

CHAPTER 3
ORDINANCE DELEGATING POWER TO
ACQUIRE, MANAGE, AND SELL
TAX-DEEDED LANDS

1. **PURPOSE.** The purpose of this ordinance is to delegate powers and duties vested in the St. Croix County Board of Supervisors relating to the acquisition of tax-deeded lands to the County Clerk and the management and sale of tax-deeded lands to the Administration Committee.
2. **AUTHORITY.** Wis. Stat. § 75.35(2)(d) authorizes the County Board to delegate its power to acquire, manage, and sell tax-deeded lands.
3. **PROCEDURES.**
 1. All procedures up to the issuance of a tax deed shall be performed by the persons indicated in Wisconsin Statutes Chapter 75.
 2. The County Clerk is authorized to issue (record) a tax deed on behalf of St. Croix County without County Board approval. The County Clerk shall comply with all the other requirements of Wis. Stat. § 75.14(1) and (2).
 3. The County Clerk is authorized to cancel a tax certificate if she/he finds that the description of the parcel of land in the tax certificate is incorrect, and direct the County Treasurer to correct the description using the procedure under Wis. Stat. § 74.61.
 4. The Administration Committee is authorized to sell tax-deeded land, following the procedures in Wis. Stat. §§ 75.35 and 75.69, including sale by land contract, or quit-claim deed or warranty deed with a mortgage from the purchaser, without County Board approval.
 5. The County Clerk may retain licensed appraisers to determine the value of tax-deeded land and licensed real estate brokers or salespersons to assist in selling tax-deeded land, and to pay fees or commissions for such services. If the tax-deeded land has an assessed value of less than \$50,000 at the time of the issuance of the tax deed, a “Tax Deed Land Appraisal Committee” consisting of the Corporation Counsel, County Clerk and County Treasurer shall determine the appraised value.
 6. Any conveyance of tax-deeded land by deed or land contract, or satisfaction of a mortgage, shall be executed by the County Clerk under the Clerk’s hand and the seal of the County.

7. The Administration Committee is authorized to cancel delinquent real property taxes on contaminated property, following the requirements of Wis. Stat. § 75.105, without County Board approval.
4. **APPROVAL OF PRIOR SALES.** The sales or other disposition of tax-deeded lands done without County Board approval prior to the adoption of this ordinance are hereby approved.

Ordinance No. 518(99) – June 1999

Amended: Ordinance No. 850(17) – March, 2017