


KENOSHA COUNTY

BOARD OF SUPERVISORS

RESOLUTION NO.

48

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 54th 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.



THE CITY OF
KENOSHA
CHART A BETTER COURSE

JOHN M. ANTARAMIAN
Mayor

September 30, 2019

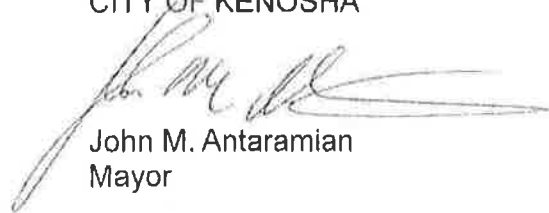
Mary Kubicki, County Clerk
1010 56th Street
Kenosha WI 53140

Dear Ms. Kubicki;

I am writing in regards to the property located at 1600 54th 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

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 5TH 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
5TH 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 E. Storz, Register of Deeds
April 06, 2018 9:17 AM
538.00
14
Pages 1

- Legend**
- Street Centerlines
 - Right-of-Ways
 - Water Features
 - Parcels
 - Certified Survey Maps
 - Condominiums
 - Subdivisions
 - Municipal Boundaries



1 inch = 50 feet

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Payment	Pay your property taxes to the proper treasurer as identified on the front of this tax bill.
Failure to Pay Timely	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 TOTAL 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.
Personal Property	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.
Receipts	Provide/include a copy of this tax bill or payment stub with your check. If you are requesting a receipt, please enclose a self-addressed, stamped envelope. If making payment by check, your tax receipt is not valid until the check has cleared all banks.
Est. Fair Mkt.	ESTIMATED FAIR MARKET VALUE. 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)
State Taxes	The State of Wisconsin no longer imposes the forestation state tax.
Referenda / Resolutions	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.
Use Value Assessment	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.
Additional Tax Credits Available	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: www.revenue.wi.gov . <u>Income Tax Credits</u> - Wisconsin Department of Revenue; Box 8949; Madison WI 53708-8949 <ul style="list-style-type: none"> • Homestead Credit (email: homestd@wisconsin.gov) • Farmland Tax Relief Credit (email: income@wisconsin.gov) • School Property Tax Credit (email: income@wisconsin.gov) <u>DATCP Credit</u> - Wisconsin Dept. of Agriculture, Trade & Consumer Protection; Box 8911; Madison WI 53708-8911 <ul style="list-style-type: none"> • Farmland Preservation Credit <u>Loan Assistance</u> - WHEDA; Box 1728; Madison WI 53701-1728 <ul style="list-style-type: none"> • Property Tax Deferral Loans for the Elderly (email: underwriting@wheda.com) <u>Property Tax Credits</u> - Email: lgs@revenue.wi.gov - Wisconsin Department of Revenue 6-97; Box 8971; Madison WI 53708-8971 <ul style="list-style-type: none"> • 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

Del Sp 7,601.11

Int 6,734.87

Int 3,395.64

Pen 3,367.43

Pen 1,697.82

TD Fee 157.76

12-223-31-304-014

AMOUNT DUE FOR MONTH OF APRIL 2018

CITY OF KENOSHA

1600 54TH ST

PLEASE RETURN THIS NOTICE WITH YOUR
PAYMENT

REMIT TO: KENOSHA COUNTY TREASURER

COUNTY OF KENOSHA
C/O COUNTY CLERK
1010 56TH ST
KENOSHA WI 53140KENOSHA COUNTY TREASURER
1010 56TH ST
KENOSHA WI 53140-3738

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