

Kenosha County  
Administrative Proposal Form

**1. Proposal Overview**

Division: \_\_\_\_\_ Department: Corporation Counsel

Proposal Summary (attach explanation and required documents):

This proposal requests authorization to transfer a tax deeded parcel to the City of Kenosha and forgiveness of past due taxes and assessments through the 2019 bill to be sent in December, 2019. This parcel is one with improvements which need razing. They have been tax deeded for tax delinquency.

Dept./Division Head Signature: John F. Meyer Date: 10/15/19

**2. Department Head Review**

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Department Head Signature: Mary T. Kubicki Date: 10/11/19

**3. Finance Division Review**

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: Patricia Merrill Date: 10/11/19

**4. County Executive Review**

Comments:

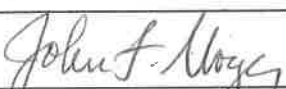
Action: Approval ☒ Non-Approval ☐

Executive Signature: Jim Kreuser Date: 10/15/19

# KENOSHA COUNTY

## BOARD OF SUPERVISORS

RESOLUTION NO.

Subject: RESOLUTION AUTHORIZING TRANSFER OF A PARCEL TAKEN BY TAX DEED TO THE CITY OF KENOSHA AND FORGIVENESS OF TAXES AND ASSESSMENTS	
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 a tax delinquent parcel by tax deed located at 1600 54<sup>th</sup> St., and

WHEREAS, the City of Kenosha is best situated to own this parcel for management or redevelopment, and

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

WHEREAS, this property has long been delinquent and should be maintained by the City for their intended productive public purpose, 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 property taxes and those for 2019 to be billed in December, 2019 for these properties be forgiven, and

WHEREAS, considerable time and resources have already been expended in studying, discussing and executing the taking and transfer of this property. Further there is a

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby agrees to authorize the forgiveness of delinquent taxes for the prior unpaid years and for 2019 to be billed in December, 2019 due to the County on these properties and transfer them immediately or as soon as possible to the City of Kenosha; 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.

Resolution Re: transfer of tax deed parcels and forgiveness of taxes due.  
Page 2

Respectfully submitted by:

FINANCE COMMITTEE

Aye   No   Abstain

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

☐   ☐   ☐

\_\_\_\_\_  
Ron Frederick, Vice Chair

☐   ☐   ☐

\_\_\_\_\_  
Jeffrey Gentz

☐   ☐   ☐

\_\_\_\_\_  
Jeff Wamboldt

☐   ☐   ☐

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

☐   ☐   ☐

\_\_\_\_\_  
Edward Kubicki

☐   ☐   ☐

☐   ☐   ☐



THE CITY OF  
**KENOSHA**  
CHART A BETTER COURSE

JOHN M. ANTARAMIAN  
Mayor

September 30, 2019

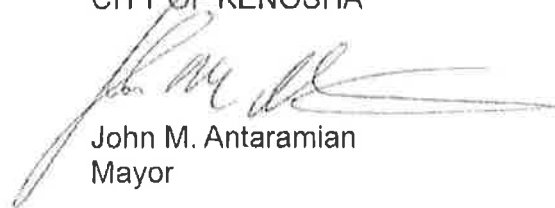
Mary Kubicki, County Clerk  
1010 56<sup>th</sup> Street  
Kenosha WI 53140

Dear Ms. Kubicki;

I am writing in regards to the property located at 1600 54<sup>th</sup> Street. The City of Kenosha is in the process of issuing raze orders for this parcel. Therefore, we are asking that the County refrain from accepting any bids at this time as we move forward with a request to transfer the property to the City.

Thank you for your assistance with this matter, and please feel free to call me with any questions.

Sincerely,  
CITY OF KENOSHA



John M. Antaramian  
Mayor

JMA:pml

cc: Regi Bachochin, Chief Deputy Clerk  
Teri Jacobson, County Treasurer

City of Kenosha, 625 52nd Street, Room 300, Kenosha, Wisconsin 53140 | T: 262.653.4000 | [mayor@kenosha.org](mailto:mayor@kenosha.org)

[KENOSHA.ORG](http://KENOSHA.ORG)

## Mary Kubicki

---

**From:** Richard Kath <rkath@kenosha.org>  
**Sent:** Thursday, June 07, 2018 3:49 PM  
**To:** Mary Kubicki  
**Subject:** 434 43rd St. and 1600 54th St. inspection results

434 43rd St. - 2 cold water supplies in the basement need to be replaced. The house is good condition otherwise. Sell this property.

1600 54th. St. - Needs all new windows all sides of house, Repair East side roof where shingles are missing, Remove old bulk head cellar entrance and install a new one, Remove North side shed addition in total disrepair, Rebuild South wood stairs and handrails, Jack up South wood porch that is pulling away from house and resecure properly, Repair East side foundation wall that is bowing and failing. I believe these repairs to be well over 50% of the assessed value and this house should be razed.

Any questions please contact me.

Thanks and let me know when there are more to inspect. Have a nice night.

--  
Richard Kath  
625 52nd. Street  
Kenosha, WI 53140  
262-653-4274  
rkath@kenosha.org

COUNTY TAX DEED

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

Tax Parcel Number # 12-223-31-304-014

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:

FEE EXEMPT

# 14

Exempt #14 (Foreclosure) (Rosa Flores, as to a life estate interest and Rosa Flores  
and Raul Flores, as to a remainder interest)

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

The West 33 feet of Lot 10, Block 4, in Jenne's Addition to the City of Kenosha, according to the recorded plat  
thereof. Said land being in the City of Kenosha, County of Kenosha, 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 Ten, to the said Kenosha County for the sum of ELEVEN  
THOUSAND FIVE HUNDRED FIVE DOLLARS AND 74 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 5<sup>TH</sup> day of APRIL,  
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  
5<sup>TH</sup> day of APRIL, 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

1816630

RECORDED

At Kenosha County, Kenosha WI 53140  
JoEllyn H. Storz, Register of Deeds  
April 06, 2018 9:17 AM  
\$30.00  
14  
Pages 1





CITY OF KENOSHA, KENOSHA COUNTY  
STATE OF WISCONSIN  
PROPERTY TAX BILL FOR: 2016

REMIT PAYMENT TO:  
City Treasurer  
625 52ND STREET, ROOM 105  
KENOSHA, WI 53140-3480  
262-653-4020 www.kenosha.org



Bill No. 04202  
Parcel No. 12-223-31-304-014  
Property Addr. 01600 054 ST

IMPORTANT: Correspondence should refer to parcel number. See reverse side for important information. Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

KENOSHA COUNTY  
01600 054 ST

W 33 FT OF LOT 10 BLK 4 JENNE'S ADD PT  
OF SW 1/4 SEC 31 T2 R 23 DOC#1097873



KENOSHA COUNTY  
C/O COUNTY CLERK  
1010 56TH ST  
KENOSHA, WI 53140

DELINQUENT TAX DUE \$2,385.76  
PENALTY DUE THRU 07/31/19 \$214.72  
TOTAL DUE \$2,600.48

PLEASE WRITE IN  
AMOUNT ENCLOSED: \$ \_\_\_\_\_  
Make Checks Payable to: CITY OF KENOSHA

\*DETACH AND RETURN WITH PAYMENT\*

Assessed Value Land 11,100	Ass'd Value Improvements 48,300	Total Assessed Value 59,400	Avg. Assmt. Ratio 0.9752056	Net Assessed Value Rate (Does NOT reflect Credits) 0.02518722	
Est. Fair Mkt. Land 11,400	Est. Fair Mkt. Improvements 49,500	Total Est. Fair Mkt. 60,900	<div><div>*</div>A Star In This Box Means Unpaid Prior Year Taxes</div>	School taxes reduced by school levy tax credit 98.91	
Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WIS					
KENOSHA COUNTY	2,591,104	2,565,901	290.46	289.67	-0.3%
CITY OF KENOSHA	17,348,959	17,222,338	673.23	683.81	1.6%
SCH D OF KENOSHA	106,154,996	107,230,768	498.69	473.65	-5.0%
GATEWAY TECH	5,480,194	5,605,779	47.51	48.99	3.1%
Total	131,575,253	132,624,786	1,509.89	1,496.12	-0.9%
	First Dollar Credit		-69.58	-65.80	-5.4%
	Lottery and Gaming Credit		-121.76	N/A	-100.0%
	Net Property Tax		1,318.55	1,430.32	8.5%
REMIT PAYMENT TO : CITY TREASURER 625 52ND STREET, ROOM 105 KENOSHA, WI 53140-3480 www.kenosha.org 262-653-4020	MAKE CHECKS PAYABLE TO: CITY OF KENOSHA  Full Payment Due On or Before January 31, 2019  \$ 2,385.76		Net Property Tax 1,430.32  DELQ. WTR STORM WTR 877.52 77.92		
Bill No. 4202 Parcel No. 12-223-31-304-014 IMPORTANT: -Correspondence should refer to parcel number. See reverse side for important information.					
Or pay the following installments: DELINQUENT TAX DUE \$2,385.76					

Bill No. 4202  
Parcel No. 12-223-31-304-014  
IMPORTANT: -Correspondence should refer to parcel number. See reverse side for important information.

Or pay the following installments:  
DELINQUENT TAX DUE \$2,385.76  
PENALTY DUE THRU 07/31/19 \$214.72  
TOTAL DUE \$2,600.48



FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCH D OF KENOSHA	981,159.22	9.39	2035

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2019

\$ 2,385.76

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
Failure to pay on time. See reverse.

☐ Check For Billing Address Change  
Be sure this description covers your property. This description is for tax bill only and may not be a full legal description.

KENOSHA COUNTY  
01600 054 ST

W 33 FT OF LOT 10 BLK 4 JENNE'S ADD PT  
OF SW 1/4 SEC 31 T2 R 23 DOC#1097873



<b>Payment</b>	<b>Pay your property taxes to the proper treasurer as identified on the front of this tax bill.</b>
<b>Failure to Pay Timely</b>	If your tax bill qualifies and if you choose to pay your taxes in installments, then you must pay each installment on or before 5 working days after the due date or the <b>TOTAL</b> amount of your remaining unpaid taxes, special assessments, special charges and special taxes (if any) will be delinquent. (sec. 74.11(7), 74.12, or 74.87, Wis. Stats.) All delinquent taxes are subject to interest of 1% per month (fraction of a month counts as a whole month) from February 1 until paid, and in addition, may be subject to an additional penalty. (sec. 74.47, Wis. Stats.) The payment <u>must</u> be received by the treasurer within 5 working days of the due date.
<b>Personal Property</b>	Personal property taxes, except improvements on leased land, must be paid in full on or before 5 working days after January 31 or taxes are delinquent.
<b>Receipts</b>	<b>Provide/include a copy of this tax bill or payment stub with your check.</b> If you are requesting a receipt, please enclose a self-addressed, stamped envelope. <b>If making payment by check, your tax receipt is not valid until the check has cleared all banks.</b>
<b>Est. Fair Mkt.</b>	<b>ESTIMATED FAIR MARKET VALUE.</b> In addition to the assessed value, Wisconsin law requires that your taxation district show the estimated fair market value of taxable property on property tax bills. This estimated fair market value reflects the approximate market value of your property as of January 1 of the year shown at the top of this bill. Note: Land classified undeveloped or agricultural forest is assessed at 50% of market value according to Wisconsin law. For these classifications, the estimated fair market value will not be the approximate market value of property. (Also see: Use Value Assessment)
<b>State Taxes</b>	The State of Wisconsin no longer imposes the forestation state tax.
<b>Referenda / Resolutions</b>	For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.
<b>Use Value Assessment</b>	Wisconsin law does not require that the estimated fair market value be shown for agricultural land. Any parcel benefiting from use value assessment may be subject to a penalty under sec. 74.485, Wis. Stats., if the use of the parcel changes. If you would like more information, contact your local assessor or the Department of Revenue, PO Box 8971, Madison WI 53708-8971.
<b>Additional Tax Credits Available</b>	Certain Wisconsin property owners and renters may qualify for additional tax credits and/or loan assistance under special programs administered by the Wisconsin Department of Revenue (DOR), the Department of Agriculture, Trade & Consumer Protection (DATCP) and WHEDA. Some income and residency restrictions apply. You may obtain information about several of these programs on the DOR website at: <a href="http://www.revenue.wi.gov">www.revenue.wi.gov</a> .

Income Tax Credits - Wisconsin Department of Revenue; Box 8949; Madison WI 53708-8949

- **Homestead Credit** (email: [homestd@wisconsin.gov](mailto:homestd@wisconsin.gov))
- **Farmland Tax Relief Credit** (email: [income@wisconsin.gov](mailto:income@wisconsin.gov))
- **School Property Tax Credit** (email: [income@wisconsin.gov](mailto:income@wisconsin.gov))

DATCP Credit - Wisconsin Dept. of Agriculture, Trade & Consumer Protection; Box 8911; Madison WI 53708-8911

- **Farmland Preservation Credit**

Loan Assistance - WHEDA; Box 1728; Madison WI 53701-1728

- **Property Tax Deferral Loans for the Elderly** (email: [underwriting@wheda.com](mailto:underwriting@wheda.com))

Property Tax Credits- Email: [lgs@revenue.wi.gov](mailto:lgs@revenue.wi.gov) - Wisconsin Department of Revenue 6-97; Box 8971; Madison WI 53708-8971

- **Lottery and Gaming Credit**
- **First Dollar Credit**
- **School Levy Tax Credit**

## UNPAID AL ESTATE PROPERTY TAX STATEMENT

TAX YEAR	CERTIFICATE NUMBER	TYPE	NET TAX	PRINCIPAL	INTEREST	PENALTY	TOTAL DUE
2017		General	1440.31	1318.55	39.56	19.78	1377.89
		Special	897.13	897.13	26.91	13.46	937.50
2016	2183	General	1411.26	1411.26	211.69	105.84	1728.79
		Special	1040.96	1040.96	156.14	78.07	1275.17
2015	2411133	General	1492.66	1492.66	403.02	201.51	2097.19
		Special	854.75	854.75	230.78	115.39	1200.92
2014	2411172	General	1484.35	1484.35	578.90	289.45	2352.70
		Special	897.49	897.49	350.02	175.01	1422.52
2013	2411287	General	1587.43	1587.43	809.59	404.79	2801.81
		Special	1130.80	1130.80	576.71	288.35	1995.86
2012	2411393	General	1574.94	1574.94	992.21	496.11	3063.26
		Special	1010.67	1010.67	636.72	318.36	1965.75
2011	2411509	General	1906.30	1906.30	1429.73	714.86	4050.89
		Special	1007.86	1007.86	755.90	377.95	2141.71
2010	2411513	General	1923.76	1923.76	1673.67	836.84	4434.27
		Special	761.45	761.45	662.46	331.23	1755.14
2009	2413078	General	2224.56	602.53	596.50	298.25	1497.28
		Other Charge	157.76	157.76	0.00	0.00	157.76
		TOTALS FOR PROPERTY		21060.65	10130.51	5065.25	36256.41

Del Tax 13,301.78

Int 6,734.87

Pen 3,367.43

TD Fee 157.76

Del Sp 7,601.11

Int 3,395.64

Pen 1,697.82

12-223-31-304-014

CITY OF KENOSHA

1600 54TH ST

AMOUNT DUE FOR MONTH OF APRIL 2018

PLEASE RETURN THIS NOTICE WITH YOUR  
PAYMENT

REMIT TO: KENOSHA COUNTY TREASURER

COUNTY OF KENOSHA  
C/O COUNTY CLERK  
1010 56TH ST  
KENOSHA WI 53140

KENOSHA COUNTY TREASURER

1010 56TH ST  
KENOSHA WI 53140-3738