls under open meeting laws and the recording is not. IT Director Eldredge agreed to check into options, looking at local partners, such as the High School AV Department. Discussion held. Haatvedt reminded the Committee to look into the Federal Communication Act, format, and requirements and suggested forming an Ad Hoc Committee to research live-streaming and/or recording County Board Meetings. Maier suggests looking at

Meeting Minutes (Continued)

public education channels, and reaching out to the local internet providers for collaboration, stating this could be a 2026 budget item. Discussion continued.

8. **Discuss Proration of Special Assessments:** Corporation Counsel Stowe discussed selling tax-delinquent properties and the terms of the sale, which includes prorating special assessments. Current Tax Deed Policy: Terms of sale include: All tax deed properties are sold "as is". No warranty of title, use, condition, occupancy, habitability, or conformance to applicable land use regulations is expressed or implied. All valid deed restrictions and covenants of record in the chain of title shall continue. Any special assessments levied against the property after the acquisition of the tax deed shall be the responsibility of and assumed by the bidder. Real estate taxes shall be prorated as of date/year of closing and Purchaser shall be responsible for its share of real estate taxes. Removing the last two sentences and replacing them with the following language: Purchaser shall be responsible for the full amount of current real estate taxes, special assessments, and special charges levied against the property in the year of sale. Purchaser shall be responsible for the recording fee (\$30.00 eff. 2014 and subject to change). Discussion held. Corporation Counsel Stowe will bring this back to the next Administration Meeting.
9. **Update or Report on Activities from the Corporation Counsel:** Corporation Counsel Stowe provided a written report that the Clerk will email to the Committee, report available from Corporation Counsel Stowe. Stowe added the report that he is working with H/R on some renewal County Health Insurance issues.
10. **County Administrator H/R Update:** County Administrator Hilger provided the report to the Board at last night's meeting, noting no changes.
11. **Update or Report on Activities/Grants from the County Administrator:** County Administrator Hilger provided the report to the Board at last night's meeting, noting no changes.
12. **At approximately 6:00 p.m., consider moving into closed session pursuant to Section 19.85 (1)(c) & (f), Wisconsin Statutes, considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility; considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations, to review findings and recommendations from an external investigation into complaints filed against individuals covered under the Employee Handbook (Policy Against Harassment, Discrimination, and Retaliation (subsection III):** Motion by Maier, second by Bauknecht to move into closed session at 6:30 p.m. Voice Vote: Pierce, aye; Sorano, aye; Bauknecht, aye; McDougal, aye; and Maier, aye. Those remaining in the closed session include: Wistrom, Haatvedt, Balcerzak, and Stowe. Motion by Maier, second by Pierce to excuse Sorano at 6:55 p.m. All ayes, motion carried. At 7:40 p.m. the Wistrom exits the closed session and County Administrator Hilger is requested into the closed session. Corporation Counsel Stowe took minutes for the closed session.
13. **At approximately, 7:00 p.m., return to the open session with possible action on any matters discussed in the closed session.** Motion by McDougal, second by Bauknecht to return to open session at 8:25 p.m. All ayes, motion carried. No action was taken from the closed session.
14. **Verify the date of the next meeting:** February 20, 2025, at 5:30 p.m.
15. **Adjourn the meeting:** Motion by Bauknecht, second by McDougal to adjourn the February 18, 2025 Administrative Meeting at 8:30 p.m. All ayes, motion carried.

Minutes submitted by:

Judy Nagel, County Clerk, Recording Secretary



MEETING MINUTES

Committee: ADMINISTRATIVE COMMITTEE
Date: February 20, 2025
Time: 5:30 PM
Location: County Board Room, Lower Level of the Safety Building

The following discussion was held by the Committee at the meeting detailed above:

As a courtesy to others, please silence cell phones and please notify the Chairman if you intend to record this meeting.

1. Meeting called to order at 5:32 PM
2. Conduct Roll Call by Chairman Pierce. Motion by Maier, second by Medo to excuse Mayr. All ayes, motion carried.

ADMINISTRATIVE COMMITTEE			
Name	Role	Status	
Ben Pierce	Chairman	Present	
Justin Sorano	Vice-Chair	Present, arrived at 6:00 p.m.	
John Medo	Member	Present	
Andrew Bauknecht	Member	Present	
Steve Maier	Member	Present	
Todd Mayr	Member	Absent	
Bruce McDougal	Member	Present	

Others Present			
Name	Interest	Name	Interest
Jason Hilger	County Administrator	Chet Haatvedt	Supervisor
Robin Stowe	Corporation Counsel	Kevin Bouche	Maintenance Director
Judy Nagel	County Clerk, Transcribed Minutes		

3. Please silence all cell phones.
4. Recite the Pledge of Allegiance.
5. At approximately 5:33 p.m., consider moving into closed session pursuant to Section 19.85 (1)(c), Wisconsin Statutes, considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility to conduct the annual performance evaluation of the County Administrator. Motion by Medo, second by McDougal to move into closed session at 5:35 p.m. Voice vote: Pierce, aye; Medo, aye; Bauknecht, aye; McDougal, aye; Maier, aye. The Chairman approved those remaining in closed session: Haatvedt, Stowe, and Hilger.
At approximately 6:00, Sorano arrived at the closed session. At approximately 7:00 p.m., Sorano was excused from the meeting.
6. At approximately, 7:00 p.m., return to the open session with possible action on any matters discussed in the closed session. Motion by Medo, second by McDougal to return to open session at 8:18 p.m. All ayes, motion carried. No action was taken from the closed session.
7. Verify the date of the next meeting: To be determined.
8. Adjourn the meeting: Motion by McDougal, second by Bauknecht to adjourn the February 20, 2025 Administrative Meeting at 8:20 p.m. All ayes, motion carried.

Minutes submitted by:
Judy Nagel, County Clerk, Recording Secretary

PASSED

1 063-112024

2
3 RESOLUTION Request the Wisconsin State Legislature Pass Legislation to Stop Corporations from
4 Purchasing Single-Family Homes

5
6 TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:

7
8 WHEREAS, corporations supported by private equity groups like Blackstone have acquired tens of
9 thousands of homes throughout the United States; and

10
11 WHEREAS, if this trend persists, it is projected that institutional investors could hold sway over single-
12 family rental homes in the United States by 2030; and

13
14 WHEREAS, a study by Business Insider revealed that during the 2023 third quarter, these firms
15 represented 44% of single-family home purchases, surpassing independent operations; and

16
17 WHEREAS, our United States representatives, along with members of Congress - from both political
18 parties - have received and reported financial contributions from Blackstone; and

19
20 WHEREAS, private equity firms have been increasingly penetrating the residential property market. This
21 growing involvement of private equity in the residential property market has sparked concerns regarding
22 its influence on housing prices and the affordability of individual homebuyers in Winnebago County; and

23
24 WHEREAS, as of February 2024, the Wisconsin REALTORS® Association cites the average home price
25 in the State of Wisconsin is \$275,000, and the average home price in Winnebago County is \$227,500.
26 The United States Census Bureau has documented that the 2022 average household income is \$70,041,
27 with 11.4% of our residents living in poverty; and

28
29 WHEREAS, Winnebago County recognizes the need for exemptions pertaining to local businesses
30 based in Wisconsin that intend to purchase a home for executive, or staff housing; and

31
32 WHEREAS, clear criteria is needed for exemptions, such as the number of homes a company can
33 purchase, the purpose of the purchase (e.g. Executive housing, assisted living facilities), and local
34 economic impact; and

35
36 WHEREAS, companies seeking exemptions shall demonstrate how their property purchase will benefit
37 the local community, such as job creation, job retention, economic development, or improved access to
38 healthcare facilities.

39
40 NOW, THEREFORE, BE IT RESOLVED by the Winnebago County Board of Supervisors that it hereby
41 determines that measures be implemented by the Wisconsin State Legislature to stop corporations from
42 purchasing single-family homes in Winnebago County and the State of Wisconsin.

43
44 BE IT RESOLVED by the Winnebago County Board of Supervisors that a copy of this resolution shall be
45 forwarded to Winnebago County's state and federal delegations, Governor Evers, all other Wisconsin
46 Counties, the Wisconsin Counties Association, and the National Association of Counties.

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Respectfully submitted by:
Supervisor Rachel Dowling, District 1
Supervisor Billy Halbur, District 17
Supervisor Nate Gustafson, District 28
Respectfully submitted by:
LEGISLATIVE COMMITTEE
Committee Vote: 12-0

Fiscal Note:

Vote Required for Passage: Three-Fourths of Members Present

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Approved by the Winnebago County Executive on _____.

Jonathan D. Doemel
Winnebago County Executive

*Returned to the board unsigned
effective Dec 17, 2024*

**Resolution 063-112024: Request the Wisconsin State
Legislature Pass Legislation to Stop Corporations from
Purchasing Single-Family Homes**

**There is additional documentation
for this resolution.**

**Due to the volume of these attachments,
these pages, 292 – 495, are available on the
Winnebago County Website**

www.winnebagoountywi.gov

RESOLUTION #6-2025

INTRODUCED BY: ADMINISTRATIVE COMMITTEE

INTENT: REQUEST LEGISLATIVE CHANGES TO IMPROVE RURAL COMMUNITY ECONOMIES BY PROVIDING LOCAL AUTHORITY TO DEFINE BUSINESS DISTRICTS AND REDUCE SPEEDS IN THOSE DISTRICTS ALONG STATE AND FEDERAL HIGHWAYS

WHEREAS, Langlade County is comprised of 19 civil divisions governed by City, Village and Town Boards; and

WHEREAS, 18 of the 19 Langlade County civil divisions are rural communities mostly dependent upon the timber, agricultural and tourism industries; and

WHEREAS, DOT speed regulations are based almost purely on comfortable speed for motorist with reductions only authorized when known safety hazards (corners, high traffic intersections etc.) are present or when crashes are documented; and

WHEREAS, businesses in rural communities are often passed by at high rates of speed resulting in increased customer and pedestrian risks in those areas; and

WHEREAS, businesses in rural communities are often passed as high rates of speed resulting in less customer participation and reduced economic development for rural communities; and

WHEREAS, providing authority for rural communities to designate business districts and a require speed reductions to 35 miles per hour or less would improve economic opportunities and spur business growth in rural communities; and

NOW THEREFORE BE IT RESOLVED, that the Langlade County Board of Supervisors adopts this resolution to request Federal Agencies and the State of Wisconsin process changes in policies, regulations and practices to provide authority to municipalities with populations of less than 10,000 by official action of the municipal body to identify business districts along Federal and State Highways and reduce speed limits to no more than 35 miles per hour within those districts when approved by resolution of the governing board of the municipality. Such business districts should be limited to no more than 2 miles in length in no more than 4 separate highway segments within the municipality.

BE IT FURTHER RESOLVED, that the Langlade County Board of Supervisors request the County Clerk forward this resolution to all Wisconsin representatives of the U.S. Senate and U.S. House of Representatives, the U.S. Secretary of Transportation, State Senators representing Langlade County, the State Representatives representing Langlade County and the Secretary of the Wisconsin Department of Transportation.

LANGLADE COUNTY ADMINISTRATIVE COMMITTEE:

Ben Pierce, Chairman

John Medo

Bruce McDougal

Steve Maier

Andrew Bauknecht

Justin Sorano

Fiscal Note: No short term fiscal impact expected. Potential of substantial increase in sales tax from rural communities in the long term if approved.

Adopted by the County Board of Laclede County,
this ____th day of March, 2025

Judy Nagel, County Clerk

DRAFT

Sale of tax deed property.

The Committee may authorize the County Clerk to sell or convey the property upon receipt of a genuine offer that satisfies the terms of sale previously established by Committee, and direct the County Clerk to issue a Quit Claim deed.

Terms of sale include: All tax deed properties are sold "as is". No warranty of title, use, condition, occupancy, habitability, or conformance to applicable land use regulations is expressed or implied. All valid deed restrictions and covenants of record in the chain of title shall continue. Any special assessments levied against the property after acquisition of tax deed shall be the responsibility of and assumed by the bidder. Real estate taxes shall be prorated as of date/year of closing and Purchaser shall be responsible for its share of real estate taxes. Purchaser shall be responsible for the full amount of current real estate taxes, special assessments, and special charges levied against the property in the year of sale. Purchaser shall be responsible for the recording fee (\$30.00 eff. 2014 and subject to change).

Note: deleting the highlighted section and adding the language in red.