

## Supporting Documentation for Request for Local Government Exemption

*Please note:* Fond du Lac County's Land Information database had parcels V02-13-18-99-OP-230-00 & V02-13-18-99-OP-225-00 listed as having a site address of 104 N Railroad St. Technically the street address for the two parcels is 104 S Railroad St. Fond du Lac County corrected the street address in the Land Information database on 11/16/2021.

1. **Identify how or why the property was acquired.**

Through tax delinquency foreclosure proceedings

2. **Provide documentation of the property acquisition method.**

Along with a memo summarizing the acquisition, provide one or more of the following documents, or other relevant documentation, to verify the method used to acquire title to the property.

For tax delinquency acquisitions • Court order assigning title; the new deed; an explanation of county's transfer to the LGU

**[Please see attached memo and Order filed November 19, 2021, regarding Circuit Court Case no: 21-GF-9.](#)**

3. **Provide other property data.**

► **Property address, legal description and/or the PLSS 1/4, 1/4 section description**  
104 S Railroad St., Campbellsport, WI 53010 (Village of Campbellsport)

Legal description: Lots numbered Five (5), and Six (6), of Block Number Five (5), of the Original Plat of the Village of Campbellsport, Fond du Lac County, Wisconsin.

Parcels: V02-13-18-99-OP-230-00 & V02-13-18-99-OP-225-00

**[See attached map: 1/4, 1/4 Section - 104 S Railroad St., Village of Campbellsport](#)**

► **A map or aerial photo of the property and a summary of current uses**

**[See attached map: 104 S Railroad St., Village of Campbellsport](#)**

Current use(s): 2 vacant lots with building, former service station.

► **Name of current and previous owner (title holder)**

Current property owner: Fond du Lac County

Previous owner: Arushupinder Singh Chahal

Fond du Lac County intends on transferring ownership of the two parcels to the Village of Campbellsport through the Local Government Environmental Liability Exemption.

► **List of intended or potential new uses for the property**

Fond du Lac County does not know what the Village intends on doing with the property. Fond du Lac County believes the two parcels will be sold to an interested party after an investigation and cleanup of contamination of site.

► **Description of any environmental investigations at the property**

Searched for: Address Contains 104 N RAILROAD, Muni Contains CAMPBELLSPORT, Fond Du Lac County, Sorted by BRRS No.

<b>BRRS No. &amp; Activity Name (Click to open Activity Details) Address, Municipality, County, Region</b>	<b>Type</b>	<b>Status</b>	<b>Juris</b>	<b>Start Date</b>	<b>End Date</b>
<b>03-20-170268 CAMPBELLSPORT SELF SERVICE</b> 104 N RAILROAD ST. CAMPBELLSPORT FOND DU LAC NE	LUST	CLOSED	DNR	1997-09-05	2002-07-23
<b>03-20-566569 CAMPBELLSPORT SELF SERVICE (FORMER)</b> 104 N RAILROAD ST. CAMPBELLSPORT FOND DU LAC NE	LUST	OPEN	DNR	2021-10-08	
<b>04-20-284164 KELLY WOLF</b> 104 N RAILROAD ST. CAMPBELLSPORT FOND DU LAC NE	SPILL	CLOSED	DNR	1992-04-10	1992-04-13
<b>07-20-576750 CAMPBELLSPORT SELF SERVICE</b> 104 N RAILROAD ST. CAMPBELLSPORT FOND DU LAC NE	GP		DNR		

► **The date, or proposed date, of title transfer and property acquisition**

**See attached document - Fond du Lac County took possession of parcels V02-13-18-99-OP-225-00 and V02-13-18-99-OP-230-00 per Document #1162097 recorded November 22, 2021.**



# Fond du Lac County

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## CORPORATION COUNSEL

160 S Macy Street  
Fond du Lac WI 54935

Phone (920) 929-3150  
Fax (920) 906-4740

### MEMORANDUM

To: WDNR, Dave Neste and DNR, Denise Danelski  
From: Chelsea Brocker, Assistant Corporation Counsel  
Re: Railroad Street Parcels in Campbellsport  
Date: November 30, 2021

Two parcels located at 104 S. Railroad Street in the Village of Campbellsport have been tax delinquent since at least 2014. In Rem (tax foreclosure) proceedings under Wis. Stat. § 75.521 were filed against these parcels since 2018. Fond du Lac County was aware both of the parcels had some sort of contamination. Because of this, prior to 2021 the parcels were removed before Fond du Lac County obtained a judgement of foreclosure on the properties.

In April 2021, Fond du Lac County commenced our yearly In Rem tax foreclosures. Officials of the Fond du Lac County began working with the Village of Campbellsport to work on a collaborative solution to making the two parcels usable again. The Village of Campbellsport agreed they were interested in obtaining the property. Because of this, on November 19, 2021 Fond du Lac County foreclosed on the parcels due to unpaid taxes.

STATE OF WISCONSIN    CIRCUIT COURT    FOND DU LAC COUNTY

IN THE MATTER OF THE FORECLOSURE  
OF TAX LIENS PURSUANT TO SECTION  
75.521 WISCONSIN STATUTES BY FOND  
DU LAC COUNTY, LIST OF TAX LIENS  
FOR THE YEAR 2017 & PRIOR YEARS

ORDER

Case no.:    21-GF-9

**FILED**

NOV 19 2021

RAMONA M. GIEB  
FOND DU LAC COUNTY, WIS.  
Clerk Of Circuit Court

IN REM 2021  
NUMBER FIFTY-ONE

Fond du Lac County initiated its tax lien foreclosure procedure according to the in-rem proceedings as set forth by Wisconsin Statute. That in-rem procedure was designated number 51.

This matter was heard on September 7, 2021 for proceedings to determine whether parcels in the above captioned List of Tax Liens of Fond du Lac County for the Year 2017 and Prior Years have been redeemed or whether an answer has been filed as allowed by law. Appearing were Fond du Lac County by Assistant Corporation Counsel Chelsea Belinda Brocker; Fond du Lac County Treasurer Brenda A. Schneider, Attorney Michael S. Gibbs, ~~and~~ Guardian ad Litem for said minors and incompetents. DLE  
KS

At the September 7, 2021 hearing, an extension of time was granted to Arushupinder Chahal, owner of Parcel 51-102 – V02-13-18-99-OP-225-00 and 51-103 – V02-13-18-99-OP-230-00 to redeem the property, and the Court having found the reasons for the request and the request itself to be reasonable, and no objection having been made by any party, it was ordered that judgment as to Parcel Nos. 51-102 and 51-103 of above captioned List of Tax be held open until December 6, 2021.

On November 16, 2021 Parcel Nos. 51-102 and 51-103 have still not been redeemed. The Fond du Lac County Treasurer's office has not received a response from Arushupinder Chahal, owner of Parcel Nos. 51-102 and 51-103. Further, Fond du Lac County would like to proceed with foreclosing on the parcels before the end of 2021. Therefore, it is requested the extension of time be lifted and judgment be granted in favor of Fond du Lac County.

**Based upon the foregoing:**

**IT IS HEREBY ORDERED** that the above matter pertaining to the above parcels is to be included in the judgment as filed September 8, 2021.

Dated this 16 day of November, 2021.

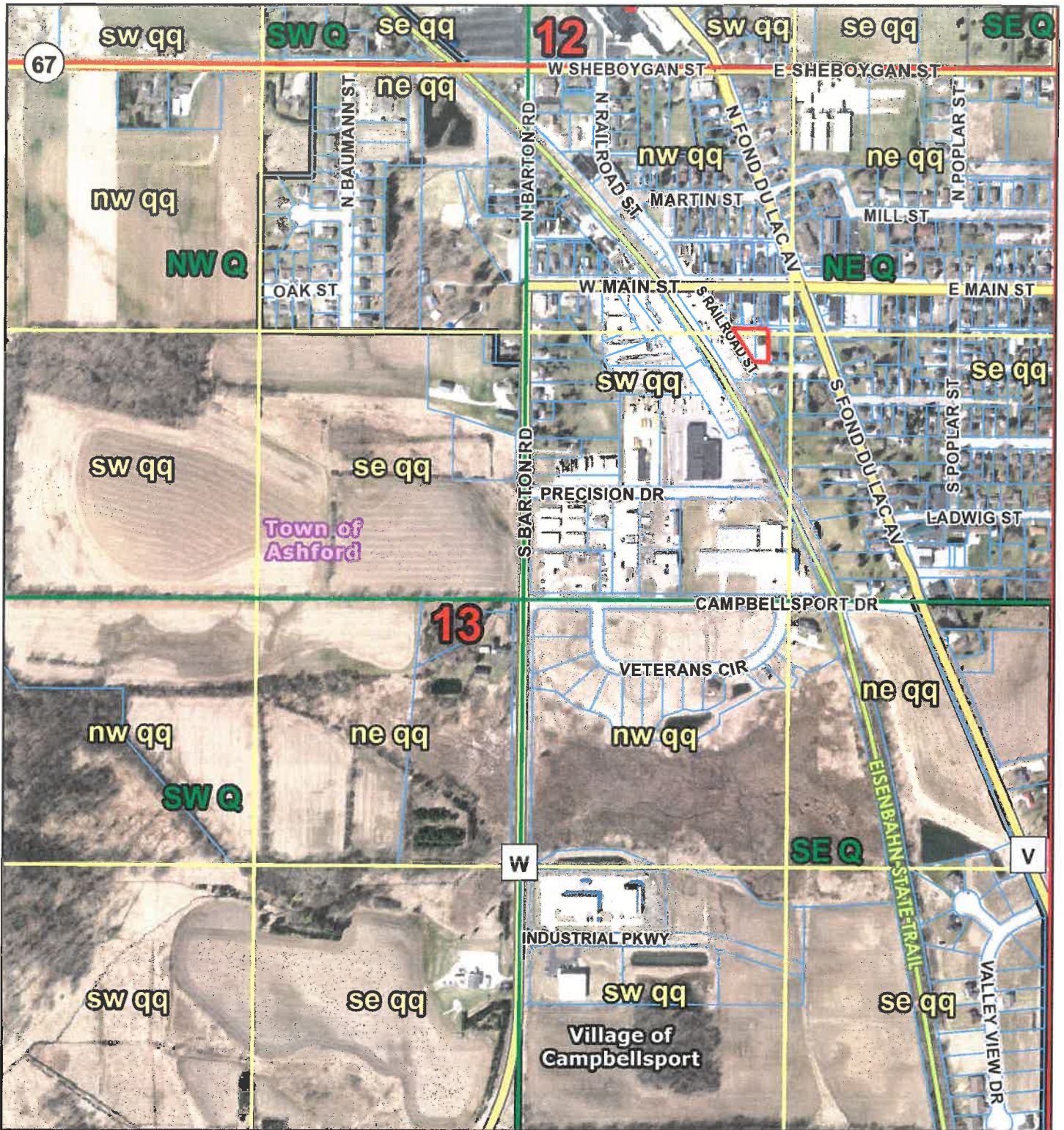
BY THE COURT:



Honorable Dale L. English  
Circuit Court Judge

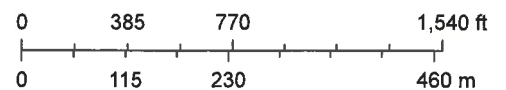


# 1/4, 1/4 Section - 104 S Railroad St., Village of Campbellsport



November 12, 2021

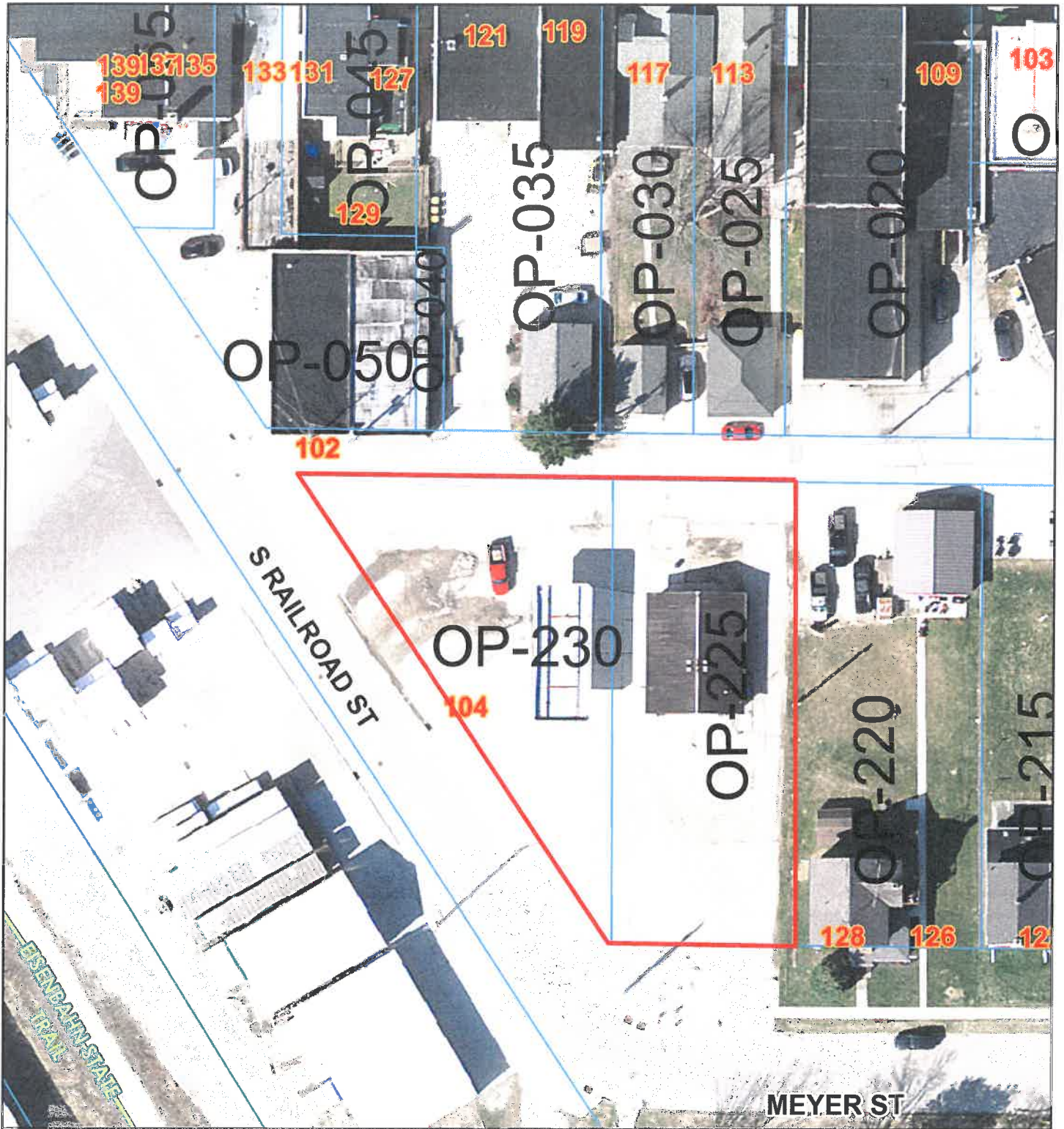
1:8,400



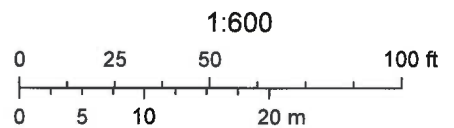
Fond du Lac County



# 104 S Railroad St., Village of Campbellsport



November 12, 2021



Fond du Lac County

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ORDER

Document Number

Document Title

Case No.: 21-GF-9

51-102 V02-13-18-99-OP-225-00  
104 S Railroad Street  
Village of Campbellsport  
Arushupinder Singh Chahal

Legal Description:

Lot 5, Block 5, Original Plat of the Village of Campbellsport,  
Fond du Lac County, Wisconsin.

51-103 V02-13-18-99-OP-230-00  
104 S Railroad Street  
Village of Campbellsport  
Arushupinder Singh Chahal

Legal Description:

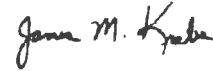
Lot 6, Block 5, Original Plat of the Village of Campbellsport,  
Fond du Lac County, Wisconsin.

Reference Document #1158324

ORDER AUTHORIZING ENTRY OF JUDGMENT AND JUDGMENT

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT -- DO NOT REMOVE.**

DOC #: 1162097  
RECORDED November-22-2021 at 2:56 PM  
Pages: 2 Fee:\$30.00  
Exempt Code: 14



JAMES M KREBS, REGISTER OF DEEDS  
FOND DU LAC COUNTY, WI  
Return via MAIL (REGULAR)

Recording Area

Name and Return Address

Fond du Lac County  
Treasurer's Office  
160 S Macy Street  
Fond du Lac, WI 54935

Parcel Identification Number (PIN)

V02-13-18-99-OP-225-00  
V02-13-18-99-OP-230-00

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

