

# Kenosha County



Finance/Administration Committee

Agenda

Kenosha County Administration Building

1010 56th Street, Kenosha, WI 53140

2nd Floor Committee Room

Thursday, March 14, 2024, 6:00 p.m.

NOTE: UNDER THE KENOSHA COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS. NOTICE OF SUCH MOTIONS TO RECONSIDER OR RESCIND AT FUTURE MEETINGS SHALL BE GIVEN IN ACCORDANCE WITH SECTION 2 C OF THE COUNTY BOARD RULES. FURTHERMORE, ANY MATTER DEEMED BY A MAJORITY OF THE BOARD TO BE GERMANE TO AN AGENDA ITEM MAY BE DISCUSSED AND ACTED UPON DURING THE COURSE OF THIS MEETING AND ANY NEW MATTER NOT GERMANE TO AN AGENDA ITEM MAY BE REFERRED TO THE PROPER COMMITTEE. ANY PERSON WHO DESIRES THE PRIVILEGE OF THE FLOOR PRIOR TO AN AGENDA ITEM BEING DISCUSSED SHOULD REQUEST A COUNTY BOARD SUPERVISOR TO CALL SUCH REQUEST TO THE ATTENTION OF THE BOARD CHAIRMAN

1. CALL TO ORDER
2. CITIZEN'S COMMENTS
3. REPORTS FROM THE COMMITTEE
4. REPORTS FROM THE CHAIRMAN
5. APPROVAL OF MINUTES - FEBRUARY 8, 2024
6. FINANCE – AN INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$33,000,000 GENERAL OBLIGATION BONDS AND/OR PROMISSORY NOTES FOR THE PURCHASE OF THE HUMAN SERVICES BUILDING

Documents:

[KENOSHA COUNTY - 2024 INITIAL RESOLUTION RE PURCHASE OF HUMAN SERVICES BUILDING.PDF](#)

7. SHERIFF – 2023 GRANT AWARD (FY'23) – HOMELAND SECURITY – WISCONSIN EMERGENCY MANAGEMENT/HS ALERT BOMB TECHNICIAN RESPONSE EQUIPMENT 2023

Documents:

[2023 WEM HS ALERT BOMB TECH RESPONSE EQUIPMENT.PDF](#)

8. SHERIFF – RESOLUTION TO INCREASE CIVIL PROCESS FEES

Documents:

[RESOLUTION INCREASE CIVIL PROCESS FEES.PDF](#)

9. HUMAN SERVICES – RESOLUTION REQUESTING THE PURCHASE OF ONE PENDAR

**9. PUBLIC WORKS - RESOLUTION REQUESTING THE PURCHASE OF ONE PERKIN X 10 SPECTROMETER AND TWO TRUNARC ANALYZERS WITH OPIOID SETTLEMENT FUNDS FOR USE BY THE KENOSHA COUNTY SHERIFF'S DEPARTMENT**

Documents:

[SIGNED RESOLUTION OSA.PDF](#)

**10. PUBLIC WORKS - RESOLUTION FOR ACCEPTANCE EXPENDITURE OF LRIP FUNDS AND RE-APPROPRIATION OF HWY K FUNDS TO RECONDITION HWY L BETWEEN STH 31 AND 30TH AVENUE**

Documents:

[RES - ACCEPTANCE EXPENDITURE OF LRIP FUNDS AND RE-APPROPRIATION OF HWY K FUNDS.PDF](#)

**11. PUBLIC WORKS - RESOLUTION AUTHORIZING A LEASE OF KC PROPERTY AT 1301 85TH STREET TO SQUARE DEAL TREES, LLC FOR TWO MONTHS FOR THE SUM OF \$250**

Documents:

[RES - AUTHORIZING A LEASE TO SQUARE DEAL TREES, LLC.PDF](#)

**12. PUBLIC WORKS – AUTHORIZING THE SALE OF A CTH F PROJECT REMNANT TO DONNA KAROW**

Documents:

[RES - AUTHORIZING THE SALE OF A CTH F PROJECT REMNANT TO DONNA KAROW.PDF](#)

**13. PUBLIC WORKS –AUTHORIZING THE SALE OF A CTH F PROJECT REMNANT TO LANCE & ABBY GEHRING**

Documents:

[RES - AUTHORIZING THE SALE OF A CTH F PROJECT REMNANT TO LANCE AND ABBY GEHRING.PDF](#)

**14. PUBLIC WORKS – WE ENERGIES PERMANENT EASEMENT REQUEST WITHIN BROOKSIDE CARE CENTER**

Documents:

[RES- WE ENERGIES PERMANENT EASEMENT REQUEST WITHIN BROOKSIDE CARE CENTER.PDF](#)

**15. PUBLIC WORKS – REQUEST FOR THE APPROVAL OF THE PLAT AND RELOCATION ORDER FOR THE COUNTY HIGHWAY (CTH) W PROJECT FROM ILLINOIS STATELINE TO COUNTY HIGHWAY (CTH) C AND AUTHORIZATION FOR THE HIGHWAY COMMISSIONER TO ACQUIRE THE NECESSARY HIGHWAY RIGHT-OF-WAY REQUIRED FOR THE PROJECT (TOWN OF RANDALL AND VILLAGE OF SALEM LAKES)**

Documents:

RES - REQUEST FOR THE APPROVAL OF THE PLAT AND RELOCATION  
ORDER FOR THE CTH W PROJECT FROM IL TO CTH C AND AUTHROIZATION  
FOR RIGHT-OF-WAY.PDF

**16. PUBLIC WORKS - RESOLUTION ACCEPTING MONSANTO SETTLEMENT FUNDS,  
ESTABLISHING FUND FOR IMPROVEMENT PROJECTS AND APPROVING  
EXPENDITURES**

Documents:

MONSANTO SETTLEMENT RESOLUTION MARCH 2024.PDF  
WCA MEMO RE MONSANTO SETTLEMENT.PDF

**17. COUNTY CLERK – TAX DEED PARCELS**

Documents:

TAX DEED PROPERTY LIST.PDF  
TAX DEED PACKET.PDF

**18. AUDIT OF BILLS**

Documents:

AUDIT REPORT 2.2.24-3.7.24.PDF

**19. REPORT FROM DEPARTMENT OF ADMINISTRATION**

- i. Human Resources
- ii. General Fund Balance Report
- iii. Treasurer's Report(s) – Delinquent Tax – Monthly Update
- iv. Register of Deeds Report
- v. County Clerk's Report
- vi. Monthly Statement
- vii. Budget Modification(s)

Documents:

ROD REV FEB 2024.PDF  
ROD REV JAN 2024.PDF  
2023-11-30 NOVEMBER FINANCE-ADMIN COMMITTEE.PDF  
FINANCE DEL TAX STATUS REPORT FEB 2024.PDF  
FINANCE DEL TAX STATUS REPORT MARCH 2024.PDF

**20. ADJOURN**

A quorum of other committees or of the County Board may be present.

*Kenosha*



*County*

***BOARD OF SUPERVISORS***

**RESOLUTION NO. 2024-\_\_\_\_\_**

Subject: An Initial Resolution Authorizing the Issuance of Not to Exceed \$33,000,000 General Obligation Bonds and/or Promissory Notes for the Purchase of the Human Services Building			
Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: March 14, 2024		Dates Resubmitted:	
Submitted By: Finance/Administration Committee			
County Board Meeting Date: March 19, 2024			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Foley & Lardner LLP		Signature:	

**COUNTY BOARD OF SUPERVISORS  
OF  
KENOSHA COUNTY, WISCONSIN**

**March 19, 2024**

**Resolution No. 2024-\_\_\_\_\_**

---

---

**An Initial Resolution  
Authorizing the Issuance of Not to Exceed  
\$33,000,000 General Obligation Bonds and/or Promissory Notes  
for the Purchase of the Human Services Building**

---

---

BE IT RESOLVED, by the County Board of Supervisors of Kenosha County, Wisconsin (the “**County**”), that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the County shall issue its negotiable, general obligation bonds and/or promissory notes, on one or more dates and in one or more series, in an aggregate principal amount of not to exceed \$33,000,000 for the purchase of the building in which the County’s Human Services Department will reside, which purchase is expected to occur at the end of the five-year lease term that is currently scheduled to begin in February 2026; *provided, however*, that said bonds or notes shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law. In the event this initial resolution lapses prior to the purchase of the building, the County intends to extend this authorization for financing by bringing this resolution before the County Board of Supervisors for reapproval.

\*\*\*\*\*

Adopted:        March 19, 2024

\_\_\_\_\_  
County Board Chairperson

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County Executive

Subject:

An Initial Resolution  
Authorizing the Issuance of Not to Exceed  
\$33,000,000 General Obligation Bonds and/or Promissory Notes  
for the Purchase of the Human Services Building

Approved by:

**FINANCE/ADMINISTRATION COMMITTEE:**

<u>Committee Member</u>	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Terry Rose, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ David Geertsen, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Timothy Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ William Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

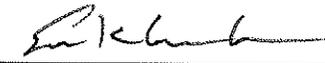
**Kenosha County  
Administrative Proposal Form**

**1. Proposal Overview**

Division: Law Enforcement Department: SHERIFF

Proposal Summary (attach explanation and required documents):

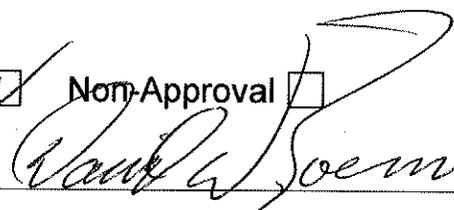
Resolution: To accept \$15,000 of grant funds from the Wisconsin Emergency Management (Fed 97.067) - Homeland Security ALERT Bomb Technician Response Equipment Grant. The awarding agency is not requiring a hard match for this award, therefore, no additional tax levy dollars are requested to implement this grant award.

Dept./Division Head Signature:  Date: 2/28/24

**2. Department Head Review**

Comments:

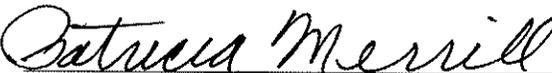
Recommendation: Approval  Non-Approval

Department Head Signature:  Date: 2/28/24

**3. Finance Division Review**

Comments:

Recommendation: Approval  Non-Approval

Finance Signature:  Date: 2/28/24

**4. County Executive Review**

Comments:

Action: Approval  Non-Approval

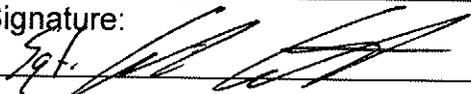
Executive Signature:  Date: 2/28/2024

Revised 01/11/2001 (5/10/01)

**DISTRIBUTION**

- Original Returned to Requesting Dept.
- Department attaches the Original to the Resolution to County Board
- Copy to Secretary of Oversight Committee to distribute in packets with Resolution
- Copy to Requesting Department File

**KENOSHA COUNTY  
BOARD OF SUPERVISORS  
RESOLUTION NO. \_\_\_\_\_**

<b>Subject: 2023 Grant Award (FY'23)– Homeland Security – Wisconsin Emergency Management/ HS ALERT Bomb Technician Response Equipment 2023</b>			
Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>	2 <sup>nd</sup> Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: <i>March 19 2024</i>		Date Resubmitted	
Submitted By: <b>Judiciary &amp; Law Enforcement Committee &amp; Finance/Administration Committee</b>			
Fiscal Note Attached X		Legal Note Attached <input type="checkbox"/>	
Prepared By: <b>Sgt. Colin J. Coultrip, Bomb Squad Commander</b>		Signature: 	

WHEREAS, the Kenosha County Sheriff's Department, as the Agency in charge of the Kenosha County Bomb Squad, has been awarded \$15,000 from the State of Wisconsin Emergency Management through the Homeland Security-WEM/HS ALERT Bomb Technician Response Equipment 2023.

WHEREAS, the Kenosha County Sheriff's Department Bomb Squad is a regional response team that responds to and processes Hazardous Device Incidents in Kenosha County and the Southeast Wisconsin Region (Racine and Walworth Counties), and

WHEREAS, the grant will allow the purchase of specialized bomb technician response equipment.

WHEREAS, the awarding agency is not requiring a hard match for this award, therefore, no additional tax levy dollars are requested to implement this grant award, and

WHEREAS, the project funding period for this grant begins Dec 31<sup>st</sup>, 2023 and expires August 30, 2024.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors accept this grant and approve the revenue and expenditure budget modifications, to the 2023 budget, as per the budget modification form, which is incorporated herein by reference, and

BE IT FURTHER RESOLVED, that any unobligated grant funds remaining available at year end be hereby authorized for carryover to subsequent years until such time as the grant funds are expended in accord with the grant requirements or when the grant period expires.

Note: This resolution requires no funds from the general fund. It increases revenues by \$15,000 and increases expenditures by \$15,000.

Respectfully Submitted,  
**JUDICIARY AND LAW ENFORCEMENT COMMITTEE**

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Supervisor Zach Rodriguez, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Brian Bashaw, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Laura Belsky, 2 <sup>nd</sup> Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Mark Norigian	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINANCE/ADMINISTRATION COMMITTEE**

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Supervisor Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Dave Geertsen, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Brian Bashaw	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Bill Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DEPARTMENT OF MILITARY AFFAIRS**  
**Homeland Security Program**  
**Grant Summary Sheet**

Recipient or Unit of Government: **Kenosha County**

Project Name: **Homeland Security - WEM/HS ALERT Bomb Technician Equipment**

Address: **Kenosha County Sheriff's Department, 1000 55th Street, Kenosha, Wisconsin 53140-3794**

Project Director: **Colin Coultrip**

Phone number: **262-605-5100**

Signing Official: **David WZoerner, Sheriff, Kenosha County, 1010 56th Street, Kenosha, Wisconsin 53140-3707**

---

Amount of Award: **\$15,000.**

---

**SUMMARY OF GRANT:**

This funding will to allow the Kenosha County Bomb Squad to purchase equipment specific to their specialty in bomb recognition and disposal. The equipment will be for bomb squad response for personnel, technician tools, and explosive storage.

---

Grant contact: **Rod Stearns 608-381-8010**  
(Email/MS Teams) [Rod.Stearns@widma.gov](mailto:Rod.Stearns@widma.gov)



State of Wisconsin  
Tony Evers, Governor



Department of Military Affairs  
Paul E. Knapp, Adjutant General

---

Office of the Adjutant General  
2400 Wright Street · P.O. Box 14587 · Madison, WI 53708-0587

---

December 4, 2023

Colin Coultrip, Sergeant  
Kenosha County Sheriff's Department  
1000 55th Street  
Kenosha, WI 53140-3794

**RE: Homeland Security - WEM/HS ALERT Bomb Technician Equipment**

**DMA Grant Number: 2023-HSW-02A-13585**

Dear Sgt Coultrip:

Congratulations! On behalf of Major General Knapp, I have approved a grant award to Kenosha County in the amount of \$15,000. These funds are from DMA's Homeland Security - WEM Program available through the State of Wisconsin. This grant supports the Kenosha County Homeland Security - WEM/HS ALERT Bomb Technician Equipment NOFO.

To accept this award, have the authorized official initial the bottom right corner of Attachments A and B, and sign the *Signatory Page, Certified Assurances, and OMB Standard Form 424B* (Attachment C). The Project Director should sign the *Acknowledgement Notice*. **Please email a signed and initialed copy back to your WEM grant manager Rodney Stearns ([Rod.Stearns@widma.gov](mailto:Rod.Stearns@widma.gov)) and keep a copy for your records.** Funds cannot be released until all signed documents are received.

As Project Director, you will be responsible for all reporting requirements outlined in the grant award and seeing that funds are administered according to the approved application materials and certifications enclosed. We look forward to a collaborative working relationship with you.

Sincerely,

Greg Engle  
Administrator  
Wisconsin Emergency Management



State of Wisconsin  
Tony Evers, Governor



Department of Military Affairs  
Paul E. Knapp, Adjutant General

Office of the Adjutant General  
2400 Wright Street · P.O. Box 14587 · Madison, WI 53708-0587

**FY'23 HOMELAND SECURITY PROGRAM GRANT AWARD**  
**Homeland Security - WEM/HS ALERT Bomb Technician Equipment**  
**2023-HSW-02A-13585**

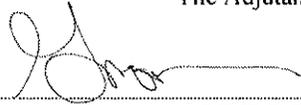
The Department of Military Affairs (DMA), hereby awards to **Kenosha County**, (hereinafter referred to as the **Recipient**), the amount of **\$15,000.** for programs or projects pursuant to the federal Homeland Security Grant Program.

This grant may be used until for the programs consistent with the budget and general conditions in Attachment A, subject to any limitations or conditions set forth in Attachments B and/or C, if included.

The Recipient shall administer the programs or projects for which this grant is awarded in accordance with the applicable rules, regulations, and conditions of the Department of Military Affairs. The submitted application is hereby incorporated as reference into this award.

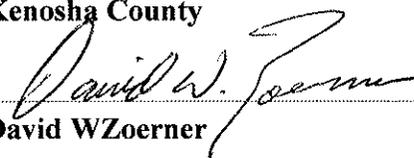
*This grant shall become effective, and funds may be obligated (unless otherwise specified in Attachments A and/or B) when the Recipient signs and returns one copy of this grant award to the Department of Military Affairs.*

**PAUL E. KNAPP**  
Major General  
Wisconsin National Guard  
The Adjutant General

BY:   
**GREG ENGLE**  
Administrator  
Wisconsin Emergency Management

12/4/2023  
Date

The Recipient, **Kenosha County**, hereby signifies its acceptance of the above-described grant on the terms and conditions set forth above or incorporated by reference therein.

RECIPIENT: **Kenosha County**  
BY:   
NAME: **David WZoerner**  
TITLE: **Sheriff**

1-10-24  
Date

**DEPARTMENT OF MILITARY AFFAIRS**  
**ATTACHMENT A**

**APPROVED FY'23 HOMELAND SECURITY GRANT PROGRAM BUDGET**

Recipient: **Kenosha County**

---

Project Title: **Homeland Security - WEM/HS ALERT Bomb Technician Equipment** ALN# 97.067

---

Grant Period: From **12/31/2023** To **8/30/2024**

---

Grant Number: **2023-HSW-02A-13585**

---

**APPROVED BUDGET**

		<u>Federal &amp; Match</u>
Personnel	.....	
Employee Benefits	.....	
Travel (Including Training)	.....	
Equipment	.....	\$15,000.00
Supplies & Operating Expenses	.....	
Consultants	.....	
Other	.....	
Indirect	.....	
<b>FEDERAL TOTAL</b>	..... <b>\$15,000.00</b>	
<b>LOCAL CASH MATCH</b>	.....	
<b>TOTAL APPROVED BUDGET</b>	..... <b>\$15,000.00</b>	..... <b>\$15,000.00</b>

**AWARD GENERAL CONDITIONS**

1. All the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) and corresponding attachments, including DMA/WEM Standard Terms & Conditions under which this grant is awarded are incorporated here by reference in the award terms and conditions. All recipients and subrecipients must comply with any such requirements.
2. Federal funds cannot be used to supplant local funds; they must increase the amount of funds that would otherwise be available from local resources.
3. Allowable grant costs must match the sub-grant's approved application. In addition, all expenses must be incurred, obligated and activity completed during the grant performance period. All expenses must be paid prior to requesting reimbursement in Egrants, and final reimbursement must be requested within 30 days of the grant period end date.
4. Grant funds will be disbursed by WEM upon completion of approved Program Report(s), Fiscal Report(s), and satisfaction of Special Conditions. The Fiscal Report is considered your Request for Reimbursement and must include copies of detailed/itemized vendor invoices, necessary supporting documentation which may include proof of payment and a Reimbursement Request form generated from Egrants and signed by your agency's Project Director and Fiscal Contact as approved in Egrants. Additional information is available in the Egrants Job Aid: Submitting a Fiscal Report available on the WEM website <https://wem.wi.gov/admin-tools/>
5. Recipients and subrecipients shall use their own procurement procedures and regulations, provided that the procurement conforms to applicable Federal law and the standards identified in the Procurement Standards Sections of 2 C.F.R. §§ 200.318-327.
6. Reimbursement for travel (i.e. mileage, meals, and lodging) must represent actual costs incurred and is limited to applicable state rates and timeframes. WEM grant staff is available to answer questions before costs are incurred.
7. All income generated as a direct result of a grant-funded project shall be deemed program income. Program income must be used for the purpose and under the conditions applicable to the award. Program income should be used as earned and must be expended within the grant performance period. All program income must be reported to DMA in the Fiscal Report submitted in Egrants with supporting documentation attached.
8. The recipient agrees that, when practicable, any equipment purchased with grant funding shall be prominently marked as follows: "Purchased with funds provided by the U.S. Department of Homeland Security."
9. To be eligible to receive Federal preparedness funding assistance, applicants must meet NIMS compliance requirements. Information on achieving compliance is available through Wisconsin Emergency Management at <https://wem.wi.gov/>.
10. The recipient agrees that all allocations and use of funds under this grant will be in accordance with the Federal Fiscal Year (FFY) 2023 Homeland Security Grant Program (HSGP) Notice of Funding Opportunity and FFY2023 FEMA Preparedness Grants Manual.
11. The recipient and any sub-recipients must comply with this Grant Award Document and attachments.

---

12. The recipient and any sub-recipients must cooperate with the Homeland Security Compliance Monitors.        INITIAL HERE

# WISCONSIN DEPARTMENT OF MILITARY AFFAIRS

## ATTACHMENT C

### ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

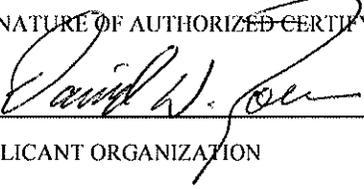
**Note:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F)
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681- 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290
- ec- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application;
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
9. Will comply, as applicable, with the provisions of the Davis- Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327- 333), regarding labor standards for federally-assisted construction subagreements
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in

floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93- 205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE <b>Sheriff</b>	
APPLICANT ORGANIZATION <b>Kenosha County</b>	DATE SUBMITTED <i>01-10-24</i>	

**ACKNOWLEDGEMENT NOTICE**

Date: 01/10/2024

Recipient: Kenosha County

Grant No. 2023-HSW-02A-13585

Project Title: Homeland Security - WEM/HS ALERT Bomb Technician Equipment

The following regulations and obligations (referenced below) apply to your grant award.

**PROGRESS REPORTS** must be submitted on a scheduled basis into the Egrants system. Narrative reports on the status of your project are due on:

<b>Quarterly</b>	<b>Quarterly</b>	<b>Quarterly</b>	<b>Final</b>
<u>1/12/2024</u>	<u>4/12/2024</u>	<u>7/12/2024</u>	<u>9/29/2024</u>

**PROGRESS REPORTS NOTE:** Quarterly Reports due 04/12 include January, February and March program activity.  
 Quarterly Reports due 07/12 include April, May and June program activity.  
 Quarterly Reports due 10/12 include July, August and September program activity.  
 Quarterly Reports due 01/12 include October, November and December program activity.  
**Reimbursements and grant modifications will be held if there are late program reports.**

**FINANCIAL REPORTS** must be submitted on a scheduled basis into the Egrants system. The Egrants job aid "Submitting a Fiscal Report" may be found at <https://dma.wi.gov/DMA/wem/grants/admin-tools>. Financial reports on the status of your project are due in Egrants on:

<b>Final</b>
<u>9/29/2024</u>

**INVENTORY REPORT** should reflect final inventory in your records. All equipment purchases must be received, paid for, installed, and deployed before submitting report. Report is due in Egrants on or before:

<b>Final</b>
<u>9/29/2024</u>

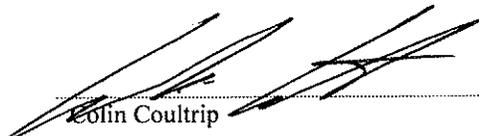
Complete and return a W-9 *Taxpayer Identification Number Verification Form* (enclosed).

OTHER: \_\_\_\_\_

**ACKNOWLEDGEMENT**

The materials referenced above were received and reviewed by the appropriate members of this organization. I also acknowledge receipt of the Grant Award and any attached Special Conditions. I understand that this grant is awarded subject to our compliance with all Conditions, Regulations, and Obligations described in the above materials.

01/10/2024  
Date

  
Colin Coultrip

, Project Director

# Agreement Articles for Federal Fiscal Year 2023 Homeland Security Awards

## Summary Description of Award

The purpose of the FY 2023 HSGP is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare the Nation for the threats and hazards that pose the greatest risk to the security of the United States. The HSGP provides funding to implement investments that build, sustain, and deliver the 32 core capabilities essential to achieving the National Preparedness Goal of a secure and resilient Nation. Among the five basic homeland security missions noted in the DHS Quadrennial Homeland Security Review, HSGP supports the goal to Strengthen National Preparedness and Resilience. The building, sustainment, and delivery of these core capabilities are not exclusive to any single level of government, organization, or community, but rather, require the combined effort of the whole community. This HSGP award consists of State Homeland Security Program (SHSP) funding under the Authorized Listing Number (ALN) 97.067 in the amount of 4,847,500.00 awarded on 9/1/2023 under the federal award identification number EMW-2023-SS-00041-S01. This grant program funds a range of activities, including planning, organization, equipment purchase, training, exercises, across all core capabilities and mission areas.

## Article I. Applicability of DHS Standard Terms and Conditions

### Section 1.01 Recipients and Subrecipients

The Federal Fiscal Year (FFY) 2023 DHS Standard Terms and Conditions apply to all new federal financial assistance awards funded in FFY 2023. These terms and conditions flow down to subrecipients unless an award term or condition specifically indicates otherwise. The United States, Department of Military Affairs and Wisconsin Emergency Management have the right to seek judicial enforcement of these obligations.

### Section 1.02 Tribes

The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to subrecipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.

## Article II. Assurances, Administrative Requirements, Cost Principles, Representations and Certifications

- (a) DHS financial assistance recipients must complete either the Office of Management and Budget (OMB) Standard Form 424B Assurances - Non-Construction Programs, or OMB Standard Form 424D Assurances - Construction Programs, as applicable. Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances as instructed by the awarding agency.
- (b) DHS financial assistance recipients and subrecipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at Title 2, Code of Federal Regulations (C.F.R.) Part 200 and adopted by DHS at 2 C.F.R. Part 3002.
- (c) By accepting this agreement, recipients and their executives, as defined in 2 C.F.R. section 170.315, certify that their policies are in accordance with OMB's guidance located at 2 C.F.R. Part 200, all applicable federal laws, and relevant Executive guidance.

## Article III. General Acknowledgements and Assurances

All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff.

- (a) Recipients must cooperate with any DHS compliance reviews or compliance investigations conducted by DHS.
- (b) Recipients must give DHS access to examine and copy records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities or personnel.
- (c) Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports.
- (d) Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law, or detailed in program guidance.

## Article IV. Acknowledgement of Federal Funding from DHS

Recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposal, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

## Article V. Activities Conducted Abroad

Recipients must ensure that project activities performed outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

## Article VI. Age Discrimination Act of 1975

Recipients must comply with the requirements of the Age Discrimination Act of 1975, Public Law 94-135 (1975) (codified as amended at Title 42, U.S. Code, section 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.

## Article VII. Americans with Disabilities Act of 1990

Recipients must comply with the requirements of Titles I, II, and III of the Americans with Disabilities Act, Pub. L. 101-336 (1990) (codified as amended at 42 U.S.C. sections 12101 - 12213), which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.

## Article VIII. Best Practices for Collection and Use of Personally Identifiable Information

Recipients who collect personally identifiable information (PII) are required to have a publicly available privacy policy that describes standards on the usage and maintenance of the PII they collect. DHS defines PII as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy Template as useful resources respectively.

**Article IX. Civil Rights Act of 1964 -Title VI**

Recipients must comply with the requirements of Title VI of the Civil Rights Act of 1964 (codified as amended at 42 U.S.C. section 2000d et seq.), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at 6 C.F.R. Part 21 and 44 C.F.R. Part 7.

**Article X. Civil Rights Act of 1968**

Recipients must comply with Title VIII of the Civil Rights Act of 1968, Pub. L. 90-284, as amended through Pub. L. 113-4, which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (see 42 U.S.C. section 3601 et seq.), as implemented by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units - i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators) - be designed and constructed with certain accessible features. (See 24 C.F.R. Part 100, Subpart D.)

**Article XI. Copyright**

Recipients must affix the applicable copyright notices of 17 U.S.C. sections 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

**Article XII. Debarment and Suspension**

Recipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders (E.O.) 12549 and 12689, which are at 2 C.F.R. Part 180 as adopted by DHS at 2 C.F.R. Part 3002. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

**Article XIII. Drug-Free Workplace Regulations**

Recipients must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 C.F.R. Part 3001, which adopts the Government-wide implementation (2 C.F.R. Part 182) of Sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (41 U.S.C. sections 8101-8106).

**Article XIV. Duplication of Benefits**

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies; to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions; or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

**Article XV. Education Amendments of 1972 (Equal Opportunity in Education Act) - Title IX**

Recipients must comply with the requirements of Title IX of the Education Amendments of 1972, Pub. L. 92-318 (1972) (codified as amended at 20 U.S.C. section 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at 6 C.F.R. Part 17 and 44 C.F.R. Part 19.

**Article XVI. Lobbying Prohibitions**

Recipients must comply with 31 U.S.C. section 1352, which provides that none of the funds provided under a federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action related to a federal award or contract, including any extension, continuation, renewal, amendment, or modification.

**Article XVII. E.O. 14074 -- Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety**

Recipient, State, Tribal, local, or territorial law enforcement agencies must comply with the requirements of section 12(c) of E.O. 14074 which prohibits the use of grant funding to purchase certain types of military equipment by state, local, tribal, and territorial law enforcement agencies and to comply with and implement the recommendations stemming from EO 13688, which established prohibited equipment and controlled equipment lists. Recipient State, Tribal, local, or territorial law enforcement agencies are also encouraged to adopt and enforce policies consistent with E.O. 14074 to support safe and effective policing.

**Article XVIII. Energy Policy and Conservation Act**

Recipients must comply with the requirements of the Energy Policy and Conservation Act, Pub. L. 94- 163 (1975) (codified as amended at 42 U.S.C. section 6201 et seq.), which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

**Article XIX. False Claims Act and Program Fraud Civil Remedies**

Recipients must comply with the requirements of the False Claims Act, 31 U.S.C. sections 3729- 3733, which prohibit the submission of false or fraudulent claims for payment to the Federal Government. (See 31 U.S.C. sections 3801-3812, which details the administrative remedies for false claims and statements made.)

**Article XX. Federal Debt Status**

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See OMB Circular A-129.)

**Article XXI. Federal Leadership on Reducing Text Messaging while Driving**

Recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in E.O. 13513, including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the Federal Government.

**Article XXII. Fly America Act of 1974**

Recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under 49 U.S.C.) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. section 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

**Article XXIII. Hotel and Motel Fire Safety Act of 1990**

Recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of Section 6 of the Hotel and Motel Fire Safety Act of 1990, 15 U.S.C. section 2225a.

**Article XXIV. John S. McCain National Defense Authorization Act of Fiscal Year 2019**

Recipients, subrecipients, and their contractors and subcontractors are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232 (2018) and 2 C.F.R. sections 200.216, 200.327, 200.471, and Appendix II to 2 C.F.R. Part 200. Beginning August 13, 2020, the statute - as it applies to DHS recipients, subrecipients, and their contractors and subcontractors - prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons.

**Article XXV. Limited English Proficiency (Civil Rights Act of 1964 - Title VI)**

Recipients must comply with Title VI of the Civil Rights Act of 1964, (42 U.S.C. section 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance: <https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited> and additional resources on <http://www.lep.gov>.

**Article XXVI. National Environmental Policy Act**

Recipients must comply with the requirements of the National Environmental Policy Act of 1969, (NEPA) Pub. L. 91-190 (1970) (codified as amended at 42 U.S.C. section 4321 et seq.) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which require recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.

**Article XXVII. Nondiscrimination in Matters Pertaining to Faith-Based Organizations**

It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. Recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

**Article XXVIII. Non-Supplanting Requirement**

Recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

**Article XXIX. Patents and Intellectual Property Rights**

Recipients are subject to the Bayh-Dole Act, 35 U.S.C. section 200 et seq, unless otherwise provided by law. Recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. section 401.14.

**Article XXX. Procurement of Recovered Materials**

States, political subdivisions of states, and their contractors must comply with Section 6002 of the Solid Waste Disposal Act, Pub. L. 89-272 (1965), (codified as amended by the Resource Conservation and Recovery Act, 42 U.S.C. section 6962.) The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

**Article XXXI. Rehabilitation Act of 1973**

Recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, Pub. L. 93-112 (1973) (codified as amended at 29 U.S.C. section 794), which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

**Article XXXII. Reporting of Matters Related to Recipient Integrity and Performance**

If the total value of any currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this federal award, then the recipients must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

**Article XXXIII. Reporting Subawards and Executive Compensation**

Reporting of first tier subawards. Recipients are required to comply with the requirements set forth in the government-wide award term on Reporting Subawards and Executive Compensation located at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.

**Article XXXIV. SAFECOM**

Recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

**Article XXXV. Required Use of American Iron, Steel, Manufactured Products, and Construction Materials**

Recipients and subrecipients must comply with the Build America, Buy America Act (BABAA), which was enacted as part of the Infrastructure Investment and Jobs Act Sections 70901-70927, Pub. L. No. 117-58 (2021); and Executive Order 14005, Ensuring the Future is Made in All of America by All of America's Workers. See also Office of Management and Budget (OMB), Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

Recipients and subrecipients of federal financial assistance programs for infrastructure are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless:

- a) all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
- b) all manufactured products used in the project are produced in the United States--this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and
- c) all construction materials are manufactured in the United States--this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

**Section 35.01 Waivers**

When necessary, recipients may apply for, and the agency may grant, a waiver from these requirements.

- i) When the federal agency has made a determination that one of the following exceptions applies, the awarding official may waive the application of the domestic content procurement preference in any case in which the agency determines that:
- ii) applying the domestic content procurement preference would be inconsistent with the public interest;
- iii) the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality; or
- iv) the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent.

A request to waive the application of the domestic content procurement preference must be in writing. The agency will provide instructions on the format, contents, and supporting materials required for any waiver request. Waiver requests are subject to public comment periods of no less than 15 days and must be reviewed by the OMB Made in America Office.

There may be instances where an award qualifies, in whole or in part, for an existing waiver described. For awards by the Federal Emergency Management Agency (FEMA), existing waivers are available and the waiver process is described at "Buy America" Preference in FEMA Financial Assistance Programs for Infrastructure FEMA.gov. For awards by other DHS components, please contact the applicable DHS FAO.

To see whether a particular DHS federal financial assistance program is considered an infrastructure program and thus required to include a Buy America preference, please either contact the applicable DHS FAO, or for FEMA awards, please see Programs and Definitions: Build America, Buy America Act FEMA.gov.

**Article XXXVI. Terrorist Financing**

Recipients must comply with E.O. 13224 and U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

**Article XXXVII. Trafficking Victims Protection Act of 2000 (TVPA)**

Trafficking in Persons. Recipients must comply with the requirements of the government-wide financial assistance award term which implements Section 106 (g) of the Trafficking Victims Protection Act of 2000 (TVPA), codified as amended at 22 U.S.C. section 7104. The award term is located at 2 C.F.R. section 175.15, the full text of which is incorporated here by reference.

**Article XXXVIII. Universal Identifier and System of Award Management**

Requirements for System for Award Management and Unique Entity Identifier Recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A, the full text of which is incorporated here by reference.

**Article XXXIX. USA PATRIOT Act of 2001**

Recipients must comply with requirements of Section 817 of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (USA PATRIOT Act), which amends 18 U.S.C. sections 175-175c.

**Article XL. Use of DHS Seal, Logo and Flags**

Recipients must obtain permission from their DHS FAO prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

**Article XLI. Whistleblower Protection Act**

Recipients must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C section 2409, 41 U.S.C. section 4712, and 10 U.S.C. section 2324, 41 U.S.C. sections 4304 and 4310.

**Article XLII. Environmental Planning and Historic Preservation (EHP) Review**

DHS/FEMA funded activities that may require an Environmental Planning and Historic Preservation (EHP) review are subject to the FEMA EHP review process. This review does not address all federal, state, and local requirements. Acceptance of funding requires the recipient to comply with all federal, state, and local laws.

DHS/FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by DHS/ FEMA grant funds, through its EHP review process, as mandated by: the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and any other applicable laws and executive orders. To access the FEMA EHP screening form and instructions, go to the DHS/FEMA website. In order to initiate EHP review of your project(s), you must complete all relevant sections of this form and submit it to the Grant Programs Directorate (GPO) along with all other pertinent project information. The EHP review process must be completed before funds are released to carry out the proposed project; otherwise, DHS/FEMA may not be able to fund the project due to noncompliance with EHP laws, executive orders, regulations, and policies.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance, and if any potential archeological resources are discovered the applicant will immediately cease work in that area and notify the pass-through entity, if applicable, and DHS/FEMA.

**Article XLIII. Disposition of Equipment Acquired Under the Federal Award**

For purposes of original or replacement equipment acquired under this award by a non-state subrecipients, when that equipment is no longer needed for the original project or program or for other activities currently or previously supported by a federal award, you must request instructions from WEM to make proper disposition of the equipment pursuant to 2 C.F.R. section 200.313. State recipients and state subrecipients must follow the disposition requirements in accordance with state laws and procedures.

---

As the duly authorized representative, I hereby certify that the recipient will comply with the above certifications and conditions.

Recipient Name and Address: Kenosha County, 1010 56th Street, Kenosha, WI 53140-3707

HS ALERT Bomb Technician Equipment  
Application Number and Project Name

David Zoerner, Sheriff

Typed Name of Authorized Representative

  
Signature

01-10-24  
Date

**NOTE: The original signature of the chief executive is required.  
Substitute signing or stamping is not accepted.**

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Kenosha County</b>		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) ▶ <b>Local Government</b>		
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) <u>3</u> Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>		
	5 Address (number, street, and apt. or suite no.) See instructions. <b>1010 56th Street</b>	Requester's name and address (optional)	
	6 City, state, and ZIP code <b>Kenosha, WI 53140</b>		
	7 List account number(s) here (optional)		

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[ ] [ ] [ ] - [ ] [ ] [ ] - [ ] [ ] [ ] [ ]	
or	
Employer identification number	
3 9 - 6 0 0 5 7 0 7	

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>Mark Felsing</i>	Date ▶ 1/10/2024
------------------	--	------------------

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

# Kenosha County



## BOARD OF SUPERVISORS

RESOLUTION NO. \_\_\_\_\_

Subject: A Resolution to Increase Civil Process Fees			
Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>	2 <sup>nd</sup> Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: March 19, 2024		Date Resubmitted	
Submitted By: <b>Judiciary &amp; Law Enf. Committee &amp; Finance/ Admin Committee</b>			
Fiscal Note Attached: X		Legal Note Attached <input type="checkbox"/>	
Prepared By: Cpt. Eric Klinkhammer		Signature:  171	

WHEREAS, Section 814.705 (1) (a), Wisconsin Statutes, authorizes the Kenosha County Board of Supervisors to establish fees higher than the level set by state statute for various services performed by the Kenosha County Sheriff's Department.

WHEREAS Section 814.70, Wisconsin Statutes, authorizes the Kenosha County Sheriff's Department necessary expenses incurred with respect to paper service, and Deputy stand-by time with respect to Writs of Restitution, Writs of Assistance, and Writs of Replevin., and

WHEREAS, a new fee schedule for service of process should be established that more closely reflects the actual cost of providing the service due to increasing expenses relating to costs and Deputy Sheriff wages, incurred when evicting tenants for Writs of Restitution and Writs of Assistance, along with seizing property in a Writ of Replevin., and

WHEREAS, the Sheriff's Department proposes to increase the charged fee for paper service from \$40 to \$60, and the stand-by time fee collected for Writ of Restitution, Writ of Assistance, and Writ of Replevin from \$35.60 to \$38.40. This increase will bring the fees for these duties in line with other agencies throughout the state. All other fees in the fee schedule would remain the same as they are currently.

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors accept the proposed modified fee schedule.

Subject: A Resolution to Increase Civil Process Fees

Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>	2 <sup>nd</sup> Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: March 19, 2024		Date Resubmitted	
Submitted By: <b>Judiciary &amp; Law Enf. Committee &amp; Finance/Admin Committee</b>			

Respectfully Submitted,  
**JUDICIARY AND LAW ENFORCEMENT COMMITTEE**

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Supervisor Brian Bashaw, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Zach Rodriguez, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Laura Belsky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Mark Nordigian	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**FINANCE/ADMINISTRATION COMMITTEE**

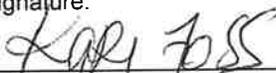
	<u>Aye</u>	<u>No</u>	<u>Abstain</u>	<u>Excused</u>
_____ Supervisor Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Dave Geertsen, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\_\_\_\_\_  
Supervisor John Franco

\_\_\_\_\_  
Supervisor Bill Grady

# KENOSHA COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. \_\_\_\_\_

<b>Subject:</b> A Resolution requesting the purchase of one Pendar X 10 spectrometer and two TruNarc Analyzers with Opioid Settlement funds for use by the Kenosha County Sheriff's Department			
Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted:		Date Resubmitted:	
Submitted By: Human Services and Finance/Administration Committees			
Fiscal Note Attached <input type="checkbox"/>		Legal Note Attached <input type="checkbox"/>	
Prepared By: Kari Foss		Signature: 	

**WHEREAS**, Kenosha County is receiving Opioid Settlement funds for the purposes of Opioid abatement, and

**WHEREAS**, These funds are to be used to prevent and treat opioid use disorder, prevent overdose deaths and other harm reductions associated with dangerous and deadly opioids, and

**WHEREAS**, Exhibit E of the settlement agreement; Schedule B Approved Uses; section I. First Responders; 2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events. Provides the allowance of the use of opioid settlement funds for the purposes of this request, and

**WHEREAS**, On January 22, 2024, the Opioid Settlement Advisory Panel unanimously approved the use of Settlement funds to be used for the purchase of two TruNarc Analyzers unit cost of \$36,500 and one Pendar Spectrometer unit cost of \$75,000. Total approved amount of \$148,500, and

**WHEREAS**, The Kenosha County Sheriff's Department reported 8 staff being exposed to fentanyl and other drugs in the field which includes 2 jailers exposed, 1 of which required Narcan and Emergency Department treatment, and

**WHEREAS**, these devices will allow Kenosha County Sheriff's Department staff to identify without directly handling unknown substances and will prevent potentially deadly exposure, and

**WHEREAS**, The Pendar X10 design is founded on scientific innovation, and its performance parameters have been proven to hold in real-world scenarios. The Pendar X10 has been extensively tested by the U.S. government (including the US Army and Navy, and the Department of Homeland Security) and is currently in use by multiple US federal, state, and local agencies. When dealing with dangerous materials and substances, and

**WHEREAS** The TruNarc Handheld Narcotics Analyzer can identify fentanyl and several fentanyl variants. The expanded v1.9 library adds field identification capability for many new high priority alarm substances including several fentanyl derivatives. The TruNarc Handheld Narcotics Analyzer enables personnel to scan more than 498 suspected controlled substances in a single, definitive test.

*(A Resolution requesting the purchase of one Pendar X 10 spectrometer and two TruNarc Analyzers with Opioid Settlement funds for use by the Kenosha County Sheriff's Department)*

**NOW, THEREFORE, BE IT RESOLVED** Kenosha county will approve the use of \$148,500 of opioid settlement funds for the purchase of one Pendar X10 and two TruNarc Analyzers

<b>HUMAN SERVICES COMMITTEE:</b>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Excused</u>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zach Stock, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tim Stocker, Vice Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Geertsen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Gentz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amanda Nedweski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Yuhas				

<b>FINANCE/ADMINISTRATION COMMITTEE:</b>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Excused</u>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Terry Rose, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Geertsen, Vice Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tim Stocker				

**KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM**

DOCUMENT # \_\_\_\_\_ G/L DATE \_\_\_\_\_  
 BATCH # \_\_\_\_\_ ENTRY DATE \_\_\_\_\_

DEPT/DIVISION: DADBHS

PURPOSE OF BUDGET MODIFICATION (REQUIRED): Use of Opioid Settlement Dollars for KSD purchase of 1- PendarX10 and 2 - TruNarc Analyzers

(1) ACCOUNT DESCRIPTION EXPENSES	(2)			(3)		(4)		(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	(8)		(9) EXPENSE BAL AVAIL
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	EXPENSE INCREASE (+)	EXPENSE DECREASE (-)	REVISIED BUDGET				AFTER TRANSFER		
Machine/Equip >\$5,000	210	480	4840	580050	148,500			0	0		148,500		148,500
EXPENSE TOTALS											148,500.00	-	148,500.00

REVENUES	(2)			(3)		(4)		ADOPTED BUDGET	CURRENT BUDGET	REVISIED BUDGET			
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)	REVISIED BUDGET						
Opioid Settlement	210	480	4840	443282		148,500				148,500			
REVENUE TOTALS											-	-	148,500.00

**COLUMN TOTALS (EXP TOTAL + REV TOTAL)**

148,500.00      148,500.00

Please fill in all columns:

- (1) & (2) Account information as required
- (3) & (4) Budget change requested
- (5) Original budget as adopted by the board
- (6) Current budget (original budget w/past mods.)
- (7) Actual expenses to date
- (8) Budget after requested modifications
- (9) Balance available after transfer (col 8 - col 7).

SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.

PREPARED BY: Marcy Gilbertson

DIVISION HEAD: Phil Joss      Date 2/13/24

DEPARTMENT HEAD: John Jura      Date 2/13/2024

FINANCE DIRECTOR: Patricia Mervelle      Date 2/19/24

COUNTY EXECUTIVE: Susan Lee      Date 2/19/24

**Kenosha**



**County**

**BOARD OF SUPERVISORS**

**RESOLUTION NO. \_\_\_\_\_**

Subject: Resolution authorizing the acceptance and expenditure of LRIP funding and the re-appropriation of County Highway (CTH) K funds for reconditioning of County Highway (CTH) L between State Highway (STH) 31 and 30 <sup>th</sup> Avenue	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2 <sup>nd</sup> Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted by: <b>Clement Abongwa</b>	
Fiscal Note Attached <input checked="" type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared by: <b>Clement Abongwa</b>	Signature: <i>Clement Abongwa</i>

WHEREAS, Kenosha County Highway Division currently has funds appropriated to the reconstruction of CTH K that will not be used in 2024 as federal funding for the second of the three-phase project has not been awarded yet,

WHEREAS, the Wisconsin Department of Transportation has awarded \$971,470 as part of a Local Road Improvement Program (LRIP) to fund the reconditioning project on CTH L between STH 31 and 30<sup>th</sup> Avenue,

WHEREAS, the total estimated funding necessary to complete this project is \$1,900,000, re-appropriating the additional \$928,530 required from the CTH K project until the 2025 budget process where funding needs will be re-evaluated and replenished upon County Board approval,

NOW, THEREFORE BE IT RESOLVED, The County Board of Supervisors authorizes the acceptance and expenditure of \$971,470 from LRIP funding and the re-appropriation of funds from CTH K to CTH L for the reconditioning of CTH L between STH 31 and 30<sup>th</sup> Avenue.

Respectfully Submitted:

Committee:

Aye

Nay

Abstain

Excused

  
\_\_\_\_\_  
Mark Nordigian, Chairperson

  
\_\_\_\_\_  
Zach Stock, Vice Chairperson

  
\_\_\_\_\_  
Supervisor Laura Belsky

  
\_\_\_\_\_  
Supervisor Aaron Karow

  
\_\_\_\_\_  
Supervisor John O'Day

  
\_\_\_\_\_  
Supervisor Tim Stocker

\_\_\_\_\_  
Supervisor Brian Thomas

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
_____ Supervisor Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Dave Geertsen, Vice-Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor William Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: Highways Department: Public Works

Proposal Summary (attach explanation and required documents):

Resolution for Acceptance & Expenditure of LRIP funds and Re-appropriation of Hwy K Funds to Recondition Hwy L between STH 31 and 30<sup>th</sup> Avenue.

Dept./Division Head Signature: *Clement Abongwa* Date: 2-26-24

**2. Department Head Review**

Comments:

Recommendation: Approval  Non-Approval

Department Head Signature: *Shelly Buehrly* Date: 2-22-24

**3. Finance Division Review**

Comments:

Recommendation: Approval  Non-Approval

Finance Signature: *Patricia Merrill* Date: 2/21/24

**4. County Executive Review**

Comments:

Action: Approval  Non-Approval

Executive Signature: *Sander Wu* Date: 2/22/2024

**KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM**

DOCUMENT # \_\_\_\_\_ G/L DATE \_\_\_\_\_  
 BATCH # \_\_\_\_\_ ENTRY DATE \_\_\_\_\_

DEPT/DIVISION: Kenosha County Hwy Division

PURPOSE OF BUDGET MODIFICATION (REQUIRED): \_\_\_\_\_

(1) ACCOUNT DESCRIPTION EXPENSES	(2)		(3)		(4)		(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	(8)		(9) EXPENSE BAL AVAIL
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	EXPENSE INCREASE (+)	EXPENSE DECREASE (-)				REVISED BUDGET	EXPENSE BAL AVAIL	
Road Eng/Const. - Hwy L	711	700	7090	582260	1,900,000	928,530				1,900,000	1,900,000	
Road Eng/Const. - Hwy K	711	700	7090	582260						(928,530)	(928,530)	
EXPENSE TOTALS												
							-	-	-	971,470.00	971,470.00	971,470.00

REVENUES	(2)		(3)		(4)		ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)			
LRIIP Projects	711	700	7090	442320		971,470			
REVENUE TOTALS									
							-	-	-

**COLUMN TOTALS (EXP TOTAL + REV TOTAL)**      1,900,000.00      1,900,000.00

SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.

PREPARED BY: Chris Walton FINANCE DIRECTOR Patricia Mendell 2/21/24  
 (required) Date

DIVISION HEAD: Charmut Aburgine Date 2-26-24

DEPARTMENT HEAD: Shelly Bumpoff Date 2-23-24

- Please fill in all columns:  
 (1) & (2) Account information as required  
 (3) & (4) Budget change requested  
 (5) Original budget as adopted by the board  
 (6) Current budget (original budget w/past mods.)  
 (7) Actual expenses to date  
 (8) Budget after requested modifications  
 (9) Balance available after transfer (col 8 - col 7).

COUNTY EXECUTIVE: Sasha Kue Date 2/22/2024

# County of Kenosha

## Board of Supervisors

### Resolution No. \_\_\_\_

Subject: A RESOLUTION TO LEASE KENOSHA COUNTY PROPERTY LOCATED AT 1301 85 <sup>th</sup> STREET TO SQUARE DEAL TREES LLC FOR TWO MONTHS FOR THE SUM OF \$250			
Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>	2 <sup>nd</sup> Correction <input type="checkbox"/>	Resubmitted <input type="checkbox"/>
Date Submitted: /2024		Date resubmitted:	
Submitted by: The Finance/Administration Committee and the Public Works/Facilities Committee			
Fiscal Note Attached: <input type="checkbox"/>		Legal Note Attached: <input type="checkbox"/>	
Prepared By: John F. Moyer			

Whereas, Kenosha County recently acquired the property located at 1301 85<sup>th</sup> St., Kenosha, WI 53143, and

Whereas, this lot had been used in November and December as a Christmas tree lot for more than 30 years and Kenosha County was approached by the LLC which has been selling trees there by arrangement with the predecessor owner in order to continue for two more years to sell trees at the lot, and

Whereas, the property is currently vacant and its historic use and community familiarity support use by Square Deal Trees LLC and in the near-term it would be in the County's best interest to enter a short lease with a viable tenant, to assist in covering the on-going maintenance of the property, and

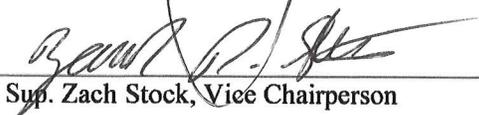
Whereas, the County was asked by Square Deal Trees LLC. to enter into a one-year lease (subject to one equivalent renewal term for 2023) for the vacant grass lot property, for the sum of \$250, to operate a small, private, tree lot for holiday sales between November 1 and December 26, and after those terms were both executed without issues or problems, it became clear that the County would continue to occupy the property in 2024 and 2025, and

Whereas, the proposed use would be consistent with the property's current zoning, offer some short-term financial assistance for the property's maintenance and provide a venue for the continuation of a long-time holiday tree sales opportunity in the community.

**NOW THEREFORE BE IT RESOLVED,** The County Board of Supervisors approves the lease of the Kenosha County property located at 1301 85<sup>th</sup> St., Kenosha, WI, for \$250 per two month term, and along the terms of the attached lease; and the County Clerk and County Executive are authorized to sign all necessary documents.

Respectfully Submitted:

PUBLIC WORKS/FACILITIES COMMITTEE

	Aye	Nay	Abstain	Excused
 Sup. Mark Nordigian, Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Zach Stock, Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Laura Belsky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Aaron Karow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sup. Brian Thomas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Tim Stocker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. John O'Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	
_____ Supervisor Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Dave Geertsen, Vice-Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Bill Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: Planning and Development Department: Public Works

Proposal Summary (attach explanation and required documents):

This Resolution will allow a lease agreement between Kenosha County and Square Deal Trees, LLC for sale of Christmas trees on a vacant lot owned by Kenosha County. Specifically, it allows tree sales on the corner of Sheridan Road and 85th St. where such sales have been occurring for many years through arrangement of a predecessor owner. Due to delay in moving Human Services operations, the lot is available for this purpose in 2024 and, potentially in 2025.

Dept./Division Head Signature: Shelly Billingsley Date: 1-24-24  
Print Name: \_\_\_\_\_

**2. Department Head Review**

Comments:

Recommendation: Approval  Non-Approval

Department Head Signature: Shelly Billingsley Date: 1-24-24  
Print Name: Shelly Billingsley

**3. Finance Division Review**

Comments:

The lease was drafted for a rental amount equal to approximately two months of property tax on the subject parcel. The lease was drafted by the office of Corporation Counsel.

Recommendation: Approval  Non-Approval

Finance Signature: Patricia Merrill Date: 1/24/24  
Print Name: Patti Merrill

**4. County Executive Review**

Comments:

Action: Approval  Non-Approval

Executive Signature: Samantha Keenan Date: 1/22/2024  
Print Name: \_\_\_\_\_

# Commercial Lease Agreement

on  
1301 85<sup>th</sup> Street, Kenosha, Wisconsin, a Vacant Lot  
Tax Parcel 06-123-18-201-001

Between  
County of Kenosha and Square Deal Trees, LLC

This Commercial Lease Agreement (Lease) is entered into on this \_\_\_ day of \_\_\_\_\_, 2024, by and between the County of Kenosha, (Landlord), a Wisconsin municipal government whose principal administrative offices are located at 1010 56<sup>th</sup> Street, Kenosha, WI 53140, and Square Deal Trees, LLC, (Tenant), a Wisconsin corporation bearing FEIN, 39-1910500 and whose address is W8444 Trillium Lane, Antigo WI 54409. Landlord is the owner of land whose address is: 1301 85<sup>th</sup> St., Kenosha, Wisconsin 53143, part of which is the property made available for lease, as described herein (Leased Premises, or Premises).

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to rent the Leased Premises from Landlord for the term, at the rental and upon the provisions set forth herein.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

## Term

The Initial Term of the Lease shall begin on the 1st day of November, 2024, and end on the 26th day of December, 2024. Landlord shall use its best efforts to put Tenant in possession of the Leased Premises on the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

Tenant may renew the Lease for one extended term as above for 2025 **but only at the offer of the Landlord and contingent on lot availability**. Tenant shall exercise such renewal option, if at all, by providing written notice responsive to Landlord offer of renewal by no later than August 15, 2025. The renewal term shall be as set forth in this Lease and otherwise upon the same covenants, conditions and provisions as contained in this Lease.

## Rent

Tenant shall pay to Landlord during the Initial Term rent of \$250. Payment shall be made to:

Kenosha County Treasurer's Office  
1010 -56<sup>th</sup> Street  
Kenosha, WI 53140

## Space Leased.

This Lease Agreement involves tax parcel 06-123-18-201-001, also known as 1301 85<sup>th</sup> Street, a grassy lot depicted in attached Exhibit One (1). Tenant shall have the right to occupy and use the lot. Tenant shall have the right to use the entire outside yard areas associated with the premises. Tenant may use the

Job Center parking area up to 60 feet contiguous to the lot for parking as it desires. However, the Tenant may only allow customer vehicles to park on the paved drives and paved parking areas, and shall not park customer vehicles on the grass area. Tenant may use any of its own vehicles needed on the grass only as necessary and exercise care not to damage the grass or surface.

#### Personal Property Tax, Real Estate Tax and other Taxes

- A. Kenosha County is a tax exempt Wisconsin municipal corporation. If Tenant is a tax exempt organization, (under US Tax Code Sec. 501c 3 or otherwise) or becomes tax exempt prior to August 1, 2024, then it is believed by the parties that no real estate tax will be due. However, if any real estate taxes are required to be paid, or any other tax is required of Landlord, due to the rental of this property herein, the obligation to pay such tax will be entirely upon the Tenant as a payment in addition to the rent due under this lease. Tenant agrees to notify Landlord within 14 business days of receiving any decision of a taxing authority that such property is subject to a tax. Likewise, Landlord agrees to notify Tenant within 14 business days of receiving any decision of a taxing authority that such property is subject to a tax. Tenant agrees to pay all such taxes before they become delinquent, and to pay any late fees interest or penalties, in the event of failure to pay such taxes in a timely manner.
- B. Landlord may, with a written 20 day notice to Tenant, require a deposit by Tenant to the Landlord of a sum sufficient to pay any real estate tax imposed upon such property. Failure to make such a deposit within 30 days of such notice would constitute a material breach of this agreement.

#### Hours of Operation

For reasons of security Tenant shall provide Landlord with the special hours of operation for premises. For normal operations, the hours will be from 8:30 a.m. to 6 p.m., Monday through Sunday.

#### Prohibited Uses

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing, selling, using, or giving a teaching lesson using, any explosives, flammables or other inherently dangerous weapon, substance, chemical, item, thing or device. Tenant shall not conduct or permit any illegal activities upon the premises. Tenant shall not obstruct ingress or egress to the Job Center, and shall not allow accumulation of debris. At the end of the lease term, lot shall be left in an undamaged, orderly and clean condition

#### Sublease and Assignment

Tenant shall not have the right without Landlord's consent, to assign this Lease. Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent. Landlord, in its sole discretion and judgment, may grant or withhold such consent.

#### Repairs

During the Lease term, Tenant shall make, at Tenant's expense, all repairs to the Leased Premises for repairs caused by the negligence of Tenant, or of Tenant's students or guests. All other necessary repairs shall be made by Landlord at Landlord's expense.

### Alterations and Improvements

Tenant shall not make, nor permit to be made, alterations or improvement to the Premises, unless Tenant obtains the written consent of Landlord. Tenant shall not damage, disturb, remove or alter any trees, bushes, plants, grass, flowers or other vegetation on premises. If Landlord permits Tenant to make any alterations or improvements, Tenant shall make the same with requirements the Landlord considers necessary or desirable. Tenant shall promptly repair any damage to the Premises caused by any such alterations or improvements. Any alterations or improvements to the Premises, except movable office furniture or equipment and trade fixtures, shall become a part of the realty and the property of the Landlord and shall not be removed by the tenant.

### Insurance/ Indemnity

If the Leased Premises is damaged by fire or other casualty resulting from any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the particular activities of each with the premiums thereon fully paid on or before due date. Such insurance policy shall be issued by a Company authorized to do business in Wisconsin and shall afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Upon request, each party shall provide proof of insurance to the other. Neither party shall cancel or amend the terms of such insurance, without providing the other party 30 days advance written notice.

### Signs

Signs shall mean all manner of signs, posters, banners, and display materials of all kinds and description. Tenant shall have the right to place on the Leased Premises, at locations approved by Landlord, signs advertising its purpose which are approved in content by Landlord and permitted by applicable municipal or zoning ordinances, and any private restrictions. No other signs are permitted under this lease. Tenant shall repair all damage to the Leased Premises resulting from the installation or removal of signs installed by Tenant.

Additionally, Tenant shall not post, hang, erect, display or permit any political or campaign sign or message, nor any sign which advertises any private company or commercial product (except its own tree sale business).

### Entry

Landlord shall have the right to enter upon the Leased Premises at reasonable hours and given a 2 working days notice to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

### Notice of Vacate and Joint Inspection before Termination Date.

Tenant shall give written notice to Landlord at least thirty-days (30) prior to vacating the Premises at the end of the Lease Term or should funding cease and shall arrange to meet with landlord for a joint inspection of the Premises prior to vacating. In the event of tenant's failure to give such notice or arrange such joint inspection, Landlord's inspection at or after Tenant's vacating the Premises shall be conclusively deemed correct for purpose of determining Tenants responsibility for repairs and restoration.

### Building Rules

Landlord shall have the right to create and amend reasonable rules and regulations necessary or desirable to insure the safety, care and cleanliness of the Premises and the preservation of order and safekeeping of the property. Any amendments to rules and regulations shall be set forth in writing, and shall be discussed with Tenant before being placed into effect.

### Damage and Destruction

If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects, such damage or defects not being the result of any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

Maintenance Routine maintenance of grounds, including grass cutting, will be performed by Landlord. However, snow and ice removal will be the responsibility of the Tenant. Commercial garbage service will be the responsibility of the Tenant.

### Quiet Possession

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

### INDEPENDENT CONTRACTOR:

Nothing contained in this Lease shall constitute or be construed to create a partnership or joint venture between Kenosha County or its successors or assigns and Tenant or its successors or assigns. In entering into this lease, and in acting in compliance herewith, Tenant is at all times acting and performing as an independent contractor, an independent business, duly authorized to perform the acts required of it hereunder.

### Notice

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

Landlord: Kenosha County Director of Public Works, Shelly Billingsley  
19600 – 75<sup>th</sup> Street  
Bristol, WI 53104

For reference- Phone (262) 857-1870

Tenant: James Stanton/Square Deal Trees LLC  
W8444 Trillium Lane  
Antigo, WI 54409

For reference- Phone (262) 496-5284

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

### Waiver

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

### Headings/Savings Clause

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease. If any part or portion of this agreement is deemed invalid or unenforceable by a court of law, it shall not affect the balance of the agreement, if any reasonable interpretation can be made to give the balance of the agreement lawful effect and enforcement.

### Successors

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

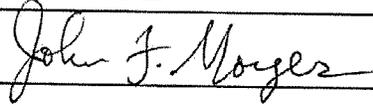
### Consent



**KENOSHA COUNTY**

**BOARD OF SUPERVISORS**

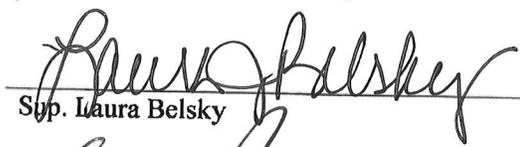
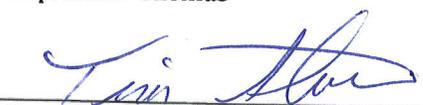
RESOLUTION NO.

Subject: RESOLUTION AUTHORIZING SALE OF A HIGHWAY F PROJECT REMNANT	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted By: Shelly Billingsley	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Sr. Asst. Corporation Counsel	Signature: 

- WHEREAS, Kenosha County, as a result of the County Trunk Highway F project has a parcel which is of limited value to the County (please see involved parcel in attachment A), and
- WHEREAS, Kenosha County had earlier entered into a Memo of Understanding with Donna Karow (see attached MOU dated 12-16-19—Exhibit B), who owns the contiguous parcel and to further the Highway F project had made certain concessions from her property to assist Kenosha County in the highway project, and
- WHEREAS, the Memo of Understanding granted Donna Karow a first right of refusal to purchase this remnant, and
- WHEREAS, many benefits are derived for the public from the cooperative efforts of the County and area landowners in a highway project, and
- WHEREAS, Kenosha County has benefitted from the completion of the Highway project such that the citizens can enjoy use of the new Highway F, and
- WHEREAS, The Kenosha County Board had earlier authorized the transfer of this remnant (see attached Resolution 36, passed July 18, 2023---Exhibit C) at a sale price of \$190,400 and Donna Karow has agreed to this transfer at that price, and
- WHEREAS, considerable time and resources have already been expended in coordinating the taking and transfer of these properties.

Respectfully Submitted:

PUBLIC WORKS/FACILITIES COMMITTEE

	Aye	Nay	Abstain	Excused
 Sup. Mark Nordigian, Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Zach Stock, Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Laura Belsky	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Aaron Karow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sup. Brian Thomas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Tim Stocker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. John O'Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby authorizes the transfer by Quitclaim deed of Parcel B on the attached map to Donna Karow pursuant to the Memo of Understanding and earlier approval; and

BE IT FURTHER RESOLVED that the sale price of \$190,400 is approved, and

BE IT FURTHER RESOLVED now and in the future that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to execute this transaction in accordance with law.

Respectfully submitted by:

FINANCE COMMITTEE	<u>Aye</u>	<u>No</u>	<u>Abstain</u>
_____ Terry Rose, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Dave Geertsen, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Bill Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: P&Dt Department: Public Works

Proposal Summary (attach explanation and required documents):

This resolution seeks transfer of a remnant from the Hwy F project to Donna Karow pursuant to a first right of refusal for \$190,400

Dept./Division Head Signature: *Andy M Buehler* Date: 1/24/24  
Print Name: Andy Buehler

**2. Department Head Review**

Comments:

Recommendation: Approval  Non-Approval

Department Head Signature: *Shelly Billingsley* Date: 1-24-24  
Print Name: Shelly Billingsley

**3. Finance Division Review**

Comments:

Recommendation: Approval  Non-Approval

Finance Signature: *Patricia Merrill* Date: 1/24/24  
Print Name: Patty Merrill

**4. County Executive Review**

Comments:

Action: Approval  Non-Approval

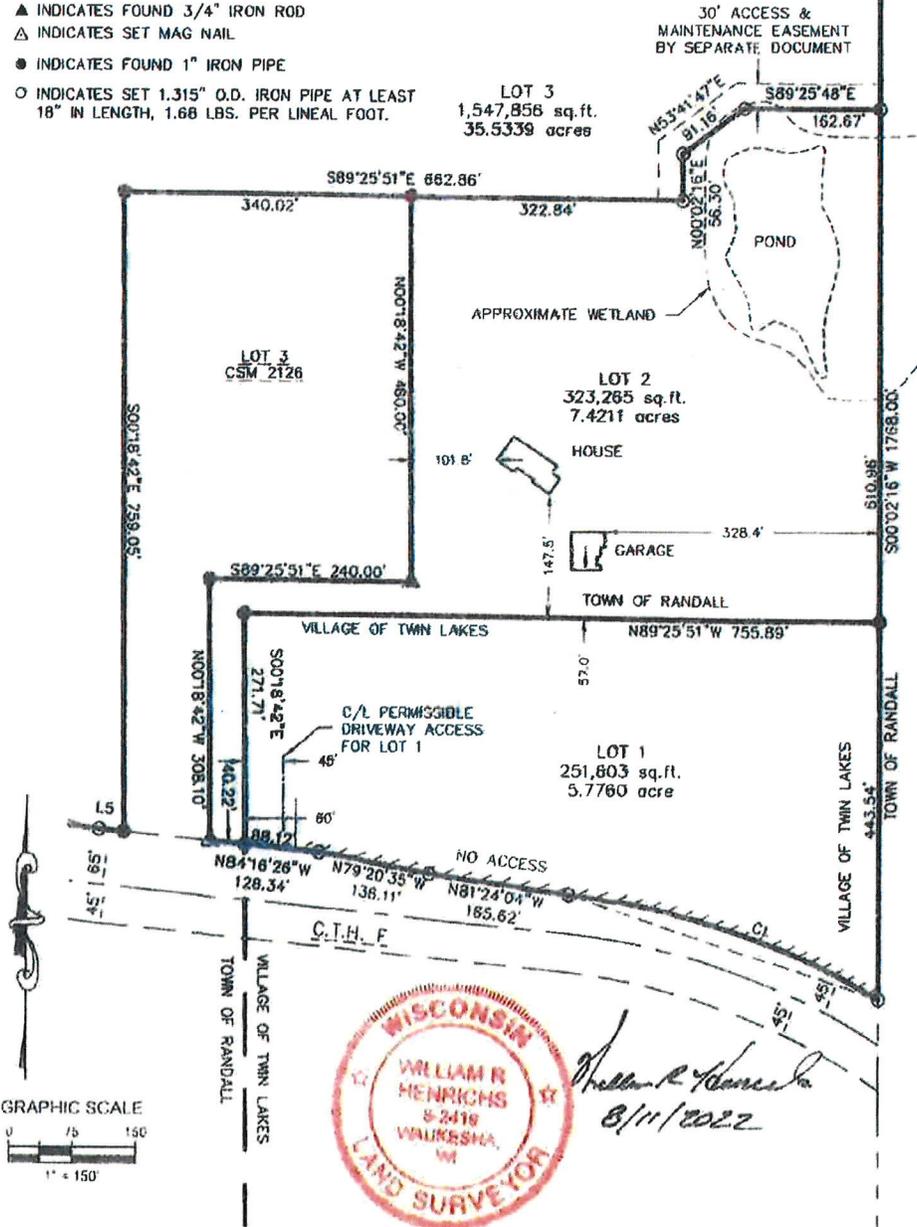
Executive Signature: *Samantha Kerkman* Date: 1/22/2024  
Print Name: Samantha Kerkman



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 2911, part of Lot 1 of Certified Survey Map No. 2499, part of Lot 1 of Certified Survey Map No. 180, part of Lot 2 of Certified Survey Map No. 2126, and lands, being a part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

- ▲ INDICATES FOUND 3/4" IRON ROD
- △ INDICATES SET MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.



# EXHIBIT "A"

- Part of 60-4-119-161-0102
- 85-4-119-161-4215
- 85-4-119-161-4216
- 60-4-119-161-0122



- Veterans Memorial Park
- County Owned Parcels
- Civil Division Boundary



KENOSHA COUNTY

VETERANS MEMORIAL

PARK

PARCEL A

PARCEL B

PARCEL C

PARCEL D

KARROW CT.

CTH 'F'

BASSET ROAD

KARROW ROAD

POND ROAD

VILLAGE OF TWIN LAKES

TOWN OF RANDALL

TOWN OF BANDALL

CSM 2811  
LOT 2

CSM 2126  
LOT 2

CSM 2126  
LOT 3

CSM 160  
LOT 1

CSM 2126  
LOT 2

CSM 2126  
LOT 2

CSM 2499  
LOT 1

CSM 2499  
LOT 2



# Exhibit B

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
KENOSHA COUNTY HIGHWAY DIVISION  
And**

**Donna Karow  
8815 Karow Road  
Twin Lakes, WI 53181**

1. As a result of the CTH F Realignment Project, certain properties will need to be acquired by Kenosha County. Other properties currently owned by Kenosha County will not be used in their entirety.
2. Conditions that will exist after the CTH F Realignment Project is complete will support the County disposing of a number of Project area parcels that will add more value to the community as privately-owned.
3. It seems advisable that those Kenosha County owned properties which will not be required for completion of the Project be first offered to adjacent property owners. In the event the County and adjacent property owner are unable to successfully negotiate a buy/sell agreement, the County will pursue other appropriate means to market/sell the property.
4. Kenosha County intends to acquire the property as described and identified on the attached map (Plat Plan Parcel 19, .362 acres) by purchase at fair market value (FMV) consistent with applicable State statutes and all Project funding requirements as part of the CTH F Realignment Project.
5. Kenosha County intends to sell a .5 acre remnant surrounding the north end of the pond located on parcel #60-4-119-161-0102 to attach to said parcel for the same amount as the purchase price for the Project's Plat Plan Parcel 19. Any transfer and/or transaction costs necessary to facilitate this action will be borne by the County. Final dimensions of the approximate .5 acre remnant will be negotiated to ensure adequate clearance for property maintenance activities around the pond's perimeter.
6. Kenosha County agrees to offer the first option to purchase the entire remnant of parcel #85-4-119-161-4211 to the undersigned owner at FMV as determined by an independent, licensed real estate appraiser.
7. Property owner understands and acknowledges that any sale of County owned property is contingent upon approval by the County Board of Supervisors.

*RAW 11-7-19*

Ray Arbet

Director, Kenosha County Department of Public Works

*Clement Abongwa*

Nov. 7, 2019

Clement Abongwa

Kenosha County Highway Commissioner

*Donna M. Karow*  
12-16-19

Property Owner



# COUNTY OF KENOSHA

Department of Public Works & Development Services  
Shelly Billingsley, Director

Matthew J. Collins  
Director, Division of Parks  
19600 75<sup>th</sup> Street, Suite 122-1  
Bristol, Wisconsin 53104  
Office: (262) 857-1850  
Fax: (262) 857-1885

## Exhibit D Appraisal & Parcel Overview

### Parcel A:

**Description:** Part of Tax Key No. 60-4-119-161-0302 ; .56 acres; Zoned A-2

**Adjacent Parcel Owner:** Donna M Karow, 36210 Bassett Road (Parcel #: 60-4-119-161-0111)

**Pitts Brothers & Associates Valuation:** Based upon the investigations conducted, the analyses made, and our experience as real estate appraisers, we have formed the opinion that, as of February 4, 2022 and subject to the premises, assumptions and limiting conditions set forth in this report, the property has a market value of the fee simple interest in the subject "As-Is" is fairly represented at: \$5,600.

**Recommendation:** Secure Committee and County Board approval to contact adjacent property owner based on signed MOU regarding interest in purchasing the remnant Parcel A. If parcel sale is negotiated, County Board must approve final sale price.

### Parcel B:

**Description:** Tax Key No. 85-4-119-161-4215; 5.77 acres; Zoned: Residential District

**Adjacent Parcel Owner:** Donna M Karow, 36210 Bassett Road (Parcel #: 60-4-119-161-0111)

**Pitts Brothers & Associates Valuation:** Based upon the investigations conducted, the analyses made, and our experience as real estate appraisers, we have formed the opinion that, as of February 4, 2022 and subject to the premises, assumptions and limiting conditions set forth in this report, the property has a market value of the fee simple interest in the subject "As-Is" is fairly represented at: \$190,400

**Recommendation:** Secure Committee and County Board approval to contact adjacent property owner based on signed MOU regarding interest in purchasing the remnant Parcel B. If parcel sale is negotiated, County Board must approve final sale price.

**KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM**

DEPT/DIVISION: Kenosha County Parks Division DOCUMENT # \_\_\_\_\_ G/L DATE \_\_\_\_\_  
 BATCH # \_\_\_\_\_ ENTRY DATE \_\_\_\_\_

PURPOSE OF BUDGET MODIFICATION (REQUIRED): \_\_\_\_\_

(1) ACCOUNT DESCRIPTION	(2)			(3)		(4)	(5)	(6)	(7)	AFTER TRANSFER			
	FUND	DIVISION	SUB DIVISION	EXPENSE INCREASE (+)	EXPENSE DECREASE (-)					REVISD BUDGET	EXPENSE BAL AVAIL		
Purch/Plan/Design/ Construct	420	760	7860	5822.50	190,400					190,400	190,400		
EXPENSE TOTALS											190,400.00	-	190,400.00

REVENUES	(2)			(3)		(4)	(5)	(6)	(7)	AFTER TRANSFER			
	FUND	DIVISION	SUB DIVISION	REVENUE DECREASE (+)	REVENUE INCREASE (-)					REVISD BUDGET	EXPENSE BAL AVAIL		
Sale Of Parcel Proceeds	420	760	7860	446560	190,400								
REVENUE TOTALS											-	-	190,400.00

COLUMN TOTALS (EXP TOTAL + REV TOTAL) 190,400.00    190,400.00

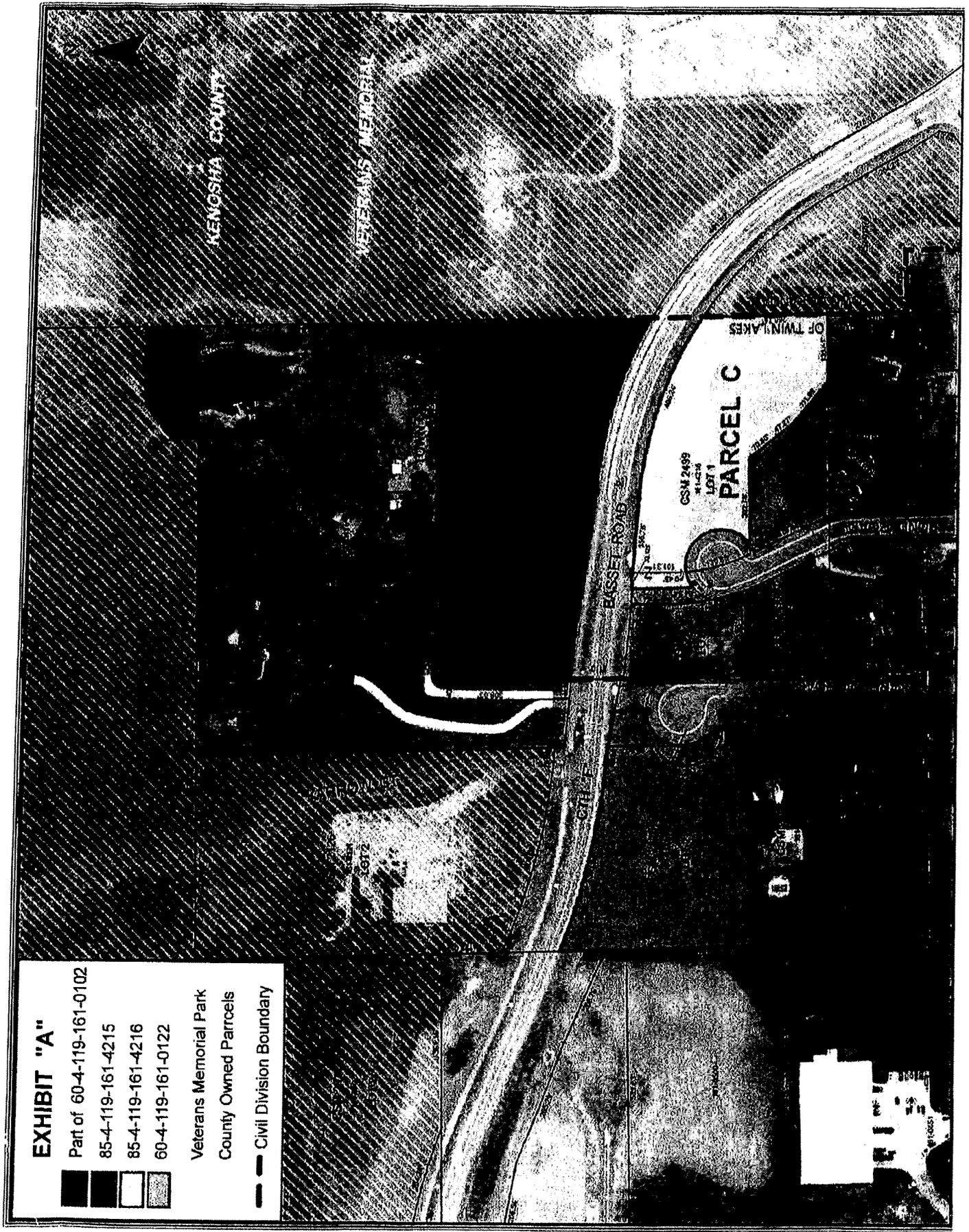
SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.

PREPARED BY: Chris Walton FINANCE DIRECTOR: Catarina Menn Date 1/24/24  
 DIVISION HEAD: Shelly Bumpus Date 1-23-24  
 DEPARTMENT HEAD: Shelly Bumpus Date 1-23-24

Please fill in all columns:  
 (1) & (2) Account information as required  
 (3) & (4) Budget change requested  
 (5) Original budget as adopted by the board  
 (6) Current budget (original budget w/past mods.)  
 (7) Actual expenses to date  
 (8) Budget after requested modifications  
 (9) Balance available after transfer (col 8 - col 7).

COUNTY EXECUTIVE: Sarah Date 1/23/2024

# Exhibit C

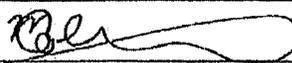


✓

**KENOSHA COUNTY**

**BOARD OF SUPERVISORS**

RESOLUTION NO. *36*

Subject: RESOLUTION AUTHORIZING SALE OF HIGHWAY F REMNANT PARCELS	
Original <input type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input checked="" type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted: 7/13/2023
Submitted By: Matthew Collins	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Sr. Asst. Corporation Counsel	Signature: 

- WHEREAS, The County Trunk Highway F realignment project within the Village of Twin Lakes and Town of Randall has resulted in the availability for sell of four remnant parcels (Exhibit A), and
- WHEREAS, Kenosha County has entered into a Memorandum of Understanding (MOU) (Exhibit B) with neighbors and adjacent property owners to assist Kenosha County in the disposition of Parcel A, Parcel B, Parcel C, and Parcel D, and
- WHEREAS, Parcel A and Parcel D were originally acquired with Wisconsin Department of Natural Resources (WDNR) Stewardship grant funds, and if subsequently sold or disposed of by other means, must be replaced with new land approved by the WDNR, and
- WHEREAS, Kenosha County received preliminary WDNR approval of the proposed replacement parcels currently owned by Kenosha County that will be recorded as restricted use for parkland and recreational use as shown on Exhibit E, and
- WHEREAS, The four parcels have been appraised to determine fair market value as summarized on Exhibit D, and
- WHEREAS, Per Kenosha County's Budget Resolution, the proceeds from the sale of any parcels made available from the Highway F project will be placed in the Parkland Development fund, and
- WHEREAS, Certified Survey Maps (CSM) for this area (Exhibit C) have been approved by the Village of Twin Lakes and are pending approval from the Town of Randall (where applicable), and

**Sale of Highway F Remnant Parcels  
April 24, 2023**

**NOW THEREFORE BE IT RESOLVED**, that the Kenosha County Board of Supervisors hereby authorizes Administration to begin the process of soliciting the sale of the four parcels at a price approved by the Finance Committee with the understanding that the final sale price must be approved by the Kenosha County Board of Supervisors, and

**BE IT FURTHER RESOLVED**, if the MOU terms of the rights of refusal do not result in an acceptance and transfer of Parcel A, Parcel B, Parcel C, and Parcel D, the Parks Department is authorized to retain a realtor and market the properties, and

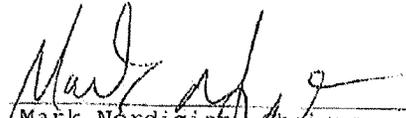
**BE IT FURTHER RESOLVED** that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to complete these transactions in accordance with law.

Sale of Highway F Remnant Parcels  
 April 24, 2023

Respectfully Submitted By:

Public Works Committee:

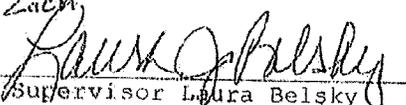
Aye      Nay      Abstain      Excused

  
 \_\_\_\_\_  
 Mark Nordigian, Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
 \_\_\_\_\_  
 Zack Stock, Vice Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
 \_\_\_\_\_  
 Supervisor Laura Belsky

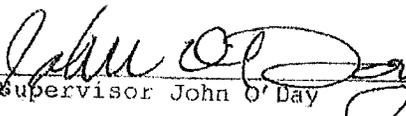
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
 \_\_\_\_\_  
 Supervisor Tim Stocker

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

\_\_\_\_\_  
 Supervisor Aaron Karow

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

  
 \_\_\_\_\_  
 Supervisor John O' Day

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

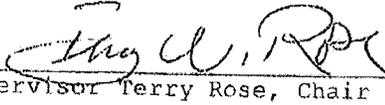
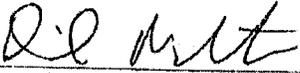
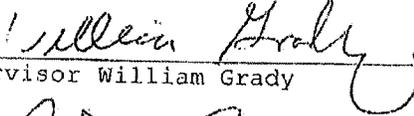
\_\_\_\_\_  
 Supervisor Brian Thomas

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Sale of Highway F Remnant Parcels  
April 24, 2023

Respectfully submitted by:

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
 Supervisor Terry Rose, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor Dave Geertsen, Vice-Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Supervisor Erin Decker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor William Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor John Poole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**KENOSHA COUNTY**

**BOARD OF SUPERVISORS**

RESOLUTION NO.

<b>Subject: RESOLUTION AUTHORIZING SALE OF A HIGHWAY F PROJECT REMNANT</b>	
Original <input checked="" type="checkbox"/> Corrected      2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted By: Shelly Billingsley	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Sr. Asst. Corporation Counsel	Signature:

WHEREAS, Kenosha County, as a result of the County Trunk Highway F project has a parcel which is of limited value to the County (please see involved parcel in attachment A), and

WHEREAS, Kenosha County had earlier entered into a Memo of Understanding with Lance and Abbey Gehring (see attached MOU dated 12-16-19—Exhibit B), who own the contiguous parcel, and

WHEREAS, the Memo of Understanding granted Lance and Abbey Gehring a first right of refusal to purchase this remnant, and

WHEREAS, many benefits are derived for the public from the cooperative efforts of the County and area landowners in a highway project, and

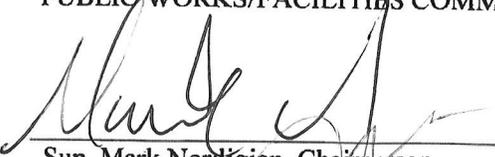
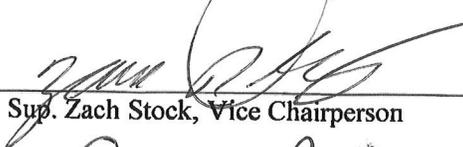
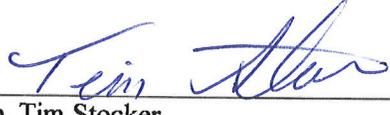
WHEREAS, Kenosha County has benefitted from the completion of the Highway project such that the citizens can enjoy use of the new Highway F, and

WHEREAS, The Kenosha County Board had earlier authorized the transfer of this remnant (see attached Resolution 36, passed July 18, 2023---Exhibit C) at a sale price of \$153,700 per appraisal and Lance and Abbey Gehring have agreed to this transfer at that price, and

WHEREAS, considerable time and resources have already been expended in coordinating the taking and transfer of these properties.

Respectfully Submitted:

PUBLIC WORKS/FACILITIES COMMITTEE

	Aye	Nay	Abstain	Excused
 Sup. Mark Nordigian, Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Zach Stock, Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Laura Belsky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Aaron Karow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sup. Brian Thomas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. Tim Stocker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Sup. John O'Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby authorizes the transfer by Quitclaim deed of Parcel D on the attached map to Lance and Abbey Gehring pursuant to the Memo of Understanding and earlier approval; and

BE IT FURTHER RESOLVED that the sale price of \$153,700 is approved, and

BE IT FURTHER RESOLVED now and in the future that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to execute this transaction in accordance with law.

Respectfully submitted by:

FINANCE COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>
_____ Terry Rose, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Dave Geertsen, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Bill Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: P&Dt Department: Public Works

Proposal Summary (attach explanation and required documents):

This resolution seeks transfer of a remnant from the Hwy F project to Lance and Abbey Gehring pursuant to a first right of refusal for \$153,700.

Dept./Division Head Signature: \_\_\_\_\_

Print Name: Andy Buehler

Date: 1/24/24

**2. Department Head Review**

Comments:

Recommendation: Approval  Non-Approval

Department Head Signature: \_\_\_\_\_

Print Name: Shelly Billingsley

Date: 1-24-24

**3. Finance Division Review**

Comments:

Recommendation: Approval  Non-Approval

Finance Signature: \_\_\_\_\_

Print Name: Patty Merrill

Date: 1/24/24

**4. County Executive Review**

Comments:

Action: Approval  Non-Approval

Executive Signature: \_\_\_\_\_

Print Name: Samantha Kerkman

Date: 1/22/2024

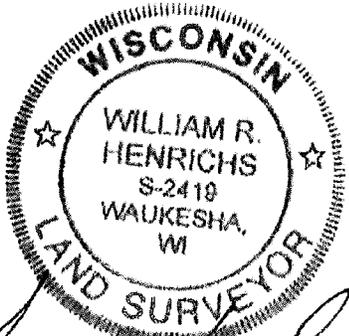
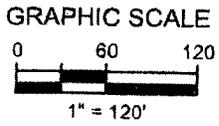
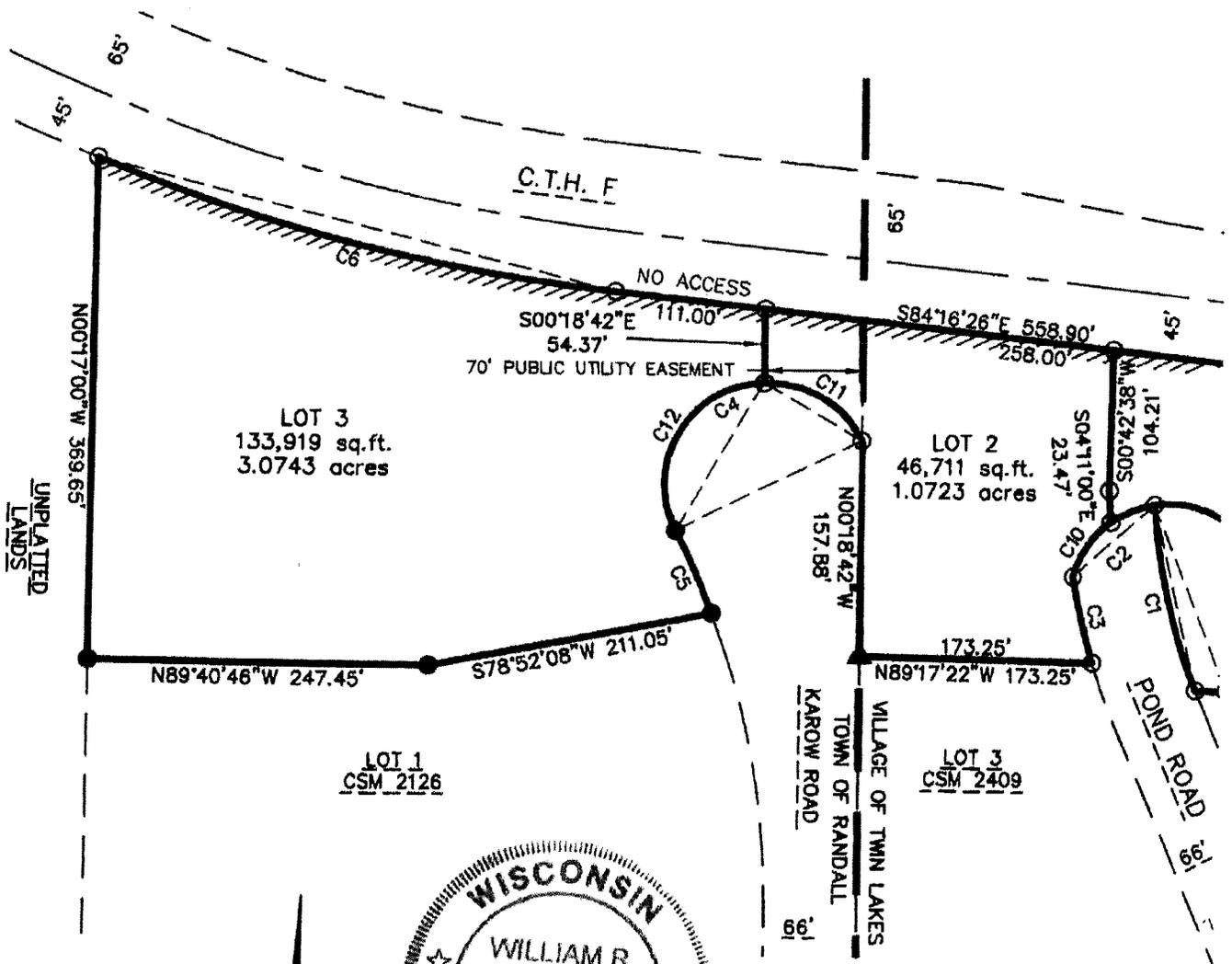
# Exhibit A

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of Lots 1 and 4 of Certified Survey Map No. 2499 and a part of Lot 2 of Certified Survey Map No. 2126, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, all being in Township 1 North, Range 19 East, in the Village of Twin Lakes and the Town of Randall, Kenosha County, Wisconsin.

- ▲ INDICATES FOUND 3/4" IRON ROD
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

70' PUBLIC UTILITY EASEMENT GRANTED TO THE TOWN OF RANDALL



*William R. Henrichs*  
8/11/2022

**EXHIBIT "A"**

- Part of 60-4-119-161-0102
- 85-4-119-161-4215
- 85-4-119-161-4216
- 60-4-119-161-0122

Veterans Memorial Park  
County Owned Parcels

--- Civil Division Boundary

KENOSHA COUNTY

VETERANS MEMORIAL

PARK

BUCKET ROAD

PARCEL C

CSM 2499  
W-5700  
LOT 1

OF TWIN LAKES



8-1-0651

Exhibit B

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
KENOSHA COUNTY HIGHWAY DIVISION  
And  
Lance & Abbey Gehring  
8820 Karow Road  
Twin Lakes, WI 53181**

1. As a result of the CTH F Realignment Project certain properties owned by Kenosha County will not be used in their entirety.
2. Conditions that will exist after the CTH F Realignment Project is complete will support the County disposing of a number of Project area parcels that will add more value to the community as privately-owned.
3. It seems advisable that those Kenosha County owned properties which will not be required for completion of the Project be first offered to adjacent property owners at independently appraised fair-market value. In the event the County and adjacent property owner are unable to successfully negotiate a buy/sell agreement, the County will pursue other appropriate means to market/sell the property.
4. A single County-owned parcel, 60-4-119-161-0120 is adjacent to your parcel 60-4-119-161-0720. The County parcel will be approximately 2.82 acres and is located on the west side of the "to be constructed" cul-de-sac located at the north end of Karow Road.
5. This MOU is being provided to you to make you aware of the County's intention to sell parcel 60-4-119-161-0120 after the CTH F Realignment project is complete and your signature below would provide an indication that you would like to exercise the County's granted "first right of refusal" to purchase this property at a time appropriate for disposition.
6. Property owner understands and acknowledges that any sale of County owned property is contingent upon approval by the County Board of Supervisors.

Ray Arbet 1-13-20

Ray Arbet

Director, Kenosha County Department of Public Works

Clement Abongwa 1/16/2020

Clement Abongwa

Kenosha County Highway Commissioner

Lance & Abbey Gehring - 1-6-20  
Property Owner

Abbey Gehring 1-6-20

Exhibit B - Appraisal & Parcel Overview

## Parcel C:

**Description:** Tax Key No. 60-4-119-161-0122; 3.06 acres; Zoned: R-2

**Adjacent Parcel Owner:** Walter F Graeber, 817 Hickory Road, Twin Lakes (Parcel #: 85-4-119-161-4212) & Mikki Holms & Michael Roberts, 1404 Pond Road, Twin Lakes (Parcel #: 85-4-119-161-4202)

**Pitts Brothers & Associates Valuation:** Based upon the investigations conducted, the analyses made, and our experience as real estate appraisers, we have formed the opinion that, as of February 4, 2022 and subject to the premises, assumptions and limiting conditions set forth in this report, the property has a market value of the fee simple interest in the subject "As-Is" is fairly represented at: \$153,000

**Recommendation:** Secure Committee and County Board approval to contact adjacent property owner based on signed MOU regarding interest in purchasing the remnant Parcel C. If parcel sale is negotiated, County Board must approve final sale price.

## Parcel D:

**Description:** Tax Key No. 85-4-119-161-4216; 3.27 acres; Zoned: Residential District

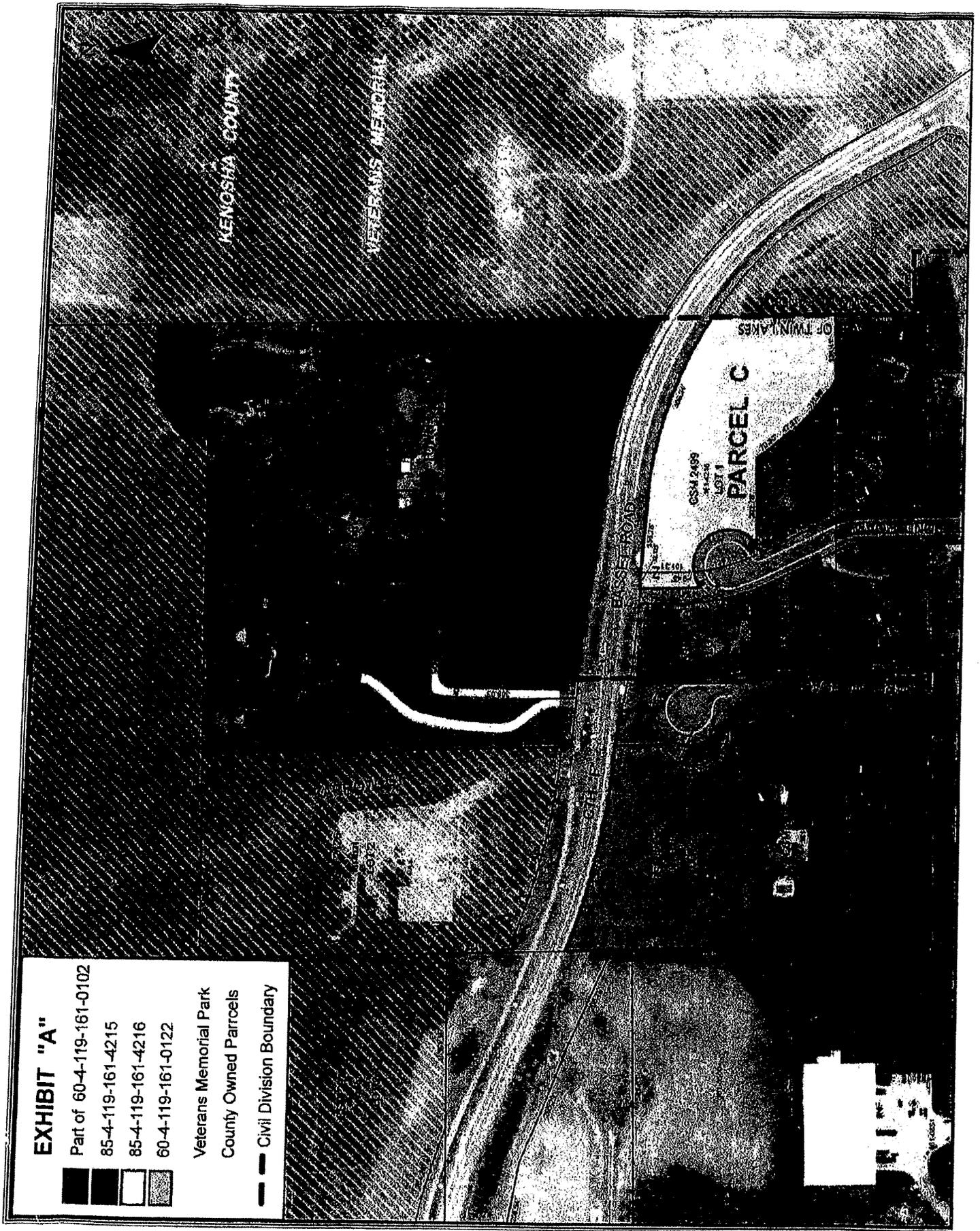
**Adjacent Parcel Owner:** Jack R. Lameer, 1320 Karow Road, Twin Lakes (Parcel #: 85-4-119-161-4201)

**Pitts Brothers & Associates Valuation:** Based upon the investigations conducted, the analyses made, and our experience as real estate appraisers, we have formed the opinion that, as of February 4, 2022 and subject to the premises, assumptions and limiting conditions set forth in this report, the property has a market value of the fee simple interest in the subject "As-Is" is fairly represented at: \$153,700

**Recommendation:** Secure Committee and County Board approval to retain a realtor and market Parcel D. If parcel sale is negotiated, County Board must approve final sale price.

*Full appraisals of Parcel A, Parcel B, Parcel C, and Parcel D are available upon request.*

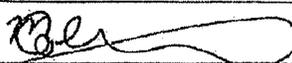
Exhibit C



**KENOSHA COUNTY**

**BOARD OF SUPERVISORS**

RESOLUTION NO. 36

Subject: RESOLUTION AUTHORIZING SALE OF HIGHWAY F REMNANT PARCELS	
Original <input type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input checked="" type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted: 7/13/2023
Submitted By: Matthew Collins	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Sr. Asst. Corporation Counsel	Signature: 

- WHEREAS, The County Trunk Highway F realignment project within the Village of Twin Lakes and Town of Randall has resulted in the availability for sell of four remnant parcels (Exhibit A), and
- WHEREAS, Kenosha County has entered into a Memorandum of Understanding (MOU) (Exhibit B) with neighbors and adjacent property owners to assist Kenosha County in the disposition of Parcel A, Parcel B, Parcel C, and Parcel D, and
- WHEREAS, Parcel A and Parcel D were originally acquired with Wisconsin Department of Natural Resources (WDNR) Stewardship grant funds, and if subsequently sold or disposed of by other means, must be replaced with new land approved by the WDNR, and
- WHEREAS, Kenosha County received preliminary WDNR approval of the proposed replacement parcels currently owned by Kenosha County that will be recorded as restricted use for parkland and recreational use as shown on Exhibit E, and
- WHEREAS, The four parcels have been appraised to determine fair market value as summarized on Exhibit D, and
- WHEREAS, Per Kenosha County's Budget Resolution, the proceeds from the sale of any parcels made available from the Highway F project will be placed in the Parkland Development fund, and
- WHEREAS, Certified Survey Maps (CSM) for this area (Exhibit C) have been approved by the Village of Twin Lakes and are pending approval from the Town of Randall (where applicable), and

Sale of Highway F Remnant Parcels  
April 24, 2023

NOW THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors hereby authorizes Administration to begin the process of soliciting the sale of the four parcels at a price approved by the Finance Committee with the understanding that the final sale price must be approved by the Kenosha County Board of Supervisors, and

BE IT FURTHER RESOLVED, if the MOU terms of the rights of refusal do not result in an acceptance and transfer of Parcel A, Parcel B, Parcel C, and Parcel D, the Parks Department is authorized to retain a realtor and market the properties, and

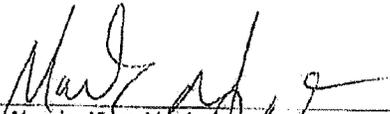
BE IT FURTHER RESOLVED that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to complete these transactions in accordance with law.

Sale of Highway F Remnant Parcels  
 April 24, 2023

Respectfully Submitted By:

Public Works Committee:

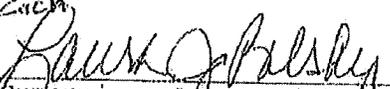
Aye      Nay      Abstain      Excused

  
 \_\_\_\_\_  
 Mark Nordigian, Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
 \_\_\_\_\_  
 Zack Stock, Vice Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
 \_\_\_\_\_  
 Supervisor Laura Belsky

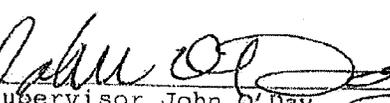
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
 \_\_\_\_\_  
 Supervisor Tim Stocker

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

\_\_\_\_\_  
 Supervisor Aaron Karow

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

  
 \_\_\_\_\_  
 Supervisor John O'Day

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

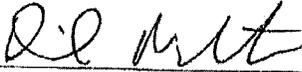
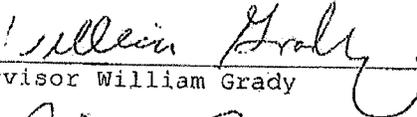
\_\_\_\_\_  
 Supervisor Brian Thomas

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Sale of Highway F Remnant Parcels  
April 24, 2023

Respectfully submitted by:

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
 Supervisor Terry Rose, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor Dave Geertsen, Vice-Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Supervisor Erin Decker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor William Grady	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Supervisor John Poole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM**

DEPT/DIVISION: Kenosha County Parks Division

DOCUMENT # \_\_\_\_\_ G/L DATE \_\_\_\_\_  
 BATCH # \_\_\_\_\_ ENTRY DATE \_\_\_\_\_

PURPOSE OF BUDGET MODIFICATION (REQUIRED): \_\_\_\_\_

(1) ACCOUNT DESCRIPTION	(2)			(3)		(4) EXPENSE DECREASE (-)	(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	(8)		(9) EXPENSE BAL AVAIL	
	FUND	DIVISION	SUB DIVISION	EXPENSE INCREASE (+)	EXPENSE DECREASE (-)					REVISED BUDGET	BAL AVAIL		
Purch/Plan/Design/ Construct	420	760	7860	582250	153,700					153,700		153,700	
EXPENSE TOTALS							153,700.00				153,700.00		153,700.00

REVENUES	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	(3)		REVENUE INCREASE (+)	REVENUE DECREASE (-)	CURRENT BUDGET	ADOPTED BUDGET	(8)	
					REVENUE DECREASE (+)	REVENUE INCREASE (-)					REVISED BUDGET	BAL AVAIL
Sale Of Parcel Proceeds	420	760	7860	446560			153,700					
REVENUE TOTALS							153,700.00					

COLUMN TOTALS (EXP TOTAL + REV TOTAL) 153,700.00    153,700.00

SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.

PREPARED BY: Chris Walton FINANCE DIRECTOR: C. Merrill Date 1/24/24

DIVISION HEAD: Shelly Biamonte (required) Date 1-23-24

DEPARTMENT HEAD: Shelly Biamonte Date 1-23-24

- Please fill in all columns:  
 (1) & (2) Account information as required  
 (3) & (4) Budget change requested  
 (5) Original budget as adopted by the board  
 (6) Current budget (original budget w/past mods.)  
 (7) Actual expenses to date  
 (8) Budget after requested modifications  
 (9) Balance available after transfer (col 8 - col 7).

COUNTY EXECUTIVE: Scott Date 1/23/2024

# Kenosha



# County

## BOARD OF SUPERVISORS

RESOLUTION NO. \_\_\_\_\_

Subject: We Energies Permanent Easement Request within Brookside Care Center	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2 <sup>nd</sup> Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted by: Frank Martinelli	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared by: Frank Martinelli	Signature: <i>Frank P. Martinelli</i>

WHEREAS, Kenosha County is in the process of installing a new transformer for the Brookside Care Center, and

WHEREAS, We Energies requests a permanent easement over and across a part of Kenosha County's land described as strips of land 12 feet in width located in the Northwest ¼ of Section 25, Township 2 North, Range 22 East, City of Kenosha, Kenosha County Wisconsin, and

WHEREAS, the location of the easement area with respect to Kenosha County land is shown on the attached drawing, market Exhibit "A", and

WHEREAS, the purpose of this easement is to allow We Energies to construct, install, operate, maintain, repair, replace and extend underground utility facilities together with all necessary and appurtenant equipment under and above ground as deemed necessary to transmit electric energy, and

NOW, THEREFORE BE IT RESOLVED, that the Kenosha County Board of Supervisors authorizes the Public Works Project Manager to execute any contracts, agreements or other documents necessary to complete this transaction.

February 26, 2024  
Page 2

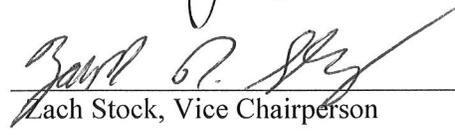
Respectfully Submitted:

Committee:

Aye      Nay      Abstain      Excused

  
\_\_\_\_\_  
Mark Nordinigian, Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Zach Stock, Vice Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor Laura Belsky

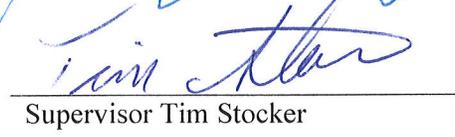
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor Aaron Karow

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor John O'Day

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor Tim Stocker

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

\_\_\_\_\_  
Supervisor Brian Thomas

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
_____ Supervisor Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Dave Geertsen, Vice-Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Bill Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: Facilities Department: Public Works

Proposal Summary (attach explanation and required documents):

Resolution to apply for We Energies Permanent Easement Request within Brookside Care Center

Dept./Division Head Signature: Shelly Billingsley Date: 2-12-24  
*Shelly Billingsley*

**2. Department Head Review**

Comments:

Recommendation: Approval  Non-Approval

Department Head Signature: Shelly Billingsley Date: 2-12-24  
*Shelly Billingsley*

**3. Finance Division Review**

Comments:

Recommendation: Approval  Non-Approval

Finance Signature: Chris Walton Date: 2-12-24  
*Chris Walton*

**4. County Executive Review**

Comments:

Action: Approval  Non-Approval

Executive Signature: Scott Her Date: 2/16/2024  
*Scott Her*

**Temporary Exhibit "A"**

**Existing Transformer to be removed**

PULL CABLES FOR CUSTOMER TO RECONFIGURATION GEAR

(3000 AMP SVC MTR# PNXZT11951 CT's 3000:5)

3506 WASHINGTON AVE (BROOKSIDE CARE CENTER)

MANUFACTURER: \_\_\_\_\_  
 KVA: \_\_\_\_\_  
 VOLTAGE: \_\_\_\_\_  
 LOCATION ID: \_\_\_\_\_  
 PHASE: \_\_\_\_\_  
 FLUID TYPE: \_\_\_\_\_ DESIGN IZ: \_\_\_\_\_  
 SERIAL: \_\_\_\_\_  
 MATERIAL #: \_\_\_\_\_  
 ASSET ID #: \_\_\_\_\_  
 3 PHASE TRANSFORMER LOAD BREAK SWITCHES?  Y  N  
 WE ENERGIES EQUIPMENT ENERGIZED  Y  N  
 Customer EQUIPMENT ENERGIZED  Y  N EDC: \_\_\_\_\_  
 SWITCHED BY: \_\_\_\_\_ DATE/TIME: \_\_\_\_\_

(16U08669 1000-3 120/208V)

**New Transformer**

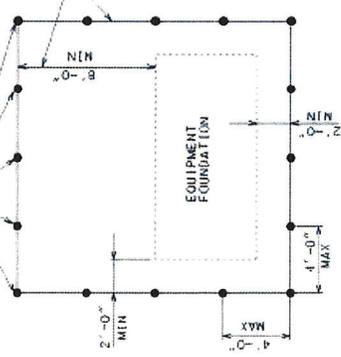
**3000A PAD MOUNT TRANSOCKET**  
 MTR: 601-56.3  
 CT'S: 2000:5  
 TERM: 293-31.6

**750-3 120/208V**  
 STD: 288-27.2  
 FND: 281-63.2  
 TERM: 292-61.3  
 LIGHTNING ARRESTOR AND ID LABEL AND CUSTOMER TO INSTALL BOLLARDS

**12' Easement Areas (yellow)**

**Existing Transformer RETAG**

**BOLLARD LAYOUT**



(154 DISCONTINUED 214 EOP)

SCRAPE CUSTOMER DECORATIVE STONE AND REUSE

16U08668 200

RETAG

24U

220

230

255

245

(154 DISCONTINUED 214 EOP)

75'

PARKING

PARKING

PARKING LOT

9'

5'

10'

8'-6"

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'

9'



**Grantor:**

**COUNTY OF KENOSHA**

By \_\_\_\_\_

(Print name and title): \_\_\_\_\_

By \_\_\_\_\_

(Print name and title): \_\_\_\_\_

Personally came before me in \_\_\_\_\_ County, Wisconsin on \_\_\_\_\_, 2023,  
the above named \_\_\_\_\_, the \_\_\_\_\_  
and \_\_\_\_\_, the \_\_\_\_\_  
of the **COUNTY OF KENOSHA**, pursuant to a Resolution adopted by its County Board on \_\_\_\_\_,  
2023.

\_\_\_\_\_  
Notary Public Signature, State of Wisconsin

\_\_\_\_\_  
Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires \_\_\_\_\_

**Kenosha**



**County**

**BOARD OF SUPERVISORS**

**RESOLUTION NO. \_\_\_\_\_**

Subject: Request for the approval of the plat and relocation order for the County Highway (CTH) W project from Illinois Stateline to County Highway (CTH) C and authorization for the highway commissioner to acquire the necessary highway right-of-way required for the project (Town of Randall and Village of Salem Lakes).	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2 <sup>nd</sup> Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted: February 26, 2024	Date Resubmitted:
Submitted by: <b>Clement Abongwa</b>	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared by: <b>Clement Abongwa</b>	Signature: <i>Clement Abongwa</i>

WHEREAS, the design of the reconditioning project along County Highway (CTH) W from Illinois Stateline to CTH C is on schedule to be completed by late Fall of 2024, and

WHEREAS, several sections of private properties have been identified as needed for highway right-of-way to complete the proposed highway improvements along this section of CTH W, and

WHEREAS, the acquisition of said right-of-way should be completed prior to advertising the project for bids in order to prevent delay of the project, and

NOW, THEREFORE BE IT RESOLVED, that the County Board of Supervisors approves the attached plat and relocation order of the CTH W project with limits from Illinois Stateline to CTH C located in the Town of Randall and the Village of Salem Lakes, and also authorize the highway commissioner to acquire the necessary right-of-way required to complete the said project.

2/26/2024

~~April 22, 2022~~

Page 2

Respectfully Submitted:

Committee:

Aye      Nay      Abstain      Excused

  
\_\_\_\_\_  
Mark Norigian, Chairperson

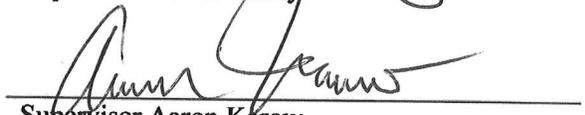
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Zach Stock, Vice Chairperson

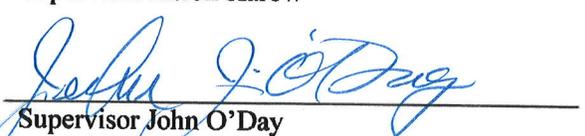
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor Laura Belsky

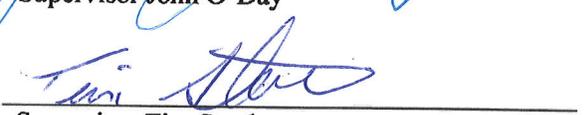
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor Aaron Karow

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor John O'Day

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

  
\_\_\_\_\_  
Supervisor Tim Stocker

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

\_\_\_\_\_  
Supervisor Brian Thomas

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

2/26/2024  
~~April 22, 2022~~  
Page 3

FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
_____ Supervisor Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Dave Geertsen, Vice-Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Brian Bashaw	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor William Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Tim Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RAW PROJECT NUMBER  
3751-05-00

FEDERAL PROJECT NUMBER  
4.01

TOTAL SHEETS  
15

PLAT OF RIGHT OF WAY REQUIRED FOR  
KENOSHA - CTH W  
ILLINOIS STATE LINE TO CTH C EAST

CTH W  
KENOSHA COUNTY

CONSTRUCTION PROJECT NUMBER 3751-05-70

**NOTES:**

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD83). UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3" X 3" IRON REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS. OTHER RECORDED DOCUMENTS, CENTERLINE OF EXISTING PAVEMENTS AND/OR EXISTING OCCUPATIONAL LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE BOUNDARIES OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD.

FOR CURRENT ACCESSORY HIGHWAY INFORMATION, CONTACT KENOSHA COUNTY.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT TO PRESSURE AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSES, INCLUDING THE RIGHT TO MAINTAIN AND OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT TO REMOVE OR PLANT THEREON ANY VEGETATION, AND THE RIGHT TO REMOVE OR PLANT THEREON ANY SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE AFFECT THE HIGHWAY FACILITIES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING UNPLATTED ARE DRAWN FROM DATA DERIVED FROM FILED RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT IS NOT TO BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON DETAIL SHEETS.

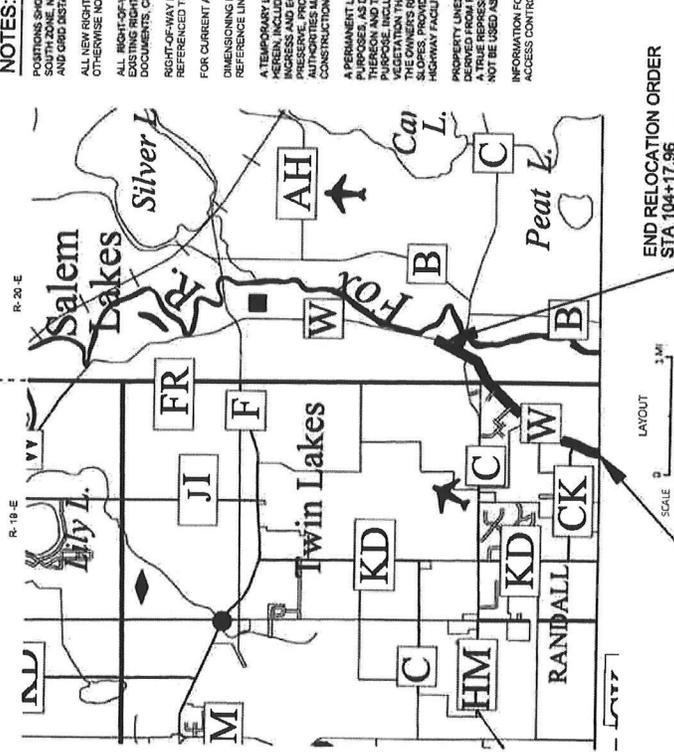
ORIGINAL PLAT PREPARED BY  
J. Smith  
Cadastral Surveyor  
Kenosha, Wisconsin

DATE: 2/19/2024  
LAND SURVEYOR

APPROVED FOR KENOSHA COUNTY  
DATE: \_\_\_\_\_  
(SIGNATURE)  
(PRINTED NAME)

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

DATE: 2/19/2024  
LAND SURVEYOR



**BEGIN RELOCATION ORDER**  
STA 10+41.69  
Y=185,695.93  
X=2,468,872.61  
12.81 FT SOUTH AND 481.14 FT WEST OF THE  
SOUTH 1/4 CORNER OF SEC. 36, T1N, R2E

**END RELOCATION ORDER**  
STA 104+17.95  
Y=185,695.93  
X=2,468,872.61  
2,247.08 FT NORTH AND 1,914.34 FT EAST OF THE  
SOUTHWEST CORNER OF SEC. 30, T1N, R2E

SCALE 0 1 2 3 MI

TOTAL NET LENGTH OF REFERENCE LINE = 1.776 MI.

**CONVENTIONAL SYMBOLS**

SECTION LINE	SECTION MONUMENT (TO BE SET)	MONUMENT
QUARTER LINE	NON-MONUMENTED	NON-MONUMENTED
SIXTEENTH LINE	FOUND IRON PIN (1-INCH UNLESS NOTED)	FOUND IRON PIN (1-INCH UNLESS NOTED)
NEW RIGHT-OF-WAY LINE	GEODETIC SURVEY MONUMENT	GEODETIC SURVEY MONUMENT
EXISTING RIGHT-OF-WAY OR HE LINE	SIXTEENTH CORNER MONUMENT	SIXTEENTH CORNER MONUMENT
PROPERTY LINE	SIGN	SIGN
LOT NUMBER	COMPENSABLE SIGN	COMPENSABLE SIGN
MINOR LINES	NON-COMPENSABLE SIGN	NON-COMPENSABLE SIGN
SLOPE INTERCEPT	ELECTRIC POLE	ELECTRIC POLE
CORPORATE LIMITS	TELEPHONE POLE	TELEPHONE POLE
UNDESIGNED HIGHWAY (CONVENTIONAL, TYPICAL, ETC)	PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC)	PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC)
NEW RIGHT-OF-WAY (HORIZONTAL) (DOWN)	ACCESS RESTRICTED BY ACQUISITION	ACCESS RESTRICTED BY ACQUISITION
TEMPORARY LIMITED EASEMENT AREA (PERMANENT DEVELOPMENT) (RESTRICTED DEVELOPMENT)	ACCESS RESTRICTED (BY STATUTORY AUTHORITY) PROJECT OR CONTROL	ACCESS RESTRICTED (BY STATUTORY AUTHORITY) PROJECT OR CONTROL
TRANSMISSION STRUCTURES	NO ACCESS (NEW HIGHWAY)	NO ACCESS (NEW HIGHWAY)
BUILDING	PARALLEL OFFSETS	PARALLEL OFFSETS
BRIDGE	UTILITY NUMBER	UTILITY NUMBER
	TO BE REMOVED	TO BE REMOVED
	CULVERT	CULVERT

**CONVENTIONAL ABBREVIATIONS**

AR	OUTLET
AC	POINT OF TANGENCY
ALUM	PL
ALLUM	PL (DOD)
AND OTHERS	RECORDED AS
BACK	REL./IMAGE
BLK	REFERENCE LINE
BLK	PERMANENT LIMITED EASEMENT
C/L	POINT OF BEGINNING
CSM	POINT OF CURVATURE
CONCRETE	POINT OF COMPOUND CURVE
CO	POINT OF INTERSECTION
CTH	POINT OF BEGINNING
CTH	RESTRICTIVE DEVELOPMENT EASEMENT
CORNER	R/D
DOC	R/E
EASEMENT	R/W
EASE	SECTION
EX	SEPTIC VENT
GN	STATE TRUNK HIGHWAY
HE	SQUARE FEET
ID	STATION
INDENTATION	STATION
LAND CONTRACT	STATION
LEFT	TELEPHONE PEDESTAL
MON	TEMPORARY LIMITED EASEMENT
NATIONAL GEODETIC SURVEY	TRANSPORTATION PROJECT PLAT
NUMBER	UNITED STATES HIGHWAY
	VOLUME

**CONVENTIONAL UTILITY SYMBOLS**

POWER POLE	NON-COMPENSABLE	COMPENSABLE
TELEPHONE POLE	TELEPHONE POLE	TELEPHONE POLE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
OVERHEAD TRANSMISSION LINES	OVERHEAD TRANSMISSION LINES	OVERHEAD TRANSMISSION LINES
CABLE TELEVISION	CABLE TELEVISION	CABLE TELEVISION
FIBER OPTIC	FIBER OPTIC	FIBER OPTIC
SANITARY SEWER	SANITARY SEWER	SANITARY SEWER
ELECTRIC TOWER	ELECTRIC TOWER	ELECTRIC TOWER

**CURVE DATA ABBREVIATIONS**

LONG CHORD BEARING	LONG CHORD BEARING
RADIUS	RADIUS
DEGREE OF CURVE	DEGREE OF CURVE
LENGTH OF CURVE	LENGTH OF CURVE
TANGENT	TANGENT
DIRECTION AHEAD	DIRECTION AHEAD
DIRECTION BACK	DIRECTION BACK

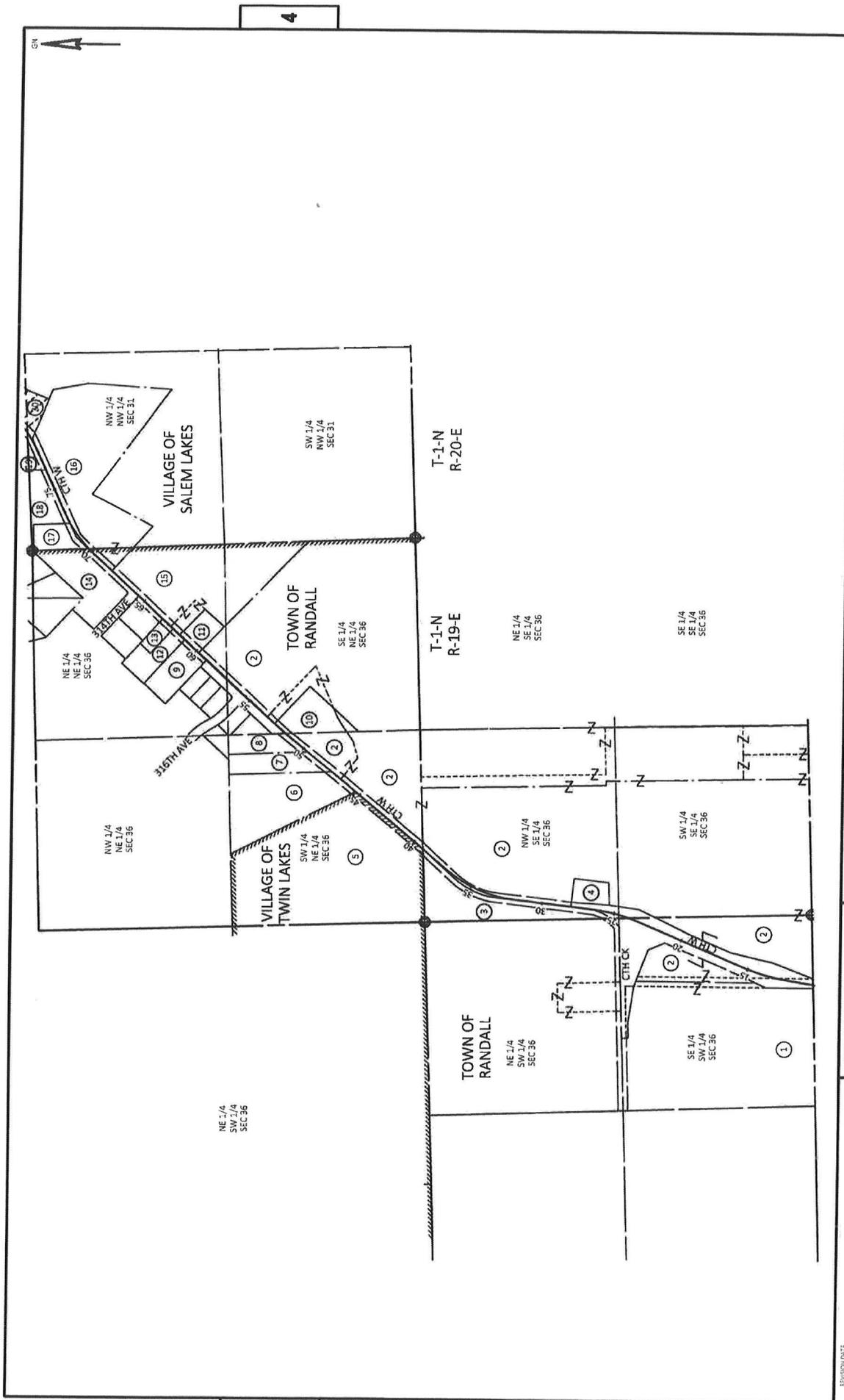
# SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER NAMES ARE GIVEN FOR INTERESTS PURSUED ONLY, AND ARE SUBJECT TO CHANGE TO THE EXTENT OF LAND INTEREST TO THE VILLAGE OF MENAFORE FALLS.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	R/W SQUARE FEET REQUIRED		INTEREST(S) REQUIRED	PLE (S.F.)	TILE (S.F.)	TILE (S.F.)	TOTAL	UTILITY NUMBER	SHEET NUMBER	OTHER	INTERESTS REQUIRED
			NEW	EXISTING									
1	4.05	JAMES W. KASOVIC	-	-	PLE, TLE	438	-	438	-	500	4.05	OTHER	INTERESTS REQUIRED
2	4.05	VR MW HOLDINGS, LLC	7,810	100,543	FEEL, TLE	4,107	-	4,107	100,543	501	4.06	FRONTIER COMMUNICATIONS	RELEASE OF RIGHTS
3	4.06	GENEVA 12400 WILMOT, LLC	57	48,909	FEEL, TLE	-	-	-	48,966	502	4.07	FRONTIER COMMUNICATIONS	RELEASE OF RIGHTS
4	4.06	WILLIAM D. & REBECCA S. ALLSOPP	1,842	21,035	FEEL, TLE	-	-	-	22,877	503	4.08	THE ENERGIES - ELECTRIC	RELEASE OF RIGHTS
5	4.07	THELEN SAND AND GRAVEL, INC.	8	6,987	FEEL, TLE	-	-	-	7,035	504	4.09	THE ENERGIES - GAS	RELEASE OF RIGHTS
6	4.07	LISA A. FOX	9	6,987	FEEL, TLE	-	-	-	7,035	505	4.10	SPECTRUM	RELEASE OF RIGHTS
7	4.07	JOSHUA J. & GODET PUNALA	9	6,987	FEEL, TLE	-	-	-	7,035	506	4.11		
8	4.07	DANIELLE CHRISTINE SCHROEDER	9	6,987	FEEL, TLE	-	-	-	7,035	507	4.12		
9	4.07	MILO DANKS	9	6,987	FEEL, TLE	-	-	-	7,035	508	4.13		
10	4.08	WILCO B. MCGEE, INC.	231	3,840	FEEL, TLE	-	-	-	4,071	509	4.14		
11	4.08	TOMAS D. MEGAN WORTON	231	3,840	FEEL, TLE	-	-	-	4,071	510	4.15		
12	4.09	ADAM STAPRAN & LINDSAY STROBERG	-	3,587	FEEL, TLE	-	-	-	3,587	511	4.16		
13	4.09	DEVA ROUNTAN	-	3,500	FEEL, TLE	-	-	-	3,500	512	4.17		
14	4.09	TOWN OF RANDALL	-	3,500	FEEL, TLE	-	-	-	3,500	513	4.18		
15	4.09	KENNETH & LAURA KNOLL	-	2,359	FEEL, TLE	-	-	-	2,359	514	4.19		
16	4.09	GEORGE & HEATHER BARTH	-	2,359	FEEL, TLE	-	-	-	2,359	515	4.20		
17	4.10	WILLIAM L. & KELLY M. HANSEN	1511	3,288	FEEL, TLE	-	-	-	3,167	516	4.21		
18	4.10	ANNA ROBERGIANI TESTAMENTARY TRUST	-	3,288	FEEL, TLE	-	-	-	3,288	517	4.22		
19	4.10	WILLIAM L. & KELLY M. HANSEN	-	3,288	FEEL, TLE	-	-	-	3,288	518	4.23		
20	4.10	ROBERT L. SCHUSTER & DANIEL T. REBESSEN	-	3,288	FEEL, TLE	-	-	-	3,288	519	4.24		
21	4.10	LAURA J. COTE LIVING REVOCABLE TRUST, DATED JUNE 30, 2020	-	3,288	FEEL, TLE	-	-	-	3,288	520	4.25		
22	4.11	WILLIAM G. HOFMANN	1,339	-	FEEL, TLE	-	-	-	1,339	521	4.26		
23	4.11	DOUGLAS H. CAITHAMER	-	-	FEEL, TLE	-	-	-	-	522	4.27		
24	4.11	WILMOT METHODIST EPISCOPAL CHURCH A/M/A THE METHODIST CHURCH AT WILMOT	232	-	FEEL, TLE	-	-	-	232	523	4.28		
25	4.11	ADAM L. & KELLY M. HANSEN	53	-	FEEL, TLE	-	-	-	53	524	4.29		
26	4.11	NATHAN & LISA OLESBY	214	-	FEEL, TLE	-	-	-	214	525	4.30		
27	4.12	DMYATRE J. GARWOOD, LLC	29	-	FEEL, TLE	-	-	-	29	526	4.31		
28	4.12	MARVA E. & GARY M. GARWOOD, LIVING TRUST	2	-	FEEL, TLE	-	-	-	2	527	4.32		
29	4.12	MARVA E. & GARY M. GARWOOD, LIVING TRUST	2	-	FEEL, TLE	-	-	-	2	528	4.33		
30	4.12	CAMLEY REAL ESTATE, LLC	406	-	FEEL, TLE	-	-	-	406	529	4.34		
31	4.12	JAMES M. PHELPS	278	-	FEEL, TLE	-	-	-	278	530	4.35		
32	4.12	MARR ALSTIN	1	-	FEEL, TLE	-	-	-	1	531	4.36		
33	4.12	WILMOT STAGE STOP, INC	74	-	FEEL, TLE	-	-	-	74	532	4.37		
34	4.12	WILMOT STAGE STOP, INC	854	-	FEEL, TLE	-	-	-	854	533	4.38		
35	4.13	PAMELA J. & PAUL ROSENREITER	19	-	FEEL, TLE	-	-	-	19	534	4.39		
36	4.13	ROBERT D. LANGDON	19	-	FEEL, TLE	-	-	-	19	535	4.40		
37	4.13	JIM MCCORDEN, JR	10	-	FEEL, TLE	-	-	-	10	536	4.41		
38	4.13	WESTLEY BRASWELL & KELLY SLADLE	10	-	FEEL, TLE	-	-	-	10	537	4.42		
39	4.13	WILLIAM E. & JENNIFER J. LEWIS	18	-	FEEL, TLE	-	-	-	18	538	4.43		
40	4.14	SARAH A. STEVENSON	4	-	FEEL, TLE	-	-	-	4	539	4.44		
41	4.14	KENOSHA COUNTY FAIR ASSOCIATION, INC	7	-	FEEL, TLE	-	-	-	7	540	4.45		
42	4.14	DEWINS L. & ARLENE E. GRAGZYK	-	-	FEEL, TLE	-	-	-	-	541	4.46		
43	4.14	SHAWNA M. & KRISTINA A. PETERSON	-	-	FEEL, TLE	-	-	-	-	542	4.47		
44	4.15	THE EVANGELICAL LUTHERAN FREEDENS CONGREGATION	3	-	FEEL, TLE	-	-	-	3	543	4.48		
45	4.15	PEACE EVANGELICAL LUTHERAN CHURCH	53	-	FEEL, TLE	-	-	-	53	544	4.49		
46	4.15	MICHAEL J. & FRANCES B. FINLEY	-	-	FEEL, TLE	-	-	-	-	545	4.50		
47	4.15	ALLEN E. & CHERYL J. SCHROEDER	-	-	FEEL, TLE	-	-	-	-	546	4.51		
48	4.15	ALLEN E. & CHERYL J. SCHROEDER	-	-	FEEL, TLE	-	-	-	-	547	4.52		
49	4.15	BECKY AN RASHIN	-	-	FEEL, TLE	-	-	-	-	548	4.53		
50	4.15	TOOD VOLING	-	-	FEEL, TLE	-	-	-	-	549	4.54		
51	4.15	WILMOT STAGE STOP PROPERTIES, LLC	-	-	FEEL, TLE	-	-	-	-	550	4.55		

UTILITY NUMBER	SHEET NUMBER	OTHER	INTERESTS REQUIRED
500	4.05	FRONTIER COMMUNICATIONS	RELEASE OF RIGHTS
501	4.06	FRONTIER COMMUNICATIONS	RELEASE OF RIGHTS
502	4.07	FRONTIER COMMUNICATIONS	RELEASE OF RIGHTS
503	4.08	THE ENERGIES - ELECTRIC	RELEASE OF RIGHTS
504	4.09	THE ENERGIES - GAS	RELEASE OF RIGHTS
505	4.10	SPECTRUM	RELEASE OF RIGHTS

REVISION DATE: \_\_\_\_\_  
 FILE NAME: SCHEDULE AND LAYOUT SHEET.DWG  
 DATE: 2/19/2024  
 GRID FACTOR: 0.99999733  
 SCALE: 1" = 100'  
 HWY: CTH W  
 COUNTY: KENOSHA  
 PLOT DATE: 2/19/2024 8:57 AM  
 PLOT BY: WENESS, CHRIS  
 STATE R/W PROJECT NUMBER: 3751-03-00  
 CONSTRUCTION PROJECT NUMBER: 3751-03-70  
 PLAT SHEET: 4.02  
 PS&E SHEET: \_\_\_\_\_  
 NO SCALE  
 PROJECT NUMBER: 3751-03-70  
 SHEET: \_\_\_\_\_  
 4830210003 SHEET 70



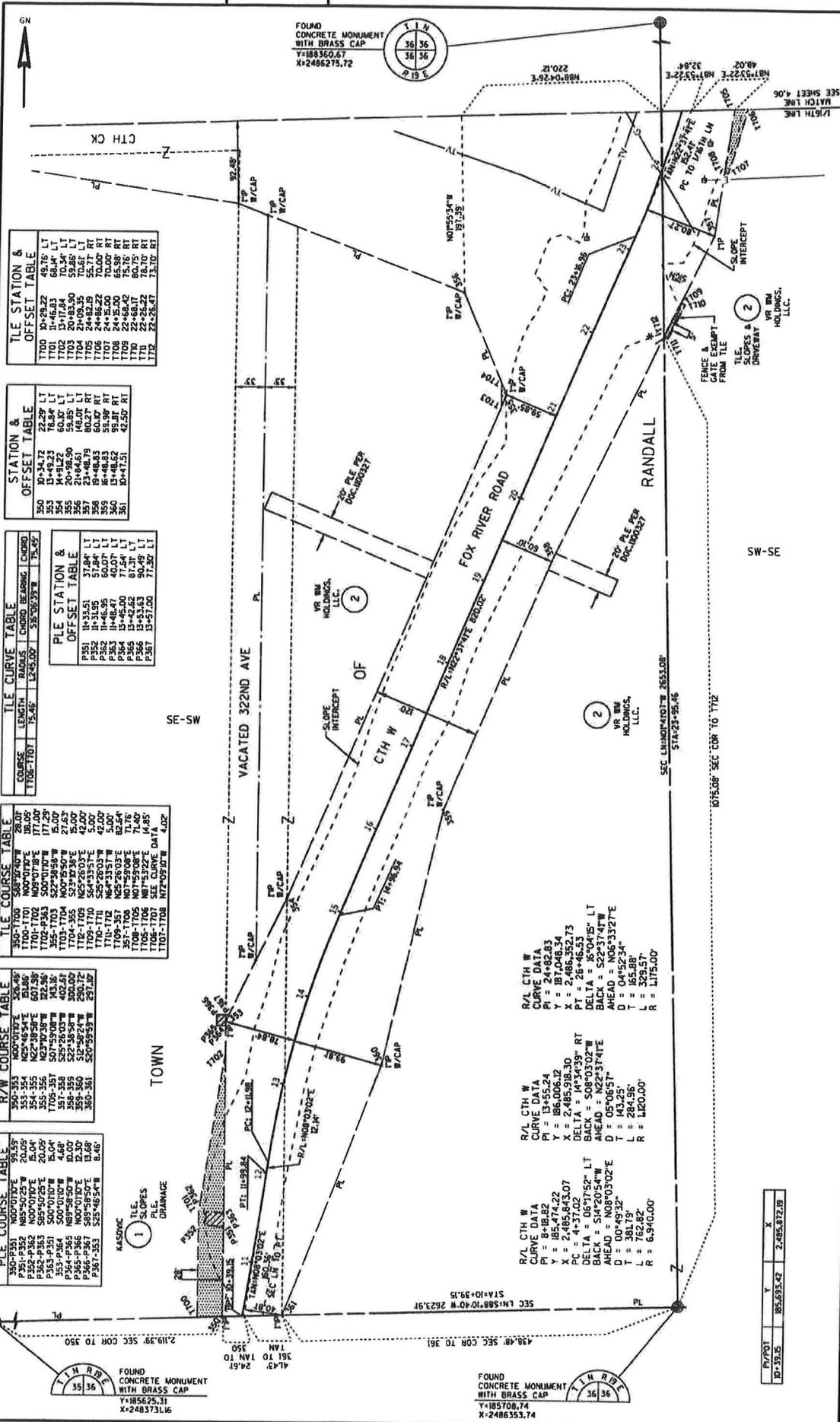
REGION/DATE	DATE 2/19/2024	SCALE: FEET	0 500 656	HWY: CTH W	STATE R/W PROJECT NUMBER: 3751-03-00	PLAT SHEET 4.03
FILE NAME	SCHEDULE AND LAYOUT SHEET.DWG	GRID FACTOR	0.99999733	COUNTY: KENOSHA	CONSTRUCTION PROJECT NUMBER: 3751-03-70	PS&E SHEET
				PLOT BY: KENOSHA, CHASE	PLOT NAME: 3751-03-70	
				PLOT DATE: 2/19/2024 8:59 AM	PLOT SCALE: 1"=50'	

W8307/CADD/SHEET 75

4

4





**TILE STATION & OFFSET TABLE**

STATION	OFFSET	STATION	OFFSET
1700	49.76	1700	20.29
1701	13.17	1701	13.17
1702	13.17	1702	13.17
1703	20.83	1703	20.83
1704	27.05	1704	27.05
1705	32.87	1705	32.87
1706	38.69	1706	38.69
1707	44.51	1707	44.51
1708	50.33	1708	50.33
1709	56.15	1709	56.15
1710	61.97	1710	61.97
1711	67.79	1711	67.79
1712	73.61	1712	73.61
1713	79.43	1713	79.43
1714	85.25	1714	85.25
1715	91.07	1715	91.07
1716	96.89	1716	96.89
1717	102.71	1717	102.71
1718	108.53	1718	108.53
1719	114.35	1719	114.35
1720	120.17	1720	120.17

**STATION & OFFSET TABLE**

STATION	OFFSET	STATION	OFFSET
350	11.49	350	11.49
351	11.49	351	11.49
352	11.49	352	11.49
353	11.49	353	11.49
354	11.49	354	11.49
355	11.49	355	11.49
356	11.49	356	11.49
357	11.49	357	11.49
358	11.49	358	11.49
359	11.49	359	11.49
360	11.49	360	11.49

**TILE CURVE TABLE**

COURSE	LENGTH	RADIUS	CHORD BEARING	CHORD	PI
T708-T707	15.48	1250.00	S80°00'38"W	75.95'	

**PLE STATION & OFFSET TABLE**

PLE	STATION	OFFSET
P351	10+33.51	37.84'
P352	11+46.95	60.07'
P353	13+48.00	71.31'
P354	15+48.00	82.55'
P355	17+48.00	93.79'
P356	19+48.00	105.03'
P357	21+48.00	116.27'
P358	23+48.00	127.51'

**TILE CURVE TABLE**

COURSE	LENGTH	RADIUS	CHORD BEARING	CHORD	PI
T709-T708	15.48	1250.00	S80°00'38"W	75.95'	

**R/W CURVE TABLE**

STATION	OFFSET	STATION	OFFSET
350	11.49	350	11.49
351	11.49	351	11.49
352	11.49	352	11.49
353	11.49	353	11.49
354	11.49	354	11.49
355	11.49	355	11.49
356	11.49	356	11.49
357	11.49	357	11.49
358	11.49	358	11.49
359	11.49	359	11.49
360	11.49	360	11.49

**PLE CURVE TABLE**

PLE	STATION	OFFSET
P351	10+33.51	37.84'
P352	11+46.95	60.07'
P353	13+48.00	71.31'
P354	15+48.00	82.55'
P355	17+48.00	93.79'
P356	19+48.00	105.03'
P357	21+48.00	116.27'
P358	23+48.00	127.51'

**R/L CTH W CURVE DATA**

PI = 8+18.82  
 Y = 185.474, 22  
 X = 2,485.843, 07  
 PC = 4+37.02  
 DELTA = 06°17'52" LT  
 BACK = 508°03'02" W  
 AHEAD = N22°37'41" E  
 D = 61.25  
 T = 381.79  
 L = 762.82  
 R = 6,940.00

**R/L CTH W CURVE DATA**

PI = 13+51.24  
 Y = 187.048, 34  
 X = 2,485.918, 30  
 PT = 28+46.53  
 DELTA = 16°04'45" LT  
 BACK = 522°37'41" W  
 AHEAD = N06°33'27" E  
 D = 61.25  
 T = 165.36, 34  
 L = 329.57  
 R = 1,175.00

**R/L CTH W CURVE DATA**

PI = 15+48.00  
 Y = 187.048, 34  
 X = 2,485.918, 30  
 PT = 28+46.53  
 DELTA = 16°04'45" LT  
 BACK = 522°37'41" W  
 AHEAD = N06°33'27" E  
 D = 61.25  
 T = 165.36, 34  
 L = 329.57  
 R = 1,175.00

DATE: 2/19/2024  
 GRID FACTOR: 0.99999733  
 HWY: CTH W  
 COUNTY: KENOSHA  
 STATE RAW PROJECT NUMBER: 3751-03-00  
 CONSTRUCTION PROJECT NUMBER: 3751-03-70  
 PLAT SHEET: 4.05  
 PS&E SHEET: E

SCALE: 1" = 50'

FILE NAME: P:\1300\DWG

REVISION DATE: 2/19/2024

DATE: 2/19/2024

GRID FACTOR: 0.99999733

HWY: CTH W

COUNTY: KENOSHA

STATE RAW PROJECT NUMBER: 3751-03-00

CONSTRUCTION PROJECT NUMBER: 3751-03-70

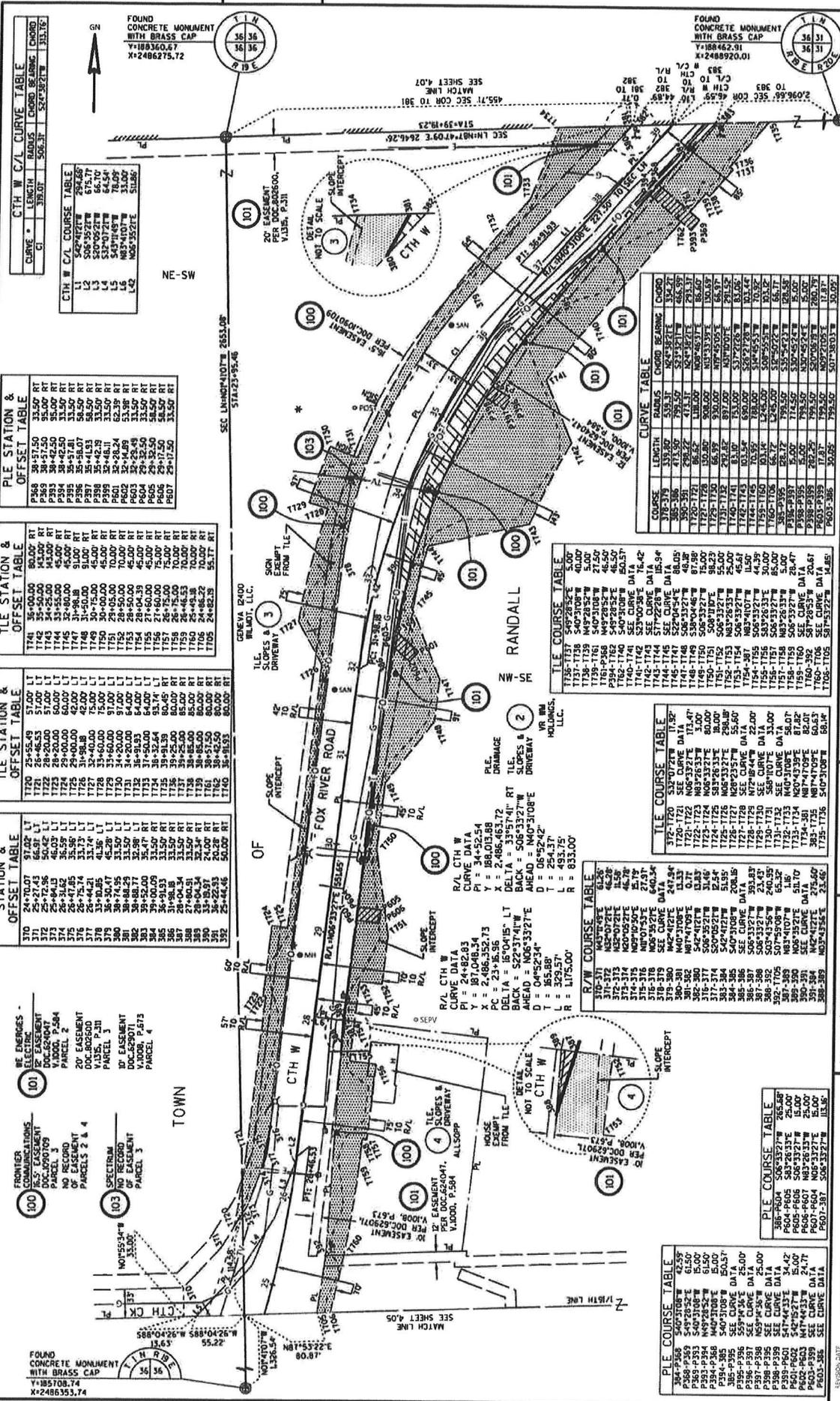
PLAT SHEET: 4.05

PS&E SHEET: E

FOUND CONCRETE MONUMENT WITH BRASS CAP  
 Y=185625.31  
 X=2483731.6

FOUND CONCRETE MONUMENT WITH BRASS CAP  
 Y=185360.67  
 X=2486275.72

FOUND CONCRETE MONUMENT WITH BRASS CAP  
 Y=185706.74  
 X=2486353.74

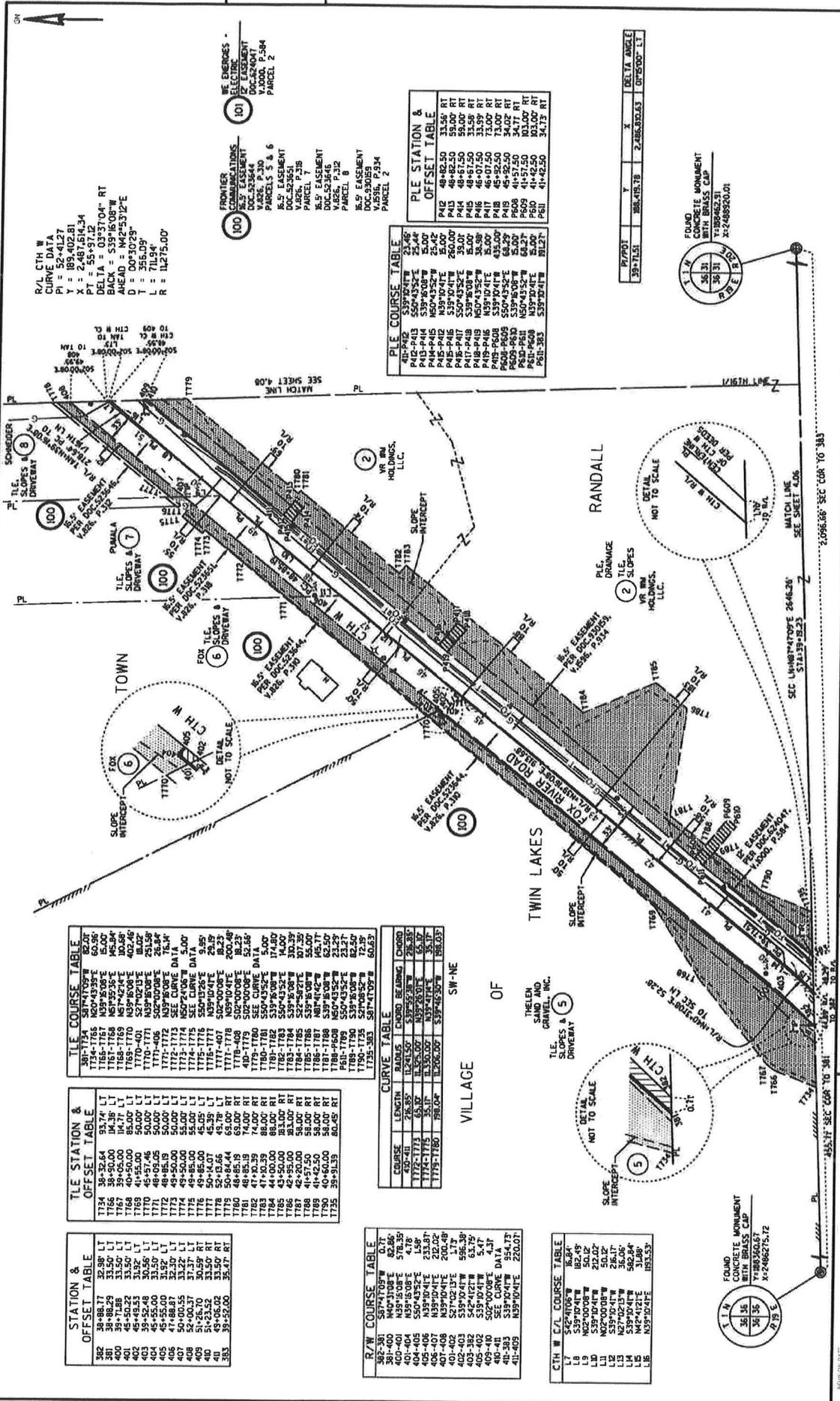


FOUND CONCRETE MONUMENT WITH BRASS CAP  
Y=188360.57  
X=2486275.72

CTH W C/L CURVE TABLE	
CURVE #	1
LENGTH	393.07
RADIUS	506.37
CHORD BEARING	332°30'27"W
CHORD	333.76

CTH W C/L CURVE TABLE		
L1	524°24'27"W	294.68
L2	520°02'21"W	617.17
L3	532°07'21"W	64.54
L4	543°14'45"W	78.09
L5	520°02'21"W	31.00
L6	105°25'02"E	510.00

PILE STATION & OFFSET TABLE			
P#68	30+97.50	33.50	RT
P#69	30+97.50	95.00	RT
P#70	30+97.50	15.00	RT
P#71	30+97.50	45.00	RT
P#72	30+97.50	105.00	RT
P#73	30+97.50	165.00	RT
P#74	30+97.50	225.00	RT
P#75	30+97.50	285.00	RT
P#76	30+97.50	345.00	RT
P#77	30+97.50	405.00	RT
P#78	30+97.50	465.00	RT
P#79	30+97.50	525.00	RT
P#80	30+97.50	585.00	RT
P#81	30+97.50	645.00	RT
P#82	30+97.50	705.00	RT
P#83	30+97.50	765.00	RT
P#84	30+97.50	825.00	RT
P#85	30+97.50	885.00	RT
P#86	30+97.50	945.00	RT
P#87	30+97.50	1005.00	RT
P#88	30+97.50	1065.00	RT
P#89	30+97.50	1125.00	RT
P#90	30+97.50	1185.00	RT
P#91	30+97.50	1245.00	RT
P#92	30+97.50	1305.00	RT
P#93	30+97.50	1365.00	RT
P#94	30+97.50	1425.00	RT
P#95	30+97.50	1485.00	RT
P#96	30+97.50	1545.00	RT
P#97	30+97.50	1605.00	RT
P#98	30+97.50	1665.00	RT
P#99	30+97.50	1725.00	RT
P#100	30+97.50	1785.00	RT
P#101	30+97.50	1845.00	RT
P#102	30+97.50	1905.00	RT
P#103	30+97.50	1965.00	RT
P#104	30+97.50	2025.00	RT
P#105	30+97.50	2085.00	RT
P#106	30+97.50	2145.00	RT
P#107	30+97.50	2205.00	RT
P#108	30+97.50	2265.00	RT
P#109	30+97.50	2325.00	RT
P#110	30+97.50	2385.00	RT
P#111	30+97.50	2445.00	RT
P#112	30+97.50	2505.00	RT
P#113	30+97.50	2565.00	RT
P#114	30+97.50	2625.00	RT
P#115	30+97.50	2685.00	RT
P#116	30+97.50	2745.00	RT
P#117	30+97.50	2805.00	RT
P#118	30+97.50	2865.00	RT
P#119	30+97.50	2925.00	RT
P#120	30+97.50	2985.00	RT
P#121	30+97.50	3045.00	RT
P#122	30+97.50	3105.00	RT
P#123	30+97.50	3165.00	RT
P#124	30+97.50	3225.00	RT
P#125	30+97.50	3285.00	RT
P#126	30+97.50	3345.00	RT
P#127	30+97.50	3405.00	RT
P#128	30+97.50	3465.00	RT
P#129	30+97.50	3525.00	RT
P#130	30+97.50	3585.00	RT
P#131	30+97.50	3645.00	RT
P#132	30+97.50	3705.00	RT
P#133	30+97.50	3765.00	RT
P#134	30+97.50	3825.00	RT
P#135	30+97.50	3885.00	RT
P#136	30+97.50	3945.00	RT
P#137	30+97.50	4005.00	RT
P#138	30+97.50	4065.00	RT
P#139	30+97.50	4125.00	RT
P#140	30+97.50	4185.00	RT
P#141	30+97.50	4245.00	RT
P#142	30+97.50	4305.00	RT
P#143	30+97.50	4365.00	RT
P#144	30+97.50	4425.00	RT
P#145	30+97.50	4485.00	RT
P#146	30+97.50	4545.00	RT
P#147	30+97.50	4605.00	RT
P#148	30+97.50	4665.00	RT
P#149	30+97.50	4725.00	RT
P#150	30+97.50	4785.00	RT
P#151	30+97.50	4845.00	RT
P#152	30+97.50	4905.00	RT
P#153	30+97.50	4965.00	RT
P#154	30+97.50	5025.00	RT
P#155	30+97.50	5085.00	RT
P#156	30+97.50	5145.00	RT
P#157	30+97.50	5205.00	RT
P#158	30+97.50	5265.00	RT
P#159	30+97.50	5325.00	RT
P#160	30+97.50	5385.00	RT
P#161	30+97.50	5445.00	RT
P#162	30+97.50	5505.00	RT
P#163	30+97.50	5565.00	RT
P#164	30+97.50	5625.00	RT
P#165	30+97.50	5685.00	RT
P#166	30+97.50	5745.00	RT
P#167	30+97.50	5805.00	RT
P#168	30+97.50	5865.00	RT
P#169	30+97.50	5925.00	RT
P#170	30+97.50	5985.00	RT
P#171	30+97.50	6045.00	RT
P#172	30+97.50	6105.00	RT
P#173	30+97.50	6165.00	RT
P#174	30+97.50	6225.00	RT
P#175	30+97.50	6285.00	RT
P#176	30+97.50	6345.00	RT
P#177	30+97.50	6405.00	RT
P#178	30+97.50	6465.00	RT
P#179	30+97.50	6525.00	RT
P#180	30+97.50	6585.00	RT
P#181	30+97.50	6645.00	RT
P#182	30+97.50	6705.00	RT
P#183	30+97.50	6765.00	RT
P#184	30+97.50	6825.00	RT
P#185	30+97.50	6885.00	RT
P#186	30+97.50	6945.00	RT
P#187	30+97.50	7005.00	RT
P#188	30+97.50	7065.00	RT
P#189	30+97.50	7125.00	RT
P#190	30+97.50	7185.00	RT
P#191	30+97.50	7245.00	RT
P#192	30+97.50	7305.00	RT
P#193	30+97.50	7365.00	RT
P#194	30+97.50	7425.00	RT
P#195	30+97.50	7485.00	RT
P#196	30+97.50	7545.00	RT
P#197	30+97.50	7605.00	RT
P#198	30+97.50	7665.00	RT
P#199	30+97.50	7725.00	RT
P#200	30+97.50	7785.00	RT
P#201	30+97.50	7845.00	RT
P#202	30+97.50	7905.00	RT
P#203	30+97.50	7965.00	RT
P#204	30+97.50	8025.00	RT
P#205	30+97.50	8085.00	RT
P#206	30+97.50	8145.00	RT
P#207	30+97.50	8205.00	RT
P#208	30+97.50	8265.00	RT
P#209	30+97.50	8325.00	RT
P#210	30+97.50	8385.00	RT
P#211	30+97.50	8445.00	RT
P#212	30+97.50	8505.00	RT
P#213	30+97.50	8565.00	RT
P#214	30+97.50	8625.00	RT
P#215	30+97.50	8685.00	RT
P#216	30+97.50	8745.00	RT
P#217	30+97.50	8805.00	RT
P#218	30+97.50	8865.00	RT
P#219	30+97.50	8925.00	RT
P#220	30+97.50	8985.00	RT
P#221	30+97.50	9045.00	RT
P#222	30+97.50	9105.00	RT
P#223	30+97.50	9165.00	RT
P#224	30+97.50	9225.00	RT
P#225	30+97.50	9285.00	RT
P#226	30+97.50	9345.00	RT
P#227	30+97.50	9405.00	RT
P#228	30+97.50	9465.00	RT
P#229	30+97.50	9525.00	RT
P#230	30+97.50	9585.00	RT
P#231	30+97.50	9645.00	RT
P#232	30+97.50	9705.00	RT
P#233	30+97.50	9765.00	RT
P#234	30+97.50	9825.00	RT
P#235	30+97.50	9885.00	RT
P#236	30+97.50	9945.00	RT
P#237	30+97.50	10005.00	RT
P#238	30+97.50	10065.00	RT
P#239	30+97.50	10125.00	RT
P#240	30+97.50	10185.00	RT
P#241	30+97.50	10245.00	RT
P#242	30+97.50	10305.00	RT
P#243	30+97.50	10365.00	RT
P#244	30+97.50	10425.00	RT
P#245	30+97.50	10485.00	RT
P#246	30+97.50	10545.00	RT
P#247	30+97.50	10605.00	RT
P#248	30+97.50	10665.00	RT
P#249	30+97.50	10725.00	RT
P#250	30+97.50	10785.00	RT
P#251	30+97.50	10845.00	RT
P#252	30+97.50	10905.00	RT
P#253	30+97.50	10965.00	RT
P#254	30+97.50	11025.00	RT
P#255	30+97.50	11085.00	RT
P#256	30+97.50	11145.00	RT
P#257	30+97.50	11205.00	RT
P#258	30+97.50	11265.00	RT
P#259	30+97.50	11325.00	RT
P#260	30+97.50	11385.00	RT
P#261	30+97.50	11445.00	RT
P#262	30+97.50	11505.00	RT
P#263	30+97.50	11565.00	RT
P#264	30+97.50	11625.00	RT
P#265	30+97.50	11685.00	RT
P#266	30+97.50	11745.00	RT
P#267	30+97.50	11805.00	RT
P#268	30+97.50	11865.00	RT
P#269	30+97.50	11925.00	RT
P#270	30+97.50	11985.00	RT
P#271	30+97.50	12045.00	RT
P#272	30+97.50	12105.00	RT
P#273	30+97.50	12165.00	RT
P#274	30+97.50	12225.00	RT
P#275	30+97.50	12285.00	RT
P#276	30+97.50	12345.00	RT
P#277	30+97.50	12405.00	RT
P#278	30+97.50	12465.00	RT
P#279	30+97.50	12525.00	RT
P#280	30+97.50	12585.00	RT
P#281	30+97.50	12645.00	RT
P#282	30+97.50	12705.00	RT
P#283	30+97.50	12765.00	RT
P#284	30+97.50	12825.00	RT
P#285	30+97.50	12885.00	RT
P#286	30+97.50	12945.00	RT
P#287	30+97.50	13005.00	RT
P#288	30+97.50	13065.00	RT
P#289	30+97.50	13125.00	RT
P#290	30+97.50	13185.00	RT
P#291	30+97.50	13245.00	RT
P#292	30+97.50	13305.00	RT
P#293	30+97.50	13365.00	RT
P#294	30+97.50	13425.00	RT
P#295	30+97.50	13485.00	RT
P#296	30+97.50		



R/L CTH W  
 CURVE DATA  
 PI = 52+41.27  
 Y = 189,402.81  
 X = 2,487,614.34  
 PT = 55+97.12  
 DELTA = 039°37'04" RT  
 AHEAD = 539'60" W  
 AHEAD = 009°35'32" E  
 D = 009°35'32" E  
 L = 355.09  
 T = 711.94'  
 R = 11275.00'

FRONTIER COMMUNICATIONS  
 ENCROACHMENT  
 DOC 02/28/24  
 PARCELS 5 & 6  
 R/L EASEMENT  
 DOC 02/28/24  
 PARCEL 7  
 R/L EASEMENT  
 DOC 02/28/24  
 PARCEL 8  
 R/L EASEMENT  
 DOC 03/05/24  
 PARCEL 2

PILE COURSE TABLE

410-P42	S39°04'17" W	25.44'
P42-P43	S50°43'52" E	5.00'
P43-P44	S39°04'17" W	5.00'
P44-P45	N39°10'41" E	5.00'
P45-P46	S39°04'17" W	250.00'
P46-P47	S50°43'52" E	39.01'
P47-P48	N39°10'41" E	35.00'
P48-P49	N50°43'52" E	35.00'
P49-P50	N39°10'41" E	35.00'
P50-P51	S39°04'17" W	435.00'
P51-P52	S50°43'52" E	47.29'
P52-P53	S39°04'17" W	62.21'
P53-P54	N50°43'52" E	5.00'
P54-P55	N39°10'41" E	5.00'
P55-P56	S39°04'17" W	34.73'

PILE STATION & OFFSET TABLE

P42	48+82.50	33.55'	RT
P43	48+82.50	59.00'	RT
P44	48+81.50	59.00'	RT
P45	48+07.50	33.58'	RT
P46	46+07.50	35.00'	RT
P47	46+07.50	73.00'	RT
P48	45+92.50	73.00'	RT
P49	45+92.50	74.02'	RT
P50	45+92.50	103.00'	RT
P51	41+42.50	103.00'	RT
P52	41+42.50	34.73'	RT



TILE COURSE TABLE

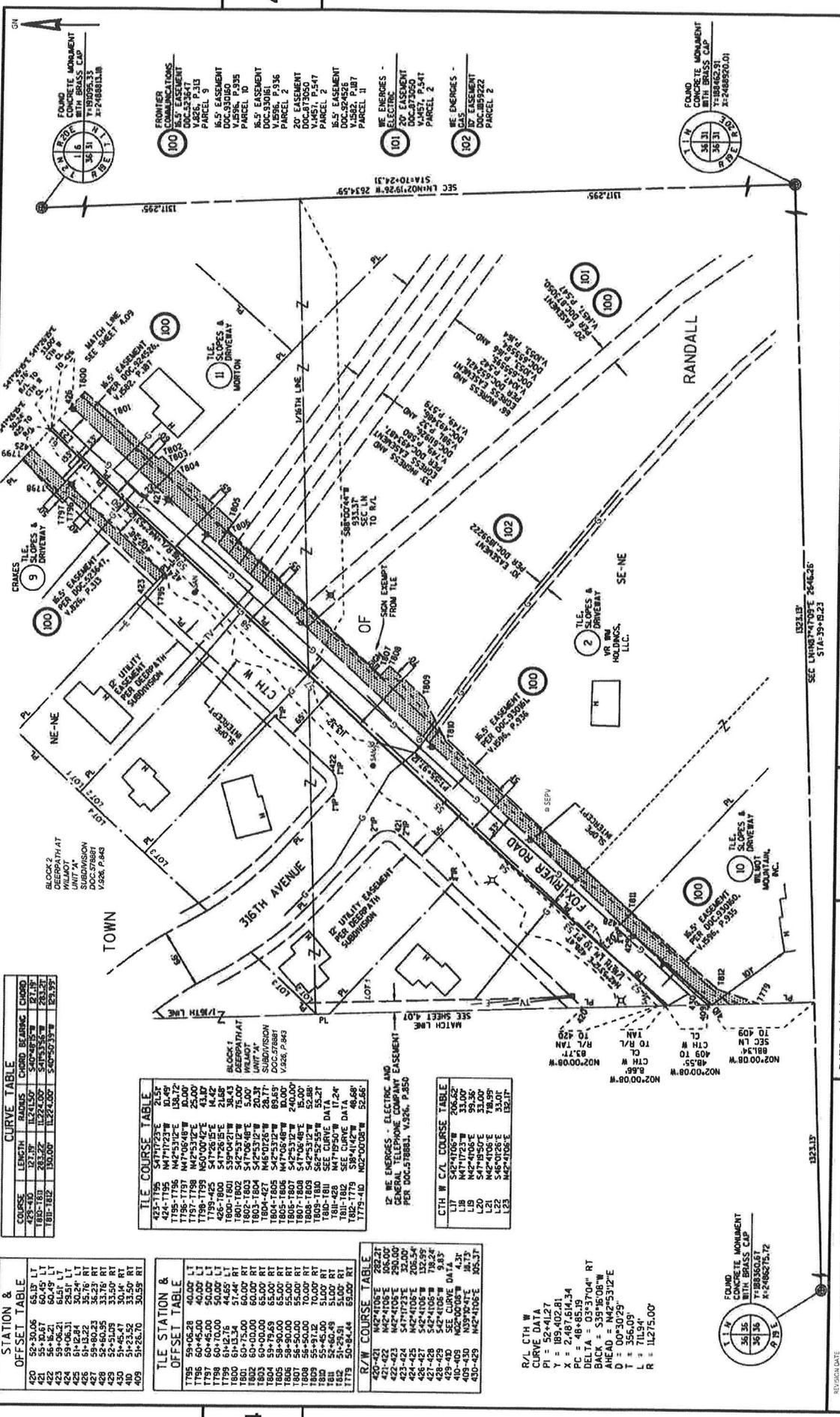
381-382	S87°47'05" W	60.35'
382-383	N29°10'41" E	82.66'
383-384	S87°47'05" W	60.35'
384-385	N29°10'41" E	82.66'
385-386	S87°47'05" W	60.35'
386-387	N29°10'41" E	82.66'
387-388	S87°47'05" W	60.35'
388-389	N29°10'41" E	82.66'
389-390	S87°47'05" W	60.35'
390-391	N29°10'41" E	82.66'
391-392	S87°47'05" W	60.35'
392-393	N29°10'41" E	82.66'
393-394	S87°47'05" W	60.35'
394-395	N29°10'41" E	82.66'
395-396	S87°47'05" W	60.35'
396-397	N29°10'41" E	82.66'
397-398	S87°47'05" W	60.35'
398-399	N29°10'41" E	82.66'
399-400	S87°47'05" W	60.35'
400-401	N29°10'41" E	82.66'
401-402	S87°47'05" W	60.35'
402-403	N29°10'41" E	82.66'
403-404	S87°47'05" W	60.35'
404-405	N29°10'41" E	82.66'
405-406	S87°47'05" W	60.35'
406-407	N29°10'41" E	82.66'
407-408	S87°47'05" W	60.35'
408-409	N29°10'41" E	82.66'
409-410	S87°47'05" W	60.35'
410-411	N29°10'41" E	82.66'
411-412	S87°47'05" W	60.35'
412-413	N29°10'41" E	82.66'
413-414	S87°47'05" W	60.35'
414-415	N29°10'41" E	82.66'
415-416	S87°47'05" W	60.35'
416-417	N29°10'41" E	82.66'
417-418	S87°47'05" W	60.35'
418-419	N29°10'41" E	82.66'
419-420	S87°47'05" W	60.35'
420-421	N29°10'41" E	82.66'
421-422	S87°47'05" W	60.35'
422-423	N29°10'41" E	82.66'
423-424	S87°47'05" W	60.35'
424-425	N29°10'41" E	82.66'
425-426	S87°47'05" W	60.35'
426-427	N29°10'41" E	82.66'
427-428	S87°47'05" W	60.35'
428-429	N29°10'41" E	82.66'
429-430	S87°47'05" W	60.35'
430-431	N29°10'41" E	82.66'
431-432	S87°47'05" W	60.35'
432-433	N29°10'41" E	82.66'
433-434	S87°47'05" W	60.35'
434-435	N29°10'41" E	82.66'
435-436	S87°47'05" W	60.35'
436-437	N29°10'41" E	82.66'
437-438	S87°47'05" W	60.35'
438-439	N29°10'41" E	82.66'
439-440	S87°47'05" W	60.35'
440-441	N29°10'41" E	82.66'
441-442	S87°47'05" W	60.35'
442-443	N29°10'41" E	82.66'
443-444	S87°47'05" W	60.35'
444-445	N29°10'41" E	82.66'
445-446	S87°47'05" W	60.35'
446-447	N29°10'41" E	82.66'
447-448	S87°47'05" W	60.35'
448-449	N29°10'41" E	82.66'
449-450	S87°47'05" W	60.35'
450-451	N29°10'41" E	82.66'
451-452	S87°47'05" W	60.35'
452-453	N29°10'41" E	82.66'
453-454	S87°47'05" W	60.35'
454-455	N29°10'41" E	82.66'
455-456	S87°47'05" W	60.35'
456-457	N29°10'41" E	82.66'
457-458	S87°47'05" W	60.35'
458-459	N29°10'41" E	82.66'
459-460	S87°47'05" W	60.35'
460-461	N29°10'41" E	82.66'
461-462	S87°47'05" W	60.35'
462-463	N29°10'41" E	82.66'
463-464	S87°47'05" W	60.35'
464-465	N29°10'41" E	82.66'
465-466	S87°47'05" W	60.35'
466-467	N29°10'41" E	82.66'
467-468	S87°47'05" W	60.35'
468-469	N29°10'41" E	82.66'
469-470	S87°47'05" W	60.35'
470-471	N29°10'41" E	82.66'
471-472	S87°47'05" W	60.35'
472-473	N29°10'41" E	82.66'
473-474	S87°47'05" W	60.35'
474-475	N29°10'41" E	82.66'
475-476	S87°47'05" W	60.35'
476-477	N29°10'41" E	82.66'
477-478	S87°47'05" W	60.35'
478-479	N29°10'41" E	82.66'
479-480	S87°47'05" W	60.35'
480-481	N29°10'41" E	82.66'
481-482	S87°47'05" W	60.35'
482-483	N29°10'41" E	82.66'
483-484	S87°47'05" W	60.35'
484-485	N29°10'41" E	82.66'
485-486	S87°47'05" W	60.35'
486-487	N29°10'41" E	82.66'
487-488	S87°47'05" W	60.35'
488-489	N29°10'41" E	82.66'
489-490	S87°47'05" W	60.35'
490-491	N29°10'41" E	82.66'
491-492	S87°47'05" W	60.35'
492-493	N29°10'41" E	82.66'
493-494	S87°47'05" W	60.35'
494-495	N29°10'41" E	82.66'
495-496	S87°47'05" W	60.35'
496-497	N29°10'41" E	82.66'
497-498	S87°47'05" W	60.35'
498-499	N29°10'41" E	82.66'
499-500	S87°47'05" W	60.35'

TILE STATION & OFFSET TABLE

1734	38+32.64	93.74'	LT
1735	38+32.64	15.00'	LT
1736	39+05.00	14.37'	LT
1737	39+05.00	85.00'	LT
1738	40+50.00	50.00'	LT
1739	41+55.00	50.00'	LT
1740	42+50.00	50.00'	LT
1741	43+50.00	50.00'	LT
1742	44+50.00	50.00'	LT
1743	45+50.00	50.00'	LT
1744	46+50.00	50.00'	LT
1745	47+50.00	50.00'	LT
1746	48+50.00	50.00'	LT
1747	49+50.00	50.00'	LT
1748	50+40.07	45.35'	LT
1749	50+40.07	74.00'	RT
1750	49+85.19	74.00'	RT
1751	49+85.19	88.00'	RT
1752	41+60.00	88.00'	RT
1753	43+50.00	83.00'	RT
1754	45+50.00	83.00'	RT
1755	47+50.00	83.00'	RT
1756	49+50.00	83.00'	RT
1757	51+26.70	30.59'	RT
1758	51+26.70	33.50'	RT
1759	52+00.37	33.50'	RT
1760	52+00.37	35.37'	RT
1761	38+52.00	35.37'	RT

R/W COURSE TABLE

382-381	S87°47'05" W	82.66'
381-400	N40°31'08" W	578.35'
400-401	N39°15'08" E	578.35'
401-402	S87°47'05" W	82.66'
402-403	S50°43'52" E	1.50'
403-404	N39°10'41" E	233.81'
404-405	N39°10'41" E	233.81'
405-406	N39°10'41" E	233.81'
406-407	N39°10'41" E	233.81'
407-408	N39°10'41" E	233.81'
408-409	N39°10'41" E	233.81'
409-410	N39°10'41" E	233.81'
410-411	N39°10'41" E	233.81'
411-412	N39°10'41" E	233.81'
412-413	N39°10'41" E	233.81'
413-414	N39°10'41" E	233.81'
414-415	N39°10'41" E	233.81'
415-416	N39°10'41" E	233.81'
416-417	N39°10'41" E	233.81'
417-418	N39°10'41" E	233.81'
418-419	N39°10'41" E	233.81'
419-420	N39°10'41" E	233.81'
420-421	N39°10'41" E	233.81'
421-422	N39°10'41" E	233.81'
422-423	N39°10'41" E	233.81'
423-424	N39°10'41" E	233.81'
424-425	N39°10'41" E	233.81'
425-426	N39°10'41" E	233.81'
426-427	N39°10'41" E	233.81'
427-428	N39°10'41" E	233.81'
428-429	N39°10'41" E	233.81'
429-430	N39°10'41" E	233.81'
430-431	N39°10'41" E	233.81'
431-432	N39°10'41" E	233.81'
432-433	N39°10'41" E	233.81'
433-434	N39°10'41" E	233.81'
434-435	N39°10'41" E	233.81'
435-436	N39°10'41" E	233.81'
436-437	N39°10'41" E	233.81'
437-438	N39°10'41" E	233.81'
438-439	N39°10'41" E	233.81'
439-440	N39°10'41" E	233.81'
440-441	N39°10'41" E	233.81'
441-442	N39°10'41" E	233.81'
442-443	N39°10'41" E	233.81'
443-444	N39°10'41" E	233.81'
444-445	N39°10'41" E	233.81'
445-446	N39°10'41" E	233.81'
446-447	N39°10'41" E	233.81'
447-448	N39°10'41" E	233.81'
448-449	N39°10'41" E	233.81'
449-450	N39°10'41" E	233.81'
450-451	N39°10'41" E	233.81'
451-452	N39°10'41" E	233.81'
452-453	N39°10'41" E	233.81'
453-454	N39°10'41" E	233.81'
454-455	N39°10'41" E	233.81'
455-456	N39°10'41" E	233.81'
456-457	N39°10'41" E	233.81'
457-458	N39°10'41" E	233.81'
458-459	N39°10'41" E	233.81'
459-460	N39°10'41" E	233.81'
460-461	N39°10'41" E	233.81'
461-462	N39°10'41" E	233.81'
462-463	N39°10'41" E	233.81'
463-464	N39°10'41" E	233.81'
464-465	N39°10'41" E	233.81'
465-466	N39°10'41" E	233.81'
466-467	N39°10'41" E	233.81'
467-468	N39°10'41" E	233.81'
468-469	N39°10'41" E	233.81'
469-470	N39°10'41" E	233.81'
470-471	N39°10'41" E	233.81'
471-472	N39°10'41" E	233.81'
472-473	N39°10'41" E	233.81'
473-474	N39°10'41" E	233.81'
474-475	N39°10'41" E	233.81'
475-476	N39°10'41" E	233.81'
476-477	N39°10'41" E	233.81'
477-478	N39°10'41" E	233.81'
478-479	N39°10'41" E	233.81'
479-480	N39°10'41" E	233.81'
480-481	N39°10'41" E	233.81'
481-482	N39°10'41" E	233.81'
482-483	N39°10'41" E	233.81'
483-484	N39°10'41" E	233.81'
484-485	N39°10'41" E	233.81'
485-486	N39°10'41" E	233.81'
486-487	N39°10'41" E	233.81'
487-488	N39°10'41" E	233.81'
488-489	N39°10'41" E	233.81'
489-490	N39°10'41" E	233.81'
490-491	N39°10'41" E	233.81'
491-492	N39°10'41" E	233.81'
492-493	N39°10'41" E	233.81'
493-494	N39°10'41" E	233.81'
494-495	N39°10'41" E	233.81'
495-496	N39	



**CURVE TABLE**

COURSE	LENGTH	RADIUS	CHORD BEARING	CHORD
423-430	127.97	112,415.00	S40°48'57" W	87.17
430-431	80.00	112,415.00	S40°48'57" W	57.82
431-432	80.00	112,415.00	S40°48'57" W	57.82
432-433	80.00	112,415.00	S40°48'57" W	57.82
433-434	80.00	112,415.00	S40°48'57" W	57.82
434-435	80.00	112,415.00	S40°48'57" W	57.82
435-436	80.00	112,415.00	S40°48'57" W	57.82
436-437	80.00	112,415.00	S40°48'57" W	57.82
437-438	80.00	112,415.00	S40°48'57" W	57.82
438-439	80.00	112,415.00	S40°48'57" W	57.82
439-440	80.00	112,415.00	S40°48'57" W	57.82
440-441	80.00	112,415.00	S40°48'57" W	57.82
441-442	80.00	112,415.00	S40°48'57" W	57.82
442-443	80.00	112,415.00	S40°48'57" W	57.82
443-444	80.00	112,415.00	S40°48'57" W	57.82
444-445	80.00	112,415.00	S40°48'57" W	57.82
445-446	80.00	112,415.00	S40°48'57" W	57.82
446-447	80.00	112,415.00	S40°48'57" W	57.82
447-448	80.00	112,415.00	S40°48'57" W	57.82
448-449	80.00	112,415.00	S40°48'57" W	57.82
449-450	80.00	112,415.00	S40°48'57" W	57.82
450-451	80.00	112,415.00	S40°48'57" W	57.82
451-452	80.00	112,415.00	S40°48'57" W	57.82
452-453	80.00	112,415.00	S40°48'57" W	57.82
453-454	80.00	112,415.00	S40°48'57" W	57.82
454-455	80.00	112,415.00	S40°48'57" W	57.82
455-456	80.00	112,415.00	S40°48'57" W	57.82
456-457	80.00	112,415.00	S40°48'57" W	57.82
457-458	80.00	112,415.00	S40°48'57" W	57.82
458-459	80.00	112,415.00	S40°48'57" W	57.82
459-460	80.00	112,415.00	S40°48'57" W	57.82
460-461	80.00	112,415.00	S40°48'57" W	57.82
461-462	80.00	112,415.00	S40°48'57" W	57.82
462-463	80.00	112,415.00	S40°48'57" W	57.82
463-464	80.00	112,415.00	S40°48'57" W	57.82
464-465	80.00	112,415.00	S40°48'57" W	57.82
465-466	80.00	112,415.00	S40°48'57" W	57.82
466-467	80.00	112,415.00	S40°48'57" W	57.82
467-468	80.00	112,415.00	S40°48'57" W	57.82
468-469	80.00	112,415.00	S40°48'57" W	57.82
469-470	80.00	112,415.00	S40°48'57" W	57.82
470-471	80.00	112,415.00	S40°48'57" W	57.82
471-472	80.00	112,415.00	S40°48'57" W	57.82
472-473	80.00	112,415.00	S40°48'57" W	57.82
473-474	80.00	112,415.00	S40°48'57" W	57.82
474-475	80.00	112,415.00	S40°48'57" W	57.82
475-476	80.00	112,415.00	S40°48'57" W	57.82
476-477	80.00	112,415.00	S40°48'57" W	57.82
477-478	80.00	112,415.00	S40°48'57" W	57.82
478-479	80.00	112,415.00	S40°48'57" W	57.82
479-480	80.00	112,415.00	S40°48'57" W	57.82
480-481	80.00	112,415.00	S40°48'57" W	57.82
481-482	80.00	112,415.00	S40°48'57" W	57.82
482-483	80.00	112,415.00	S40°48'57" W	57.82
483-484	80.00	112,415.00	S40°48'57" W	57.82
484-485	80.00	112,415.00	S40°48'57" W	57.82
485-486	80.00	112,415.00	S40°48'57" W	57.82
486-487	80.00	112,415.00	S40°48'57" W	57.82
487-488	80.00	112,415.00	S40°48'57" W	57.82
488-489	80.00	112,415.00	S40°48'57" W	57.82
489-490	80.00	112,415.00	S40°48'57" W	57.82
490-491	80.00	112,415.00	S40°48'57" W	57.82
491-492	80.00	112,415.00	S40°48'57" W	57.82
492-493	80.00	112,415.00	S40°48'57" W	57.82
493-494	80.00	112,415.00	S40°48'57" W	57.82
494-495	80.00	112,415.00	S40°48'57" W	57.82
495-496	80.00	112,415.00	S40°48'57" W	57.82
496-497	80.00	112,415.00	S40°48'57" W	57.82
497-498	80.00	112,415.00	S40°48'57" W	57.82
498-499	80.00	112,415.00	S40°48'57" W	57.82
499-500	80.00	112,415.00	S40°48'57" W	57.82

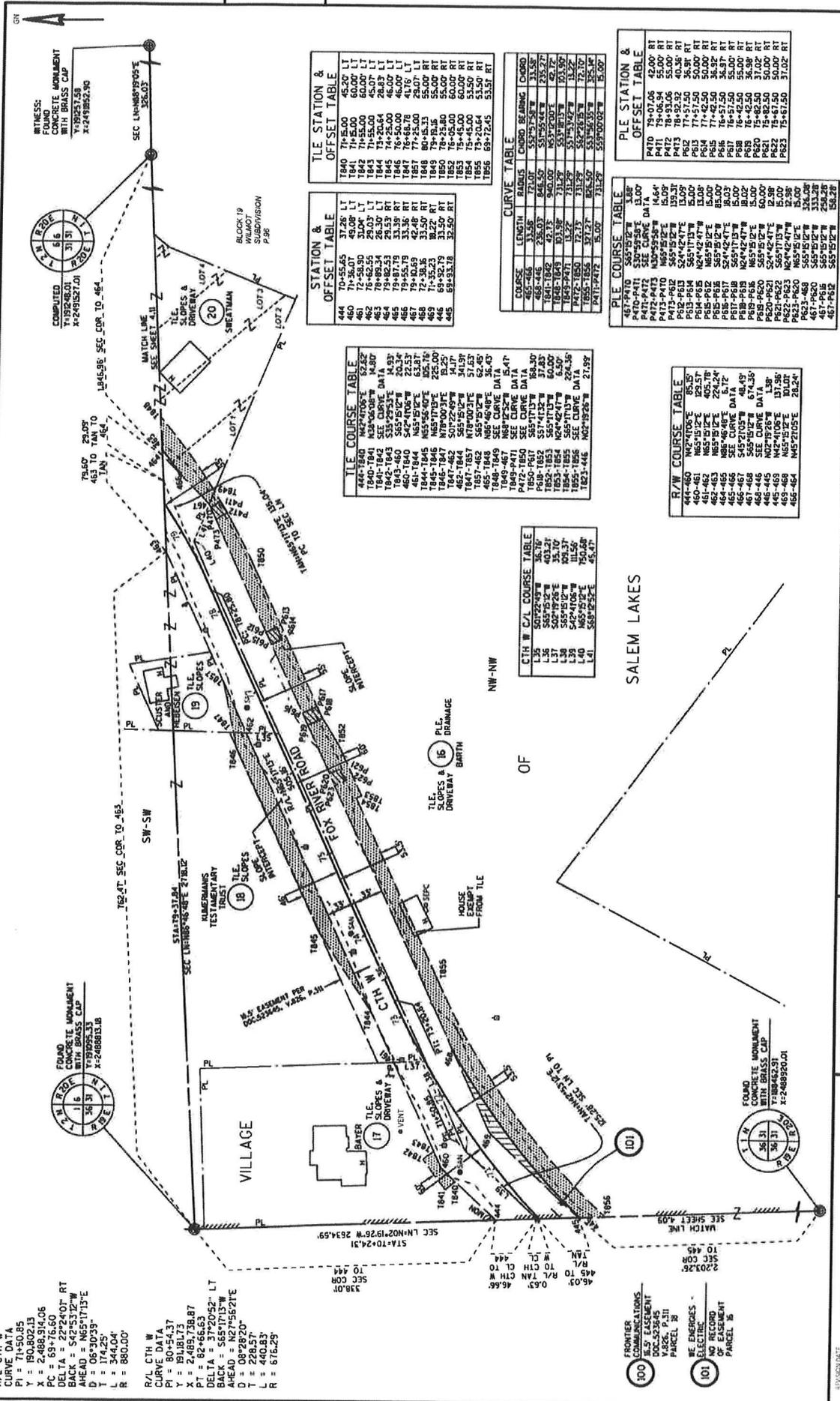
**TILE COURSE TABLE**

STATION	OFFSET	STATION	OFFSET
420	52-30.06	65.13	LT
421	52-30.06	60.45	LT
422	52-30.06	55.77	LT
423	52-30.06	51.09	LT
424	52-30.06	46.41	LT
425	52-30.06	41.73	LT
426	52-30.06	37.05	LT
427	52-30.06	32.37	LT
428	52-30.06	27.69	LT
429	52-30.06	23.01	LT
430	52-30.06	18.33	LT
431	52-30.06	13.65	LT
432	52-30.06	8.97	LT
433	52-30.06	4.29	LT
434	52-30.06	-0.39	LT
435	52-30.06	-5.07	LT
436	52-30.06	-9.75	LT
437	52-30.06	-14.43	LT
438	52-30.06	-19.11	LT
439	52-30.06	-23.79	LT
440	52-30.06	-28.47	LT
441	52-30.06	-33.15	LT
442	52-30.06	-37.83	LT
443	52-30.06	-42.51	LT
444	52-30.06	-47.19	LT
445	52-30.06	-51.87	LT
446	52-30.06	-56.55	LT
447	52-30.06	-61.23	LT
448	52-30.06	-65.91	LT
449	52-30.06	-70.59	LT
450	52-30.06	-75.27	LT
451	52-30.06	-79.95	LT
452	52-30.06	-84.63	LT
453	52-30.06	-89.31	LT
454	52-30.06	-93.99	LT
455	52-30.06	-98.67	LT
456	52-30.06	-103.35	LT
457	52-30.06	-108.03	LT
458	52-30.06	-112.71	LT
459	52-30.06	-117.39	LT
460	52-30.06	-122.07	LT
461	52-30.06	-126.75	LT
462	52-30.06	-131.43	LT
463	52-30.06	-136.11	LT
464	52-30.06	-140.79	LT
465	52-30.06	-145.47	LT
466	52-30.06	-150.15	LT
467	52-30.06	-154.83	LT
468	52-30.06	-159.51	LT
469	52-30.06	-164.19	LT
470	52-30.06	-168.87	LT
471	52-30.06	-173.55	LT
472	52-30.06	-178.23	LT
473	52-30.06	-182.91	LT
474	52-30.06	-187.59	LT
475	52-30.06	-192.27	LT
476	52-30.06	-196.95	LT
477	52-30.06	-201.63	LT
478	52-30.06	-206.31	LT
479	52-30.06	-210.99	LT
480	52-30.06	-215.67	LT
481	52-30.06	-220.35	LT
482	52-30.06	-225.03	LT
483	52-30.06	-229.71	LT
484	52-30.06	-234.39	LT
485	52-30.06	-239.07	LT
486	52-30.06	-243.75	LT
487	52-30.06	-248.43	LT
488	52-30.06	-253.11	LT
489	52-30.06	-257.79	LT
490	52-30.06	-262.47	LT
491	52-30.06	-267.15	LT
492	52-30.06	-271.83	LT
493	52-30.06	-276.51	LT
494	52-30.06	-281.19	LT
495	52-30.06	-285.87	LT
496	52-30.06	-290.55	LT
497	52-30.06	-295.23	LT
498	52-30.06	-299.91	LT
499	52-30.06	-304.59	LT
500	52-30.06	-309.27	LT

**TILE STATION & OFFSET TABLE**

STATION	OFFSET	STATION	OFFSET
1795	59-06.28	40.00	LT
1796	60-45.00	40.00	LT
1797	60-45.00	40.00	LT
1798	60-45.00	40.00	LT
1799	61-21.76	44.85	LT
1800	61-13.34	51.44	RT
1801	60-00.00	65.00	RT
1802	59-18.69	65.00	RT
1803	58-50.00	65.00	RT
1804	58-50.00	65.00	RT
1805	58-50.00	65.00	RT
1806	58-50.00	65.00	RT
1807	58-50.00	65.00	RT
1808	58-50.00	65.00	RT
1809	58-50.00	65.00	RT
1810	58-50.00	65.00	RT
1811	58-50.00	65.00	RT
1812	58-50.00	65.00	RT
1813	58-50.00	65.00	RT
1814	58-50.00	65.00	RT
1815	58-50.00	65.00	RT
1816	58-50.00	65.00	RT
1817	58-50.00	65.00	RT
1818	58-50.00	65.00	RT
1819	58-50.00	65.00	RT
1820	58-50.00	65.00	RT
1821	58-50.00	65.00	RT
1822	58-50.00	65.00	RT
1823	58-50.00	65.00	RT
1824	58-50.00	65.00	RT
1825	58-50.00	65.00	RT
1826	58-50.00	65.00	RT
1827	58-50.00	65.00	RT
1828	58-50.00	65.00	RT
1829	58-50.00	65.00	RT
1830	58-50.00	65.00	RT
1831	58-50.00	65.00	RT
1832	58-50.00	65.00	RT
1833	58-50.00	65.00	RT
1834	58-50.00	65.00	RT
1835	58-50.00	65.00	RT
1836	58-50.00	65.00	RT
1837	58-50.00	65.00	RT
1838	58-50.00	65.00	RT
1839	58-50.00	65.00	RT
1840	58-50.00	65.00	RT
1841	58-50.00	65.00	RT
1842	58-50.00	65.00	RT
1843	58-50.00	65.00	RT
1844	58-50.00	65.00	RT
1845	58-50.00	65.00	RT
1846	58-50.00	65.00	RT
1847	58-50.00	65.00	RT
1848	58-50.00	65.00	RT
1849	58-50.00	65.00	RT
1850	58-50.00	65.00	RT





R/L CTH W  
 CURVE DATA  
 PI = 71+50.85  
 Y = 190.80213  
 R = 2489.91406  
 C = 63+76.60  
 DELTA = 562°53'27"W  
 BACK = S62°53'27"W  
 AHEAD = N65°17'15"E  
 D = 05+30.39  
 T = 174.25  
 L = 344.04  
 R = 880.00

R/L CTH W  
 CURVE DATA  
 PI = 80+00.00  
 Y = 191.81721  
 R = 2489.91406  
 C = 63+76.60  
 DELTA = 37°20'52" LT  
 BACK = S65°17'13"W  
 AHEAD = N27°56'21"E  
 D = 228.70  
 T = 440.83  
 L = 676.23

**TILE STATION & OFFSET TABLE**

1840	71+50.00	45.20	LT
1841	71+50.00	60.00	LT
1842	71+50.00	60.00	LT
1843	71+50.00	60.00	LT
1844	73+30.64	28.93	LT
1845	74+25.00	46.00	LT
1846	74+25.00	46.00	LT
1847	76+58.78	46.00	LT
1848	77+25.00	29.07	LT
1849	80+65.33	55.00	RT
1850	78+25.00	55.00	RT
1851	78+25.00	55.00	RT
1852	78+25.00	60.00	RT
1853	78+25.00	60.00	RT
1854	78+25.00	60.00	RT
1855	78+25.00	60.00	RT
1856	68+72.45	53.57	RT

**STATION & OFFSET TABLE**

444	70+55.45	37.26	LT
445	71+50.00	45.00	LT
446	76+42.55	29.03	LT
447	78+09.34	26.30	LT
448	78+09.34	26.30	LT
449	78+09.34	26.30	LT
450	78+09.34	26.30	LT
451	78+09.34	26.30	LT
452	78+09.34	26.30	LT
453	78+09.34	26.30	LT
454	78+09.34	26.30	LT
455	78+09.34	26.30	LT
456	78+09.34	26.30	LT
457	78+09.34	26.30	LT
458	78+09.34	26.30	LT
459	78+09.34	26.30	LT
460	78+09.34	26.30	LT
461	78+09.34	26.30	LT
462	78+09.34	26.30	LT
463	78+09.34	26.30	LT
464	78+09.34	26.30	LT
465	78+09.34	26.30	LT
466	78+09.34	26.30	LT
467	78+09.34	26.30	LT
468	78+09.34	26.30	LT
469	78+09.34	26.30	LT
470	78+09.34	26.30	LT
471	78+09.34	26.30	LT
472	78+09.34	26.30	LT
473	78+09.34	26.30	LT
474	78+09.34	26.30	LT
475	78+09.34	26.30	LT
476	78+09.34	26.30	LT
477	78+09.34	26.30	LT
478	78+09.34	26.30	LT
479	78+09.34	26.30	LT
480	78+09.34	26.30	LT
481	78+09.34	26.30	LT
482	78+09.34	26.30	LT
483	78+09.34	26.30	LT
484	78+09.34	26.30	LT
485	78+09.34	26.30	LT
486	78+09.34	26.30	LT
487	78+09.34	26.30	LT
488	78+09.34	26.30	LT
489	78+09.34	26.30	LT
490	78+09.34	26.30	LT
491	78+09.34	26.30	LT
492	78+09.34	26.30	LT
493	78+09.34	26.30	LT
494	78+09.34	26.30	LT
495	78+09.34	26.30	LT
496	78+09.34	26.30	LT
497	78+09.34	26.30	LT
498	78+09.34	26.30	LT
499	78+09.34	26.30	LT
500	78+09.34	26.30	LT

**CURVE TABLE**

COURSE	LENGTH	RADIUS	CHORD BEARING	CHORD
1841-1842	19.00	100.00	S52°53'27"W	31.58
1842-1843	19.00	100.00	S52°53'27"W	31.58
1843-1844	19.00	100.00	S52°53'27"W	31.58
1844-1845	19.00	100.00	S52°53'27"W	31.58
1845-1846	19.00	100.00	S52°53'27"W	31.58
1846-1847	19.00	100.00	S52°53'27"W	31.58
1847-1848	19.00	100.00	S52°53'27"W	31.58
1848-1849	19.00	100.00	S52°53'27"W	31.58
1849-1850	19.00	100.00	S52°53'27"W	31.58
1850-1851	19.00	100.00	S52°53'27"W	31.58
1851-1852	19.00	100.00	S52°53'27"W	31.58
1852-1853	19.00	100.00	S52°53'27"W	31.58
1853-1854	19.00	100.00	S52°53'27"W	31.58
1854-1855	19.00	100.00	S52°53'27"W	31.58
1855-1856	19.00	100.00	S52°53'27"W	31.58
1856-1857	19.00	100.00	S52°53'27"W	31.58
1857-1858	19.00	100.00	S52°53'27"W	31.58
1858-1859	19.00	100.00	S52°53'27"W	31.58
1859-1860	19.00	100.00	S52°53'27"W	31.58
1860-1861	19.00	100.00	S52°53'27"W	31.58
1861-1862	19.00	100.00	S52°53'27"W	31.58
1862-1863	19.00	100.00	S52°53'27"W	31.58
1863-1864	19.00	100.00	S52°53'27"W	31.58
1864-1865	19.00	100.00	S52°53'27"W	31.58
1865-1866	19.00	100.00	S52°53'27"W	31.58
1866-1867	19.00	100.00	S52°53'27"W	31.58
1867-1868	19.00	100.00	S52°53'27"W	31.58
1868-1869	19.00	100.00	S52°53'27"W	31.58
1869-1870	19.00	100.00	S52°53'27"W	31.58
1870-1871	19.00	100.00	S52°53'27"W	31.58
1871-1872	19.00	100.00	S52°53'27"W	31.58
1872-1873	19.00	100.00	S52°53'27"W	31.58
1873-1874	19.00	100.00	S52°53'27"W	31.58
1874-1875	19.00	100.00	S52°53'27"W	31.58
1875-1876	19.00	100.00	S52°53'27"W	31.58
1876-1877	19.00	100.00	S52°53'27"W	31.58
1877-1878	19.00	100.00	S52°53'27"W	31.58
1878-1879	19.00	100.00	S52°53'27"W	31.58
1879-1880	19.00	100.00	S52°53'27"W	31.58
1880-1881	19.00	100.00	S52°53'27"W	31.58
1881-1882	19.00	100.00	S52°53'27"W	31.58
1882-1883	19.00	100.00	S52°53'27"W	31.58
1883-1884	19.00	100.00	S52°53'27"W	31.58
1884-1885	19.00	100.00	S52°53'27"W	31.58
1885-1886	19.00	100.00	S52°53'27"W	31.58
1886-1887	19.00	100.00	S52°53'27"W	31.58
1887-1888	19.00	100.00	S52°53'27"W	31.58
1888-1889	19.00	100.00	S52°53'27"W	31.58
1889-1890	19.00	100.00	S52°53'27"W	31.58
1890-1891	19.00	100.00	S52°53'27"W	31.58
1891-1892	19.00	100.00	S52°53'27"W	31.58
1892-1893	19.00	100.00	S52°53'27"W	31.58
1893-1894	19.00	100.00	S52°53'27"W	31.58
1894-1895	19.00	100.00	S52°53'27"W	31.58
1895-1896	19.00	100.00	S52°53'27"W	31.58
1896-1897	19.00	100.00	S52°53'27"W	31.58
1897-1898	19.00	100.00	S52°53'27"W	31.58
1898-1899	19.00	100.00	S52°53'27"W	31.58
1899-1900	19.00	100.00	S52°53'27"W	31.58

**PILE STATION & OFFSET TABLE**

P410	78+07.06	42.00	RT
P411	78+07.06	42.00	RT
P412	78+93.06	55.00	RT
P413	78+93.06	55.00	RT
P414	78+93.06	55.00	RT
P415	78+93.06	55.00	RT
P416	78+93.06	55.00	RT
P417	78+93.06	55.00	RT
P418	78+93.06	55.00	RT
P419	78+93.06	55.00	RT
P420	78+93.06	55.00	RT
P421	78+93.06	55.00	RT
P422	78+93.06	55.00	RT
P423	78+93.06	55.00	RT
P424	78+93.06	55.00	RT
P425	78+93.06	55.00	RT
P426	78+93.06	55.00	RT
P427	78+93.06	55.00	RT
P428	78+93.06	55.00	RT
P429	78+93.06	55.00	RT
P430	78+93.06	55.00	RT
P431	78+93.06	55.00	RT
P432	78+93.06	55.00	RT
P433	78+93.06	55.00	RT
P434	78+93.06	55.00	RT
P435	78+93.06	55.00	RT
P436	78+93.06	55.00	RT
P437	78+93.06	55.00	RT
P438	78+93.06	55.00	RT
P439	78+93.06	55.00	RT
P440	78+93.06	55.00	RT
P441	78+93.06	55.00	RT
P442	78+93.06	55.00	RT
P443	78+93.06	55.00	RT
P444	78+93.06	55.00	RT
P445	78+93.06	55.00	RT
P446	78+93.06	55.00	RT
P447	78+93.06	55.00	RT
P448	78+93.06	55.00	RT
P449	78+93.06	55.00	RT
P450	78+93.06	55.00	RT
P451	78+93.06	55.00	RT
P452	78+93.06	55.00	RT
P453	78+93.06	55.00	RT
P454	78+93.06	55.00	RT
P455	78+93.06	55.00	RT
P456	78+93.06	55.00	RT
P457	78+93.06	55.00	RT
P458	78+93.06	55.00	RT
P459	78+93.06	55.00	RT
P460	78+93.06	55.00	RT
P461	78+93.06	55.00	RT
P462	78+93.06	55.00	RT
P463	78+93.06	55.00	RT
P464	78+93.06	55.00	RT
P465	78+93.06	55.00	RT
P466	78+93.06	55.00	RT
P467	78+93.06	55.00	RT
P468	78+93.06	55.00	RT
P469	78+93.06	55.00	RT
P470	78+93.06	55.00	RT
P471	78+93.06	55.00	RT
P472	78+93.06	55.00	RT
P473	78+93.06	55.00	RT
P474	78+93.06	55.00	RT
P475	78+93.06	55.00	RT
P476	78+93.06	55.00	RT
P477	78+93.06	55.00	RT
P478	78+93.06	55.00	RT
P479	78+93.06	55.00	RT
P480	78+93.06	55.00	RT
P481	78+93.06	55.00	RT
P482	78+93.06	55.00	RT
P483	78+93.06	55.00	RT
P484	78+93.06	55.00	RT
P485	78+93.06	55.00	RT
P486	78+93.06	55.00	RT
P487	78+93.06	55.00	RT
P488	78+93.06	55.00	RT
P489	78+93.06	55.00	RT
P490	78+93.06	55.00	RT
P491	78+93.06	55.00	RT
P492	78+93.06	55.00	RT
P493	78+93.06	55.00	RT
P494	78+93.06	55.00	RT
P495	78+93.06	55.00	RT
P496	78+93.06	55.00	RT
P497	78+93.06	55.00	RT
P498	78+93.06	55.00	RT
P499	78+93.06	55.00	RT
P500	78+93.06	55.00	RT

**R/W COURSE TABLE**

444-460	N27°56'21"E	85.5'
461-465	N65°17'15"E	85.5'
466-468	N65°17'15"E	85.5'
469-470	N65°17'15"E	85.5'
471-472	N65°17'15"E	85.5'
473-474	N65°17'15"E	85.5'
475-476	N65°17'15"E	85.5'
477-478	N65°17'15"E	85.5'
479-480	N65°17'15"E	85.5'
481-482	N65°17'15"E	85.5'
483-484	N65°17'15"E	85.5'
485-486	N65°17'15"E	85.5'
487-488	N65°17'15"E	85.5'
489-490	N65°17'15"E	85.5'
491-492	N65°17'15"E	85.5'
493-494	N65°17'15"E	85.5'
495-496	N65°17'15"E	85.5'
497-498	N65°17'15"E	85.5'
499-500	N65°17'15"E	85.5'



**R/W COURSE TABLE**

480-510	N64°31'57"E	485.17
510-520	N84°02'02"W	5.29
520-530	N28°38'22"E	66.24
530-540	N64°02'02"W	6.79
540-550	N84°02'02"W	0.30
550-560	N28°38'22"E	33.35
560-570	N64°02'02"W	66.00
570-580	N84°02'02"W	5.29
580-590	N28°38'22"E	42.59
590-600	N64°02'02"W	5.29
600-610	N84°02'02"W	42.59
610-620	N28°38'22"E	5.29
620-630	N64°02'02"W	42.59
630-640	N84°02'02"W	5.29
640-650	N28°38'22"E	42.59
650-660	N64°02'02"W	5.29
660-670	N84°02'02"W	42.59
670-680	N28°38'22"E	5.29
680-690	N64°02'02"W	42.59
690-700	N84°02'02"W	5.29
700-710	N28°38'22"E	42.59
710-720	N64°02'02"W	5.29
720-730	N84°02'02"W	42.59
730-740	N28°38'22"E	5.29
740-750	N64°02'02"W	42.59
750-760	N84°02'02"W	5.29
760-770	N28°38'22"E	42.59
770-780	N64°02'02"W	5.29
780-790	N84°02'02"W	42.59
790-800	N28°38'22"E	5.29
800-810	N64°02'02"W	42.59
810-820	N84°02'02"W	5.29
820-830	N28°38'22"E	42.59
830-840	N64°02'02"W	5.29
840-850	N84°02'02"W	42.59
850-860	N28°38'22"E	5.29
860-870	N64°02'02"W	42.59
870-880	N84°02'02"W	5.29
880-890	N28°38'22"E	42.59
890-900	N64°02'02"W	5.29
900-910	N84°02'02"W	42.59
910-920	N28°38'22"E	5.29
920-930	N64°02'02"W	42.59
930-940	N84°02'02"W	5.29
940-950	N28°38'22"E	42.59
950-960	N64°02'02"W	5.29
960-970	N84°02'02"W	42.59
970-980	N28°38'22"E	5.29
980-990	N64°02'02"W	42.59
990-1000	N84°02'02"W	5.29

**PILE COURSE TABLE**

PS38	90°+82.85	36.00	RT
PS39	90°+82.85	36.00	RT
PS40	90°+82.85	36.00	RT
PS41	90°+82.85	36.00	RT
PS42	90°+82.85	36.00	RT
PS43	90°+82.85	36.00	RT
PS44	90°+82.85	36.00	RT
PS45	90°+82.85	36.00	RT

**STATION & OFFSET TABLE**

480	87°+05.22	32.76	LT
500	91°+70.92	32.63	LT
510	91°+70.87	31.82	LT
520	91°+70.87	32.62	LT
530	91°+70.87	32.62	LT
540	92°+42.50	32.62	LT
550	92°+42.50	32.62	LT
560	92°+42.50	32.62	LT
570	92°+42.50	32.62	LT
580	92°+42.50	32.62	LT
590	92°+42.50	32.62	LT
600	92°+42.50	32.62	LT
610	92°+42.50	32.62	LT
620	92°+42.50	32.62	LT
630	92°+42.50	32.62	LT
640	92°+42.50	32.62	LT
650	92°+42.50	32.62	LT
660	92°+42.50	32.62	LT
670	92°+42.50	32.62	LT
680	92°+42.50	32.62	LT
690	92°+42.50	32.62	LT
700	92°+42.50	32.62	LT
710	92°+42.50	32.62	LT
720	92°+42.50	32.62	LT
730	92°+42.50	32.62	LT
740	92°+42.50	32.62	LT
750	92°+42.50	32.62	LT
760	92°+42.50	32.62	LT
770	92°+42.50	32.62	LT
780	92°+42.50	32.62	LT
790	92°+42.50	32.62	LT
800	92°+42.50	32.62	LT
810	92°+42.50	32.62	LT
820	92°+42.50	32.62	LT
830	92°+42.50	32.62	LT
840	92°+42.50	32.62	LT
850	92°+42.50	32.62	LT
860	92°+42.50	32.62	LT
870	92°+42.50	32.62	LT
880	92°+42.50	32.62	LT
890	92°+42.50	32.62	LT
900	92°+42.50	32.62	LT
910	92°+42.50	32.62	LT
920	92°+42.50	32.62	LT
930	92°+42.50	32.62	LT
940	92°+42.50	32.62	LT
950	92°+42.50	32.62	LT
960	92°+42.50	32.62	LT
970	92°+42.50	32.62	LT
980	92°+42.50	32.62	LT
990	92°+42.50	32.62	LT
1000	92°+42.50	32.62	LT

**TILE STATION & OFFSET TABLE**

1885	91°+76.31	32.62	LT
1886	91°+76.31	32.62	LT
1887	91°+76.31	32.62	LT
1888	91°+76.31	32.62	LT
1889	91°+76.31	32.62	LT
1890	91°+76.31	32.62	LT
1891	91°+76.31	32.62	LT
1892	91°+76.31	32.62	LT
1893	91°+76.31	32.62	LT
1894	91°+76.31	32.62	LT
1895	91°+76.31	32.62	LT
1896	91°+76.31	32.62	LT
1897	91°+76.31	32.62	LT
1898	91°+76.31	32.62	LT
1899	91°+76.31	32.62	LT
1900	91°+76.31	32.62	LT
1901	91°+76.31	32.62	LT
1902	91°+76.31	32.62	LT
1903	91°+76.31	32.62	LT
1904	91°+76.31	32.62	LT
1905	91°+76.31	32.62	LT
1906	91°+76.31	32.62	LT
1907	91°+76.31	32.62	LT
1908	91°+76.31	32.62	LT
1909	91°+76.31	32.62	LT
1910	91°+76.31	32.62	LT
1911	91°+76.31	32.62	LT
1912	91°+76.31	32.62	LT
1913	91°+76.31	32.62	LT
1914	91°+76.31	32.62	LT
1915	91°+76.31	32.62	LT
1916	91°+76.31	32.62	LT
1917	91°+76.31	32.62	LT
1918	91°+76.31	32.62	LT
1919	91°+76.31	32.62	LT
1920	91°+76.31	32.62	LT

**TILE COURSE TABLE**

1885-1886	N64°31'57"E	485.17
1886-1887	N84°02'02"W	5.29
1887-1888	N28°38'22"E	66.24
1888-1889	N64°02'02"W	6.79
1889-1890	N84°02'02"W	0.30
1890-1891	N28°38'22"E	33.35
1891-1892	N64°02'02"W	66.00
1892-1893	N84°02'02"W	5.29
1893-1894	N28°38'22"E	42.59
1894-1895	N64°02'02"W	5.29
1895-1896	N84°02'02"W	42.59
1896-1897	N28°38'22"E	5.29
1897-1898	N64°02'02"W	42.59
1898-1899	N84°02'02"W	5.29
1899-1900	N28°38'22"E	42.59
1900-1901	N64°02'02"W	5.29
1901-1902	N84°02'02"W	42.59
1902-1903	N28°38'22"E	5.29
1903-1904	N64°02'02"W	42.59
1904-1905	N84°02'02"W	5.29
1905-1906	N28°38'22"E	42.59
1906-1907	N64°02'02"W	5.29
1907-1908	N84°02'02"W	42.59
1908-1909	N28°38'22"E	5.29
1909-1910	N64°02'02"W	42.59
1910-1911	N84°02'02"W	5.29
1911-1912	N28°38'22"E	42.59
1912-1913	N64°02'02"W	5.29
1913-1914	N84°02'02"W	42.59
1914-1915	N28°38'22"E	5.29
1915-1916	N64°02'02"W	42.59
1916-1917	N84°02'02"W	5.29
1917-1918	N28°38'22"E	42.59
1918-1919	N64°02'02"W	5.29
1919-1920	N84°02'02"W	42.59

**STATION & OFFSET TABLE**

480	87°+05.22	32.76	LT
500	91°+70.92	32.63	LT
510	91°+70.87	31.82	LT
520	91°+70.87	32.62	LT
530	91°+70.87	32.62	LT
540	92°+42.50	32.62	LT
550	92°+42.50	32.62	LT
560	92°+42.50	32.62	LT
570	92°+42.50	32.62	LT
580	92°+42.50	32.62	LT
590	92°+42.50	32.62	LT
600	92°+42.50	32.62	LT
610	92°+42.50	32.62	LT
620	92°+42.50	32.62	LT
630	92°+42.50	32.62	LT
640	92°+42.50	32.62	LT
650	92°+42.50	32.62	LT
660	92°+42.50	32.62	LT
670	92°+42.50	32.62	LT
680	92°+42.50	32.62	LT
690	92°+42.50	32.62	LT
700	92°+42.50	32.62	LT
710	92°+42.50	32.62	LT
720	92°+42.50	32.62	LT
730	92°+42.50	32.62	LT
740	92°+42.50	32.62	LT
750	92°+42.50	32.62	LT
760	92°+42.50	32.62	LT
770	92°+42.50	32.62	LT
780	92°+42.50	32.62	LT
790	92°+42.50	32.62	LT
800	92°+42.50	32.62	LT
810	92°+42.50	32.62	LT
820	92°+42.50	32.62	LT
830	92°+42.50	32.62	LT
840	92°+42.50	32.62	LT
850	92°+42.50	32.62	LT
860	92°+42.50	32.62	LT
870	92°+42.50	32.62	LT
880	92°+42.50	32.62	LT
890	92°+42.50	32.62	LT
900	92°+42.50	32.62	LT
910	92°+42.50	32.62	LT
920	92°+42.50	32.62	LT
930	92°+42.50	32.62	LT
940	92°+42.50	32.62	LT
950	92°+42.50	32.62	LT
960	92°+42.50	32.62	LT
970	92°+42.50	32.62	LT
980	92°+42.50	32.62	LT
990	92°+42.50	32.62	LT
1000	92°+42.50	32.62	LT

**TILE COURSE TABLE**

1885-1886	N64°31'57"E	485.17
1886-1887	N84°02'02"W	5.29
1887-1888	N28°38'22"E	66.24
1888-1889	N64°02'02"W	6.79
1889-1890	N84°02'02"W	0.30
1890-1891	N28°38'22"E	33.35
1891-1892	N64°02'02"W	66.00
1892-1893	N84°02'02"W	5.29
1893-1894	N28°38'22"E	42.59
1894-1895	N64°02'02"W	5.29
1895-1896	N84°02'02"W	42.59
1896-1897	N28°38'22"E	5.29
1897-1898	N64°02'02"W	42.59
1898-1899	N84°02'02"W	5.29
1899-1900	N28°38'22"E	42.59
1900-1901	N64°02'02"W	5.29
1901-1902	N84°02'02"W	42.59
1902-1903	N28°38'22"E	5.29
1903-1904	N64°02'02"W	42.59
1904-1905	N84°02'02"W	5.29
1905-1906	N28°38'22"E	42.59
1906-1907	N64°02'02"W	5.29
1907-1908	N84°02'02"W	42.59
1908-1909	N28°38'22"E	5.29
1909-1910	N64°02'02"W	42.59
1910-1911	N84°02'02"W	5.29
1911-1912	N28°38'22"E	42.59
1912-1913	N64°02'02"W	5.29
1913-1914	N84°02'02"W	42.59
1914-1915	N28°38'22"E	5.29
1915-1916	N64°02'02"W	42.59
1916-1917	N84°02'02"W	5.29
1917-1918	N28°38'22"E	42.59
1918-1919	N64°02'02"W	5.29
1919-1920	N84°02'02"W	42.59

**STATION & OFFSET TABLE**

480	87°+05.22	32.76	LT
500	91°+70.92	32.63	LT
510	91°+70.87	31.82	LT
520	91°+70.87	32.62	LT
530	91°+70.87	32.62	LT
540	92°+42.50	32.62	LT
550	92°+42.50	32.62	LT
560	92°+42.50	32.62	LT
570	92°+42.50	32.62	LT
580	92°+42.50	32.62	LT
590	92°+42.50	32.62	LT
600	92°+42.50	32.62	LT
610	9		



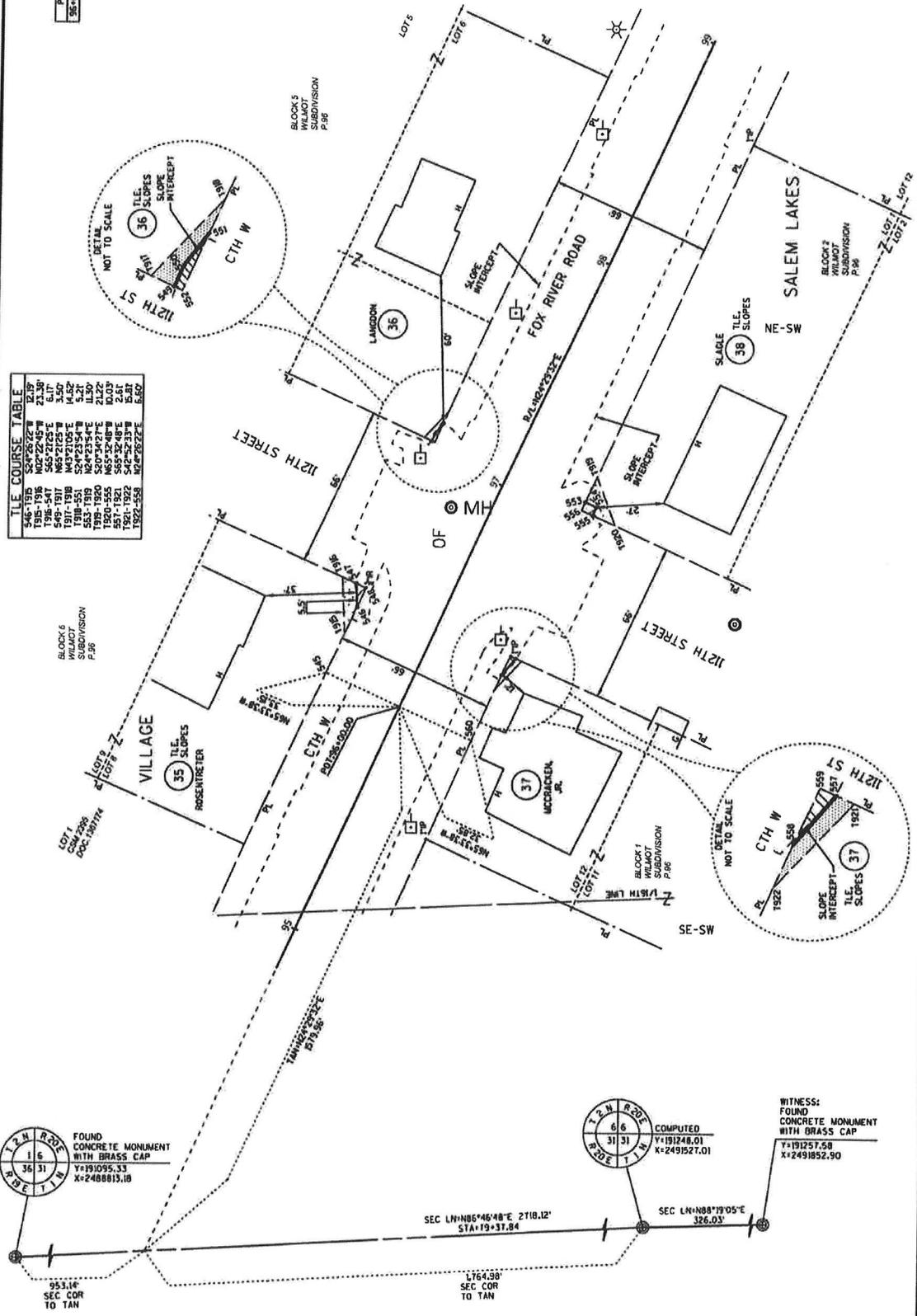
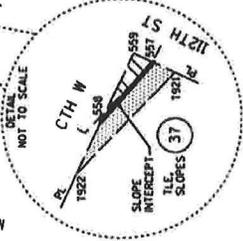
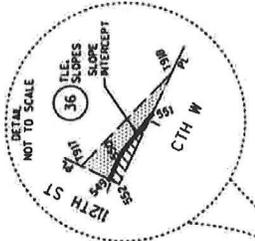
POT	Y	X
96+00.00	192+586.56	2+490.418/2

STATION	OFFSET	TABLE
545	92+99.97	33.8' LT
546	93+32.14	37.2' LT
547	93+64.31	31.8' LT
548	93+96.48	34.3' LT
549	94+28.65	34.3' LT
550	94+60.82	33.7' LT
551	94+92.99	33.1' LT
552	95+25.16	31.0' LT
553	95+57.33	32.90' RT
554	95+89.50	31.0' RT
555	96+21.67	37.8' RT
556	96+53.84	32.90' RT
557	96+86.01	35.20' RT
558	97+18.18	32.90' RT
559	97+50.35	32.85' RT
560	97+82.52	32.85' RT

TILE STATION	OFFSET	TABLE
7915	96+17.28	33.1' LT
7916	96+50.45	43.7' LT
7917	96+83.62	31.8' LT
7918	97+16.79	31.8' LT
7919	97+50.00	32.80' RT
7920	97+83.21	47.90' RT
7921	98+16.42	32.85' RT
7922	98+49.63	32.85' RT

R/W COURSE	TABLE
940+546	N24°32'22"E 29.50'
941+546	N24°32'22"E 65.00'
942+546	N24°32'22"E 3.14'
943+546	N27°58'07"E 5.63'
944+546	N37°26'50"E 8.85'
945+546	S55°02'53"E 8.85'
946+546	S24°46'58"W 29.15'
947+546	S24°46'58"W 66.08'
948+546	S24°46'58"W 29.15'
949+546	S24°46'58"W 4.38'
950+546	S24°46'58"W 8.64'
951+546	S24°46'58"W 1.95'
952+546	N65°32'48"W 4.97'
953+546	N27°25'44"E 3.70'
954+546	S65°32'48"E 2.39'

TILE COURSE	TABLE
545-1918	S24°32'22"E 23.38'
1918-1919	N62°22'45"W 6.17'
1919-1917	S65°21'25"E 3.50'
1917-1918	N65°21'25"E 3.50'
1918-551	S24°23'54"W 4.21'
551-1919	N24°23'54"E 4.21'
1919-1920	S20°24'27"E 2.22'
1920-1921	S65°32'48"E 2.41'
1921-1922	S42°52'33"W 15.81'
1922-558	N2°26'22"E 6.60'



REVISION DATE	DATE	2/19/2024	HWY:	CTH W	STATE R/W PROJECT NUMBER:	3751-03-00	PLAT SHEET	4.13
FILE NAME	GRID FACTOR	0.99999733	COUNTY:	KENOSHA	CONSTRUCTION PROJECT NUMBER:	3751-03-70	PS&E	SHEET
DESIGNER	SCALE: FEET	1" = 20'	PLAT BY:	MENESSA, CHAS	PROJECT NAME			
DRAWN								
CHECKED								
APPROVED								

WSDOT/CADSS SHEET 75



STATION	BEARING	DISTANCE
570+00	N0°23'54"W	6.22
570+37.2	N0°23'54"W	1.79
572+51.4	N24°24'55"E	66.00
575+51.5	S55°24'55"E	4.29
576+51.8	N24°24'10"E	60.71
578+73.98	N09°54'10"E	48.29
579+51.5	S71°46'30"E	27.95
581+51.5	S71°46'30"E	27.95
582+51.5	S09°54'10"W	59.41
583+51.5	S24°24'10"W	65.41
584+51.5	S24°24'10"W	65.41
585+51.5	S24°24'10"W	65.41
586+51.5	S24°24'10"W	65.41
587+51.5	S24°24'10"W	65.41
588+51.5	S24°24'10"W	65.41
589+51.5	S24°24'10"W	65.41
590+51.5	S24°24'10"W	65.41
591+51.5	S24°24'10"W	65.41
592+51.5	S24°24'10"W	65.41
593+51.5	S24°24'10"W	65.41
594+51.5	S24°24'10"W	65.41
595+51.5	S24°24'10"W	65.41
596+51.5	S24°24'10"W	65.41
597+51.5	S24°24'10"W	65.41
598+51.5	S24°24'10"W	65.41
599+51.5	S24°24'10"W	65.41
600+00	N24°24'10"E	3.98

STATION	OFFSET	STATION	OFFSET
1930	100+22.08	3143	LT
1931	100+34.07	3144	LT
1932	101+00.07	3145	LT
1933	101+00.00	3146	LT
1934	102+60.00	3147	LT
1935	102+60.00	3148	LT
1936	102+71.61	3149	LT
1937	102+71.61	3150	LT
1938	104+20.00	3151	LT
1939	104+20.00	3152	LT
1940	104+20.00	3153	LT
1941	104+20.00	3154	LT
1942	104+20.00	3155	LT
1943	101+00.19	3156	RT
1944	101+00.19	3157	RT
1945	101+00.19	3158	RT
1946	100+18.19	3159	RT

STATION	OFFSET	STATION	OFFSET
570	100+27.86	3143	LT
571	100+34.32	3144	LT
572	100+34.08	3145	LT
573	100+34.08	3146	LT
574	101+00.08	3147	LT
575	101+04.36	3148	LT
576	101+00.37	3149	LT
577	101+00.37	3150	LT
578	102+68.26	3151	LT
579	102+68.26	3152	LT
580	101+04.16	3153	RT
581	101+04.16	3154	RT
582	101+00.19	3155	RT
583	101+00.19	3156	RT
584	100+54.18	3157	RT
585	100+54.18	3158	RT
586	100+54.18	3159	RT

STATION	BEARING	DISTANCE
570-1930	S24°23'54"W	5.76
1930-1931	S65°15'36"W	4.49
1931-1932	N65°33'10"W	6.26
1932-1933	N69°25'30"E	14.34
1933-1934	S24°24'10"W	5.11
1934-1935	S24°24'10"W	5.11
1935-1936	N17°29'07"W	21.90
1936-1937	SEE CURVE DATA	
1937-1938	S78°46'30"E	17.05
1938-1939	N09°54'10"E	42.29
1939-1940	S71°46'30"E	12.81
1940-1941	SEE CURVE DATA	
1941-1942	N71°55'18"W	9.89
1942-1943	S71°46'30"E	12.81
1943-1944	S71°46'30"E	12.81
1944-1945	N65°27'55"W	6.39
1945-1946	S65°27'55"E	10.00
1946-1947	S65°27'55"E	10.00
1947-1948	N24°23'54"E	5.01
1948-1949	N24°23'54"E	5.01

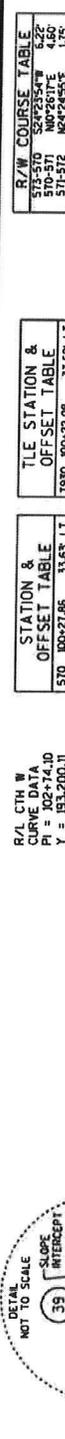
COURSE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	PIECEWISE BEARING	PIECEWISE DISTANCE
1935-1936	11.07	100.00	N18°00'00"E	11.07	N18°00'00"E	11.07
1936-1937	11.07	100.00	N18°00'00"E	11.07	N18°00'00"E	11.07
1940-1941	11.07	100.00	N18°00'00"E	11.07	N18°00'00"E	11.07

STATION	BEARING	DISTANCE
953.14'	SEC COR TO TAN	
16	36	31
Y=191095.33	X=2468815.18	

STATION	BEARING	DISTANCE
66	31	31
Y=191257.58	X=2491852.90	

STATION	BEARING	DISTANCE
1764.58'	SEC COR TO TAN	
SEC LN=H88°19'05"E	326.03'	
SEC LN=H86°46'48"E	2718.12'	
STA=19+37.84		

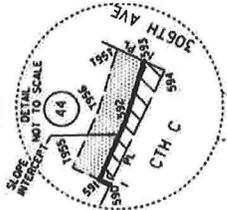
WITNESS:  
FOUND CONCRETE MONUMENT WITH BRASS CAP  
Y=191257.58  
X=2491852.90



REVISION DATE: 2/19/2024  
GRID FACTOR: 0.99999733  
FILE NAME: TYPEDRAWING

DATE: 2/19/2024  
GRID FACT

POINT	Y	X
307771.80	162.075.09	2.490.001.50



**R/W COURSE TABLE**

497-508	52473590	5.00
508-519	52473590	5.00
519-530	52473590	5.00
530-541	52473590	5.00
541-552	52473590	5.00
552-563	52473590	5.00
563-574	52473590	5.00
574-585	52473590	5.00
585-596	52473590	5.00
596-607	52473590	5.00
607-618	52473590	5.00
618-629	52473590	5.00
629-640	52473590	5.00
640-651	52473590	5.00
651-662	52473590	5.00
662-673	52473590	5.00
673-684	52473590	5.00
684-695	52473590	5.00
695-706	52473590	5.00
706-717	52473590	5.00
717-728	52473590	5.00
728-739	52473590	5.00
739-750	52473590	5.00
750-761	52473590	5.00
761-772	52473590	5.00
772-783	52473590	5.00
783-794	52473590	5.00
794-805	52473590	5.00
805-816	52473590	5.00
816-827	52473590	5.00
827-838	52473590	5.00
838-849	52473590	5.00
849-860	52473590	5.00
860-871	52473590	5.00
871-882	52473590	5.00
882-893	52473590	5.00
893-904	52473590	5.00
904-915	52473590	5.00
915-926	52473590	5.00
926-937	52473590	5.00
937-948	52473590	5.00
948-959	52473590	5.00
959-970	52473590	5.00
970-981	52473590	5.00
981-992	52473590	5.00
992-1003	52473590	5.00
1003-1014	52473590	5.00
1014-1025	52473590	5.00
1025-1036	52473590	5.00
1036-1047	52473590	5.00
1047-1058	52473590	5.00
1058-1069	52473590	5.00
1069-1080	52473590	5.00
1080-1091	52473590	5.00
1091-1102	52473590	5.00
1102-1113	52473590	5.00
1113-1124	52473590	5.00
1124-1135	52473590	5.00
1135-1146	52473590	5.00
1146-1157	52473590	5.00
1157-1168	52473590	5.00
1168-1179	52473590	5.00
1179-1190	52473590	5.00
1190-1201	52473590	5.00
1201-1212	52473590	5.00
1212-1223	52473590	5.00
1223-1234	52473590	5.00
1234-1245	52473590	5.00
1245-1256	52473590	5.00
1256-1267	52473590	5.00
1267-1278	52473590	5.00
1278-1289	52473590	5.00
1289-1300	52473590	5.00
1300-1311	52473590	5.00
1311-1322	52473590	5.00
1322-1333	52473590	5.00
1333-1344	52473590	5.00
1344-1355	52473590	5.00
1355-1366	52473590	5.00
1366-1377	52473590	5.00
1377-1388	52473590	5.00
1388-1399	52473590	5.00
1399-1410	52473590	5.00
1410-1421	52473590	5.00
1421-1432	52473590	5.00
1432-1443	52473590	5.00
1443-1454	52473590	5.00
1454-1465	52473590	5.00
1465-1476	52473590	5.00
1476-1487	52473590	5.00
1487-1498	52473590	5.00
1498-1509	52473590	5.00
1509-1520	52473590	5.00
1520-1531	52473590	5.00
1531-1542	52473590	5.00
1542-1553	52473590	5.00
1553-1564	52473590	5.00
1564-1575	52473590	5.00
1575-1586	52473590	5.00
1586-1597	52473590	5.00
1597-1608	52473590	5.00
1608-1619	52473590	5.00
1619-1630	52473590	5.00
1630-1641	52473590	5.00
1641-1652	52473590	5.00
1652-1663	52473590	5.00
1663-1674	52473590	5.00
1674-1685	52473590	5.00
1685-1696	52473590	5.00
1696-1707	52473590	5.00
1707-1718	52473590	5.00
1718-1729	52473590	5.00
1729-1740	52473590	5.00
1740-1751	52473590	5.00
1751-1762	52473590	5.00
1762-1773	52473590	5.00
1773-1784	52473590	5.00
1784-1795	52473590	5.00
1795-1806	52473590	5.00
1806-1817	52473590	5.00
1817-1828	52473590	5.00
1828-1839	52473590	5.00
1839-1850	52473590	5.00
1850-1861	52473590	5.00
1861-1872	52473590	5.00
1872-1883	52473590	5.00
1883-1894	52473590	5.00
1894-1905	52473590	5.00
1905-1916	52473590	5.00
1916-1927	52473590	5.00
1927-1938	52473590	5.00
1938-1949	52473590	5.00
1949-1960	52473590	5.00
1960-1971	52473590	5.00
1971-1982	52473590	5.00
1982-1993	52473590	5.00
1993-2004	52473590	5.00
2004-2015	52473590	5.00
2015-2026	52473590	5.00
2026-2037	52473590	5.00
2037-2048	52473590	5.00
2048-2059	52473590	5.00
2059-2070	52473590	5.00
2070-2081	52473590	5.00
2081-2092	52473590	5.00
2092-2103	52473590	5.00
2103-2114	52473590	5.00
2114-2125	52473590	5.00
2125-2136	52473590	5.00
2136-2147	52473590	5.00
2147-2158	52473590	5.00
2158-2169	52473590	5.00
2169-2180	52473590	5.00
2180-2191	52473590	5.00
2191-2202	52473590	5.00
2202-2213	52473590	5.00
2213-2224	52473590	5.00
2224-2235	52473590	5.00
2235-2246	52473590	5.00
2246-2257	52473590	5.00
2257-2268	52473590	5.00
2268-2279	52473590	5.00
2279-2290	52473590	5.00
2290-2301	52473590	5.00
2301-2312	52473590	5.00
2312-2323	52473590	5.00
2323-2334	52473590	5.00
2334-2345	52473590	5.00
2345-2356	52473590	5.00
2356-2367	52473590	5.00
2367-2378	52473590	5.00
2378-2389	52473590	5.00
2389-2400	52473590	5.00
2400-2411	52473590	5.00
2411-2422	52473590	5.00
2422-2433	52473590	5.00
2433-2444	52473590	5.00
2444-2455	52473590	5.00
2455-2466	52473590	5.00
2466-2477	52473590	5.00
2477-2488	52473590	5.00
2488-2499	52473590	5.00
2499-2510	52473590	5.00
2510-2521	52473590	5.00
2521-2532	52473590	5.00
2532-2543	52473590	5.00
2543-2554	52473590	5.00
2554-2565	52473590	5.00
2565-2576	52473590	5.00
2576-2587	52473590	5.00
2587-2598	52473590	5.00
2598-2609	52473590	5.00
2609-2620	52473590	5.00
2620-2631	52473590	5.00
2631-2642	52473590	5.00
2642-2653	52473590	5.00
2653-2664	52473590	5.00
2664-2675	52473590	5.00
2675-2686	52473590	5.00
2686-2697	52473590	5.00
2697-2708	52473590	5.00
2708-2719	52473590	5.00
2719-2730	52473590	5.00
2730-2741	52473590	5.00
2741-2752	52473590	5.00
2752-2763	52473590	5.00
2763-2774	52473590	5.00
2774-2785	52473590	5.00
2785-2796	52473590	5.00
2796-2807	52473590	5.00
2807-2818	52473590	5.00
2818-2829	52473590	5.00
2829-2840	52473590	5.00
2840-2851	52473590	5.00
2851-2862	52473590	5.00
2862-2873	52473590	5.00
2873-2884	52473590	5.00
2884-2895	52473590	5.00
2895-2906	52473590	5.00
2906-2917	52473590	5.00
2917-2928	52473590	5.00
2928-2939	52473590	5.00
2939-2950	52473590	5.00
2950-2961	52473590	5.00
2961-2972	52473590	5.00
2972-2983	52473590	5.00
2983-2994	52473590	5.00
2994-3005	52473590	5.00
3005-3016	52473590	5.00
3016-3027	52473590	5.00
3027-3038	52473590	5.00
3038-3049	52473590	5.00
3049-3060	52473590	5.00
3060-3071	52473590	5.00
3071-3082	52473590	5.00
3082-3093	52473590	5.00
3093-3104	52473590	5.00
3104-3115	52473590	5.00
3115-3126	52473590	5.00
3126-3137	52473590	5.00
3137-3148	52473590	5.00
3148-3159	52473590	5.00
3159-3170	52473590	5.00
3170-3181	52473590	5.00
3181-3192	52473590	5.00
3192-3203	52473590	5.00
3203-3214	52473590	5.00
3214-3225	52473590	5.00
3225-3236	52473590	5.00
3236-3247	52473590	5.00
3247-3258	52473590	5.00
3258-3269	52473590	5.00
3269-3280	52473590	5.00
3280-3291	52473590	5.00
3291-3302	52473590	5.00
3302-3313	52473590	5.00
3313-3324	52473590	5.00
3324-3335	52473590	5.00
3335-3346	52473590	5.00
3346-3357	52473590	5.00
3357-3368	52473590	5.00
3368-3379	52473590	5.00
3379-3390	52473590	5.00
3390-3401	52473590	5.00
3401-3412	52473590	5.00
3412-3423	52473590	5.00
3423-3434	52473590	5.00
3434-3445	52473590	5.00
3445-3456	52473590	5.00
3456-3467	52473590	5.00
3467-3478	52473590	5.00
3478-3489	52473590	5.00
3489-3500	52473590	5.00

**TILE COURSE TABLE**

1861	52473590	5.00
1862	52473590	5.00
1863	52473590	5.00
1864	52473590	5.00
1865	52473590	5.00
1866	52473590	5.00
1867	52473590	5.00
1868	52473590	5.00
1869	52473590	5.00
1870	52473590	5.00
1871	52473590	5.00
1872	52473590	5.00
1873	52473590	5.00
1874	52473590	5.00
1875	52473590	5.00
1876	52473590	5.00
1877	52473590	5.00
1878	52473590	5.00
1879	52473590	5.00
1880	52473590	5.00
1881	52473590	5.00
1882	52473590	5.00
1883	52473590	5.00
1884	52473590	

# RELOCATION ORDER

lpa1708 08/2011 (Replaces LPA3006)

Project 3751-03-00	Road name Kenosha - CTH W	Highway CTH W	County Kenosha
Right of way plat date 02/19/2024	Plat sheet number(s) 15	Previously approved Relocation Order date None	

Description of termini of project:

Begin Relocation Order: Station 10+49.69, 12.81 Feet South and 481.14 Feet West of the South ¼ Corner of Section 36, T1N, R19E

And

End Relocation Order: Station 104+17.96, 2,247.08 Feet North and 1,914.34 Feet East of the Southwest Corner of Sec. 30, T1N, R20E

---

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 83.07 and 83.08., Wisconsin Statutes, the orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: Kenosha County.
3. This order supersedes and amends any previous order issued by the:

---

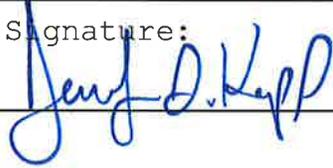
Kenosha County Highway Commissioner      Date

Clement Abongwa

# KENOSHA COUNTY

## BOARD OF SUPERVISORS

RESOLUTION NO.

Subject: Resolution Accepting Monsanto Settlement Funds, Establishing Fund for Improvement Projects and Approving Expenditures		
Original <input checked="" type="checkbox"/>	Corrected <input type="checkbox"/>	2nd Correction <input type="checkbox"/>
Resubmitted <input type="checkbox"/>		
Date Submitted: March 4, 2024	Date Resubmitted:	
Submitted By: Jennifer J. Kopp, First Assistant Corporation Counsel		
Fiscal Note Attached <input checked="" type="checkbox"/>	Legal Note Attached <input type="checkbox"/>	
Prepared By: Jennifer J. Kopp, First Assistant Corporation Counsel	Signature: 	

WHEREAS, a number of communities across the country filed a class action lawsuit against Monsanto Company, Solutia Inc. and Pharmacia LLC (hereinafter referred to as "Monsanto"), in the United States District Court of the Central District of California, *City of Long Beach et. al, v. Monsanto Company*, No. 2:16-CV003493 (the "Class Action Lawsuit"); and

WHEREAS, these communities claimed the defendants produced a class of polychlorinated biphenyls (PCBs) between 1930 and 1977 that led to environmental contamination; and

WHEREAS, Monsanto and the litigation plaintiffs agreed to a settlement in the amount of \$550,000,000 representing four (4) different allocations of settlement dollars that vary based on the amount of damages sustained from Monsanto PCBs, with each fund having a specific formula for calculation of payments: (1) the Monitoring Fund, which intends to pay for PCB sampling and/or other mitigation efforts; (2) the TMDL (Total Maximum Daily Load) Fund, which intends to compensate plaintiffs for restitution and remediation efforts, including mitigation of contaminated property, stormwater and/or stormwater systems; (3) the Sediment Fund, which intends to compensate plaintiffs for specific sites that have sedimentary contamination from PCBs; and (4) Special Needs Funds, which are broken down for various litigation costs of the plaintiffs that initiated the lawsuit and other litigation costs (the "Settlement"); and

WHEREAS, a number of Wisconsin counties and municipalities were not required to opt into the Class Action Lawsuit to participate in the Settlement, rather if a county or municipality met the requirements for the "class" participants, they received notice and were added to the Class Action Lawsuit unless the county or municipality specifically objected; and

WHEREAS, Kenosha County was one of the municipalities identified in Wisconsin as a "class participant." Kenosha County received a payment from the Settlement in the amount of \$969,080 from the TMDL funds; and

WHEREAS, the waterways identified in the Class Action Lawsuit in Kenosha County are in the Lake Michigan Basin and the Mississippi River Basin, but Kenosha County is not aware of and has not been informed of any specific PCB contamination issues in these waterways; and

WHEREAS, the Settlement funds are intended to promote remediation efforts and maintain compliance with the TMDL, which is the calculation of the maximum amount of pollutants that an impaired waterbody can receive on a daily basis and still meet water quality standards, but the receiving municipalities in the Class Action Lawsuit have discretion in how to use these funds for these broadly stated purposes; and

WHEREAS, the Kenosha County Administration (the "Administration") and the Public Works Department (the "Department") believe that remediation and mitigation efforts may be necessary in the future to meet and maintain water quality standards, address contamination issues and other environmental effects from the PCBs; and

WHEREAS, the Administration and the Department propose using the funds to address, monitor and mitigate, among other things, current and future environmental hazards caused by PCBs in Kenosha County. The Administration and the Department would also like to comply with daily TMDL limits, monitor and address contamination, stabilization and erosion in waterways and lakes and obtain cleanup and remediation for contaminated sites through the County as they become known. In addition, the Administration and the Department desire to support projects that improve water quality going into Kenosha County waterways and lakes through groundwater, surface water and/or base flow. There may be other specific environmental or stormwater quality projects, including but not limited to those set forth on Exhibit A; and

WHEREAS, the Administration and the Department have identified three specific projects involving contamination issues, which it may

use the funds for in 2024, including demolition costs for Hillside Hardware, environmental studies and demolition costs for Roosevelt Auto Body and dealing with the Poerio Park Area (the "orange ooze"). The estimated costs associated with these projects are \$431,300. A breakdown of the projects and anticipated costs associated with these projects are set forth on Exhibit B. Kenosha County has already spent considerable time and resources exploring remediation and use for these projects, including discussions with the City of Kenosha on partnering to address these site problems. Remediation and use of these sites will enhance quality of life for Kenosha County citizens; and

WHEREAS, certain expenditures in remediation are required by the Wisconsin DNR (WIDNR), such as Phase I or Phase II environmental testing and efficiency is heightened when these tests are done promptly and in conjunction with partners such as the WIDNR and other municipalities; and

WHEREAS, the Administration recommends placing the Settlement Funds in a separate, interest bearing account with the interest generated being kept separate from the general fund for use on separate environmental or contamination issues.

NOW, THEREFORE, BE IT RESOLVED, that the Kenosha County Board of Supervisors hereby accepts the Settlement Funds in the amount of \$969,080 and approves placement of these funds in a separate, interest bearing account with the principal and any future interest being kept separate from the general fund; and

BE IT FURTHER RESOLVED, that the Kenosha County Board of Supervisors authorizes the Administration to use a portion of the principal up to the amount of approximately \$431,300 to fund expenditures related to Hillside Hardware, Roosevelt Auto Body and Poerio Park Area as set forth on Exhibit B and approve the budget modification as detailed in the attached budget modification form; and

BE IT FURTHER RESOLVED, that any future projects similar to what is set forth on Exhibit A, pertaining to the use of the principal or interest generated by the Settlement Funds will be addressed in future budgets or come to the Kenosha County Board by way of separate resolution; and

BE IT FURTHER RESOLVED, by the Kenosha County Board of Supervisors, that the County Executive and the Director of Public Works are authorized to execute any contracts, agreements or other documents necessary to carry out the intent of this resolution.

Dated at Kenosha County, Wisconsin, this \_\_\_\_ day of \_\_\_\_, 2024.

Submitted By:

**Finance/Administration Committee**

Aye      No      Abstain

\_\_\_\_\_  
Terry Rose, Chairman

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Dave Geertsen

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John Poole

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Erin Decker

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Tim Stocker

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John Franco

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Bill Grady

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Public Works/Facilities Committee**

Aye      No      Abstain

\_\_\_\_\_  
Mark Nordigan, Chairman

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Zach Stock

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Aaron Karow

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Laura Belsky

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
John O' Day

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Brian Thomas

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Tim Stocker

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT A

### Environmental Purposes

- Phase I and Phase II reports
- Site Investigation and Remediation Options Reports/Investigation
- Site Remediation including disposal or soil/insitu treatment costs
- Demolition and asbestos abatement if needed to reach contaminated sources
- Remediation efforts as needed to meet DNR/EPA regulations to get an impacted site to site closure

### Stormwater Quality Purposes

- Inspecting outfalls that appear to have contamination issues, tracking any contaminated outfalls to find source and implementing any remediation efforts to reduce/eliminate the contamination source
- Implementing green infrastructure projects to reduce TMDL or TSS loads
- Create, modify, improve or upgrade any stormwater quality basins to increase their TMDL and TSS removal/reduction rates
- Infrastructure improvements needed to meet DNR/EPA regulations in regards to Stormwater quality control
- Streambank and shoreline improvement projects to aid in the protection of property
- Increasing plantings that can aid in mitigating environmental pollution caused by PCBs

**Exhibit B**

**Proposed Use of Monsanto Funds  
2024**

<b>Location/Description</b>	<b>Estimated Cost</b>
<b>Hillside Hardware / 4614 52nd Street</b>	
<i>Phase I ESA</i>	4,255.20
<i>Phase II ESA - range \$12,000 - \$15,000</i>	15,000.00
<i>Demo</i>	110,000.00
<b>Roosevelt Auto Body/ 2907 W 63rd Street</b>	
<i>Phase I ESA</i>	5,000.00
<i>Phase II ESA - range \$12,000 - \$15,000</i>	15,000.00
<i>Demo</i>	160,000.00
<b>"Orange Ooze"/ 17th Court to Birch Road</b>	
<i>Phase I ESA</i>	22,000.00
<i>Phase II ESA - range \$50,000 - \$100,000</i>	100,000.00
<b>Total</b>	<b>431,255.20</b>

**KENOSHA COUNTY EXPENSE/REVENUE BUDGET MODIFICATION FORM**

DOCUMENT # \_\_\_\_\_ G/L DATE \_\_\_\_\_ 4/2/2024  
 BATCH # \_\_\_\_\_ ENTRY DATE \_\_\_\_\_

DEPT/DIVISION: Dept. Of Public Works

PURPOSE OF BUDGET MODIFICATION (REQUIRED): \_\_\_\_\_

(1) ACCOUNT DESCRIPTION EXPENSES	(2)			(3) BUDGET CHANGE REQUESTED		(4) EXPENSE DECREASE (-)	(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	(8) AFTER TRANSFER		(9) EXPENSE BAL AVAIL
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	EXPENSE INCREASE (+)					REVISED BUDGET	BAL AVAIL	
Other Professional Services	140	100	1010	521900	431,300					431,300		431,300
EXPENSE TOTALS					431,300.00	-	-	-	-	431,300.00		431,300.00

REVENUES	(2)			(3) REVENUE DECREASE (+)		(4) REVENUE INCREASE (-)	(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	(8) AFTER TRANSFER		(9) EXPENSE BAL AVAIL
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	REVENUE DECREASE (+)					REVISED BUDGET	BAL AVAIL	
REVENUE TOTALS					-	-	-	-	-	-		-

COLUMN TOTALS (EXP TOTAL + REV TOTAL) 431,300.00 -

SEE BACK OF FORM FOR REQUIRED LEVELS OF APPROVAL FOR BUDGET MODIFICATION.

PREPARED BY: Chris Walton FINANCE DIRECTOR: \_\_\_\_\_ Date \_\_\_\_\_

DIVISION HEAD: \_\_\_\_\_ Date \_\_\_\_\_

DEPARTMENT HEAD: \_\_\_\_\_ Date \_\_\_\_\_

COUNTY EXECUTIVE: \_\_\_\_\_ Date \_\_\_\_\_

Please fill in all columns:

- (1) & (2) Account information as required
- (3) & (4) Budget change requested
- (5) Original budget as adopted by the board
- (6) Current budget (original budget w/past mods.)
- (7) Actual expenses to date
- (8) Budget after requested modifications
- (9) Balance available after transfer (col 8 - col 7).



---

## **MEMORANDUM**

**TO:** Interested Counties and Municipalities

**FROM:** Wisconsin Counties Association and League of Wisconsin Municipalities

**RE:** PCB Contamination and Monsanto Class Action Settlement: Guidance for Wisconsin's Counties and Municipalities

**DATE:** July 14, 2023

---

## **EXECUTIVE SUMMARY**

Some of Wisconsin's counties and municipalities have already received settlement checks from the *City of Long Beach et. al v. Monsanto Company*, No. 2:16-CV-03493 (United States District Court, Central District of California – Western Division) class action suit settlement involving damages arising out of Monsanto's design and manufacture of PCBs from the 1930s to the late 1970s. The participating counties and municipalities did not need to opt into the suit to participate in the settlement; rather, if a county or municipality met the requirements for the "class" participants, they received notice and were added unless the county/municipality sent an objection. As such, some counties and municipalities may be pleasantly surprised to learn that they may receive a part of the \$550 million dollar settlement.<sup>1</sup> However, receiving settlement funds also brings questions of spending constraints on the settlement funds, when the funds have to be spent, potential reporting requirements and other restrictions that may accompany the settlement.

This memorandum provides an overview of the Monsanto litigation, the settlement, and the rights and responsibilities that Wisconsin's counties and municipalities have upon receiving funds from the *Monsanto* settlement.

## **ANALYSIS**

### **I. Background: Litigation and Settlement**

#### **A. PCBs: A Primer**

---

<sup>1</sup> See <https://pcbclassaction.com/> for a copy of the Settlement Agreement, additional pleadings, and other information in the *Monsanto* suit.

Polychlorinated biphenyls, or PCBs, are a group of man-made organic chemicals consisting of carbon, hydrogen and chlorine atoms, also known as “chlorinated hydrocarbons.”<sup>2</sup> PCBs were manufactured throughout the United States from 1929 until manufacturing was banned in 1979. PCBs have a range of toxicity and consistency, and due to their non-flammability, chemical stability, high boiling point and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications, processes and products. While no longer domestically manufactured after 1979, PCBs may still be present in products and materials produced before the 1979 ban. These products range from highly complex products such as transformers and capacitors, to everyday products such as oil, electrical devices, appliances, cables, oil-based paint, caulking, floors and many variations of plastic. In addition, PCBs easily migrate out of the source material or enclosure, or “leak” into the surrounding surfaces, air, water, soil and other materials. As such, the release of PCBs into our environment occurs so long as these products are still used, and may still seep into soil and sediment for years after the release from the original source material. PCBs may also cycle through environments from evaporation of water into the atmosphere.

Studies have linked PCB contamination to a number of health issues in humans, animals, aquatic species and aquatic wildlife. When contaminated marine wildlife is eaten by humans, the PCB contamination passes through the food chain. Increased risk of liver cancer, breast cancer, melanoma, and non-Hodgkin’s lymphoma have been linked to PCBs. Because PCBs tend to accumulate in the human body, particularly in the liver, skin, fat, breast milk, plasma and sperm fluid, PCB health-risks may pass via pregnancy from mother and father to the child. PCB exposure has been linked to lower IQ, lower birth weight, and lower behavioral assessment scores in children. In addition to these serious conditions, PCB exposure has been linked to lowered immune responses, deficits in neurological development, visual recognition, short-term memory loss, and affect thyroid hormone levels in both humans and animals.

The *Monsanto* case Plaintiffs raised all of these health issues and harms to establish why Monsanto was liable under several causes of action through its ongoing design and manufacturing of PCBs.

### **B. Monsanto Litigation**

Prior to being certified as a class action, the original Plaintiffs consisted of counties and municipalities that operated, owned, and/or managed stormwater and/or dry weather runoff systems, including municipal separate stormwater systems and/or combined sewer overflows that are contaminated with PCBs, discharged PCB-contaminated water into a body of water that is deemed “impaired” pursuant to the Clean Water Act, and have (or will) incur costs to test, monitor, investigate, sample, manage, remediate and/or remove the levels of PCBs in those discharges as set forth in required permits by the National Pollutant Discharge Elimination System (“NPDES”), pursuant to the Clean Water Act<sup>3</sup>.

Monsanto was the sole designer and manufacturer of PCBs from the 1930s – 1977, and therefore, Plaintiffs argued, Monsanto should be liable for the ongoing harm to both people and property due

---

<sup>2</sup> See <https://www.epa.gov/pcbs/learn-about-polychlorinated-biphenyls#what>

<sup>3</sup> The Wisconsin Department of Natural Resources (“DNR”) acts as the United States Environmental Protection Agency’s (EPA) agent in the permit process.

to the long-term impacts of PCBs. Plaintiffs also argued that Monsanto knew of PCBs' danger as far back as 1937, but continually failed to do anything to stop the widespread contamination and danger to people, resources and the environment.<sup>4</sup> By failing to remove or reduce the harmful components, or warn the public of the dangers in using PCB-laden products or the proper disposal of such products, Plaintiffs alleged that Monsanto was liable for damages under the legal theories of public nuisance, trespass, negligence and strict liability due to design defect and withholding information from government regulatory authorities and the public regarding the health risks posed by PCBs.

After the filing of the original action, the matter was certified as an "opt-out" class action with notices mailed to potential class members in March 2022. As an "opt-out" class, any eligible member that received a notice would automatically be included in the class unless that entity specifically objected to inclusion and withdrew from the class by July 25, 2022. The only way a county or municipality could preserve any future claims against Monsanto was to withdraw from the class. As detailed below, many Wisconsin counties and municipalities were deemed eligible class members, and only a few objected to inclusion and withdrew as a class member.

Prior to trial, the parties agreed to settle the claims. While not admitting any wrongdoing, Monsanto has agreed to pay up to \$550,000,000 as the total and maximum dollar amount they will be obligated to pay to four different "Settlement Funds." A list of Wisconsin counties and municipalities receiving Settlement Funds is set forth in Exhibit A.

The Settlement Funds represent four (4) different allocations of settlement dollars that vary based on the amount of damage sustained from Monsanto PCBs, with each fund having a specific formula for calculation of payments: (1) the Monitoring Fund, which intends to pay for PCB sampling and/or other mitigation efforts; (2) the TMDL (Total Maximum Daily Load) Fund, which intends to compensate Plaintiffs for restitution and remediation efforts, including mitigation of contaminated property, stormwater and/or stormwater systems; (3) the Sediment Site Fund, which intends to compensate Plaintiffs for specific sites that have sedimentary contamination from PCBs; and (4) Special Needs Funds, which are broken down into Part A to pay for various litigation costs of the Plaintiffs that initiated the lawsuit and other litigation costs, and Part B, which is a general fund that the court-appointed parties overseeing the settlement distribution may "equitably allocate" as needed. These funds are described below while focusing on the funds that impact Wisconsin's counties and municipalities.

#### 1. Monitoring Fund:

The Monitoring Fund totals \$42,894,993.43 and provides a minimum payment to all class members, thereby securing a release of future claims through payment of some compensation.<sup>5</sup> The other funds set forth thresholds for payment, and any class member that does not meet

---

<sup>4</sup> The Third Amended Complaint details Monsanto documents illustrating the company knew of the dangers of PCBs, and attempted to restrict that information from the public. <https://angeion-public.s3.amazonaws.com/www.pcbclassaction.com/docs/201-Plaintiffs+Third+Amended+Complaint+for+Class+Actions.pdf>

<sup>5</sup> Only by ensuring payment to all class members could Monsanto secure waivers of all future claims from Plaintiffs and class members.

another fund's threshold is paid out of the Monitoring Fund. The purpose of the Monitoring Fund is to pay for PCB sampling or any other mitigation efforts. The class member has sole discretion how to use the funds, so long as the activities comply with applicable law.

Payments from the Monitoring Fund utilize the number of Phase I and Phase II permits in place prior to June 24, 2020, and the population of the governmental unit, to determine the amount paid. "Phase I" and "Phase II" permits refer to the National Pollutant Discharge Elimination System (NPDES) Stormwater program's 1990 Phase I and Phase II regulation of cities, towns, boroughs, villages, townships, counties, and independent port districts. Phase I permits address stormwater runoff from medium and large municipal separate storm sewer systems (MS4) generally serving populations of 100,000 or bigger, construction activity disturbing five acres of land or greater, and ten categories of industrial activity. Phase II permits address designated small construction activities that require a general permit. Phase II permits also require MS4 operators to identify and implement stormwater discharge management controls.

Seventeen Wisconsin counties and 103 municipalities are eligible for payments from the Monitoring Fund.<sup>6</sup> The payments are broken down into four levels:

- \$32,024.47 payment for Phase I permittees with a population equal to or greater than 100,000 and Phase I independent port districts. There are no Wisconsin counties and two municipalities<sup>7</sup> in this classification.
- \$22,024.47 for Phase I permittees with a population less than 100,000. There are no Wisconsin counties and seven municipalities<sup>8</sup> in this classification.
- \$27,024.47 for Phase II permittees with a population equal to or greater than 100,000, and Phase II independent port districts. There are 11 Wisconsin counties<sup>9</sup> and one municipality<sup>10</sup> in this classification.
- \$17,024.47 for Phase II permittees with a population less than 100,000. There are six Wisconsin counties<sup>11</sup> and 93 municipalities<sup>12</sup> in this classification.

## 2. TMDL Fund:

### a. What is a TMDL?

A "TMDL" (Total Maximum Daily Load) is a calculation of the maximum amount of pollutant that an impaired waterbody can receive on a daily basis and still meet water quality standards.

---

<sup>6</sup> Kenosha County, Milwaukee County, Racine County and Sheboygan County are paid from the TMDL Fund, and therefore not eligible for payment from the Monitoring Fund. North Bay is the only municipality eligible for payment from both the Monitoring Fund and the TMDL Fund.

<sup>7</sup> Milwaukee and Madison.

<sup>8</sup> Brookfield, Fitchburg, Greenfield, Middleton, Monona, Pewaukee, and Stoughton.

<sup>9</sup> Brown County, Dane County, Eau Claire County, Fond du Lac County, La Crosse County, Marathon County, Outagamie County, Rock County, Washington County, Waukesha County, and Winnebago County.

<sup>10</sup> Green Bay.

<sup>11</sup> Calumet County, Chippewa County, Douglas County, Jefferson County, Ozaukee County, St. Croix County.

<sup>12</sup> See attached Exhibit A.

The Clean Water Act requires all states<sup>13</sup> to identify “impaired” waterbodies, meaning that the waterbody is not able to meet the state’s water quality standards through technology-based regulations and other required controls. Once an impaired waterbody is identified, a TMDL must be developed for each impaired waterbody.

In Wisconsin, the DNR uses water quality standards and water quality monitoring, along with the measured flow in a watershed, to calculate the current pollutant loads to a waterbody that does not meet water quality criteria.<sup>14</sup> The DNR uses computer modeling to calculate pollutant loads using inputs such as weather, topography, soil types, and land use. With these and other data inputs, the model simulates physical processes associated with the flow of water, sediment movement, nutrient cycling, and crop growth. Models can also be used to predict impacts of changes in land use, climate, and management practices on water quality. Once targets are set for the waterbody, the TMDL is established by allocating the allowable load between the point sources and the nonpoint sources, then adding a margin of safety. According to the DNR, the analysis can be expressed as a formula:

$$\text{TMDL} = \text{WASTELOAD ALLOCATION (WLA)} + \text{LOAD ALLOCATION (LA)} + \text{MARGIN OF SAFETY (MOS)}$$

The wasteload allocation (WLA) is the total allowable pollutant load from all point sources such as municipal, industrial, CAFOs, and stormwater. The load allocation (LA) is the allowable pollutant load from nonpoint sources, such as agricultural, CAFO off-site land spreading, and residential runoff. The margin of safety (MOS) accounts for uncertainty in the analysis.

Compliance with TMDL requirements occurs through the WPDES permit process for discharge from point sources. Nonpoint source regulation is a more complex process. DNR’s current goal of nonpoint source-related TMDL implementation “is to maximize opportunities for restoration of impaired waters by prioritizing and targeting available programmatic, regulatory (such as the NR 151 agricultural performance standards and manure management prohibitions), financial, and technical resources.”<sup>15</sup>

#### b. The TMDL Fund Compensation

The TMDL Fund totals \$250,000,000 and provides payment class members that had a TMDL, TMDL Alternative, or TMDL Direct-to-Implementation regulation promulgated or updated after January 1, 2010, but before June 24, 2020, wherein a PCB is a named constituent.

TMDL funds are intended to compensate recipients for restitution and remediation including mitigation of contaminated property, stormwater, and/or stormwater systems, including compliance with a TMDL. The allocation is determined by a specific algorithm developed to measure the impact of damage.<sup>16</sup> In addition, any TMDL Fund recipient that is a county and has

<sup>13</sup> 33 U.S.C. § 1251(a) collectively defines states, territories and authorized tribes as “states.”

<sup>14</sup> See TMDL Overview at <https://dnr.wisconsin.gov/topic/TMDLs/Overview.html>

<sup>15</sup> <https://dnr.wisconsin.gov/topic/TMDLs/npstmdls.html>

<sup>16</sup> Paragraph 78(b) of the Settlement Agreement sets forth the algorithm: multiply (1) the total jurisdictional area within any HUC 12 Watershed that contains and/or is immediately adjoining a 303(d) water body with a PCB TMDL, by (2) the USGS Geodatabase Imperviousness of such jurisdictional area (known as “Weighted Imperviousness”). Then, proportionally normalize all Weighted Imperviousness values to calculate a weighted, relative percentage for

a population of more than 2 million or a municipality with a population greater than 1 million also receives a "Population Factor Award" of \$2,000,000.

Four (4) Wisconsin counties and 14 municipalities are eligible for payments from the TMDL Fund: Kenosha County, Milwaukee County, Racine County, Sheboygan County, Brown Deer, Caledonia, Cudahy, Fox Point, Glendale, Grafton, Howard, Mequon, Mount Pleasant, North Bay, Pleasant Prairie, Shorewood, Suamico, and Whitefish Bay. No Wisconsin counties or municipalities received the \$2,000,000 Population Factor Award given that none have the requisite population.

The TMDL Fund does not have any specific oversight provisions or restrictions on the use of the funds beyond the note that the funds are intended to "compensate Settlement Class Members for restitution and remediation including mitigation of contaminated property, stormwater, and/or stormwater systems, including compliance with a TMDL."

### 3. Sediment Sites Fund:

The Sediment Sites Fund is allocated \$150,000,000 and pays settlement class members that are impacted by PCB-contaminated sediments due to stormwater contribution and runoff. It is intended to compensate counties and municipalities for restitution and remediation, including mitigation of contaminated property, stormwater and/or stormwater systems, including compliance with regulatory processes. All eligible class members must apply to a court-appointed "Special Master" for payments. The Special Master must "equitably allocate" funds based on the totality and relativity of the specific PCB-caused factors, including past costs for remediation and other mitigation, evidence of future costs to be incurred, and other important factors deemed relevant by the Special Master.<sup>17</sup>

There are no Wisconsin counties or municipalities eligible to receive payment from the Sediment Sites Fund.

### 4. Special Needs Fund:

The Special Needs Fund totals \$107,105,006.57 and is separated into two parts: Special Needs Fund Part A and Part B.<sup>18</sup> Special Needs Fund Part A totals \$57,105,000 and is designated to

each TMDL Fund Entity. Lastly, multiply (1) the weighted, relative percentage for each TMDL Fund Entity, by (2) the total fund less Population Factor Awards. A 0.7 multiplier is applied to any TMDL Fund Entity with a population of less than one hundred thousand (100,000). Otherwise:

$$\left( \frac{\text{Class member's impervious TMDL land area}}{\sum \text{Impervious TMDL land areas of all TMDL fund class members}} \right) \times (\text{Total TMDL fund} - \text{Population Factor Awards})$$

<sup>17</sup> See Settlement Agreement at ¶30.

<https://angeion-public.s3.amazonaws.com/www.pcbclassaction.com/docs/2021-0617+%5B278-2%5D+Class+Action+Settlement+Agreement.pdf>

<sup>18</sup> See Settlement Agreement at ¶80.

compensate the original *Monsanto* case Plaintiffs' damages, costs and fees. Allocation is completed by a Special Master appointed by the court and according to the terms of the Settlement Agreement.

Special Needs Fund Part B totals \$50,000,006.57 and may be available to Wisconsin counties and municipalities because it is available to all settlement class members who apply and meet the required criteria. Applicants must show the Special Master that "a significant regional, state, or national benefit, cost, or contribution regarding 303(d) bodies of water impaired by PCBs through stormwater and/or dry weather runoff, and such benefit, cost, or contribution is not otherwise encompassed within any other part of this allocation."<sup>19</sup> As such, a county or municipality may request funding for special circumstances that have not otherwise been contemplated or addressed in the Settlement Agreement or with Settlement Funds. A requestor must comply with the application requirements, which may be found after registering at <https://pcbclassaction.com/special-needs-funds-part-b.php> and must submit the application by April 28, 2024.

After receiving and reviewing all the applications, the Special Master is required to "equitably allocate" the available funds in the Special Master's sole discretion, and render determinations based solely on the application and accompanying materials provided by the applicant. Appeals may be made from the Special Master's determinations.

## II. Options for Settlement Funds

According to a release from the Special Master, Settlement Claim Members started receiving checks from the Monitoring Fund and TMDL Fund in April 2023. It is unknown whether all checks have been sent. The Special Needs Fund Part B proceeds will not be paid until the application deadline passes, the Special Master renders determination on the distribution, and the appeal time passes. Again, the deadline for Special Needs Fund Part B applications is April 28, 2024.

Once counties and municipalities receive the *Monsanto* case settlement funds, then what? As stated above, the Monitoring Fund and TMDL Fund do not set forth any oversight mechanisms, approval of spending processes, or reporting requirements once the funds are spent. The Settlement Agreement does not include language giving a state oversight authority over the use of funds.

So, what may the funds be used for? The Settlement Agreement specifically states that the Monitoring Fund may be used to pay for "PCB sampling and/or any other mitigation efforts in the Settlement Class Member's sole discretion, as part of compliance with applicable law."<sup>20</sup> This is a broad grant of power for counties and municipalities to use the Monitoring Funds they receive so long as that use is consistent with a mitigation effort under Wisconsin or other applicable law.

---

<sup>19</sup> See *id.* at ¶80(h).

<sup>20</sup> Settlement Agreement at ¶77.

Unlike the Monitoring Fund recipients, TMDL Fund recipients do not have “sole discretion” to use the funds for any sampling or mitigation efforts. However, no specific guidance is provided and TMDL Fund recipients appear to have broad discretion when using the funds. The Settlement Agreement states the TMDL Fund is “intended to compensate Settlement Class Members for restitution and remediation including mitigation of contaminated property, stormwater and/or stormwater systems, including compliance with TMDL.” Based on this limited language, a county or municipality should look to any TMDL requirements, permit or orders it may be subject to from DNR or EPA. The work a county or municipality is obligated to do under such permits or orders would likely meet the threshold of “restitution and remediation” of contaminated property to comply with TMDL.

At this time, there is no further guidance or known restrictions on the use of the Monitoring Funds and the TMDL Funds. Once the Special Needs Fund Part B is released, recipients of those funds will have to comply with the award requirements and the conditions proposed in the award application.

While DNR has not promulgated any information or guidelines for use of the Settlement Funds, DNR does oversee a clean-up and restoration project of the Lower Fox River which runs through Brown County, Calumet County, Outagamie County and Winnebago County, which are all settlement fund recipients.<sup>21</sup> There is extensive PCB contamination in this area, and the contamination has spread downstream to other areas, Lake Michigan, and then into all the Great Lakes freshwater system, thereby making PCB remediation a large focus of this project. It is unknown whether DNR will require use of TMDL Funds if a county, or a settlement fund municipality located in one of those counties, is subject to the Lower Fox River Cleanup Project mandates.

The Special Master has not provided any reporting requirements or other compliance obligations at this time. Once the Special Needs Fund Part B is released, recipients of those funds will have to comply with the award requirements and the conditions proposed in the award application.

Counties and municipalities are encouraged to contact their corporation counsel/municipal attorneys to discuss specific questions regarding the use of Settlement Funds.

## CONCLUSION

Wisconsin counties and municipalities have faced increased costs due to environmental contamination for many years. The *Monsanto* case intends to compensate for some of those costs, and for future costs, of remediating the long-term impacts of PCBs. However, Wisconsin counties and municipalities should be mindful of how they spend any Monsanto Settlement Funds and ensure that the funds' use complies with the Settlement Agreement, all applicable Wisconsin laws, and any specific WPDES permits or other orders they may be subject to.

---

<sup>21</sup> <https://dnr.wisconsin.gov/topic/FoxRiver/Background.html>

If you have any questions surrounding this memorandum, please do not hesitate to contact the Wisconsin Counties Association or League of Wisconsin Municipalities. Our respective organizations appreciate the opportunity to be of service to our members.

## EXHIBIT A

### Wisconsin Counties and Municipalities Receiving Compensation

#### TMDL Fund Entities:

Class Member	State	Population	TMDL Fund Allocation
Brown Deer WI	WI	12,051	\$ 280,853
Caledonia WI	WI	24,841	\$ 518,588
Cudahy WI	WI	18,980	\$ 426,157
Fox Point WI	WI	6,705	\$ 129,170
Glendale WI	WI	13,078	\$ 362,552
Grafton WI	WI	11,583	\$ 323,548
Howard WI	WI	19,318	\$ 622,483
Kenosha County WI	WI	167,954	\$ 791,879
Mequon WI	WI	23,476	\$ 713,530
Milwaukee County WI	WI	948,301	\$ 4,034,109
Mount Pleasant WI	WI	26,699	\$ 266,217
North Bay WI	WI	237	\$ 5,404
Pleasant Prairie WI	WI	20,759	\$ 273,529
Racine County WI	WI	194,913	\$ 1,637,385
Sheboygan County WI	WI	115,099	\$ 761,910
Shorewood WI	WI	13,423	\$ 133,471
Suamico WI	WI	12,535	\$ 271,677
Whitefish Bay WI	WI	14,061	\$ 154,407

#### Monitoring Fund Allocations:

Class Member	State	Population	MS4 NPDES Phase I or II	REVISED Monitoring Fund Allocation
Algoma WI	WI	3,075	2	\$ 17,024.47
Allouez WI	WI	13,841	2	\$ 17,024.47
Appleton WI	WI	74,433	2	\$ 17,024.47
Ashwaubenon WI	WI	17,184	2	\$ 17,024.47
Bayside WI	WI	4,410	2	\$ 17,024.47
Bellevue WI	WI	15,570	2	\$ 17,024.47
Beloit WI	WI	36,691	2	\$ 17,024.47
Big Bend WI	WI	1,315	2	\$ 17,024.47
Brookfield WI	WI	39,200	1	\$ 22,024.47
Brown County WI	WI	259,546	2	\$ 27,024.47

Class Member	State	Population	MS4 NPDES Phase I or II	REVISED Monitoring Fund Allocation
Brown Deer WI	WI	12,051	2	\$ -
Burlington WI	WI	10,658	2	\$ 17,024.47
Butler WI	WI	1,821	2	\$ 17,024.47
Caledonia WI	WI	24,841	2	\$ -
Calumet County WI	WI	49,600	2	\$ 17,024.47
Cedarburg WI	WI	11,503	2	\$ 17,024.47
Chippewa County WI	WI	63,526	2	\$ 17,024.47
Chippewa Falls WI	WI	14,003	2	\$ 17,024.47
Combined Locks WI	WI	3,577	2	\$ 17,024.47
Cudahy WI	WI	18,980	2	\$ -
Dane County WI	WI	530,885	2	\$ 27,024.47
De Pere WI	WI	24,850	2	\$ 17,024.47
Delafield WI	WI	7,502	2	\$ 17,024.47
Douglas County WI	WI	43,351	2	\$ 17,024.47
Eau Claire County WI	WI	102,941	2	\$ 27,024.47
Eau Claire WI	WI	68,276	2	\$ 17,024.47
Eden WI	WI	874	2	\$ 17,024.47
Elmwood Park WI	WI	506	2	\$ 17,024.47
Fitchburg WI	WI	28,814	1	\$ 22,024.47
Fond du Lac County WI	WI	102,201	2	\$ 27,024.47
Fond du Lac WI	WI	42,853	2	\$ 17,024.47
Fox Point WI	WI	6,705	2	\$ -
Franklin WI	WI	36,262	2	\$ 17,024.47
Glendale WI	WI	13,078	2	\$ -
Grafton WI	WI	11,583	2	\$ -
Green Bay WI	WI	104,719	2	\$ 27,024.47
Greendale WI	WI	14,256	2	\$ 17,024.47
Greenfield WI	WI	36,943	1	\$ 22,024.47
Hobart WI	WI	8,555	2	\$ 17,024.47
Holmen WI	WI	9,843	2	\$ 17,024.47
Howard WI	WI	19,318	2	\$ -
Howards Grove WI	WI	3,245	2	\$ 17,024.47
Hudson WI	WI	13,605	2	\$ 17,024.47
Janesville WI	WI	64,029	2	\$ 17,024.47
Jefferson County WI	WI	84,485	2	\$ 17,024.47
Kaukauna WI	WI	15,941	2	\$ 17,024.47
Kenosha County WI	WI	167,954	2	\$ -
Kenosha WI	WI	99,485	2	\$ 17,024.47
Kewaskum WI	WI	4,153	2	\$ 17,024.47
Kimberly WI	WI	6,735	2	\$ 17,024.47
Kohler WI	WI	2,087	2	\$ 17,024.47
Kronenwetter WI	WI	7,587	2	\$ 17,024.47
La Crosse County WI	WI	117,733	2	\$ 27,024.47
La Crosse WI	WI	51,851	2	\$ 17,024.47
Lake Hallie WI	WI	6,625	2	\$ 17,024.47
Lannon WI	WI	1,167	2	\$ 17,024.47
Little Chute WI	WI	11,289	2	\$ 17,024.47
Madison WI	WI	252,485	1	\$ 32,024.47
Manitowoc WI	WI	32,845	2	\$ 17,024.47
Maple Bluff WI	WI	1,344	2	\$ 17,024.47
Marathon County WI	WI	135,057	2	\$ 27,024.47
Marinette WI	WI	10,615	2	\$ 17,024.47
McFarland WI	WI	8,427	2	\$ 17,024.47
Menasha WI	WI	17,698	2	\$ 17,024.47

Class Member	State	Population	MS4 NPDES Phase I or II	REVISED Monitoring Fund Allocation
Menomonee Falls WI	WI	36,755	2	\$ 17,024.47
Mequon WI	WI	23,476	2	\$
Merrill WI	WI	9,157	2	\$ 17,024.47
Merton WI	WI	3,599	2	\$ 17,024.47
Middleton WI	WI	19,062	1	\$ 22,024.47
Milton WI	WI	5,556	2	\$ 17,024.47
Milwaukee County WI	WI	948,301	1	\$
Milwaukee WI	WI	597,123	1	\$ 32,024.47
Monona WI	WI	8,170	1	\$ 22,024.47
Mosinee WI	WI	3,992	2	\$ 17,024.47
Mount Pleasant WI	WI	26,699	2	\$
Mukwonago WI	WI	7,823	2	\$ 17,024.47
Muskego WI	WI	24,867	2	\$ 17,024.47
Neenah WI	WI	25,845	2	\$ 17,024.47
New Berlin WI	WI	39,770	2	\$ 17,024.47
North Bay WI	WI	237	2	\$ 17,024.47
North Fond du Lac WI	WI	5,088	2	\$ 17,024.47
Oak Creek WI	WI	36,037	2	\$ 17,024.47
Oconomowoc Lake WI	WI	590	2	\$ 17,024.47
Oconomowoc WI	WI	16,558	2	\$ 17,024.47
Oliver WI	WI	407	2	\$ 17,024.47
Omro WI	WI	3,566	2	\$ 17,024.47
Onalaska WI	WI	18,627	2	\$ 17,024.47
Oshkosh WI	WI	66,517	2	\$ 17,024.47
Outagamie County WI	WI	184,755	2	\$ 27,024.47
Ozaukee County WI	WI	88,327	2	\$ 17,024.47
Paddock Lake WI	WI	2,984	2	\$ 17,024.47
Pewaukee WI	WI	14,332	1	\$ 22,024.47
Pewaukee WI	WI	8,184	2	\$ 17,024.47
Pleasant Prairie WI	WI	20,759	2	\$
Plover WI	WI	12,651	2	\$ 17,024.47
Port Washington WI	WI	11,656	2	\$ 17,024.47
Portage WI	WI	10,349	2	\$ 17,024.47
Racine County WI	WI	194,913	2	\$
Racine WI	WI	77,455	2	\$ 17,024.47
Richfield WI	WI	11,618	2	\$ 17,024.47
River Falls WI	WI	15,336	2	\$ 17,024.47
River Hills WI	WI	1,599	2	\$ 17,024.47
Rock County WI	WI	161,394	2	\$ 27,024.47
Rothschild WI	WI	5,310	2	\$ 17,024.47
Saukville WI	WI	4,465	2	\$ 17,024.47
Schofield WI	WI	2,184	2	\$ 17,024.47
Sheboygan County WI	WI	115,099	2	\$
Sheboygan Falls WI	WI	7,853	2	\$ 17,024.47
Sheboygan WI	WI	48,576	2	\$ 17,024.47
Sherwood WI	WI	2,878	2	\$ 17,024.47
Shorewood Hills WI	WI	2,039	2	\$ 17,024.47
Shorewood WI	WI	13,423	2	\$
South Milwaukee WI	WI	21,124	2	\$ 17,024.47
St. Croix County WI	WI	87,603	2	\$ 17,024.47
St. Francis WI	WI	9,471	2	\$ 17,024.47
Stevens Point WI	WI	26,363	2	\$ 17,024.47
Stoughton WI	WI	13,126	1	\$ 22,024.47
Suamico WI	WI	12,535	2	\$

<b>Class Member</b>	<b>State</b>	<b>Population</b>	<b>MS4 NPDES Phase I or II</b>	<b>REVISED Monitoring Fund Allocation</b>
Superior WI	WI	26,334	2	\$ 17,024.47
Superior WI	WI	660	2	\$ 17,024.47
Sussex WI	WI	10,773	2	\$ 17,024.47
Thiensville WI	WI	3,182	2	\$ 17,024.47
Twin Lakes WI	WI	6,062	2	\$ 17,024.47
Two Rivers WI	WI	11,211	2	\$ 17,024.47
Washington County WI	WI	134,386	2	\$ 27,024.47
Waukesha WI	WI	68,376	2	\$ 17,024.47
Waukesha County WI	WI	398,561	2	\$ 27,024.47
Waunakee WI	WI	13,581	2	\$ 17,024.47
Wausau WI	WI	38,430	2	\$ 17,024.47
West Bend WI	WI	31,654	2	\$ 17,024.47
West Milwaukee WI	WI	4,181	2	\$ 17,024.47
West Salem WI	WI	4,983	2	\$ 17,024.47
Weston WI	WI	15,099	2	\$ 17,024.47
Whitefish Bay WI	WI	14,061	2	\$
Wind Point WI	WI	1,703	2	\$ 17,024.47
Winnebago County WI	WI	169,637	2	\$ 27,024.47
Wisconsin Rapids WI	WI	17,898	2	\$ 17,024.47

Parcel Numbers	Address of Property	Type of Property	Appraised Price	How Many Bids	Bid Price	Money Over Appraised	SOLD
01-122-01-280-019	6606 32nd Ave, Kenosha	Single Family	\$135,000	5	\$185,502	\$50,502	YES
04-122-12-176-018	7832 22nd Ave, Kenosha	Single Family	\$95,000	9	\$141,750	\$46,750	YES
05-123-06-313-015	1308 69th St, Kenosha	Single Family	\$87,000	1	\$90,000	\$0	NO NO SHOW
05-123-06-454-015	7408 10th Ave, Kenosha	Single Family	\$126,000	3	\$137,900	\$11,900	YES
10-223-19-351-002	1807 27th St, Kenosha	Single Family	\$110,000	7	\$135,200	\$25,200	YES
12-223-31-236-022	4710 18th Ave, Kenosha	Single Family	\$126,000	0	\$0	\$0	NO
12-223-31-277-036	5104 14th Ave, Kenosha	Single Family	\$45,000	1	\$45,200	\$0	NO NO SHOW
12-223-31-336-019	1830 55th St, Kenosha	Single Family	\$105,000	1	\$105,000	\$0	YES SOLD OVER THE COUNTER
82-4-222-143-0190	17th St, Somers	Vacant Property - 2 Acres	\$107,000	6	\$172,970	\$65,970	YES
83-4-223-064-0340	914 7th St, Somers	Single Family - 6 Acres	\$292,000	5	\$311,000	\$19,000	YES

RED PROPERTIES DID NOT SELL ARE CURRENTLY AVAILABLE OVER THE COUNTER WILL BE DISCOUNTED 10 PERCENT AT NEXT AUCTION

TAX DEED FORECLOSURE PROPERTIES

# KENOSHA COUNTY

## SEALED BID TAX DEED AUCTION

**Wednesday, May 1, 2024**

Sealed bids will be accepted through 2:00 p.m.  
on Wednesday, May 1, 2024, and  
will be opened at 3:00 p.m.

*Sealed bids may be submitted in person or by mail anytime prior to the deadline.*

### KENOSHA COUNTY ADMINISTRATION BUILDING

Kenosha County Clerk, Regi Waligora  
1010 56<sup>th</sup> St., Kenosha, WI 53140

Auction Listing Packets are available at the office.

Auction Listing Packets are available online by visiting the  
County Clerk's webpage at <http://www.kenoshacounty.org>

PARCEL NUMBER	ADDRESS	PARCEL DESCRIPTION	OPENING BID
01-122-01-154-006	6309 30th Ave. Kenosha	Vacant Land	\$13,000
05-123-06-313-015	1308 69th St. Kenosha	Single Family	\$78,300
09-222-36-340-019	5312 34th Ave. Kenosha	Single Family	\$96,000
09-222-36-362-010	5722 36th Ave. Kenosha	Single Family	\$86,000
09-222-36-483-007	5805 23rd Ave. Kenosha	Vacant Land	\$25,000
11-223-30-254-014	3538 19th Ave. Kenosha	Single Family	\$198,000
12-223-31-236-022	4710 18th Ave. Kenosha	Single Family	\$113,400
12-223-31-277-036	5106 14th Ave. Kenosha	Single Family	\$40,500
12-223-31-381-008	5615 16th Ave. Kenosha	Single Family	\$105,000
40-4-120-022-3100	6315 245th Ave. Paddock Lake	Single Family	\$82,000
60-4-119-191-0640	39910 97th St. Randall	Single Family	\$212,000
70-4-120-281-0345	10424 268th Ct. Salem Lakes	Single Family	\$115,000
91-4-122-134-0520	8937 26th Ave. Pleasant Prairie	Single Family	\$133,000

# NOTICE

## KENOSHA COUNTY TAX DEED FORECLOSURE SEALED BID TAX DEED AUCTION

Includes Sealed Bid Form

COMPLETE LISTING AVAILABLE IN THE COUNTY CLERK'S OFFICE LOCATED AT  
THE KENOSHA COUNTY ADMINISTRATION BUILDING, 1010 56<sup>TH</sup> STREET, KENOSHA, WI 53140

[www.kenoshacounty.org](http://www.kenoshacounty.org)

### **NO TRESPASSING ON COUNTY OWNED PROPERTIES**

**KENOSHA COUNTY ORDINANCES AND WISCONSIN STATUTES WILL BE STRICTLY ENFORCED AND CARRY FINES (\$1000 OR MORE) AND POSSIBLE JAIL TIME (3-9 MONTHS DEPENDING ON TRESPASS)**

Sealed bids will be accepted up to 2:00 p.m., on Wednesday, May 1, 2024, and will be opened at 3:00 p.m.

Bids may be delivered or mailed to the Office of the County Clerk any time prior to the auction date and

Must be received no later than 2:00 p.m., Wednesday, May 1, 2024, at the Office of the County Clerk.

#### TERMS AND CONDITIONS:

- Minimum Bid:** In accordance with Section 75.69 of the Wisconsin Statutes all bids under the stated minimum price will be rejected. *Also, the County is not required to accept the highest bid but has the discretion to accept the bid most advantageous to the County above the value established by the Kenosha County Finance Committee.* This may include how the property will be used, and whether the land will be subject to real estate taxes. The determination of which bid is most advantageous to the County must be made in good faith without fraud. *The County reserves the right to reject all bids and may withdraw an auction listing at any time.*
- NOTE:** *Per the County Board Finance Committee - anyone who desires to purchase one of the County's tax delinquent parcels must not be delinquent in any of their real estate taxes.*
- Terms:** All bids and the **SIGNED DISCLAIMER** shall be **sealed in an envelope** with the **parcel number clearly written on the outside of the envelope**. Each bid requires an individual envelope. Sealed bids will be accepted up to **2:00 p.m. on Wednesday, May 1, 2024**, at the County Clerk's Office, 1010 56<sup>th</sup> St., Kenosha, WI. All bids will be opened on **Wednesday, May 1, 2024, approximately 3:00 p.m.** at the County Clerk's Office. The successful bidders, if not present, will be notified by phone. Upon receiving notification, the successful bidder shall submit full amount of sale price, in the form of a **cashier's check, bank check or money order** made payable to Kenosha County, no later than **2:00 p.m., Friday, May 10, 2024**, to the Kenosha County Clerk's Office. **No personal checks will be accepted.** Buyers forfeit their right to purchase property if they fail to submit full amount by **2:00 p.m., Friday, May 10, 2024**. The parcel may then be offered to the next bidder.
- BUYERS ARE NOT RESPONSIBLE FOR THE BILLED PAST DUE DELINQUENT TAXES OR PAST DUE SPECIALS OWING ON THE PARCEL.** *However, the buyer shall be responsible for paying all UNBILLED CURRENT YEAR TAXES, SPECIAL ASSESSMENTS, LONG TERM SPECIAL ASSESSMENTS, SPECIAL CHARGES, DELINQUENT UTILITIES OR SPECIAL TAXES ON THE PARCEL which may include, but are not limited to weed cutting, water, storm water, paving, sewer, and sidewalks.* All prospective buyers are responsible for contacting the respective city, town, or village directly to determine whether any long-term specials are charged against the property AND any outstanding delinquencies or special assessments for the 2024 Tax Year. **The County Clerk's Office does not have this information.**
- Take notice that all prospective buyers are responsible for investigating the condition and buildability of the parcel which they are interested. This includes, but is not limited to, determining building and sanitation requirements, zoning requirements, and environmental hazards located on such a parcel. You may contact the Office of Planning and Development at (262) 857-1895 for parcels located in the Towns of Randall, Somers, Brighton, Paris and Wheatland. Parcels located in the villages or cities require you to contact the respective municipal office for such information. **The County Clerk's Office does not have this information.**
- Upon completing the sale, the buyer will receive a quit claim deed from Kenosha County. No abstract or warranty deed will be given. Please take notice that Kenosha County makes no representations, assurances, or warranties as to without limitation due to enumeration, the buildability, zoning, and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, or storage tanks, of and on the properties listed for sale. If the parcel has a restriction that it must be combined with the bidders abutting parcel, the combination will be included on the quit claim deed and completed through the real estate transfer.  
**ALL PARCELS ARE SOLD "AS IS" AND ALL SALES ARE FINAL.**
- For each parcel, buyers shall be charged a \$30 recording fee, due at the time of sale. Submit cash, check or a money order made payable to the REGISTER OF DEEDS.

**KENOSHA COUNTY TAX DEED AUCTION – May 1, 2024**

**NOTE:** Per the County Board Finance Committee - anyone who desires to purchase one of the County's tax delinquent parcels must not be delinquent in any of their real estate taxes.

\_\_\_\_\_  
**PARCEL NUMBER**

\_\_\_\_\_  
**AMOUNT OF BID**

\_\_\_\_\_  
**NAME OF BIDDER**

\_\_\_\_\_  
**PHONE NUMBER**

\_\_\_\_\_  
**BIDDER'S CURRENT ADDRESS**

\_\_\_\_\_  
**ZIP**

I UNDERSTAND THAT KENOSHA COUNTY MAKES NO REPRESENTATIONS, ASSURANCE OR WARRANTIES AS TO WITHOUT LIMITATIONS DUE TO ENUMERATION, THE BUILDABILITY, ZONING AND ENVIRONMENTAL CONDITIONS SUCH AS THE PRESENCE OF TOXINS, CONTAMINANTS, RADON, HAZARDOUS WASTES OR STORAGE TANKS OF AND ON THE PROPERTY LISTED FOR SALE OR ANY OTHER DEFERRALS OR ASSESSMENTS PLACED ON THESE PROPERTIES BY OTHER MUNICIPALITIES. I UNDERSTAND AND ACCEPT THESE CONDITIONS, AND I FURTHER HOLD KENOSHA COUNTY HARMLESS IF ANY OTHER MUNICIPALITY DOES INFACHT HAVE CURRENT ASSESSMENTS ON ANY PROPERTY PURCHASED BY ME.

**SUBMIT SIGNED DISCLAIMER WITH BID FORM.**

\_\_\_\_\_  
**SIGNATURE OF BIDDER/BUYER**

\_\_\_\_\_  
**DATE**

**PLEASE PRINT THE FOLLOWING INFORMATION TO GO ON THE DEED**

\_\_\_\_\_  
**First Name                      Initial                      Last Name**

\_\_\_\_\_  
**First Name                      Initial                      Last Name**

**Relationship:** \_\_\_\_\_

**Winning Bidder must supply either Social Security Number or FEIN# required for the DOR Real Estate Transfer Return. Number will be collected after the auction. Do not include the number on the bid form.**

\_\_\_\_\_  
**OR (circle one)   PARTNERSHIP   CORPORATION   LLC   TRUST   OTHER**

**If other explain:** \_\_\_\_\_

**Mail Tax Bill to:**

\_\_\_\_\_  
**First Name                      Initial                      Last Name**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**City                                      State                                      Zip Code**

THIS BID MUST BE RETURNED TO THE COUNTY CLERK AT 1010 56<sup>TH</sup> STREET, KENOSHA, WI 53140. THE BUYER SHALL SUBMIT, IN PERSON, THE FULL AMOUNT OF SALE PRICE BY THE PAYMENT DEADLINE, IN **CASH, CASHIERS CHECK OR MONEY ORDER**, PAYABLE TO **KENOSHA COUNTY**, ALONG WITH A **SEPARATE PAYMENT OF \$30.00 RECORDING FEE** PAYABLE TO THE REGISTER OF DEEDS.

THANK YOU  
REGI WALIGORA, KENOSHA COUNTY CLERK



# COUNTY OF KENOSHA

Regi Waligora

# COUNTY CLERK

1010 56<sup>th</sup> Street  
Kenosha WI 53140  
(262) 653-2552  
regi.waligora@kenoshacounty.org

**PLEASE SUBMIT THE REQUIRED SIGNED DISCLAIMER WITH OFFER TO PURCHASE.**

## DISCLAIMER

The County makes no representations, assurances, or guarantees as to the buildability, environmental condition or any other deferrals or assessments placed on these properties by other municipalities. By signing this disclaimer, I acknowledge that I am responsible for the current year taxes, special assessments, special charges or special taxes on the property. Although prior years delinquent taxes on this parcel are not my responsibility, the taxes for the entire calendar year of the date of conveyance **are** my responsibility. Even if I do not own or occupy the property for the entire year, I acknowledge that I am responsible for the current taxes for this entire calendar year. Further, in addition to current year taxes, if my bid results in a conveyance of the property to my ownership, I acknowledge that I am responsible for any outstanding utilities, including but not limited to water, sewer, and gas. It is my responsibility, going forward if successful by bid, to contact the provider municipalities concerning any outstanding utilities which I will need to settle and to make arrangements for payment.

By my signature, I understand and accept these conditions, and I further hold Kenosha County harmless if any other municipality does in fact have current assessments on any property purchased by me.

Parcel No. \_\_\_\_\_

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**PARCEL #**

**LEGAL DESCRIPTION**

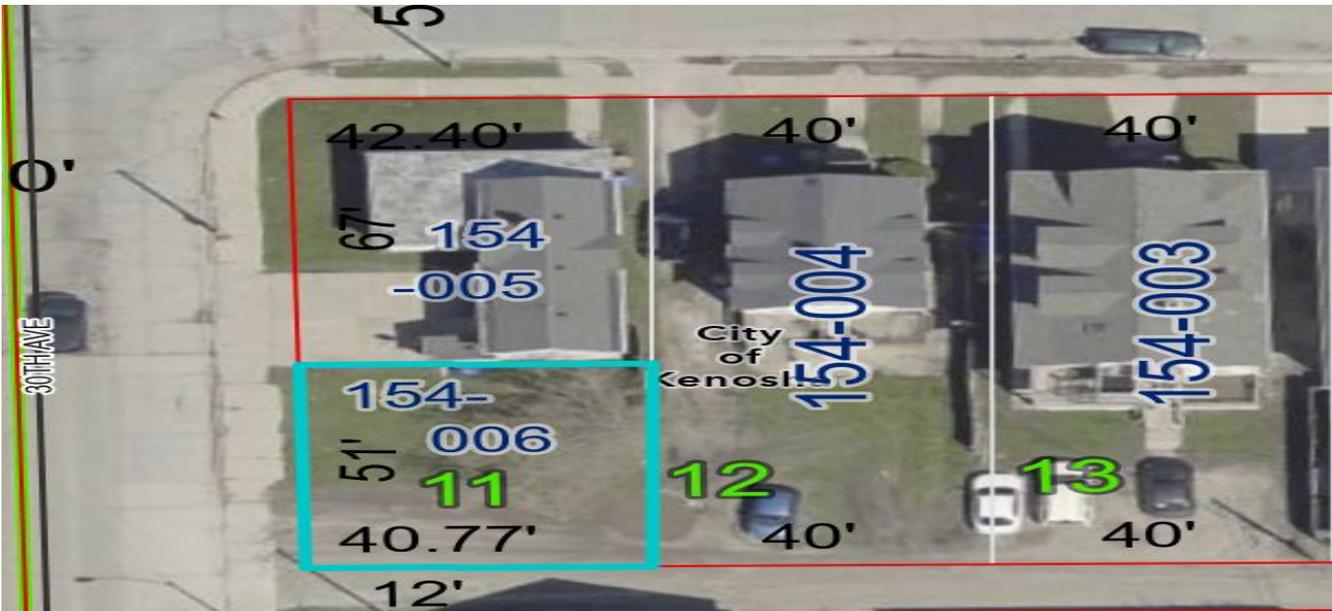
**OPENING BID**

01-122-01-154-006

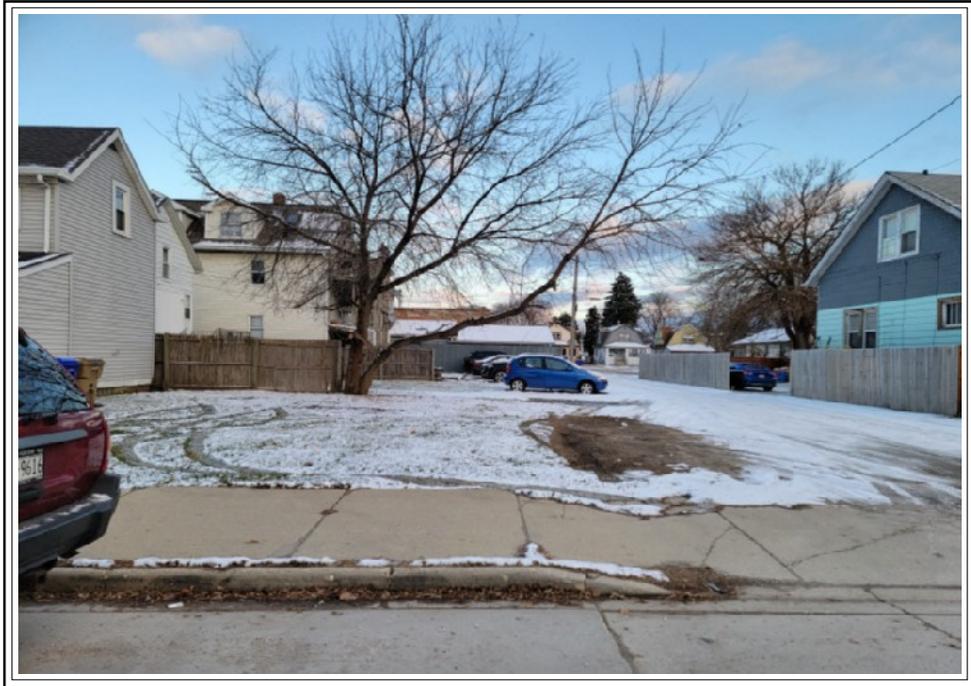
The South 51 feet of Lot 11 of Burke's Subdivision, of part of the Northeast 1/4 of Section 1, in Township 1 North, Range 22 East of the Fourth Principal Meridian, and lying in the City of Kenosha, Kenosha County, Wisconsin.

**PROPERTY ADDRESS: 6309 30<sup>th</sup> Ave, Kenosha**  
**LOT SIZE: 51' x 42' Vacant Land**

**\$13,000**  
**SOLD AS IS**



**APPRAISAL OF**



**LOCATED AT:**

6309 30th Ave  
Kenosha, WI 53142

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

File Number: 223-302

In accordance with your request, I have appraised the real property at:

6309 30th Ave  
Kenosha, WI 53142

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of November 27, 2023 is:

\$13,000  
Thirteen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



Daniel B. Truax

**Elite Appraisals, Inc.  
Land Appraisal Report**

File No. 223-302

<b>PURPOSE</b>	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User <b>Kenosha County Clerk</b>		E-mail <b>countyclerk@kenoshacounty.org</b>	
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>	State <b>WI</b> Zip <b>53140</b>
	Additional Intended User(s)			
Intended Use <b>"As-Is" Portfolio Valuation</b>				

<b>SUBJECT</b>	Property Address <b>6309 30th Ave</b>		City <b>Kenosha</b>	State <b>WI</b> Zip <b>53142</b>
	Owner of Public Record <b>County Of Kenosha</b>		County <b>Kenosha</b>	
	Legal Description <b>The S 51 Ft Of Lot 11 Burke's Sub Pt Of Ne 1/4 Sec 1 T1 R22 DOC#1227545</b>			
	Assessor's Parcel # <b>01-122-01-154-006</b>	Tax Year <b>2022</b>	R.E. Taxes \$ <b>304.00</b>	
	Neighborhood Name <b>Roosevelt</b>	Map Reference <b>29404</b>	Census Tract <b>0015.00</b>	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

<b>SALES HISTORY</b>	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date <b>01/06/2023</b>	Price <b>\$10,200</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$10,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>			

<b>NEIGHBORHOOD</b>	<b>Neighborhood Characteristics</b>		<b>One-Unit Housing Trends</b>		<b>One-Unit Housing</b>		<b>Present Land Use %</b>	
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50 Low	0	Multi-Family	10 %		
	Neighborhood Boundaries <b>See Attached Addendum</b>		350+ High	185	Commercial	10 %		
			215 Pred.	90	Other	10 %		
Neighborhood Description <b>There are no apparent adverse factors which should affect the subject's marketability. The properties are maintained on an average to good basis. Amenities and conveniences such as schools, shopping, recreation and employment are readily available.</b>								
Market Conditions (including support for the above conclusions) <b>Residential market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>								

<b>SITE</b>	Dimensions <b>42x51</b>	Area <b>2142 sf</b>	Shape <b>Rectangular</b>	View <b>Residential</b>	
	Specific Zoning Classification <b>RG-1</b>		Zoning Description <b>See Attached Addendum</b>		
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				
	Highest and best use of the subject property <b>Highest and best use was determined as vacant, undeveloped land. Current zoning of the subject site will not allow for any residential development, as property is &lt; the 5,000 sq.ft. minimum requirement.</b>				
	Utilities	Public	Other (describe)	Public	Other (describe)
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone <b>X</b>	FEMA Map # <b>55059C0203D</b>	FEMA Map Date <b>06-19-2012</b>	
Site Comments <b>See Attached Addendum</b>					

	ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	<b>6309 30th Ave Kenosha, WI 53142</b>	<b>4035 10th Ave Kenosha, WI 53140</b>	<b>2208 Roosevelt Rd Kenosha, WI 53143</b>	<b>6316 28th Ave Kenosha, WI 53143</b>
	Proximity to subject		<b>1.88 miles NE</b>	<b>0.47 miles SE</b>	<b>0.11 miles SE</b>
	Sales Price	\$	\$ <b>16,500</b>	\$ <b>10,000</b>	\$ <b>4,500</b>
	Price \$ /	<b>0</b>	<b>5</b>	<b>5</b>	<b>1</b>
	Data Source		<b>MetroMLS #1827019;DOM 95</b>	<b>MetroMLS #179525;DOM 100</b>	<b>MetroMLS #1524400;DOM 18</b>
	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-) Adjust.	DESCRIPTION +(-) Adjust.	DESCRIPTION +(-) Adjust.
	Location	<b>Urban</b>	<b>Urban</b>	<b>Urban</b>	<b>Urban</b>
	Site/View	<b>2142 sf / BusyRoad</b>	<b>3485 sf / Resid -800</b>	<b>2142 sf / BsyRd</b>	<b>3960 sf/Comm</b>
	Other	<b>RXR</b>	<b>RXR</b>	<b>Commercial</b>	<b>RXR</b>
	Sales or Financing Concessions				
	Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>-800</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>1,700</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>2,600</b>
	Indicated Value of Subject		Net Adj. <b>4.9%</b> Gross Adj. <b>-4.9%</b> \$ <b>15,300</b>	Net Adj. <b>17.0%</b> Gross Adj. <b>17.0%</b> \$ <b>11,700</b>	Net Adj. <b>57.8%</b> Gross Adj. <b>57.8%</b> \$ <b>7,100</b>
	Summary of Sales Comparison Approach <b>See Attached Addendum</b>				

<b>RECONCILIATION</b>	Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <b>11/27/2023</b> , which is the effective date of this appraisal, is:	
	<input checked="" type="checkbox"/> Single point \$ <b>13,000</b>	<input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to the following: _____	

## ADDENDUM

Client: Kenosha County Clerk  
Property Address: 6309 30th Ave  
City: Kenosha

File No.: 223-302  
Case No.:

State: WI  
Zip: 53142

### Neighborhood Boundaries

The subject neighborhood is roughly bounded by 45th Street north, 80th Street south, Sheridan Road east and 51st Avenue west, and it is this market area that is described in the neighborhood section of this report.

The 'other' land usage of 10% in the 'Neighborhood' Section of the URAR describes the typical parks, schools, water-ways and green belts common in urban areas.

### Neighborhood Market Conditions

The subject does not generally conform to the neighborhood in site size, as it is significantly inferior in total area, thus not conforming to minimum site size to be developed/improved with a residential dwelling. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.

### Zoning Description

General Residential - The primary purpose and characteristics of the RG-1 General Residential District are intended to provide for single and two-family residential development.

### Site Comments

The subject contains approximately 0.05 acres of residential land (51'x42') of land that is basically level, rectangular in shape and located along a busy road and in close proximity to a railroad. External obsolescence is noted due to the subject being located on a busy road and in close proximity to a railroad. External obsolescence like these are not uncommon in the subject area but may have somewhat of an adverse effect on the subject's marketability in the way of reducing sale price points to attract buyers with such an incentive. The subject site has public water, sewer, gas and electric utilities available at the street. The subject site is smaller in size than typical for the area, thus restricting residential development under current zoning.

### Comments on Sales Comparison

A value range was established from \$7,100 to \$15,300. Due to the subject being smaller than minimum requirements to build under current residential zoning, and being located in a portion of the city which is bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries, however all comparables and their location would be viewed equally to that of the subject by potential buyers. In order to obtain and utilize comparable sales which share a similar site size limitation, restricting residential development (containing <5,000 sq.ft.), it was necessary to obtain and utilize comparable sales which sold past the preferred 12 months, however a 9% (monthly pro-rated) annual time adjustment was applied to comparable sales 2 & 3 to reflect the movement of the market of the subject area over that time. After an exhaustive search, no better/closer sales could be found upon which meaningful comparison could be made.

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$13,000. This method is acceptable under both USPAP and Fannie Mae guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

**Additional Certifications:**

Definition of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

6309 30th Ave

Kenosha, WI 53142

EFFECTIVE DATE OF THE APPRAISAL: 11/27/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 13,000

**APPRAISER**

Signature:   
 Name: Daniel B. Truax  
 Company Name: Elite Appraisals, Inc.  
 Company Address: 9568 42nd Ct  
Pleasant Prairie, WI 53158  
 Telephone Number: 262.605.0888  
 Email Address: eliteappraisalswi@gmail.com  
 State Certification # 1391-9  
 or License # \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Date of Signature and Report: 11/28/2023  
 Date of Property Viewing: 11/27/2023  
 Degree of property viewing:  
 Did personally view  Did not personally view

**SUPERVISORY APPRAISER**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Company Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or License # \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Date of Property Viewing: \_\_\_\_\_  
 Degree of property viewing:  
 Did personally view  Did not personally view

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 6309 30th Ave  
 City: Kenosha County: Kenosha State: WI Zip Code: 53142  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 65

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature:   
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: 11/27/2023

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

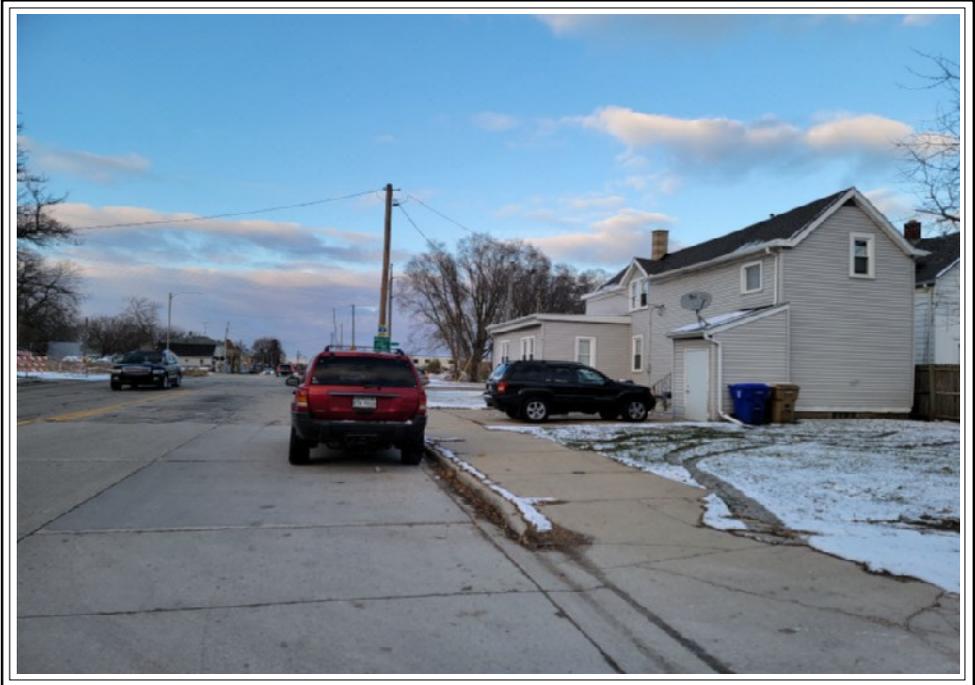
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-302
Property Address: 6309 30th Ave	Case No.:
City: Kenosha	State: WI Zip: 53142



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 13,000



**STREET SCENE**

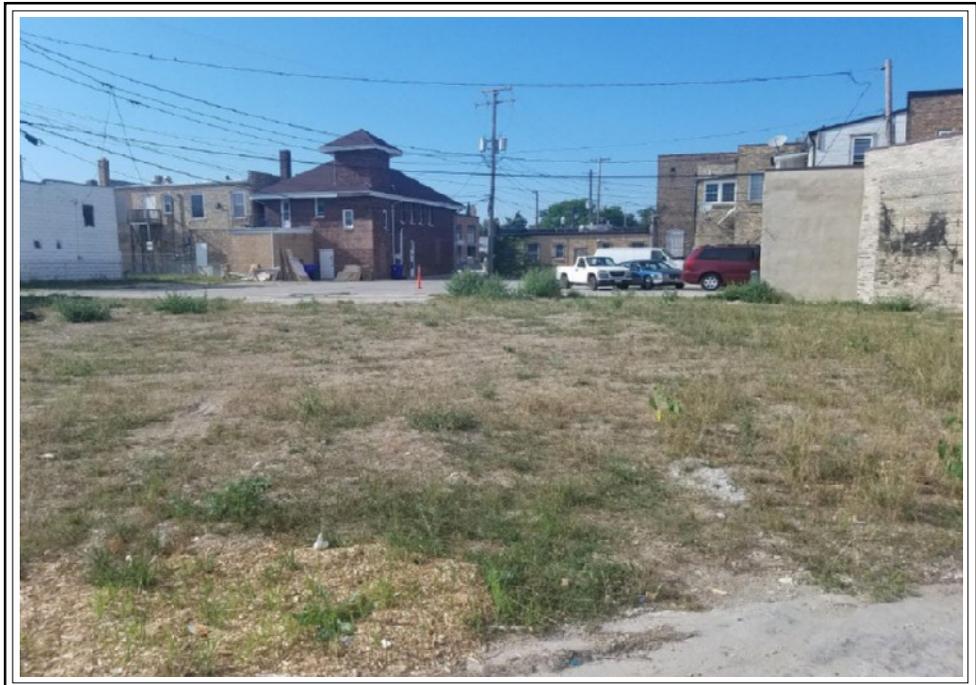
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-302
Property Address: 6309 30th Ave	Case No.:
City: Kenosha	State: WI Zip: 53142



COMPARABLE SALE #1

4035 10th Ave  
Kenosha, WI 53140  
Sale Date: 03/02/2023  
Sale Price: \$ 16,500



COMPARABLE SALE #2

2208 Roosevelt Rd  
Kenosha, WI 53143  
Sale Date: 12/10/2021  
Sale Price: \$ 10,000



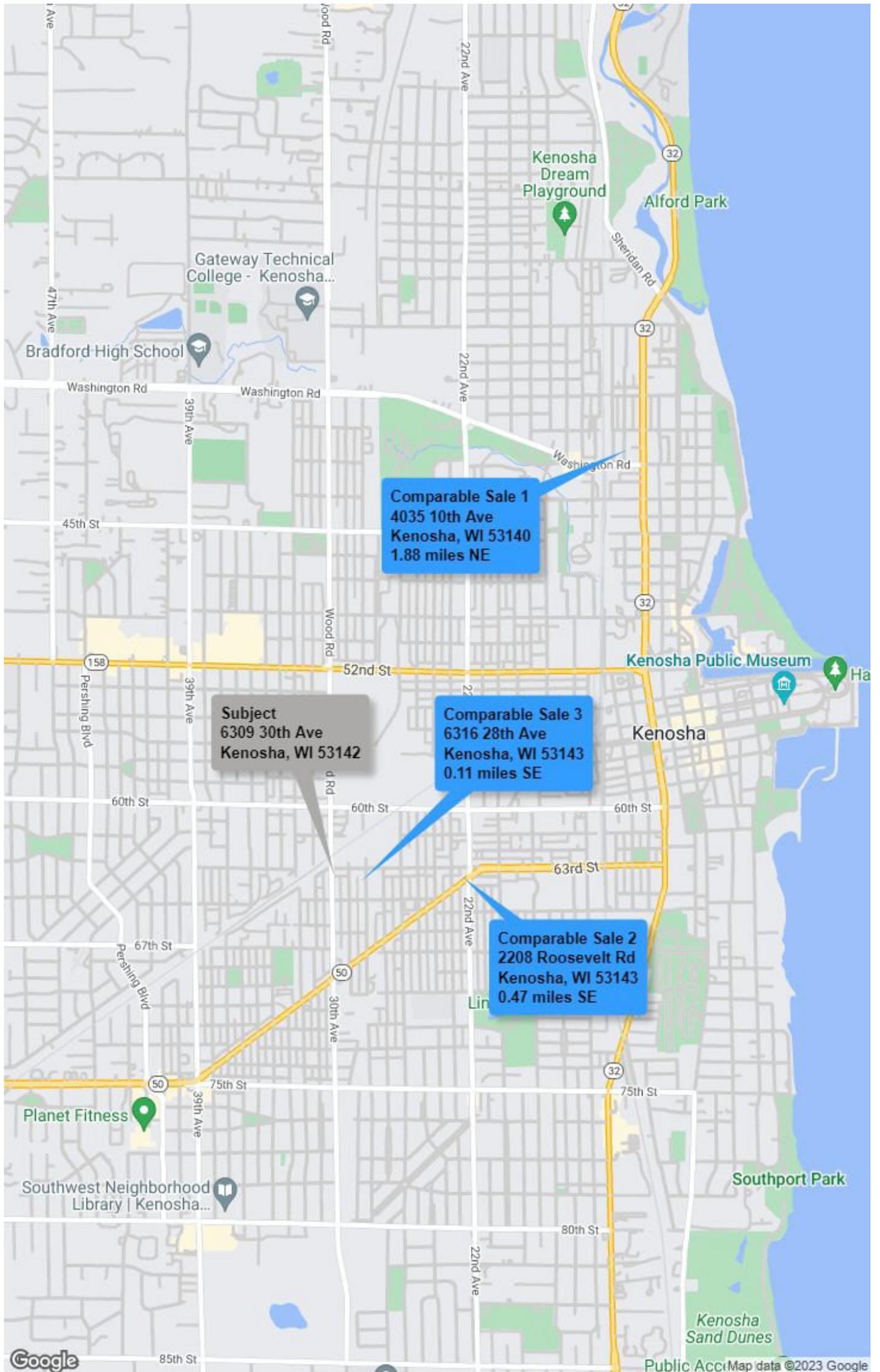
COMPARABLE SALE #3

6316 28th Ave  
Kenosha, WI 53143  
Sale Date: 05/12/2017  
Sale Price: \$ 4,500

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 6309 30th Ave  
City: Kenosha

File No.: 223-302  
Case No.:  
State: WI Zip: 53142



# KENOSHA COUNTY TAX DEED AUCTION LIST CITY OF KENOSHA

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

05-123-06-313-015

Part of Lots 9, 12 and 13, Block 2 of Symmond's Subdivision, of part of the Southwest Quarter of Section 6, Town 1 North, Range 22 East of the Fourth Principal Meridian, according to a plat thereof on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin, the same being a parcel of land 80 feet in width and 132 feet in depth fronting on 69th Street (formerly Symmond's Street), as laid out through said Block 2 and described as follows, to-wit: Commencing on the North line of said 69th Street at the point which is 40 feet West of the East line of said Block; thence North 132 feet; thence West 80 feet to an alley; thence South 132 feet and to the North line of said 69th Street; thence East along the North line of said 69th Street, 80 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed, dated January 30, 1998 and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on February 6, 1998, as Document No. 1084881, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

**PROPERTY ADDRESS: 1308 69<sup>th</sup> St**  
**LOT SIZE: 43' x 132'**

**\$78,300  
SOLD AS IS**



1308 69th St., Kenosha

05-123-06-313-015

Appraisal Price: \$87,000

File No. 223-253

**APPRAISAL OF**



**LOCATED AT:**

1308 69th St  
Kenosha, WI 53143

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

October 3, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-253

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client <b>Kenosha County Clerk</b>		E-mail <b>countyclerk@kenoshacounty.org</b>	
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>	State <b>WI</b> Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>			

SUBJECT	Property Address <b>1308 69th St</b>		City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53143</b>
	Other Description (APN, Legal, etc.), if applicable <b>05-123-06-313-015</b>				
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
	Subject property existing use: <b>Single-Family Residential</b> Use reflected in appraisal: <b>Single-Family Residential</b>				

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Prior Sale/Transfer: Date <b>01/06/2023</b>		Price <b>\$74,200</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$74,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>				
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>				

COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>				
	Site Comments: <b>The subject site contains approximately 0.13 acres of residential land, basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is irregular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.</b>				
	Improvement Comments: <b>See Attached Addendum</b>				

SALES COMPARISON APPROACH	FEATURE		SUBJECT				COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3			
	1308 69th St		Address <b>Kenosha, WI 53143</b>				1621 61st St				1105 67th St				6711 29th Ave			
	Address		<b>Kenosha, WI 53143</b>				<b>Kenosha, WI 53143</b>				<b>Kenosha, WI 53143</b>				<b>Kenosha, WI 53143</b>			
	Proximity to Subject						0.21 miles NE				1.00 miles NE				0.55 miles SE			
	Sale Price		\$ <b>N/A</b>				\$ <b>85,000</b>				\$ <b>85,000</b>				\$ <b>121,000</b>			
	Sale Price/Gross Liv. Area		\$ <b>0.00</b> sq. ft.				\$ <b>70.07</b> sq. ft.				\$ <b>60.71</b> sq. ft.				\$ <b>99.02</b> sq. ft.			
	Data Source(s)						MetroMLS #1843230;DOM 7				MetroMLS #1823126;DOM 51				MetroMLS #1818513;DOM 7			
	Verification Source(s)						Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent			
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
	Sale or Financing				Investor;Cash				REO;Cash				Investor;Cash					
	Concessions				None Known				None Known				None Known					
	Date of Sale/Time				08/02/2023				04/07/2023				09/08/2023					
	Location		Residential		Residential				Residential				Residential		-4,300			
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple					
	Site		5650 sf		6250 sf				6650 sf				7260 sf					
	View		Residential		Residential				Residential				Residential					
	Design (Style)		Colonial		Bungalow				Colonial				Bungalow					
	Quality of Construction		Vinyl/Average		Asbestos/Avg				Vinyl/Average				Aluminum/Avg					
	Actual Age		133a/40e		123a/40e				127a/40e				105a/30e		-12,100			
	Condition		Fair-Poor		Fair-Poor				Fair-Poor				Average-Fair		**			
	Above Grade		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths					
	Room Count		6 3 1.0		6 3 1.0				6 4 2.0		-4,500		6 3 1.0					
	Gross Living Area		20 1,108 sq. ft.		1,213 sq. ft.		-2,100		1,400 sq. ft.		-5,840		1,222 sq. ft.		-2,280			
	Basement & Finished Rooms Below Grade		Partial *Unfinished		Full *Unfinished				Full *Unfinished				Full *Unfinished					
	Functional Utility		Typical		Typical				Typical				Typical					
	Heating/Cooling		FWA/None		FWA/CAC				FWA/CAC				FWA/CAC					
	Energy Efficient Items		None		None				None				None					
	Garage/Carport		None		1 Car Garage		-1,500		2 Car Garage		-3,000		None					
	Porch/Patio/Deck		Patio		Porch				Porch				Porch					
	Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ <b>3,600</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ <b>13,340</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ <b>18,680</b>			
	Adjusted Sale Price of Comparables				Net Adj. <b>-4.2%</b>				Net Adj. <b>-15.7%</b>				Net Adj. <b>-15.4%</b>					
					Gross Adj. <b>4.2%</b>		\$ <b>81,400</b>		Gross Adj. <b>15.7%</b>		\$ <b>71,660</b>		Gross Adj. <b>15.4%</b>		\$ <b>102,320</b>			
	Summary of Sales Comparison Approach <b>See Attached Addendum</b>																	
	Indicated Value by Sales Comparison Approach \$ <b>87,000</b>																	



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-253

**Methods and techniques employed:**  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 10/03/2023, which is the effective date of this appraisal, is:

Single point \$ 87,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>10/04/2023</u></p> <p>Date of Property Viewing: <u>10/03/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

## ADDENDUM

Client: Kenosha County Clerk  
Property Address: 1308 69th St  
City: Kenosha

File No.: 223-253

Case No.:

State: WI

Zip: 53143

### Quality and Condition of Property

The subject is a 2 story/Colonial design, built in 1890, with approximately 1108sf of GLA (gross living area), containing 3 bedrooms/1 bath above-grade, and a patio. The subject is described as having an effective age of 40 years (40/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective roof - appears to have reached the end of its economic life, defective/rotted portions of the rear entry, soffits & fascia - allowing infiltration of exterior elements possible of rodent infestation, and defective/broken/boarded-up windows), thus the interior condition is presumed to be consistent with properties under these circumstances (fair-poor).

### Comments on Sales Comparison

A value range was established from \$71,660 to \$102,320. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject (or at least having a 30 year effective age), showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition.

\*Due to the condition of the property and/or "finished" area below-grade, no value is given to any rooms below grade and thus are described as "Unfinished", as consistent with the market reaction to any of these areas, regardless of description provided in their listing sheets. Likewise, no adjustment was made for a CAC unit, as there's no warranty of their function/operation. No better/closer sales could be found upon which meaningful comparison could be made.

\*\*Due to the 10% adjustment per 10-year effective age differential was applied to reflect the market reaction for the superior condition of comparable sale 3, no redundant adjustment was warranted in the "condition" field.

### Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together, resulting in an estimated market value of \$87,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 1308 69th St  
 City: Kenosha County: \_\_\_\_\_ State: WI Zip Code: 53143  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature:   
 Name: Daniel B. Truax  
 Date Signed: 10/04/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: October 3, 2023

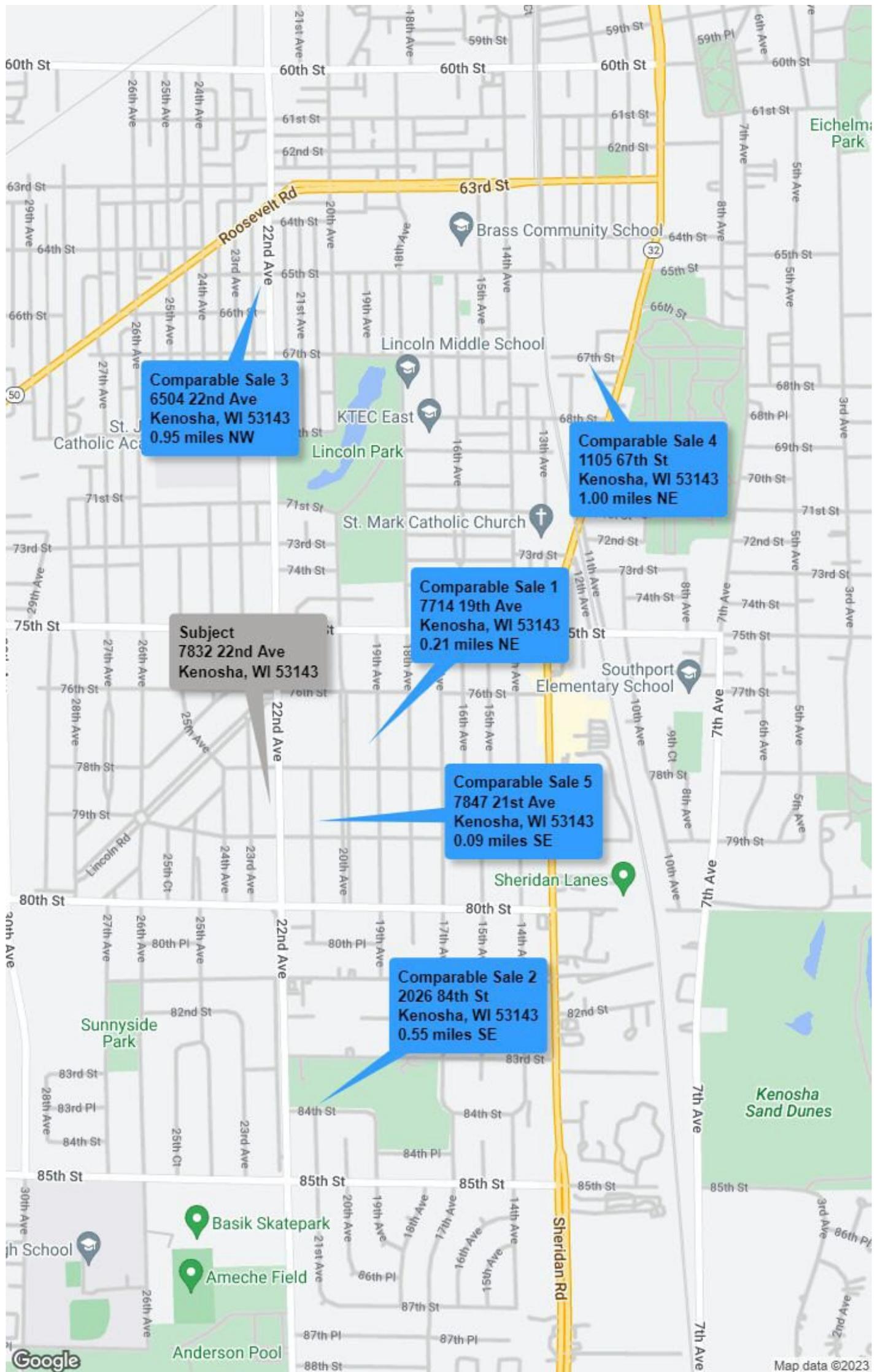
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 1308 69th St  
City: Kenosha

File No.: 223-253  
Case No.:  
State: WI Zip: 53143



**SUBJECT PROPERTY PHOTO ADDENDUM**

Client: Kenosha County Clerk	File No.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	State: WI Zip: 53143

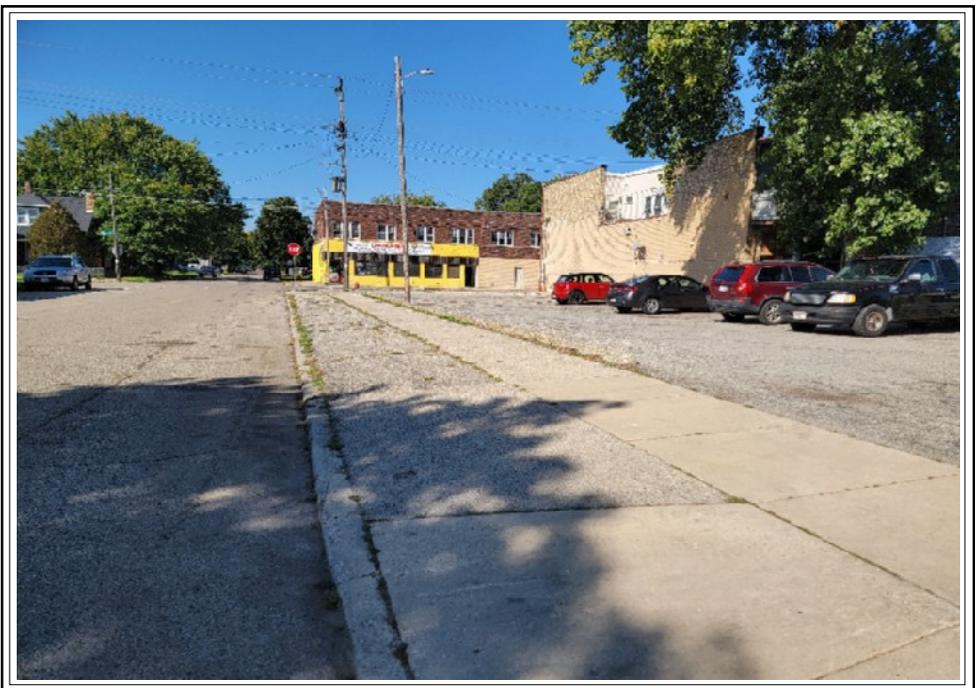


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: October 3, 2023  
Appraised Value: \$ 87,000



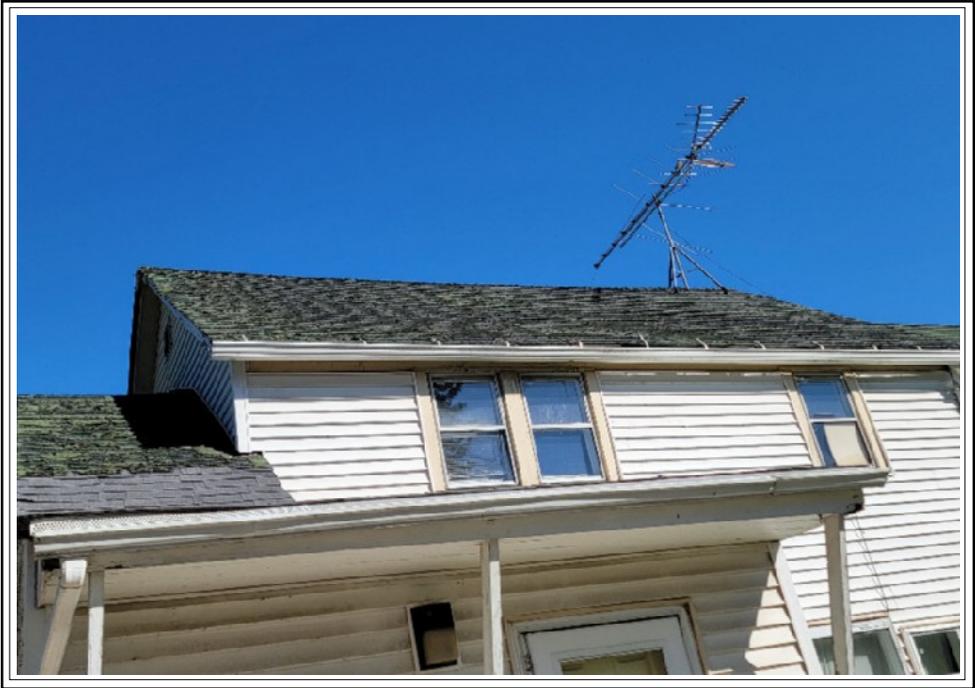
**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Items of Note

Client: Kenosha County Clerk	File No.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	State: WI Zip: 53143



Defective Roof



Defective Door Sills/Jambs



Defective Soffits/Fascia

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	State: WI Zip: 53143



COMPARABLE SALE #1

1621 61st St  
Kenosha, WI 53143  
Sale Date: 08/02/2023  
Sale Price: \$ 85,000



COMPARABLE SALE #2

1105 67th St  
Kenosha, WI 53143  
Sale Date: 04/07/2023  
Sale Price: \$ 85,000



COMPARABLE SALE #3

6711 29th Ave  
Kenosha, WI 53143  
Sale Date: 09/08/2023  
Sale Price: \$ 121,000

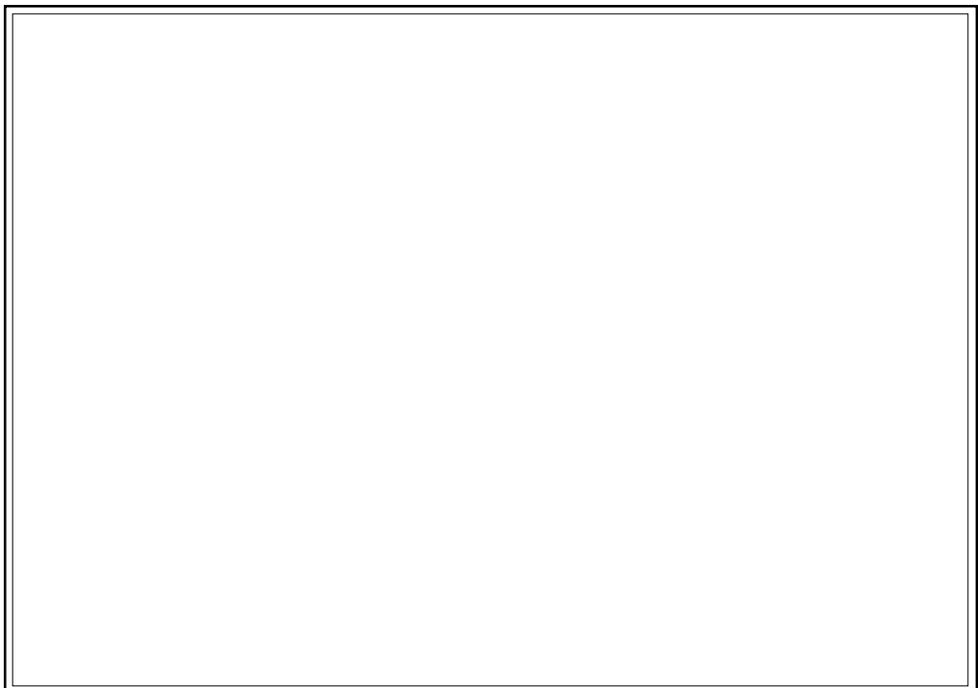
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	State: WI Zip: 53143



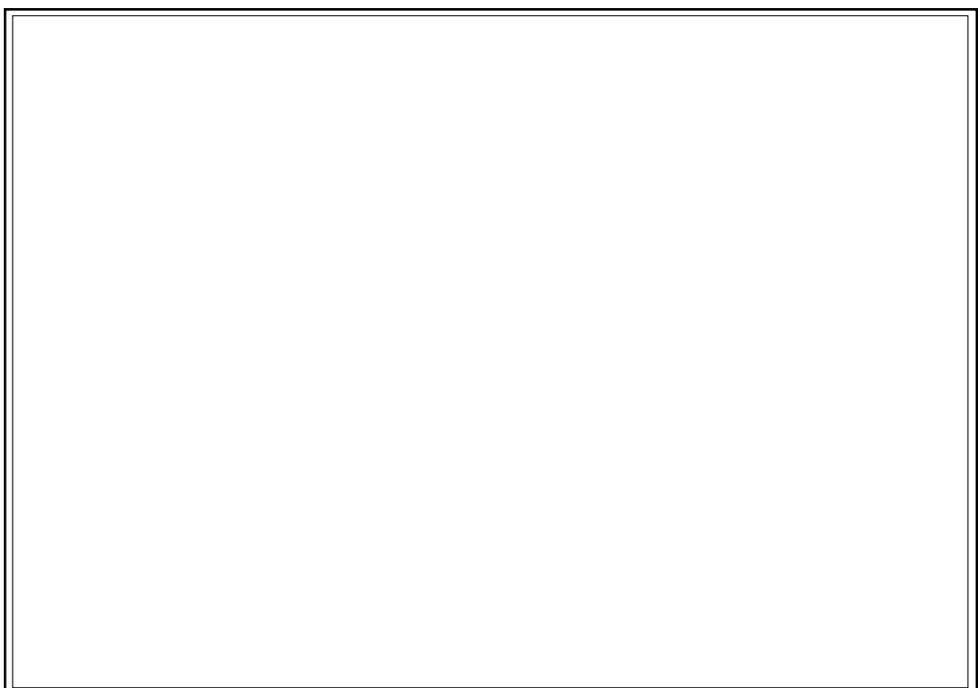
**COMPARABLE SALE #4**

6504 22nd Ave  
Kenosha, WI 53143  
Sale Date: 08/01/2023  
Sale Price: \$ 95,000



**COMPARABLE SALE #5**

Sale Date:  
Sale Price: \$



**COMPARABLE SALE #6**

Sale Date:  
Sale Price: \$

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

09-222-36-340-019

Lot Eleven (11) of Hollywood Subdivision, being a subdivision of part of the Southwest Quarter of Section Thirty-six (36), Town Two (2) North, Range Twenty-two (22) East of the Fourth Principal Meridian, according to the plat and survey of said subdivision on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin. Said land lying and being in the City of Kenosha, County of Kenosha, and State of Wisconsin.

**\$96,000  
SOLD AS IS**



**PROPERTY ADDRESS: 5312 34<sup>th</sup> Ave, Kenosha  
LOT SIZE: 46' x 86'**



**APPRAISAL OF**



**LOCATED AT:**

5312 34th Ave  
Kenosha, WI 53144

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-303

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.				
	Client <b>Kenosha County Clerk</b>		E-mail <b>countyclerk@kenoshacounty.org</b>		
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>				

SUBJECT	Property Address <b>5312 34th Ave</b>		City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53144</b>
	Other Description (APN, Legal, etc.), if applicable <b>09-222-36-340-019</b>				
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
Subject property existing use: <b>Single-Family Residential</b> Use reflected in appraisal: <b>Single-Family Residential</b>					
Highest and Best Use: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Other:					

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Prior Sale/Transfer: Date <b>01/06/2023</b>		Price <b>\$61,900</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$61,900. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>				
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>				

COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>				
	Site Comments: <b>The subject site contains approximately 0.09 acres of residential land (46'x86'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.</b>				
	Improvement Comments: <b>See Attached Addendum</b>				

SALES COMPARISON APPROACH	FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3		
		<b>5312 34th Ave</b>		<b>5110 28th Ave</b>		<b>2608 75th St</b>		<b>6630 37th Ave</b>	
	Address <b>Kenosha, WI 53144</b>		Kenosha, WI 53140		Kenosha, WI 53143		Kenosha, WI 53142		
	Proximity to Subject		0.40 miles NE		1.50 miles SE		0.91 miles SW		
	Sale Price	\$ N/A	\$ 94,900		\$ 88,000		\$ 124,641		
	Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 143.79 sq. ft.		\$ 122.22 sq. ft.		\$ 110.60 sq. ft.		
	Data Source(s)		MetroMLS #1818108;DOM 58		Document #: 1944581; DOM 0		MetroMLS #1828940;DOM 8		
	Verification Source(s)		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/Appraisal		Assessor'sRcrds/ListingAgent		
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	
	Sale or Financing		Investor;Cash		Investor;Cash		REO;Cash		
	Concessions		None Known		None Known		None Known		
	Date of Sale/Time		09/22/2023		03/28/2023		04/27/2023		
	Location	Residential	Residential		Resid/BusyRoad		4,400 Residential		
	Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
	Site	3956 sf	6600 sf		4600 sf		6100 sf		
	View	Residential	Residential		Residential		Residential		
	Design (Style)	Bungalow	Bungalow		Bungalow		Bungalow		
	Quality of Construction	Vinyl/Average	Vinyl/Average		Frame/Average		Aluminum/Avg		
	Actual Age	99a/30e	99a/30e		106a/30e		97a/30e		
	Condition	Average-Fair	Average-Fair		Average-Fair		Average-Fair		
	Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
	Room Count	4 2 1.0	4 2 1.0	0	4 2 1.0	6 3 1.0		-1,500	
	Gross Living Area	20 572 sq. ft.	660 sq. ft.		720 sq. ft.		1,127 sq. ft.		-11,100
	Basement & Finished	Full	Full		Full		Full		
	Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*Unfinished		
	Functional Utility	Typical	Typical		Typical		Typical		
	Heating/Cooling	FWA/None	FWA/None		FWA/None		FWA/CAC		*
	Energy Efficient Items	None	None		None		None		
	Garage/Carport	2 Car Garage	2 Car Garage		1 Car Garage		1,500 2 Car Garage		
	Porch/Patio/Deck	Porch	Porch		Porch		Porch/Deck		-1,500
	Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,900		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 14,100		
	Adjusted Sale Price of Comparables		Net Adj. 0.0% Gross Adj. 0.0% \$ 94,900		Net Adj. 6.7% Gross Adj. 6.7% \$ 93,900		Net Adj. -11.3% Gross Adj. 11.3% \$ 110,541		

Summary of Sales Comparison Approach A value range was established from \$76,700 to \$110,541. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. \*Due to the condition of the property and/or "finished" area below-grade, no value is given to any rooms below grade and thus are described as "Unfinished", as consistent with the market reaction to any of these areas, regardless of description provided in their listing sheets. Likewise, no adjustment was made for a CAC unit, as there's no warranty of their function/operation. No better/closer sales could be found upon which meaningful comparison could be made.

Indicated Value by Sales Comparison Approach \$ **96,000**



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-303

**RECONCILIATION**

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 96,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**CERTIFICATION**

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

**TYPE AND DEFINITION OF VALUE**

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**SIGNATURE**

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

**ADDENDUM**

Client: Kenosha County Clerk	File No.: 223-303	
Property Address: 5312 34th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53144

**Quality and Condition of Property**

The subject is a 1 story/Bungalow design, built in 1925, with approximately 572sf of GLA (gross living area), containing 2 bedrooms/1 bath above-grade, covered front porch and a 2 car garage. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective garage roof, soffits, fascia and garage door) as well as evidence of possible vermin and/or exterior elements infiltration (basement window on north side of property).

**Final Reconciliation**

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$96,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 5312 34th Ave  
 City: Kenosha County: \_\_\_\_\_ State: WI Zip Code: 53144  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: November 27, 2023

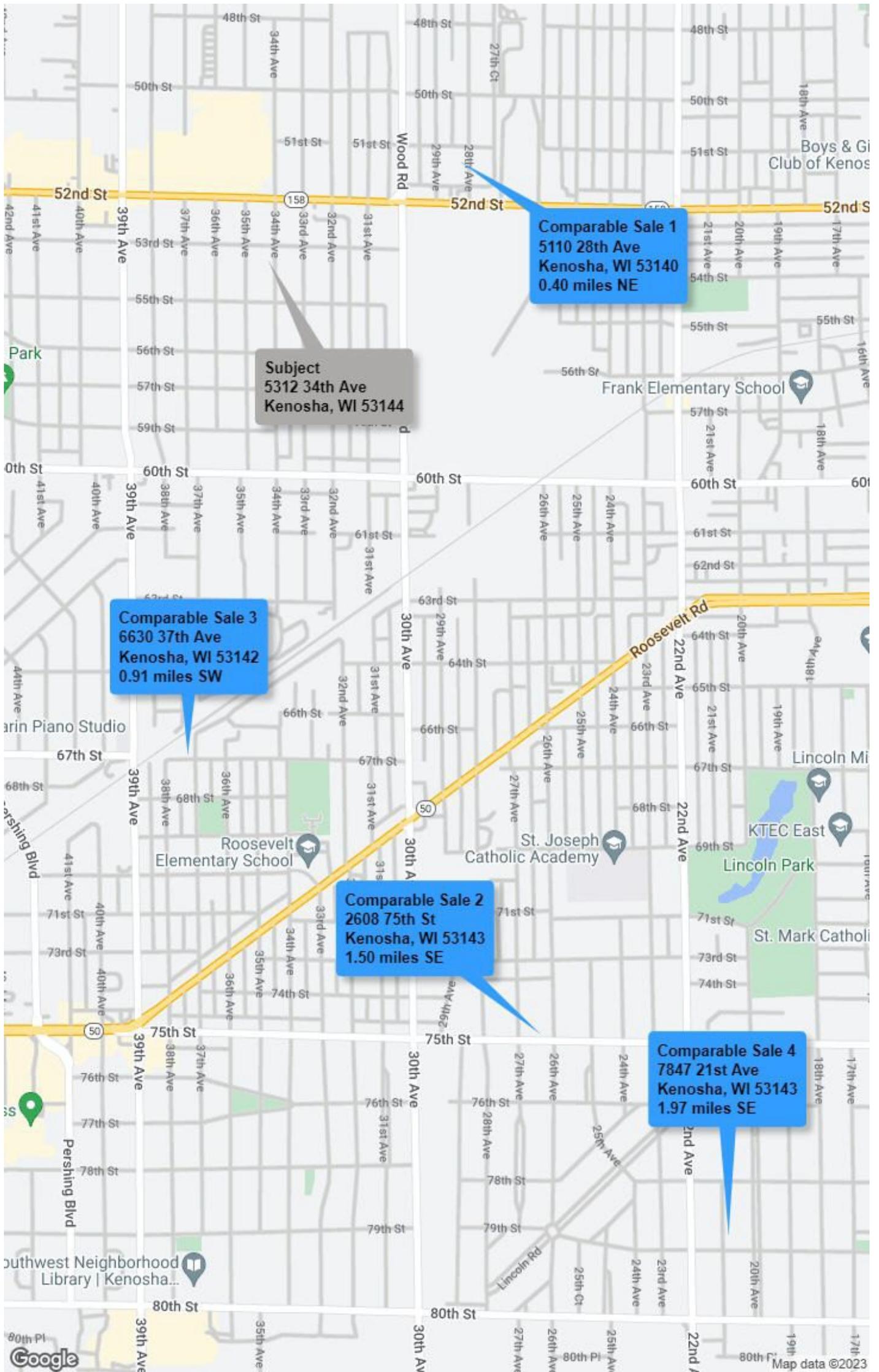
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 5312 34th Ave  
City: Kenosha

File No.: 223-303  
Case No.:  
State: WI Zip: 53144



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-303
Property Address: 5312 34th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 96,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Items of Note

Client: Kenosha County Clerk	File No.: 223-303	
Property Address: 5312 34th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53144



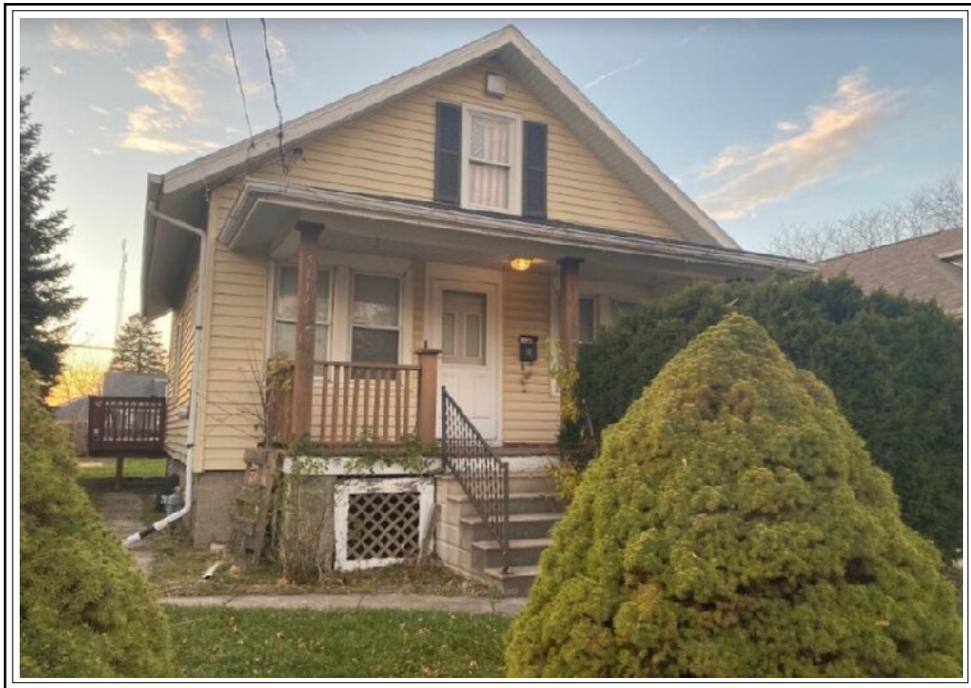
Defective Garage Components  
Roof, soffits/fascia, door



Basement Window  
Possible vermin/exterior elements infiltration

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-303
Property Address: 5312 34th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



COMPARABLE SALE #1

5110 28th Ave  
Kenosha, WI 53140  
Sale Date: 09/22/2023  
Sale Price: \$ 94,900



COMPARABLE SALE #2

2608 75th St  
Kenosha, WI 53143  
Sale Date: 03/28/2023  
Sale Price: \$ 88,000



COMPARABLE SALE #3

6630 37th Ave  
Kenosha, WI 53142  
Sale Date: 04/27/2023  
Sale Price: \$ 124,641

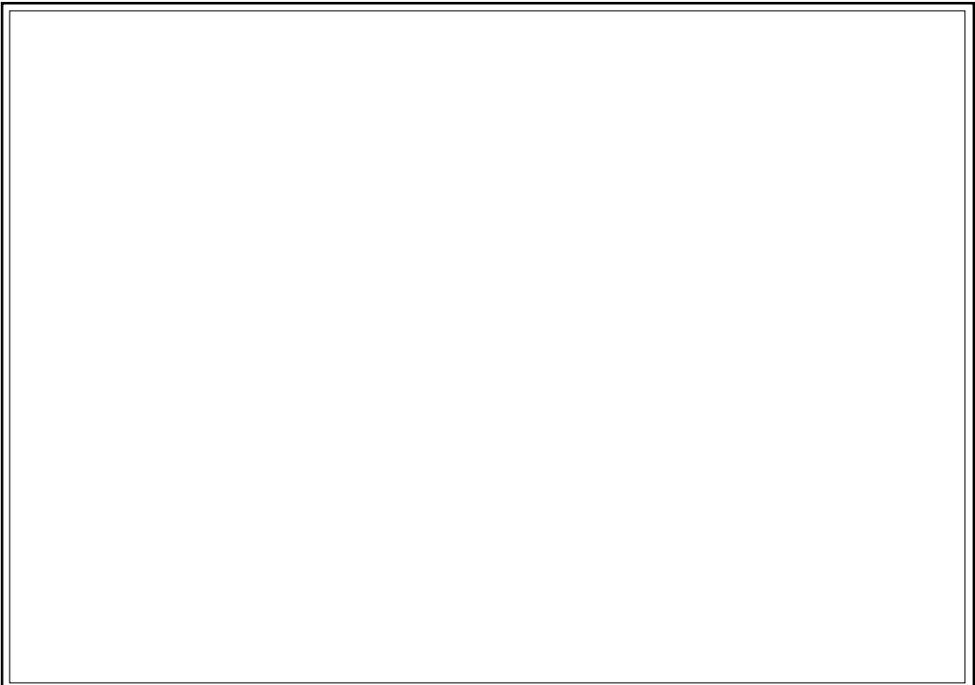
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-303
Property Address: 5312 34th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



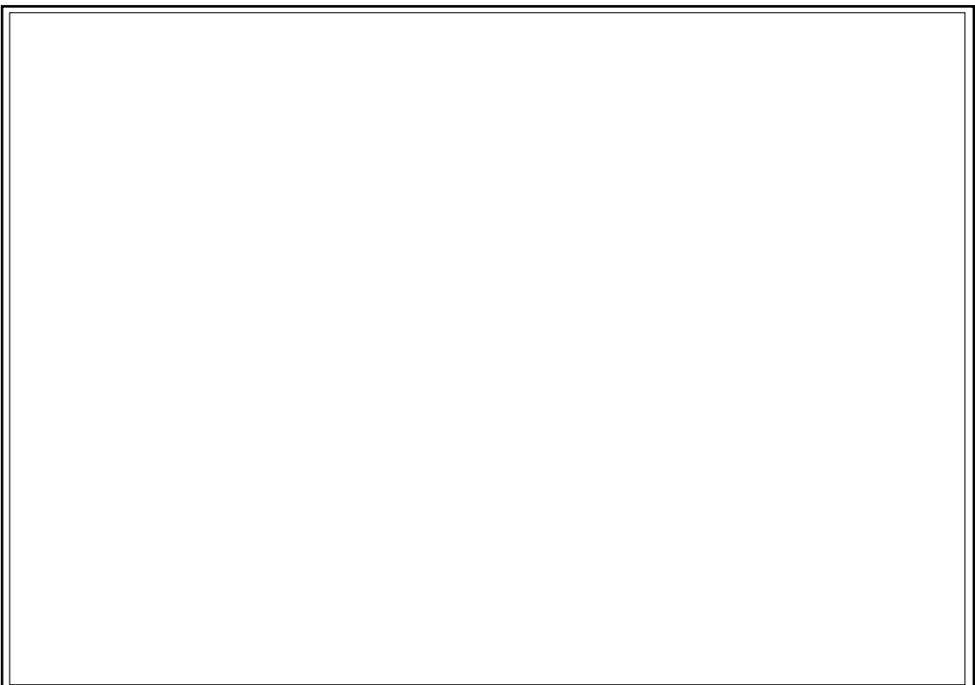
COMPARABLE SALE #4

7847 21st Ave  
Kenosha, WI 53143  
Sale Date: 01/31/2023  
Sale Price: \$ 90,000



COMPARABLE SALE #5

Sale Date:  
Sale Price: \$



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

09-222-36-362-010

Lot 5 in Block 11 in Hannan Park, a Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian; and lying and being in the City of Kenosha, Kenosha County, Wisconsin.

**PROPERTY ADDRESS: 5722 36<sup>th</sup> Ave, Kenosha**  
**LOT SIZE: 50' x 117'**

**\$86,000**  
**SOLD AS IS**



**APPRAISAL OF**



**LOCATED AT:**

5722 36th Ave  
Kenosha, WI 53144

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-304

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client <b>Kenosha County Clerk</b>	E-mail <b>countyclerk@kenoshacounty.org</b>		
	Client Address <b>1010 56th Street</b>	City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>			

SUBJECT	Property Address <b>5722 36th Ave</b>	City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53144</b>
	Other Description (APN, Legal, etc.), if applicable <b>09-222-36-362-010</b>			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			

SALES HISTORY	Subject property existing use: <b>Single-Family Residential</b> Use reflected in appraisal: <b>Single-Family Residential</b>			
	Highest and Best Use: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Other:			
	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date <b>01/06/2023</b>	Price <b>\$60,200</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) **The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$60,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.**

Offerings, options and contracts as of the effective date of the appraisal **Not listed publicly offered for sale within past 12 months.**

Marketability Comments: **The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.**

Site Comments: **The subject site contains approximately 0.13 acres of residential land (50'x117'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.**

Improvement Comments: **See Attached Addendum**

SALES COMPARISON APPROACH	FEATURE		SUBJECT			COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3			
		<b>5722 36th Ave</b>		<b>5914 40th Ave</b>			<b>7702 16th Ave</b>			<b>3715 28th St</b>					
	Address <b>Kenosha, WI 53144</b>		Address <b>Kenosha, WI 53144</b>			Address <b>Kenosha, WI 53143</b>			Address <b>Kenosha, WI 53144</b>						
	Proximity to Subject		0.26 miles SW			1.80 miles SE			2.09 miles NW						
	Sale Price	\$	N/A			\$	76,000		\$	82,000		\$	124,900		
	Sale Price/Gross Liv. Area	\$	0.00 sq. ft.			\$	119.50 sq. ft.		\$	128.13 sq. ft.		\$	87.77 sq. ft.		
	Data Source(s)	Doc#: 1939020;DOM 0			Document #: 1935648; DOM 0			MetroMLS #1817844;DOM 4							
	Verification Source(s)	Assessor's Records			Assessor's Records			Assessor'sRcrds/ListingAgent							
	VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
	Sale or Financing	Investor;Cash		Investor;Cash				Investor;Cash				Estate;Cash			
	Concessions	None Known		None Known				None Known				\$3,747		-3,700	
	Date of Sale/Time	11/04/2022		08/31/2022		5,100		01/27/2023							
	Location	Residential		Residential				Residential				Residential			
	Leasehold/Fee Simple	Fee Simple		Fee Simple				Fee Simple				Fee Simple			
	Site	5850 sf		7138 sf				4264 sf				15000 sf		-4,600	
	View	Residential		Resid/Comm		4,100		Residential				Residential			
	Design (Style)	Ranch		Ranch				Bungalow				Ranch			
	Quality of Construction	FiberCmnt/Alm/Avg		Vinyl/Average				Frame/Average				Vinyl/Stcco/Avg			
	Actual Age	100a/30e		75a/30e				100a/30e				75a/30e			
	Condition	Average-Fair		Average-Fair				Average-Fair				Average-Fair			
	Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths		
	Room Count	3	1	1.0	3	1	1.0	3	1	1.0	6	3	1.0	-3,000	
	Gross Living Area	20		794 sq. ft.		636 sq. ft.		3,160		640 sq. ft.		3,080		1,423 sq. ft. -12,580	
	Basement & Finished	None		None				Full		-5,000		None			
	Rooms Below Grade	N/A		N/A				*Unfinished				N/A			
	Functional Utility	Typical		Typical				Typical				Typical			
	Heating/Cooling	FWA/None		FWA/None				FWA/CAC		*		FWA/CAC		*	
	Energy Efficient Items	None		None				None				None			
	Garage/Carport	1 Car Garage		1 Car Garage				1 Car Garage				2 Car Garage		-1,500	
	Porch/Patio/Deck	Patio		Patio				Porch				Deck			
	Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 7,260		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 3,180		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 25,380	
	Adjusted Sale Price of Comparables			Net Adj. 9.6%				Net Adj. 3.9%				Net Adj. -20.3%			
				Gross Adj. 9.6%		\$ 83,260		Gross Adj. 16.1%		\$ 85,180		Gross Adj. 20.3%		\$ 99,520	
	Summary of Sales Comparison Approach	<b>See Attached Addendum</b>													
	Indicated Value by Sales Comparison Approach	<b>\$ 86,000</b>													



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-304

**RECONCILIATION**

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 86,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**CERTIFICATION**

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

**TYPE AND DEFINITION OF VALUE**

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**SIGNATURE**

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

## ADDENDUM

Client: Kenosha County Clerk

File No.: 223-304

Property Address: 5722 36th Ave

Case No.:

City: Kenosha

State: WI

Zip: 53144

### Quality and Condition of Property

The subject is a 1 story/ranch design, built in 1923, with approximately 794sf of GLA (gross living area), lacking a basement, but containing 1 bedroom/1 bath, a patio and a 1 car garage. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (missing/incomplete installation of siding).

### Comments on Sales Comparison

A value range was established from \$72,040 to \$99,520. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. In order to obtain and utilize comparable sales which share a distressed sale/condition to that of the subject, while also lacking a basement and/or containing only 1 bedroom, it was necessary to obtain and utilize comparable sales which sold past the preferred 12 months, however a 5% (monthly pro-rated) annual time adjustment was applied to comparable sales 2 & 4 to reflect the movement of the market of the subject area over that time.

\*Due to the condition of the property and/or "finished" area below-grade, no value is given to any rooms below grade and thus are described as "Unfinished", as consistent with the market reaction to any of these areas, regardless of description provided in their listing sheets. Likewise, no adjustment was made for a CAC unit, as there's no warranty of their function/operation. No better/closer sales could be found upon which meaningful comparison could be made.

### Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$86,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 5722 36th Ave  
 City: Kenosha County: \_\_\_\_\_ State: WI Zip Code: 53144  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: November 27, 2023

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior



**SUBJECT PROPERTY PHOTO ADDENDUM**

Client: Kenosha County Clerk	File No.: 223-304
Property Address: 5722 36th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 86,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

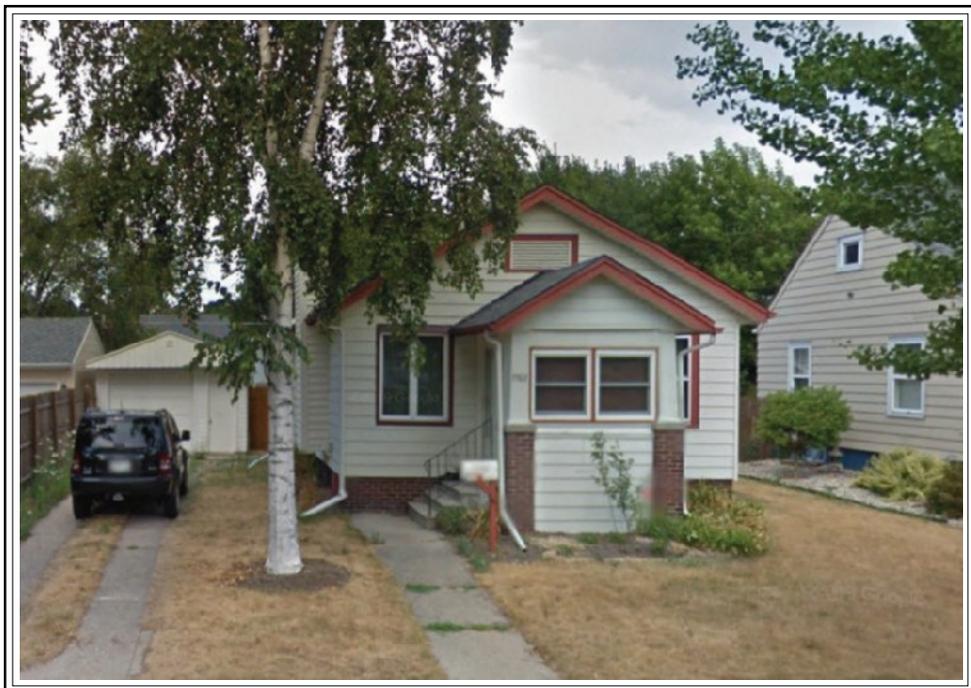
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-304
Property Address: 5722 36th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



COMPARABLE SALE #1

5914 40th Ave  
Kenosha, WI 53144  
Sale Date: 11/04/2022  
Sale Price: \$ 76,000



COMPARABLE SALE #2

7702 16th Ave  
Kenosha, WI 53143  
Sale Date: 08/31/2022  
Sale Price: \$ 82,000

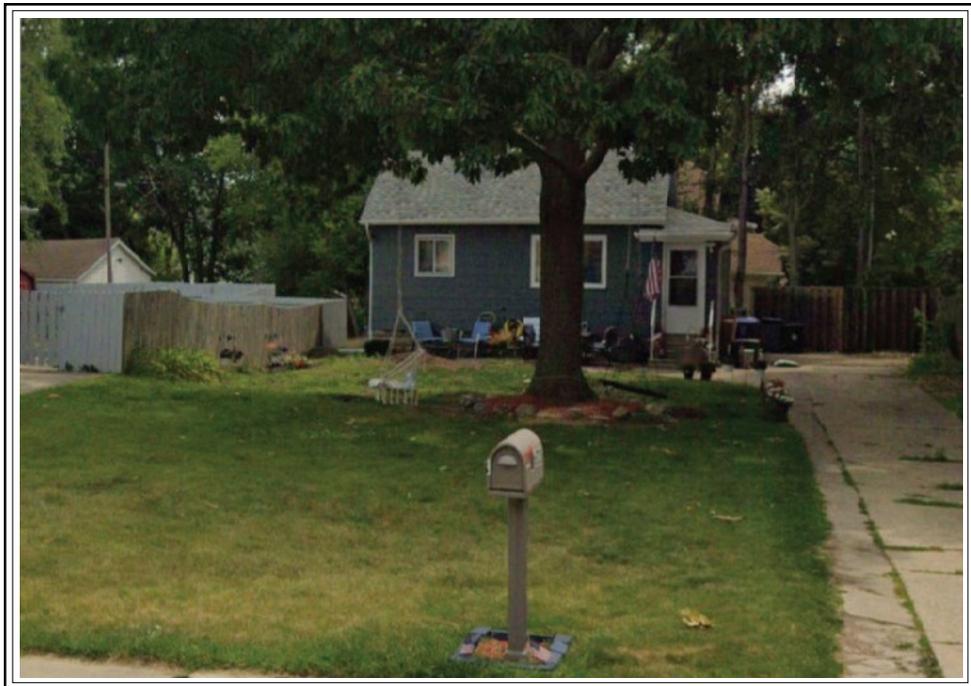


COMPARABLE SALE #3

3715 28th St  
Kenosha, WI 53144  
Sale Date: 01/27/2023  
Sale Price: \$ 124,900

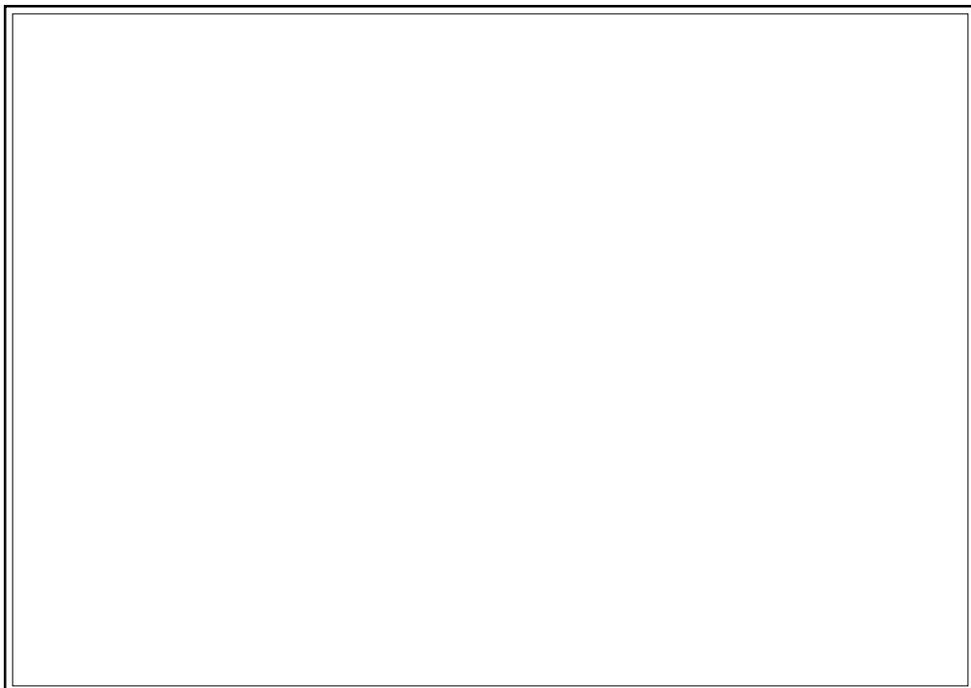
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-304
Property Address: 5722 36th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



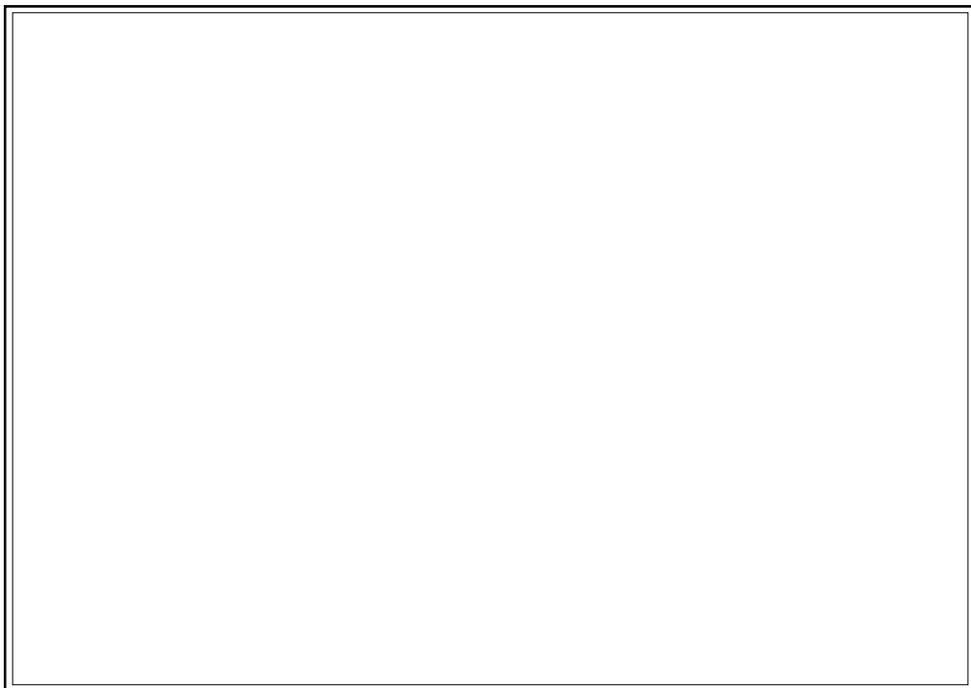
COMPARABLE SALE #4

6323 37th Ave  
Kenosha, WI 53142  
Sale Date: 05/22/2023  
Sale Price: \$ 65,000



COMPARABLE SALE #5

Sale Date:  
Sale Price: \$



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

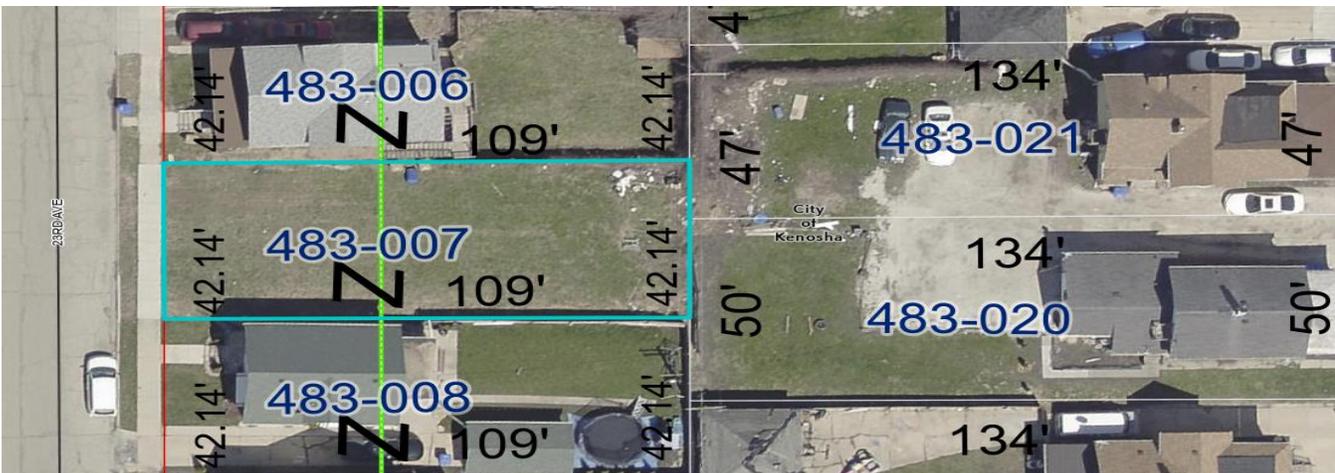
09-222-36-483-007

Part of Block 1 of Vetter's Subdivision and part of the Southeast 1/4 of Section 36 in Town 2 North, Range 22 East of the Fourth Principal Meridian, particularly described as: Commencing at a point on the East line of 23rd Avenue in said Vetter's Subdivision which is 368-4/7 feet North of the North line of 60th Street; thence East on a line parallel with 60th Street, 109 feet, thence North parallel to said 23rd Avenue 42-1/7 feet thence West parallel to the South line, 109 feet; and to the East line of 23rd Avenue; thence South on the East the of 23rd Avenue 42-1/7 feet, to the place of beginning. Said land being in the City of Kenosha, Kenosha County, Wisconsin.

**\$25,000  
SOLD AS IS**



**PROPERTY ADDRESS: 5805 23<sup>rd</sup> Ave, Kenosha  
LOT SIZE: 42' x 109' Vacant Land**



**APPRAISAL OF**



**LOCATED AT:**

5805 23rd Ave  
Kenosha, WI 53140

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

File Number: 223-305

In accordance with your request, I have appraised the real property at:

5805 23rd Ave  
Kenosha, WI 53140

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of November 27, 2023 is:

\$25,000  
Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



Daniel B. Truax

**Elite Appraisals, Inc.  
Land Appraisal Report**

File No. 223-305

<b>PURPOSE</b>	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User <b>Kenosha County Clerk</b>		E-mail <b>countyclerk@kenoshacounty.org</b>	
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>	State <b>WI</b> Zip <b>53140</b>
	Additional Intended User(s)			
Intended Use <b>"As-Is" Portfolio Valuation</b>				

<b>SUBJECT</b>	Property Address <b>5805 23rd Ave</b>	City <b>Kenosha</b>	State <b>WI</b> Zip <b>53140</b>
	Owner of Public Record <b>County Of Kenosha</b>	County <b>Kenosha</b>	
	Legal Description <b>Pt Of Blk 1 Vetter's Sub Of Pt Of Se 1/4 Sec 36 T 2 R 22 Com 368 4/7 FT1</b>		
	Assessor's Parcel # <b>09-222-36-483-007</b>	Tax Year <b>2022</b>	R.E. Taxes \$ <b>944.77</b>
	Neighborhood Name <b>Columbus</b>	Map Reference <b>29404</b>	Census Tract <b>0011.00</b>
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			

<b>SALES HISTORY</b>	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Prior Sale/Transfer: Date <b>01/06/2023</b>	Price <b>\$11,900</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$11,900. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>		
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>		

<b>NEIGHBORHOOD</b>	<b>Neighborhood Characteristics</b>		<b>One-Unit Housing Trends</b>		<b>One-Unit Housing</b>		<b>Present Land Use %</b>	
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit			<b>60 %</b>
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit			<b>10 %</b>
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	<b>50</b> Low	<b>0</b>	Multi-Family			<b>10 %</b>
	Neighborhood Boundaries <b>See Attached Addendum</b>		<b>350+</b> High	<b>185</b>	Commercial			<b>10 %</b>
			<b>215</b> Pred.	<b>90</b>	Other			<b>10 %</b>
Neighborhood Description <b>There are no apparent adverse factors which should affect the subject's marketability. The properties are maintained on an average to good basis. Amenities and conveniences such as schools, shopping, recreation and employment are readily available.</b>								
Market Conditions (including support for the above conclusions) <b>Residential market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>								

<b>SITE</b>	Dimensions <b>42x109</b>	Area <b>4578 sf</b>	Shape <b>Rectangular</b>	View <b>Residential</b>	
	Specific Zoning Classification <b>M-1</b>	Zoning Description <b>See Attached Addendum</b>			
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				
	Highest and best use of the subject property <b>Highest and best use was determined as light manufacturing, commercial and/or retail uses under current zoning as this meets the 4 tests (legal, feasible, possible, max. production).</b>				
	Utilities	Public	Other (describe)	Public	Other (describe)
	Electricity <input checked="" type="checkbox"/>	<input type="checkbox"/>		Water <input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>		Sanitary Sewer <input checked="" type="checkbox"/>	<input type="checkbox"/>	
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone <b>X</b>	FEMA Map # <b>55059C0204D</b>	FEMA Map Date <b>06-19-2012</b>		
Site Comments <b>See Attached Addendum</b>					

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<b>5805 23rd Ave Kenosha, WI 53140</b>	<b>6721 14th Ave Kenosha, WI 53143</b>	<b>4001 13th Ave Kenosha, WI 53140</b>	<b>2624 63rd St Kenosha, WI 53143</b>
Proximity to subject		<b>0.82 miles SE</b>	<b>1.40 miles NE</b>	<b>0.37 miles SW</b>
Sales Price	\$	\$ <b>18,000</b>	\$ <b>40,000</b>	\$ <b>19,900</b>
Price \$ /	<b>0</b>	<b>3</b>	<b>6</b>	<b>1</b>
Data Source		<b>MetroMLS #1821777;DOM 215</b>	<b>MetroMLS #179525;DOM 100</b>	<b>MetroMLS #1524400;DOM 18</b>
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION
		<b>08/25/2023</b>		<b>04/27/2022</b>
			<b>3,200</b>	<b>12/12/2017</b>
				<b>5,900</b>
Location	<b>Urban</b>	<b>Urban</b>	<b>Urban</b>	<b>Urban</b>
Site/View	<b>4578sf / Res/Com</b>	<b>6600sf/Res/Com</b>	<b>0</b>	<b>6224sf/RXR/Com</b>
Zoning	<b>M-1</b>	<b>M-2</b>	<b>M-1</b>	<b>M-1</b>
Sales or Financing Concessions				
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>0</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>3,200</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <b>1,500</b>
Indicated Value of Subject		Net Adj. <b>0.0%</b> Gross Adj. <b>0.0%</b> \$ <b>18,000</b>	Net Adj. <b>8.0%</b> Gross Adj. <b>8.0%</b> \$ <b>36,800</b>	Net Adj. <b>7.5%</b> Gross Adj. <b>51.8%</b> \$ <b>21,400</b>
Summary of Sales Comparison Approach <b>See Attached Addendum</b>				

<b>MARKET DATA ANALYSIS</b>				

<b>RECONCILIATION</b>	Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <b>11/27/2023</b> , which is the effective date of this appraisal, is:		
	<input checked="" type="checkbox"/> Single point \$ <b>25,000</b>	<input type="checkbox"/> Range \$ _____ to \$ _____	<input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to the following: _____		

## ADDENDUM

Client: Kenosha County Clerk  
Property Address: 5805 23rd Ave  
City: Kenosha

File No.: 223-305

Case No.:

State: WI

Zip: 53140

### Neighborhood Boundaries

The subject neighborhood is roughly bounded by 45th Street north, 75th Street south, Lake Michigan east and 39th Avenue west, and it is this market area that is described in the neighborhood section of this report.

The 'other' land usage of 10% in the 'Neighborhood' Section of the URAR describes the typical parks, schools, water-ways and green belts common in urban areas.

### Neighborhood Market Conditions

The subject generally conforms to the neighborhood in site size. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.

### Zoning Description

Light Manufacturing District - The primary purposes and characteristics of the M-1 Light Manufacturing District are intended to provide for light manufacturing and industrial uses, and for warehousing and wholesaling uses of a limited nature and size that do not create appreciable nuisances or hazards

### Site Comments

The subject contains approximately 0.110 acres of residential land (42'x109') of land that is basically level, rectangular in shape and located across from a commercial building and surrounded by residential dwellings. The subject site has public water, sewer, gas and electric utilities available at the street. The subject site is smaller in size than typical properties zoned for manufacturing, but is not atypical through the rezoning of certain areas in the City of Kenosha, although sales of such properties are scarce.

### Comments on Sales Comparison

A value range was established from \$18,000 to \$36,800. Due to the subject being located in a portion of the city which is bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries, however all comparables and their location would be viewed equally to that of the subject by potential buyers. In order to obtain and utilize comparable sales which share a similar zoning (while being located in a residential/commercial mixed area), it was necessary to obtain and utilize comparable sales which sold past the preferred 12 months, however a 5% (monthly pro-rated) annual time adjustment was applied to comparable sales 2 & 3 to reflect the movement of the market of the subject area over that time (which was discovered to differ from residential zoned vacant parcels). After an exhaustive search, no better/closer sales could be found upon which meaningful comparison could be made.

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$25,000. This method is acceptable under both USPAP and Fannie Mae guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

**Additional Certifications:**

Definition of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

5805 23rd Ave

Kenosha, WI 53140

EFFECTIVE DATE OF THE APPRAISAL: 11/27/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 25,000

**APPRAISER**

Signature:   
 Name: Daniel B. Truax  
 Company Name: Elite Appraisals, Inc.  
 Company Address: 9568 42nd Ct  
Pleasant Prairie, WI 53158  
 Telephone Number: 262.605.0888  
 Email Address: eliteappraisalswi@gmail.com  
 State Certification # 1391-9  
 or License # \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Date of Signature and Report: 11/28/2023  
 Date of Property Viewing: 11/27/2023  
 Degree of property viewing:  
 Did personally view  Did not personally view

**SUPERVISORY APPRAISER**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Company Address: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or License # \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Date of Property Viewing: \_\_\_\_\_  
 Degree of property viewing:  
 Did personally view  Did not personally view

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 5805 23rd Ave  
 City: Kenosha County: Kenosha State: WI Zip Code: 53140  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 65

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: 11/27/2023

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

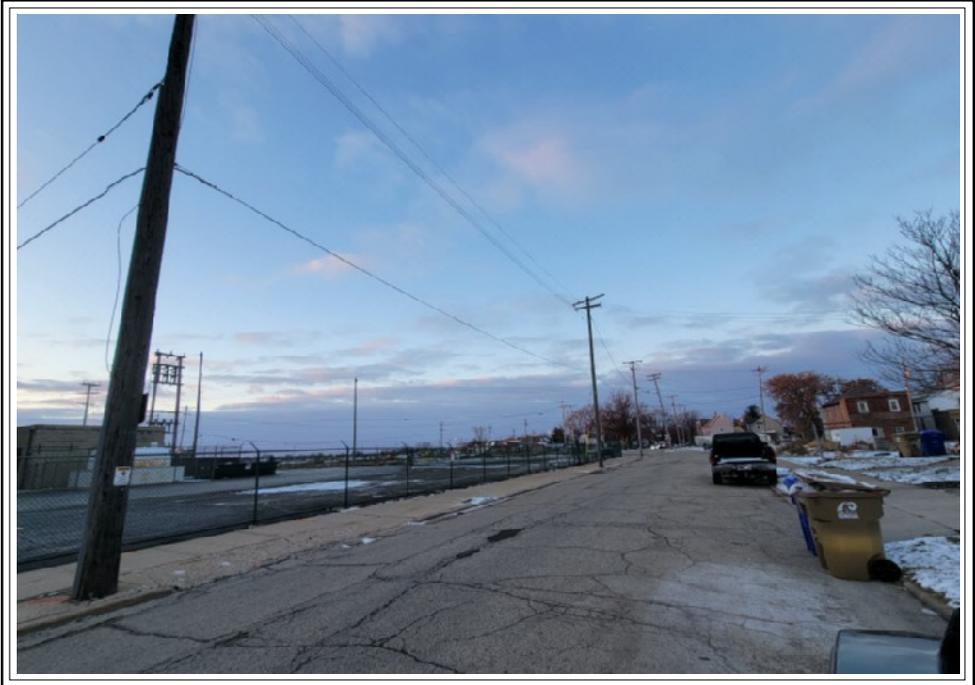
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-305
Property Address: 5805 23rd Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



**FRONT VIEW OF  
SUBJECT PROPERTY**

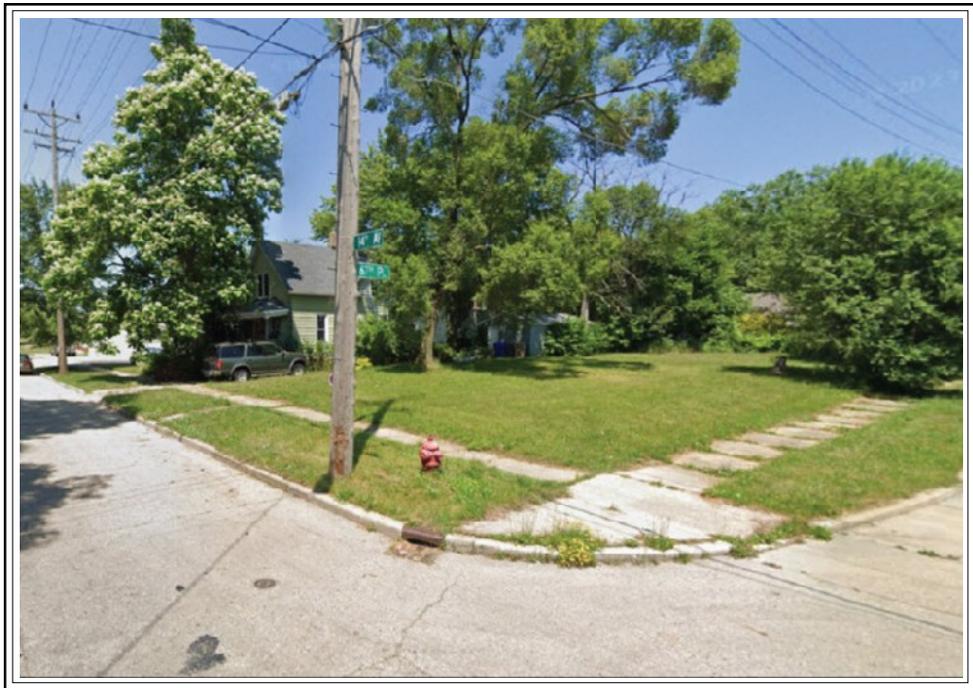
Appraised Date: November 27, 2023  
Appraised Value: \$ 25,000



**STREET SCENE**

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-305
Property Address: 5805 23rd Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



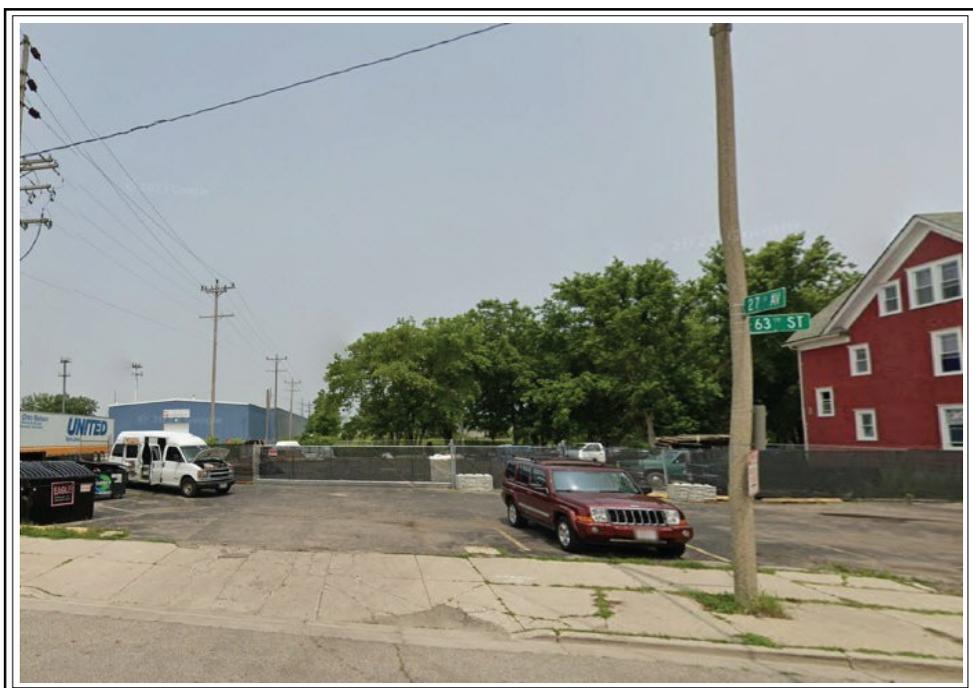
COMPARABLE SALE #1

6721 14th Ave  
Kenosha, WI 53143  
Sale Date: 08/25/2023  
Sale Price: \$ 18,000



COMPARABLE SALE #2

4001 13th Ave  
Kenosha, WI 53140  
Sale Date: 04/27/2022  
Sale Price: \$ 40,000



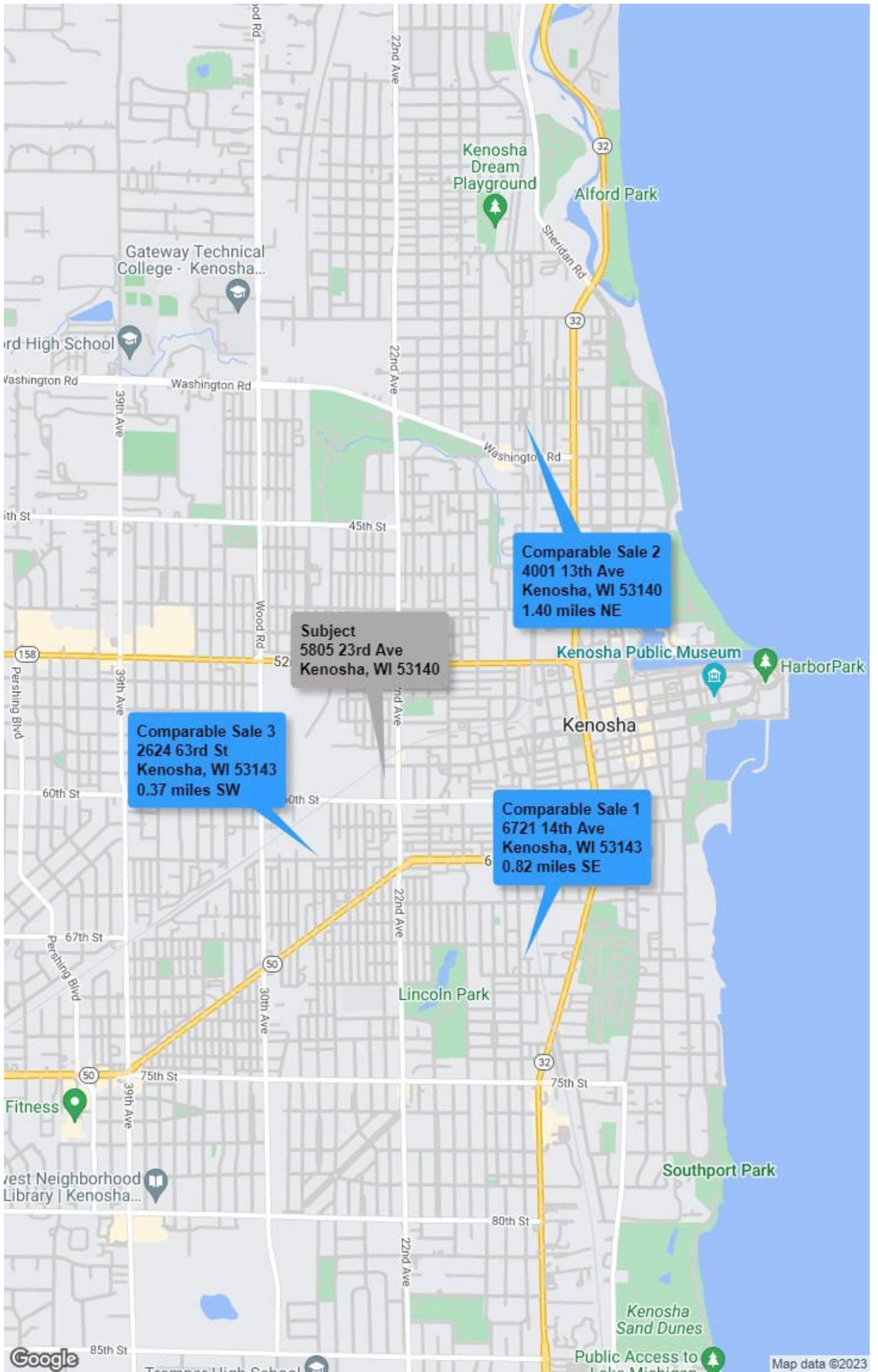
COMPARABLE SALE #3

2624 63rd St  
Kenosha, WI 53143  
Sale Date: 12/12/2017  
Sale Price: \$ 19,900

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 5805 23rd Ave  
City: Kenosha

File No.: 223-305  
Case No.:  
State: WI Zip: 53140



**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

11-223-30-254-014

Lot Twelve (12), Block Two (2) of GARDEN HOMES UNIT TWO, a subdivision of part of the northwest quarter of Section Thirty (30), Town Two (2) north of Range Twenty-three (23) east of the Fourth Principal Meridian, as per plat and survey on file and of record in the office of the Register of Deeds in and for the County of Kenosha, Wisconsin, said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

**\$198,000**  
**SOLD AS IS**



**PROPERTY ADDRESS: 3538 19<sup>th</sup> Ave, Kenosha**  
**LOT SIZE: 68' x 120'**



**APPRAISAL OF**



**LOCATED AT:**

3538 19th Ave  
Kenosha, WI 53140

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

**Elite Appraisals, Inc.**  
**Restricted Appraisal Report**

File No. 223-306

**PURPOSE** This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client **Kenosha County Clerk** E-mail **countyclerk@kenoshacounty.org**  
 Client Address **1010 56th Street** City **Kenosha** State **WI** Zip **53140**  
 Intended Use **"As-Is" Portfolio Valuation**

**SUBJECT** Property Address **3538 19th Ave** City **Kenosha** State **WI** Zip **53140**  
 Other Description (APN, Legal, etc.), if applicable **11-223-30-254-014**

Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Subject property existing use: **Single-Family Residential** Use reflected in appraisal: **Single-Family Residential**  
 Highest and Best Use:  Existing  Other:

**SALES HISTORY** My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Prior Sale/Transfer: Date **01/06/2023** Price **\$137,000** Source(s) **Assessor's Records / WI Dept of Revenue**  
 Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) **The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$137,000. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.**  
 Offerings, options and contracts as of the effective date of the appraisal **Not listed publicly offered for sale within past 12 months.**

**COMMENTS** Marketability Comments: **The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.**  
 Site Comments: **The subject site contains approximately 0.19 acres of residential land (68'x120'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.**  
 Improvement Comments: **See Attached Addendum**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	<b>3538 19th Ave Kenosha, WI 53140</b>	<b>3550 Sheridan Rd Kenosha, WI 53140</b>		<b>3602 18th Ave Kenosha, WI 53140</b>		<b>1514 22nd St Kenosha, WI 53140</b>	
Proximity to Subject		0.48 miles SE		0.10 miles SE		0.90 miles NE	
Sale Price	\$ N/A	\$ 199,900		\$ 220,000		\$ 215,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 176.28 sq. ft.		\$ 114.88 sq. ft.		\$ 194.39 sq. ft.	
Data Source(s)		MetroMLS #1819558;DOM 2		MetroMLS #1802518;DOM 6		MetroMLS #1816488;DOM 8	
Verification Source(s)		Assessor'sRcrds/Appraisal		Assssr'sRcrds/ListingAgent		Assssr'sRcrds/ListingAgent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment
Sale or Financing		Estate;Conv		Estate;VA		Estate;Conv	
Concessions		None Known		\$10,000	-10,000	None Known	
Date of Sale/Time		12/03/2022		12/16/2022		12/09/2022	
Location	Residential	Resid/BusyRoad	10,000	Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	8160 sf	6240 sf		9000 sf		6534 sf	
View	Residential	Residential		N;Res;		N;Res;	
Design (Style)	Ranch	Ranch		CapeCod		DT1;Ranch	
Quality of Construction	Brick/Average	Brick/Average		Brick/Average		Vinyl/Average	10,800
Actual Age	63a/30e	71a/30e		70a/30e		61a/25e	-10,800
Condition	Average-Fair	Average-Fair		Average-Fair		Average	**
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5 3 1.0	5 3 1.0		6 4 2.0	-4,500	6 3 1.0	
Gross Living Area	20 1,296 sq. ft.	1,134 sq. ft.	3,240	1,915 sq. ft.	-12,380	1,106 sq. ft.	3,800
Basement & Finished Rooms Below Grade	Full *Unfinished	Full *Unfinished		Full *Unfinished		Full *Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/CAC*	FWA/CAC*		FWA/CAC*		FWA/CAC*	
Energy Efficient Items	None	None		Furnace, Etc.		None	
Garage/Carport	1 Car Garage	2 Car Garage	-3,000	2 Car Garage	-3,000	2 Car Garage	-3,000
Porch/Patio/Deck	None	Patio	-1,500	Patio	-1,500	Porch/Patio	-3,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,740	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 31,380	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,200
Adjusted Sale Price of Comparables		Net Adj. 4.4%		Net Adj. -14.3%		Net Adj. -1.0%	
		Gross Adj. 8.9%	\$ 208,640	Gross Adj. 14.3%	\$ 188,620	Gross Adj. 14.6%	\$ 212,800

**SALES COMPARISON APPROACH** Summary of Sales Comparison Approach A value range was established from \$152,100 to \$212,800. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. \*Due to the condition of the property and/or "finished" area below-grade, no value is given to any rooms below grade and thus are described as "Unfinished", as consistent with the market reaction to any of these areas, regardless of description provided in their listing sheets. Likewise, no adjustment was made for a CAC unit, as there's no warranty of their function/operation. No better/closer sales could be found upon which meaningful comparison could be made.

Indicated Value by Sales Comparison Approach \$ **198,000**



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-306

**Methods and techniques employed:**  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 198,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

ADDENDUM

Client: Kenosha County Clerk  
Property Address: 3538 19th Ave  
City: Kenosha

File No.: 223-306  
Case No.:  
State: WI Zip: 53140

**Quality and Condition of Property**

The subject is a 1 story/ranch design, built in 1960, with approximately 1,296sf of GLA (gross living area), containing 3 bedrooms/1 bath, and a 1 car garage. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have some apparent deferred maintenance.

**Final Reconciliation**

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$198,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 3538 19th Ave  
 City: Kenosha County: \_\_\_\_\_ State: WI Zip Code: 53140  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: November 27, 2023

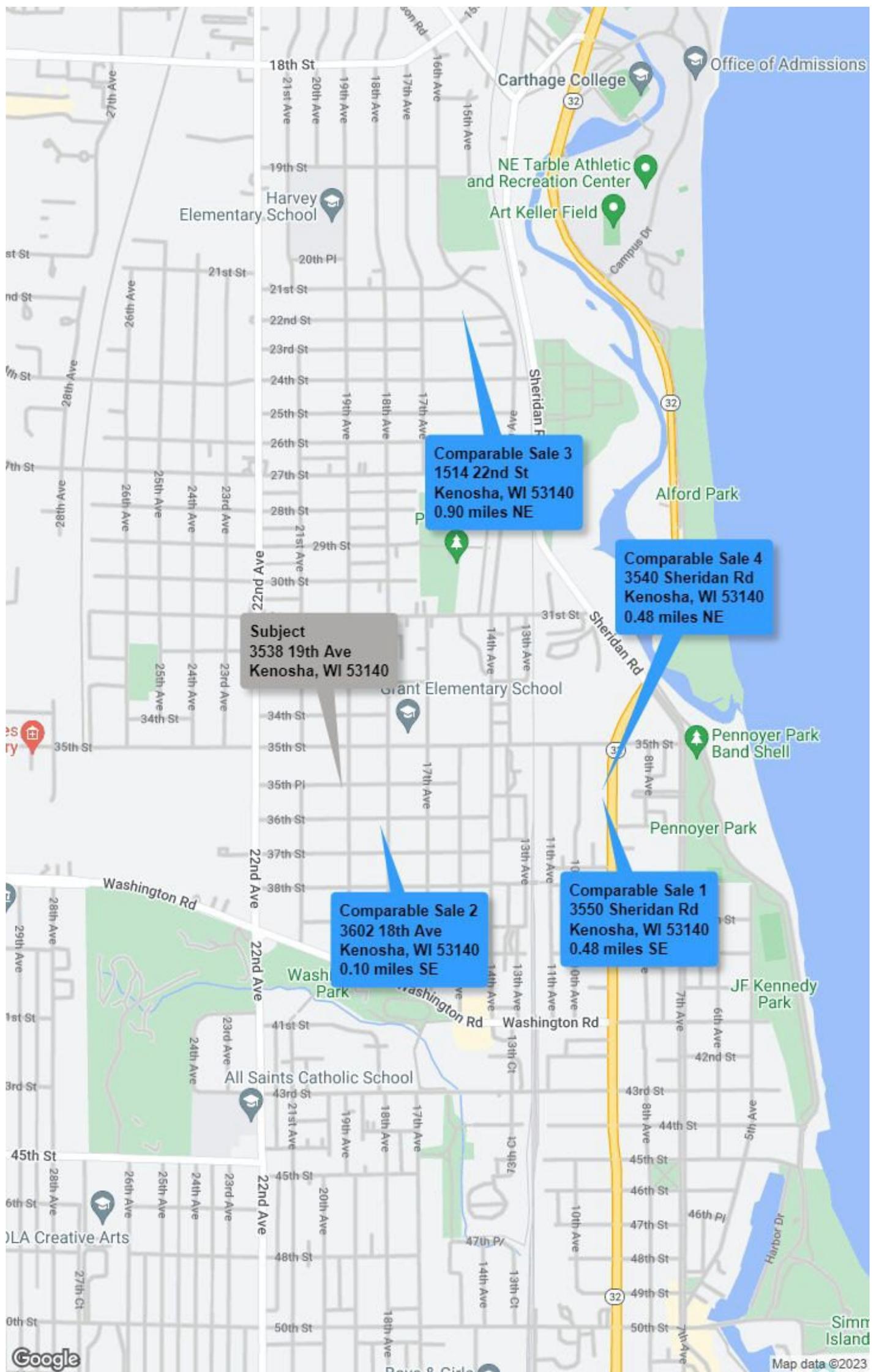
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 3538 19th Ave  
City: Kenosha

File No.: 223-306  
Case No.:  
State: WI Zip: 53140



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-306
Property Address: 3538 19th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 198,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-306
Property Address: 3538 19th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



COMPARABLE SALE #1

3550 Sheridan Rd  
Kenosha, WI 53140  
Sale Date: 12/03/2022  
Sale Price: \$ 199,900



COMPARABLE SALE #2

3602 18th Ave  
Kenosha, WI 53140  
Sale Date: 12/16/2022  
Sale Price: \$ 220,000



COMPARABLE SALE #3

1514 22nd St  
Kenosha, WI 53140  
Sale Date: 12/09/2022  
Sale Price: \$ 215,000

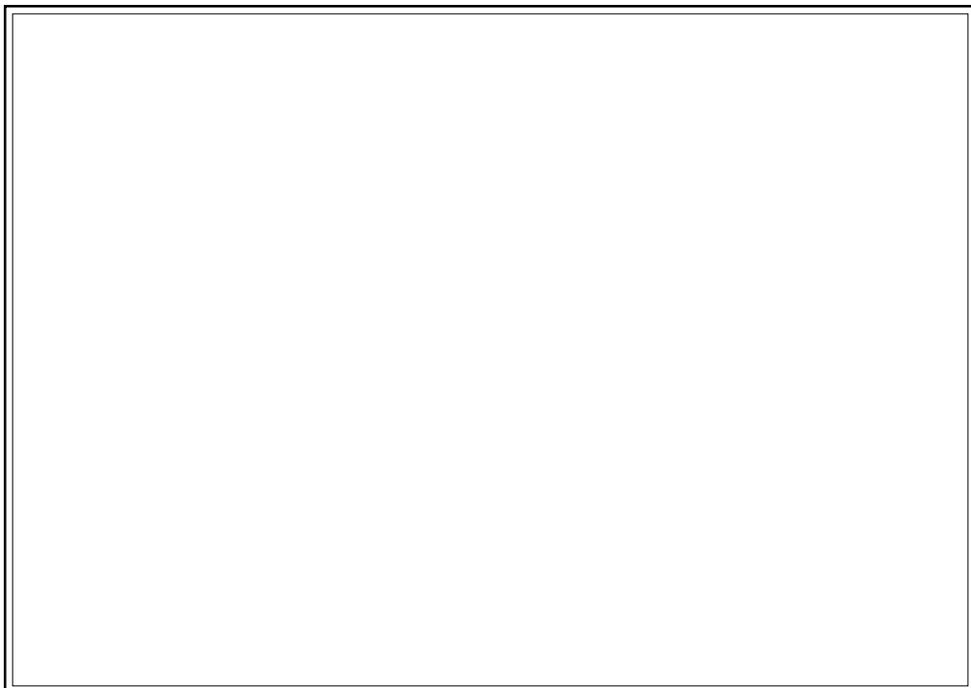
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-306
Property Address: 3538 19th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



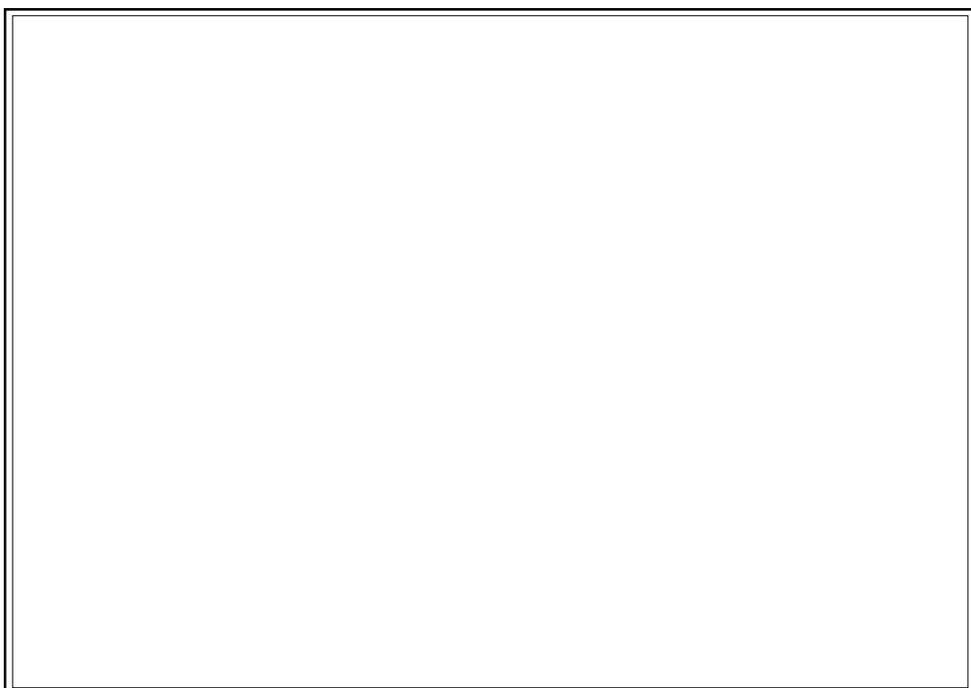
COMPARABLE SALE #4

3540 Sheridan Rd  
Kenosha, WI 53140  
Sale Date: 11/03/2023  
Sale Price: \$ 134,000



COMPARABLE SALE #5

Sale Date:  
Sale Price: \$



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

# KENOSHA COUNTY TAX DEED AUCTION LIST CITY OF KENOSHA

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

12-223-31-236-022

Lot 15 in Block 2 of Rice Park Addition to Kenosha, in the Northwest 1/4 of Section 31, in Township 2 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin.

**PROPERTY ADDRESS: 4710 18<sup>th</sup> Ave**  
**LOT SIZE: 50 X 118**

**\$113,400  
SOLD AS IS**



4710 18th Ave., Kenosha

12-223-31-236-022

Appraisal Price: \$126,000

File No. 223-256

**APPRAISAL OF**



**LOCATED AT:**

4710 18th Ave  
Kenosha, WI 53140

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

October 3, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-256

**PURPOSE** This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client **Kenosha County Clerk** E-mail **countyclerk@kenoshacounty.org**  
 Client Address **1010 56th Street** City **Kenosha** State **WI** Zip **53140**  
 Intended Use **"As-Is" Portfolio Valuation**

**SUBJECT** Property Address **4710 18th Ave** City **Kenosha** State **WI** Zip **53140**  
 Other Description (APN, Legal, etc.), if applicable **12-223-31-236-022**

Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Subject property existing use: **Single-Family Residential** Use reflected in appraisal: **Single-Family Residential**  
 Highest and Best Use:  Existing  Other:

**SALES HISTORY** My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Prior Sale/Transfer: Date **01/06/2023** Price **\$87,500** Source(s) **Assessor's Records / WI Dept of Revenue**  
 Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) **The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$87,500. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.**  
 Offerings, options and contracts as of the effective date of the appraisal **Not listed publicly offered for sale within past 12 months.**

**COMMENTS** Marketability Comments: **The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.**  
 Site Comments: **The subject site contains approximately 0.14 acres of residential land (50'x118'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.**  
 Improvement Comments: **See Attached Addendum**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
4710 18th Ave		6807 27th Ave		1703 59th St		5041 33rd Ave	
Address	Kenosha, WI 53143	Kenosha, WI 53143		Kenosha, WI 53140		Kenosha, WI 53144	
Proximity to Subject		1.56 miles SW		0.80 miles SE		0.92 miles SW	
Sale Price	\$ N/A	\$	130,200	\$	95,000	\$	125,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.34 sq. ft.		\$ 77.05 sq. ft.		\$ 108.51 sq. ft.	
Data Source(s)		MetroMLS #1823480;DOM 12		MetroMLS #1846517;DOM 22		MetroMLS #1836022;DOM 43	
Verification Source(s)		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment
Sale or Financing		REO;Cash		Investor;Cash		REO;Conv	
Concessions		None Known		None Known		None Known	
Date of Sale/Time		03/10/2023		09/22/2023		07/12/2023	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5900 sf	5952 sf		3432 sf		5663 sf	
View	Residential	Residential		Residential		Residential	
Design (Style)	Bungalow	Bungalow		Bungalow		Colonial	
Quality of Construction	Aluminum/Avg	Aluminum/Avg		Vinyl/Average		Vinyl/Average	
Actual Age	98a/30e	106a/30e		115a/30e		106a/35e	6,300
Condition	Average-Fair	Average-Fair		Average-Fair		Fair	**
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.0	7 4 1.0	-1,500	7 4 2.0	-4,500	7 3 1.0	
Gross Living Area	20 1,269 sq. ft.	1,236 sq. ft.		1,233 sq. ft.		1,152 sq. ft.	2,340
Basement & Finished	Full	Full		Full		Full	
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/CAC		FWA/None		Radiant/None	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1 Car Garage	1 Car Garage		1 Car Garage		2 Car Garage	-1,500
Porch/Patio/Deck	Porch/Patio	Porch	1,500	Porch	1,500	Patio/Deck	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 3,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,140
Adjusted Sale Price of Comparables		Net Adj. 0.0%		Net Adj. -3.2%		Net Adj. 5.7%	
		Gross Adj. 2.3%	\$ 130,200	Gross Adj. 6.3%	\$ 92,000	Gross Adj. 8.1%	\$ 132,140

**SALES COMPARISON APPROACH** Summary of Sales Comparison Approach A value range was established from \$113,000 to \$130,500. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. \*Due to the condition of the property and/or "finished" area below-grade, no value is given to any rooms below grade and thus are described as "Unfinished", as consistent with the market reaction to any of these areas, regardless of description provided in their listing sheets. Likewise, no adjustment was made for a CAC unit, as there's no warranty of their function/operation. No better/closer sales could be found upon which meaningful comparison could be made.

Indicated Value by Sales Comparison Approach \$ **126,000**



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-256

**RECONCILIATION**

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: **Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.**

Reconciliation comments: **See Attached Addendum**

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 10/03/2023, which is the effective date of this appraisal, is:

Single point \$ 126,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**CERTIFICATION**

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

**TYPE AND DEFINITION OF VALUE**

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: **Uniform Standards of Professional Appraisal Practice**

Definition of Value: **The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.**

**SIGNATURE**

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct</u>  <u>Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>10/04/2023</u></p> <p>Date of Property Viewing: <u>10/03/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

**ADDENDUM**

Client: Kenosha County Clerk	File No.: 223-256	
Property Address: 4710 18th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140

**Quality and Condition of Property**

The subject is a 1.5 story/Bungalow design, built in 1925, with approximately 1269sf of GLA (gross living area), containing 3 bedrooms/1 bath above-grade, porch and a patio. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective approach stairs), but also having several items of newer components due to a recent "repair order" from the City of Kenosha (newer roof, soffits, fascia, gutters and windows) thus the interior condition is presumed to be consistent with properties under these circumstances (average-fair)

**Final Reconciliation**

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$115,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 4710 18th Ave  
 City: Kenosha County: \_\_\_\_\_ State: WI Zip Code: 53140  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 65

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 10/04/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: October 3, 2023

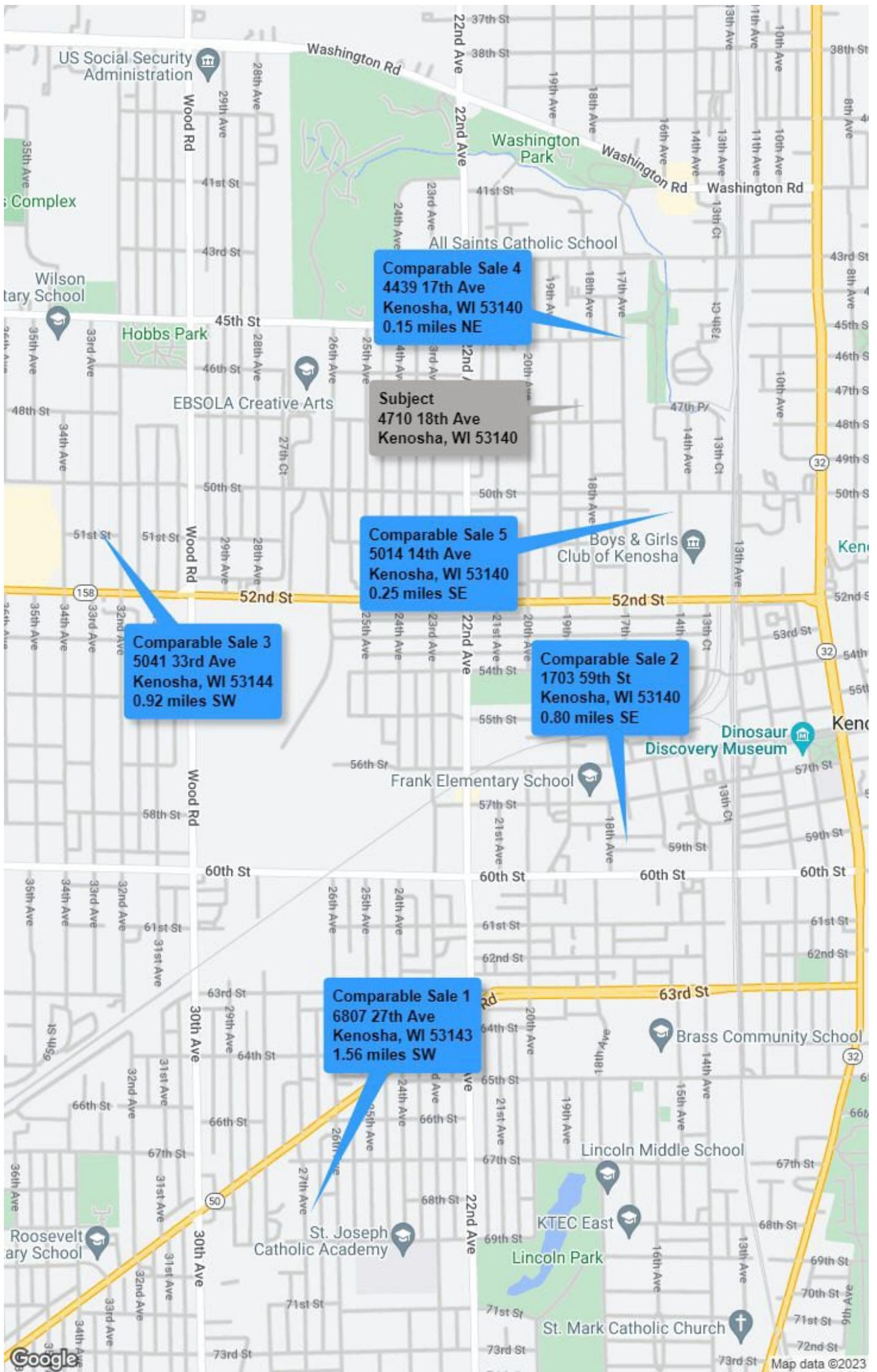
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 4710 18th Ave  
City: Kenosha

File No.: 223-256  
Case No.:  
State: WI  
Zip: 53140



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-256
Property Address: 4710 18th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140

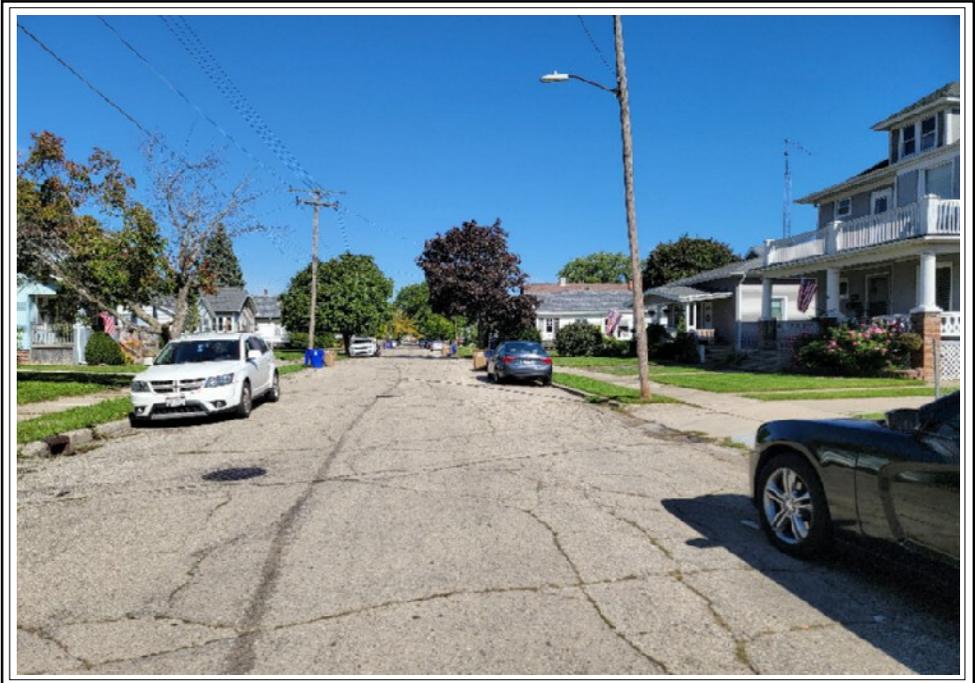


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: October 3, 2023  
Appraised Value: \$ 126,000



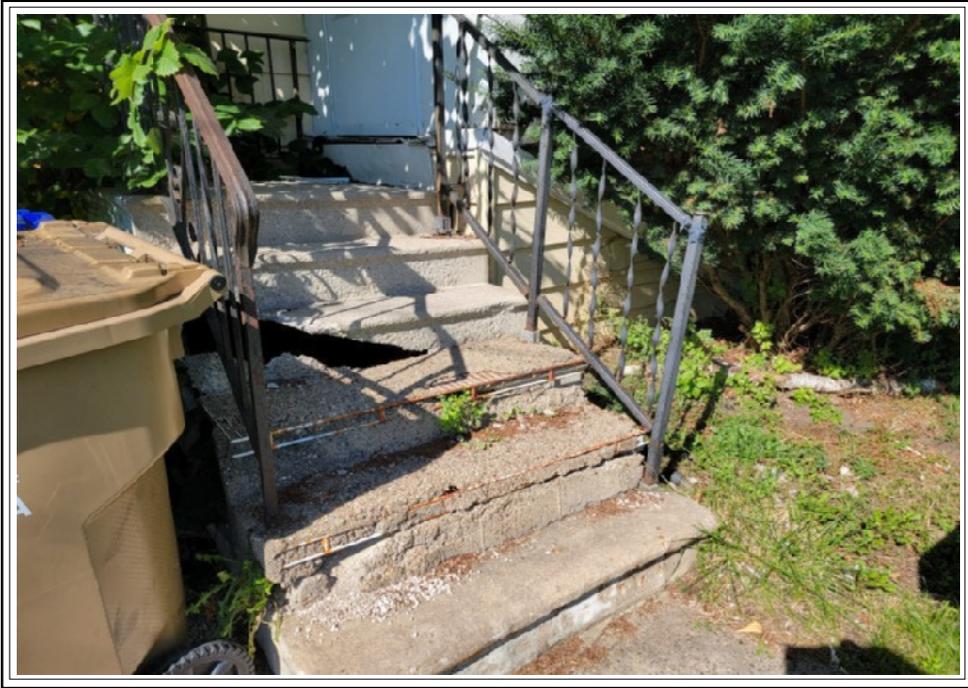
**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Items of Note

Client: Kenosha County Clerk	File No.: 223-256	
Property Address: 4710 18th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



Defective Approach Steps



Defective Approach Steps

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-256
Property Address: 4710 18th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



COMPARABLE SALE #1

6807 27th Ave  
Kenosha, WI 53143  
Sale Date: 03/10/2023  
Sale Price: \$ 130,200



COMPARABLE SALE #2

1703 59th St  
Kenosha, WI 53140  
Sale Date: 09/22/2023  
Sale Price: \$ 95,000



COMPARABLE SALE #3

5041 33rd Ave  
Kenosha, WI 53144  
Sale Date: 07/12/2023  
Sale Price: \$ 125,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-256
Property Address: 4710 18th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



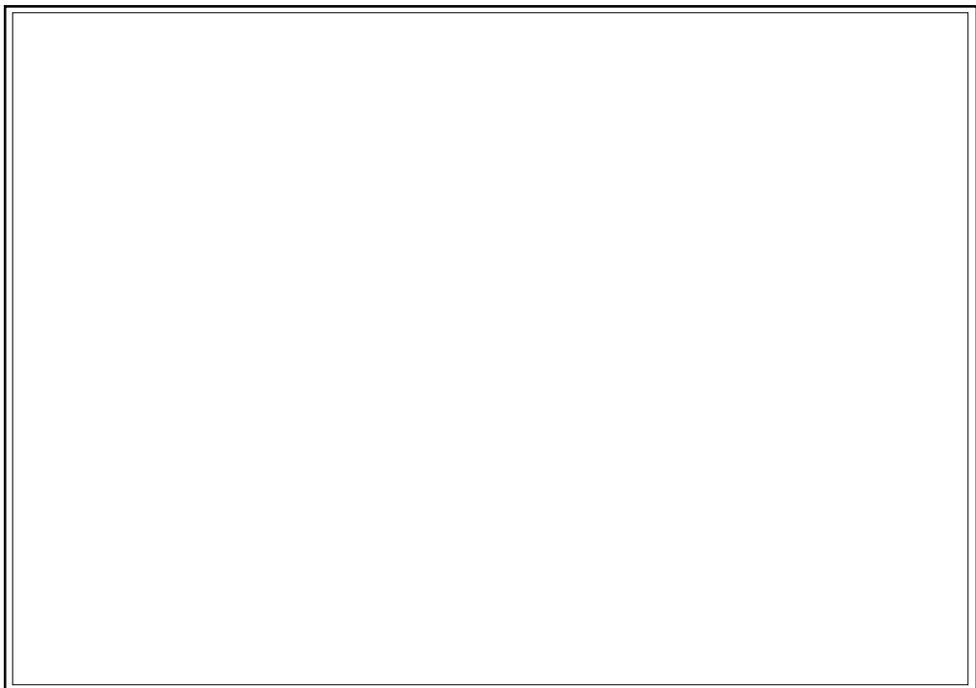
COMPARABLE SALE #4

4439 17th Ave  
Kenosha, WI 53140  
Sale Date: 11/09/2022  
Sale Price: \$ 92,000



COMPARABLE SALE #5

5014 14th Ave  
Kenosha, WI 53140  
Sale Date: 05/22/2023  
Sale Price: \$ 137,000



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

# KENOSHA COUNTY TAX DEED AUCTION LIST CITY OF KENOSHA

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

12-223-31-277-036

Part of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Two (2) North, Range Twenty-three (23) East of the Fourth Principal Meridian, more particularly described as follows, to-wit: Commencing on the West line of 14th Avenue at a point which is Twenty-six (26) rods and Eight and one-half (8 1/2) feet North of the South line of said Quarter (1/4) Section and Twelve (12) rods West of the West line of said 14th Avenue; thence North, parallel with the West line of said 14th Avenue, Forty-two (42) feet or thereabouts; thence East, parallel with the South line of said Quarter (1/4) Section, Sixty-six (66) feet; thence South, parallel with the West line of said 14th Avenue, Forty-two (42) feet or thereabouts to the North line of a private alley; thence West parallel with the North line of said Quarter (1/4) Section and along the North line of said private alley, Sixty-six (66) feet to the place of beginning. Together with a right-of-way over a strip of land Fifteen and one-half (15 1/2) feet in width lying immediately South of the parcel of land hereby conveyed and extending East to 14th Avenue. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin

**\$40,500  
SOLD AS IS**



**PROPERTY ADDRESS: 5106 14<sup>th</sup> Ave**

**LOT SIZE: 43 X 66**



**APPRAISAL OF**



**LOCATED AT:**

5106 14th Ave  
Kenosha, WI 53140

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

October 3, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-257

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.									
	Client <b>Kenosha County Clerk</b>				E-mail <b>countyclerk@kenoshacounty.org</b>					
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>		State <b>WI</b>		Zip <b>53140</b>			
Intended Use <b>"As-Is" Portfolio Valuation</b>										
SUBJECT	Property Address <b>5106 14th Ave</b>		City <b>Kenosha</b>		State <b>WI</b>		Zip <b>53140</b>			
	Other Description (APN, Legal, etc.), if applicable <b>12-223-31-277-036</b>									
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) _____ Subject property existing use: <b>Single-Family Residential</b> Use reflected in appraisal: <b>Single-Family Residential</b> Highest and Best Use: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Other: _____									
SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.									
	Prior Sale/Transfer: Date <b>01/06/2023</b>		Price <b>\$26,100</b>		Source(s) <b>Assessor's Records / WI Dept of Revenue</b>					
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value of \$26,100. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>									
Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>										
COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>									
	Site Comments: <b>See Attached Addendum</b>									
	Improvement Comments: <b>See Attached Addendum</b>									
SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
	5106 14th Ave		6912 30th Ave		4811 16th Ave		1504 69th St			
	Address <b>Kenosha, WI 53143</b>		Kenosha, WI 53142		Kenosha, WI 53140		Kenosha, WI 53143			
	Proximity to Subject		1.54 miles SW		0.22 miles NW		1.27 miles SE			
	Sale Price		\$ <b>N/A</b>		\$ <b>35,000</b>		\$ <b>50,000</b>		\$ <b>45,000</b>	
	Sale Price/Gross Liv. Area		\$ <b>0.00</b> sq. ft.		\$ <b>28.14</b> sq. ft.		\$ <b>34.01</b> sq. ft.		\$ <b>34.30</b> sq. ft.	
	Data Source(s)		<b>MetroMLS #1684936;DOM 158</b>		<b>MetroMLS #1717008;DOM 3</b>		<b>MetroMLS #1783964;DOM 4</b>			
	Verification Source(s)		<b>Assessor'sRcrds/ListingAgent</b>		<b>Assessor'sRcrds/ListingAgent</b>		<b>Assessor'sRcrds/ListingAgent</b>			
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
	Sale or Financing		Investor;Cash		Investor;Cash		Investor;Cash		Investor;Cash	
	Concessions		None Known		None Known		None Known		None Known	
	Date of Sale/Time		10/21/2020		11/12/2020		04/07/2022			
	Location		Resid/Cmmrcl		Resid/BusyRd		Residential		Residential	
	Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
	Site		2772 sf		4640 sf		3285 sf		5625 sf	
	View		Residential		Residential		Residential		Residential	
	Design (Style)		Bungalow		Bungalow		Bungalow		Colonial	
	Quality of Construction		Vinyl/Average		Asbestos/Avg		Brick/Average		Frame/Average	
	Actual Age		103a/65e		103a/65e		99a/65e		144a/65e	
	Condition		Poor		Poor		Poor		Poor	
	Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count		5 2 2.0		6 3 1.0		8 4 2.0		7 4 2.0	
	Gross Living Area 20		1,378 sq. ft.		1,244 sq. ft.		1,470 sq. ft.		1,312 sq. ft.	
	Basement & Finished Rooms Below Grade		Crawl Space		Basement		Basement		Basement	
	Functional Utility		Typical		Typical		Typical		Typical	
	Heating/Cooling		FWA/None		FWA/None		FWA/None		FWA/None	
	Energy Efficient Items		None		None		None		None	
	Garage/Carport		None		None		None		2 Car Garage	
Porch/Patio/Deck		N/A		N/A		N/A		N/A		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ <b>4,180</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ <b>5,000</b>		
Adjusted Sale Price		Net Adj. <b>11.9%</b>		Net Adj. <b>-10.0%</b>		Net Adj. <b>-11.8%</b>		Net Adj. <b>25.1%</b>		
of Comparables		Gross Adj. <b>20.5%</b>		Gross Adj. <b>22.0%</b>		Gross Adj. <b>25.1%</b>		Gross Adj. <b>25.1%</b>		
Summary of Sales Comparison Approach		<b>See Attached Addendum</b>								
Indicated Value by Sales Comparison Approach		\$ <b>45,000</b>								



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-257

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other: Discussion of methods and techniques employed, including reason for excluding an approach to value: <b>Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.</b>		
	Reconciliation comments: <u>See Attached Addendum</u>		
CERTIFICATION	Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <u>10/03/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ <u>45,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:		
	<b>Appraiser's Certification</b> The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions. 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved. 4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results. 6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:		
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: <u>Uniform Standards of Professional Appraisal Practice</u> Definition of Value: <b>The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.</b>		
	Additional Certifications:		
SIGNATURE	<table border="0" style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <b>APPRAISER</b>                               Signature: <u></u>                              Name: <u>Daniel B. Truax</u>                              Company Name: <u>Elite Appraisals, Inc.</u>                              Company Address: <u>9568 42nd Ct</u>  <u>Pleasant Prairie, WI 53158</u>                              Telephone Number: <u>262.605.0888</u>                              Email Address: <u>eliteappraisalswi@gmail.com</u>                              State Certification # <u>1391-9</u>                              or License # _____                              or Other (describe): _____ State #: _____                              State: <u>WI</u>                              Expiration Date of Certification or License: <u>12/14/2023</u>                              Date of Signature and Report: <u>10/10/2023</u>                              Date of Property Viewing: <u>10/03/2023</u>                              Degree of property viewing:  <input type="checkbox"/> Interior and Exterior    <input checked="" type="checkbox"/> Exterior Only    <input type="checkbox"/> Did not personally view                         </td> <td style="width:50%; vertical-align: top;"> <b>CO-APPRAISER</b>                               Signature: _____                              Name: _____                              Company Name: _____                              Company Address: _____                              Telephone Number: _____                              Email Address: _____                              State Certification # _____                              or License # _____                              State: _____                              Expiration Date of Certification or License: _____                              Date of Signature: _____                              Date of Property Viewing: _____                              Degree of property viewing:  <input type="checkbox"/> Interior and Exterior    <input type="checkbox"/> Exterior Only    <input type="checkbox"/> Did not personally view                         </td> </tr> </table>	<b>APPRAISER</b>  Signature: <u></u> Name: <u>Daniel B. Truax</u> Company Name: <u>Elite Appraisals, Inc.</u> Company Address: <u>9568 42nd Ct</u> <u>Pleasant Prairie, WI 53158</u> Telephone Number: <u>262.605.0888</u> Email Address: <u>eliteappraisalswi@gmail.com</u> State Certification # <u>1391-9</u> or License # _____ or Other (describe): _____ State #: _____ State: <u>WI</u> Expiration Date of Certification or License: <u>12/14/2023</u> Date of Signature and Report: <u>10/10/2023</u> Date of Property Viewing: <u>10/03/2023</u> Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	<b>CO-APPRAISER</b>  Signature: _____ Name: _____ Company Name: _____ Company Address: _____ Telephone Number: _____ Email Address: _____ State Certification # _____ or License # _____ State: _____ Expiration Date of Certification or License: _____ Date of Signature: _____ Date of Property Viewing: _____ Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
	<b>APPRAISER</b>  Signature: <u></u> Name: <u>Daniel B. Truax</u> Company Name: <u>Elite Appraisals, Inc.</u> Company Address: <u>9568 42nd Ct</u> <u>Pleasant Prairie, WI 53158</u> Telephone Number: <u>262.605.0888</u> Email Address: <u>eliteappraisalswi@gmail.com</u> State Certification # <u>1391-9</u> or License # _____ or Other (describe): _____ State #: _____ State: <u>WI</u> Expiration Date of Certification or License: <u>12/14/2023</u> Date of Signature and Report: <u>10/10/2023</u> Date of Property Viewing: <u>10/03/2023</u> Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	<b>CO-APPRAISER</b>  Signature: _____ Name: _____ Company Name: _____ Company Address: _____ Telephone Number: _____ Email Address: _____ State Certification # _____ or License # _____ State: _____ Expiration Date of Certification or License: _____ Date of Signature: _____ Date of Property Viewing: _____ Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

#### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257
Property Address: 5106 14th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140

**Site Comments**

The subject site contains approximately 0.07 acres of residential land (42'x66'), basically level with some significant apparent adverse site conditions and/or external factors (easements, environmental conditions, land uses, etc.). The subject parcel is "land-locked" to/from 14th Avenue, in that access (ingress/egress) to the subject property is only available through a recorded "right of way" via a 15' strip of land (belonging to parcel # 12-223-31-277-028, which borders the subject to the south and west) that leads to/from 14th Avenue to the subject property. This 15' of access right of way is comprised of gravel & brick (albeit over-grown by grass/greenery) and thus can be considered all-weather access. The subject site is rectangular in shape and while not atypical in size for the area, it is inferior in size to the predominant housing of the area. The subject site is connected to public water, sewer, gas and electric utilities.

The subject's "right of way" would be seen by the markets in the same manner as a 'shared driveway'. While 'shared-driveways' are not typical in the City of Kenosha, they are present and are annually involved in regular transactions. There is no measurable market impact that can be extracted for the 'shared driveway'/'right of way", and thus no adjustments were deemed warranted in this report.

External obsolescence is noted due to the subject being located adjacent to commercial influences. External obsolescence like this are not uncommon in the subject area but may have somewhat of an adverse effect on the subject's marketability in the way of reducing sale price points to attract buyers with such an incentive

**Quality and Condition of Property**

The subject is a 1.5 story/Bungalow design, built in 1920, with approximately 1378sf of GLA (gross living area), containing 2 bedrooms/2 baths above-grade. The subject is described as having an effective age of 65 years (65/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have significant, readily apparent, deferred maintenance items (defective decks/porches/windows/doors/etc.), thus the interior condition is presumed to be consistent with properties under these circumstances (Poor). Due to the poor condition of the subject's amenities, they are given no credit as they attribute no measurable value.

**Comments on Sales Comparison**

A value range was established from \$39,180 to \$66,060. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Additionally, although comparables herein sold outside of the preferred 12 months, they were obtained and utilized to demonstrate the marketability of the subject's uninhabitable condition (comparable sales 1 & 3 suffered from fires and sold in uncured condition). No data could be found that the market has increased for uninhabitable properties such as the subject/sales utilized herein over the past 36 months. \*Due to the condition of the property and the amenities, no value is given to any amenities of poor condition, regardless of description provided in their listing sheets.

**Final Reconciliation**

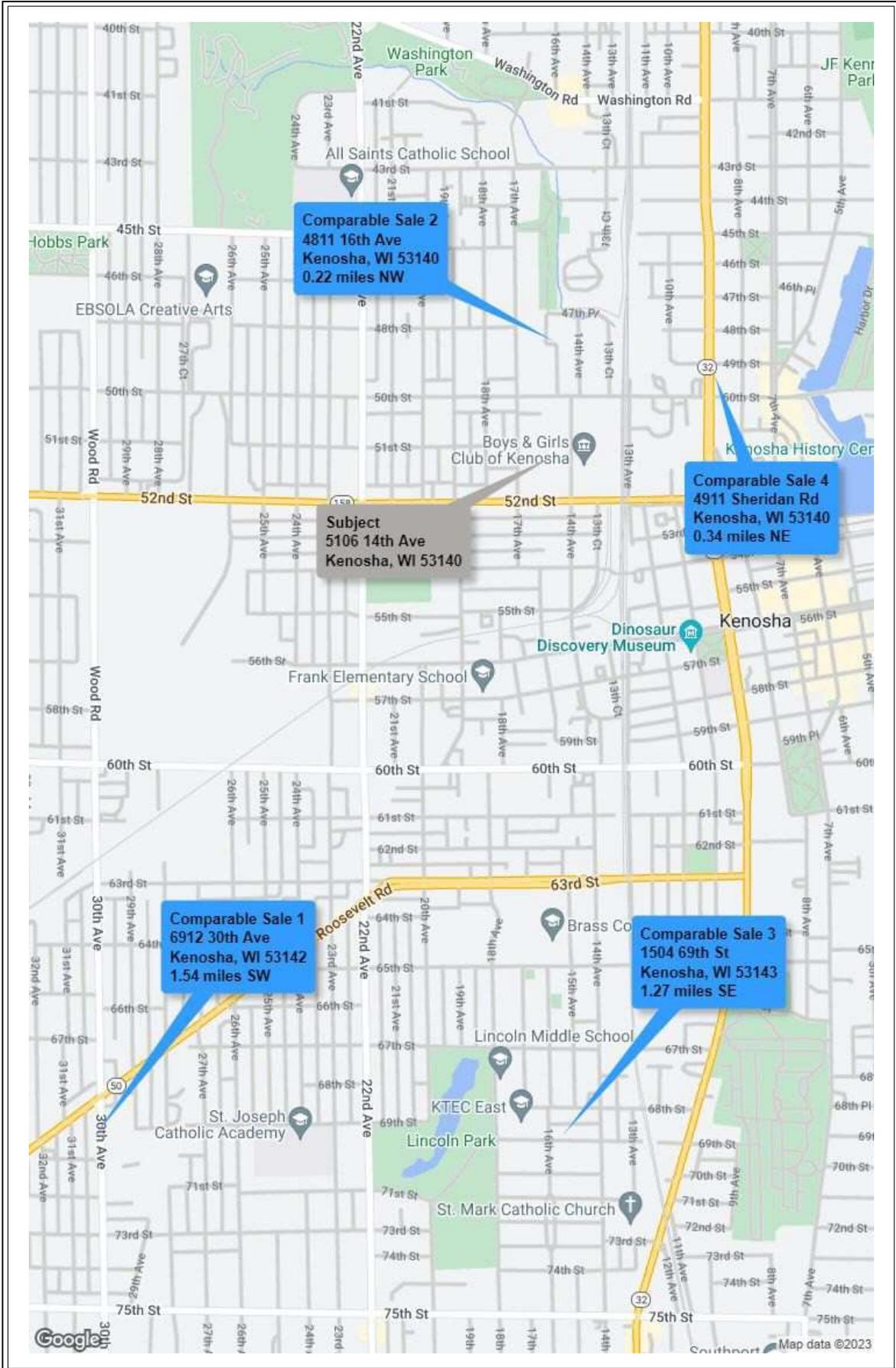
When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together and rounded to both the median original and adjusted sale prices resulting in an estimated market value of \$45,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.



LOCATION MAP

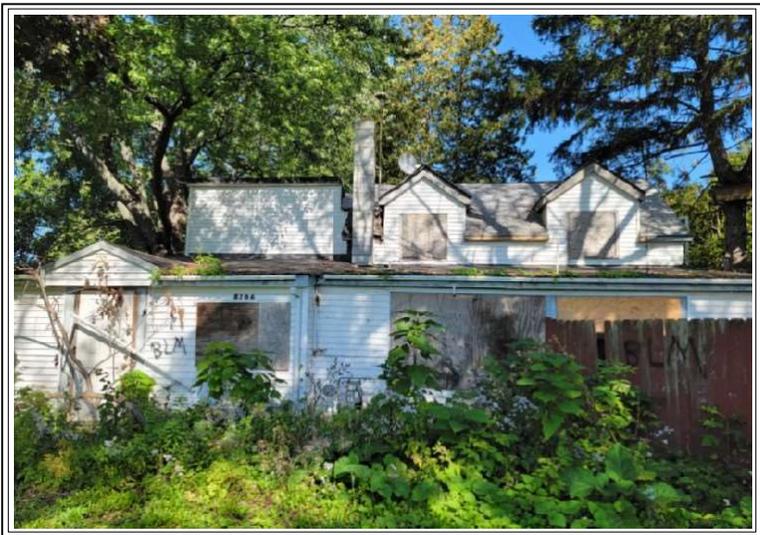
Client: Kenosha County Clerk  
Property Address: 5106 14th Ave  
City: Kenosha

File No.: 223-257  
Case No.:  
State: WI  
Zip: 53140



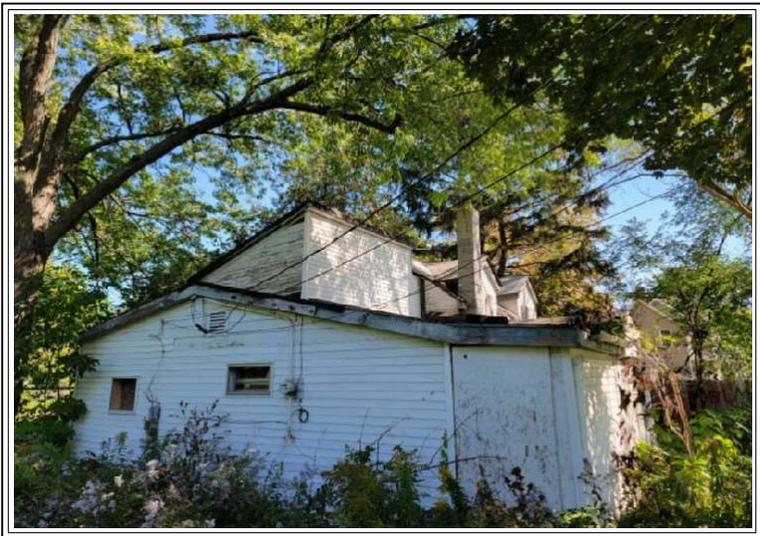
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257
Property Address: 5106 14th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: October 3, 2023  
Appraised Value: \$ 45,000



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE

Additional Items of Note

Client: Kenosha County Clerk	File No.: 223-257	
Property Address: 5106 14th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



Right of Way Access - Ingress/Egress to 14th Ave

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257
Property Address: 5106 14th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



COMPARABLE SALE #1

6912 30th Ave  
Kenosha, WI 53142  
Sale Date: 10/21/2020  
Sale Price: \$ 35,000



COMPARABLE SALE #2

4811 16th Ave  
Kenosha, WI 53140  
Sale Date: 11/12/2020  
Sale Price: \$ 50,000



COMPARABLE SALE #3

1504 69th St  
Kenosha, WI 53143  
Sale Date: 04/07/2022  
Sale Price: \$ 45,000

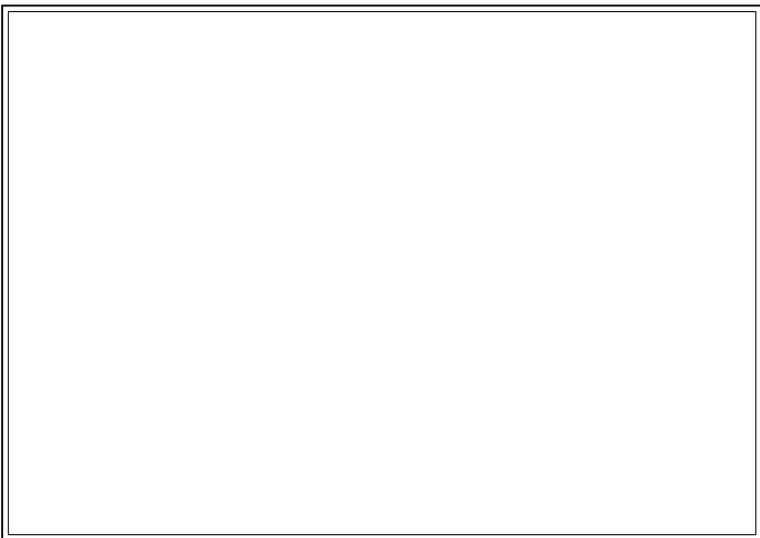
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257
Property Address: 5106 14th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



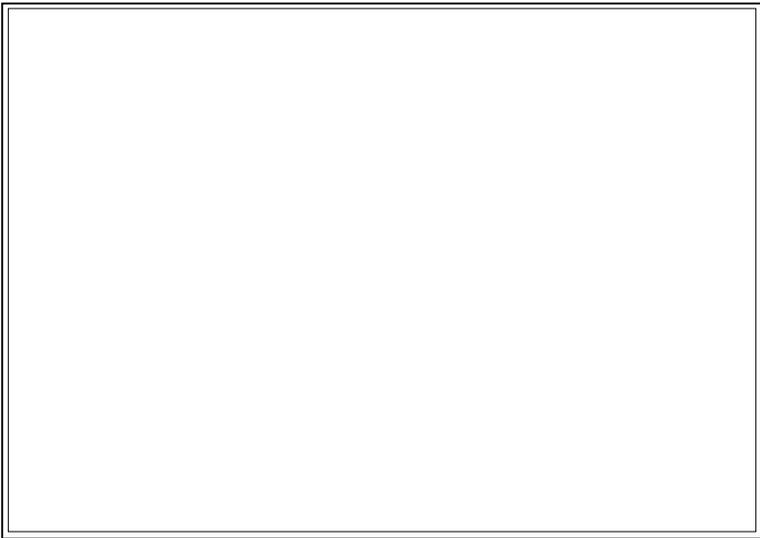
COMPARABLE SALE #4

4911 Sheridan Rd  
Kenosha, WI 53140  
Sale Date: 09/10/2021  
Sale Price: \$ 68,000



COMPARABLE SALE #5

Sale Date:  
Sale Price: \$



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

12-223-31-381-008

All of Lot 48, EXCEPT the East 35 feet thereof, and the South 16 feet of the West 66 feet of Lot 47, in Block 154, Durkee's First Western Addition, to the Village of Southport (now City of Kenosha) of part of the Southwest 1/4 of Section 31, in Township 2 North, Range 23 East; and lying and being in the City of Kenosha, Kenosha County, Wisconsin.

**\$105,000  
SOLD AS IS**



**PROPERTY ADDRESS: 5615 16<sup>th</sup> Ave, Kenosha**  
**LOT SIZE: .12 Acres**



**APPRAISAL OF**



**LOCATED AT:**

5615 16th Ave  
Kenosha, WI 53140

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-299

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client <b>Kenosha County Clerk</b>		E-mail <b>countyclerk@kenoshacounty.org</b>	
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>	State <b>WI</b> Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>			

SUBJECT	Property Address <b>5615 16th Ave</b>		City <b>Kenosha</b>	State <b>WI</b> Zip <b>53140</b>
	Other Description (APN, Legal, etc.), if applicable <b>12-223-31-381-008</b>			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
	Subject property existing use: <b>2-Unit / Duplex</b>		Use reflected in appraisal: <b>2-4 Family Residential</b>	
Highest and Best Use: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Other:				

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date <b>01/06/2023</b>	Price <b>\$60,800</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$60,800. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>			

COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>			
	Site Comments: <b>See Attached Addendum</b>			
	Improvement Comments: <b>See Attached Addendum</b>			

SALES COMPARISON APPROACH	FEATURE		SUBJECT				COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3			
	5615 16th Ave		Kenosha, WI 53140				5010 18th Ave				6435 21st Ave				2509 53rd St			
	Address		Kenosha, WI 53140				Kenosha, WI 53140				Kenosha, WI 53143				Kenosha, WI 53140			
	Proximity to Subject						0.51 miles NW				0.60 miles SW				0.61 miles NW			
	Sale Price		\$ N/A				\$ 100,000				\$ 100,501				\$ 100,000			
	Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.				\$ 61.16 sq. ft.				\$ 59.82 sq. ft.				\$ 62.19 sq. ft.			
	Data Source(s)						MetroMLS #1832896;DOM 9				MetroMLS #1839983;DOM 2				MetroMLS #1847319;DOM 5			
	Verification Source(s)						Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent			
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
	Sale or Financing				REO;Cash				Investor;Cash				Investor;Cash					
	Concessions				None Known				None Known				None Known					
	Date of Sale/Time				05/26/2023				07/14/2023				09/15/2023					
	Location		Residential		Residential				Residential				Resid/Cmmrcl		5,000			
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple					
	Site		5227 sf		2915 sf				4800 sf				5828 sf					
	View		Residential		Residential				Residential				Residential					
	Design (Style)		Duplex		Duplex				Duplex				Duplex					
	Quality of Construction		Vinyl/Average		Vinyl/Average				Vinyl/Average				Vinyl/Average					
	Actual Age		123a/35e		110a/35e				111a/35e				117a/35e					
	Condition		Fair		Fair				Fair				Fair					
	Above Grade		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths					
	Room Count		9 4 2.0		7 3 2.0		1,500		8 3 2.0		1,500		10 4 2.0					
	Gross Living Area		20 1,702 sq. ft.		1,635 sq. ft.				1,680 sq. ft.				1,608 sq. ft.					
	Basement & Finished		Full		Full				Full				Full					
	Rooms Below Grade		Unfinished		Unfinished				Unfinished				Unfinished					
	Functional Utility		Typical		Typical				Typical				Typical					
	Heating/Cooling		FWA/None		FWA/None				FWA/None				FWA/None					
	Energy Efficient Items		None		None				None				None					
	Garage/Carport		1 Car Garage		None		1,500		None		1,500		None		1,500			
	Porch/Patio/Deck		2 Porches		Porch		1,500		Porch		1,500		Porch		1,500			
	Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 4,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 4,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 8,000			
	Adjusted Sale Price of Comparables				Net Adj. 4.5%				Net Adj. 4.5%				Net Adj. 8.0%					
					Gross Adj. 4.5%		\$ 104,500		Gross Adj. 4.5%		\$ 105,001		Gross Adj. 8.0%		\$ 108,000			

Summary of Sales Comparison Approach A value range was established from \$104,500 to \$108,860. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Additionally, comparable sale 2 underwent a similar recent "incomplete" modernization (like the subject) prior to its sale. No better/closer sales could be found upon which meaningful comparison could be made.

Indicated Value by Sales Comparison Approach \$ **105,000**

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-299

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
5615 16th Ave Address Kenosha, WI 53140		5120 19th Ave Kenosha, WI 53140			1823 53rd St Kenosha, WI 53140					
Proximity to Subject		0.42 miles NW			0.28 miles NW					
Sale Price	\$ N/A	\$ 95,000			\$ 115,000					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 74.22 sq. ft.			\$ 72.60 sq. ft.			\$ sq. ft.		
Data Source(s)		MetroMLS #1851806;DOM 1			MetroMLS #1841675;DOM 2					
Verification Source(s)		Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing Concessions		Investor;Cash None Known			Estate;Cash None Known					
Date of Sale/Time		10/06/2023			07/21/2023					
Location	Residential	Residential			Residential					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	5227 sf	6050 sf			6970 sf					
View	Residential	Residential			Residential					
Design (Style)	Duplex	Duplex			Duplex					
Quality of Construction	Vinyl/Average	Aluminum/Avg			Asbestos/Avg					
Actual Age	123a/35e	113a/35e			126a/25e	-11,500				
Condition	Fair	Fair			Average	**				
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	9 4 2.0	7 3 2.0	1,500		9 3 2.0	1,500				
Gross Living Area 20	1,702 sq. ft.	1,280 sq. ft.	8,440		1,584 sq. ft.	2,360			sq. ft.	
Basement & Finished Rooms Below Grade	Full Unfinished	Full Unfinished			Full Unfinished					
Functional Utility	Typical	Typical			Typical					
Heating/Cooling	FWA/None	FWA/None			FWA/CAC					
Energy Efficient Items	None	None			Furnace, Etc.					
Garage/Carport	1 Car Garage	1 Car Garage			None	1,500				
Porch/Patio/Deck	2 Porches	Porch	1,500		2 Porches					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 11,440		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 6,140		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 12.0%	\$ 106,440		Net Adj. -5.3%	\$ 108,860		Net Adj. %	\$	
		Gross Adj. 12.0%			Gross Adj. 14.7%			Gross Adj. %		
Summary of Sales Comparison Approach A 10% condition adjustment was necessary for comparable sale 5 since its lesser physical depreciation gave it a younger effective age, thus making it superior in condition to that of the subject, although it was utilized due to its close proximity to the subject, thus demonstrating the marketability of the immediate subject area.										
**Due to the 5% / 5-year effective age differential adjustment being applied (to reflect the market reaction for the superior condition of comparable sale 5) in the "age/effective age" field of the sales grid, no adjustment was warranted in the "condition" field, as this would be redundant.										

SALES COMPARISON APPROACH

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-299

**RECONCILIATION**

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary. Although the subject is an income property/duplex, due to the uninhabitable condition of the subject, the income approach was deemed unwarranted or applicable.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 105,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**CERTIFICATION**

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

**TYPE AND DEFINITION OF VALUE**

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**SIGNATURE**

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct</u>  <u>Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

# ADDENDUM

Client: Kenosha County Clerk

File No.: 223-299

Property Address: 5615 16th Ave

Case No.:

City: Kenosha

State: WI

Zip: 53140

## Site Comments

The subject site contains approximately 0.12 acres of residential land, is basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is irregular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.

## Quality and Condition of Property

The subject is a duplex/2-family design dwelling, built in 1900, with approximately 1702sf of GBA (gross building area), containing 4 bedrooms/2 bath above-grade, a covered front and rear/side porch and a detached 1-car garage. The subject also has defective/dilapidated balcony. It appears something fell/impacted the rear balcony area of the house, making impact to and damaging the gutters, balcony and covered porch area (see attached rear of subject addendum). The subject is described as having an effective age of 35 years (35/65 year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (aforementioned impact damage), but also having several items of newer components (newer siding, gutters, soffits, fascia and downspouts) due to an incomplete exterior modernization (the front of the dwelling [under covered porch] does not yet have siding installed [see attached front of subject addenda]). Therefore, the interior condition is presumed to be consistent with properties under these circumstances.

## Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$105,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 5615 16th Ave  
 City: Kenosha County: \_\_\_\_\_ State: WI Zip Code: 53140  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: November 27, 2023

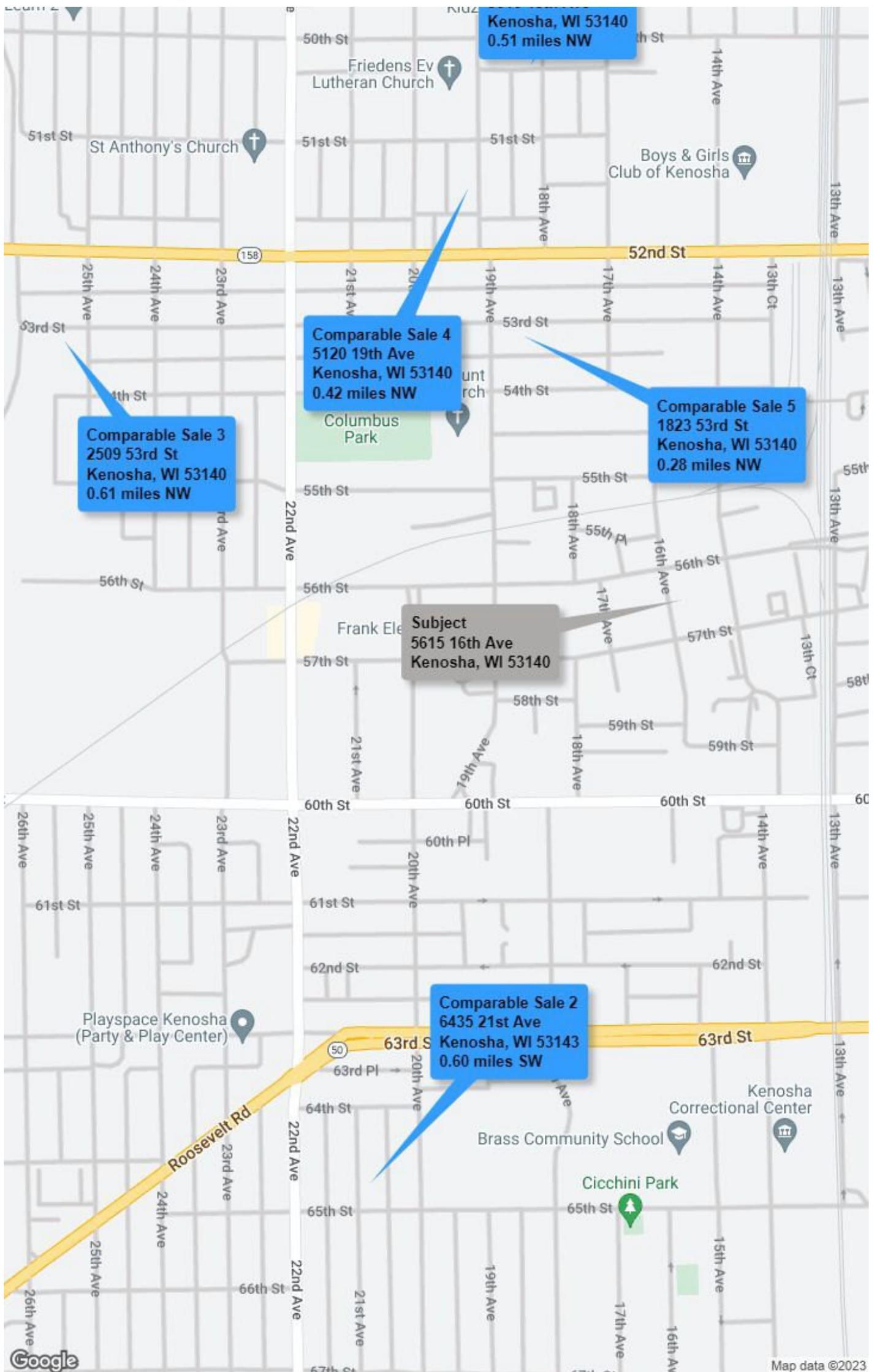
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 5615 16th Ave  
City: Kenosha

File No.: 223-299  
Case No.:  
State: WI Zip: 53140



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-299
Property Address: 5615 16th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140

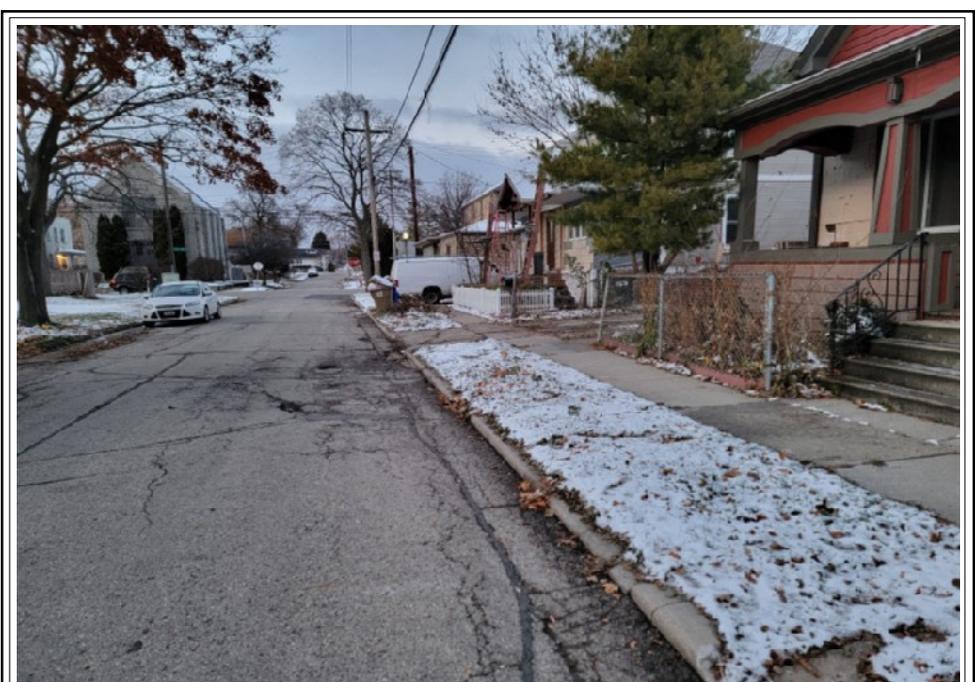


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 105,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-299
Property Address: 5615 16th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



COMPARABLE SALE #1

5010 18th Ave  
Kenosha, WI 53140  
Sale Date: 05/26/2023  
Sale Price: \$ 100,000



COMPARABLE SALE #2

6435 21st Ave  
Kenosha, WI 53143  
Sale Date: 07/14/2023  
Sale Price: \$ 100,501



COMPARABLE SALE #3

2509 53rd St  
Kenosha, WI 53140  
Sale Date: 09/15/2023  
Sale Price: \$ 100,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-299
Property Address: 5615 16th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



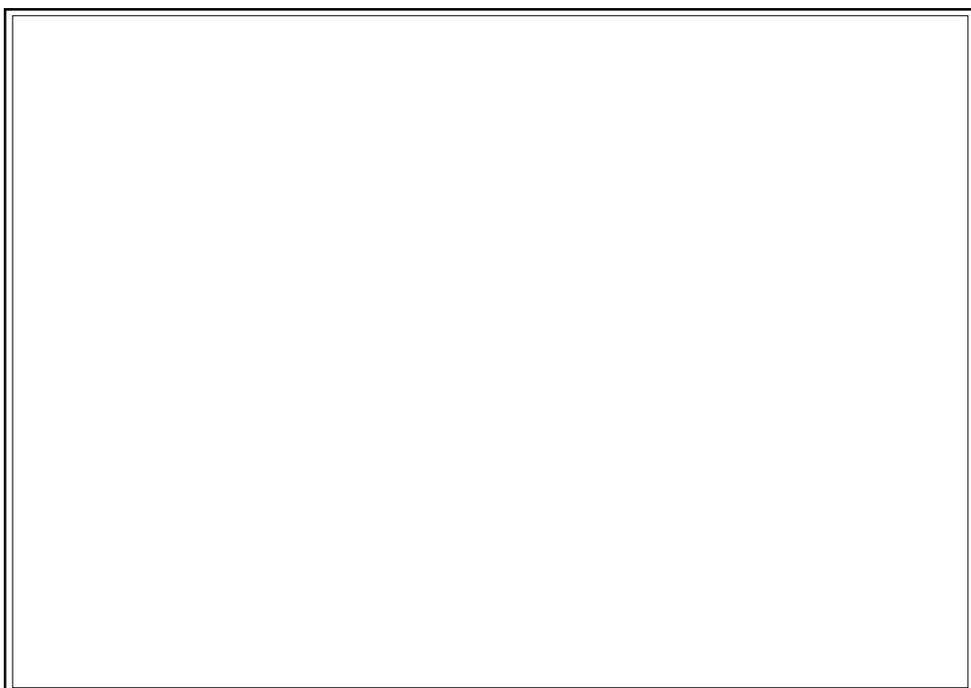
COMPARABLE SALE #4

5120 19th Ave  
Kenosha, WI 53140  
Sale Date: 10/06/2023  
Sale Price: \$ 95,000



COMPARABLE SALE #5

1823 53rd St  
Kenosha, WI 53140  
Sale Date: 07/21/2023  
Sale Price: \$ 115,000



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

**PARCEL #**

**LEGAL DESCRIPTION**

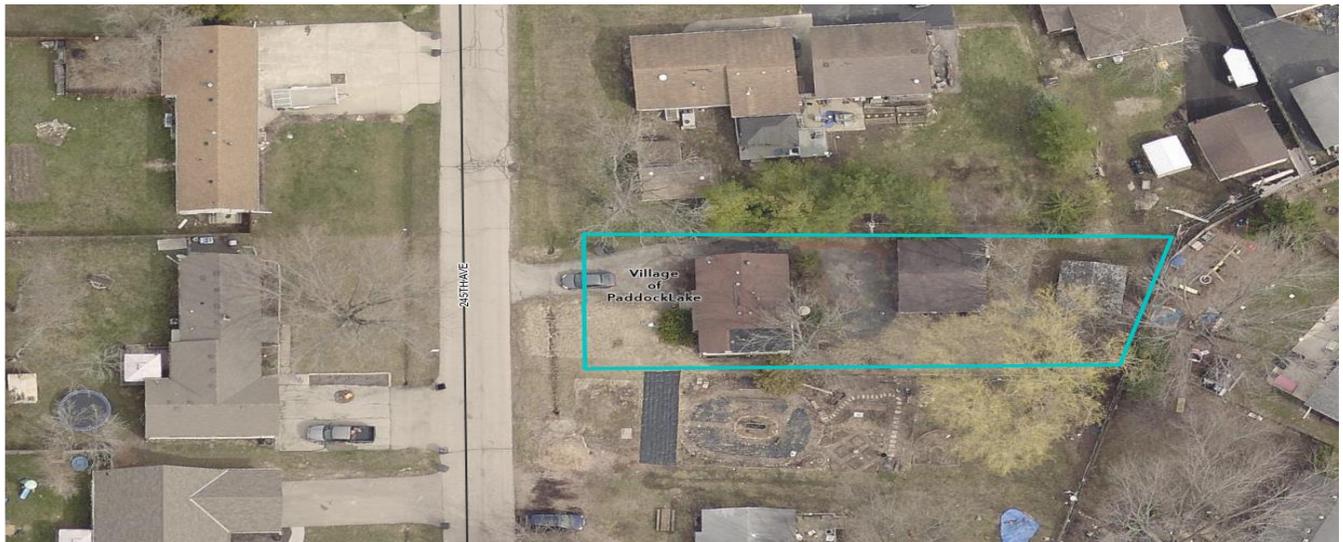
**OPENING BID**

40-4-120-022-3100

Lot 19, Block 15, Third Addition to North Park Subdivision, in the Northwest Quarter of Section 2, Township 1 North, Range 20 East of the Fourth Principal Meridian, located in the Village of Paddock Lake, Kenosha County, Wisconsin.

**PROPERTY ADDRESS:** 6315 245<sup>th</sup> Ave, Paddock Lake  
**LOT SIZE:** 50' x 152'

**\$82,000**  
**SOLD AS IS**



**APPRAISAL OF**



**LOCATED AT:**

6315 245th Ave  
Paddock Lake, WI 53168

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-300

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client <b>Kenosha County Clerk</b>	E-mail <b>countyclerk@kenoshacounty.org</b>		
	Client Address <b>1010 56th Street</b>	City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>			

SUBJECT	Property Address <b>6315 245th Ave</b>	City <b>Paddock Lake</b>	State <b>WI</b>	Zip <b>53168</b>
	Other Description (APN, Legal, etc.), if applicable <b>40-4-120-022-3100; Although the subject has a Town of Salem mailing address, it's physically located in and taxed by the Village of Pleasant Prairie.</b>			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
	Subject property existing use: <b>Single-Family Residential</b>		Use reflected in appraisal: <b>Single-Family Residential</b>	

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date <b>01/06/2023</b>	Price <b>\$87,200</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$87,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>			

COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>			
	Site Comments: <b>See Attached Addendum</b>			
	Improvement Comments: <b>See Attached Addendum</b>			

SALES COMPARISON APPROACH	FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
		<b>6315 245th Ave</b>		<b>6915 317th Ave</b>		<b>24921 70th Ave</b>		<b>6315 246th Ave</b>
	Address <b>Paddock Lake, WI 53168</b>		Wheatland, WI 53168		Paddock Lake, WI 53168		Paddock Lake, WI 53168	
	Proximity to Subject		4.53 miles SW		0.57 miles SW		0.06 miles SW	
	Sale Price	\$ N/A	\$ 82,500		\$ 85,000		\$ 83,000	
	Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 92.08 sq. ft.		\$ 92.79 sq. ft.		\$ 129.69 sq. ft.	
	Data Source(s)		MetroMLS #1816534;DOM 1		MetroMLS #1824023;DOM 31		MetroMLS #1852806;DOM 4	
	Verification Source(s)		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment
	Sale or Financing		Auction;Cash		REO;Cash		Estate;Cash	
	Concessions		None Known		None Known		None Known	
	Date of Sale/Time		02/03/2023		03/27/2023		10/25/2023	
	Location	Residential	Residential		Residential		Residential	
	Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Site	7405 sf	6250 sf		5250 sf		10300 sf	
	View	Residential	Residential		Residential		Residential	
	Design (Style)	Ranch	Ranch		Ranch		Ranch	
	Quality of Construction	Frame/Average	Vinyl/Average		Frame/Average		Vinyl/Average	
	Actual Age	70a/60e	70a/60e		85a/60e		68a/50e	
	Condition	Poor	Poor		Poor		Poor	
	Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count	4 2 1.0	4 2 1.0		4 2 1.0		5 2 1.0	
	Gross Living Area	20 816 sq. ft.	896 sq. ft.		916 sq. ft.		640 sq. ft.	
	Basement & Finished	None	None		None		None	
	Rooms Below Grade	N/A	N/A		N/A		N/A	
	Functional Utility	Typical	Typical		Typical		Typical	
	Heating/Cooling	FWA/None	FWA/CAC		* HWBB/None		FWA/None	
	Energy Efficient Items	None	None		None		None	
	Garage/Carport	2 Car Garage	2 Car Garage		1 Car Garage		None	
	Porch/Patio/Deck	None	Porch		-1,500		None	
	Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,780
	Adjusted Sale Price of Comparables		Net Adj. -1.8%		Net Adj. -0.6%		Net Adj. -2.1%	
			Gross Adj. 1.8%	\$ 81,000	Gross Adj. 4.1%	\$ 84,500	Gross Adj. 17.9%	\$ 81,220
	Summary of Sales Comparison Approach <b>See Attached Addendum</b>							

Indicated Value by Sales Comparison Approach <b>\$ 82,000</b>	
---	--



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-300

**Methods and techniques employed:**  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 82,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct</u>  <u>Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

## ADDENDUM

Client: Kenosha County Clerk  
Property Address: 6315 245th Ave  
City: Paddock Lake

File No.: 223-300  
Case No.:  
State: WI Zip: 53168

### Site Comments

The subject site contains approximately 0.17 acres of residential land, is irregular in shape, basically level, with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.) and is typical for the area. The subject site has public gas, electric and sewer utilities but on a private/shared well water service service, as is common/typical for the area. Connection to private water(well) service is common in the subject area and has no adverse effect on the subject's marketability. Additionally, connection to public water is not currently available to the subject.

### Quality and Condition of Property

The subject is a 1-story Ranch design, built in 1953, with approximately 816sf of GLA (gross living area) above-grade, containing 2 bedrooms/1 bath, a 2-car detached garage and lacking a full basement (crawl space only). The subject is described as having an effective age of 60 years (60/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective roof, siding and window sills/casing - appears to be allowing infiltration of exterior elements and vermin), thus the interior condition is presumed to be consistent with properties under these circumstances (poor).

### Comments on Sales Comparison

A value range was established from \$81,000 to \$84,500. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. No better/closer sales could be found upon which meaningful comparison could be made.

\*Due to the condition of the property and unknown operation of the CAC, no value is given.

### Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$82,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 6315 245th Ave  
 City: Paddock Lake County: \_\_\_\_\_ State: WI Zip Code: 53168  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: November 27, 2023

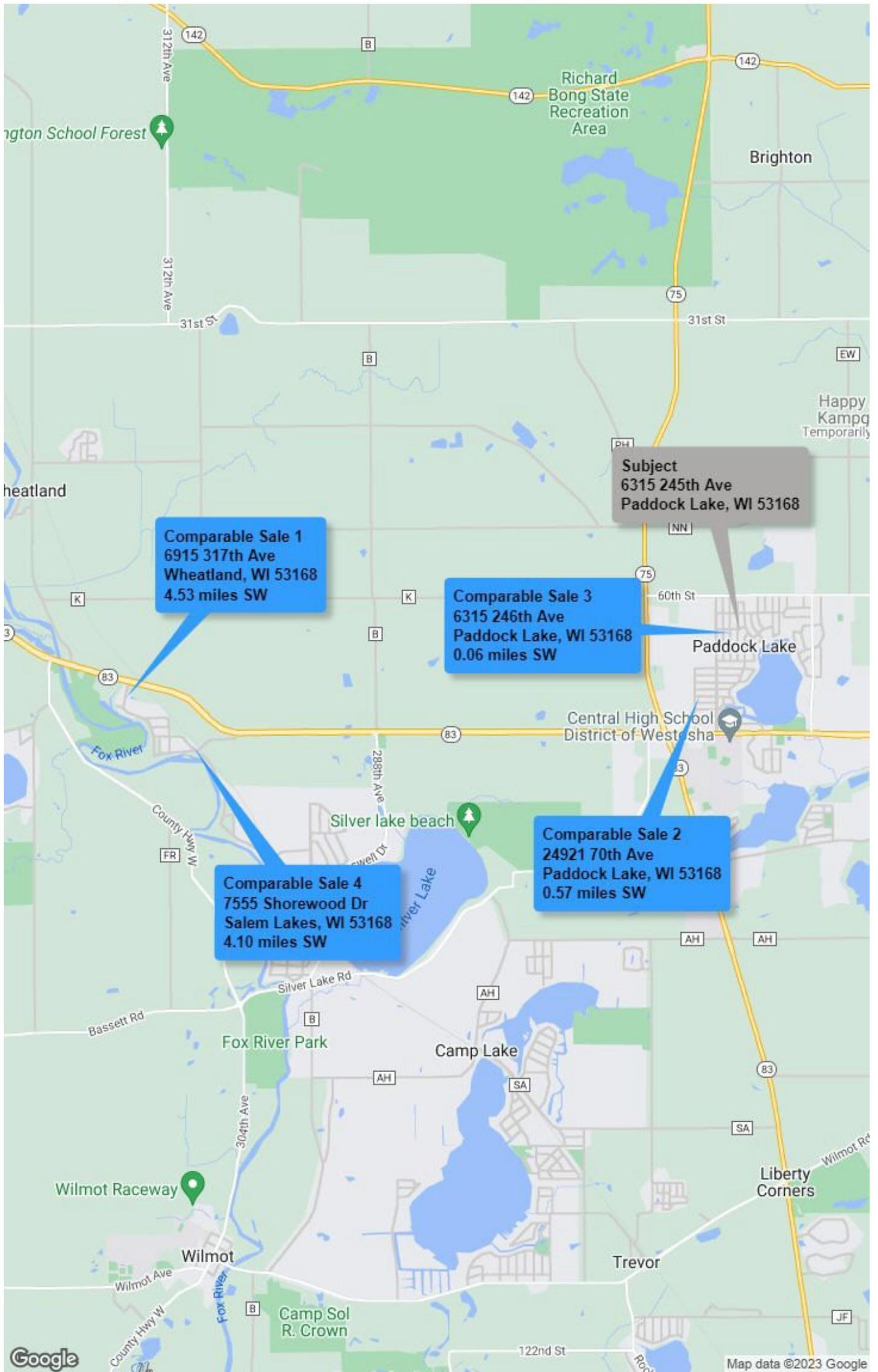
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 6315 245th Ave  
City: Paddock Lake

File No.: 223-300  
Case No.:  
State: WI Zip: 53168



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	State: WI Zip: 53168

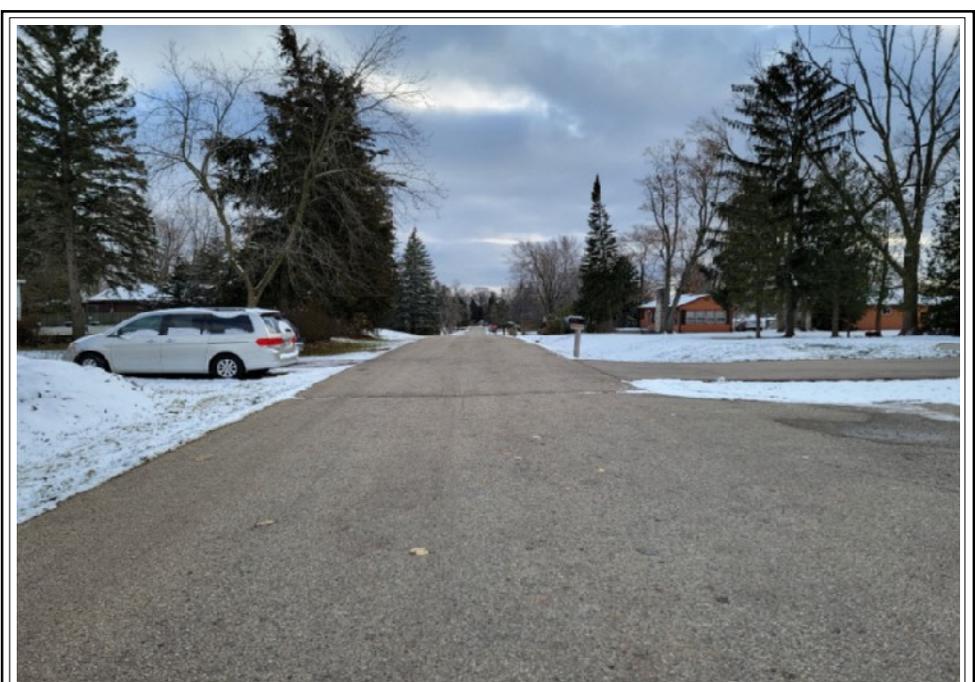


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 82,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Items of Note

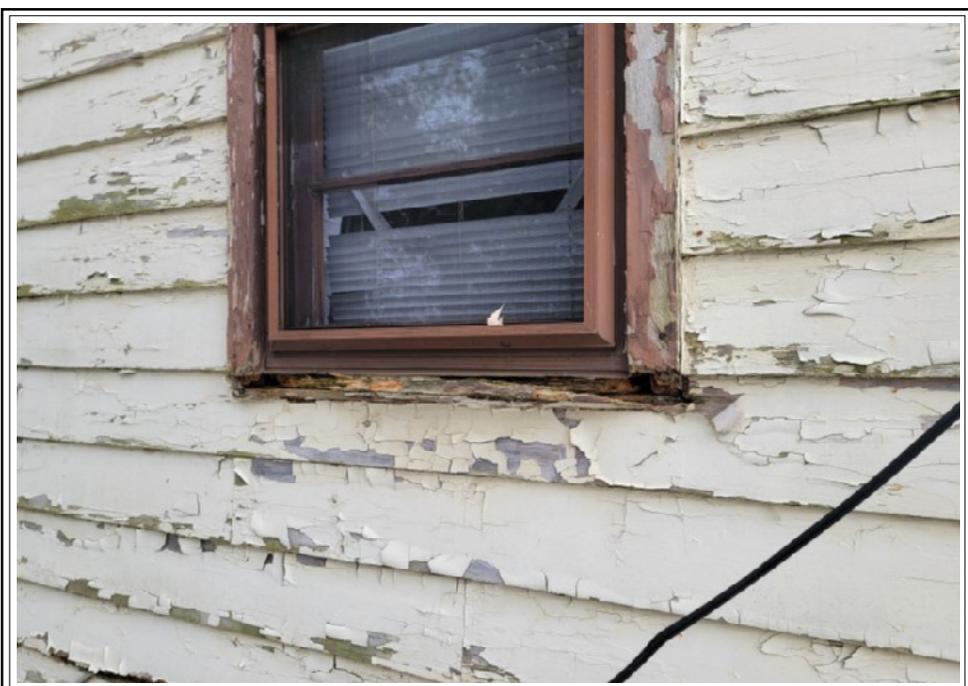
Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	State: WI Zip: 53168



Defective Roof  
Evidence of Infiltration of Elements/Vermin



Defective Siding  
Evidence of Infiltration of Elements/Vermin



Defective Window Sills/Casing  
Evidence of Infiltration of Elements

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	State: WI Zip: 53168



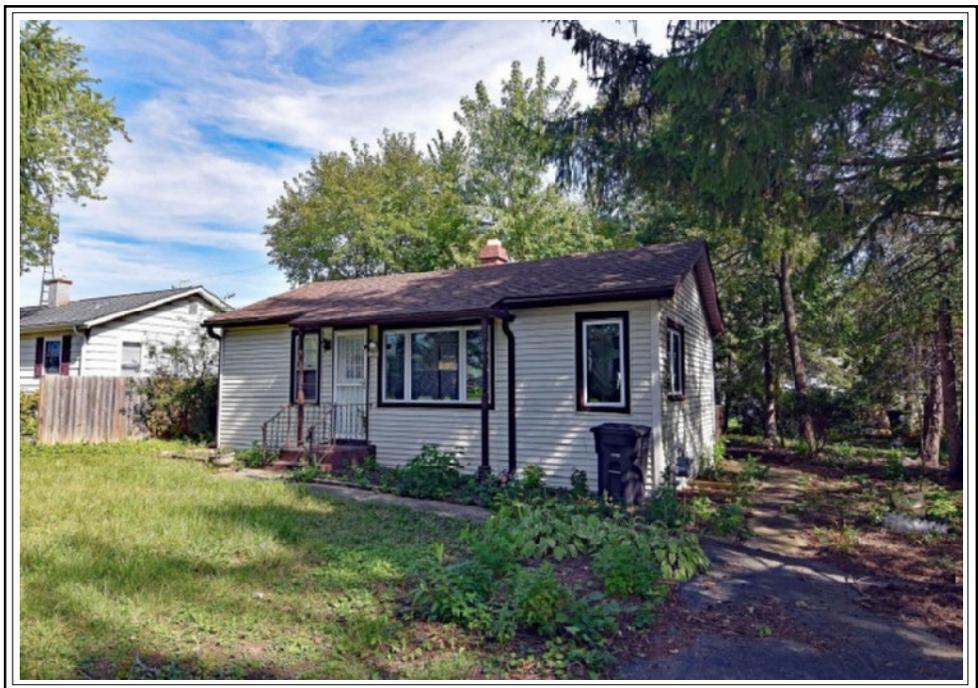
COMPARABLE SALE #1

6915 317th Ave  
Wheatland, WI 53168  
Sale Date: 02/03/2023  
Sale Price: \$ 82,500



COMPARABLE SALE #2

24921 70th Ave  
Paddock Lake, WI 53168  
Sale Date: 03/27/2023  
Sale Price: \$ 85,000



COMPARABLE SALE #3

6315 246th Ave  
Paddock Lake, WI 53168  
Sale Date: 10/25/2023  
Sale Price: \$ 83,000

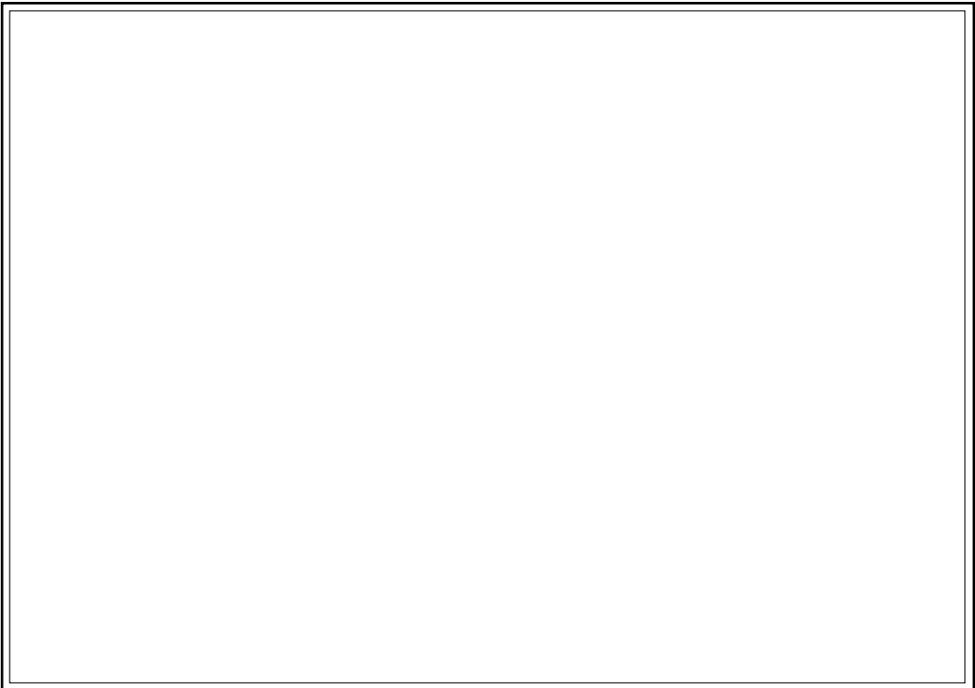
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	State: WI Zip: 53168



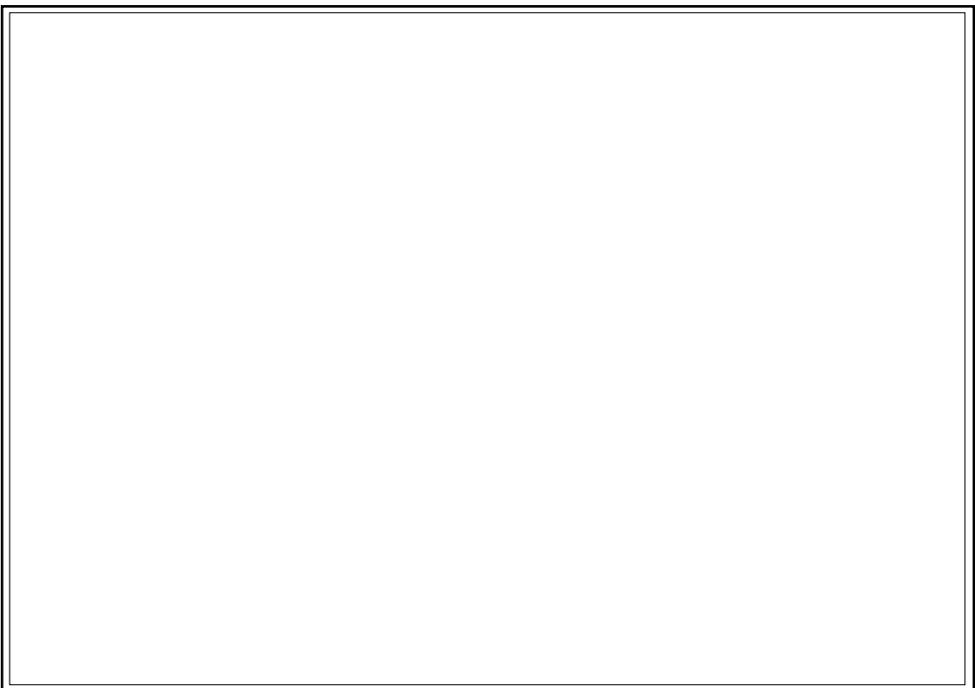
COMPARABLE SALE #4

7555 Shorewood Dr  
Salem Lakes, WI 53168  
Sale Date: 08/31/2023  
Sale Price: \$ 80,000



COMPARABLE SALE #5

Sale Date:  
Sale Price: \$



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

60-4-119-191-0640

All of Lot 9 and all of Lot 8 (Except that part of said Lot 8 described as follows: Beginning at the Southwesterly corner of Lot 8; thence Northeasterly along the Southerly line of Lot 8, being a curve concave Northwesterly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesterly for a distance of 149.93 feet to a point in the Northerly line of Lot 8 that is 50.00 feet Northeasterly of the Northwesterly corner of Lot 8 as measured along the Northerly line thereof; thence Southwesterly along the Northerly line of Lot 8 for 50.00 feet to the Northwesterly corner of Lot 8; thence Southeasterly along the Westerly line of Lot 8 for 148.92 feet to the place of beginning); TOGETHER WITH the Northwesterly 30 feet (as measured on the Easterly and Westerly lines) of that part of Lot 8 described as follows: Beginning at the Southwesterly corner of Lot 8; thence Northeasterly along the Southerly line of Lot 8, being a curve concave Northwesterly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesterly for distance of 149.93 feet to a point in the Northerly line of Lot 8 that is 50.00 feet Northeasterly of the Northwesterly corner of Lot 8 as measured along the Northerly line thereof; thence Southwesterly along the Northerly line of Lot 8 for 50.00 feet to the Northwesterly corner of Lot 8; thence Southeasterly along the Westerly line of Lot 8 for 148.92 feet to the place of beginning; All in Block K in Golfdale Estates, a subdivision of part of the North Half of Section 19, Township 1 North, Range 19 East of the Fourth Principal Meridian, in the Town of Randall, County of Kenosha and State of Wisconsin.

**\$212,000  
SOLD AS IS**



**PROPERTY ADDRESS: 39910 97th St, Randall  
LOT SIZE: 176.5' x 161'**



**APPRAISAL OF**



**LOCATED AT:**

39910 97th St  
Randall, WI 53128

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-301

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client <b>Kenosha County Clerk</b>	E-mail <b>countyclerk@kenoshacounty.org</b>		
	Client Address <b>1010 56th Street</b>	City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>			

SUBJECT	Property Address <b>39910 97th St</b>	City <b>Randall</b>	State <b>WI</b>	Zip <b>53128</b>
	Other Description (APN, Legal, etc.), if applicable <b>60-4-119-191-0640; Although the subject has a Genoa City mailing address, it's physically located in and taxed by the Town of Randall.</b>			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
	Subject property existing use: <b>Single-Family Residential</b> Use reflected in appraisal: <b>Single-Family Residential</b>			

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date <b>01/06/2023</b>	Price <b>\$262,100</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$262,100. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>			

COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>			
	Site Comments: <b>See Attached Addendum</b>			
	Improvement Comments: <b>See Attached Addendum</b>			

SALES COMPARISON APPROACH	FEATURE		SUBJECT				COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3						
	<b>39910 97th St</b>		<b>9499 402nd Ave</b>				<b>3927 S 41st St</b>				<b>8219 195th Ave</b>										
	Address <b>Randall, WI 53128</b>		Address <b>Randall, WI 53128</b>				Address <b>Greenfield, WI 53221</b>				Address <b>Bristol, WI 53104</b>										
	Proximity to Subject		0.25 miles NW				34.73 miles NE				12.95 miles NE										
	Sale Price	\$	N/A				\$	230,000				\$	166,000				\$	260,000			
	Sale Price/Gross Liv. Area	\$	0.00 sq. ft.				\$	91.71 sq. ft.				\$	59.97 sq. ft.				\$	149.77 sq. ft.			
	Data Source(s)	MetroMLS #1842646;DOM 28				WirexMLS #1954729;DOM 101				MetroMLS #1820815;DOM 10											
	Verification Source(s)	Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent											
	VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment							
	Sale or Financing			Investor;Conv				REO;Cash				ShortSale;Cash									
	Concessions			None Known				None Known				None Known									
	Date of Sale/Time			09/15/2023				08/30/2023				03/03/2023									
	Location	Residential		Residential				Residential				Residential									
	Leasehold/Fee Simple	Fee Simple		Fee Simple				Fee Simple				Fee Simple									
	Site	28314 sf		21344 sf		3,500		17630 sf		5,300		33106 sf		-2,400							
	View	Residential		Residential				Residential				Residential									
	Design (Style)	Ranch		Ranch				Bungalow				Contemporary									
	Quality of Construction	Stucco/Average		Cedar/Average				Cedar/Brick/Avg				Cedar/Average									
	Actual Age	49a/45e		39a/40e		-11,500		90a/55e		16,600		29a/35e		-26,000							
	Condition	Poor		Fair-Poor		**		Poor				Fair		**							
	Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths					
	Room Count	7	4	3.0	7	4	2.0	8	5	2.1	6	3	2.1	3,000							
	Gross Living Area	20		2,705 sq. ft.		2,508 sq. ft.		3,940		2,768 sq. ft.		1,736 sq. ft.		19,380							
	Basement & Finished Rooms Below Grade	None		None				Partial Unfinished		-5,000		Full Unfinished		-10,000							
	Functional Utility	Typical		Typical				Typical				Typical									
	Heating/Cooling	FWA/CAC		FWA/CAC				FWA/CAC				FWA/CAC									
	Energy Efficient Items	None		None				None				None									
	Garage/Carport	None		2 Car Garage		-3,000		4 Car Garage		-6,000		2 Car Garage		-3,000							
	Porch/Patio/Deck	Patio/Deck		Deck		1,500		Porch/Deck		1,500		Deck		1,500							
	Fence/Fireplace	Fence/Fireplace		Fireplace		1,500		Fireplace		1,500		Fireplace		1,500							
	Net Adjustment (Total)			<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 1,060		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 12,400		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 16,020							
	Adjusted Sale Price of Comparables			Net Adj. -0.5%				Net Adj. 7.5%				Net Adj. -6.2%									
				Gross Adj. 12.1%		\$ 228,940		Gross Adj. 20.7%		\$ 178,400		Gross Adj. 25.7%		\$ 243,980							
	Summary of Sales Comparison Approach <b>See Attached Addendum</b>																				

Indicated Value by Sales Comparison Approach \$ **212,000**



Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-301

**RECONCILIATION**

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 212,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**CERTIFICATION**

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

**TYPE AND DEFINITION OF VALUE**

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**SIGNATURE**

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

## ADDENDUM

Client: Kenosha County Clerk

File No.: 223-301

Property Address: 39910 97th St

Case No.:

City: Randall

State: WI

Zip: 53128

### Site Comments

The subject site contains approximately 0.65 acres of residential land, is irregular in shape, slopes to the rear, with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site has public gas and electric utilities but private water (well) and sewer (septic) service. The subject site is larger in size than typical for the area but is not uncommon. Connection to private water(well)/sewer(mound or septic) service is common in the subject area and has no adverse effect on the subject's marketability. Additionally, connection to public water/sewer is not currently available to the subject.

### Quality and Condition of Property

The subject is a 1-story Ranch design, built in 1974, with approximately 2705sf of GLA (gross living area) above-grade, containing 4 bedrooms/3 baths, a fireplace, in-ground pool, patio, deck and fenced-rear yard, while lacking a garage, and full basement (crawl space only). The subject is described as having an effective age of 45 years (45/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (observation through the windows revealed missing ceiling drywall (exposing insulation), non functional kitchen and baths and excessively worn flooring. Therefore, the rest of the interior condition is presumed to be consistent with properties under these circumstances.

Note: Due to an insufficient amount of measurable market data in the subject area regarding the impact on value attributed to inground pools, no value is given to the subject's inground pool.

### Comments on Sales Comparison

A value range was established from \$163,660 to \$243,980. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. Due to the subject being superior to the predominant "distressed" sales in GLA, quality of construction and bedroom/bath count, while also lacking a basement and a garage, it was necessary to obtain and utilize comparable sales from the surrounding Counties of Walworth, Racine and Milwaukee in order to "bracket"/demonstrate the marketability of these salient features. Conversely, although sales utilized herein are dissimilar to the subject in the aforementioned salient features, they were utilized to help demonstrate the marketability of distressed sales located in Kenosha County. After an exhaustive search of the surrounding 40+ miles over the past 24 months, no better/closer sales could be found upon which meaningful comparison could be made.

\*\*Due to the 5% / 5-year effective age differential adjustment being applied (to reflect the market reaction for the superior condition of comparable sales 1, 3 & 5) in the "age/effective age" field of the sales grid, no adjustment was warranted in the "condition" field, as this would be redundant.

### Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$212,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 39910 97th St  
 City: Randall County: \_\_\_\_\_ State: WI Zip Code: 53128  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: November 27, 2023

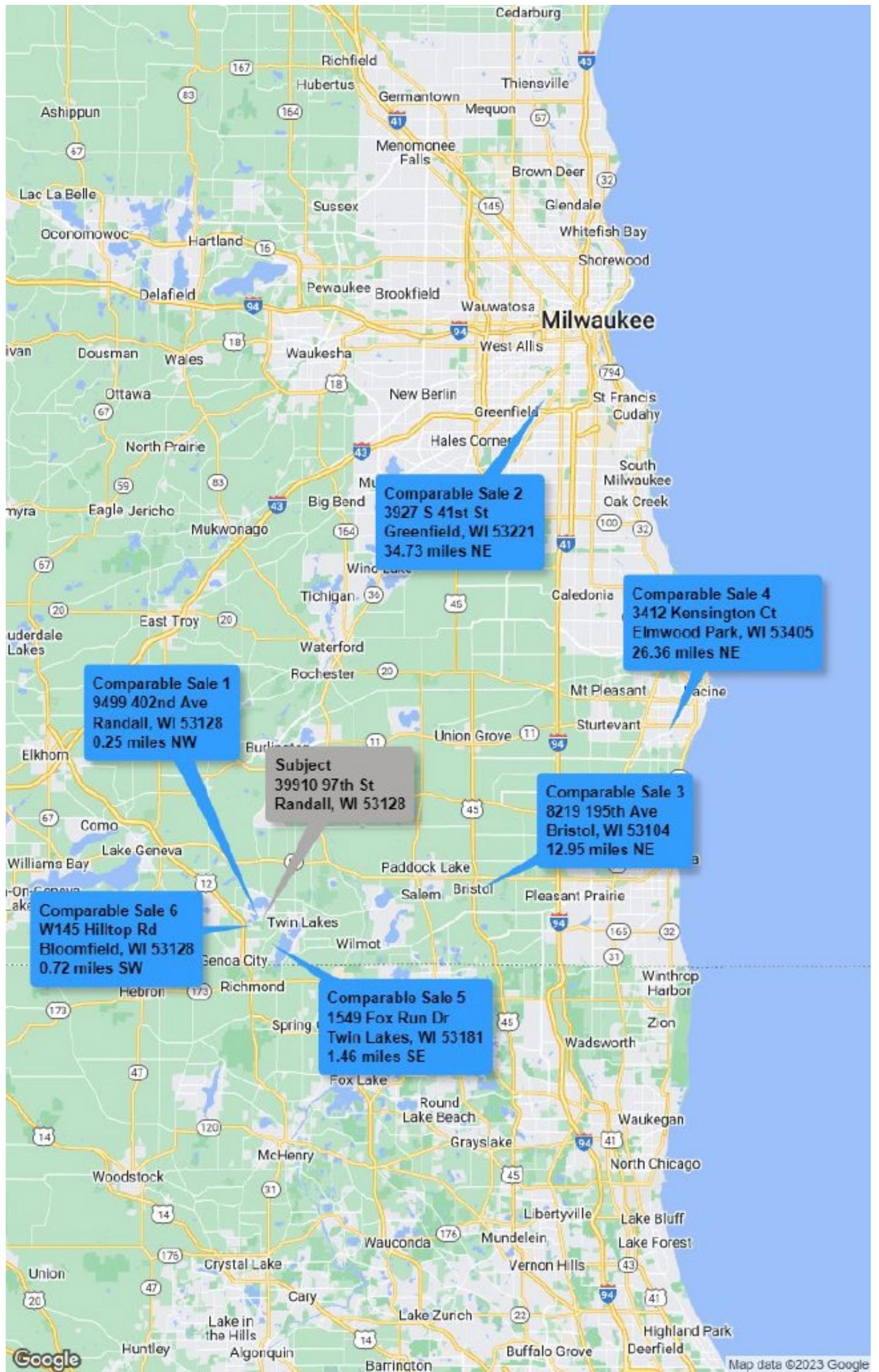
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 39910 97th St  
City: Randall

File No.: 223-301  
Case No.:  
State: WI Zip: 53128



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-301
Property Address: 39910 97th St	Case No.:
City: Randall	State: WI Zip: 53128

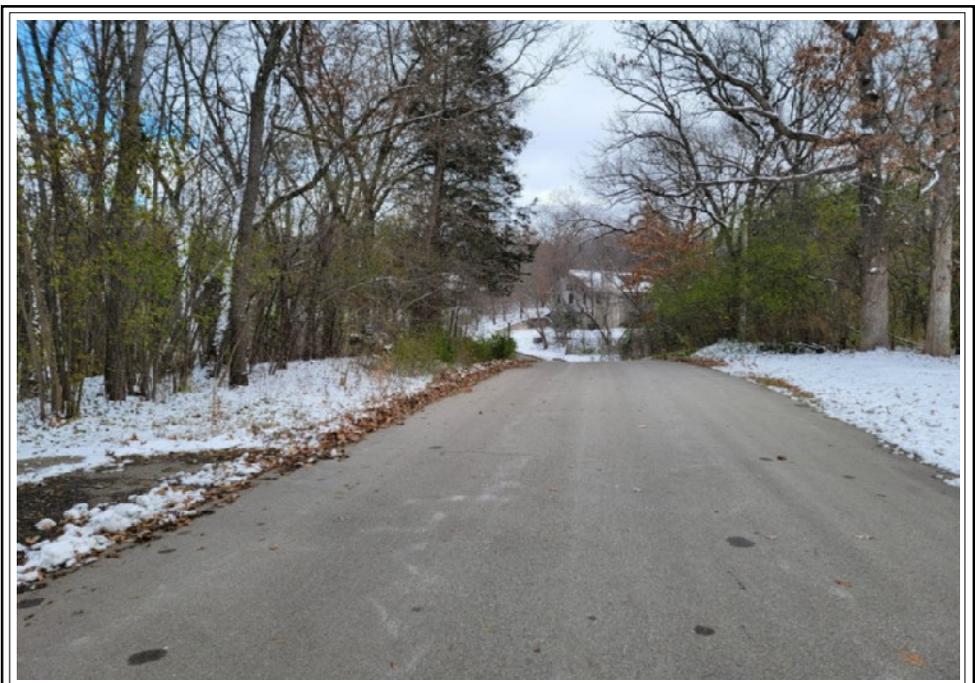


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 212,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Items of Note

Client: Kenosha County Clerk	File No.: 223-301
Property Address: 39910 97th St	Case No.:
City: Randall	State: WI Zip: 53128



Interior View from Exterior  
Foyer/Living Room



Interior View from Exterior  
Dining Room

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-301
Property Address: 39910 97th St	Case No.:
City: Randall	State: WI Zip: 53128



COMPARABLE SALE #1

9499 402nd Ave  
Randall, WI 53128  
Sale Date: 09/15/2023  
Sale Price: \$ 230,000



COMPARABLE SALE #2

3927 S 41st St  
Greenfield, WI 53221  
Sale Date: 08/30/2023  
Sale Price: \$ 166,000



COMPARABLE SALE #3

8219 195th Ave  
Bristol, WI 53104  
Sale Date: 03/03/2023  
Sale Price: \$ 260,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-301
Property Address: 39910 97th St	Case No.:
City: Randall	State: WI Zip: 53128



COMPARABLE SALE #4

3412 Kensington Ct  
Elmwood Park, WI 53405  
Sale Date: 04/06/2023  
Sale Price: \$ 192,200



COMPARABLE SALE #5

1549 Fox Run Dr  
Twin Lakes, WI 53181  
Sale Date: 03/31/2023  
Sale Price: \$ 293,250



COMPARABLE SALE #6

W145 Hilltop Rd  
Bloomfield, WI 53128  
Sale Date: 04/26/2023  
Sale Price: \$ 110,000

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

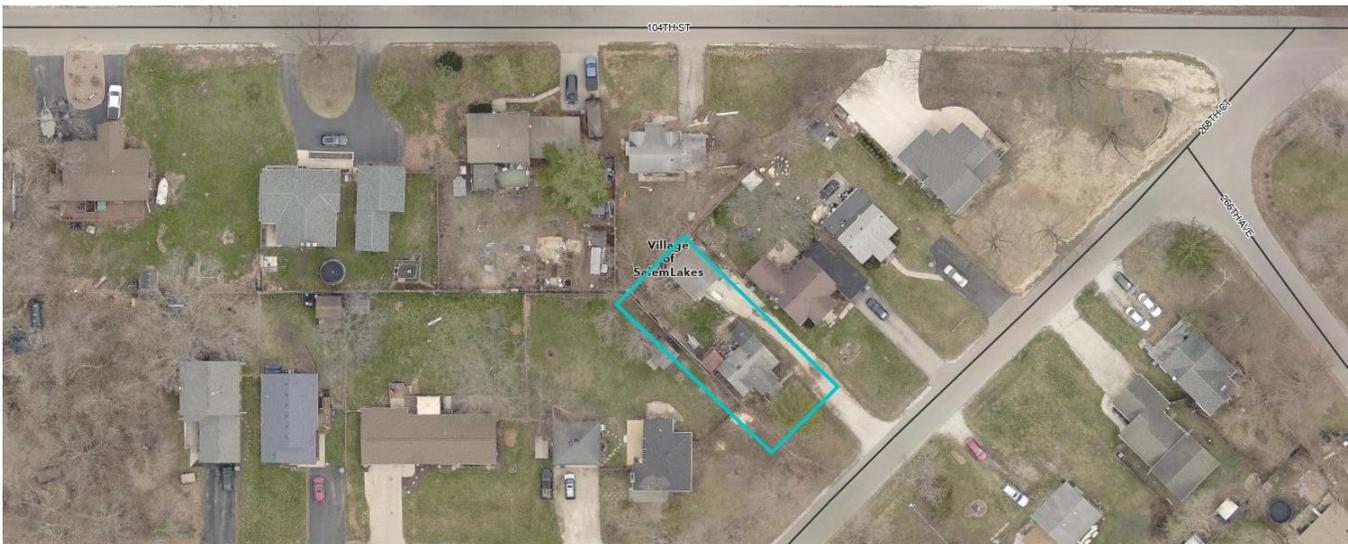
70-4-120-281-0345

Lot Fifty-one (51) in Sunset Oaks Manor, being a Subdivision in the Southeast quarter (1/4) of Section Twenty-one (21) and in the East half (1/2) of Section Twenty-eight (28), all in Township One (1) North, Range Twenty (20) East of the Fourth Principal Meridian, lying and being in the Village of Salem Lakes, County of Kenosha, and State of Wisconsin.

**\$115,000  
SOLD AS IS**



**PROPERTY ADDRESS: 10424 268<sup>th</sup> Ct, Salem Lakes**  
**LOT SIZE: 176.5' x 161'**



**APPRAISAL OF**



**LOCATED AT:**

10424 268th Ct  
Salem Lakes, WI 53179

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-307

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.				
	Client <b>Kenosha County Clerk</b>		E-mail <b>countyclerk@kenoshacounty.org</b>		
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>	State <b>WI</b>	Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>				

SUBJECT	Property Address <b>10424 268th Ct</b>		City <b>Salem Lakes</b>		State <b>WI</b>		Zip <b>53179</b>	
	Other Description (APN, Legal, etc.), if applicable <b>70-4-120-281-0345; Although the subject has a Town of Trevor mailing address, it's physically located in and taxed by the Village of Salem Lakes.</b>							
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)							
	Subject property existing use: <b>Single-Family Residential</b> Use reflected in appraisal: <b>Single-Family Residential</b>							

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
	Prior Sale/Transfer: Date <b>01/06/2023</b>		Price <b>\$72,300</b>		Source(s) <b>Assessor's Records / WI Dept of Revenue</b>			
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$72,300. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>							
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>							

COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>							
	Site Comments: <b>See Attached Addendum</b>							
	Improvement Comments: <b>See Attached Addendum</b>							

SALES COMPARISON APPROACH	FEATURE		SUBJECT				COMPARABLE SALE NO. 1				COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3			
	10424 268th Ct		Salem Lakes, WI 53179				27605 113th St				611 S Cogswell Dr				23507 124th Pl			
	Address		Salem Lakes, WI 53179				Salem Lakes, WI 53179				Salem Lakes, WI 53170				Salem Lakes, WI 53179			
	Proximity to Subject						0.94 miles SW				2.23 miles NW				2.65 miles SE			
	Sale Price		\$ N/A				\$ 100,000				\$ 130,000				\$ 127,500			
	Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.				\$ 156.25 sq. ft.				\$ 181.06 sq. ft.				\$ 151.79 sq. ft.			
	Data Source(s)						MetroMLS #1812916;DOM 71				MetroMLS #1852806;DOM 4				MetroMLS #1853184;DOM 7			
	Verification Source(s)						Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent			
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
	Sale or Financing				Estate;Cash				Investor;Conv				Estate;Cash					
	Concessions				None Known				None Known				None Known					
	Date of Sale/Time				12/21/2022				06/02/2023				10/30/2023					
	Location		Residential		Residential				Resid/BusyRd		6,500		Residential					
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple					
	Site		6250 sf		10019 sf		-1,900		6250 sf				8000 sf					
	View		Residential		Residential				Residential				Residential					
	Design (Style)		Cottage		Cottage				Ranch				Cottage					
	Quality of Construction		Vinyl/Average		Vinyl/Average				Frame/Average				Block/Vinyl/Avg		-6,400			
	Actual Age		98a/40e		68a/40e				70a/40e				80a/40e					
	Condition		Fair-Poor		Fair-Poor				Fair-Poor				Fair-Poor					
	Above Grade		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths					
	Room Count		4 2 1.0		4 1 1.0		1,500		4 2 1.0				4 1 1.0		1,500			
	Gross Living Area		20 571 sq. ft.		640 sq. ft.				718 sq. ft.		-2,940		840 sq. ft.		-5,380			
	Basement & Finished Rooms Below Grade		None N/A		None N/A				None N/A				None N/A					
	Functional Utility		Typical		Typical				Typical				Typical					
	Heating/Cooling		FWA/None		FWA/None				FWA/CAC*				FWA/None					
	Energy Efficient Items		None		None				None				None					
	Garage/Carport		1 Car Garage		2 Car Garage		-1,500		None		1,500		2 Car Garage		-1,500			
	Porch/Patio/Deck		Patio/Deck		Deck		1,500		Patio		1,500		Deck		1,500			
	Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 400		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 6,560		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 10,280			
	Adjusted Sale Price of Comparables				Net Adj. -0.4%				Net Adj. 5.0%				Net Adj. -8.1%					
					Gross Adj. 6.4%		\$ 99,600		Gross Adj. 9.6%		\$ 136,560		Gross Adj. 12.8%		\$ 117,220			
	Summary of Sales Comparison Approach		See Attached Addendum															

Indicated Value by Sales Comparison Approach \$ **115,000**

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-307

**RECONCILIATION**

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 115,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**CERTIFICATION**

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

**TYPE AND DEFINITION OF VALUE**

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**SIGNATURE**

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

## ADDENDUM

Client: Kenosha County Clerk

File No.: 223-307

Property Address: 10424 268th Ct

Case No.:

City: Salem Lakes

State: WI

Zip: 53179

### Site Comments

The subject site contains approximately 0.14 acres of residential land, is rectangular in shape (50'x125'), basically level, with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.) and is typical for the area. The subject site has public gas, electric and sewer utilities but on a private/shared well water service service, as is common/typical for the area. Connection to private water(well) service is common in the subject area and has no adverse effect on the subject's marketability. Additionally, connection to public water is not currently available to the subject.

### Quality and Condition of Property

The subject is a 1-story Cottage design, built in 1925, with approximately 571sf of GLA (gross living area) above-grade, containing 2 bedrooms/1 bath, patio, deck, 1-car detached garage and lacking a basement . The subject is described as having an effective age of 40 years (40/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items, thus the interior condition is presumed to be consistent with properties under these circumstances.

### Comments on Sales Comparison

A value range was established from \$99,600 to \$136,560. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. No better/closer sales could be found upon which meaningful comparison could be made.

\*Due to the condition of the property and unknown operation of the CAC, no value is given.

### Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$115,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 10424 268th Ct  
 City: Salem Lakes County: \_\_\_\_\_ State: WI Zip Code: 53179  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

Appraisal Report A written report prepared under Standards Rule 2-2(a).  
 Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

**Reasonable Exposure Time**  
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

**Additional Certifications**

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

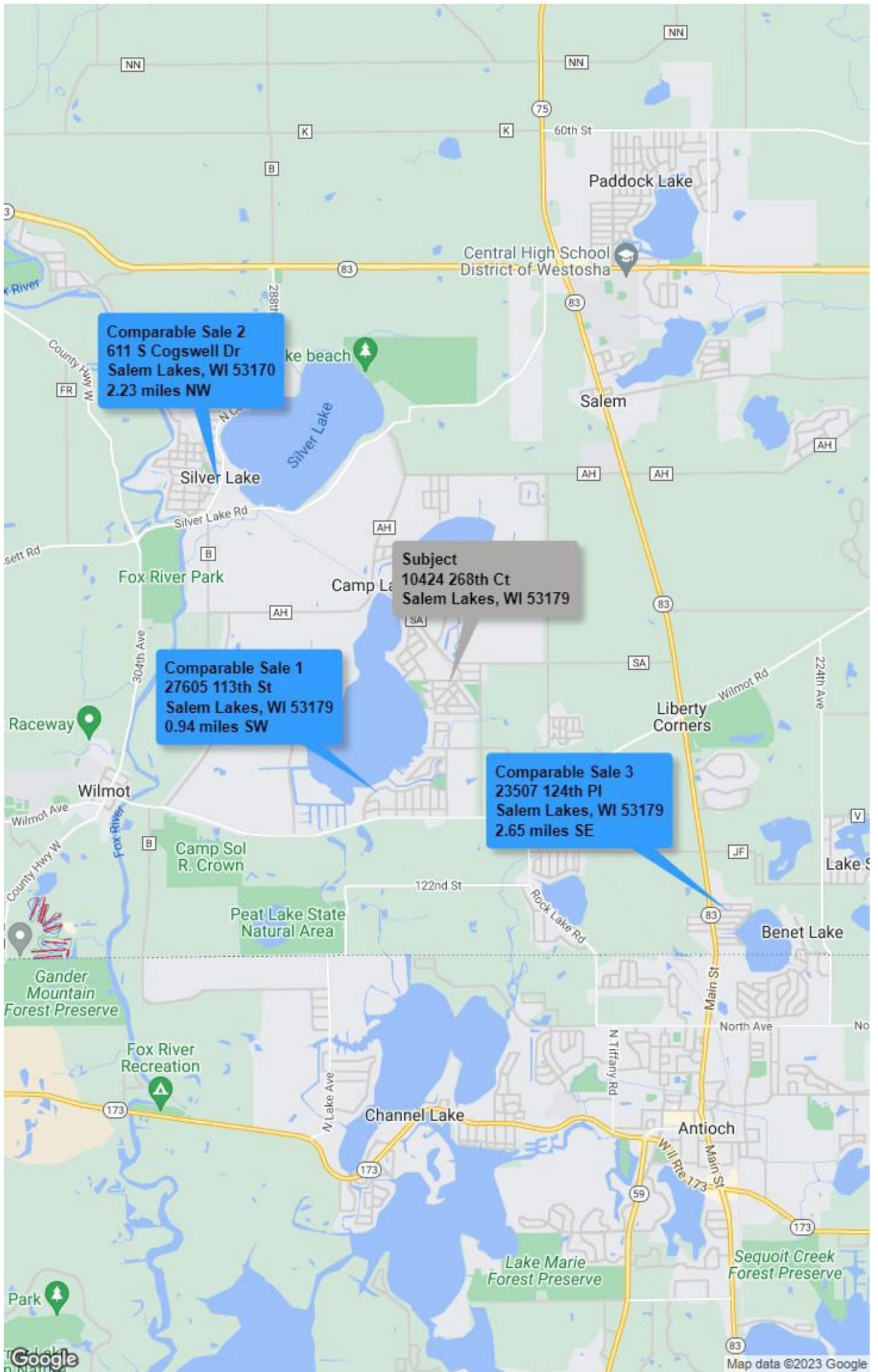
**Additional Comments**

<p><b>APPRAISER:</b></p> <p>Signature: <u><i>Daniel B. Truax</i></u>          Name: <u>Daniel B. Truax</u>          Date Signed: <u>11/28/2023</u>          State Certification #: <u>1391-9</u>          or State License #: _____          or Other (describe): _____ State #: _____          State: <u>WI</u>          Expiration Date of Certification or License: <u>12/14/2023</u>          Effective Date of Appraisal: <u>November 27, 2023</u></p>	<p><b>SUPERVISORY APPRAISER (only if required):</b></p> <p>Signature: _____          Name: _____          Date Signed: _____          State Certification #: _____          or State License #: _____          State: _____          Expiration Date of Certification or License: _____          Supervisory Appraiser inspection of Subject Property:  <input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from street    <input type="checkbox"/> Interior and Exterior</p>
---	--

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 10424 268th Ct  
City: Salem Lakes

File No.: 223-307  
Case No.:  
State: WI Zip: 53179



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-307
Property Address: 10424 268th Ct	Case No.:
City: Salem Lakes	State: WI Zip: 53179



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 115,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-307
Property Address: 10424 268th Ct	Case No.:
City: Salem Lakes	State: WI Zip: 53179



**COMPARABLE SALE #1**

27605 113th St  
Salem Lakes, WI 53179  
Sale Date: 12/21/2022  
Sale Price: \$ 100,000



**COMPARABLE SALE #2**

611 S Cogswell Dr  
Salem Lakes, WI 53170  
Sale Date: 06/02/2023  
Sale Price: \$ 130,000



**COMPARABLE SALE #3**

23507 124th Pl  
Salem Lakes, WI 53179  
Sale Date: 10/30/2023  
Sale Price: \$ 127,500

**PARCEL #**

**LEGAL DESCRIPTION**

**OPENING BID**

91-4-122-134-0520

The North 70 feet of Lot 67 of Brookside Gardens, being a subdivision of part of the Southeast 1/4 of Section 13, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, County of Kenosha, and State of Wisconsin.

**PROPERTY ADDRESS: 8937 26<sup>th</sup> Ave, Kenosha**  
**LOT SIZE: 70' x 257'**

**\$133,000**  
**SOLD AS IS**



**APPRAISAL OF**



**LOCATED AT:**

8937 26th Ave  
Pleasant Prairie, WI 53143

**CLIENT:**

Kenosha County Clerk  
1010 56th Street  
Kenosha, WI, 53140

**AS OF:**

November 27, 2023

**BY:**

Daniel B. Truax

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-298

PURPOSE	This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client <b>Kenosha County Clerk</b>		E-mail <b>countyclerk@kenoshacounty.org</b>	
	Client Address <b>1010 56th Street</b>		City <b>Kenosha</b>	State <b>WI</b> Zip <b>53140</b>
	Intended Use <b>"As-Is" Portfolio Valuation</b>			

SUBJECT	Property Address <b>8937 26th Ave</b>		City <b>Pleasant Prairie</b>	State <b>WI</b> Zip <b>53143</b>
	Other Description (APN, Legal, etc.), if applicable <b>91-4-122-134-0520; Although the subject has a City of Kenosha mailing address, it's physically located in and taxed by the Village of Pleasant Prairie.</b>			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
	Subject property existing use: <b>Single-Family Residential</b>		Use reflected in appraisal: <b>Single-Family Residential</b>	

SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date <b>01/06/2023</b>	Price <b>\$167,700</b>	Source(s) <b>Assessor's Records / WI Dept of Revenue</b>	
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$167,700. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>			

COMMENTS	Marketability Comments: <b>The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.</b>			
	Site Comments: <b>See Attached Addendum</b>			
	Improvement Comments: <b>See Attached Addendum</b>			

SALES COMPARISON APPROACH	FEATURE		SUBJECT			COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3					
		<b>8937 26th Ave</b>		<b>Pleasant Prairie, WI 53143</b>			<b>8010 111th Ave</b>			<b>1407 87th St</b>			<b>3540 Sheridan Rd</b>				
	Address		Pleasant Prairie, WI 53143			Pleasant Prairie, WI 53158			Kenosha, WI 53143			Kenosha, WI 53140					
	Proximity to Subject		5.44 miles NW			0.67 miles NE			4.35 miles NE								
	Sale Price	\$	N/A		\$	101,000		\$	175,000		\$	134,000					
	Sale Price/Gross Liv. Area	\$	0.00 sq. ft.		\$	125.47 sq. ft.		\$	192.31 sq. ft.		\$	135.90 sq. ft.					
	Data Source(s)	MetroMLS #1827852;DOM 2			MetroMLS #1824865;DOM 4			MetroMLS #1854211;DOM 2									
	Verification Source(s)	Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent									
	VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment			
	Sale or Financing	Estate;Cash		REO;Conv				Estate;Cash									
	Concessions	None Known		\$2900		-2,900		None Known									
	Date of Sale/Time	04/17/2023		03/20/2023				11/03/2023									
	Location	Residential		Residential				Residential				Residential		6,700			
	Leasehold/Fee Simple	Fee Simple		Fee Simple				Fee Simple				Fee Simple					
	Site	17990 sf		7663 sf		5,200		6600 sf		5,700		6175 sf		5,900			
	View	Residential		Residential				Residential				Residential					
	Design (Style)	Raised Ranch		Ranch				Ranch				Ranch					
	Quality of Construction	PermaStone/Avg		Alum/Frame/Avg				Vinyl/Average				Brick/Average		-6,700			
	Actual Age	60a/40e		66a/40e				58a/25e		-26,500		62a/35e		-6,700			
	Condition	Fair-Poor		Fair-Poor				Average		**		Fair		**			
	Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	
	Room Count	5	3	1.0	4	2	1.0	1,500	5	3	1.0	4	2	1.0	1,500		
	Gross Living Area	20		988 sq. ft.		805 sq. ft.		3,660		910 sq. ft.		986 sq. ft.					
	Basement & Finished Rooms Below Grade	Basement *Finished		None N/A		8,000		Basement Unfinished				Basement Unfinished					
	Functional Utility	Typical		Typical				Typical				Typical					
	Heating/Cooling	FWA/None		FWA/None				FWA/CAC		-1,500		FWA/CAC		*			
	Energy Efficient Items	None		None				None				None					
	Garage/Carport	1 Car Garage		2 Car Garage		-1,500		1 Car Garage				2 Car Garage		-1,500			
	Porch/Patio/Deck	Porch		None		1,500		None		1,500		None		1,500			
	Fence/Fireplace	Fence		Fireplace				Fence				None		1,500			
	Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 18,360		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 23,700		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 2,200			
	Adjusted Sale Price of Comparables			Net Adj. 18.2%				Net Adj. -13.5%				Net Adj. 1.6%					
				Gross Adj. 21.1%		\$ 119,360		Gross Adj. 21.8%		\$ 151,300		Gross Adj. 23.9%		\$ 136,200			
	Summary of Sales Comparison Approach <b>See Attached Addendum</b>																
	Indicated Value by Sales Comparison Approach <b>\$ 133,000</b>																

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-298

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
8937 26th Ave Address Pleasant Prairie, WI 53143		29610 Wilmot Rd Salem Lakes, WI 53179								
Proximity to Subject		16.93 miles SW								
Sale Price	\$ N/A		\$ 159,900		\$			\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 148.61 sq. ft.		\$	sq. ft.		\$	sq. ft.		
Data Source(s)		MetroMLS #1817064;DOM 9								
Verification Source(s)		Assessor'sRcrds/ListingAgent								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		REO;Cash None Known								
Date of Sale/Time		12/02/2022								
Location	Residential	Residential								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	17990 sf	2.75		-35,600						
View	Residential	Residential								
Design (Style)	Raised Ranch	Ranch								
Quality of Construction	PermaStone/Avg	Frame/Vinyl/Avg								
Actual Age	60a/40e	69a/40e								
Condition	Fair-Poor	Fair-Poor								
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	5 3 1.0	6 3 1.0								
Gross Living Area	20 988 sq. ft.	1,076 sq. ft.			sq. ft.			sq. ft.		
Basement & Finished Rooms Below Grade	Basement *Finished	Basement Unfinished								
Functional Utility	Typical	Typical								
Heating/Cooling	FWA/None	FWA/None								
Energy Efficient Items	None	None								
Garage/Carport	1 Car Garage	2 Car Garage		-1,500						
Porch/Patio/Deck	Porch	Deck								
Fence/Fireplace	Fence	None		1,500						
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 35,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$		
Adjusted Sale Price of Comparables		Net Adj. -22.3%		Net Adj. %			Net Adj. %			
		Gross Adj. 24.1%	\$ 124,300	Gross Adj. %	\$		Gross Adj. %	\$		
Summary of Sales Comparison Approach Although comparable sale 4 contains acreage and is located farther in proximity than preferred, it was utilized due to its being located in a marketably similar suburban area of Kenosha County and reflecting well the marketability of a distressed sale, similar to the subject in GLA, condition and/or bedroom/bath count.										

SALES COMPARISON APPROACH

## ADDENDUM

Client: Kenosha County Clerk

File No.: 223-298

Property Address: 8937 26th Ave

Case No.:

City: Pleasant Prairie

State: WI

Zip: 53143

### Site Comments

The subject site contains approximately 0.41 acres of residential land (70'x257'), is basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site has public gas, electric, sewer and water utilities but may still have private water (well) available from prior service, as is not atypical for the area. The subject site is typical for the area.

### Quality and Condition of Property

The subject is a 1-story/Raised Ranch design, built in 1963, with approximately 988sf of GLA (gross living area) above-grade, containing 3 bedrooms/1 bath above-grade, 1-car detached garage, fenced-in back yard and a covered porch. Although public records describes the subject as a 4-bedroom/1.5-bath and having 1,976 sq.ft. of living area, as common local practice is to include the below-grade (finished basement) in this calculation, this is antithetical to a meaningful unit comparison when condition of the below-grade finish or bedroom/bath placement that can be determined without an interior observation/confirmation. Therefore, the bedroom/bath count described herein is based on the extraordinary assumption that the bedroom/bath count and/or placement thereof, is what would be commonly expected of raised ranch, bi-level, tri-level, split-level and/or other similar "alternative" design/styles. The subject is described as having an effective age of 40 years (40/65year total economic life expectancy). Additionally, due to the extraordinary assumption that the below-grade finish of the subject is of poor/unlivable condition, no value is placed on below-grade finish as is customary (consistent with comparable sales utilized herein as well) in these circumstances. The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective soffits/fascia - appears to be allowing infiltration of exterior elements) and signs of rodent infestation, thus the interior condition is presumed to be consistent with properties under these circumstances (fair-poor).

### Comments on Sales Comparison

A value range was established from \$119,360 to \$151,300. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. No better/closer sales could be found upon which meaningful comparison could be made.

\*Due to the condition of the property and unknown operation of the CAC, no value is given.

\*\*Due to the 5% / 5-year effective age differential adjustment being applied (to reflect the market reaction for the superior condition of comparable sales 2 & 3) in the "age/effective age" field of the sales grid, no adjustment was warranted in the "condition" field, as this would be redundant.

### Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$133,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Elite Appraisals, Inc.  
**Restricted Appraisal Report**

File No. 223-298

**RECONCILIATION**

Methods and techniques employed:  Sales Comparison Approach  Cost Approach  Income Approach  Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither applicable nor necessary.

Reconciliation comments: See Attached Addendum

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

Single point \$ 133,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

**CERTIFICATION**

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

**TYPE AND DEFINITION OF VALUE**

Type of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: Uniform Standards of Professional Appraisal Practice

Definition of Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**SIGNATURE**

<p><b>APPRAISER</b></p> <p>Signature: <u></u></p> <p>Name: <u>Daniel B. Truax</u></p> <p>Company Name: <u>Elite Appraisals, Inc.</u></p> <p>Company Address: <u>9568 42nd Ct Pleasant Prairie, WI 53158</u></p> <p>Telephone Number: <u>262.605.0888</u></p> <p>Email Address: <u>eliteappraisalswi@gmail.com</u></p> <p>State Certification # <u>1391-9</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>WI</u></p> <p>Expiration Date of Certification or License: <u>12/14/2023</u></p> <p>Date of Signature and Report: <u>11/28/2023</u></p> <p>Date of Property Viewing: <u>11/27/2023</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p><b>CO-APPRAISER</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
--	--

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

USPAP ADDENDUM

Borrower: \_\_\_\_\_  
 Property Address: 8937 26th Ave  
 City: Pleasant Prairie County: \_\_\_\_\_ State: WI Zip Code: 53143  
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 45

Additional Certifications

- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature: *Daniel B. Truax*  
 Name: Daniel B. Truax  
 Date Signed: 11/28/2023  
 State Certification #: 1391-9  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: WI  
 Expiration Date of Certification or License: 12/14/2023  
 Effective Date of Appraisal: November 27, 2023

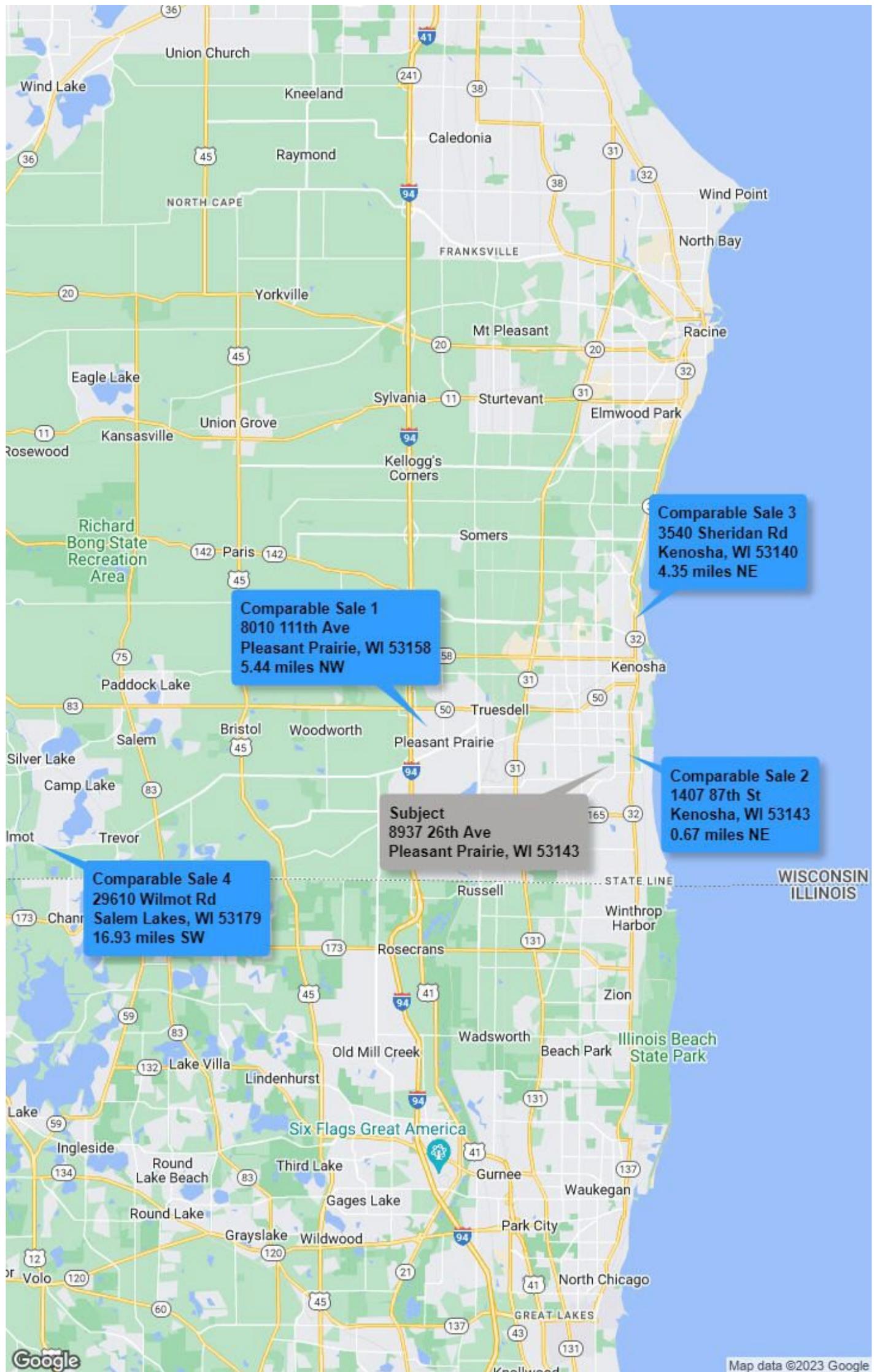
SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 8937 26th Ave  
City: Pleasant Prairie

File No.: 223-298  
Case No.:  
State: WI Zip: 53143



**SUBJECT PROPERTY PHOTO ADDENDUM**

Client: Kenosha County Clerk	File No.: 223-298
Property Address: 8937 26th Ave	Case No.:
City: Pleasant Prairie	State: WI Zip: 53143



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 27, 2023  
Appraised Value: \$ 133,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Additional Items of Note

Client: Kenosha County Clerk	File No.: 223-298
Property Address: 8937 26th Ave	Case No.:
City: Pleasant Prairie	State: WI Zip: 53143



Defective Soffits & Fascia  
Evidence of Possible Rodent Infestation



Defective Soffits & Fascia  
Evidence of Possible Rodent Infestation

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-298
Property Address: 8937 26th Ave	Case No.:
City: Pleasant Prairie	State: WI Zip: 53143



COMPARABLE SALE #1

8010 111th Ave  
Pleasant Prairie, WI 53158  
Sale Date: 04/17/2023  
Sale Price: \$ 101,000



COMPARABLE SALE #2

1407 87th St  
Kenosha, WI 53143  
Sale Date: 03/20/2023  
Sale Price: \$ 175,000



COMPARABLE SALE #3

3540 Sheridan Rd  
Kenosha, WI 53140  
Sale Date: 11/03/2023  
Sale Price: \$ 134,000

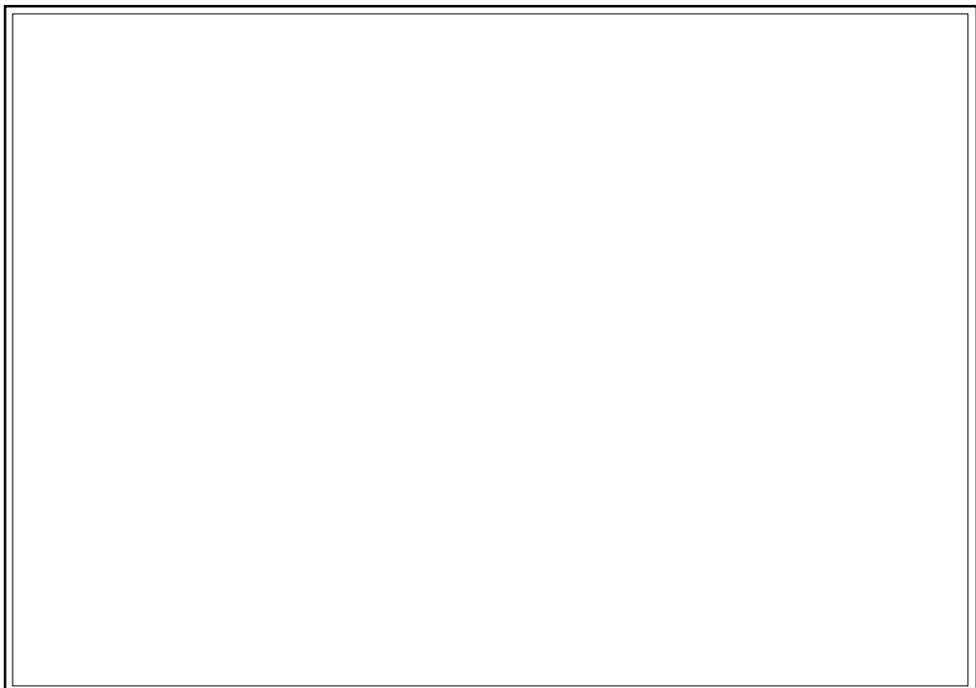
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-298
Property Address: 8937 26th Ave	Case No.:
City: Pleasant Prairie	State: WI Zip: 53143



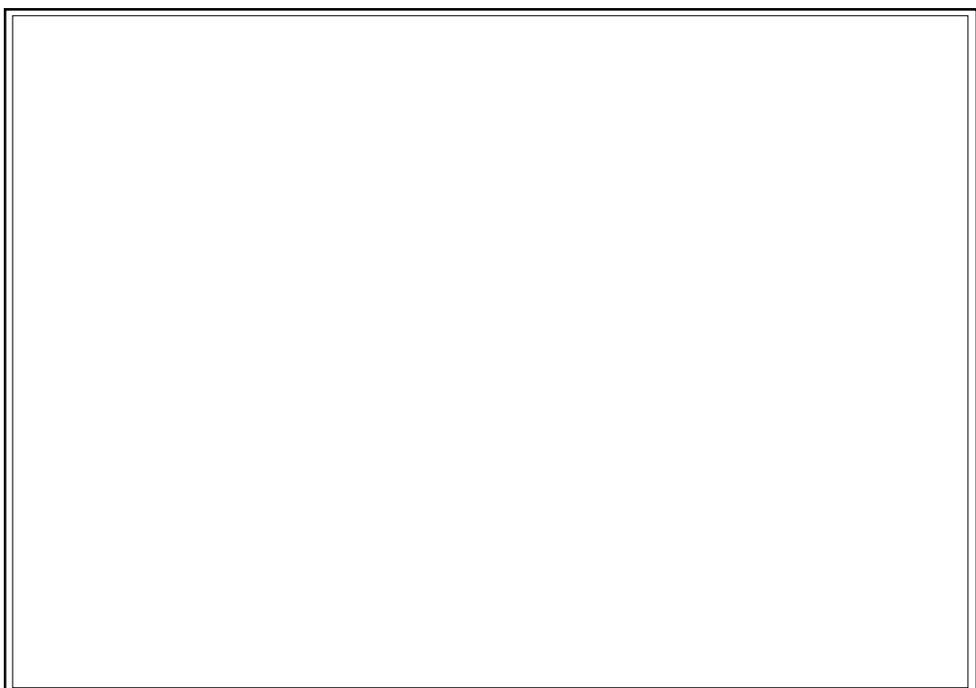
COMPARABLE SALE #4

29610 Wilmot Rd  
Salem Lakes, WI 53179  
Sale Date: 12/02/2022  
Sale Price: \$ 159,900



COMPARABLE SALE #5

Sale Date:  
Sale Price: \$



COMPARABLE SALE #6

Sale Date:  
Sale Price: \$

**AUDIT REPORT FOR PAYMENTS OVER \$5000**

**February 2, 2024 – March 7, 2024**

# Vendor invoice transactions

County of Kenosha

**100 - 000 - 0000 - 220030**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000017	B & L Office Furniture	Vendors	CHECK-TOT	3/4/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100086			2/22/2024	2/23/2024	CHECK-TOT	5,970.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>5,970.00</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000021	Bane Nelson Inc	Vendors	CHECK-TOT	12/30/2023	2/15/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099790			2/15/2024	1/27/2024	CHECK-TOT	10,750.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>10,750.00</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000041	Childrens Service Society of Wisconsin	Vendors	ACH-TOT	2/12/2024	2/23/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009701			2/23/2024	2/23/2024	ACH-TOT	72,310.69 USD	Yes
CHKP-000099185			2/15/2024	3/13/2024	CHECK-TOT	7,002.64 USD	Yes
						USD	
<b>Vendor total</b>						<u>79,313.33</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000043	City of Kenosha Wisconsin	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099241			2/8/2024	2/5/2024	CHECK-STD	17,523.57 USD	Yes

CHKP-000099242			2/8/2024	1/31/2024	CHECK-STD	8,763.58 USD	Yes
CHKP-000100789			3/7/2024	3/1/2024	CHECK-STD	11,740.07 USD	Yes
CHKP-000100790			3/7/2024	3/4/2024	CHECK-STD	15,603.82 USD	Yes
CHKP-000100426			2/29/2024	1/31/2024	CHECK-TOT	12,500.00 USD	Yes

USD

**Vendor total**

66,131.04

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0000047	Community Impact Program	Vendors	ACH-TOT	2/20/2024	3/8/2024
----------	--------------------------	---------	---------	-----------	----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

ACHP-000009579			2/2/2024	1/29/2024	ACH-TOT	57,728.70 USD	Yes
ACHP-000009752			3/1/2024	3/1/2024	ACH-TOT	101,297.69 USD	Yes
CHKP-000099938			2/22/2024	3/21/2024	CHECK-TOT	8,764.45 USD	Yes

USD

**Vendor total**

167,790.84

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0000057	Dayton Care Operations LLC	Vendors	CHECK-TOT	1/31/2024	2/29/2024
----------	----------------------------	---------	-----------	-----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000100427			2/29/2024	3/1/2024	CHECK-TOT	24,537.10 USD	Yes
----------------	--	--	-----------	----------	-----------	---------------	-----

USD

**Vendor total**

24,537.10

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0000086	Goodwill Industries-Milwaukee	Vendors	ACH-TOT	1/31/2024	3/1/2024
----------	-------------------------------	---------	---------	-----------	----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

ACHP-000009635			2/9/2024	2/9/2024	ACH-TOT	166,344.09 USD	Yes
ACHP-000009664			2/16/2024	2/9/2024	ACH-TOT	115,740.74 USD	Yes
ACHP-000009702			2/23/2024	3/1/2024	ACH-TOT	52,946.39 USD	Yes
ACHP-000009754			3/1/2024	3/1/2024	ACH-TOT	142,071.51 USD	Yes

USD

**Vendor total**

477,102.73

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
V0000088	Gordon Flesch Company Inc	Vendors	CHECK-TOT	2/20/2024	2/20/2024		
APP0104363			2/20/2024	3/21/2024	CHECK-TOT	5,962.10 USD	Yes
						USD	
<b>Vendor total</b>						<u>5,962.10</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000124	Kenosha Achievement Center	Vendors	ACH-TOT	1/31/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009582			2/2/2024	2/8/2024	ACH-TOT	34,576.91 USD	Yes
ACHP-000009637			2/9/2024	2/18/2024	ACH-TOT	20,089.00 USD	Yes
ACHP-000009704			2/23/2024	2/23/2024	ACH-TOT	24,649.00 USD	Yes
ACHP-000009757			3/1/2024	3/10/2024	ACH-TOT	81,982.64 USD	Yes
CHKP-000100231			2/22/2024	2/28/2024	CHECK-STD	18,842.37 USD	Yes
						USD	
<b>Vendor total</b>						<u>180,139.92</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000128	Kenosha Area Family & Aging Services	Vendors	ACH-TOT	1/31/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009705			2/23/2024	2/23/2024	ACH-TOT	62,115.57 USD	Yes
ACHP-000009758			3/1/2024	2/29/2024	ACH-TOT	58,558.62 USD	Yes
CHKP-000099246			2/8/2024	1/30/2024	CHECK-STD	80,000.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>200,674.19</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000130	Kenosha Human Development Services Inc	Vendors	ACH-TOT	3/4/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009583			2/2/2024	1/29/2024	ACH-TOT	7,486.25 USD	Yes
CHKP-000099299			2/15/2024	3/15/2024	CHECK-TOT	19,949.52 USD	Yes
CHKP-000099940			2/22/2024	3/21/2024	CHECK-TOT	14,622.68 USD	Yes

CHKP-000100829			3/7/2024	4/3/2024	CHECK-TOT	71,939.40 USD	Yes
						USD	
<b>Vendor total</b>						<u>113,997.85</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0000165	Medline Industries Incorporated	Vendors	CHECK-TOT	1/25/2024	2/22/2024		
----------	---------------------------------	---------	-----------	-----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000100094			2/22/2024	1/12/2024	CHECK-TOT	9,905.01 USD	Yes
						USD	
<b>Vendor total</b>						<u>9,905.01</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0000170	Minnesota Life Insurance Co	Vendors	ACH-TOT	3/6/2024	2/9/2024		
----------	-----------------------------	---------	---------	----------	----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

ACHP-000009638			2/9/2024	2/5/2024	ACH-TOT	23,288.55 USD	Yes
						USD	
<b>Vendor total</b>						<u>23,288.55</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0000171	MJ Care Inc	Vendors	CHECK-TOT	1/31/2024	2/15/2024		
----------	-------------	---------	-----------	-----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099797			2/15/2024	1/31/2024	CHECK-TOT	89,069.69 USD	Yes
						USD	
<b>Vendor total</b>						<u>89,069.69</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0000176	Otis Elevator Co (Formerly Nw Elevator)	Vendors	CHECK-TOT	3/6/2024	3/7/2024		
----------	---	---------	-----------	----------	----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000100432			2/29/2024	3/6/2024	CHECK-TOT	16,036.43 USD	Yes
CHKP-000100647			3/7/2024	3/6/2024	CHECK-TOT	16,036.43 USD	Yes
						USD	
<b>Vendor total</b>						<u>32,072.86</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0000179	Oakwood Clinical Associates LTD	Vendors	ACH-TOT	1/31/2024	3/1/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009584			2/2/2024	1/29/2024	ACH-TOT	5,990.60 USD	Yes
ACHP-000009706			2/23/2024	3/1/2024	ACH-TOT	16,087.29 USD	Yes
ACHP-000009759			3/1/2024	3/1/2024	ACH-TOT	7,247.10 USD	Yes
<b>Vendor total</b>						USD	
						29,324.99	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000201	Professional Service Group Inc	Vendors	ACH-TOT	3/5/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009586			2/2/2024	1/29/2024	ACH-TOT	51,681.35 USD	Yes
ACHP-000009640			2/9/2024	1/29/2024	ACH-TOT	22,585.81 USD	Yes
ACHP-000009708			2/23/2024	2/23/2024	ACH-TOT	224,707.57 USD	Yes
ACHP-000009761			3/1/2024	3/1/2024	ACH-TOT	530,552.79 USD	Yes
CHKP-000099941			2/22/2024	2/20/2024	CHECK-TOT	8,376.00 USD	Yes
<b>Vendor total</b>						USD	
						837,903.52	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000211	Mckesson Medical Surgical	Vendors	ACH-TOT	1/29/2024	2/23/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009587			2/2/2024	1/26/2024	ACH-TOT	5,565.17 USD	Yes
ACHP-000009588			2/2/2024	12/29/2023	ACH-TOT	5,644.99 USD	Yes
ACHP-000009709			2/23/2024	2/28/2024	ACH-TOT	17,470.81 USD	Yes
<b>Vendor total</b>						USD	
						28,680.97	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000228	SE WI Regional Planning Commission SEWRPC	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100099			2/22/2024	2/24/2024	CHECK-TOT	17,500.00 USD	Yes
CHKP-000100653			3/7/2024	3/1/2024	CHECK-TOT	199,390.00 USD	Yes

USD  
216,890.00

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0000230	Sherwin Industries Inc	Vendors	CHECK-TOT	2/26/2024	3/7/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000099154		2/8/2024	2/15/2024	CHECK-TOT	27,022.50 USD	Yes
	CHKP-000100100		2/22/2024	3/1/2024	CHECK-TOT	7,147.80 USD	Yes

USD  
34,170.30

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0000258	Kenosha County Deputy Sheriffs Assn	Vendors	ACH-TOT	3/5/2024	3/8/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	ACHP-000009642		2/9/2024	2/9/2024	ACH-TOT	5,468.20 USD	Yes
	TRE-000005742	INV0082210r	2/12/2024	2/12/2024	ACH-TOT	5,048.20 USD	Yes
	ACHP-000009712	Ck# 826271 03/09/2023	2/23/2024	2/23/2024	ACH-TOT	5,048.20 USD	Yes

USD  
15,564.60

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0000277	Town of Paris Wisconsin	Vendors	CHECK-TOT	12/30/2023	2/8/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000099156		2/8/2024	12/30/2023	CHECK-TOT	5,379.76 USD	Yes

USD  
5,379.76

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0000296	Village of Pleasant Prairie Wisconsin	Vendors	CHECK-TOT	3/5/2024	3/7/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000100796		3/7/2024	3/1/2024	CHECK-STD	8,029.66 USD	Yes

USD  
8,029.66

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
V0000308	Westbrook Associates Engineers Inc	Vendors	CHECK-TOT	2/13/2024	2/15/2024		
CHKP-000099804			2/15/2024	2/1/2024	CHECK-TOT	11,764.95 USD	Yes
<b>Vendor total</b>						USD	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	11,764.95	
V0000309	Western Culvert & Supply Inc	Vendors	CHECK-TOT	2/21/2024	3/7/2024		
CHKP-000099157			2/8/2024	2/17/2024	CHECK-TOT	6,322.00 USD	Yes
<b>Vendor total</b>						USD	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	6,322.00	
V0000321	WI Dept of Transportation	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
CHKP-000100107			2/22/2024	3/2/2024	CHECK-TOT	205,947.65 USD	Yes
<b>Vendor total</b>						USD	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	205,947.65	
V0000323	WI Dept of Administration	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
CHKP-000099260			2/8/2024	1/31/2024	CHECK-STD	9,233.00 USD	Yes
<b>Vendor total</b>						USD	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	9,233.00	
V0000327	WI Municipal Mutual Insurance Co	Vendors	ACH-TREAS	2/28/2024	2/29/2024		
TREA-0002291		WMMIC / WORKMANS' COMP IMPREST / FEB 2024	2/29/2024	2/28/2024	ACH-TREAS	12,551.95 USD	Yes

USD  
12,551.95

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0000331	Womens & Childrens Horizons	Vendors	ACH-TOT	1/31/2024	2/23/2024
----------	-----------------------------	---------	---------	-----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009714			2/23/2024	2/23/2024	ACH-TOT	15,741.16 USD	Yes

USD  
15,741.16

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0000350	Boys & Girls Club of Kenosha Inc	Vendors	ACH-TOT	1/31/2024	2/23/2024
----------	----------------------------------	---------	---------	-----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009672			2/16/2024	2/16/2024	ACH-TOT	15,764.07 USD	Yes
ACHP-000009715			2/23/2024	2/16/2024	ACH-TOT	7,162.79 USD	Yes

USD  
22,926.86

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0000372	Kenosha Joint Services	Vendors	ACH-TOT	2/27/2024	3/8/2024
----------	------------------------	---------	---------	-----------	----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009644			2/9/2024	1/31/2024	ACH-TOT	43,178.06 USD	Yes
ACHP-000009673			2/16/2024	2/16/2024	ACH-TOT	22,559.93 USD	Yes
ACHP-000009716			2/23/2024	2/29/2024	ACH-TOT	476,934.28 USD	Yes

USD  
542,672.27

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0000383	MasterGraphics Incorporated	Vendors	ACH-TOT	1/23/2024	2/2/2024
----------	-----------------------------	---------	---------	-----------	----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009591			2/2/2024	2/7/2024	ACH-TOT	5,618.90 USD	Yes

USD  
5,618.90

**Vendor total**



<b>Vendor total</b>						18,868.08	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000876	Heartland Produce Co	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100672			3/7/2024	3/4/2024	CHECK-TOT	5,648.50 USD	Yes
						USD	
<b>Vendor total</b>						5,648.50	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000888	RHB Technology Solutions Inc	Vendors	ACH-TOT	2/29/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009645			2/9/2024	2/9/2024	ACH-TOT	29,634.75 USD	Yes
						USD	
<b>Vendor total</b>						29,634.75	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000937	Tek Systems	Vendors	ACH-TOT	3/6/2024	3/1/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009765			3/1/2024	3/6/2024	ACH-TOT	23,016.00 USD	Yes
						USD	
<b>Vendor total</b>						23,016.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000960	Pomps Tire Service Inc	Vendors	ACH-TOT	3/1/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009766			3/1/2024	3/10/2024	ACH-TOT	5,761.28 USD	Yes
						USD	
<b>Vendor total</b>						5,761.28	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000964	CDW Government Inc	Vendors	CHECK-TOT	2/20/2024	2/20/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
APP0103145			2/5/2024	3/6/2024	CHECK-TOT	6,778.34 USD	Yes
						USD	

<b>Vendor total</b>						6,778.34	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000975	WI Dept of Health Services	Vendors	CHECK-TOT	2/1/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000099265		2/8/2024	1/19/2024	CHECK-STD	8,754.31 USD	Yes
	CHKP-000100254		2/22/2024	2/1/2024	CHECK-STD	26,180.00 USD	Yes
						USD	
<b>Vendor total</b>						34,934.31	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0000992	WI Dept of Corrections	Vendors	CHECK-TOT	2/16/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000100125		2/22/2024	2/23/2024	CHECK-TOT	115,878.00 USD	Yes
						USD	
<b>Vendor total</b>						115,878.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0001022	Kenosha County Wisconsin	Vendors	CHECK-TOT	2/20/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000100260		2/22/2024	2/9/2024	CHECK-STD	19,830.62 USD	Yes
	CHKP-000100261		2/22/2024	2/12/2024	CHECK-STD	5,412.00 USD	Yes
						USD	
<b>Vendor total</b>						25,242.62	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0001024	Law Office of Mary Losey	Vendors	CHECK-TOT	3/6/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000100264		2/22/2024	2/13/2024	CHECK-STD	5,419.08 USD	Yes
						USD	
<b>Vendor total</b>						5,419.08	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0001027	Single Source Inc (Food)	Vendors	ACH-TOT	2/27/2024	3/1/2024		

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009594			2/2/2024	2/4/2024	ACH-TOT	7,552.93 USD	Yes
ACHP-000009767			3/1/2024	2/23/2024	ACH-TOT	7,070.83 USD	Yes
						USD	
<b>Vendor total</b>						14,623.76	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001097	Kaiser Group Inc	Vendors	ACH-TOT	1/31/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009720			2/23/2024	2/23/2024	ACH-TOT	6,327.33 USD	Yes
ACHP-000009769			3/1/2024	3/1/2024	ACH-TOT	221,983.67 USD	Yes
						USD	
<b>Vendor total</b>						228,311.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001150	Alderman & Sons Inc.	Vendors	ACH-TOT	3/5/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009648			2/9/2024	2/6/2024	ACH-TOT	10,183.50 USD	Yes
						USD	
<b>Vendor total</b>						10,183.50	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001151	NJM Management Services Inc	Vendors	ACH-TOT	2/20/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009676			2/16/2024	2/16/2024	ACH-TOT	74,018.19 USD	Yes
						USD	
<b>Vendor total</b>						74,018.19	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001153	Racine Kenosha Community Action Agency	Vendors	ACH-TOT	1/30/2024	2/23/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009721			2/23/2024	1/31/2024	ACH-TOT	92,603.00 USD	Yes
						USD	

<b>Vendor total</b>						92,603.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001283	Avalon Petroleum Company	Vendors	CHECK-TOT	1/25/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100134			2/22/2024	2/23/2024	CHECK-TOT	18,853.20 USD	Yes
						USD	
<b>Vendor total</b>						18,853.20	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001327	Mystic Acres LLC	Vendors	ACH-TOT	1/30/2024	2/23/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009723			2/23/2024	3/1/2024	ACH-TOT	9,886.00 USD	Yes
						USD	
<b>Vendor total</b>						9,886.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001337	Iron Mountain Secure Shredding	Vendors	CHECK-TOT	2/29/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099172			2/8/2024	2/9/2024	CHECK-TOT	31,265.22 USD	Yes
						USD	
<b>Vendor total</b>						31,265.22	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001435	Roland Machinery Co	Vendors	CHECK-TOT	2/5/2024	2/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099174			2/8/2024	2/17/2024	CHECK-TOT	9,954.00 USD	Yes
						USD	
<b>Vendor total</b>						9,954.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001451	Taylor Made Golf Company Inc	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100692			3/7/2024	3/6/2024	CHECK-TOT	42,686.76 USD	Yes

USD  
42,686.76

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0001453	St Charles Youth & Family Services Inc	Vendors	CHECK-TOT	2/5/2024	2/15/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099303			2/15/2024	3/6/2024	CHECK-TOT	14,065.32 USD	Yes

USD  
14,065.32

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0001492	Martin, Eduardo Leo	Vendors	CHECK-TOT	3/6/2024	2/22/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100135			2/22/2024	2/20/2024	CHECK-TOT	7,360.60 USD	Yes

USD  
7,360.60

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0001498	WI Dept of Revenue	Vendors	ACH-TREAS	2/16/2024	2/16/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
TREA-0002279		WI DOR / RE TRANSFER FEES / JANUARY 2024	2/15/2024	1/31/2024	ACH-TREAS	141,014.40 USD	Yes

USD  
141,014.40

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
V0001637	We Energies	Vendors	CHECK-TOT	3/5/2024	3/7/2024

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099285			2/8/2024	2/7/2024	CHECK-STD	9,251.95 USD	Yes
CHKP-000099917			2/15/2024	1/31/2024	CHECK-STD	22,150.13 USD	Yes
CHKP-000099918			2/15/2024	1/31/2024	CHECK-STD	15,509.44 USD	Yes
CHKP-000099929			2/15/2024	2/16/2024	CHECK-STD	144,767.98 USD	Yes
CHKP-000100267			2/22/2024	2/15/2024	CHECK-STD	6,833.61 USD	Yes
CHKP-000100811			3/7/2024	3/5/2024	CHECK-STD	7,628.80 USD	Yes

USD  
206,141.91

Vendor total

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001718	Washington County Wisconsin	Vendors	CHECK-TOT	2/8/2024	2/29/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100464			2/29/2024	3/8/2024	CHECK-TOT	11,475.00 USD	Yes
						USD	
<b>Vendor total</b>						11,475.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001811	O'Brien & Associates	Vendors	ACH-TOT	2/29/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009678			2/16/2024	2/16/2024	ACH-TOT	7,495.00 USD	Yes
						USD	
<b>Vendor total</b>						7,495.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001888	Easterseals Southeast Wisconsin	Vendors	CHECK-TOT	1/30/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100703			3/7/2024	3/1/2024	CHECK-TOT	5,650.75 USD	Yes
						USD	
<b>Vendor total</b>						5,650.75	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001941	Racine County Wisconsin	Vendors	CHECK-TOT	2/22/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100271			2/22/2024	12/30/2023	CHECK-STD	22,697.52 USD	Yes
CHKP-000100272			2/22/2024	12/30/2023	CHECK-STD	6,817.62 USD	Yes
CHKP-000100468			2/29/2024	3/1/2024	CHECK-TOT	142,577.00 USD	Yes
CHKP-000100706			3/7/2024	3/15/2024	CHECK-TOT	41,144.67 USD	Yes
CHKP-000099836			2/15/2024	2/16/2024	CHECK-TOT	213,237.00 USD	Yes
						USD	
<b>Vendor total</b>						426,473.81	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		

V0001959	Midwest Fiber Networks LLC	Vendors	ACH-TOT	2/27/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009596			2/2/2024	2/8/2024	ACH-TOT	10,893.55 USD	Yes
						USD	
<b>Vendor total</b>						<u>10,893.55</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0001964	The Horton Group Inc	Vendors	ACH-TOT	2/15/2024	2/23/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009649			2/9/2024	2/8/2024	ACH-TOT	6,300.00 USD	Yes
ACHP-000009724			2/23/2024	2/15/2024	ACH-TOT	11,252.75 USD	Yes
						USD	
<b>Vendor total</b>						<u>17,552.75</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0001991	Wisconsin Community Services Inc	Vendors	ACH-TOT	2/28/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009597			2/2/2024	12/30/2023	ACH-TOT	11,205.58 USD	Yes
						USD	
<b>Vendor total</b>						<u>11,205.58</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0002038	Southport Engineered Systems LLC	Vendors	ACH-TOT	2/29/2024	2/2/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009598			2/2/2024	2/10/2024	ACH-TOT	173,186.90 USD	Yes
						USD	
<b>Vendor total</b>						<u>173,186.90</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0002129	Milwaukee County Wisconsin	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099842			2/15/2024	2/16/2024	CHECK-TOT	5,400.00 USD	Yes
CHKP-000100471			2/29/2024	3/1/2024	CHECK-TOT	10,800.00 USD	Yes



<b>Vendor total</b>						5,419.08	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0002296	Siemens Industry Inc	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000099183		2/8/2024	1/10/2024	CHECK-TOT	63,450.00 USD	Yes
	CHKP-000100712		3/7/2024	3/9/2024	CHECK-TOT	12,000.00 USD	Yes
						USD	
<b>Vendor total</b>						75,450.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0002306	Kenosha Drug Operations Group	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000100713		3/7/2024	3/5/2024	CHECK-TOT	8,000.00 USD	Yes
						USD	
<b>Vendor total</b>						8,000.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0002355	AVI Systems Inc	Vendors	ACH-TOT	2/12/2024	2/16/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	ACHP-000009680		2/16/2024	2/17/2024	ACH-TOT	34,867.00 USD	Yes
						USD	
<b>Vendor total</b>						34,867.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0002410	Positive Alternative	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000099944		2/22/2024	3/20/2024	CHECK-TOT	7,989.84 USD	Yes
						USD	
<b>Vendor total</b>						7,989.84	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0002411	Bond Trust Services Corporation	Vendors	WIRE-STD	2/29/2024	2/29/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>

WIREP-00000112	BTSC / DEBT PMT / PRIN	2/29/2024	2/29/2024	WIRE-STD	533,676.88 USD	Yes
	\$165,000 / INT					
	\$368,676.88					

USD

**Vendor total**

533,676.88

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0002416	Gartner Inc	Vendors	CHECK-TOT	2/12/2024	2/15/2024
----------	-------------	---------	-----------	-----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099846			2/15/2024	1/31/2024	CHECK-TOT	28,266.00 USD	Yes
----------------	--	--	-----------	-----------	-----------	---------------	-----

USD

28,266.00

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0002426	RLB Hydraulic Services Inc	Vendors	CHECK-TOT	2/7/2024	2/29/2024
----------	----------------------------	---------	-----------	----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099847			2/15/2024	2/24/2024	CHECK-TOT	8,268.21 USD	Yes
----------------	--	--	-----------	-----------	-----------	--------------	-----

USD

8,268.21

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0002514	Crabtree Diversified	Vendors	ACH-TOT	1/30/2024	2/23/2024
----------	----------------------	---------	---------	-----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

ACHP-000009726			2/23/2024	3/1/2024	ACH-TOT	21,578.70 USD	Yes
----------------	--	--	-----------	----------	---------	---------------	-----

USD

21,578.70

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0002535	Agilent Technologies Inc	Vendors	Check-TOT	1/30/2024	2/15/2024
----------	--------------------------	---------	-----------	-----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099848			2/15/2024	2/24/2024	Check-TOT	22,842.00 USD	Yes
----------------	--	--	-----------	-----------	-----------	---------------	-----

USD

22,842.00

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment
----------------	-------------	--------------	-------------------	----------------------	----------------------

V0002585	Brenda Dahl Law Office LLC	Vendors	Check-TOT	3/6/2024	2/22/2024
----------	----------------------------	---------	-----------	----------	-----------

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100280			2/22/2024	2/13/2024	CHECK-STD	5,419.08 USD	Yes
						USD	
<b>Vendor total</b>						<u>5,419.08</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002588	The Wanasek Corporation	Vendors	Check-TOT	2/9/2024	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099849			2/15/2024	2/1/2024	Check-TOT	244,087.58 USD	Yes
						USD	
<b>Vendor total</b>						<u>244,087.58</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002648	Enterprise Lighting Ltd	Vendors	CHECK-TOT	3/4/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100478			2/29/2024	3/7/2024	CHECK-TOT	6,017.88 USD	Yes
						USD	
<b>Vendor total</b>						<u>6,017.88</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002679	US Bank National Association	Vendors	ACH-TOT	2/28/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009652			2/9/2024	1/31/2024	ACH-TOT	174,290.86 USD	Yes
ACHP-000009727			2/23/2024	2/14/2024	ACH-TOT	101,734.08 USD	Yes
						USD	
<b>Vendor total</b>						<u>276,024.94</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002733	Clark Dietz Inc	Vendors	ACH-TOT	12/30/2023	2/9/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009603			2/2/2024	2/9/2024	ACH-TOT	5,250.00 USD	Yes
ACHP-000009654			2/9/2024	2/9/2024	ACH-TOT	12,669.99 USD	Yes
						USD	
<b>Vendor total</b>						<u>17,919.99</u>	



<b>Vendor total</b>						7,890,565.96	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003269	Family Impact Inc	Vendors	ACH-TOT	1/31/2024	3/1/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	ACHP-000009604		2/2/2024	1/29/2024	ACH-TOT	23,885.00 USD	Yes
	ACHP-000009775		3/1/2024	3/1/2024	ACH-TOT	24,437.50 USD	Yes
						USD	
<b>Vendor total</b>						48,322.50	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003307	AEL Courier Service - Al Locke	Vendors	ACH-TOT	3/1/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	ACHP-000009578		2/2/2024	2/2/2024	ACH-TOT	5,884.62 USD	Yes
						USD	
<b>Vendor total</b>						5,884.62	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003336	Microsystems Inc	Vendors	ACH-TOT	12/22/2023	2/2/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	ACHP-000009605		2/2/2024	1/21/2024	ACH-TOT	6,334.26 USD	Yes
						USD	
<b>Vendor total</b>						6,334.26	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003353	Election Systems & Software	Vendors	ACH-TOT	3/1/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	ACHP-000009655		2/9/2024	1/29/2024	ACH-TOT	40,101.00 USD	Yes
						USD	
<b>Vendor total</b>						40,101.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003454	Baycom Inc	Vendors	CHECK-TOT	3/6/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000100155		2/22/2024	2/28/2024	CHECK-TOT	115,783.00 USD	Yes

USD  
115,783.00

<b>Vendor total</b>						USD
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	

V0003506	Metlife c/o Fascore	Vendors	ACH-TOT	3/5/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	ACHP-000009656		2/9/2024	2/9/2024	ACH-TOT	75,124.96 USD	Yes
	ACHP-000009733		2/23/2024	2/23/2024	ACH-TOT	70,364.45 USD	Yes

USD  
145,489.41

<b>Vendor total</b>						USD
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	

V0003552	Impact Child & Family Therapies Inc	Vendors	ACH-TOT	1/31/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	ACHP-000009608		2/2/2024	1/29/2024	ACH-TOT	68,575.73 USD	Yes

USD  
68,575.73

<b>Vendor total</b>						USD
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	

V0003636	Community Care Resources Inc	Vendors	CHECK-TOT	2/26/2024	2/29/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000099350		2/15/2024	3/6/2024	CHECK-TOT	32,009.72 USD	Yes

USD  
32,009.72

<b>Vendor total</b>						USD
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	

V0003673	John Fabick Tractor Co	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
	CHKP-000099932		2/15/2024	2/12/2024	CHECK-STD	94,175.00 USD	Yes

USD  
94,175.00

<b>Vendor total</b>						USD
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>	

V0003781	JP Graphics Inc	Vendors	CHECK-TOT	1/31/2024	2/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>

CHKP-000099196			2/8/2024	1/31/2024	CHECK-TOT	16,562.19 USD	Yes
						USD	
<b>Vendor total</b>						<u>16,562.19</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003782	BP	Vendors	CHECK-TOT	1/31/2024	2/15/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099859			2/15/2024	2/16/2024	CHECK-TOT	13,689.38 USD	Yes
						USD	
<b>Vendor total</b>						<u>13,689.38</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003832	Tyler Technologies Inc	Vendors	CHECK-TOT	3/1/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099860			2/15/2024	2/12/2024	CHECK-TOT	14,703.25 USD	Yes
CHKP-000100491			2/29/2024	2/29/2024	CHECK-TOT	55,815.77 USD	Yes
						USD	
<b>Vendor total</b>						<u>70,519.02</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003859	Aramark	Vendors	CHECK-TOT	2/19/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099862			2/15/2024	1/26/2024	CHECK-TOT	14,057.15 USD	Yes
CHKP-000100731			3/7/2024	1/26/2024	CHECK-TOT	14,057.15 USD	Yes
						USD	
<b>Vendor total</b>						<u>28,114.30</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0003897	National Food Group	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100732			3/7/2024	2/29/2024	CHECK-TOT	5,407.90 USD	Yes
						USD	
<b>Vendor total</b>						<u>5,407.90</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0004386	Successful Community Living Services	Vendors	ACH-TOT	1/30/2024	2/23/2024		

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009735			2/23/2024	3/1/2024	ACH-TOT	15,402.00 USD	Yes
						USD	
<b>Vendor total</b>						15,402.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0004537	Guided Wellness Counseling SC	Vendors	ACH-TOT	1/31/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009609			2/2/2024	1/29/2024	ACH-TOT	58,750.00 USD	Yes
ACHP-000009778			3/1/2024	3/1/2024	ACH-TOT	63,366.60 USD	Yes
						USD	
<b>Vendor total</b>						122,116.60	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0004556	Unidine Corporation	Vendors	CHECK-TOT	1/31/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100159			2/22/2024	1/31/2024	CHECK-TOT	213,117.13 USD	Yes
						USD	
<b>Vendor total</b>						213,117.13	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0005427	Village of Salem Lakes Wisconsin	Vendors	CHECK-TOT	2/29/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100818			3/7/2024	3/1/2024	CHECK-STD	20,148.91 USD	Yes
						USD	
<b>Vendor total</b>						20,148.91	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0005456	Family Psychiatric Care LLC	Vendors	ACH-TOT	1/31/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009610			2/2/2024	1/29/2024	ACH-TOT	7,195.00 USD	Yes
						USD	
<b>Vendor total</b>						7,195.00	



<b>Vendor total</b>						23,277.72
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	

V0005936	Idemia Identity & Security USA	Vendors	CHECK-TOT	2/27/2024	3/7/2024	
----------	--------------------------------	---------	-----------	-----------	----------	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100737			3/7/2024	3/9/2024	CHECK-TOT	16,800.00 USD	Yes
						USD	
						16,800.00	

<b>Vendor total</b>						16,800.00
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	

V0005948	Humana Inc	Vendors	ACH-TREAS	3/4/2024	3/6/2024	
----------	------------	---------	-----------	----------	----------	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
TREA-0002272			2/7/2024	2/7/2024	ACH-TREAS	50,311.91 USD	Yes
TREA-0002277		HUMANA WEEKLY	2/14/2024	2/13/2024	ACH-TREAS	39,302.78 USD	Yes
HRV000001017	022124-g-humana	TOTAL	2/21/2024	2/21/2024	ACH-TREAS	28,953.92 USD	Yes
TREA-0002289		HUMANA WEEKLY	2/28/2024	2/27/2024	ACH-TREAS	31,704.51 USD	Yes
TREA-0002299		HUMANA WEEKLY / 02/28/24 03/06/24	3/6/2024	3/4/2024	ACH-TREAS	27,774.44 USD	Yes
						USD	
						178,047.56	

<b>Vendor total</b>						178,047.56
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	

V0005964	Depository Trust Company	Vendors	WIRE-STD	3/1/2024	3/1/2024	
----------	--------------------------	---------	----------	----------	----------	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
TREA-0002293		DTCC / DEBT PMT / INTEREST	3/1/2024	3/1/2024	WIRE-STD	1,692,436.82 USD	Yes
						USD	
						1,692,436.82	

<b>Vendor total</b>						1,692,436.82
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	

V0005987	Anders Developmental & Transition Home LLC	Vendors	CHECK-TOT	2/19/2024	2/22/2024	
----------	--	---------	-----------	-----------	-----------	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099948			2/22/2024	3/20/2024	CHECK-TOT	9,206.38 USD	Yes
						USD	

<b>Vendor total</b>						9,206.38	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0006054	Johnson Financial Group	Vendors	ACH-TREAS	3/5/2024	3/6/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
TREA-0002270		HSA BI-WEEKLY PAYROLL DATED 02/09/24	2/7/2024	2/6/2024	ACH-TREAS	10,970.13 USD	Yes
TREA-0002281		HSA / 02/23/24 / BI- WEEKLY PAYROLL	2/21/2024	2/20/2024	ACH-TREAS	10,970.13 USD	Yes
TREA-0002298		HSA / 03/08/24 / BI- WEEKLY PAYROLL	3/6/2024	3/5/2024	ACH-TREAS	10,870.13 USD	Yes
						USD	
<b>Vendor total</b>						32,810.39	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0006079	Norris Inc	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099949			2/22/2024	3/20/2024	CHECK-TOT	20,545.56 USD	Yes
						USD	
<b>Vendor total</b>						20,545.56	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0006092	Racine County, Ace Services	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099950			2/22/2024	3/20/2024	CHECK-TOT	86,800.00 USD	Yes
						USD	
<b>Vendor total</b>						86,800.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0006093	State of Wisconsin Court Fines & Assessments	Vendors	ACH-TREAS	3/22/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
TREA-0002285		CIRCUIT COURT FINES AND FEES / JANUARY 2024	2/22/2024	2/22/2024	ACH-TREAS	297,694.33 USD	Yes
						USD	
<b>Vendor total</b>						297,694.33	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0006103	WI Dept of Employee Trust Funds	Vendors	ACH-TREAS	2/29/2024	2/29/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
TREA-0002292		ETF / WI RETIREMENT / JAN 2024	2/29/2024	2/14/2024	ACH-TREAS	848,807.73 USD	Yes
<b>Vendor total</b>						848,807.73	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0007618	Ideastream Consumer Products LLC	Vendors	CHECK-TOT	2/13/2024	2/13/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
APP0104256			2/13/2024	3/14/2024	CHECK-TOT	6,220.75 USD	Yes
<b>Vendor total</b>						6,220.75	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0007650	Srixon	Vendors	CHECK-TOT	2/29/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099869			2/15/2024	2/21/2024	CHECK-TOT	6,819.77 USD	Yes
<b>Vendor total</b>						6,819.77	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0007928	Aneu Beginning LLC	Vendors	ACH-TOT	1/31/2024	3/1/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009611			2/2/2024	1/29/2024	ACH-TOT	13,060.20 USD	Yes
ACHP-000009780			3/1/2024	3/1/2024	ACH-TOT	23,217.60 USD	Yes
<b>Vendor total</b>						36,277.80	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0008096	Millcreek of Magee ICF-IID	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>

CHKP-000099384			2/15/2024	3/6/2024	CHECK-TOT	40,300.00 USD	Yes
CHKP-000099951			2/22/2024	3/20/2024	CHECK-TOT	6,400.00 USD	Yes

USD

46,700.00

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0008742	HCC Life Insurance Company	Vendors	ACH-TOT	3/6/2024	2/9/2024		
----------	----------------------------	---------	---------	----------	----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

ACHP-000009658			2/9/2024	2/1/2024	ACH-TOT	18,553.75 USD	Yes
----------------	--	--	----------	----------	---------	---------------	-----

USD

18,553.75

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0009513	Pathways Counseling Services LLC	Vendors	ACH-TOT	1/31/2024	3/1/2024		
----------	----------------------------------	---------	---------	-----------	----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

ACHP-000009613			2/2/2024	1/29/2024	ACH-TOT	24,822.70 USD	Yes
----------------	--	--	----------	-----------	---------	---------------	-----

ACHP-000009781			3/1/2024	3/1/2024	ACH-TOT	29,990.55 USD	Yes
----------------	--	--	----------	----------	---------	---------------	-----

USD

54,813.25

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0009515	CliftonLarsenAllen LLP	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
----------	------------------------	---------	-----------	-----------	----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099870			2/15/2024	2/19/2024	CHECK-TOT	17,010.00 USD	Yes
----------------	--	--	-----------	-----------	-----------	---------------	-----

USD

17,010.00

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0010205	Simply Lesia LLC	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
----------	------------------	---------	-----------	----------	----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000100834			3/7/2024	4/4/2024	CHECK-TOT	29,592.00 USD	Yes
----------------	--	--	----------	----------	-----------	---------------	-----

USD

29,592.00

**Vendor total**

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0010501	Mending Minds Behavioral Health Services	Vendors	ACH-TOT	1/31/2024	3/1/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009614			2/2/2024	1/29/2024	ACH-TOT	6,870.00 USD	Yes
ACHP-000009782			3/1/2024	3/1/2024	ACH-TOT	7,783.40 USD	Yes
<b>Vendor total</b>						USD 14,653.40	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0013352	Car Corral Service	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100501			2/29/2024	2/29/2024	CHECK-TOT	34,229.00 USD	Yes
<b>Vendor total</b>						USD 34,229.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0013921	Machnik, James	Vendors	CHECK-TOT	3/1/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100748			3/7/2024	2/29/2024	CHECK-TOT	9,652.50 USD	Yes
<b>Vendor total</b>						USD 9,652.50	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0014043	Delta Dental of Wisconsin Inc	Vendors	ACH-TREAS	2/16/2024	3/1/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
TREA-0002294		DELTA DENTAL WI / DENTAL & VISION PREMIUM / MARCH 2024	3/1/2024	2/16/2024	ACH-TREAS	89,731.30 USD	Yes
<b>Vendor total</b>						USD 89,731.30	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0014383	Alliance Health Care Institute	Vendors	CHECK-TOT	1/31/2024	2/22/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>

CHKP-000100174			2/22/2024	2/23/2024	CHECK-TOT	6,000.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>6,000.00</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0014670	EMC Insurance Companies	Vendors	CHECK-TOT	2/14/2024	2/22/2024		
----------	-------------------------	---------	-----------	-----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000100175			2/22/2024	3/1/2024	CHECK-TOT	274,655.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>274,655.00</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0015877	Coro Medical LLC	Vendors	CHECK-TOT	2/6/2024	2/22/2024		
----------	------------------	---------	-----------	----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000100176			2/22/2024	2/29/2024	CHECK-TOT	9,759.40 USD	Yes
						USD	
<b>Vendor total</b>						<u>9,759.40</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0015889	NaphCare	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
----------	----------	---------	-----------	----------	----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099204			2/8/2024	1/29/2024	CHECK-TOT	50,072.40 USD	Yes
CHKP-000100177			2/22/2024	2/29/2024	CHECK-TOT	17,500.00 USD	Yes
CHKP-000100504			2/29/2024	3/3/2024	CHECK-TOT	325,885.63 USD	Yes
CHKP-000100749			3/7/2024	3/15/2024	CHECK-TOT	65,015.47 USD	Yes
						USD	
<b>Vendor total</b>						<u>458,473.50</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0015992	Bancroft Neurohealth	Vendors	CHECK-TOT	2/5/2024	2/15/2024		
----------	----------------------	---------	-----------	----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099411			2/15/2024	3/6/2024	CHECK-TOT	58,373.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>58,373.00</u>	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0016007	MatrixCare Inc	Vendors	ACH-TOT	2/1/2024	2/16/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009687			2/16/2024	2/1/2024	ACH-TOT	12,174.91 USD	Yes
						USD	
<b>Vendor total</b>						<u>12,174.91</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0016061	Southern Hope Homes	Vendors	ACH-TOT	1/30/2024	2/23/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009738			2/23/2024	3/1/2024	ACH-TOT	10,534.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>10,534.00</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0016175	160 Driving Academy	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100505			2/29/2024	3/1/2024	CHECK-TOT	36,254.59 USD	Yes
						USD	
<b>Vendor total</b>						<u>36,254.59</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0016811	HealthDirect Pharmacy Services Inc	Vendors	CHECK-TOT	1/31/2024	2/15/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099878			2/15/2024	1/31/2024	CHECK-TOT	29,225.59 USD	Yes
						USD	
<b>Vendor total</b>						<u>29,225.59</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0017686	AEG Group Inc	Vendors	CHECK-TOT	12/30/2023	2/15/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099881			2/15/2024	12/30/2023	CHECK-TOT	163,471.26 USD	Yes
						USD	
<b>Vendor total</b>						<u>163,471.26</u>	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		



<b>Vendor total</b>						5,419.08	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0019886	IMS Inc	Vendors	CHECK-TOT	2/6/2024	2/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099210			2/8/2024	2/10/2024	CHECK-TOT	9,900.00 USD	Yes
						USD	
<b>Vendor total</b>						9,900.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0020908	Patagonia Health Inc	Vendors	CHECK-TOT	2/2/2024	2/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099212			2/8/2024	2/15/2024	CHECK-TOT	8,624.82 USD	Yes
						USD	
<b>Vendor total</b>						8,624.82	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0021585	WEX Health Incorporated	Vendors	ACH-TREAS	3/4/2024	3/5/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
TREA-0002269		WEX HEALTH INC / FSA / REPLENISHMENT	2/6/2024	2/7/2024	ACH-TREAS	40,000.00 USD	Yes
TREA-0002290		WEX HEALTH INC / FSA / REPLENISHMENT	2/29/2024	2/28/2024	ACH-TREAS	30,000.00 USD	Yes
TREA-0002295		WEX / FSA / REPLENISHMENT	3/5/2024	3/4/2024	ACH-TREAS	60,000.00 USD	Yes
						USD	
<b>Vendor total</b>						130,000.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0022637	Attolles Law SC	Vendors	CHECK-TOT	2/13/2024	2/15/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099888			2/15/2024	2/22/2024	CHECK-TOT	14,937.50 USD	Yes
						USD	
<b>Vendor total</b>						14,937.50	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		



<b>Vendor total</b>						16,907.32	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0025402	Ferguson US Holdings Inc	Vendors	CHECK-TOT	1/18/2024	2/15/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099890			2/15/2024	1/3/2024	CHECK-TOT	14,063.00 USD	Yes
						USD	
<b>Vendor total</b>						14,063.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0026703	Gifted Hands Assisted Living LLC	Vendors	ACH-TOT	1/30/2024	2/23/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009741			2/23/2024	3/1/2024	ACH-TOT	14,896.94 USD	Yes
						USD	
<b>Vendor total</b>						14,896.94	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0027949	Keystone Heating & Air Conditioning Co Inc	Vendors	CHECK-TOT	2/26/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000100762			3/7/2024	3/15/2024	CHECK-TOT	16,734.00 USD	Yes
						USD	
<b>Vendor total</b>						16,734.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0027994	Village Pub of Silver Lake	Vendors	ACH-TOT	2/28/2024	2/16/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009693			2/16/2024	2/23/2024	ACH-TOT	6,624.00 USD	Yes
						USD	
<b>Vendor total</b>						6,624.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0028621	Norton Transitional Learning LLC	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>

CHKP-000100517			2/29/2024	3/1/2024	CHECK-TOT	11,995.00 USD	Yes
						USD	
<b>Vendor total</b>						11,995.00	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0029943	Family Services of NE Wisconsin Inc	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
----------	-------------------------------------	---------	-----------	-----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099957			2/22/2024	3/20/2024	CHECK-TOT	6,781.05 USD	Yes
						USD	
<b>Vendor total</b>						6,781.05	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0029944	Tomorrow's Children	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
----------	---------------------	---------	-----------	-----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000099958			2/22/2024	3/20/2024	CHECK-TOT	5,253.30 USD	Yes
						USD	
<b>Vendor total</b>						5,253.30	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0030773	A&M Construction	Vendors	ACH-TOT	2/6/2024	2/23/2024		
----------	------------------	---------	---------	----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

ACHP-000009630			2/2/2024	2/7/2024	ACH-TOT	7,260.00 USD	Yes
ACHP-000009662			2/9/2024	1/30/2024	ACH-TOT	5,037.00 USD	Yes
ACHP-000009745			2/23/2024	1/8/2024	ACH-TOT	16,940.00 USD	Yes

						USD	
<b>Vendor total</b>						29,237.00	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0031222	Gregory J Mayew Atty at Law LLC	Vendors	CHECK-TOT	3/6/2024	2/22/2024		
----------	---------------------------------	---------	-----------	----------	-----------	--	--

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
---------	---------	-------------	------	----------	-------------------	----------------	------

CHKP-000100294			2/22/2024	2/13/2024	CHECK-STD	5,419.08 USD	Yes
						USD	
<b>Vendor total</b>						5,419.08	

Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
----------------	-------------	--------------	-------------------	----------------------	----------------------	--	--

V0032225	Pretti Girlz with a Purpose	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099959			2/22/2024	3/20/2024	CHECK-TOT	9,300.00 USD	Yes
CHKP-000100837			3/7/2024	4/4/2024	CHECK-TOT	9,300.00 USD	Yes
<b>Vendor total</b>						USD 18,600.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0032910	UMR Inc	Vendors	ACH-TOT	3/5/2024	3/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009633			2/2/2024	1/29/2024	ACH-TOT	270,316.42 USD	Yes
ACHP-000009663			2/9/2024	2/5/2024	ACH-TOT	328,470.39 USD	Yes
ACHP-000009696			2/16/2024	2/13/2024	ACH-TOT	220,398.16 USD	Yes
ACHP-000009746			2/23/2024	2/15/2024	ACH-TOT	237,238.35 USD	Yes
ACHP-000009797			3/1/2024	2/27/2024	ACH-TOT	308,623.86 USD	Yes
<b>Vendor total</b>						USD 1,365,047.18	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0033215	Construction Management Assoc Inc	Vendors	ACH-TOT	12/30/2023	2/16/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
ACHP-000009697			2/16/2024	2/22/2024	ACH-TOT	83,882.18 USD	Yes
<b>Vendor total</b>						USD 83,882.18	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0033447	HRI Vending	Vendors	CHECK-TOT	1/30/2024	2/8/2024		
<b>Voucher</b>	<b>Invoice</b>	<b>Description</b>	<b>Date</b>	<b>Due date</b>	<b>Method of payment</b>	<b>Invoice amount</b>	<b>Appr</b>
CHKP-000099228			2/8/2024	2/9/2024	CHECK-TOT	12,498.00 USD	Yes
<b>Vendor total</b>						USD 12,498.00	
<b>Vendor account</b>	<b>Vendor name</b>	<b>Vendor group</b>	<b>Method of payment</b>	<b>Date of last invoice</b>	<b>Date of last payment</b>		
V0033804	Sicalco Ltd	Vendors	CHECK-TOT	1/25/2024	2/8/2024		

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099230			2/8/2024	2/15/2024	CHECK-TOT	6,865.84 USD	Yes
						USD	
<b>Vendor total</b>						<u>6,865.84</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0033970	Advanced Wireless Inc	Vendors	CHECK-TOT	2/26/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100771			3/7/2024	3/16/2024	CHECK-TOT	5,517.12 USD	Yes
						USD	
<b>Vendor total</b>						<u>5,517.12</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0034116	Rightway Healthcare Inc	Vendors	ACH-TOT	3/7/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009700			2/16/2024	2/7/2024	ACH-TOT	143,742.16 USD	Yes
ACHP-000009749			2/23/2024	2/16/2024	ACH-TOT	259,575.89 USD	Yes
						USD	
<b>Vendor total</b>						<u>403,318.05</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0034480	Quick Attach	Vendors	CHECK-TOT	2/26/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100773			3/7/2024	3/14/2024	CHECK-TOT	10,218.06 USD	Yes
						USD	
<b>Vendor total</b>						<u>10,218.06</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0034620	Wehrkamp Enterprise	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100827			3/7/2024	3/5/2024	CHECK-STD	30,459.25 USD	Yes
						USD	
<b>Vendor total</b>						<u>30,459.25</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0034850	Lake Behavioral Hospital	Vendors	CHECK-TOT	2/27/2024	2/29/2024		

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100525			2/29/2024	2/29/2024	CHECK-TOT	45,900.00 USD	Yes
						USD	
<b>Vendor total</b>						45,900.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0034859	Nelson, Joanne	Refund	CHECK-TOT	1/19/2024	2/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099236			2/8/2024	1/19/2024	CHECK-TOT	8,112.48 USD	Yes
						USD	
<b>Vendor total</b>						8,112.48	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0034996	Singh and Associates Inc	Vendors	CHECK-TOT	2/9/2024	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099237			2/8/2024	1/25/2024	CHECK-TOT	20,000.00 USD	Yes
						USD	
<b>Vendor total</b>						20,000.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035008	Traffic Control Products	Vendors	CHECK-TOT	2/14/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100213			2/22/2024	3/3/2024	CHECK-TOT	35,000.00 USD	Yes
						USD	
<b>Vendor total</b>						35,000.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035009	WI Counties Assn Group Health Trust	Vendors	ACH-TOT	2/21/2024	2/23/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009751			2/23/2024	2/15/2024	ACH-TOT	220,381.18 USD	Yes
						USD	
<b>Vendor total</b>						220,381.18	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035154	Nau, Dean	Vendors	CHECK-TOT	12/30/2023	2/8/2024		

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099298			2/8/2024	12/30/2023	CHECK-STD	22,149.30 USD	Yes
						USD	
<b>Vendor total</b>						<u>22,149.30</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035158	Corrigan, Thomas	Refund	CHECK-TOT	1/18/2024	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099937			2/15/2024	1/18/2024	CHECK-STD	10,473.95 USD	Yes
						USD	
<b>Vendor total</b>						<u>10,473.95</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035440	Source One Technology Inc	Vendors	ACH-TOT	3/1/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100778			3/7/2024	3/7/2024	CHECK-TOT	73,160.21 USD	Yes
						USD	
<b>Vendor total</b>						<u>73,160.21</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035443	Radtke Contractors Inc	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100217			2/22/2024	2/16/2024	CHECK-TOT	88,765.03 USD	Yes
						USD	
<b>Vendor total</b>						<u>88,765.03</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035590	Hero Industries Inc	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100783			3/7/2024	3/6/2024	CHECK-TOT	5,140.00 USD	Yes
						USD	
<b>Vendor total</b>						<u>5,140.00</u>	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035591	Gener8tor Management LLC	Vendors	CHECK-TOT	3/1/2024	3/7/2024		

Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100784			3/7/2024	3/8/2024	CHECK-TOT	7,000.00 USD	Yes
						USD	
<b>Vendor total</b>						7,000.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0035603	Sabel Mechanical LLC	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100786			3/7/2024	3/4/2024	CHECK-TOT	8,571.38 USD	Yes
						USD	
<b>Vendor total</b>						8,571.38	
<b>Dimension set</b>						24,053,429.19	
<b>110 - 000 - 0000 - 220030</b>							
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0032910	UMR Inc	Vendors	ACH-TOT	3/5/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
TRR0001923	March 2024		2/15/2024	2/15/2024	ACH-TOT	220,381.18 USD	Yes
						USD	
<b>Vendor total</b>						220,381.18	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0034116	Rightway Healthcare Inc	Vendors	ACH-TOT	3/7/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CNV0044829	CM506924		2/8/2024	1/31/2024	ACH-TOT	159,281.70 USD	Yes
						USD	
<b>Vendor total</b>						159,281.70	
<b>Dimension set</b>						379,662.88	
<b>Grand total</b>						24,433,092.07	

**REGISTER OF DEEDS**

SUMMARY OF REVENUE  
AND ACTIVITY

	2024 2 MONTHS	2023 2 MONTHS	2023	2022	2021	2020
TOTAL RECEIPTS	<b>\$499,455</b>	<b>\$413,498</b>	<b>\$4,005,815</b>	<b>\$6,281,091</b>	<b>\$6,116,484</b>	<b>\$5,202,375</b>
LESS						
STATE TRANSFER TAX	\$280,422	\$219,282	\$2,461,717	\$4,140,127	\$3,741,439	\$3,145,712
STATE RECORDING FEES	\$17,738	\$16,604	\$114,730	\$151,872	\$226,100	\$202,440
BIRTH RECORDS FOR STATE	\$4,368	\$4,515	\$25,690	\$27,307	\$29,463	\$21,826
STATE VITALS	\$13,026	\$12,466	\$73,170	\$74,602	\$76,156	\$70,727
NET RECEIPTS TO COUNTY	<b>\$183,901</b>	<b>\$160,630</b>	<b>\$1,330,509</b>	<b>\$1,887,183</b>	<b>\$2,043,326</b>	<b>\$1,761,671</b>
LESS						
LAND INFORMATION FEES	\$15,204	\$14,232	\$98,340	\$130,176	\$193,800	\$173,520
WEB PAGES	\$5,068	\$4,744	\$32,780	\$43,392	\$64,600	\$57,840
PLAN & DEV FEES	\$5	\$24	\$356	\$574	\$1,172	\$1,177
INFORMATION SYSTEMS	\$1,840	\$1,520	\$10,320	\$11,959	\$9,714	\$9,724
TOTAL COUNTY R.O.D. RECEIPT	<b>\$161,784</b>	<b>\$140,110</b>	<b>\$1,188,713</b>	<b>\$1,701,082</b>	<b>\$1,774,040</b>	<b>\$1,519,410</b>
LESS						
<b>REGISTER OF DEEDS FEES</b>	\$92,224	\$85,868	\$554,058	\$651,813	\$816,505	\$736,428
Less JE Adjustments	(\$1,140)	(\$1,028)	(\$6,499)	(\$7,252)	(\$8,008)	(\$6,938)
<b>NET REGISTER OF DEEDS FEES</b>	<b>\$91,084</b>	<b>\$84,840</b>	<b>\$547,559</b>	<b>\$644,561</b>	<b>\$808,497</b>	<b>\$729,490</b>
TRANSFER TAX	<b>\$70,106</b>	<b>\$54,821</b>	<b>\$638,268</b>	<b>\$1,053,634</b>	<b>\$963,318</b>	<b>\$788,435</b>
R.E. SEARCH FEES	\$595	\$450	\$2,885	\$2,875	\$2,225	\$1,540
ACCOUNTS RECEIVABLE	\$0	\$0	\$0	\$12	\$0	(\$55)
BALANCE	<b>(\$0)</b>	<b>(\$0)</b>	<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
DOCUMENTS RECORDED	2,534	2,372	16,402	21,699	32,320	28,940
BIRTHS	625	646	3,676	3,909	4,215	3,126
DEATHS	371	353	1,940	1,882	1,734	1,894
MARRIAGES & MISC	250	214	1,466	1,482	1,553	1,565
ADDITIONAL COPIES	3,307	3,335	18,014	18,698	16,627	17,019

BUDGET SUMMARY	2024 BUDGET	2024 ACTUAL	JAN/FEB BUDGET	OVER/(UNDER) BUDGET
REAL ESTATE TRANSFERS	\$900,000	\$70,106	\$100,809	(\$30,703)
REGISTER OF DEEDS	\$700,000	\$91,084	\$112,725	(\$21,641)
<b>TOTAL BUDGET</b>	<b>\$1,600,000</b>	<b>\$161,189</b>	<b>\$213,533</b>	<b>(\$52,344)</b>

\* Total receipts = Gross receipts minus Escrow deposits minus JE Adjustments minus Invoice payments

**REGISTER OF DEEDS**

SUMMARY OF REVENUE  
AND ACTIVITY

	2024 1 MONTH	2023 1 MONTH	2023	2022	2021	2020
TOTAL RECEIPTS	<b>\$255,352</b>	<b>\$224,264</b>	<b>\$4,005,815</b>	<b>\$6,281,091</b>	<b>\$6,116,484</b>	<b>\$5,202,375</b>
LESS						
STATE TRANSFER TAX	\$141,014	\$121,857	\$2,461,717	\$4,140,127	\$3,741,439	\$3,145,712
STATE RECORDING FEES	\$9,233	\$9,100	\$114,730	\$151,872	\$226,100	\$202,440
BIRTH RECORDS FOR STATE	\$2,114	\$2,044	\$25,690	\$27,307	\$29,463	\$21,826
STATE VITALS	\$6,472	\$6,158	\$73,170	\$74,602	\$76,156	\$70,727
NET RECEIPTS TO COUNTY	<b>\$96,519</b>	<b>\$85,105</b>	<b>\$1,330,509</b>	<b>\$1,887,183</b>	<b>\$2,043,326</b>	<b>\$1,761,671</b>
LESS						
LAND INFORMATION FEES	\$7,914	\$7,800	\$98,340	\$130,176	\$193,800	\$173,520
WEB PAGES	\$2,638	\$2,600	\$32,780	\$43,392	\$64,600	\$57,840
PLAN & DEV FEES	\$0	\$5	\$356	\$574	\$1,172	\$1,177
INFORMATION SYSTEMS	\$1,080	\$640	\$10,320	\$11,959	\$9,714	\$9,724
TOTAL COUNTY R.O.D. RECEIPT	<b>\$84,887</b>	<b>\$74,060</b>	<b>\$1,188,713</b>	<b>\$1,701,082</b>	<b>\$1,774,040</b>	<b>\$1,519,410</b>
LESS						
<b>REGISTER OF DEEDS FEES</b>	\$49,842	\$43,876	\$554,058	\$651,813	\$816,505	\$736,428
Less JE Adjustments	(\$579)	(\$530)	(\$6,499)	(\$7,252)	(\$8,008)	(\$6,938)
<b>NET REGISTER OF DEEDS FEES</b>	<b>\$49,263</b>	<b>\$43,346</b>	<b>\$547,559</b>	<b>\$644,561</b>	<b>\$808,497</b>	<b>\$729,490</b>
TRANSFER TAX	<b>\$35,254</b>	<b>\$30,464</b>	<b>\$638,268</b>	<b>\$1,053,634</b>	<b>\$963,318</b>	<b>\$788,435</b>
R.E. SEARCH FEES	\$370	\$250	\$2,885	\$2,875	\$2,225	\$1,540
ACCOUNTS RECEIVABLE	\$0	\$0	\$0	\$12	\$0	(\$55)
BALANCE	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$0)</b>
DOCUMENTS RECORDED	1,319	1,300	16,402	21,699	32,320	28,940
BIRTHS	303	292	3,676	3,909	4,215	3,126
DEATHS	180	173	1,940	1,882	1,734	1,894
MARRIAGES & MISC	130	123	1,466	1,482	1,553	1,565
ADDITIONAL COPIES	1,630	1,619	18,014	18,698	16,627	17,019

BUDGET SUMMARY	2024 BUDGET	2024 ACTUAL	JAN BUDGET	OVER/(UNDER) BUDGET
REAL ESTATE TRANSFERS	\$900,000	\$35,254	\$47,446	(\$12,192)
REGISTER OF DEEDS	\$700,000	\$49,263	\$59,031	(\$9,768)
TOTAL BUDGET	\$1,600,000	\$84,517	\$106,476	(\$21,960)

\* Total receipts = Gross receipts minus Escrow deposits minus JE Adjustments minus Invoice payments

**KENOSHA COUNTY  
TREASURER'S REVENUE  
NOVEMBER 2023**

	11	2023 MONTH	11	2022 MONTH	11	2021 MONTH	11	2020 MONTH	11	2019 MONTH	11	2018 MONTH	11	2017 MONTH	11	2016 MONTH
<b>SUMMARY OF REVENUES</b>																
TOTAL RECEIPTS		\$4,486,925		\$604,228		\$1,036,611		\$1,253,904		\$1,944,176		\$2,483,736		\$2,319,930		\$1,745,597
LESS																
INTEREST ALLOCATED		(\$528,262)		(\$147,351)		(\$17,568)		(\$50,194)		(\$314,880)		(\$229,072)		(\$124,856)		(\$94,908)
<b>TOTAL TREASURER'S RECEIPTS</b>		<b>\$3,958,663</b>		<b>\$456,877</b>		<b>\$1,019,043</b>		<b>\$1,203,709</b>		<b>\$1,629,297</b>		<b>\$2,254,664</b>		<b>\$2,195,074</b>		<b>\$1,650,689</b>
INTEREST ON INVESTMENTS BEFORE ALLOCATION		\$2,698,833		\$774,302		\$(137,748)		\$252,503		\$791,555		\$496,322		\$302,870		\$207,497
100.160.1610.448110																
UNREALIZED GAIN/LOSS - NET ACCRUED INCOME		\$648,694		(\$1,357,778)		\$0		\$0		\$0		\$0		\$0		\$0
100.160.1610.448140																
INTEREST ON TAXES		\$647,226		\$719,495		\$740,954		\$628,101		\$708,947		\$1,250,470		\$1,276,421		\$964,964
100.160.1610.441990																
PENALTY ON DELINQUENT TAXES		\$353,304		\$391,568		\$408,212		\$313,695		\$393,352		\$697,986		\$707,913		\$538,910
100.160.1610.441980																
COUNTY TREASURER'S FEES		\$15		\$49		\$95		\$69		\$166		\$205		\$124		\$314
100.160.1610.445520																
PERSONAL PROPERTY CHRGBACK		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
USE-VALUE PENALTY		\$137,798		\$72,591		\$17,697		\$54,566		\$49,130		\$37,806		\$14,366		\$33,653
100.160.1610.445680																
FOREST CROP		\$1,056		\$4,000		\$7,401		\$4,969		\$1,026		\$948		\$8,295		\$260
100.160.1610.441140																
UNCLAIMED FUNDS - STATE		\$0		\$0		\$0		\$0		\$0		\$0		\$9,942		\$0
BALANCE		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
<b>SUMMARY OF INVESTMENTS</b>																
TREASURER'S CASH		\$4,756,003		\$8,170,100		\$5,090,251		\$3,282,314		\$4,608,632		\$4,648,458		\$4,774,785		\$4,514,831
INVESCO GAP		\$6,338,761		\$6,038,901		\$5,963,770		\$5,962,156		\$5,932,185		\$5,806,830		\$5,712,599		\$5,673,063
US BANK / DANA FUND		\$37,391,319		\$35,901,725		\$26,962,569		\$8,213,255		\$8,124,588		\$7,923,396		\$7,857,874		\$7,816,236
INVESCO TREASURY		\$280,508		\$267,261		\$264,042		\$264,017		\$262,749		\$257,270		\$253,102		\$251,431
STATE POOL INVESTMENT		\$18,784,491		\$20,100,284		\$18,990,070		\$26,171,253		\$15,626,349		\$6,116,910		\$19,386,006		\$26,503,927
JFG 13 MONTH CD FOR BROOKSIDE		\$50,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0
U. S. TREASURY BOND		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
TOTAL CASH		\$67,601,083		\$70,478,272		\$57,270,702		\$43,892,994		\$34,554,502		\$24,752,864		\$37,984,367		\$44,759,488
AVERAGE ANNUAL INTEREST RATE		6.752%		1.861%		0.228%		2.601%		5.284%		2.097%		1.242%		0.362%
<b>SUMMARY OF CASH BALANCE</b>																
AVERAGE DAILY CASH BALANCE		\$84,145,782		\$56,319,842		\$58,604,220		\$56,777,421		\$42,711,552		\$40,915,165		\$50,792,467		\$66,247,071
LOWEST CASH BALANCE DATE		\$61,762,781 JAN 12		\$46,118,534 JAN 06		\$30,862,296 JAN 01		\$35,219,728 JAN 02		\$20,862,338 JAN 10		\$22,855,536 NOV 29		\$29,415,312 SEP 01		\$37,627,856 AUG 19
<b>REVENUE VS BUDGET SUMMARY</b>		2023 BUDGET		2023 ACTUAL										JAN-DEC BUDGET		OVER/(UNDER) BUDGET
INTEREST ON INVESTMENTS		\$325,000		\$2,170,571										\$297,917		\$1,872,654
100.160.1610.448110																
UNREALIZED GAIN/LOSS - NET ACCRUED INCOME		\$0		\$648,694										\$0		\$648,694
100.160.1610.448140																
INTEREST ON TAXES		\$750,000		\$647,226										\$687,500		(\$40,274)
100.160.1610.441990																
PENALTY ON DELINQUENT TAXES		\$400,000		\$353,304										\$366,667		(\$13,363)
100.160.1610.441980																
COUNTY TREASURER'S FEES		\$50		\$15										\$46		(\$31)
100.160.1610.445520																
FOREST CROP		\$5,000		\$1,056										\$4,583		(\$3,528)
100.160.1610.441140																
USE-VALUE PENALTY		\$45,000		\$137,798										\$41,250		\$96,548
100.160.1610.445680																
UNCLAIMED FUNDS - STATE		\$0		\$0										\$0		\$0
100.160.1610.441600																
TOTAL BUDGET		\$1,525,050		\$3,958,663										\$1,397,963		\$2,560,700

Due to a change in procedures the Unrealized Gain & Loss and the Net Accrued Income are being removed from this account and placed into an account of that name. In October an adjustment of \$1,395,771.29 for Jan - Sept was transferred out of this account into the new account.

Prior to 2022 the unrealized gains and losses were included with investment revenue. In October 2022 an adjustment to move the unrealized gains and losses out of the investment revenue account was done for Jan through Sept of 2022.

Due to the Sept 2018 conversion to the new ERP system, the Finance and Treasurer departments are working on a secondary process to confirm the daily bank reconciliation now done by the Treasurer's

This value has been adjusted for the year to not include Unrealized Gains/Losses and Net Accrued Income.



## Delinquent Real Estate Tax Collection Status Report

Tax Year	# Parcels	# Parcels Del	Taxes Levied	Tax Certs Issued	Taxes Delinquent	%Taxes Del	Interest Collected	Penalty Collected	Total I&P Collected
2022	64240	783	\$349,317,919.12	\$3,372,549.65	\$1,733,847.49	0.4964%	\$260,015.07	\$130,007.32	\$390,022.39
2021	64251	425	\$353,470,434.03	\$3,615,943.74	\$854,189.04	0.2417%	\$453,968.99	\$226,984.32	\$680,953.31
2020	64256	183	\$346,505,858.77	\$3,392,055.69	\$344,610.80	0.0995%	\$635,760.49	\$317,880.15	\$953,640.64
2019	64358	61	\$325,979,281.31	\$3,954,309.54	\$113,428.05	0.0348%	\$758,048.20	\$357,432.08	\$1,115,480.28
2018	64453	38	\$317,814,333.55	\$3,470,913.19	\$42,845.25	0.0135%	\$740,877.25	\$370,438.59	\$1,111,315.84
2017	64496	32	\$307,312,361.91	\$3,694,519.61	\$32,910.48	0.0107%	\$766,410.93	\$383,205.84	\$1,149,616.77
2016	64521	28	\$298,901,442.54	\$3,962,343.97	\$28,563.66	0.0096%	\$826,167.74	\$413,084.37	\$1,239,252.11
2015	64677	19	\$291,604,897.09	\$4,569,380.71	\$19,036.73	0.0065%	\$976,363.88	\$488,196.26	\$1,464,560.14
2014	64785	19	\$283,465,897.56	\$4,884,718.06	\$19,400.61	0.0068%	\$1,092,194.93	\$545,893.16	\$1,638,088.09
2013	64979	18	\$293,015,182.06	\$6,209,281.27	\$20,159.27	0.0069%	\$1,380,033.99	\$689,965.86	\$2,069,999.85
2012	65049	17	\$290,699,109.82	\$6,131,557.47	\$20,002.77	0.0069%	\$1,442,772.31	\$720,881.23	\$2,163,653.54
2011	65115	14	\$288,138,749.30	\$7,083,324.71	\$10,438.46	0.0036%	\$1,615,224.56	\$807,509.25	\$2,422,733.81
					\$3,239,432.61	Total Del			\$16,399,316.77

			Information as of 2/7/24, changes constantly		\$651,396.08	Total TD Elig			
	199	# Unique parcels tax deed eligible							
	14	# of tax deed eligible parcels in Bankruptcy (one parcel here is also an outlot)							
	34	# of tax deed eligible parcels that have known environmental/liability concerns							
	3	# of tax deed eligible parcels, outside of contaminated & bankruptcy, Corp Council/P&D has told us not to take							
	27	# of tax deed eligible properties on active payment plans							
	121	# tax deed eligible parcels not exempted by the above							
	4	# of parcels waiting on 90 days to expire so we can take them							
	0	# of parcels that letter reports have been ordered & waiting							
	107	# of parcels that have been sent a final notice							
			\$490,552.21	Collected in I&P on taxes since 9/6/23					
			97	Reduction in number of tax deed eligible parcels since September					
			\$233,890.01	Reduction in amount of delinquent taxes on tax deed eligible parcels since September					
			32.77%	Percent reduction in number of tax deed eligible parcels since September					
			26.42%	Percent reduction in amount of delinquent taxes on tax deed eligible parcels since September					
*****				Tax Certificates are Issued on September 1st after property goes delinquent and are the beginning of the lien that allows us to take property					
*****				Interest and penalty accrues at a rate of 1.5% per month or 18% per year					

Tax Year	1/03/24 Del Amt	2/07/24 Del Amt	Change in amount
2022	\$1,837,816.13	\$1,733,847.49	\$103,968.64
2021	\$890,964.08	\$854,189.04	\$36,775.04
2020	\$372,149.37	\$344,610.80	\$27,538.57
2019	\$118,272.27	\$113,428.05	\$4,844.22
2018	\$45,337.86	\$42,845.25	\$2,492.61
2017	\$35,363.93	\$32,910.48	\$2,453.45
2016	\$30,228.45	\$28,563.66	\$1,664.79
2015	\$19,170.22	\$19,036.73	\$133.49
2014	\$19,400.61	\$19,400.61	\$0.00
2013	\$20,159.27	\$20,159.27	\$0.00
2012	\$20,002.77	\$20,002.77	\$0.00
2011	\$10,438.46	\$10,438.46	\$0.00
Total	\$3,419,303.42	\$3,239,432.61	\$179,870.81
Tax Deed Eligible	\$690,523.21	\$651,396.08	\$39,127.13
# TD Parcels change	141	121	20

## Delinquent Real Estate Tax Collection Status Report

Tax Year	# Parcels	# Parcels Del	Taxes Levied	Tax Certs Issued	Taxes Delinquent	%Taxes Del	Interest Collected	Penalty Collected	Total I&P Collected
2022	64240	743	\$349,317,919.12	\$3,372,549.65	\$1,663,730.75	0.4763%	\$269,124.81	\$134,562.23	\$403,687.04
2021	64251	405	\$353,470,434.03	\$3,615,943.74	\$796,110.10	0.2252%	\$468,703.07	\$234,351.31	\$703,054.38
2020	64256	138	\$346,505,858.77	\$3,392,055.69	\$248,918.82	0.0718%	\$671,244.51	\$335,622.11	\$1,006,866.62
2019	64358	60	\$325,979,281.31	\$3,954,309.54	\$112,994.57	0.0347%	\$758,260.60	\$357,538.28	\$1,115,798.88
2018	64453	38	\$317,814,333.55	\$3,470,913.19	\$42,620.36	0.0134%	\$741,013.78	\$370,506.84	\$1,111,520.62
2017	64496	32	\$307,312,361.91	\$3,694,519.61	\$32,910.48	0.0107%	\$766,410.93	\$383,205.84	\$1,149,616.77
2016	64521	28	\$298,901,442.54	\$3,962,343.97	\$28,236.63	0.0094%	\$826,445.72	\$413,223.36	\$1,239,669.08
2015	64677	19	\$291,604,897.09	\$4,569,380.71	\$19,036.73	0.0065%	\$976,363.88	\$488,196.26	\$1,464,560.14
2014	64785	19	\$283,465,897.56	\$4,884,718.06	\$19,400.61	0.0068%	\$1,092,194.93	\$545,893.16	\$1,638,088.09
2013	64979	18	\$293,015,182.06	\$6,209,281.27	\$20,159.27	0.0069%	\$1,380,033.99	\$689,965.86	\$2,069,999.85
2012	65049	17	\$290,699,109.82	\$6,131,557.47	\$20,002.77	0.0069%	\$1,442,772.31	\$720,881.23	\$2,163,653.54
2011	65115	14	\$288,138,749.30	\$7,083,324.71	\$10,438.46	0.0036%	\$1,615,224.56	\$807,509.25	\$2,422,733.81
					\$3,014,559.55	Total Del			\$16,489,248.82
			Information as of 3/7/24, changes constantly		\$554,718.70	Total TD Elig			
	154	#	Unique parcels tax deed eligible						
	14	#	of tax deed eligible parcels in Bankruptcy (one parcel here is also an outlot)						
	34	#	of tax deed eligible parcels that have known environmental/liability concerns						
	3	#	of tax deed eligible parcels, outside of contaminated & bankruptcy, Corp Council/P&D has told us not to take						
	26	#	of tax deed eligible properties on active payment plans						
	77	#	tax deed eligible parcels not exempted by the above						
	11	#	of parcels waiting on 90 days to expire so we can take them						
	0	#	of parcels that letter reports have been ordered & waiting						
	66	#	of parcels that have been sent a final notice						
					\$580,484.26	Collected in I&P on taxes since 9/6/23			
					142	Reduction in number of tax deed eligible parcels since September			
					\$330,567.39	Reduction in amount of delinquent taxes on tax deed eligible parcels since September			
					47.97%	Percent reduction in number of tax deed eligible parcels since September			
					37.34%	Percent reduction in amount of delinquent taxes on tax deed eligible parcels since September			
*****			Tax Certificates are Issued on September 1st after property goes delinquent and are the beginning of the lien that allows us to take property						
*****			Interest and penalty accrues at a rate of 1.5% per month or 18% per year						

Tax Year	2/07/24 Del Amt	3/07/24 Del Amt	Change in amount
2022	\$1,733,847.49	\$1,663,730.75	\$70,116.74
2021	\$854,189.04	\$796,110.10	\$58,078.94
2020	\$344,610.80	\$248,918.82	\$95,691.98
2019	\$113,428.05	\$112,994.57	\$433.48
2018	\$42,845.25	\$42,620.36	\$224.89
2017	\$32,910.48	\$32,910.48	\$0.00
2016	\$28,563.66	\$28,236.63	\$327.03
2015	\$19,036.73	\$19,036.73	\$0.00
2014	\$19,400.61	\$19,400.61	\$0.00
2013	\$20,159.27	\$20,159.27	\$0.00
2012	\$20,002.77	\$20,002.77	\$0.00
2011	\$10,438.46	\$10,438.46	\$0.00
<b>Total</b>	<b>\$3,239,432.61</b>	<b>\$3,014,559.55</b>	<b>\$224,873.06</b>
Tax Deed Eligible	\$651,396.08	\$554,718.70	\$96,677.38
# TD Parcels change	121	77	44