

**Kenosha County
Administrative Proposal Form**

1. Proposal Overview

Division: _____ Department: Kenosha County Clerk

Proposal Summary (attach explanation and required documents):

This proposal requests authorization to transfer two tax deeded parcels to the City of Kenosha and forgiveness of past due taxes. These parcels were listed "of interest" for public safety and community use by the City and taken by the County for tax delinquency. They consist of one vacant lot and one vacant residential property.

Dept./Division Head Signature: Mary T. Kubicki Date: 10/25/18

2. Department Head Review

Comments:

Recommendation: Approval ☐ Non-Approval ☐

Department Head Signature: _____ Date: _____

3. Finance Division Review

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: Patricia Merrill Date: 10/25/18

4. County Executive Review

Comments:


Action: Approval ☒ Non-Approval ☐

Executive Signature: Jim Rense Date: 10/30/18

KENOSHA COUNTY

BOARD OF SUPERVISORS

RESOLUTION NO.

Subject: RESOLUTION AUTHORIZING TRANSFER OF TWO PARCELS TAKEN BY TAX DEED TO THE CITY OF KENOSHA AND FORGIVENESS OF TAXES	
Original X Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted By: Finance Committee	
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 has taken 2 tax delinquent parcels by tax deed foreclosure (a copy of the tax deeds and tax summary including parcel numbers and addresses is attached as exhibit A), and

WHEREAS, the City of Kenosha has expressed an interest in taking these properties for redevelopment, will pay the \$60 recording fees for these transfers, and

WHEREAS, one of these properties is residential and appears to have been vacant since 2017, the other parcel is a vacant lot, and the City of Kenosha owns contiguous parcels in this area where there are concerns of drug and criminal activity, and

WHEREAS, many benefits are derived for the public from the return to lawful use of tax delinquent parcels, and

WHEREAS, in order to further the process of transfer of these properties and to expend the resources necessary to return them to use, the City has requested that all current delinquent property taxes and those for the current tax year carried on these properties be forgiven, and

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

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby agrees to authorize the forgiveness of delinquent taxes accrued and for the current tax year due to the County on these properties and transfer them immediately or as soon as possible; 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 State law.

Respectfully submitted by:

FINANCE COMMITTEE

	<u>Aye</u>	<u>No</u>	<u>Abstain</u>
<hr/> Terry Rose, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Ron Frederick, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Jeffrey Gentz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Jeff Wamboldt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Edward Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John O'Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Michael Goebel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Regi Bachochin

From: Rich Schroeder <rschroeder@kenosha.org>
Sent: Tuesday, September 25, 2018 11:04 AM
To: Mary Kubicki
Cc: Regi Bachochin; Jeff Labahn
Subject: Re: City parcels going to auction
Attachments: MailLogo.jpg; image002.png; image003.jpg; image004.png; MailLogo.jpg

Mary-

2 parcels on the list that we want to make sure the City can get are
05-123-06-203-013 6028 15th Ave - House---this one is not on auction list yet

05-123-06-203-011 1502 61st St – Land - is on Auction list

We would like to get both of these as they are in the same block and the City already owns property to the north so we are trying to square off the site. We are still interested in the other parcels that I listed below but will wait until after the auction is done to see what happens. Let me know what we need to do to make sure to get the 2 above lots

thanks

Rich Schroeder

Deputy Director

Community Development & Inspections

625 52nd Street - Room #308

Kenosha, WI 53140

rschroeder@kenosha.org

262 653-4034



From: "Rich Schroeder" <rschroeder@kenosha.org>
To: "mary kubicki" <Mary.Kubicki@kenoshacounty.org>
Cc: "regi bachochin" <Regi.Bachochin@kenoshacounty.org>, "Jeff Labahn" <jlabahn@kenosha.org>
Sent: Thursday, September 20, 2018 1:42:18 PM
Subject: Re: City parcels going to auction

Hi Mary & Regi

Just wanted to verify that the parcels I indicated that the City would be interested in could be transferred to the City and would not go to Auction?

Rich Schroeder

Deputy Director

Community Development & Inspections

COUNTY TAX DEED

Return to: Kenosha Co. Clerk,
1010 56th St., Kenosha WI 53140

Tax Parcel Number 05-123-06-203-013

TO ALL TO WHOM THESE PRESENTS
SHALL COME, GREETING:

WHEREAS KENOSHA COUNTY, STATE OF
WISCONSIN, has deposited in the office
of the County Clerk of the County of
Kenosha, in the State of Wisconsin,
One (1) Certificate of Teri A. Jacobson,
the then County Treasurer of said County,
whereby it appears, as the fact is,
that the following described piece or
parcel of land lying and being situated in the
County of Kenosha, State of Wisconsin, to-wit:

Exempt #14 (Foreclosure) DONALD MONNIER & GENEVA MONNIER

This document is exempt from fee per sec. 77.25(14) Stats.

FEE EXEMPT

14

Part of the Northwest 1/4 of Section 6, Township 1 North, Range 23 East of the Fourth Principal Meridian, and more particularly described as follows: Commencing at a point which is 21 feet East and 3 feet North of the Northwest corner of Quarles Addition; thence East along and upon a line parallel with the North line of Lots 10 and 9 of said Quarles Addition, a distance of 111 feet to a point which is 3 feet North of the Northeast corner of said Lot 9; thence North on a line parallel with the West line of said Lot 10 extended, a distance of 35 feet; thence West on a line parallel with the North line of said Lots 9 and 10, a distance of 111 feet; thence South a distance of 35 feet and to the place of beginning. Said land being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Was, for non-payment of taxes, sold by the said Treasurer of said County, at public auction at the County Treasurer's office, in the County of Kenosha, on the 1st day of September, in the year of our Lord, Two Thousand Nine, to the said Kenosha County for the sum of TEN THOUSAND SIX HUNDRED FORTY SIX dollars and 22 cents in the whole, which sum was the amount of taxes assessed and due, and unpaid on said tract of land, together with the costs and charges of such sale, due therewith at the time of making such sale, the whole of which sum of money has been paid by the aforesaid purchaser;

AND WHEREAS it further appears, as the fact is, that the owners or claimants of said lands have not redeemed from said sale the lands which were sold as aforesaid, and said lands are now unredeemed from such sale, whereby said described lands have become forfeited and the said purchaser, its successors or assigns, is entitled to a conveyance thereof;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the County of Kenosha in said State, and the State of Wisconsin, in consideration of the said money aforesaid, and the premises, and in conformity to law, has given and hereby do give, grant and convey the tract of land above described, together with the hereditament and appurtenances, to the said Kenosha County, and to its successors and assigns, to their sole use and benefit FOREVER.

IN TESTIMONY WHEREOF, I, Mary T. Kubicki, the County Clerk of the County of Kenosha, have executed this Deed, pursuant to and in virtue of the authority in me vested by the statutes of the State of Wisconsin, and for and on behalf of said State, and the County of Kenosha aforesaid, and have hereunto subscribed my name officially, and affixed the seal of the said County, at Kenosha, in said County of Kenosha this 15th day of DECEMBER, in the year of our Lord, Two Thousand Seventeen.

Mary T. Kubicki
Mary T. Kubicki, County Clerk, Kenosha County, WI

ACKNOWLEDGMENT
STATE OF WISCONSIN)

SS.
Kenosha County)
Personally came before me this
15 day of December, 2017
Mary T. Kubicki
to me known to be the person(s)
who executed the foregoing
instrument and acknowledge the
same.

This instrument was drafted by:
Mary T. Kubicki

Regina Bachochin
Regina Bachochin
Notary Public Kenosha County, WI
Comm. Exp. date: 12/06/2020

DOCUMENT

1810327

RECORDED

At Kenosha County, Kenosha WI 53140
JoEllyn T. Storz, Register of Deeds
December 18, 2017 10:43 AM
538.00

14
Pages 1

COUNTY TAX DEED

Return to: Kenosha Co. Clerk,
1010 56th St., Kenosha WI 53140

Tax Parcel Number # 05-123-06-203-011

TO ALL TO WHOM THESE PRESENTS
SHALL COME, GREETING:

WHEREAS KENOSHA COUNTY, STATE OF
WISCONSIN, has deposited in the office
of the County Clerk of the COUNTY OF KENOSHA,
in the State of Wisconsin,
One (1) Certificate of Teri A. Jacobson,
the then County Treasurer of said County,
whereby it appears, as the fact is,
that the following described piece or
parcel of land lying and being situated in the
County of Kenosha, State of Wisconsin, to-wit:

Exempt #14 (Foreclosure) (Estate of Stephen R Lagassee, Ralph Nudi as Special Administrator
of the Estate of Stephen R Lagassee, deceased)

This document is exempt from fee per sec. 77.25(14) Stats.

The South 84 feet of Lot 9 of QUARLES' ADDITION to the City of Kenosha, of part of the Northwest Quarter of Section 6,
Town 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, County of Kenosha
and State of Wisconsin.

was, for non-payment of taxes, sold by the said Treasurer of said County, at public auction
at the County Treasurer's office, in the County of Kenosha, on the 2nd day of September, in
the year of our Lord, Two Thousand Fourteen, to the said Kenosha County for the sum of One
Thousand Seven Hundred Ten Dollars and 24 cents in the whole, which sum was the amount of
taxes assessed and due, and unpaid on said tract of land, together with the costs and
charges of such sale, due therewith at the time of making such sale, the whole of which sum
of money has been paid by the aforesaid purchaser;

AND WHEREAS it further appears, as the fact is, that the owners or claimants of
said lands have not redeemed from said sale the lands which were sold as aforesaid, and
said lands are now unredemmed from such sale, whereby said described lands have become
forfeited and the said purchaser, its successors or assigns, is entitled to a conveyance
thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the County of
Kenosha in said State, and the State of Wisconsin, in consideration of the said money
aforesaid, and the premises, and in conformity to law, has given and hereby do give, grant
and convey the tract of land above described, together with the hereditament and
appurtenances, to the said Kenosha County, and to its successors and assigns, to their sole
use and benefit FOREVER.

IN TESTIMONY WHEREOF, I, Mary T. Kubicki, the County Clerk of the County of
Kenosha, have executed this Deed, pursuant to and in virtue of the authority in me vested
by the statutes of the State of Wisconsin, and for and on behalf of said State, and the
County of Kenosha aforesaid, and have hereunto subscribed my name officially, and affixed
the seal of the said County, at Kenosha, in said County of Kenosha this 12th day of July, in
the year of our Lord, Two Thousand Eighteen.

Mary T. Kubicki
Mary T. Kubicki, County Clerk, Kenosha County, WI

ACKNOWLEDGMENT

STATE OF WISCONSIN)

SS. Kenosha County)

Personally came before me this 12th day of July, 2018
Mary T. Kubicki, to me known to be the person(s) who
executed the foregoing instrument and acknowledge the same.

This instrument was drafted by:
Mary T. Kubicki

Regina Bachochin
Regina Bachochin
Notary Public Kenosha County, WI
Comm. Exp. date: 12/06/2020



DOCUMENT

1823639

RECORDED
At Kenosha County, Kenosha WI 53140
Jocelyn L. Storz, Register of Deeds
July 17, 2018 11:40 AM
\$30.00
14
Pages 1

FEE EXEMPT
14

CITY OF KENOSHA**TOTAL GENERAL TAX FORGIVENESS: \$ 12,403.72****05-123-06-203-013**

6028 15th Ave

Needs to be razed

Certificate No.	Yr. of Tax	Yr. of Sale	Principal Sum Tax Lien
	2017		\$ 887.93
1522	2016	2017	\$ 861.19
2410422	2015	2016	\$ 856.35
2410429	2014	2015	\$ 840.85
2410468	2013	2014	\$ 909.02
2410495	2012	2013	\$ 926.70
2410567	2011	2012	\$ 1,193.98
2410567	2010	2011	\$ 1,213.52
2412221	2009	2010	\$ 1,395.70
2410613	2008	2009	\$ 1,327.15

General Tax Total: \$ 10,412.39**05-123-06-203-011**

1502 61st St

Vacant Land

Certificate No.	Yr. of Tax	Yr. of Sale	Principal Sum Tax Lien
	2017		\$ 369.89
1521	2016	2017	\$ 362.41
2410421	2015	2016	\$ 404.18
2410427	2014	2015	\$ 402.61
2410466	2013	2014	\$ 452.24

General Tax Total: \$ 1,991.33

John Moyer

From: Regi Bachochin
Sent: Wednesday, October 17, 2018 4:54 PM
To: John Moyer
Cc: Mary Kubicki
Subject: Resolution to Transfer City Parcels
Attachments: 3136_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

John,

We have two city parcels that we need a resolution for the forgiveness of the taxes and to transfer these parcels to the City.

We are requesting that the City pay the recording fees (\$60 total).

05-123-06-203-013 6028 15th Ave – House – needs to be razed

05-123-06-203-011 1502 61st St – Vacant Land

I've attached the email from the City, copy of the tax deeds and a chart of the taxes. Let me know if you need anything else for this.

Thanks!



Regi Bachochin, Deputy County Clerk
Kenosha County Clerk's Office
1010 56th St, Kenosha, WI 53140
262-653-2552