

**Crawford County
Delinquent Tax Committee Meeting
May 14, 2025**

Call to order The meeting was called to order at 10:02 a.m. by Chairman Derek Flansburgh. In attendance were Committee members Derek Flansburgh, Mark Gilberts and Bruce Strnad, Deanne Lutz – County Treasurer, Gionne Collins – Real Property Lister, Julie Jackson – Chief Deputy Treasurer and Sara Boxrucker – Kramer Real Estate & Auction Service. County Board Chairman, Tom Cornford, was absent.

Verify posting and Approval of Minutes Flansburgh verified that the meeting notice was properly posted. Motion by Gilberts, second by Strnad to approve the minutes of the previous meeting (February 12, 2025). Motion carried unanimously.

Class Action Lawsuit Deanne Lutz informed the committee of a class-action lawsuit that has been filed against all 72 counties in the State of Wisconsin regarding past tax foreclosures. The Wisconsin Counties Association (WCA) is taking the lead on this as there is uncertainty regarding the statute of limitations and whether it applies. Our Corporate Counsel is aware of the lawsuit and is working with the WCA on it. She noted that this is informational only at this time and agreed to update the committee as more information becomes available.
No action was necessary/taken.

March 2025 Foreclosure Sale Deanne Lutz provided hand-outs and also information from Kramer Real Estate showing the breakdown of expenses, along with bids and sale prices for the March auction. She has clarified applicable expenses with Corporate Counsel and noted that these numbers are not yet finalized and subject to change. A brief discussion on proceeds followed. No action was necessary/taken.

Upcoming Foreclosure Sale Deanne Lutz notified the committee that the former Hand property at 515 E. Wisconsin St. (Property #16 of the 2017-2018 tax foreclosures - Parcel #271-1615-0000) did not sell at the March auction. Sara Boxrucker of Kramer Real Estate & Auction was present and explained how they felt the starting price had been high and recommended starting lower (potentially \$25,000.00) and re-listing the property sooner than later. Lutz reminded the committee members that, per the requirements, they now had the right to set the starting price at what they felt is appropriate since it didn't sell at the first auction. There was general discussion regarding liability, auction process and closing requirements, and the committee agreed that it would be best to sell this property soon.
Motion by Strnad, second by Gilberts to set the starting price at \$25,000.00 and re-list the property as soon as possible.
Motion carried unanimously.

Sealed Bids Julie Jackson opened the bids and read the bid amounts (along with any notes or comments enclosed) to the committee. Two bids were received and the bid results were documented as follows:

Property #8 (2013 & prior years tax foreclosures) - Parcel #12-012-0017-0011 – Town of Marietta:

Ronda Rutherford ----- \$200.00
David/Nancy Reckhouse - \$225.00

The required earnest money was included with each bid.

Deanne Lutz and Gionne Collins provided additional background history on this parcel relating to property line disputes over the years. Collins spoke on the past CSM/survey history as well.

Motion by Strnad, second by Gilberts to accept/award the highest bid.
Motion carried unanimously.

Deanne Lutz informed the committee that no bids had been received for Property #5 (2017-2018 tax foreclosures) – Parcel #12-016-0150-0001 – Town of Scott.

Gionne Collins provided a short history and description of the property, stating that this parcel is basically roadway. Since no bids were received, the committee felt that it would be in the County's best interest to approach the township.

Motion by Strnad, second by Gilberts to contact the Town of Scott for potential interest in this property.
Motion carried unanimously.

There was further discussion and Collins noted that, in the past, she had turned these types of parcels over to the Highway Commissioner to handle.

Motion by Strnad, second by Gilberts to have Kyle Kozelka, Highway Commissioner, work with the Town of Scott in acquiring this parcel.
Motion carried unanimously.

A brief discussion followed on the amount of taxes due for this parcel.
Motion by Strnad, second by Gilberts to have the County Treasurer clean up all remaining taxes on this parcel.
Motion carried unanimously.

**Property #4
2019 Tax
Foreclosures**

Gionne Collins opened the discussion by reminding the committee that this property (Parcel #12-014-0537-0005) is located near Ambro Road and it had been pulled from public sale at their Feb. 12, 2025 meeting. She explained that prior to the public auction, she and Richard Marks, County Surveyor, had researched this more thoroughly and determined which lot this property belongs with. Collins stated it will be put back on the tax roll. A general discussion on the properties followed.
No action was necessary/taken.

**2020 Tax
Foreclosures**

Julie Jackson started the discussion with an update on the status of the 2020 tax foreclosures. She explained that the initial 60-day notices had been sent out by certified mail, with a deadline of June 18th. A general discussion on tax foreclosures followed. Deanne Lutz notified the committee that there will be an increase in Corporate Counsel's legal fees relating to tax foreclosure costs. Gionne Collins stated that she would like to have a more thorough discussion to address properties listed as Owner Uncertain at their next meeting. Sara Boxrucker of Kramer Real Estate & Auction Service provided some statistics on the recent online auction, also noting that it had been a successful sale.
No action was necessary/taken.

Adjournment

Motion by Strnad, second by Gilberts to adjourn the meeting.

Motion carried unanimously.

Meeting adjourned at 10:50 a.m.

Julie Jackson, Chief Deputy Treasurer