



RESOLUTION # 38-7/11

TO: HONORABLE MEMBERS OF THE LA CROSSE COUNTY BOARD OF SUPERVISORS

ITEM # 7-15

BOARD ACTION

Adopted:
For: 33
Against: —
Abstain: —
Abs/Excd: 2
Vote Req: —
Other Action: —

EXECUTIVE COMMITTEE ACTION

Adopted:
For: 7
Against: —
Abstain: —
Abs/Excd: 2

PUBLIC WORKS & INFRASTRUCTURE COMMITTEE ACTION

Adopted:
For: 7
Against: —
Abstain: —
Abs/Excd: —

RE: APPROVAL OF PHASE II SALE OF VACANT LOTS IN MEADOW PARK ESTATES

WHEREAS, on June 4, 2010, judgment was entered in La Crosse County Circuit Court vesting La Crosse County with an estate in fee simple absolute in 55 vacant lots in Meadow Park Estates located in the Village of Rockland as a result of an action for foreclosure of tax liens by proceeding in rem pursuant to Wis. Stat. s. 75.521; and,

WHEREAS, La Crosse County published notice of the sale of 11 lots in Meadow Park Estates, hereinafter referred to as Phase I (Exhibit A), and the County Board authorized the sale on July 15, 2010 at the price per lot to be no less than the appraised value; and,

WHEREAS, La Crosse County has received real estate appraisals on the remaining 44 lots in Meadow Park Estates, hereinafter referred to as Phase II (Exhibit B), from a qualified real estate appraiser and the lots have a market value as of June, 2011 that range from \$17,000 to \$18,000; and,

WHEREAS, La Crosse County has published a Class 3 Notice in the La Crosse Tribune offering the lots in Phase II for sale by bid as required by Wis. Stats. s. 75.69; and,

WHEREAS, the County may accept the bids most advantageous to it, but at the first attempt to sell the Phase II Lots, every bid less than the appraised value per lot shall be rejected; and,

WHEREAS, the initial offering of the 11 lots in Phase I for sale resulted in the sale of 5 lots, plus the closing of 1 additional lot is pending which leaves 5 lots in Phase I currently available for sale; and,

WHEREAS, it is in the best interest of La Crosse County and the Village of Rockland to offer for sale the remaining 49 lots in Phase I and Phase II and to accept the highest bid or highest offer to purchase from a qualified buyer, but any bid or offer less than the appraised value of the property shall be rejected.

NOW THEREFORE BE IT RESOLVED, that the County Board Chair or the County Administrator are hereby authorized to accept the highest bid that is most advantageous to La Crosse County for each of the above described vacant Phase II lots in Meadow Park Estates resulting from the notice published as a Class 3 Notice in the La Crosse Tribune, but every bid on said lots less than the appraised value shall be rejected.

BE IT FURTHER RESOLVED, that the County Board Chair or the County Administrator are hereby authorized to accept any and all offers to purchase the lots in either Phase I or Phase II that remain unsold after the bids are closed, provided that an offer to purchase on any lot for less than the appraised value of the lot shall be rejected.

BE IT FURTHER RESOLVED, that the County will offer a commission of up to 5% to any realtor who successfully negotiates a sale of lots in either Phase I or II that remain unsold after bids are closed.

BE IT FURTHER RESOLVED, that the County Board Chair and County Clerk are hereby authorized to sign the necessary deeds to transfer title to qualified buyers of the lots pursuant to the directions of this Resolution.

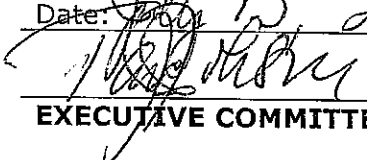
RE: APPROVAL OF SALE OF VACANT LOTS IN MEADOW PARK ESTATES

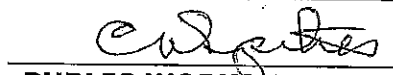
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FISCAL NOTE: The revenue from the sale of tax delinquent property is first used to satisfy outstanding unpaid tax liens. The average amount of unpaid liens owed on each lot is as follows:

To La Crosse County -	Real Estate Taxes:	\$ 364.91
	Special Assessments:	\$2,225.07
	Interest:	\$1,014.41
	Penalties:	<u>\$1,141.21</u>
	Total	\$4,745.60
To Village of Rockland -	Special Assessments:	\$12,720.31
	Interest:	<u>\$ 1,267.47</u>
	Total	\$13,987.78

The County will also incur \$200 for title work on the sale of each and possibly realtor's commission at 5% if the lots are listed for sale with a real estate broker.

Date: July 13, 2011

 EXECUTIVE COMMITTEE CHAIR

Date: 7-11-11

 PUBLIC WORKS & INFRASTRUCTURE COMMITTEE CHAIR


 RECORDING CLERK

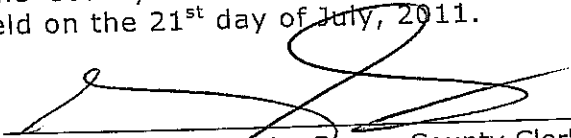

 RECORDING CLERK

	Reviewed Only	Recommended	Not Recommended	
Co. Admin.	_____	<u>So</u>	_____	Requested By: Brian Fukuda Date Requested: June 29, 2011 Drafted By: Corporation Counsel
Fin. Director	_____	<u>SLD</u>	_____	
Corp. Counsel	<u>SL</u>	_____	_____	
Board Chair	<u>SD/ren</u>	_____	_____	

Adopted by the La Crosse County Board this 21 Day of July, 2011

STATE OF WISCONSIN
 COUNTY OF LA CROSSE

I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original resolution required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 21st day of July, 2011.


 Ginny Dankmeyer, La Crosse County Clerk