



December 11, 2012 – Walworth County Board Meeting

**Report of the County Clerk Regarding  
Communications Received After the Agenda Mailing**

County Clerk

The following items were placed on Supervisors' desks and are attached to this cover sheet:

**Kimberly S. Bushey**  
County Clerk

- Res. No. 55-12/12 - Accepting the KARA Foundation Donation for Use at Lakeland School – *Vote Required: Majority* (The Children with Disabilities Education Board and the Finance Committee will be holding a joint meeting prior to the December 11, 2012 County Board Meeting to consider this item)
- Res. No. 56-12/12 – Denying the Claim of Jeffrey S. Akright – *Vote Required: Majority* (The Executive Committee will be meeting prior to the December 11, 2012 County Board Meeting to consider this item)
- Notice of Claim received from Lee Fleming, on behalf of Pamela Bockelmann, for reimbursement of lost keys – To be referred to the Executive Committee
- Correspondence received via e-mail from Paul Lichter in regard to adjusting the minimum bid on the county owned parcel JLCB 01481 – To be referred to the Finance Committee
- Correspondence from Supervisor Rich Brandl in regard to obtaining quotes for the county's health insurance plan – To be referred to the Human Resources Committee
- *Walworth County Aging & Disability Resource Center News*, December 2012 – To be placed on file

*These items were received after the agenda mailing before the meeting. Other items that were placed on the Supervisors' desks at the meeting are not included on this report. Please contact the County Clerk's office for information regarding those items.*

**Resolution No. 55-12/12**

**Accepting the KARA Foundation Donation for Use at Lakeland School**

1 Moved/Sponsored by: Children with Disabilities Education Board (CDEB) & Finance Committee  
2

3 **WHEREAS**, Patrick DeMoon, attorney at Godfrey, Leibsle, Blackbourn & Howarth, S.C., Elkhorn,  
4 Wisconsin, serves on the Board of Directors of the Geneva National Foundation and the KARA  
5 Foundation; and,  
6

7 **WHEREAS**, Patrick DeMoon strives to give back to his community; and,  
8

9 **WHEREAS**, the KARA Foundation is a 501(c)(3) non-profit, private foundation that provides  
10 funding for a variety of charitable endeavors throughout the United States, with a special emphasis  
11 on the arts, healthcare and the environment; and,  
12

13 **WHEREAS**, Patrick DeMoon, Director on KARA Foundation, sought donation funds on behalf of  
14 Lakeland School students and was able to gather support and endorsement of the grant donation of  
15 \$5,000; and,  
16

17 **WHEREAS**, the county acknowledges the generous spirit in which the donation has been offered.  
18

19 **NOW, THEREFORE, BE IT RESOLVED** that the Walworth County Board of Supervisors does  
20 hereby accept the donation of five thousand dollars from the KARA Foundation to support  
21 educational opportunities for students at the Lakeland School facility.  
22

23 **BE IT FURTHER RESOLVED** that the Walworth County Board of Supervisors commends  
24 Patrick DeMoon and the KARA Foundation for their generosity and commitment to special  
25 education in Walworth County.  
26

27  
28 \_\_\_\_\_  
29 Nancy Russell  
30 County Board Chair  
31

\_\_\_\_\_

Kimberly S. Bushey  
County Clerk

32  
33 County Board Meeting Date: December 11, 2012  
34

35 Action Required: Majority Vote  X  Two-thirds Vote \_\_\_\_\_ Other \_\_\_\_\_

Policy and Fiscal Note is attached.

Reviewed and approved pursuant to Section 2-91 of the Walworth County Code of Ordinances:

 12/11/12  
\_\_\_\_\_  
David A. Bretl Date  
County Administrator/Corporation Counsel

 12/11/12  
\_\_\_\_\_  
Nicole Andersen Date  
Deputy County Administrator - Finance

If unsigned, exceptions shall be so noted by the County Administrator.







12/6/12  
RECEIVED  
WASH. COUNTY CLERK

2012 DEC 06 PM 4:10

around 3 months ago Pamela Bochelmann was in huber. After her release she was given her articles and released.

One of the articles were her car keys. After returning home and attempting to get into her vehicle we determined that the wrong set of keys from another inmate were given to her.

I called the jail immediately explaining the situation. They looked for her keys but could not find them.

I called back a few weeks later they still were not located.

I have since then dropped off the wrong set of keys to the Clerk and dropped off estimate to replace.

If you have any questions you can contact me Dee Fleming at 262-745-9004

Thank You

per phone call with  
Lee Fleming - Pamela  
Bockelmann's address  
is :

753 Walworth St. #205  
PO BOX 564  
Gena City, WI  
53128

12/7/2012 NH



KUNES COUNTRY CHEVROLET CADILLAC  
 1231 E. GENEVA ST.  
 DELAVAN, WISC. 53115  
 262-728-9163  
 262-728-5220 PARTS DEPT.  
 HOURS 7AM-5:30PM M-F  
 7AM-3PM SAT.  
 WWW.KUNESCOUNTRY.COM

SALES CREDIT CLERK

CELL: 920-723-1389

CUST NO.	TAX EXEMPT NUMBER	CUST. P. O. NO.	SHIP VIA	PAY	SOLD BY	INVOICE DATE	INVOICE NO.
36117				CASH	2012 DE JOHNSON, PAUL	12/06/12	PQ1354 CVR
B I L L T O		T#10		S H I P T O			
CASH CUSTOMER (NON SPECIAL ORDER)							

SHIP QTY	B. O. QTY	PART NUMBER / DESCRIPTION	BIN	LIST	NET	AMOUNT
1	0	15026223 KEY 2.187	KEY	9.21	9.21	9.21
1	0	15732803 TRANSMITT 16.345	300	76.85	76.85	76.85
ALL RETURNED MERCHANDISE MUST BE IN ORIGINAL RETURNABLE CONTAINER AND MUST MEET MANUFACTURERS PACKAGING STANDARDS.						
SUBTOTAL						86.06
RESTOCK CHARGE						0.00
TAX						4.73
FREIGHT						0.00
PAY THIS AMOUNT						90.79

ALL RETURNED MERCHANDISE MUST BE IN ORIGINAL RETURNABLE CONTAINER AND MUST MEET MANUFACTURERS PACKAGING STANDARDS.  
 DUE TO POLICY CHANGES WITH GENERAL MOTORS. All returned mdse. subject to 20% handling charge. Responsibility for damage to parts not installed by our service dept. NO PARTS ARE RETURNABLE TO US. NO EXCEPTIONS.  
 The factory warranty constitutes all of the warranties with respect to the sale of this item/items. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchantability or fitness for a particular purpose, and the seller neither assumes or authorizes any other person to assume for it any liability in connection with the sale of this item/items.

CUSTOMER COPY

PARTS INVOICE

\*\* PRICE QUOTE \*\*  
 12:46:53 PAGE 1 OF 1  
 NET504



Re: Fw: Fw: Paul Lichter Bid on county owned parcel JLCB 01481 

Nancy Russell to: paul lichter

12/11/2012 08:26 AM

Cc: David Bretl, Kimberly S Bushey, Kevin Brunner

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Mr. Lichter,

Thank you for your email of December 10th. I will ask that it be received as correspondence to be referred to the Finance Committee. It will likely be on the January 17th Finance Committee agenda. We meet at 9:30 a.m. if you care to attend. I'll confirm the date with you later.

Nancy Russell  
Chair, Walworth County Board of Supervisors

-----paul lichter <plichter1@yahoo.com> wrote: -----

To: nrussell@co.walworth.wi.us  
From: paul lichter <plichter1@yahoo.com>  
Date: 12/10/2012 02:36PM  
Subject: Fw: Fw: Paul Lichter Bid on county owned parcel JLCB 01481

Hello Ms. Russell,

Peggy Watson suggested that I bring my concerns (as noted in the below email chain) to you, as the purchasing department apparently has no discretion in this matter.

Thanks and regards,

Paul Lichter

From: paul lichter <plichter1@yahoo.com>  
To: pwatson@co.walworth.wi.us  
Cc: kmcgill@co.walworth.wi.us  
Date: 12/10/2012 10:51 AM  
Subject: Re: Fw: Paul Lichter Bid on county owned parcel JLCB 01481

Hello Ms Watson / Ms Mcgill,

I have been continuing to follow the Walworth County Tax Sale web site, and wished to follow up with your office with regard to Parcel JLCB 01481.

I commend the County on establishing a clear "minimum bid" amount for tax foreclosed parcels, which appears to have eliminated the \$20 or \$30 dollar bids which were so prevalent in prior years. I have no wish to see buildable parcels sold for petty cash, as such buyers are often more concerned with flipping properties for a quick buck, rather than adding sustainable value to the community.

That said, parcel JLCB 01481 has an appraised value of \$1450, and the minimum bid was set at \$1450 as well. This is in direct contrast to most of the other parcels, where the minimum bid was set substantially below the appraised value, but not so low as to constitute "petty cash". The parcel failed to sell at its appraised value at the September, October, November and December auction cycles, and it

appears that the \$1450 value was set more in line with the amount of back taxes owed on the property than what the property is actually worth. As you may recall, I submitted a \$750 bid for the parcel during the October auction cycle, and my offer was rejected for being below the appraised value.

I ask that your office consider that JLCB 01481 is a non-buildable parcel, wedged between my property and that of my neighbor to the north. As such, my neighbor and I are the only potential purchasers, we both already have existing homes on our lots, and my neighbor has already indicated (at least to me), that he has no interest in purchasing the parcel.

While I am still interested in purchasing this parcel; I am simply not going to do so at its current price. There is no reason for me to. Whether I purchase it or not, the parcel remains vacant. The only difference is that by leaving title to the property with the County; I avoid having to pay property taxes, maintenance and insurance on the property, and it remains an eyesore that the County is liable for. I would like to be able to clean the property up, and eliminate the eyesore. It seems that the best interests of the County would be served by adjusting the minimum bid and getting the parcel back on the tax rolls.

If you wish to discuss this matter further, I am at your disposal.

Thanks and regards,

Paul Lichter

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**From:** paul lichter <plichter1@yahoo.com>  
**To:** pwatson@co.walworth.wi.us  
**Cc:** kmcgill@co.walworth.wi.us  
**Sent:** Tue, October 23, 2012 1:23:47 PM  
**Subject:** Re: Fw: Paul Lichter Bid on county owned parcel JLCB 01481

Hello Ms. Watson,

Thank you very much for your email, and for explaining the policy change with regard to not accepting less than the appraised value at the second attempt to sell a tax foreclosed property. I was obviously not aware of the change in policy; nor, I suspect, were many of the other bidders.

I did see that numerous bids were submitted in the \$20 to \$50 dollar range for various parcels, so I understand, and agree with, the County's desire not to sell parcels for what essentially amounts to "petty cash". That said, I believe that the County's priority should be returning such parcels to the property tax rolls, and that "reasonable" offers should be fairly considered. The existing statute supports this, by requiring a minimum bid of at least the appraised value on the first attempt at sale, and giving the counties discretion to accept lower amounts on subsequent attempts to sell the parcel.

There is no reason to assume that any party that is unwilling to offer the appraised value on the first sale attempt would suddenly be willing of offer the appraised value on the second attempt, or the third.

I do request that Walworth County be absolutely clear, both online and in its bid documentation, about whether there is a "minimum bid" that will be considered by the county on any given parcel, regardless of what state statute does or does not permit. The easiest way to do this is for the county to clearly specify a minimum bid level that would be considered on each parcel, which could theoretically be at, below, or even above the appraised value.

What would be completely unfair would be to expect potential bidders to pore over the last meeting minutes of the Finance Committee prior to each sale, in an attempt to determine what the rules are.

Thanks and regards,

Paul Lichter

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**From:** "pwatson@co.walworth.wi.us" <pwatson@co.walworth.wi.us>  
**To:** paul lichter <plichter1@yahoo.com>  
**Cc:** kmcgill@co.walworth.wi.us  
**Sent:** Tue, October 23, 2012 12:34:41 PM  
**Subject:** Re: Fw: Paul Lichter Bid on county owned parcel JLCB 01481

Mr. Lichter -

I have read your concerns and can tell you that you are correct. By state statute, the county cannot accept a bid that is below the appraised value at the first attempt to sell a tax foreclosed property. In the past, at subsequent attempts to sell the parcels, the Walworth County Board of Supervisors, Finance Committee, has awarded bids on parcels below the appraised value, as you stated. However, at the September 20, 2012 Finance Committee meeting, the Supervisors decided that they would not accept less than the appraised value at the second attempt to sell these properties. Therefore, all bids below the appraised value were rejected by the Finance Committee on October 18, 2012.

I have a meeting scheduled with my supervisor to discuss the sale of the remaining parcels. Please watch the county's website as the sale and bidding instructions will be posted.

Deposits received for the bids presented on October 18, 2012, were returned, via USPS, to the bidders on Friday, October 19, 2012.

Please let me know if you have additional questions.

Peggy Watson  
Business Office/Purchasing Manager  
Walworth County Department of Public Works  
(262)741-7261  
pwatson@co.walworth.wi.us

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From: paul lichter <plichter1@yahoo.com>  
To: pwatson@co.walworth.wi.us

Date: 10/23/2012 10:54 AM

Subject: Fw: Paul Lichter Bid on county owned parcel JLCB 01481

Hello Ms. Watson,

I am forwarding this to you, as Ms. McGill is out of the office through the end of October....

Thanks and regards,

Paul Lichter

----- Forwarded Message -----

From: paul lichtner <plichtner1@yahoo.com>

To: kmcgill@co.walworth.wi.us

Sent: Tue, October 23, 2012 10:00:26 AM

Subject: Paul Lichter Bid on county owned parcel JLCB 01481

Dear Ms. McGill,

I am writing to you regarding my bid of \$750.00 for tax parcel JLCB 01481 (appraised value \$1,450), which was entered for the Oct 5 sale.

Per the latest postings on the Walworth County web site, my bid (along with almost all other bids on other parcels) was disqualified on the grounds that the bid was below the appraised value.

While I completely respect the County's right to reject any bid it deems unsuitable; I wish to point out that the requirement to disqualify any bid below

the appraised value only applies to the first time the County offers the parcel for sale. In this case, JLCB 01481, along with most (if not all) of the other parcels in the Oct 5 sale had, in fact, been offered before - on the Sep 5th sale, to be exact. The County therefore has the discretion to accept bids lower

than the appraised value - although, as I indicated, I do respect your right to reject any bid you deem unsuitable.

While I cannot comment of any of the other parcels, I do want to suggest that the county may wish to reconsider my bid on parcel JLCB 01481. As you probably know, that parcel is a (non-buildable) 40-foot wide lot that is wedged in between my property and that of my neighbor. Since the property cannot be built

upon, the only possible purchasers are myself and my neighbor, and since both of

us already have complete homes built on our existing lots, there is no reason for either of us to purchase JLCB 01481 other than "pride of ownership".

I have no plans to do anything other than clean up the property and leave it undeveloped. By selling the property, even if it is below the appraised value, the parcel returns to the property tax rolls. Otherwise, it simply continues to

sit forever as an undeveloped parcel, with the County responsible for its upkeep, as well as liable for anything bad that happens with regard to that parcel (for example, should one of the trees on that parcel fall down, and damage the nearby power lines, or damage my home...).

This seems silly, but if the County wants it that way, it is certainly fine with

me. I trust that my earnest money deposit will be returned. Please feel free to contact me if you have any questions.

Thanks and regards,

Paul Lichter



RECEIVED  
WALWORTH COUNTY CLERK  
2012 DEC -6 AM 11:22

December 5, 2012

Board of Supervisors

Walworth County Board of Supervisors

Re: Health Insurance

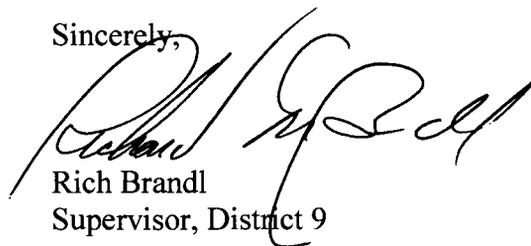
Dear Supervisors:

For the second consecutive year, at our budget meeting, a speaker has asked that we obtain competitive quotes for insurance. The first year, we explained that our health benefit was unique, and an off-the-shelf plan couldn't be purchased.

Before we talk much further about a wellness center, I believe we should get quotes for a reasonable health plan. We are no longer permitted to negotiate health insurance with the majority of our employees. It may be possible to purchase insurance for our employees that is more cost-effective than our current health plan or a wellness center.

I will be placing this item on the next Human Resources Committee agenda and would like to invite all Supervisors to attend the meeting.

Sincerely,



Rich Brandl  
Supervisor, District 9

RB/tlw

100 W. Walworth  
P.O. Box 1001  
Elkhorn, WI 53121  
262.741.7943 Tel  
262.741.4390 Fax