

# 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COUNTY BOARD RULES OF PROCEDURE ANY REPORT, RESOLUTION, ORDINANCE OR MOTION APPEARING ON THIS AGENDA MAY BE AMENDED, WITHDRAWN, REMOVED FROM THE TABLE, RECONSIDERED OR RESCINDED IN WHOLE OR IN PART AT THIS OR AT FUTURE MEETINGS.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 AUTHORIZATION 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-\_\_\_\_\_**

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**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**

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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.

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Adopted:        March 19, 2024

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County Board Chairperson

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County Clerk

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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>
<hr/> Terry Rose, Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> David Geertsens, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Timothy Stocker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> 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: [Signature] Date: 2/28/24

**2. Department Head Review**

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Department Head Signature: [Signature] Date: 2/28/24

**3. Finance Division Review**

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Finance Signature: [Signature] Date: 2/28/24

**4. County Executive Review**

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature: [Signature] [Signature] Date: 2/28/2024

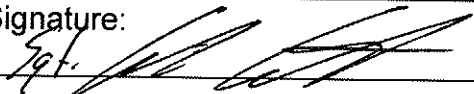
Revised 01/11/2001 (5/10/01)

**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 Geertsens, 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**

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

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**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.

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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

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

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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><b>Federal &amp; Match</b></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.



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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.

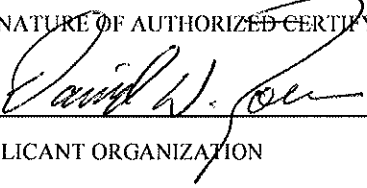
As the duly authorized representative of the applicant I certify that the applicant:

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 ee- 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 <b>01-10-24</b>



## 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:

Quarterly	Quarterly	Quarterly	Final
<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:

Final			
<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:

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

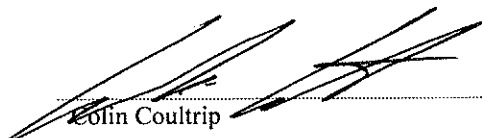
- ☒ Complete and return a W-9 *Taxpayer Identification Number Verification Form* (enclosed).

☐ 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.

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

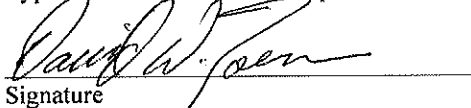
Recipient Name and Address: Kenosha County, 1010 56th Street, Kenosha, WI 53140-3707

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

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Kenosha County**

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 **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

**Note:** 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 **not** 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.

☒ Other (see instructions) ► **Local Government**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **3**

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.  
**1010 56th Street**

6 City, state, and ZIP code  
**Kenosha, WI 53140**

7 List account number(s) here (optional)

Requester's name and address (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:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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.

Sign Here Signature of U.S. person ► *Mark Felsing* 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: Judiciary & Law Enf. Committee & Finance/ Admin Committee			
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 ☒

Corrected ☐

2<sup>nd</sup> Correction ☐

Resubmitted ☐

Date Submitted: March 19, 2024

Date Resubmitted

Submitted By: **Judiciary & Law Enf.  
Committee & Finance/Admin Committee**

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 Geertsens, 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. \_\_\_\_\_

Subject: 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

**HUMAN SERVICES COMMITTEE:**

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Excused</u>
<hr/>	<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"/>
<hr/>				
Tim Stocker, Vice Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
Dave Geertsen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
Jeff Gentz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
Ed Kubicki	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
Amanda Nedweski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
Monica Yuhas				

**FINANCE/ADMINISTRATION COMMITTEE:**

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Excused</u>
<hr/>	<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"/>
<hr/>				
Dave Geertsen, Vice Chairman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
William Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
Tim Stocker				



**KENOSHIA 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)			BUDGET CHANGE REQUESTED		(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	AFTER TRANSFER	
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	EXPENSE INCREASE (+) EXPENSE DECREASE (-)				REVISED BUDGET	(9) EXPENSE BAL AVAIL
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				MAIN ACCOUNT	REVENUE DECREASE (+) REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
	FUND	DIVISION	SUB DIVISION					
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: *[Signature]* Date 2/13/2024

DEPARTMENT HEAD: *[Signature]* Date 2/13/2024

FINANCE DIRECTOR: *[Signature]* Date 2/19/24

COUNTY EXECUTIVE: *[Signature]* 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

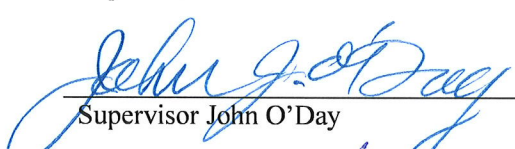
☒☐☐☐

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

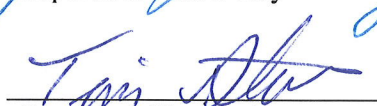
☒☐☐☐

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

☒☐☐☐

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

☒☐☐☐

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

☒☐☐☐

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

☐☐☐☐



FINANCE/ADMINISTRATION COMMITTEE

	Aye	Nay	Abstain	Excused
<hr/> Supervisor Terry Rose, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Supervisor Dave Geertsen, Vice-Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Supervisor John Franco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Supervisor Erin Decker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Supervisor William Grady	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> Supervisor John Poole	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> 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: Clément Abongwa Date: 2-26-24

**2. Department Head Review**

Comments:

Recommendation: Approval ☒ Non-Approval ☐

Department Head Signature: Shelly Bumpley 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: Seana W. 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):

[illegible][illegible]

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

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).

PREPARED BY: Chris Walton  
DIVISION HEAD: *Charmel Abongwa*  
FINANCE DIRECTOR: *W*  
(required) Date: *2-26-24*

DIVISION HEAD: James Heng Date 2-26-24  
DEPARTMENT HEAD: Shelly Bandy Date 2-23-24

COUNTY EXECUTIVE: Sebastian 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 <u>  X  </u>	Corrected <u>      </u>	2 <sup>nd</sup> Correction <u>      </u>	Resubmitted <u>      </u>
Date Submitted: /2024		Date resubmitted:	
Submitted by: The Finance/Administration Committee and the Public Works/Facilities Committee			
Fiscal Note Attached: <u>      </u>		Legal Note Attached: <u>      </u>	
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





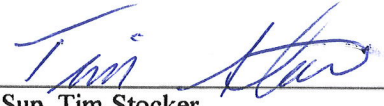
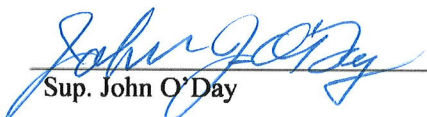
Whereas, the proposed use would be consistent with the property's current zoning, offer some short-term financial assistance for the property's maintenance and provide a venue for the continuation of a long-time holiday tree sales opportunity in the community.

**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

Print Name: Shelly Billingsley

Date: 1-24-24

**2. Department Head Review**

Comments:

Recommendation: Approval ☐ Non-Approval ☐

Department Head Signature: Shelly Billingsley

Print Name: Shelly Billingsley

Date: 1-24-24

**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

Print Name: Patti Merrill

Date: 1/24/24

**4. County Executive Review**

Comments:

Action: Approval ☒ Non-Approval ☐

Executive Signature: Samantha Kerk

Print Name: Samantha Kerk

Date: 1/22/2024



# 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



Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required under this Lease.

Compliance with Law

Tenant and Landlord each shall comply with all federal and State laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises. Likewise, Tenant and Landlord each shall comply with all other federal and state laws and administrative rules, orders, and local ordinances.

Final Agreement

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year written below.

**Square Deal Trees LLC.**

\_\_\_\_\_  
By: Authorized Representative

\_\_\_\_\_  
Date

Name & Title: Mr. James Stanton

**County of Kenosha**

\_\_\_\_\_  
Samantha Kerkman, Kenosha County Executive

\_\_\_\_\_  
Date

\_\_\_\_\_  
Regi Waligora, Kenosha County Clerk

\_\_\_\_\_  
Date

Recommended by:

\_\_\_\_\_  
Shelly Billingsley, Director of Public Works

\_\_\_\_\_  
Date

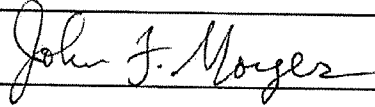
Drafted by:  
Kenosha County Corporation Counsel's Office



# 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

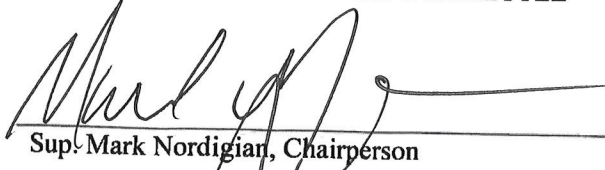
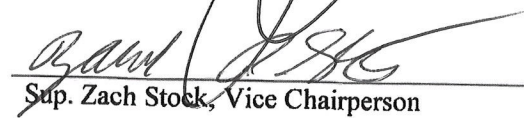
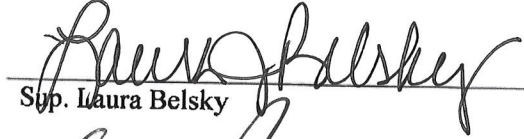

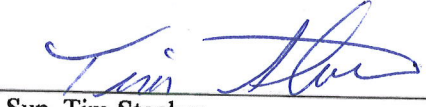
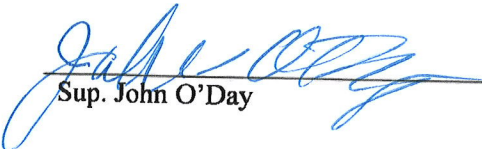
WHEREAS, The Kenosha County Board had earlier authorized the transfer of this remnant (see attached Resolution 36, passed July 18, 2023—Exhibit C) at a sale price of \$190,400 and Donna Karow has agreed to this transfer at that price, and

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 Geertsens, 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: \_\_\_\_\_

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



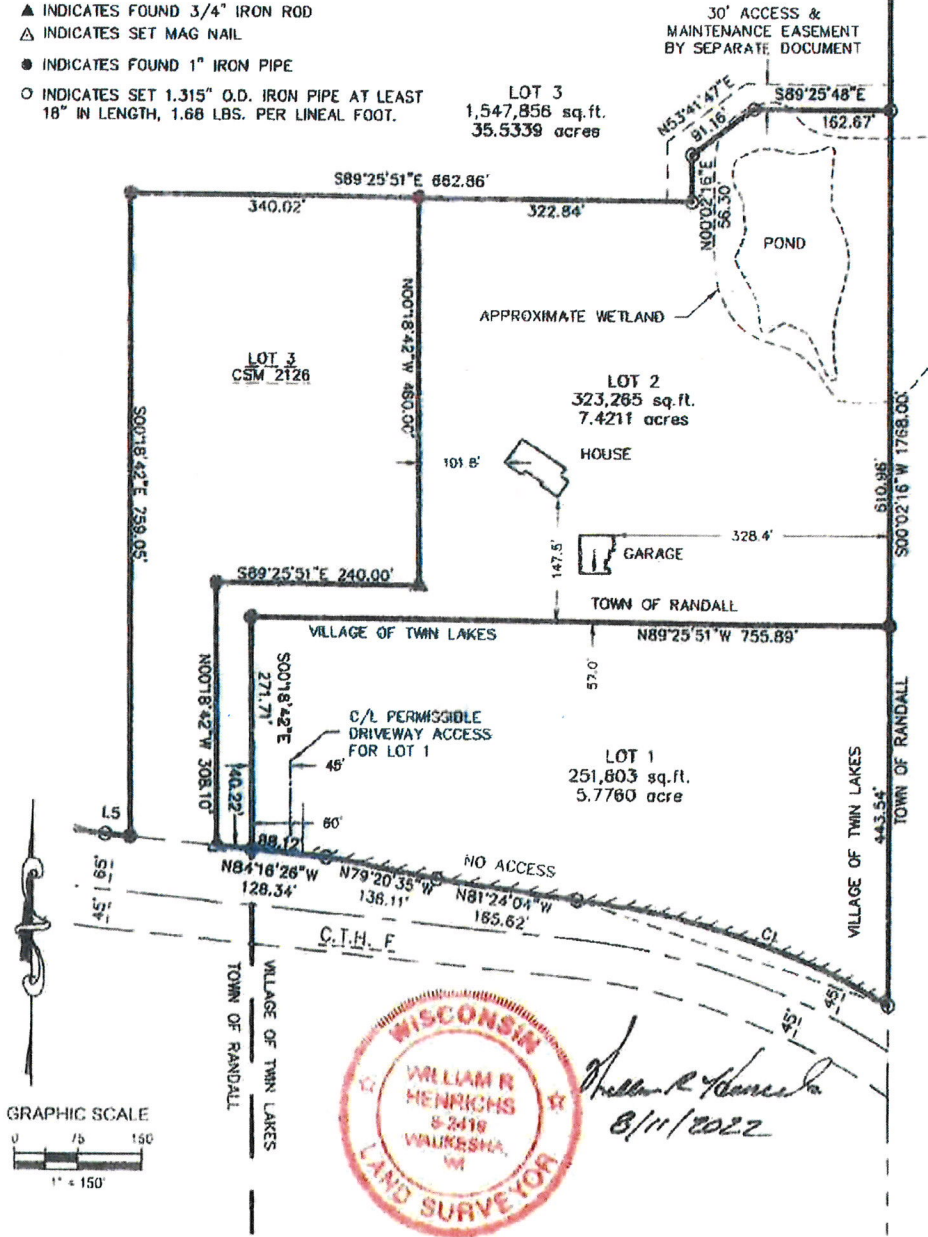
Sheet 1 of 9 Sheets



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

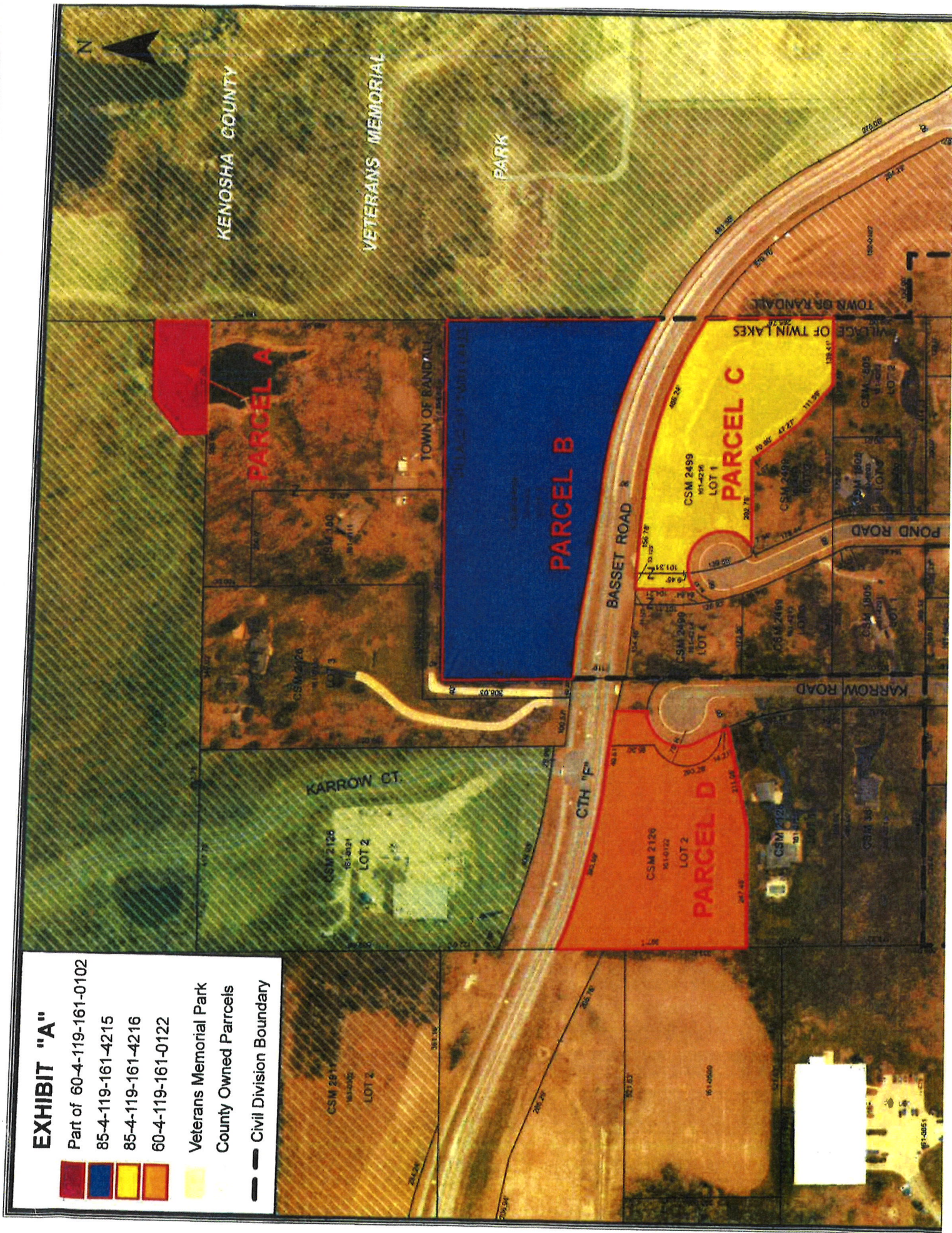
85-4-119-161-4216

60-4-119-161-0122

Veterans Memorial Park

County Owned Parcels

--- Civil Division Boundary





# 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

DOCUMENT #	GL DATE
BATCH #	ENTRY DATE

DEPT/DIVISION: Kenosha County Parks Division

PURPOSE OF BUDGET MODIFICATION (REQUIRED):

[illegible]

FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
420	760	7860	446560		190,400			-
<b>REVENUES</b>								
Sale Of Parcel Proceeds								
				<b>REVENUE TOTALS</b>		-	-	-

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

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).

PREPARED BY:  Chris Walton

FINANCE DIRECTOR: Pa

DIVISION HEAD: Joely Greensted Date 1-23-24 (required)

DEPARTMENT HEAD: Shellen B. Williams Date 1-23-24

COUNTY EXECUTIVE: Sander Lee Date 1/23/2024



**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



THE  
NEW  
YORK  
PUBLIC  
LIBRARY  
ASTOR  
LENOX  
TILDEN

OSM 2499

1-27-1  
1-27-1

## PARCEL C

## OF TWIN LAKES

ASSET ROOM

7-1650




✓

**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.

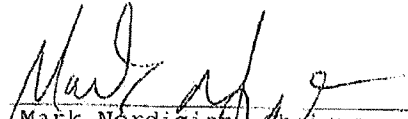


Sale of Highway F Remnant Parcels  
April 24, 2023

Respectfully Submitted By:

Public Works Committee:

Aye      Nay      Abstain      Excused

  
Mark Nordigian, Chairperson


☒ ☐ ☐ ☐

  
Zack Stock, Vice Chairperson

☒ ☐ ☐ ☐

  
Supervisor Laura Belsky

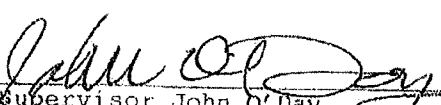
☒ ☐ ☐ ☐

  
Supervisor Tim Stocker

☒ ☐ ☐ ☐

Supervisor Aaron Karow

☐ ☐ ☐ ☒

  
Supervisor John O'Day

☒ ☐ ☐ ☐

Supervisor Brian Thomas


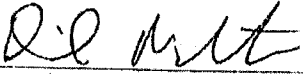
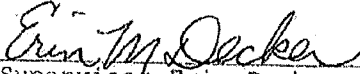
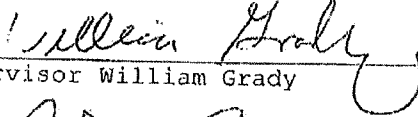
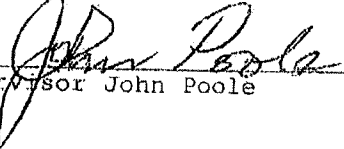
☐ ☐ ☐ ☒



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.

Subject: RESOLUTION AUTHORIZING SALE OF A HIGHWAY F PROJECT REMNANT	
Original X    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

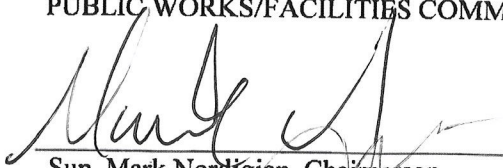
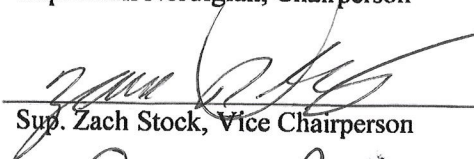


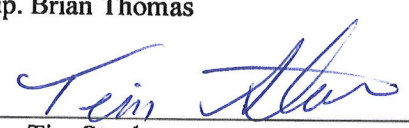
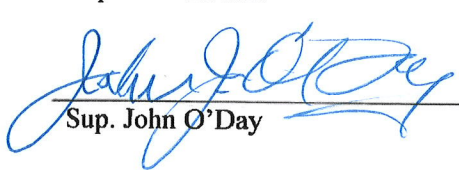
WHEREAS, The Kenosha County Board had earlier authorized the transfer of this remnant (see attached Resolution 36, passed July 18, 2023—Exhibit C) at a sale price of \$153,700 per appraisal and Lance and Abbey Gehring have agreed to this transfer at that price, and

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

Aye   No   Abstain

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

☐   ☐   ☐

\_\_\_\_\_  
Dave Geertsens, Vice Chair

☐   ☐   ☐

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

☐   ☐   ☐

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

☐   ☐   ☐

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

☐   ☐   ☐

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

☐   ☐   ☐

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

☐   ☐   ☐



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



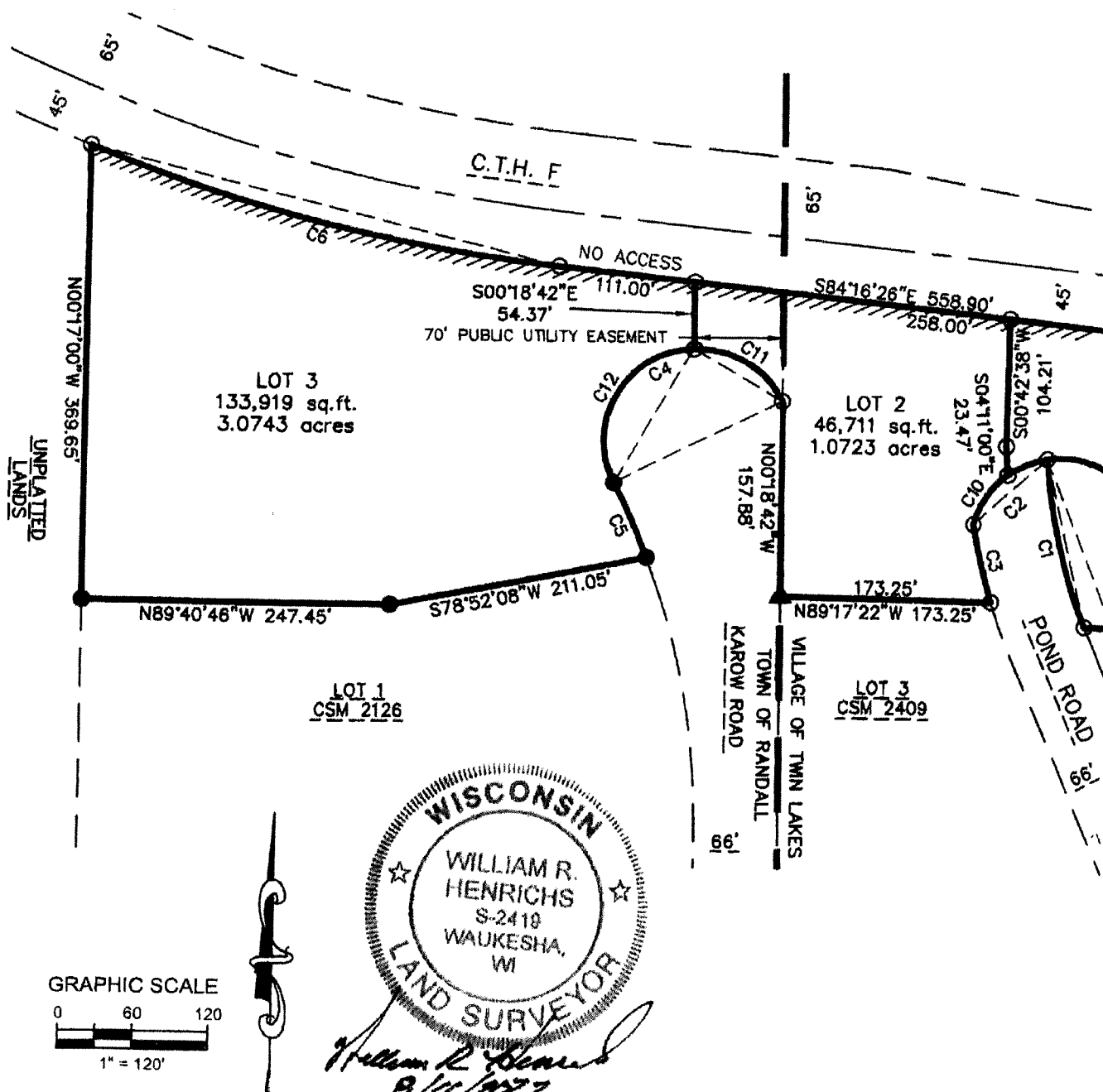
# Exhibit A

## 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





# 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

RUSSET ROAD

OF TWIN LAKES

PARCEL C

CSM 2499

W1-570

LOT 1

Lot 2



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

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)

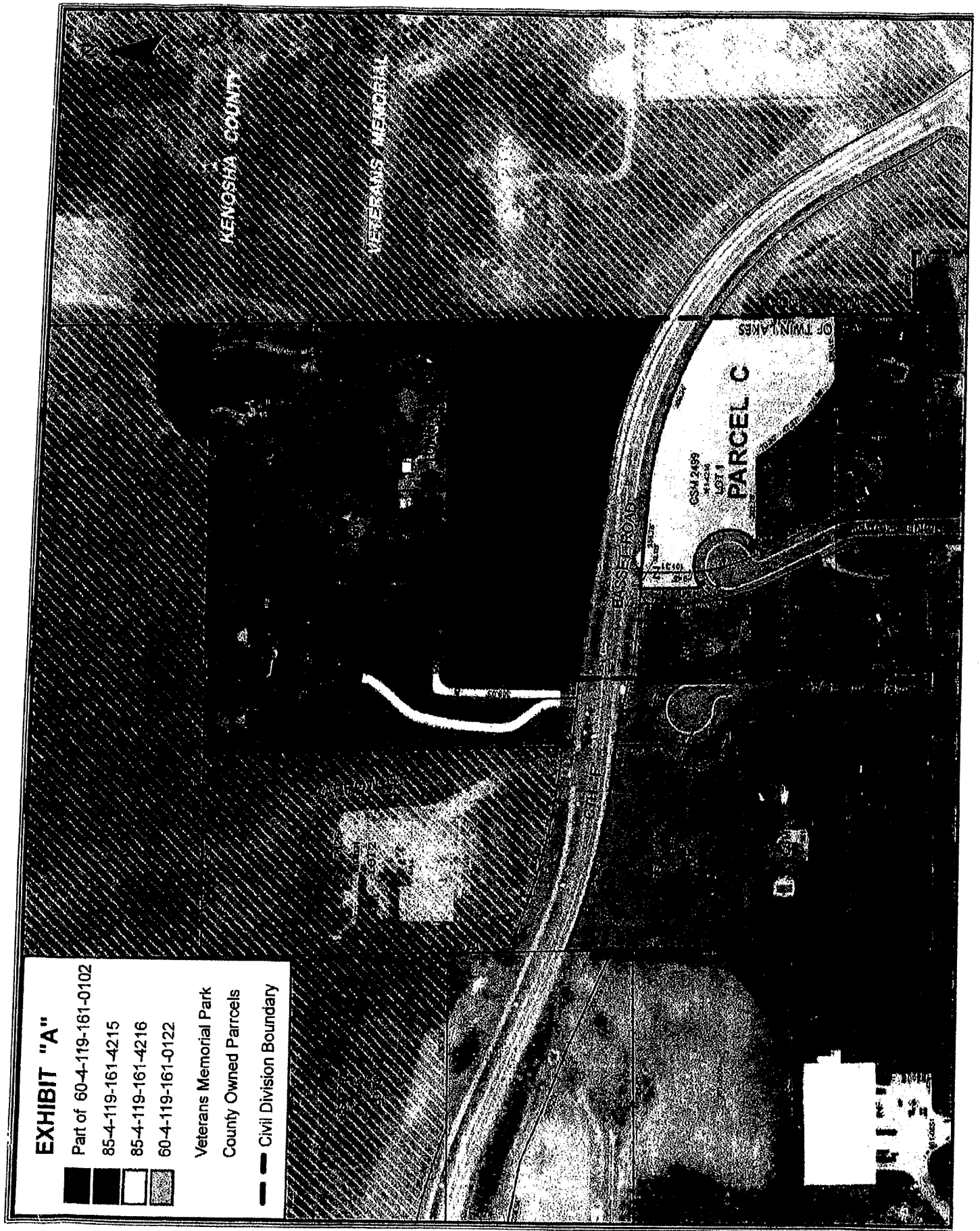
**Pitts Brothers & Associates Valuation:** Based upon the investigations conducted, the analyses made, and our experience as real estate appraisers, we have formed the opinion that, as of February 4, 2022 and subject to the premises, assumptions and limiting conditions set forth in this report, the property 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



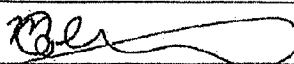


✓

**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.

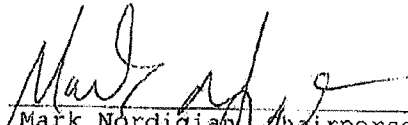


Sale of Highway F Remnant Parcels  
April 24, 2023

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"/>
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Zack Stock, Vice Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Laura Belsky

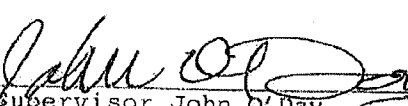
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Supervisor Tim Stocker

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Supervisor Aaron Karow

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Supervisor John O'Day

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Brian Thomas


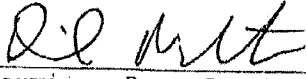
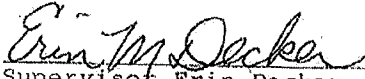
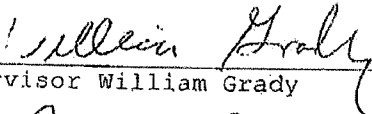
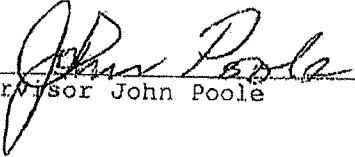
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Sale of Highway F Remnant Parcels  
April 24, 2023

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**

DOCUMENT #	G/L DATE
BATCH #	ENTRY DATE

DEPT/DIVISION: Kenosha County Parks Division

PURPOSE OF BUDGET MODIFICATION (REQUIRED):

(1) ACCOUNT DESCRIPTION	(2)			BUDGET CHANGE REQUESTED		(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	AFTER TRANSFER	
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	(3) EXPENSE INCREASE (+)	(4) EXPENSE DECREASE (-)			(8) REVISED BUDGET	(9) EXPENSE 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				MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
	FUND	DIVISION	SUB DIVISION						
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: G. McNeill Date 1/24/24  
 DIVISION HEAD: Shelly Biamonte Date 1-23-24  
 DEPARTMENT HEAD: Shelly Biamonte Date 1-23-24

COUNTY EXECUTIVE: Scott Date 1/23/2024  
 (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).




# 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: 

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  $\frac{1}{4}$  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

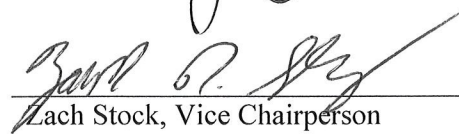
Nay

Abstain

Excused

  
Mark Nordin, Chairperson

☐☐☐

  
Zach Stock, Vice Chairperson

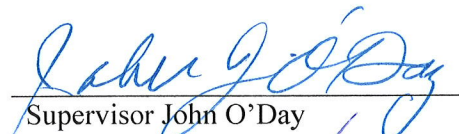
☐☐☐

  
Supervisor Laura Belsky

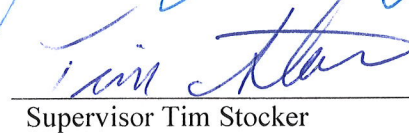
☐☐☐

  
Supervisor Aaron Karow

☐☐☐

  
Supervisor John O'Day

☐☐☐

  
Supervisor Tim Stocker

☐☐☐

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

☐☐☐☐



FINANCE/ADMINISTRATION COMMITTEE

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



**Temporary Exhibit "A"**

**Existing Transformer to be removed**

**New Transformer**

**Existing Transformer RETAG**

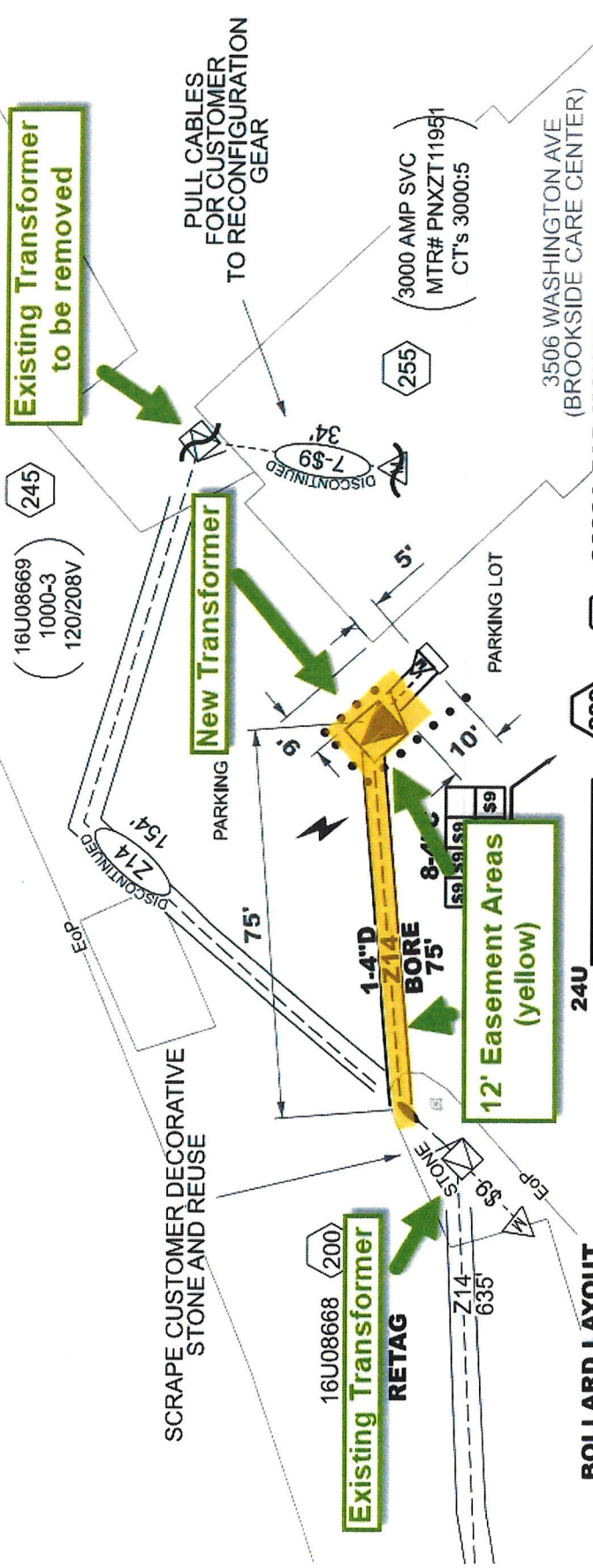
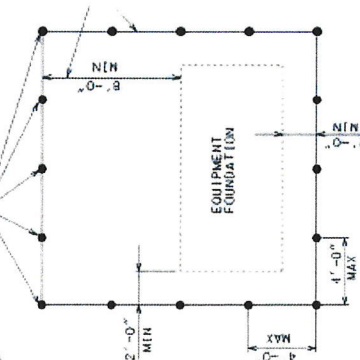
**12' Easement Areas (yellow)**

**BOLLARD LAYOUT**

**24U**  
 750-3 120/208V  
 STD: 288-27.2  
 FND: 281-63.2  
 TERM: 292-61.3  
 LIGHTNING ARRESTOR  
 AND ID LABEL  
 CUSTOMER TO  
 INSTALL BOLLARDS

**230**  
 3000A PAD MOUNT  
 TRANSOCKET  
 MTR: 601-56.3  
 CT'S: 2000:5  
 TERM: 293-31.6

MANUFACTURER: \_\_\_\_\_  
 KVA: \_\_\_\_\_  
 VOLTAGE: \_\_\_\_\_  
 LOCATION ID: \_\_\_\_\_  
 PHASE: \_\_\_\_\_  
 FLUID TYPE: \_\_\_\_\_  
 DESIGN IZ: \_\_\_\_\_  
 SERIAL: \_\_\_\_\_  
 MATERIAL #: 227-6585  
 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: \_\_\_\_\_



SCRAPE CUSTOMER DECORATIVE STONE AND REUSE

PULL CABLES FOR CUSTOMER TO RECONFIGURATION GEAR





**DISTRIBUTION EASEMENT  
UNDERGROUND**

Document Number

WR NO.      **4901420**

IO NO.      **75665**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COUNTY OF KENOSHA**, hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land 12 feet in width being a part of the Grantor's premises located in the **Northwest 1/4 of Section 25, Township 2 North, Range 22 East**, City of Kenosha, Kenosha County, Wisconsin; said premises being more particularly described in that certain Parcel Combination Affidavit recorded in the office of the Register of Deeds for Kenosha County, Wisconsin as Document No. 1773694.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:  
We Energies  
PROPERTY RIGHTS & INFORMATION GROUP  
231 W. MICHIGAN STREET, ROOM P277  
PO BOX 2046  
MILWAUKEE, WI 53201-2046

07-222-25-251-006  
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to the initial installation of said facilities or to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document or voluntarily waives the five day review period.



**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 \_\_\_\_\_



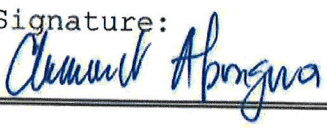
# Kenosha



# 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: 

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 Nordin, Chairperson

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Zach Stock, Vice Chairperson

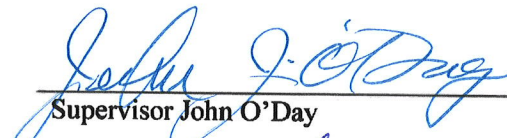
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Supervisor Laura Belsky

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Aaron Karow

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor John O'Day

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Tim Stocker

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Supervisor Brian Thomas

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







SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER NAMES ARE GIVEN FOR REFERENCE PURPOSES ONLY, AND ARE SUBJECT TO CHANGE UPON THE COMPLETION OF LAND INTEREST TO THE VILLAGE OF MEMPHIS FALLS.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST(S) REQUIRED	R/W SQUARE FEET REQUIRED	NEW	EXISTING	TOTAL	PLS (S.F.)	TLE (S.F.)	UTILITY NUMBER	SHEET NUMBER	INTEREST REQUIRED
1	4.05	JAMES M. KASOVIC	PLS. TLE	-	-	-	-	438	-	500	4.05	RELEASE OF RIGHTS
2	4.05	VR. NW HOLDINGS, LLC	FEES. TLE	1,810	100,543	102,353	102,353	4,107	22,693	501	4.05	RELEASE OF RIGHTS
3	4.06	GENEVA 12400 WILMOT, LLC	FEES. TLE	57	48,909	48,966	48,966	-	25,126	502	4.06	RELEASE OF RIGHTS
4	4.06	WILLIAM D. & REBECCA S. ALLSOPP	FEES. TLE	14	-	-	-	-	-	503	4.06	RELEASE OF RIGHTS
5	4.07	THELEN SAND AND GRAVEL, INC.	FEES. TLE	1,842	21,355	23,197	23,197	-	7,333	504	4.07	RELEASE OF RIGHTS
6	4.07	LISA A. FOX	FEES. TLE	8	6,997	6,997	6,997	-	4,382	505	4.07	RELEASE OF RIGHTS
7	4.07	JOSHUA J. & GODET PUNALA	FEES. TLE	-	5,625	5,625	5,625	-	3,459	506	4.07	RELEASE OF RIGHTS
8	4.07	DANIELLE CHRISTINE SCHREIER	FEES. TLE	-	6,817	6,817	6,817	-	2,645	507	4.07	RELEASE OF RIGHTS
9	4.07	WILSON DANKS	FEES. TLE	-	3,531	3,531	3,531	-	4,894	508	4.07	RELEASE OF RIGHTS
10	4.08	WILSON DANKS	FEES. TLE	-	3,587	3,587	3,587	-	1,127	509	4.08	RELEASE OF RIGHTS
11	4.08	WILSON DANKS	FEES. TLE	-	3,500	3,500	3,500	-	498	510	4.08	RELEASE OF RIGHTS
12	4.09	ADAM SZAFRAN & LINDSAY STROBERG	FEES. TLE	-	-	-	-	-	4,833	511	4.09	RELEASE OF RIGHTS
13	4.09	ADAM SZAFRAN	FEES. TLE	-	-	-	-	-	8,785	512	4.09	RELEASE OF RIGHTS
14	4.09	TOWN OF RANDALL	FEES. TLE	-	-	-	-	-	8,946	513	4.09	RELEASE OF RIGHTS
15	4.09	KENNETH & LAURA KNOLL	FEES. TLE	-	-	-	-	-	543	514	4.09	RELEASE OF RIGHTS
16	4.09	GEORGE & HEATHER BARTH	FEES. TLE	-	-	-	-	-	397	515	4.09	RELEASE OF RIGHTS
17	4.10	WILLIAM G. HOFMANN	FEES. TLE	-	-	-	-	-	5,545	516	4.10	RELEASE OF RIGHTS
18	4.10	DOUGLAS H. CAITHAMER	FEES. TLE	-	-	-	-	-	46	517	4.10	RELEASE OF RIGHTS
19	4.10	WILMOT METHODIST EPISCOPAL CHURCH A/M/A THE METHODIST CHURCH AT WILMOT	FEES. TLE	-	-	-	-	-	1,000	518	4.10	RELEASE OF RIGHTS
20	4.10	ADAM L. & KELLY M. HANSEN	FEES. TLE	-	-	-	-	-	724	519	4.10	RELEASE OF RIGHTS
21	4.11	NATHAN & LISA OLFSEBY	FEES. TLE	-	-	-	-	-	1,937	520	4.11	RELEASE OF RIGHTS
22	4.11	OWAYNE J. CARWOOD, LLC	FEES. TLE	-	-	-	-	-	410	521	4.11	RELEASE OF RIGHTS
23	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	54	522	4.12	RELEASE OF RIGHTS
24	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	705	523	4.12	RELEASE OF RIGHTS
25	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	508	524	4.12	RELEASE OF RIGHTS
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29	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	125	528	4.12	RELEASE OF RIGHTS
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36	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	1,654	535	4.12	RELEASE OF RIGHTS
37	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	107	536	4.12	RELEASE OF RIGHTS
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46	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	-	545	4.12	RELEASE OF RIGHTS
47	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	-	546	4.12	RELEASE OF RIGHTS
48	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	-	547	4.12	RELEASE OF RIGHTS
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50	4.12	WILSON DANKS	FEES. TLE	-	-	-	-	-	-	549	4.12	RELEASE OF RIGHTS
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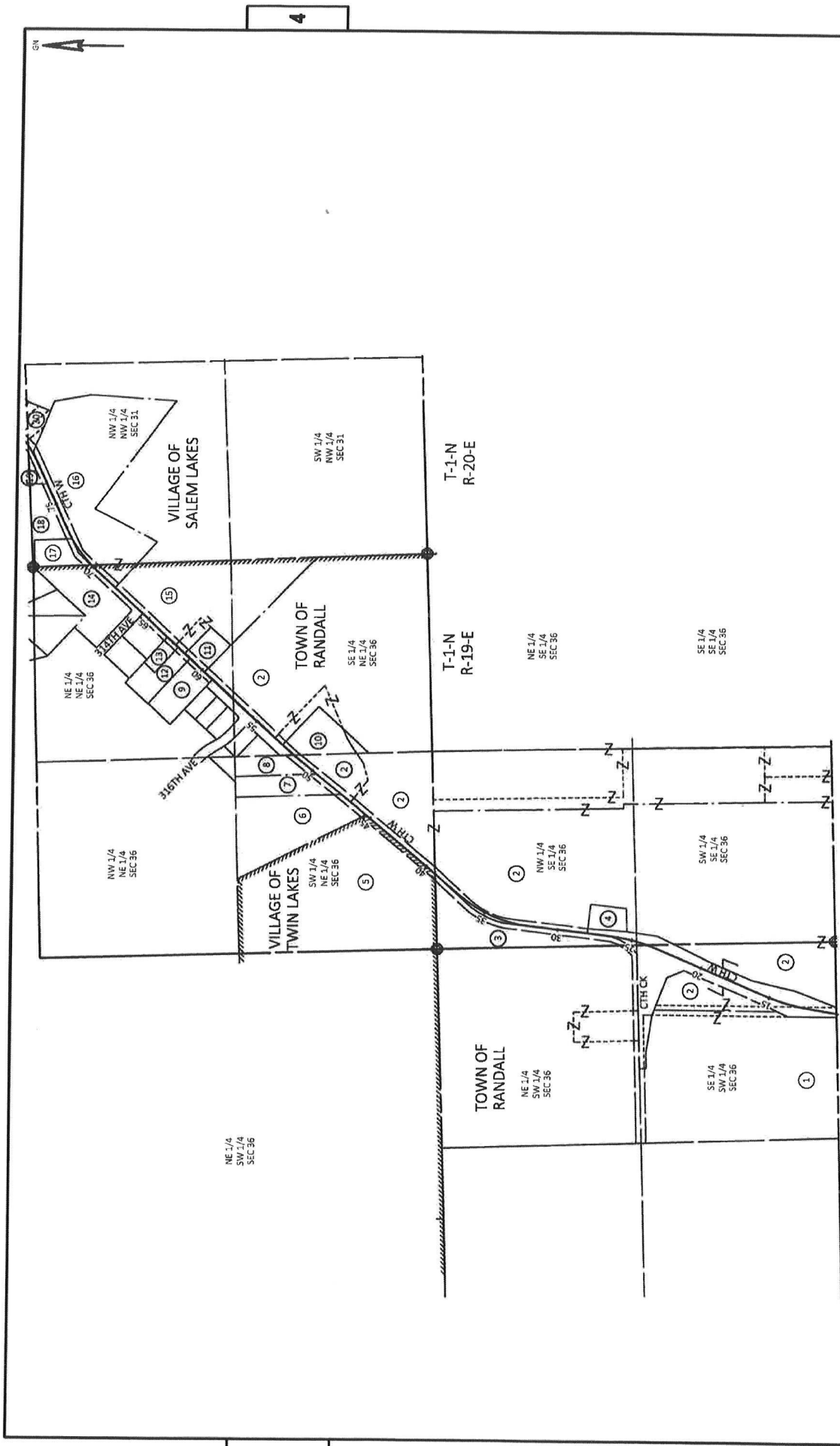
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SCHEDULE AND LAYOUT SHEET 010					E

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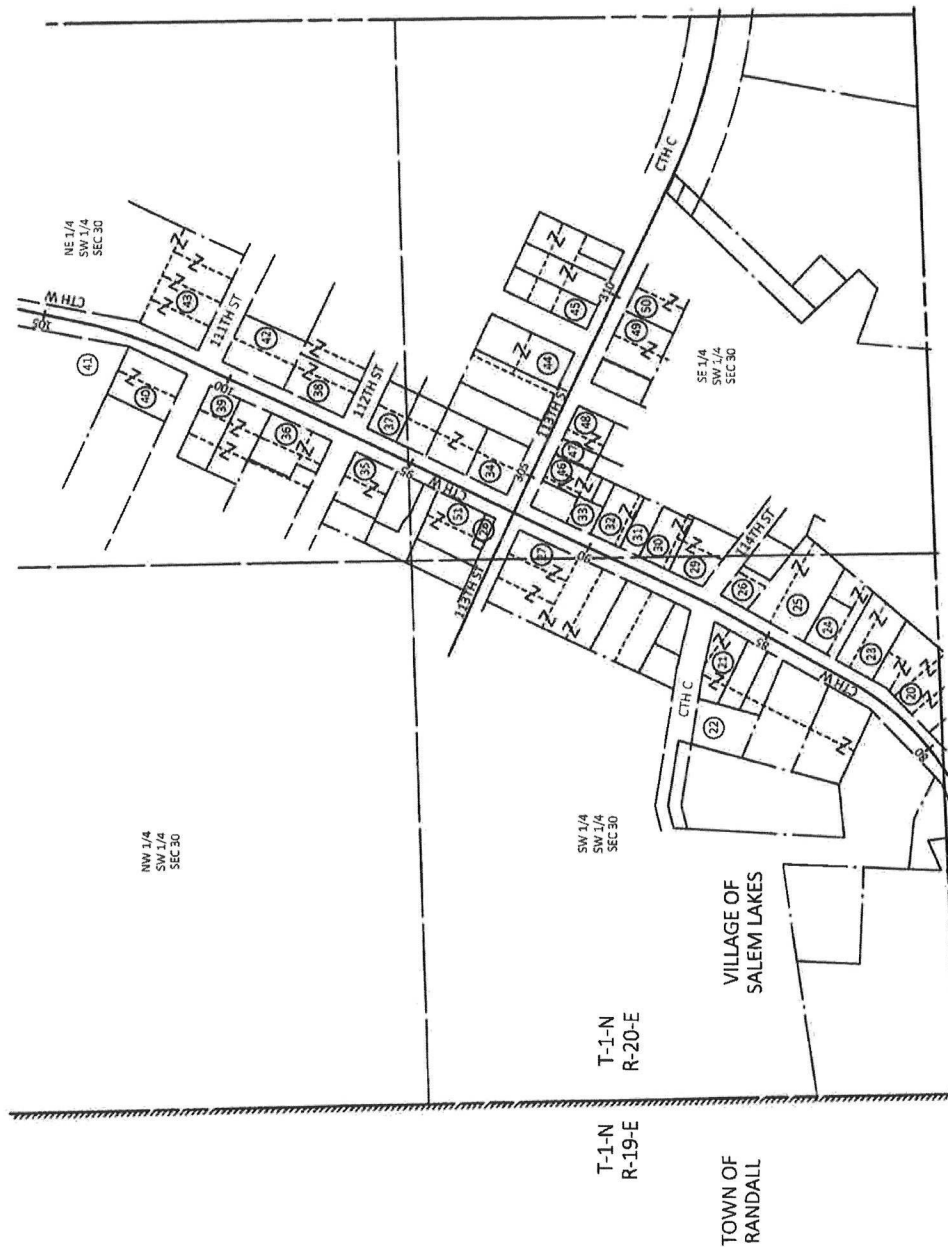




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				PLOT BY: WEINBERG, CHASE	NOT SCALE	E

WISDOT/CADD/SHEET 75



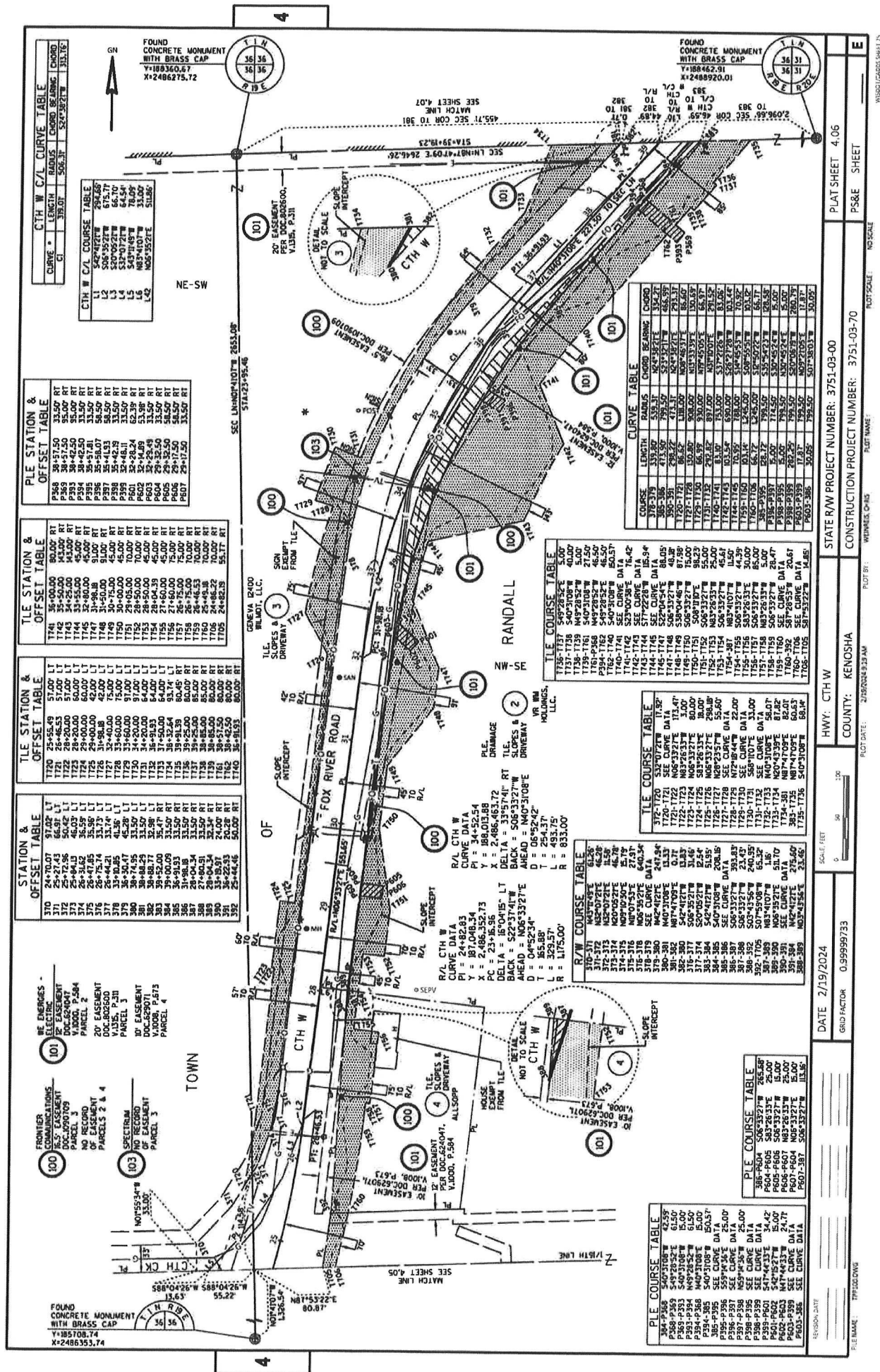


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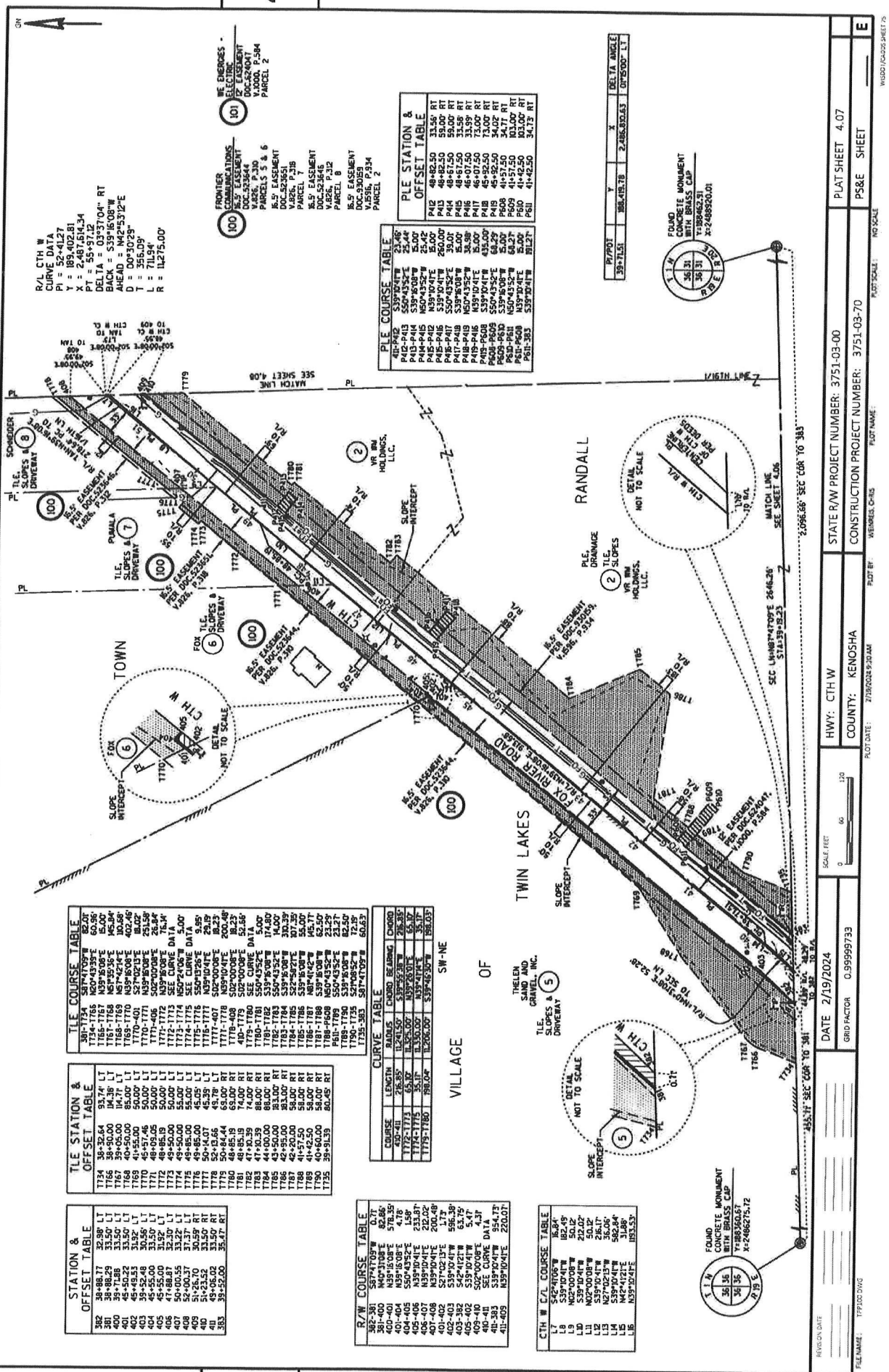


















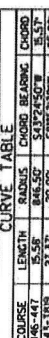
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CTH	W	C/L	COURSE	TABLE
L24	S47°28'15"E	33.00		
L25	S42°41'05"E	100.00'		
L26	S47°28'15"E	33.00'		
L27	S42°41'05"E	103.70'		
L28	N42°41'05"E	47.54'		
L29	S46°01'26"E	33.01'		
L30	N42°41'05"E	83.57'		
L31	S48°13'26"E	33.00'		
L32	N42°41'05"E	562.15'		
L33	S48°07'04"E	33.00'		
L34	N42°41'05"E	719.32'		

PLE COURSE TABLE			
450-P452	S42°41'06"E	486.91'	
P452-P453	S41°04'04"E	204.79'	
P453-P454	S42°53'12"E	15.00'	
P454-P455	N41°04'04"E	204.73'	
P455-P456	N42°41'06"E	15.00'	
P455-451	S42°41'06"E	94.34'	

WE ENERGIES -  
ELECTRIC  
12' EASEMENT  
DEERPATH AT  
WALMOT UNIT D  
SUBDIVISION  
DOC.654882  
V.1051 P.902  
PARCEL 14  
NO RECORD  
OF EASEMENT  
PARCEL 15

FOUND  
CONCRETE MONUMENT  
WITH BRASS CAP  
Y=108462.51  
X=2488920.01



WISDOT CADDIS SHEET 7

















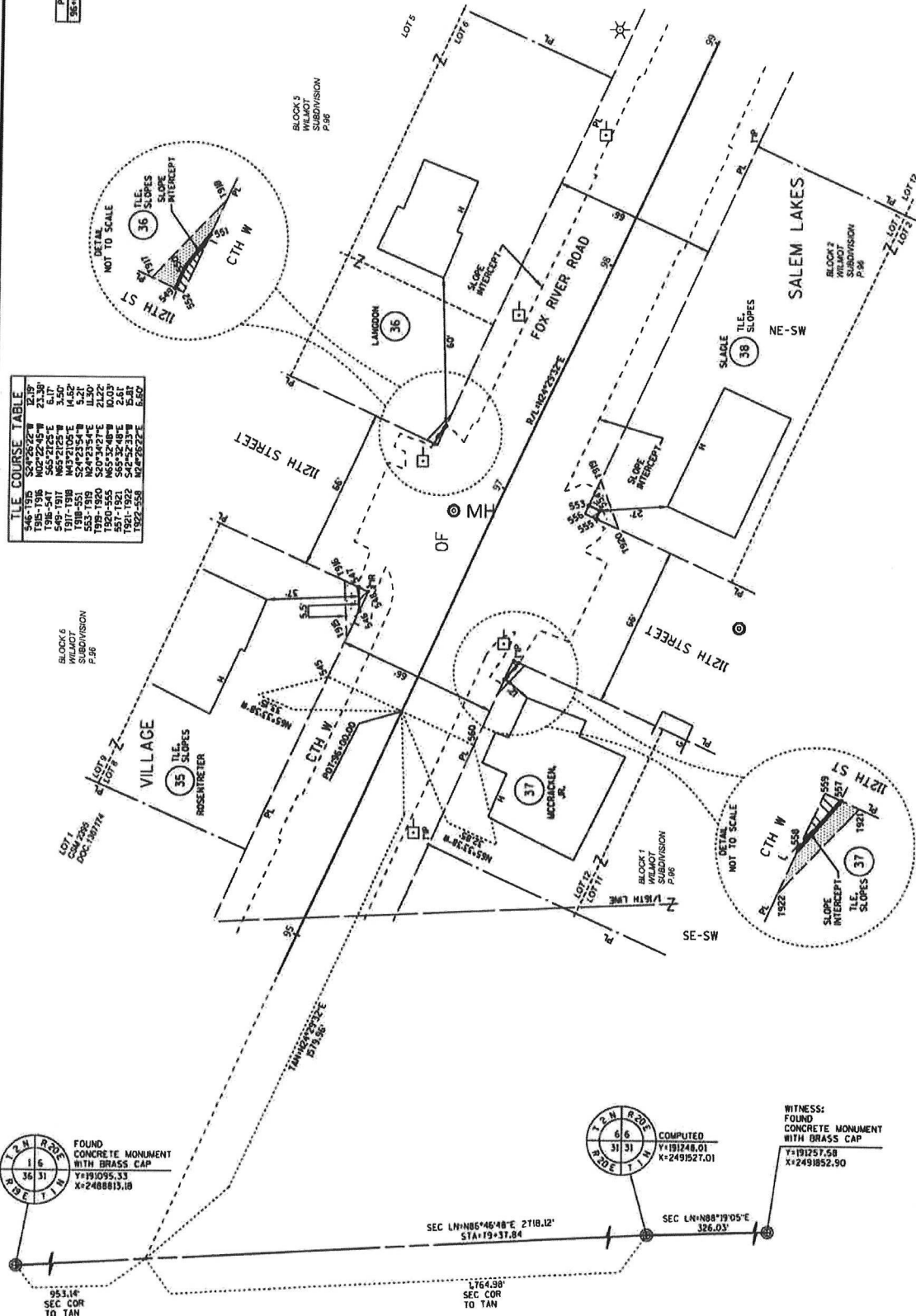
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96+00.00	192,586.56	2,490,418.82

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TILE STATION & OFFSET TABLE	
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1921	96+17.28
1922	96+17.28

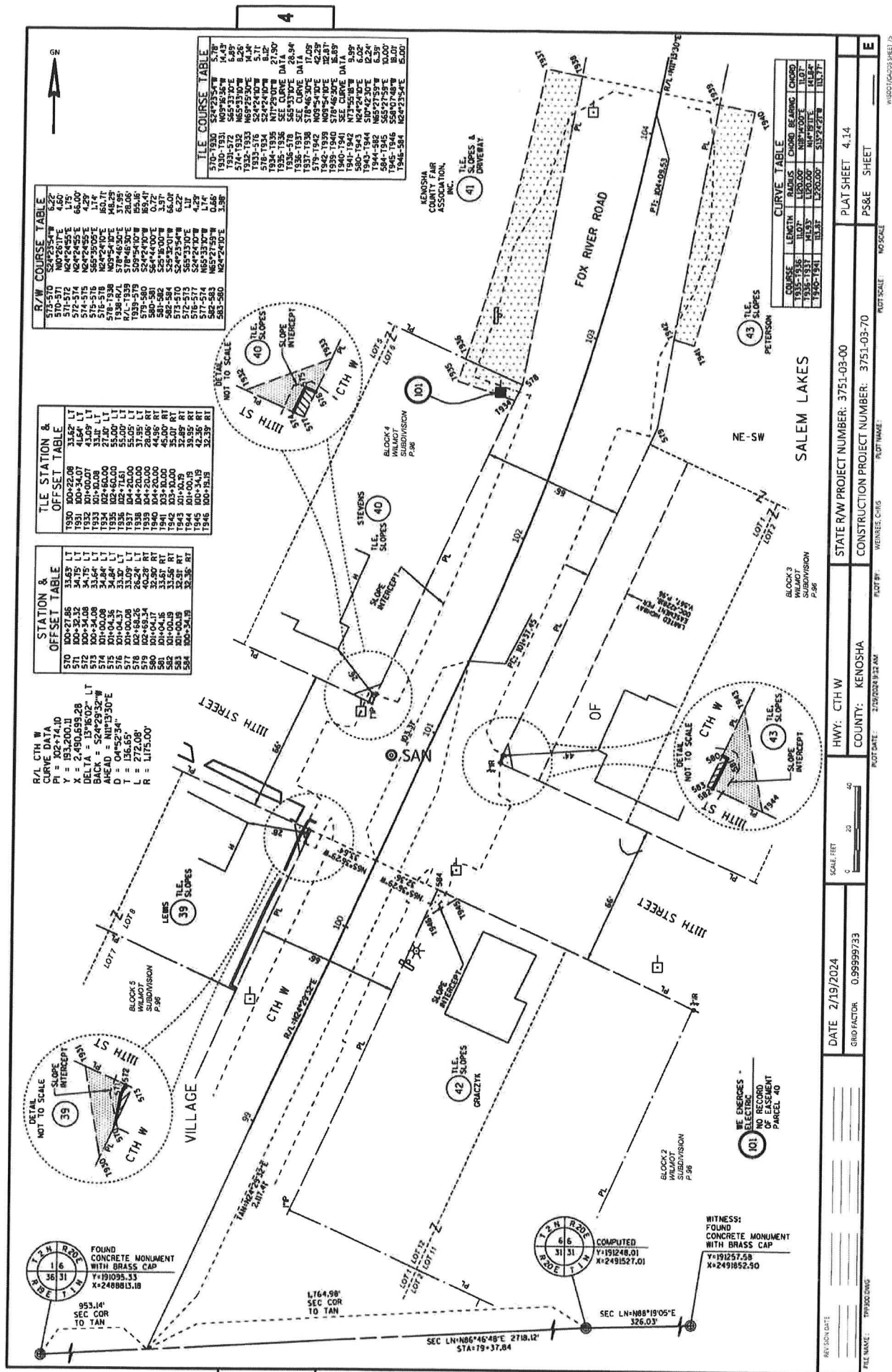
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DATE	2/19/2024	STATE R/W PROJECT NUMBER	3751-03-00	PLAT SHEET	4.13
GRID FACTOR	0.99999733	COUNTY	KENOSHA	PS&E	SHEET
CONSTRUCTION PROJECT NUMBER	3751-03-70	NO SCALE			
FILE NAME	775506.DWG	NO SCALE			











## 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  $\frac{1}{4}$  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

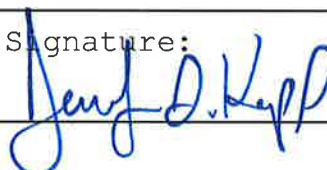
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# KENOSHA COUNTY

## 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>	
Phase I ESA	4,255.20
Phase II ESA - range \$12,000 - \$15,000	15,000.00
Demo	110,000.00
<b>Roosevelt Auto Body/ 2907 W 63rd Street</b>	
Phase I ESA	5,000.00
Phase II ESA - range \$12,000 - \$15,000	15,000.00
Demo	160,000.00
<b>"Orange Ooze"/ 17th Court to Birch Road</b>	
Phase I ESA	22,000.00
Phase II ESA - range \$50,000 - \$100,000	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)		(4)		(5) ADOPTED BUDGET	(6) CURRENT BUDGET	(7) ACTUAL EXPENSES	AFTER TRANSFER	
	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	EXPENSE INCREASE (+)	EXPENSE DECREASE (-)	(8) REVISED BUDGET	(9) EXPENSE BAL AVAIL					
Other Professional Services	140	100	1010	521900	431,300							431,300	431,300.00
												-	431,300.00
				EXPENSE TOTALS	431,300.00				-	-	-	431,300.00	431,300.00

REVENUES	FUND	DIVISION	SUB DIVISION	MAIN ACCOUNT	REVENUE DECREASE (+)	REVENUE INCREASE (-)	ADOPTED BUDGET	CURRENT BUDGET	REVISED BUDGET
REVENUE TOTALS									
					-	-	-	-	-

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

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

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).

Date \_\_\_\_\_

PREPARED BY: Chris Walton

DIVISION HEAD: \_\_\_\_\_ Date \_\_\_\_\_ (required)

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

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





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## **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

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## **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**

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<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

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<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

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<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.

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<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.

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<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.

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<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
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
12-223-31-336-019	1830 55th St, Kenosha	Single Family	\$105,000	1	\$105,000	\$0	YES
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>

<b>PARCEL NUMBER</b>	<b>ADDRESS</b>	<b>PARCEL DESCRIPTION</b>	<b>OPENING BID</b>
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 INFACIT 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

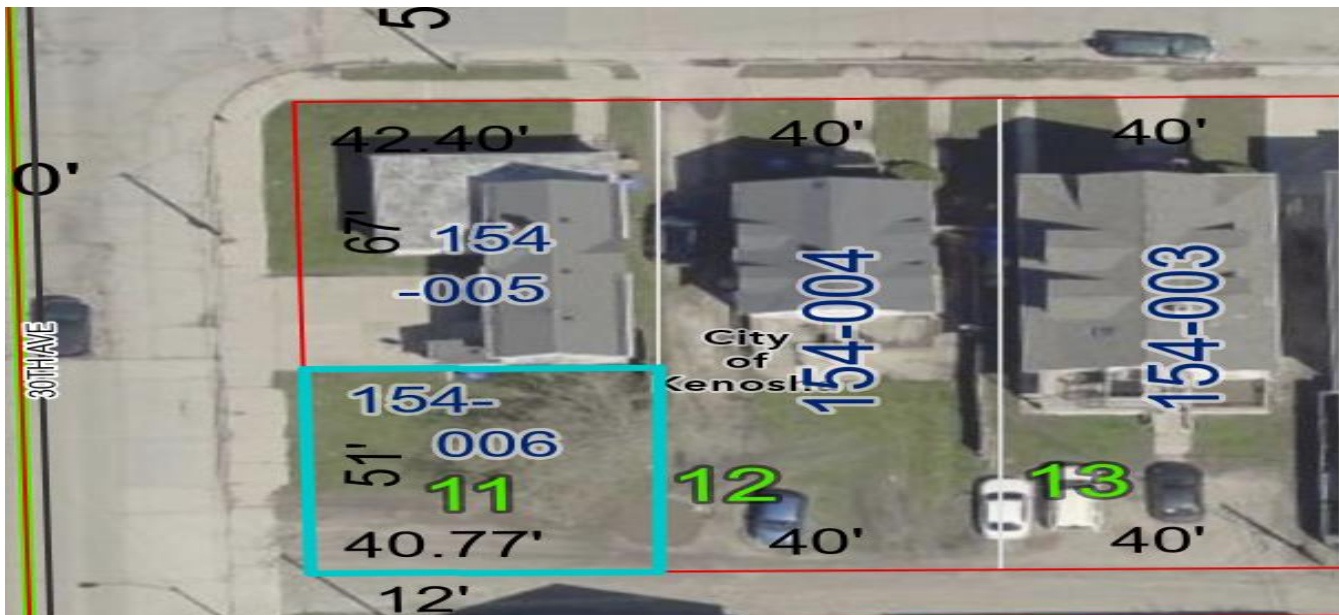
# OPENING BID

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

PURPOSE

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 **Kenosha County Clerk** E-mail **countyclerk@kenoshacounty.org**  
Client Address **1010 56th Street** City **Kenosha** State **WI** Zip **53140**  
Additional Intended User(s)  
  
Intended Use **"As-Is" Portfolio Valuation**

SUBJECT

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

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 **\$10,200** Source(s) **Assessor's Records / WI Dept of Revenue**  
Analysis of prior sale or 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 \$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.**  
  
  
Offerings, options and contracts as of the effective date of the appraisal **Not listed publicly offered for sale within past 12 months.**

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
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 **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.**  
  
Market Conditions (including support for the above conclusions) **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.**

SITE

Dimensions **42x51** Area **2142 sf** Shape **Rectangular** View **Residential**  
Specific Zoning Classification **RG-1** Zoning Description **See Attached Addendum**  
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)  
Highest and best use of the subject property **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 < the 5,000 sq.ft. minimum requirement.**  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<b>Concrete</b>	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<b>Gravel</b>	<input checked="" type="checkbox"/> <input type="checkbox"/>

  
FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map # **55059C0203D** FEMA Map Date **06-19-2012**  
Site Comments **See Attached Addendum**

MARKET DATA ANALYSIS

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	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		<b>03/02/2023</b>		<b>12/10/2021</b>	<b>1,700</b>	<b>05/12/2017</b>	<b>2,600</b>
Location	<b>Urban</b>	<b>Urban</b>		<b>Urban</b>		<b>Urban</b>	
Site/View	<b>2142 sf / BusyRoad</b>	<b>3485 sf / Resid</b>	<b>-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		Net Adj. <b>4.9%</b>		Net Adj. <b>17.0%</b>		Net Adj. <b>57.8%</b>	
of Subject		Gross Adj. <b>-4.9%</b>	\$ <b>15,300</b>	Gross Adj. <b>17.0%</b>	\$ <b>11,700</b>	Gross Adj. <b>57.8%</b>	\$ <b>7,100</b>

  
Summary of Sales Comparrison Approach **See Attached Addendum**

RECONCILIATION

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 \$ **13,000** ☐ Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ ☐ Greater than ☐ Less than \$ \_\_\_\_\_  
This appraisal is made ☒ "as is," ☐ subject to the following: \_\_\_\_\_



ADDENDUM

Client: Kenosha County Clerk		File No.: 223-302	
Property Address: 6309 30th Ave		Case No.:	
City: Kenosha	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

File No. 223-302

Borrower:

Property Address: 6309 30th Ave

City: KenoshaCounty: KenoshaState: WIZip 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: 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.: 223-302
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



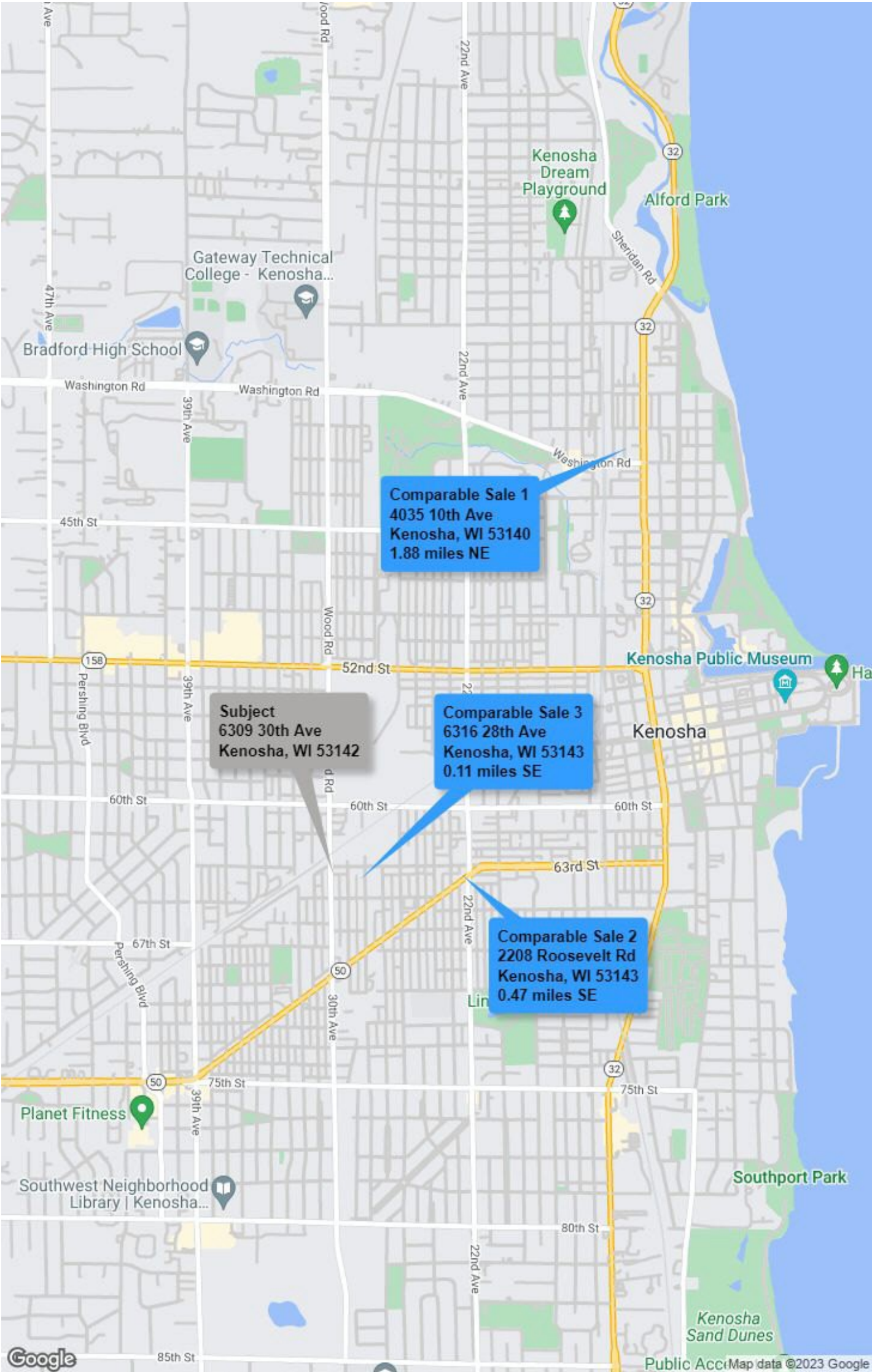
COMPARABLE SALE #3

6316 28th Ave  
Kenosha, WI 53143  
Sale Date: 05/12/2017  
Sale Price: \$ 4,500



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-302
Property Address: 6309 30th Ave	Case No.:
City: Kenosha	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**





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 Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 1308 69th StCity KenoshaState WIZip 53143

Other Description (APN, Legal, etc.), if applicable 05-123-06-313-015

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse 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 01/06/2023Price \$74,200Source(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 \$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.

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, 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, 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.

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
1308 69th St		1621 61st St			1105 67th St			6711 29th Ave		
Address Kenosha, WI 53143		Kenosha, WI 53143			Kenosha, WI 53143			Kenosha, WI 53143		
Proximity to Subject		0.21 miles NE			1.00 miles NE			0.55 miles SE		
Sale Price	\$ N/A		\$ 85,000		\$ 85,000		\$ 121,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 70.07 sq. ft.		\$ 60.71 sq. ft.		\$ 99.02 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 Area20	1,108 sq. ft.	1,213 sq. ft.	-2,100	1,400 sq. ft.	-5,840	1,222 sq. ft.	-2,280			
Basement & Finished	Partial	Full		Full		Full				
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*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"/> -	\$ 3,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 13,340	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 18,680			
Adjusted Sale Price		Net Adj. -4.2%		Net Adj. -15.7%		Net Adj. -15.4%				
of Comparables		Gross Adj. 4.2%	\$ 81,400	Gross Adj. 15.7%	\$ 71,660	Gross Adj. 15.4%	\$ 102,320			
Summary of Sales Comparison Approach	See Attached Addendum									
Indicated Value by Sales Comparison Approach	\$ 87,000									




File No. 223-253

## SALES COMPARISON APPROACH



Elite Appraisals, Inc.  
Restricted Appraisal Report

File No. 223-253

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: <b>See Attached Addendum</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 <u>10/03/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ <u>87,000</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:	
CERTIFICATION	<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:	
	Additional Certifications:	
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b> 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>	
SIGNATURE	<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>10/04/2023</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.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	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

File No. 223-253

Borrower:

Property Address: 1308 69th St

City: KenoshaCounty: State: WIZip 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: 

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

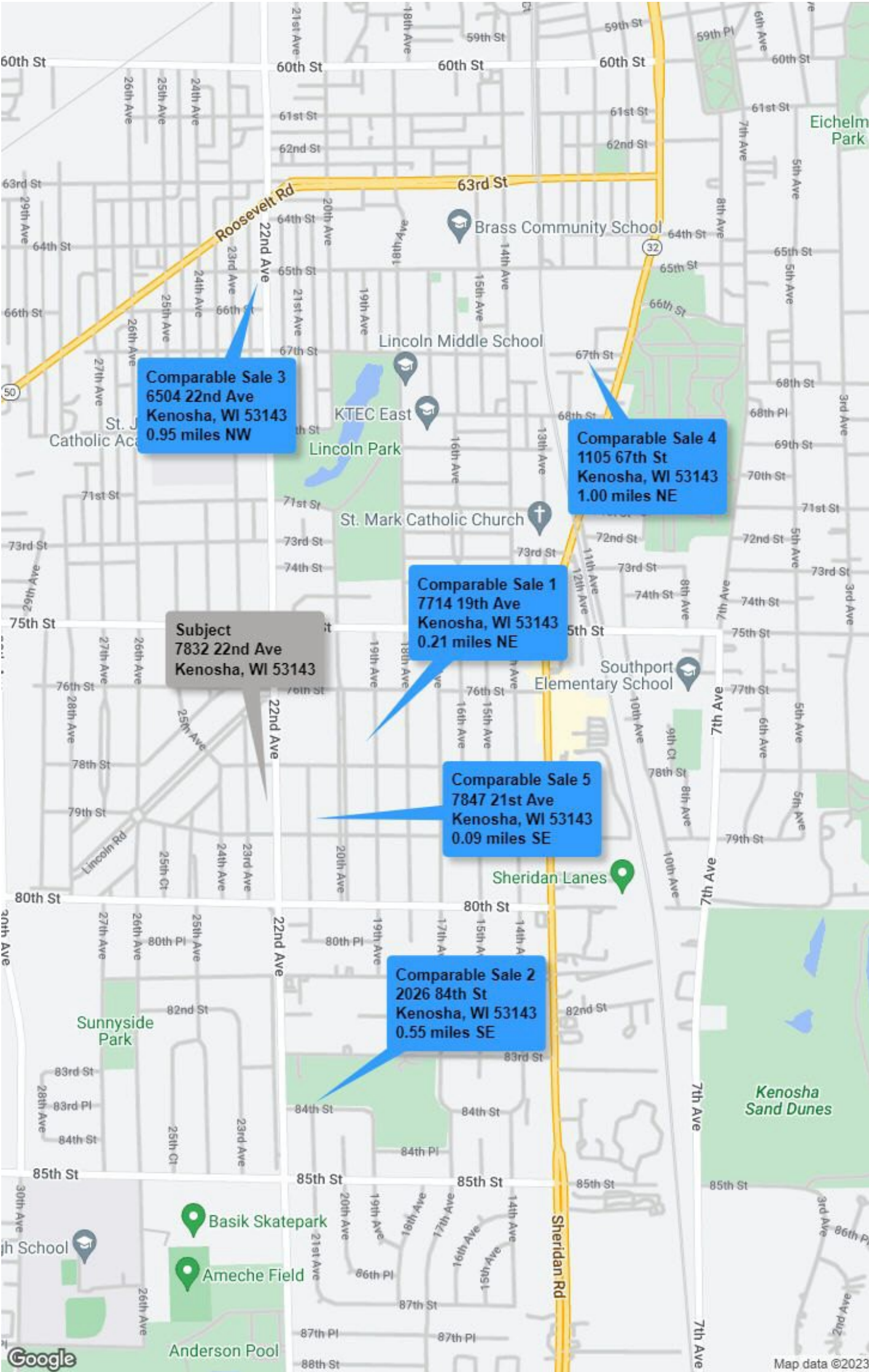
☐ Exterior-only from street

☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	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



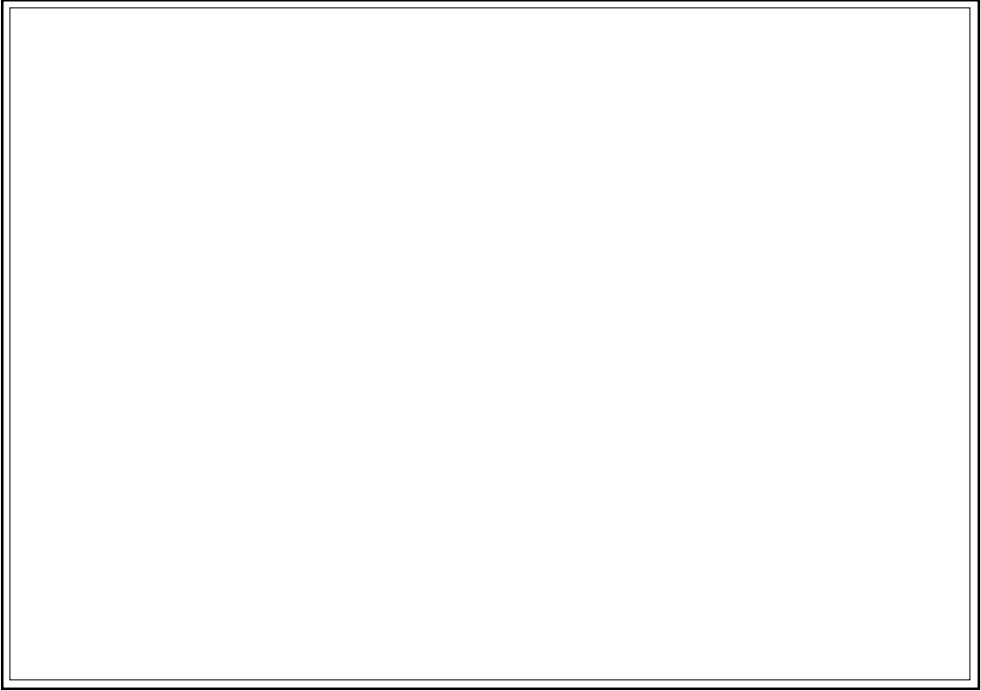
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	State: WI Zip: 53143



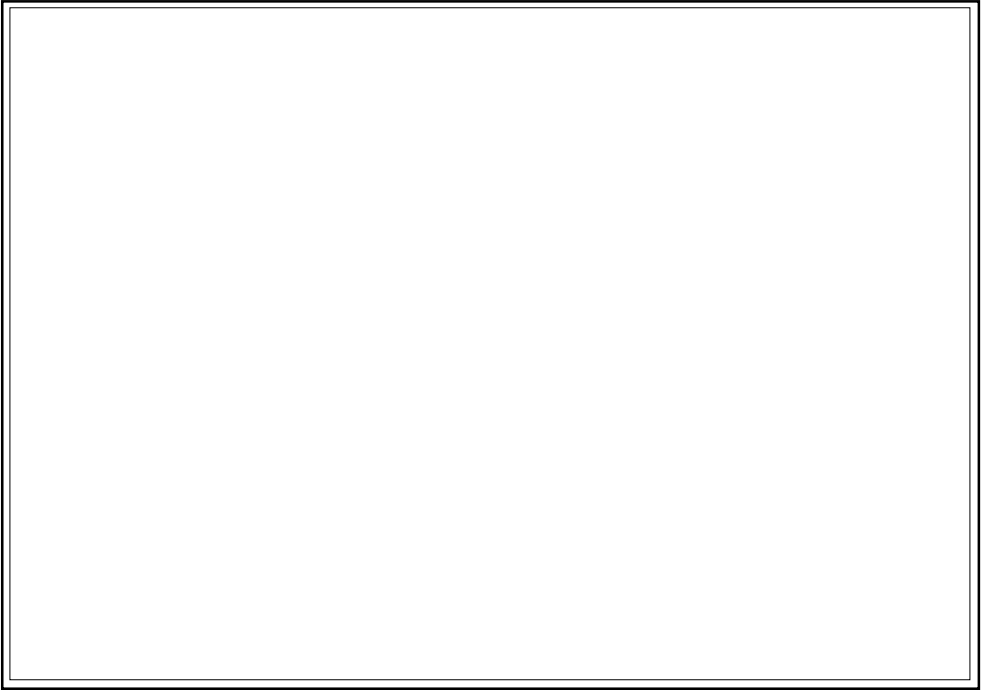
COMPARABLE SALE #4

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 Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 5312 34th AveCity KenoshaState WIZip 53144

Other Description (APN, Legal, etc.), if applicable 09-222-36-340-019

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse 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 01/06/2023Price \$61,900Source(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 \$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.

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 0.09 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.

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
5312 34th Ave		5110 28th Ave			2608 75th St			6630 37th Ave		
Address Kenosha, WI 53144		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		Net Adj. 0.0%			Net Adj. 6.7%			Net Adj. -11.3%		
of Comparables		Gross Adj. 0.0%	\$	94,900	Gross Adj. 6.7%	\$	93,900	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										



File No. 223-303

## SALES COMPARISON APPROACH



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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: <b>Daniel B. Truax</b>	Name: _____
Company Name: <b>Elite Appraisals, Inc.</b>	Company Name: _____
Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b>	Company Address: _____
Telephone Number: <b>262.605.0888</b>	Telephone Number: _____
Email Address: <b>eliteappraisalswi@gmail.com</b>	Email Address: _____
State Certification # <b>1391-9</b>	State Certification # _____
or License # _____	or License # _____
or Other (describe): _____ State #: _____	State: _____
State: <b>WI</b>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <b>12/14/2023</b>	Date of Signature: _____
Date of Signature and Report: <b>11/28/2023</b>	Date of Property Viewing: _____
Date of Property Viewing: <b>11/27/2023</b>	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	



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, facsia 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

File No. 223-303

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: 

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

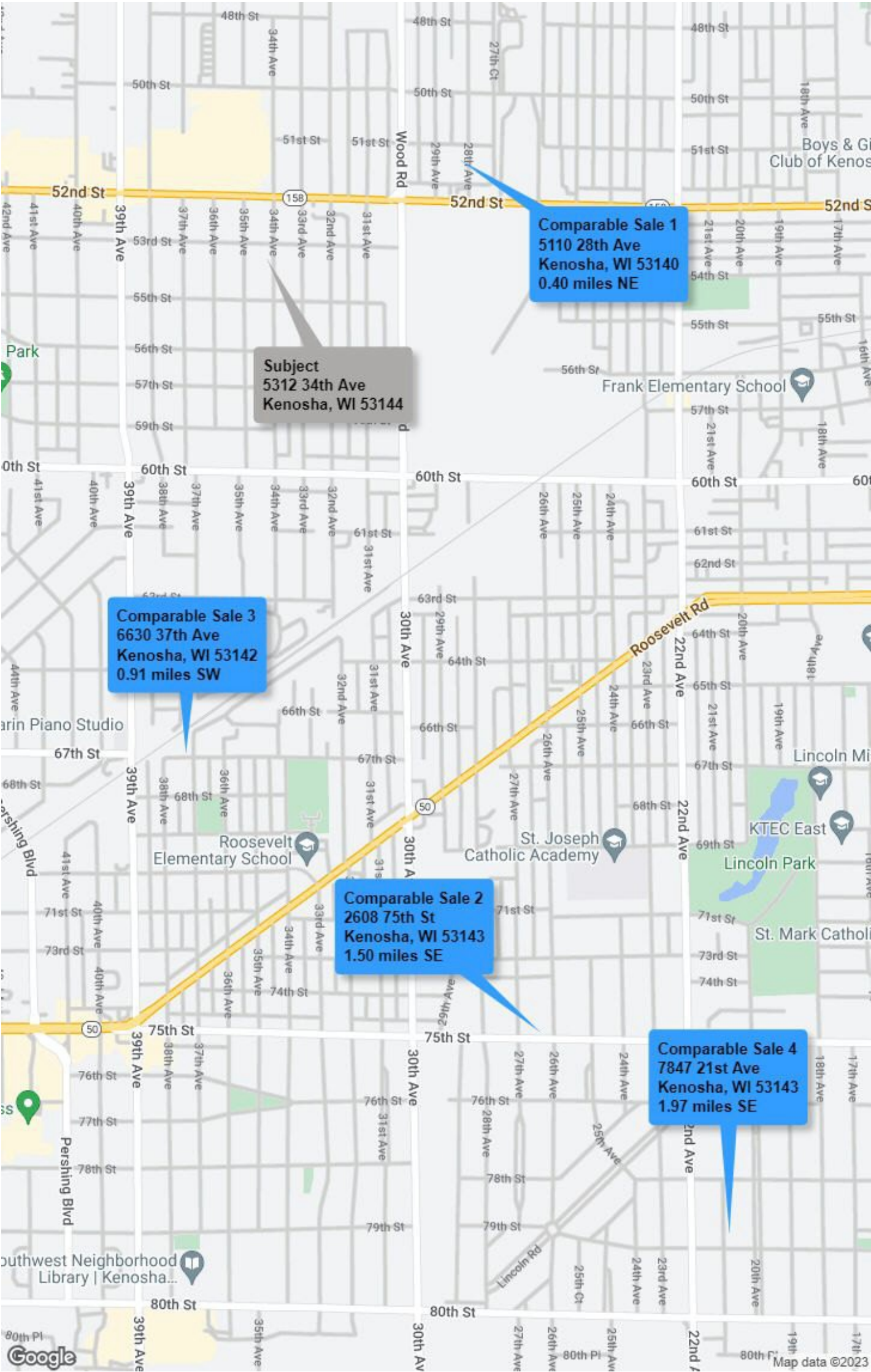
☐ Exterior-only from street

☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-303
Property Address: 5312 34th Ave	Case No.:
City: Kenosha	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



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

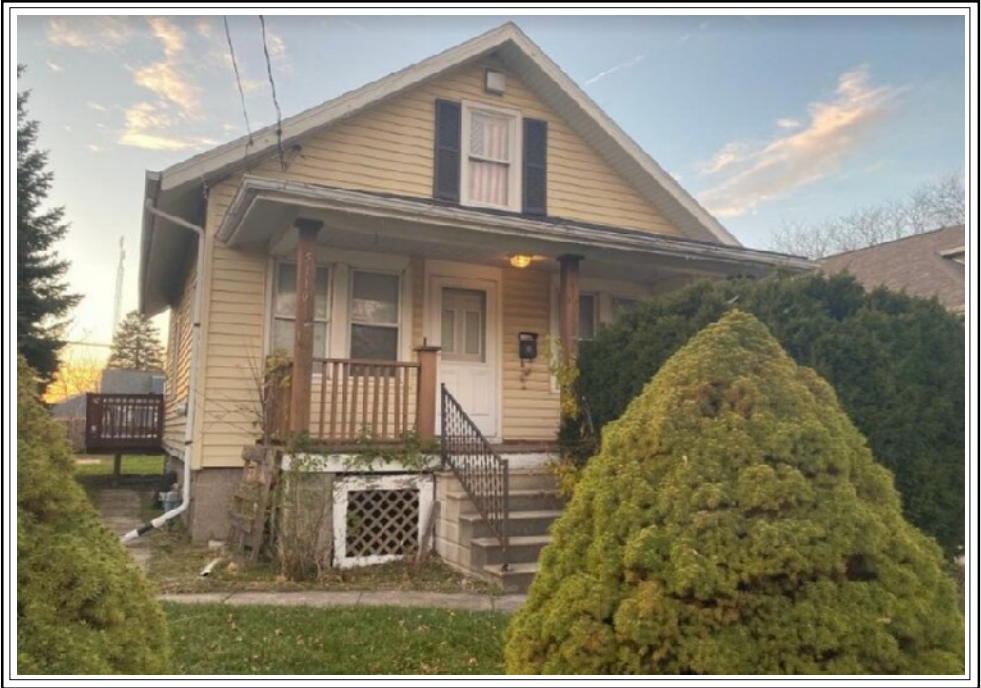


Basement Window  
Possible vermin/exterior elements infiltration



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



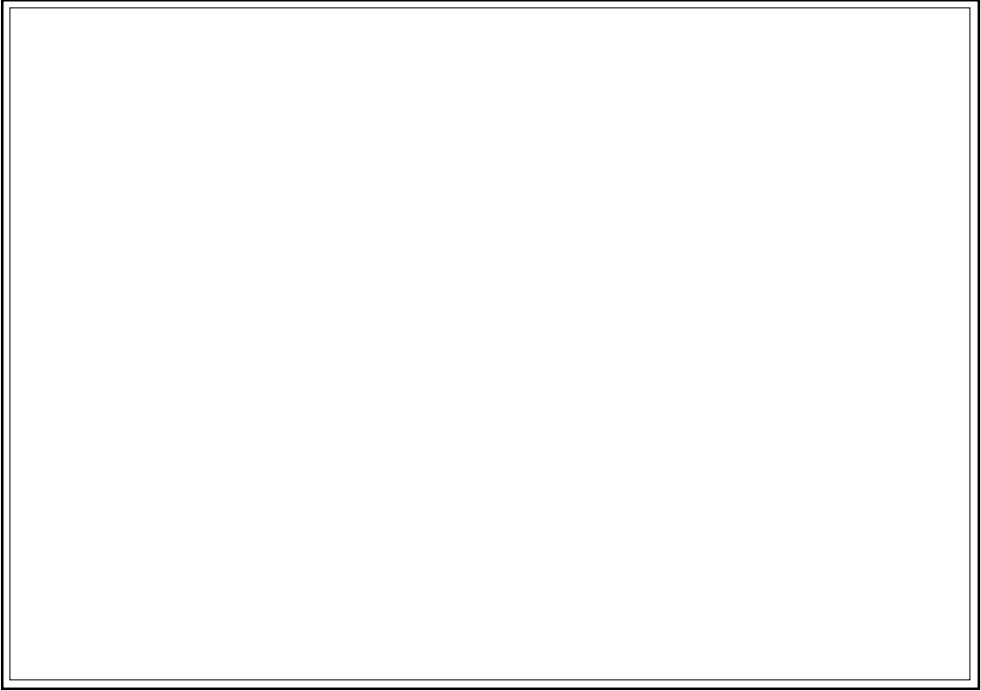
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-303
Property Address: 5312 34th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



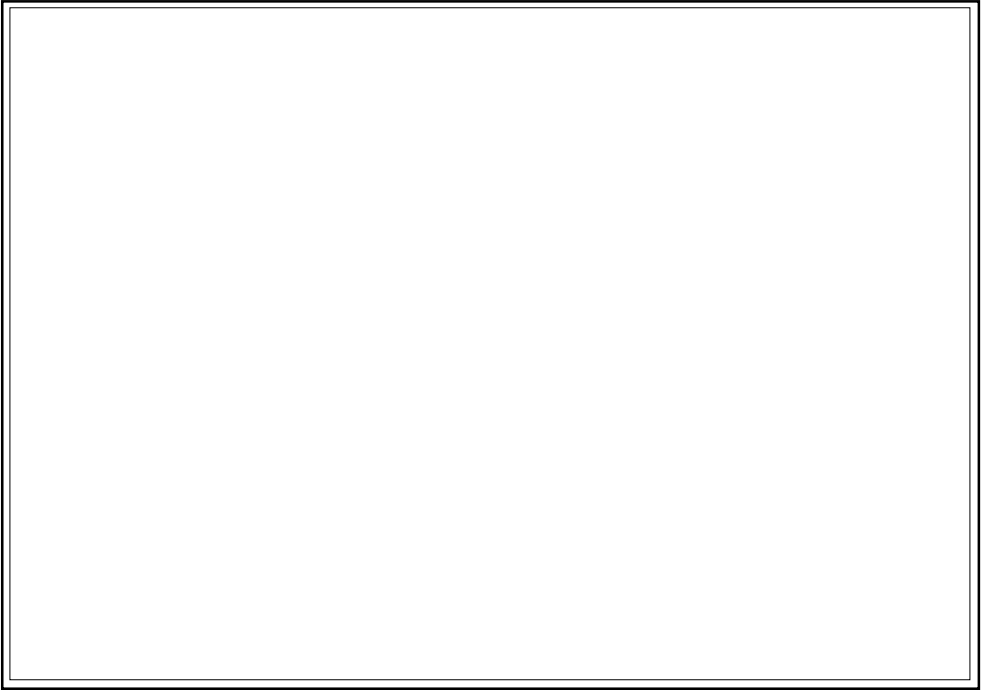
COMPARABLE SALE #4

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 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 5722 36th Ave			City Kenosha			State WI			Zip 53144						
	Other Description (APN, Legal, etc.), if applicable 09-222-36-362-010															
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)															
	Subject property existing use: Single-Family Residential Use reflected in appraisal: Single-Family Residential															
SALES HISTORY	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 01/06/2023 Price \$60,200 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 \$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.															
COMMENTS	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					
	5722 36th Ave				5914 40th Ave			7702 16th Ave			3715 28th St					
	Address Kenosha, WI 53144				Kenosha, WI 53144			Kenosha, WI 53143			Kenosha, WI 53144					
	Proximity to Subject				0.26 miles SW			1.80 miles SE			2.09 miles NW					
	Sale Price		\$ N/A					\$ 76,000								
	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		
	Sale or Financing				Investor;Cash						Investor;Cash					
	Concessions				None Known						None Known					
	Date of Sale/Time				11/04/2022						08/31/2022			5,100		
	Location		Residential		Residential						Residential					
	Leasehold/Fee Simple		Fee Simple		Fee Simple						Fee Simple					
	Site		5850 sf		7138 sf						4264 sf			15000 sf		
	View		Residential		Resid/Comm			4,100			Residential					
	Design (Style)		Ranch		Ranch						Bungalow					
	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					
	Room Count		3 1 1.0		3 1 1.0						3 1 1.0			6 3 1.0		
	Gross Living Area		20 794 sq. ft.		636 sq. ft.			3,160			640 sq. ft.			3,080		
	Basement & Finished		None		None						Full			-5,000		
	Rooms Below Grade		N/A		N/A						*Unfinished					
	Functional Utility		Typical		Typical						Typical					
	Heating/Cooling		FWA/None		FWA/None						FWA/CAC			*		
	Energy Efficient Items		None		None						None					
	Garage/Carport		1 Car Garage		1 Car Garage						1 Car Garage			2 Car Garage		
	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			
Adjusted Sale Price				Net Adj. 9.6%						Net Adj. 3.9%						
of Comparables				Gross Adj. 9.6%			\$ 83,260			Gross Adj. 16.1%			\$ 85,180			
Summary of Sales Comparison Approach		See Attached Addendum														
Indicated Value by Sales Comparison Approach \$ 86,000																



File No. 223-304

## SALES COMPARISON APPROACH



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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: <b>Daniel B. Truax</b>	Name: _____
Company Name: <b>Elite Appraisals, Inc.</b>	Company Name: _____
Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b>	Company Address: _____
Telephone Number: <b>262.605.0888</b>	Telephone Number: _____
Email Address: <b>eliteappraisalswi@gmail.com</b>	Email Address: _____
State Certification # <b>1391-9</b>	State Certification # _____
or License # _____	or License # _____
or Other (describe): _____ State #: _____	State: _____
State: <b>WI</b>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <b>12/14/2023</b>	Date of Signature: _____
Date of Signature and Report: <b>11/28/2023</b>	Date of Property Viewing: _____
Date of Property Viewing: <b>11/27/2023</b>	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	



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

File No. 223-304

Borrower:

Property Address: 5722 36th Ave

City: KenoshaCounty: State: WIZip 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

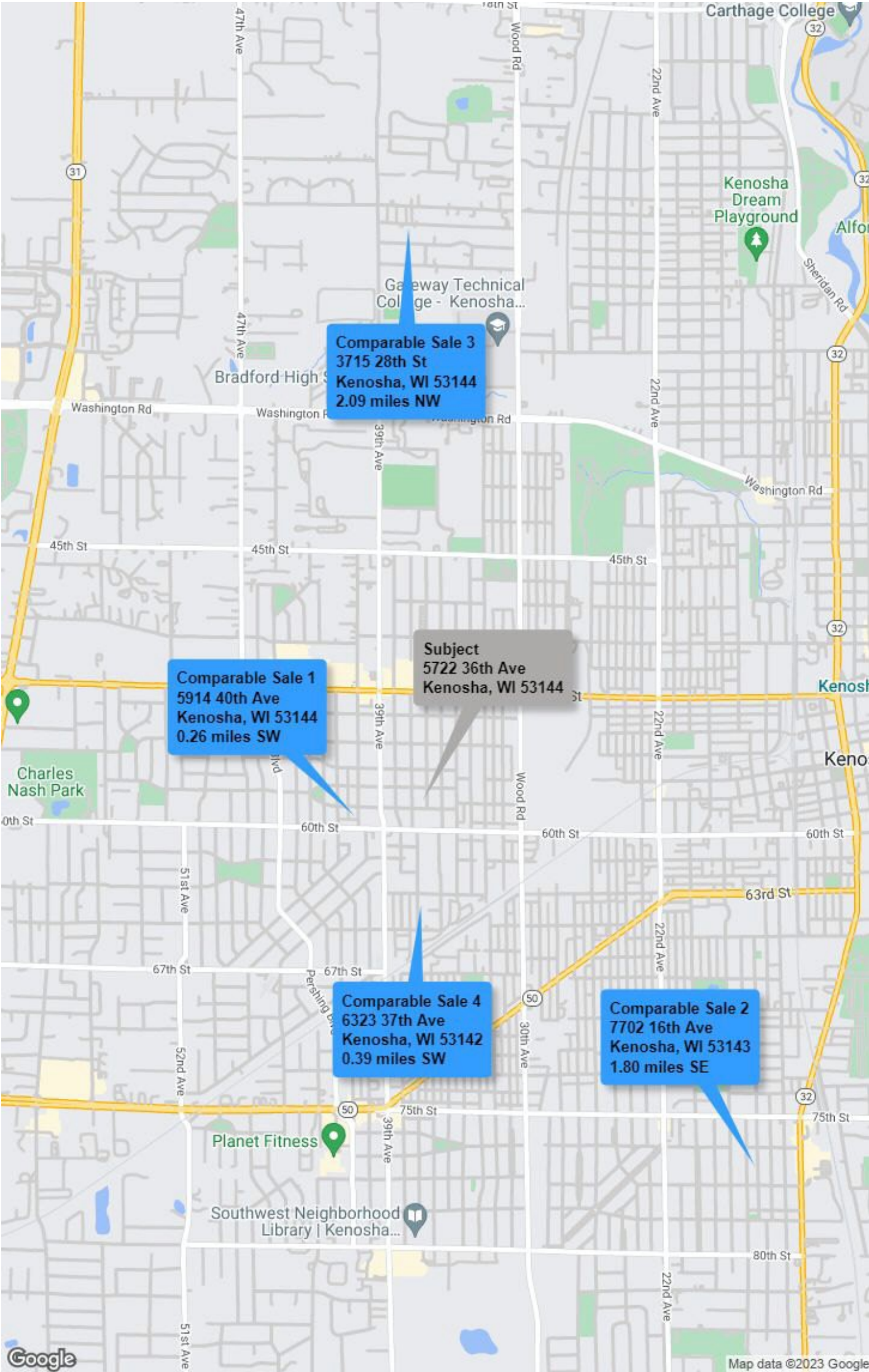
☐ Exterior-only from street

☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-304
Property Address: 5722 36th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144





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



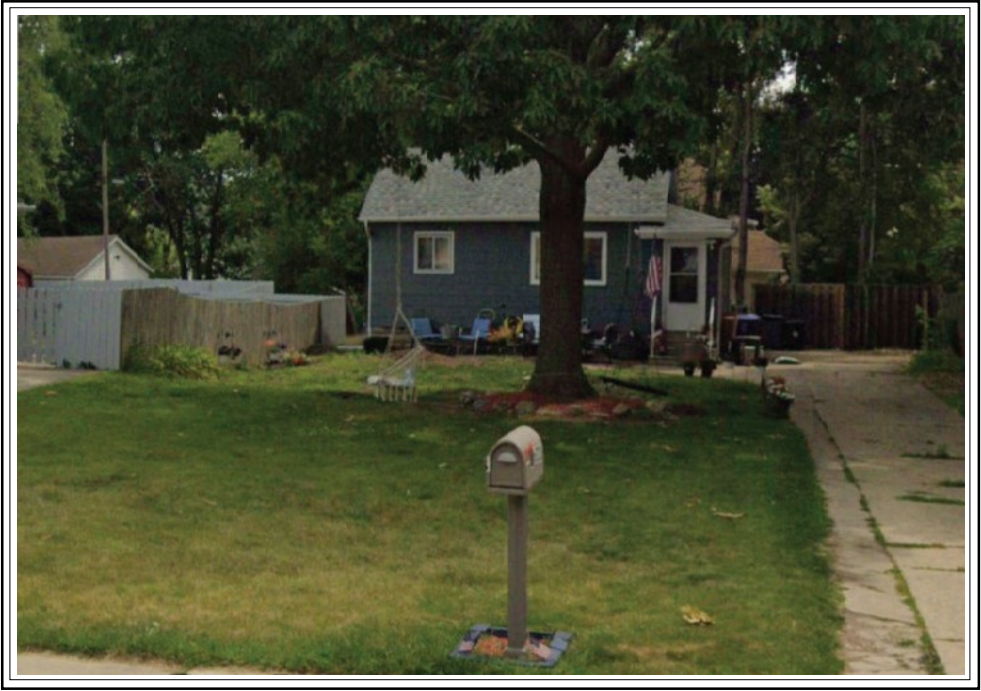
COMPARABLE SALE #3

3715 28th St  
Kenosha, WI 53144  
Sale Date: 01/27/2023  
Sale Price: \$ 124,900



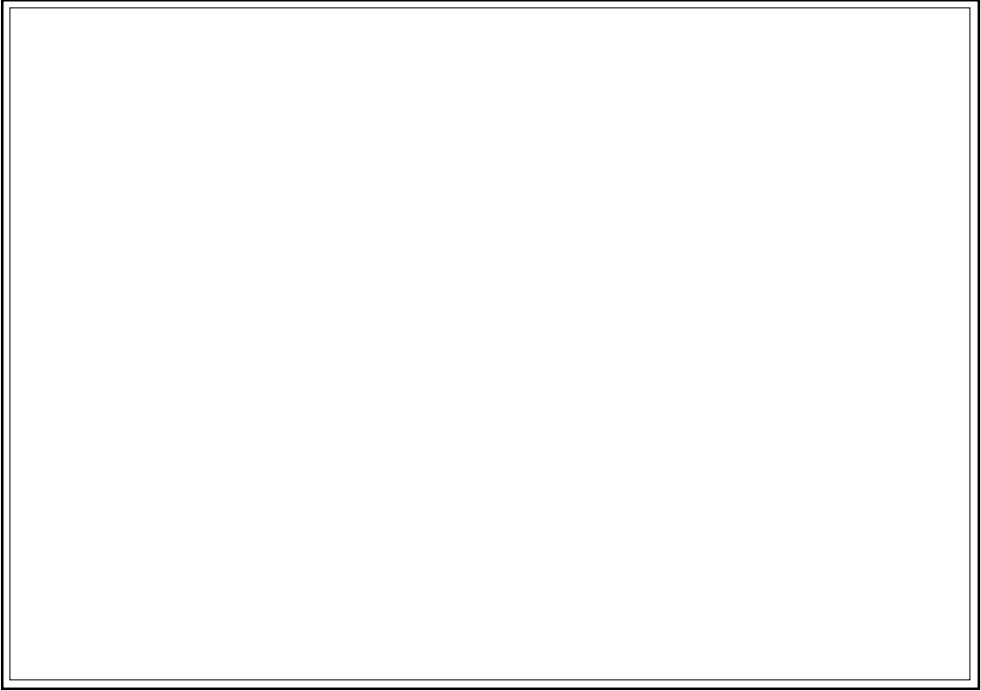
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-304
Property Address: 5722 36th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



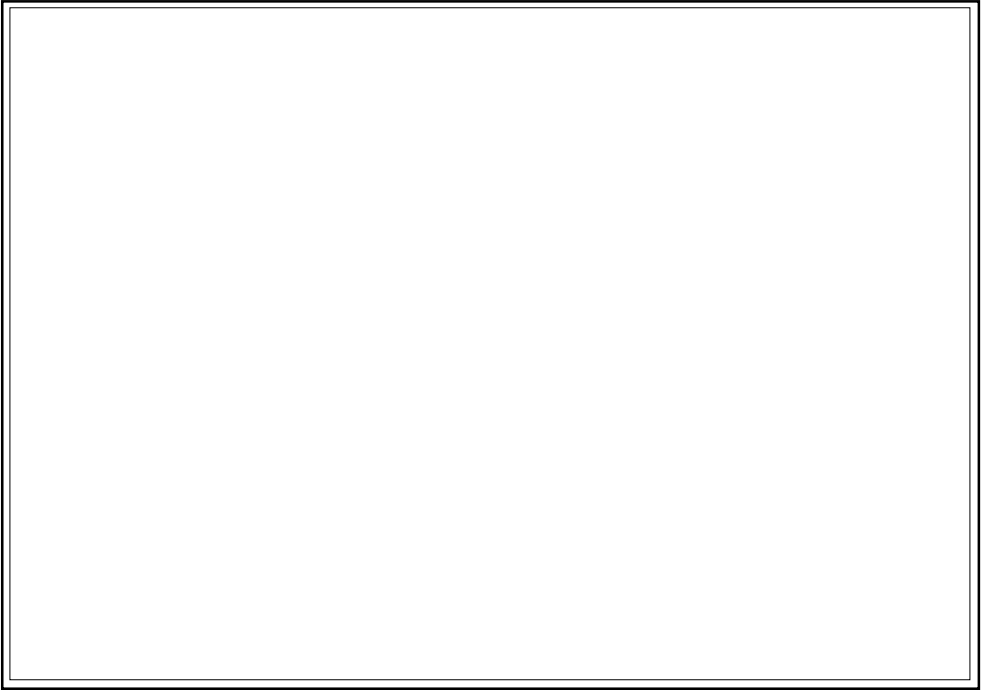
COMPARABLE SALE #4

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: \$



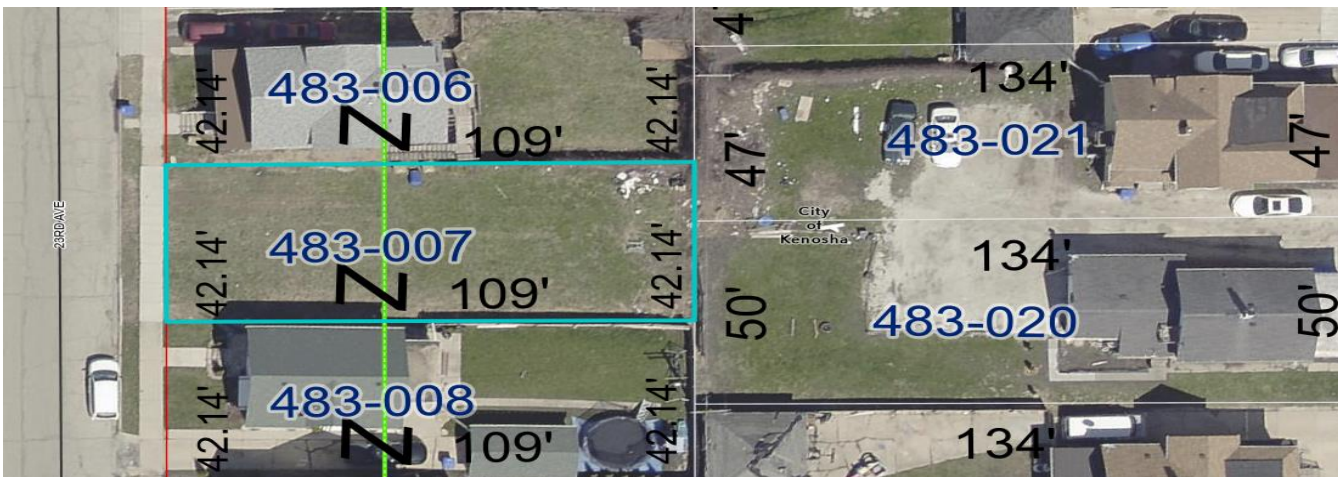
**PARCEL #****LEGAL DESCRIPTION****OPENING BID**

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

PURPOSE

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 **Kenosha County Clerk** E-mail **countyclerk@kenoshacounty.org**  
Client Address **1010 56th Street** City **Kenosha** State **WI** Zip **53140**  
Additional Intended User(s)  
  
Intended Use **"As-Is" Portfolio Valuation**

SUBJECT

Property Address **5805 23rd Ave** City **Kenosha** State **WI** Zip **53140**  
Owner of Public Record **County Of Kenosha** County **Kenosha**  
Legal Description **Pt Of Blk 1 Vetter's Sub Of Pt Of Se 1/4 Sec 36 T 2 R 22 Com 368 4/7 FT1**  
Assessor's Parcel # **09-222-36-483-007** Tax Year **2022** R.E. Taxes \$ **944.77**  
Neighborhood Name **Columbus** Map Reference **29404** Census Tract **0011.00**  
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

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 **\$11,900** Source(s) **Assessor's Records / WI Dept of Revenue**  
Analysis of prior sale or 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 \$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.**  
  
  
Offerings, options and contracts as of the effective date of the appraisal **Not listed publicly offered for sale within past 12 months.**

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
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 **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.**  
  
Market Conditions (including support for the above conclusions) **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.**

SITE

Dimensions **42x109** Area **4578 sf** Shape **Rectangular** View **Residential**  
Specific Zoning Classification **M-1** Zoning Description **See Attached Addendum**  
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)  
Highest and best use of the subject property **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).**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street <b>Asphalt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

  
FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map # **55059C0204D** FEMA Map Date **06-19-2012**  
Site Comments **See Attached Addendum**

MARKET DATA ANALYSIS

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	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		<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>		<b>13362sf/Res/Com</b>	<b>-4,400</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		Net Adj. <b>0.0%</b>		Net Adj. <b>8.0%</b>		Net Adj. <b>7.5%</b>	
of Subject		Gross Adj. <b>0.0%</b>	\$ <b>18,000</b>	Gross Adj. <b>8.0%</b>	\$ <b>36,800</b>	Gross Adj. <b>51.8%</b>	\$ <b>21,400</b>

  
Summary of Sales Comparrison Approach **See Attached Addendum**

RECONCILIATION

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 \$ **25,000** ☐ Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_ ☐ Greater than ☐ Less than \$ \_\_\_\_\_  
This appraisal is made ☒ "as is," ☐ subject to the following: \_\_\_\_\_



ADDENDUM

Client: Kenosha County Clerk		File No.: 223-305
Property Address: 5805 23rd Ave		Case No.:
City: Kenosha	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

File No. 223-305

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: 

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



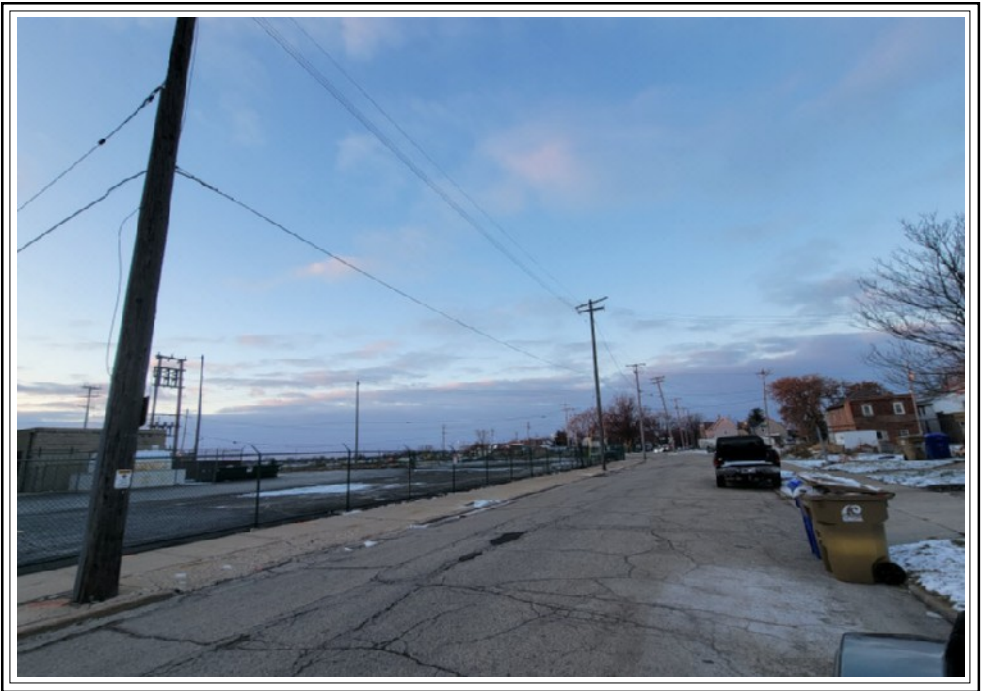
SUBJECT PROPERTY PHOTO ADDENDUM

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



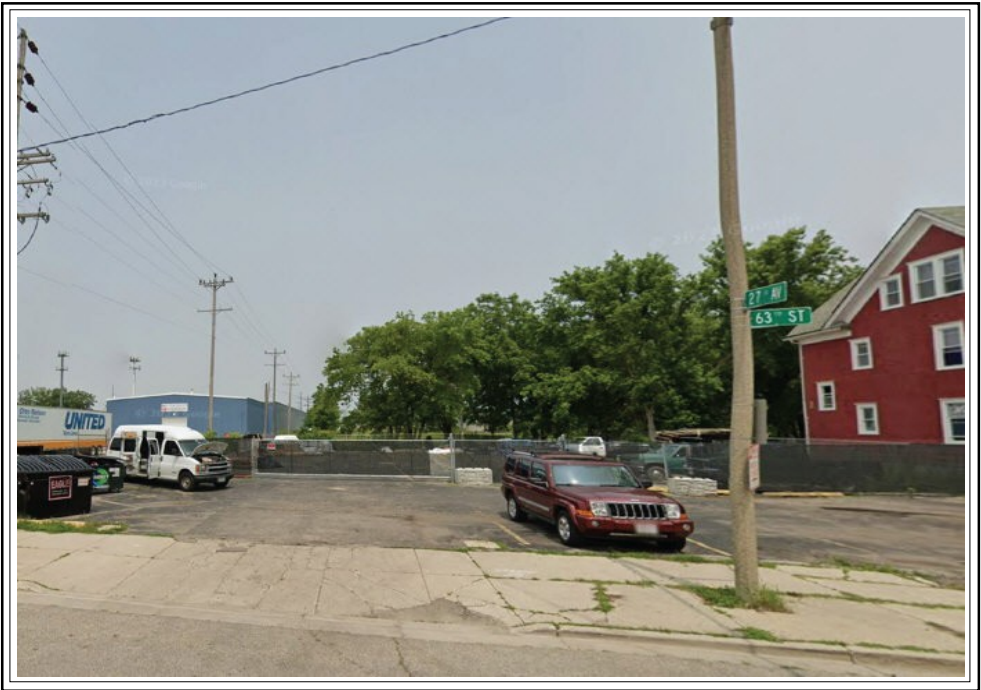
COMPARABLE SALE #1

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



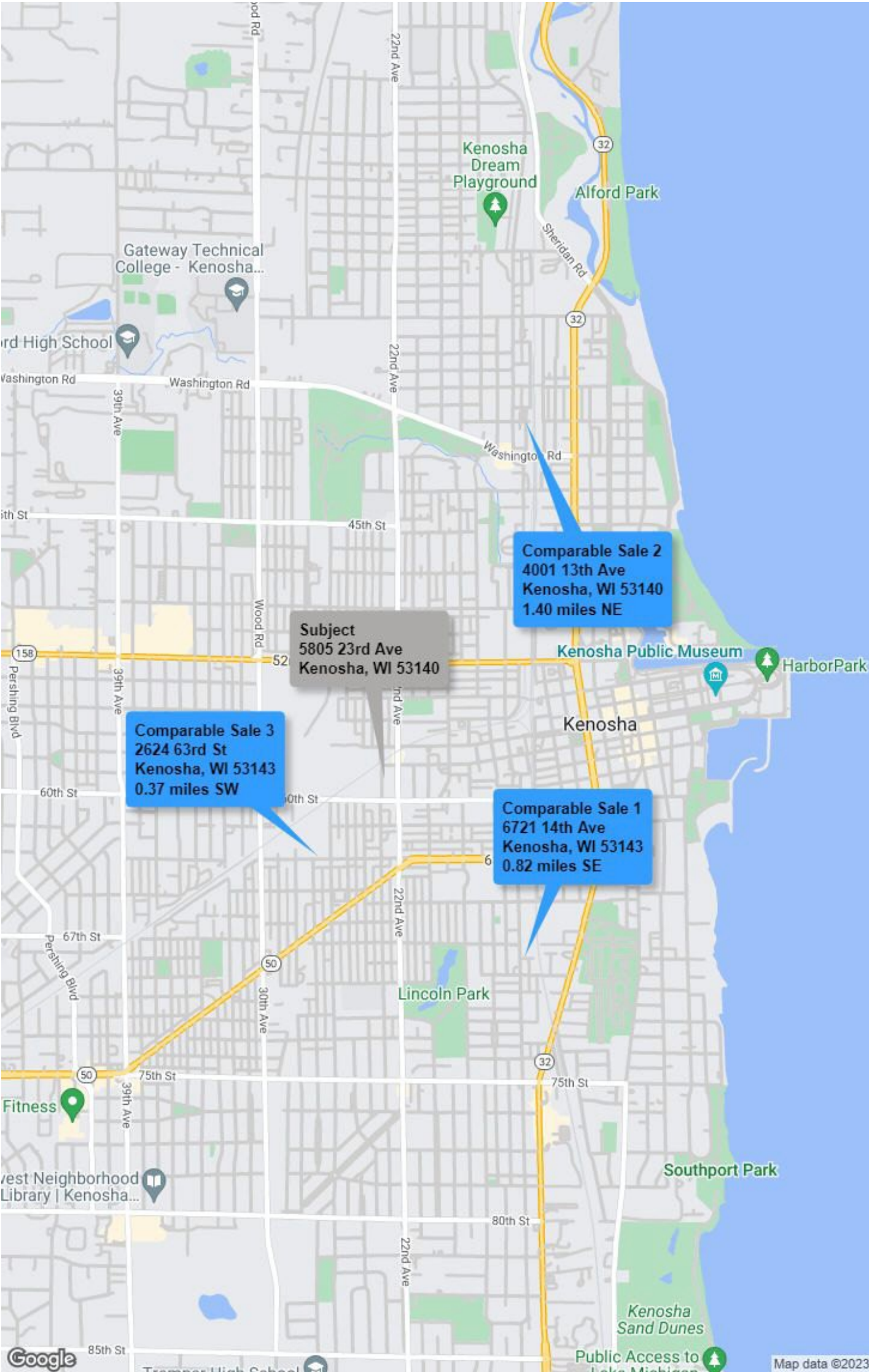
COMPARABLE SALE #3

2624 63rd St  
Kenosha, WI 53143  
Sale Date: 12/12/2017  
Sale Price: \$ 19,900



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-305
Property Address: 5805 23rd Ave	Case No.:
City: Kenosha	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.

**PROPERTY ADDRESS: 3538 19<sup>th</sup> Ave, Kenosha**  
**LOT SIZE: 68' x 120'**

**\$198,000**  
**SOLD AS IS**





**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 ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 3538 19th AveCity KenoshaState WIZip 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 ResidentialUse 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 01/06/2023Price \$137,000Source(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

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
3538 19th Ave		3550 Sheridan Rd			3602 18th Ave			1514 22nd St		
Address Kenosha, WI 53140		Kenosha, WI 53140			Kenosha, WI 53140			Kenosha, WI 53140		
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 Area20	1,296 sq. ft.	1,134 sq. ft.	3,240	1,915 sq. ft.	-12,380	1,106 sq. ft.	3,800			
Basement & Finished	Full	Full		Full		Full				
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*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		Net Adj. 4.4%		Net Adj. -14.3%		Net Adj. -1.0%				
of Comparables		Gross Adj. 8.9%	\$ 208,640	Gross Adj. 14.3%	\$ 188,620	Gross Adj. 14.6%	\$ 212,800			
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										



## File No. 223-306

## SALES COMPARISON APPROACH



Elite Appraisals, Inc.  
Restricted Appraisal Report

File No. 223-306

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 \$ **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:

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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: <b>Daniel B. Truax</b>	Name: _____
Company Name: <b>Elite Appraisals, Inc.</b>	Company Name: _____
Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b>	Company Address: _____
Telephone Number: <b>262.605.0888</b>	Telephone Number: _____
Email Address: <b>eliteappraisalswi@gmail.com</b>	Email Address: _____
State Certification # <b>1391-9</b>	State Certification # _____
or License # _____	or License # _____
or Other (describe): _____ State #: _____	State: _____
State: <b>WI</b>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <b>12/14/2023</b>	Date of Signature: _____
Date of Signature and Report: <b>11/28/2023</b>	Date of Property Viewing: _____
Date of Property Viewing: <b>11/27/2023</b>	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	



ADDENDUM

Client: Kenosha County Clerk		File No.: 223-306
Property Address: 3538 19th Ave		Case No.:
City: Kenosha	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

File No. 223-306

Borrower:

Property Address: 3538 19th Ave

City: KenoshaCounty: State: WIZip 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

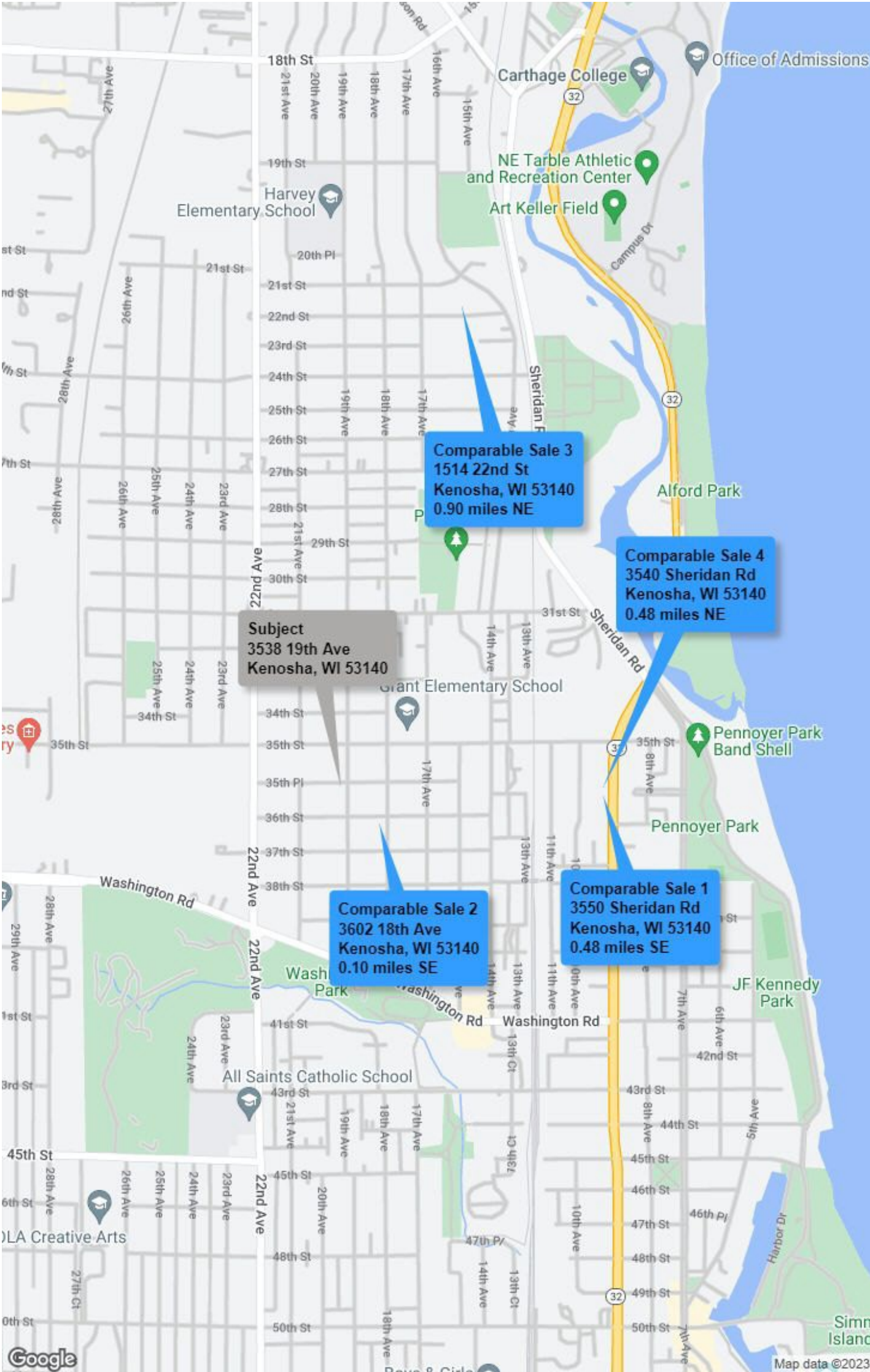
☐ Exterior-only from street

☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-306
Property Address: 3538 19th Ave	Case No.:
City: Kenosha	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



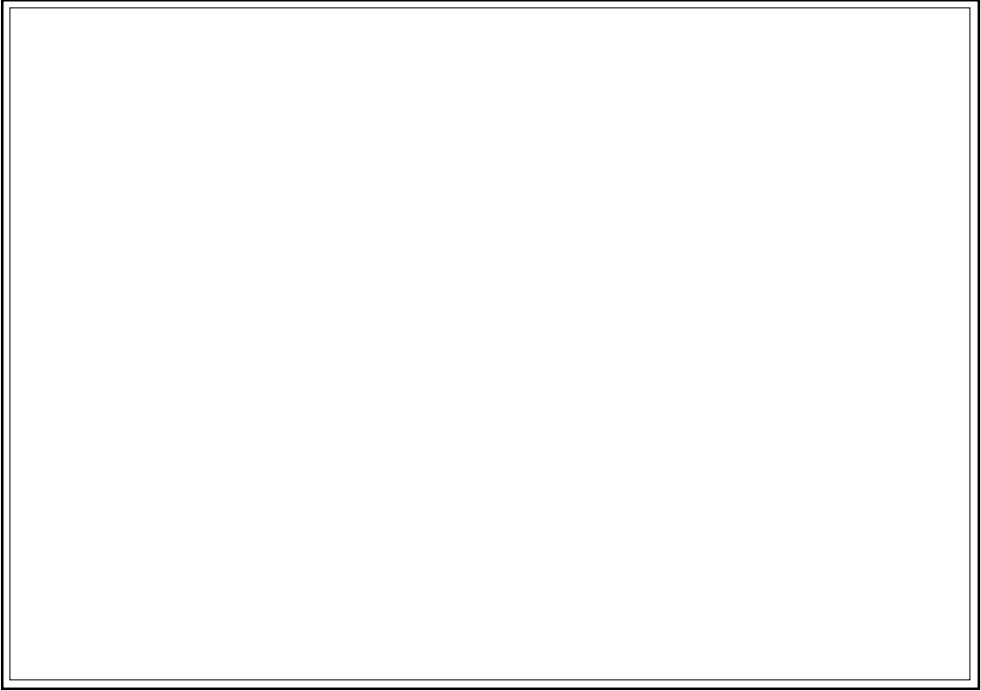
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-306
Property Address: 3538 19th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



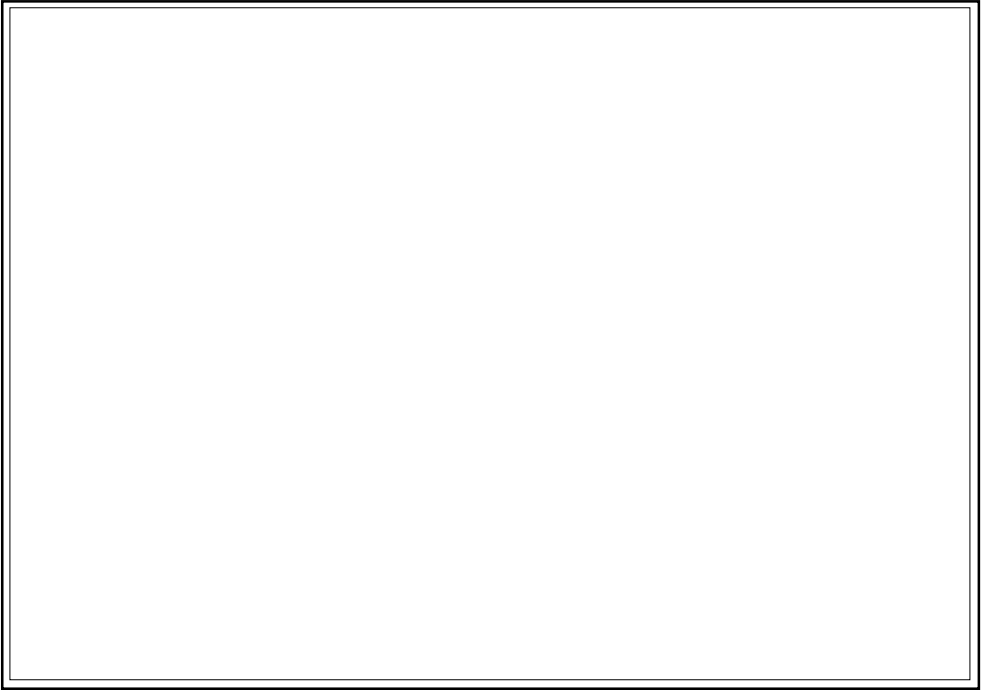
COMPARABLE SALE #4

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**

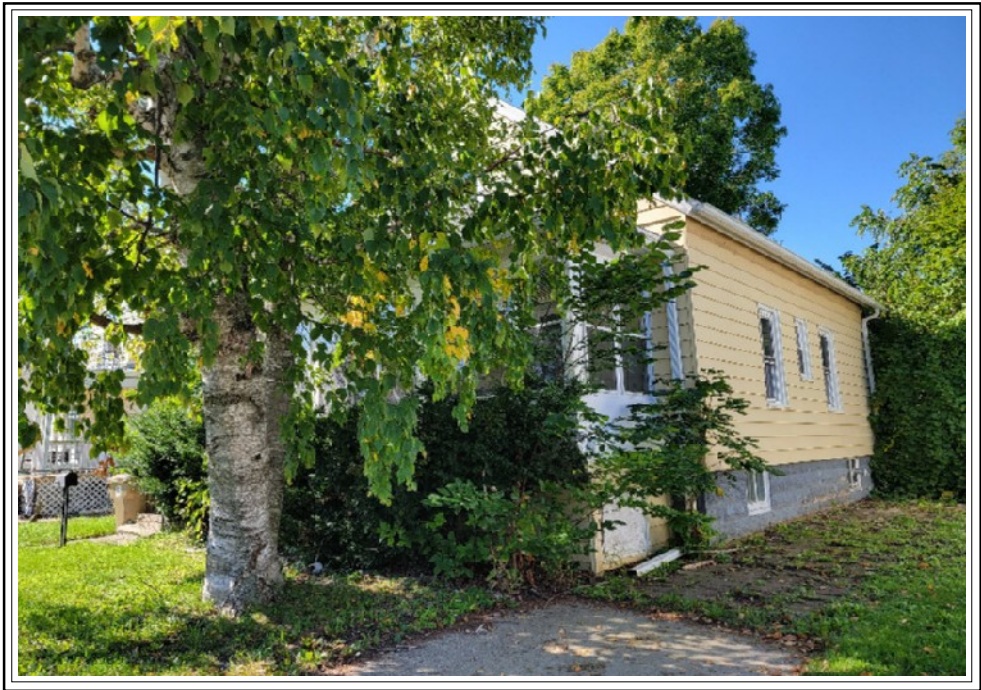
**LOT SIZE: 50 X 118**

**\$113,400  
SOLD AS IS**





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 ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 4710 18th AveCity KenoshaState WIZip 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 ResidentialUse 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 01/06/2023Price \$87,500Source(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

SALES COMPARISON APPROACH

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 Area20	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	Net Adj. 0.0%		Net Adj. -3.2%		Net Adj. 5.7%					
of Comparables	Gross Adj. 2.3%	\$ 130,200	Gross Adj. 6.3%	\$ 92,000	Gross Adj. 8.1%	\$ 132,140				
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

SALES COMPARISON APPROACH

FEATURE	SUBJECT		COMPARABLE SALE NO. 4				COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6				
4710 18th Ave			4439 17th Ave				5014 14th Ave								
Address Kenosha, WI 53143			Kenosha, WI 53140				Kenosha, WI 53140								
Proximity to Subject			0.15 miles NE				0.25 miles SE								
Sale Price			\$ N/A				\$ 92,000				\$				
Sale Price/Gross Liv. Area			\$ 0.00 sq. ft.		\$ 67.75 sq. ft.				\$ 77.49 sq. ft.				\$ sq. ft.		
Data Source(s)			MetroMLS #1816301;DOM 3				MetroMLS #1830054;DOM 43								
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				Investor;Cash None Known							
Date of Sale/Time				11/09/2022				05/22/2023							
Location		Residential		Residential				Resid/Complex		6,900					
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple							
Site		5900 sf		11718 sf		-2,000		5280 sf							
View		Residential		Residential				N;Res;							
Design (Style)		Bungalow		Colonial				Colonial							
Quality of Construction		Aluminum/Avg		Vinyl/Average				Vinyl/Average							
Actual Age		98a/30e		122a/35e		4,600		116a/30e							
Condition		Average-Fair		Fair		**		Average-Fair							
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths
Room Count		6	3	1.0	6	3	1.1		10	6	2.0	-7,500			
Gross Living Area		20		1,269 sq. ft.		1,358 sq. ft.			1,768 sq. ft.		-9,980		sq. ft.		
Basement & Finished Rooms Below Grade		Full *Unfinished		Full *Unfinished				Full *Unfinished							
Functional Utility		Typical		Typical				Typical							
Heating/Cooling		FWA/None		FWA/CAC				FWA/None							
Energy Efficient Items		None		None				Furnace, Etc.							
Garage/Carport		1 Car Garage		2 Car Garage		-1,500		1dw		1,500					
Porch/Patio/Deck		Porch/Patio		Deck/Patio				Porch		1,500					
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 1,100		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 7,580		<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price of Comparables				Net Adj. 1.2%				Net Adj. -5.5%				Net Adj. %			
				Gross Adj. 8.8%		\$ 93,100		Gross Adj. 20.0%		\$ 129,420		Gross Adj. %		\$	
Summary of Sales Comparison Approach															



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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: <b>Daniel B. Truax</b>	Name: _____
Company Name: <b>Elite Appraisals, Inc.</b>	Company Name: _____
Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b>	Company Address: _____
Telephone Number: <b>262.605.0888</b>	Telephone Number: _____
Email Address: <b>eliteappraisalswi@gmail.com</b>	Email Address: _____
State Certification # <b>1391-9</b>	State Certification # _____
or License # _____	or License # _____
or Other (describe): _____ State #: _____	State: _____
State: <b>WI</b>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <b>12/14/2023</b>	Date of Signature: _____
Date of Signature and Report: <b>10/04/2023</b>	Date of Property Viewing: _____
Date of Property Viewing: <b>10/03/2023</b>	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" 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.

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  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.
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  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

File No. 223-256

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: 

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: \_\_\_\_\_

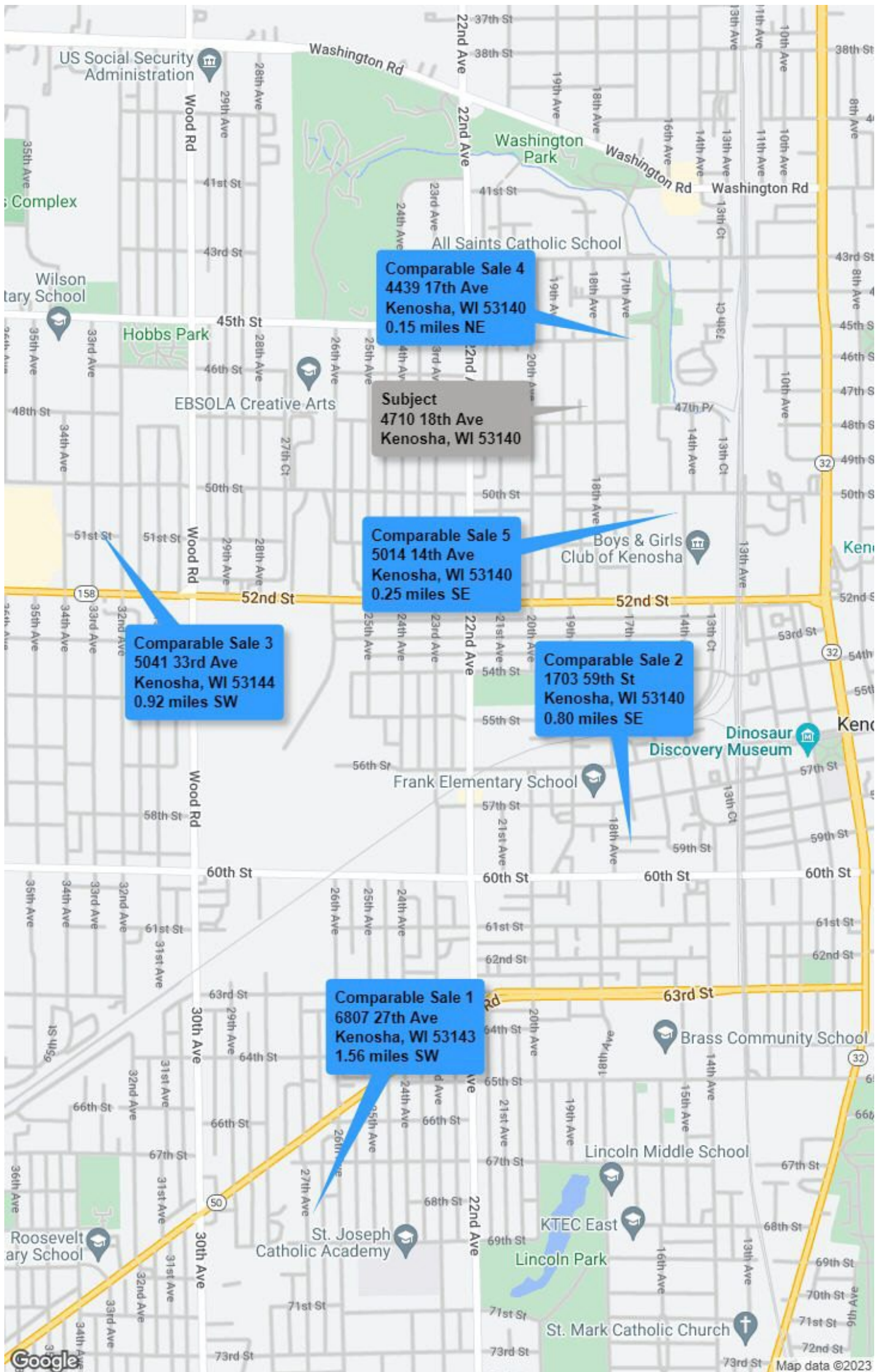
Expiration Date of Certification or License: \_\_\_\_\_

Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior



Client: Kenosha County Clerk	File No.: 223-256
Property Address: 4710 18th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140





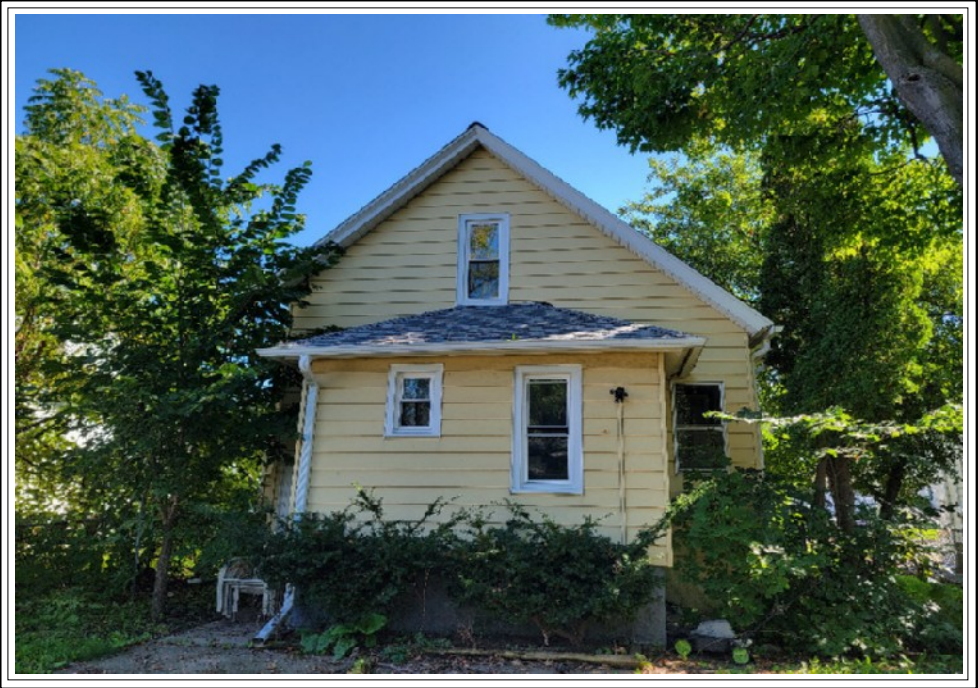
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-256
Property Address: 4710 18th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140

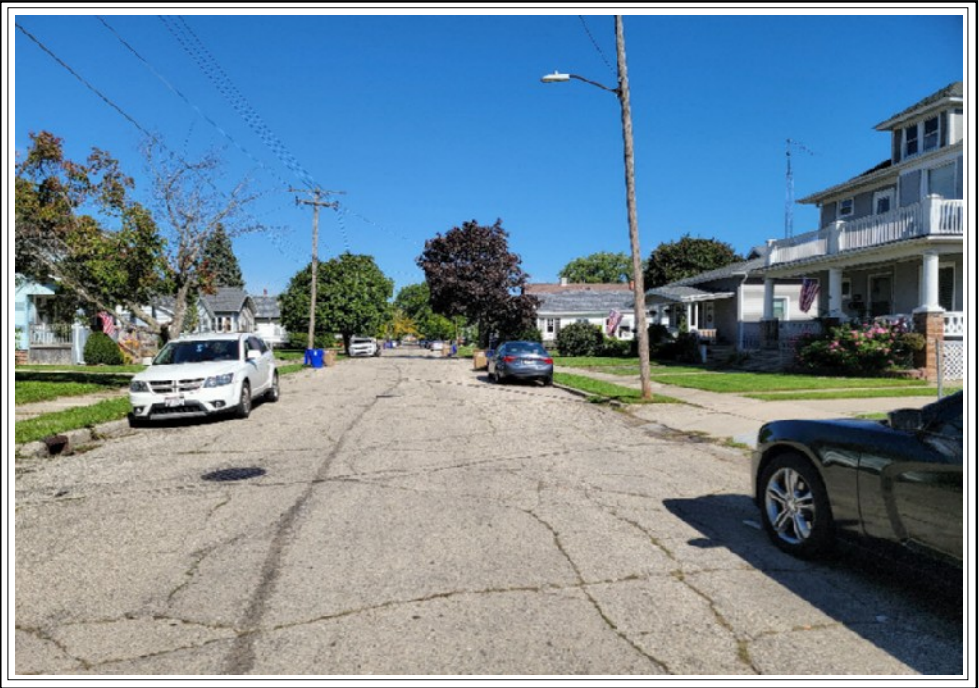


FRONT VIEW OF  
SUBJECT PROPERTY

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



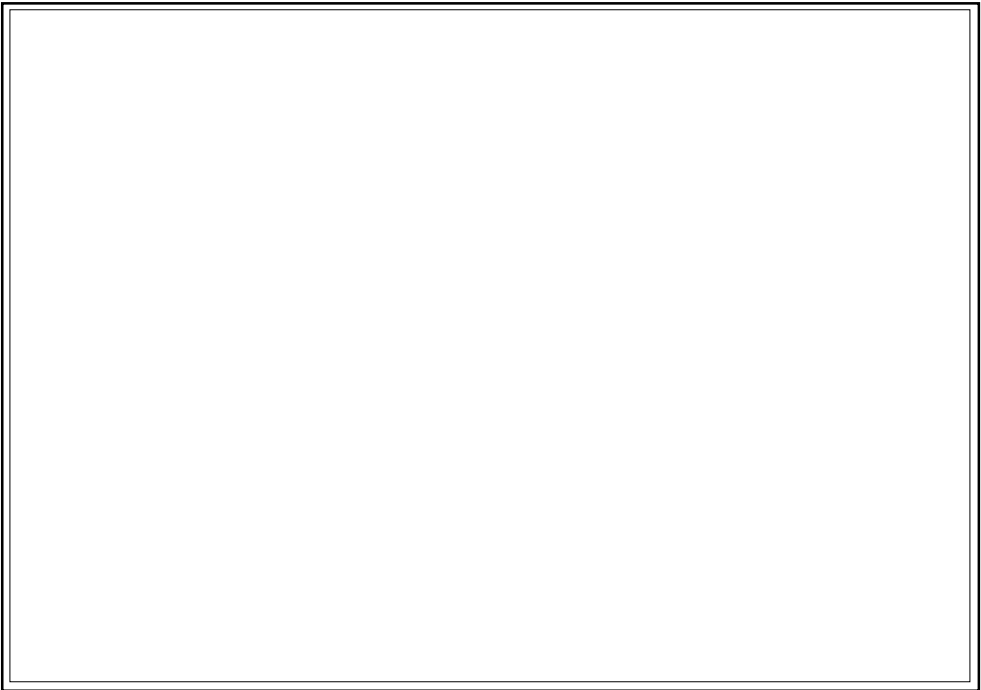
COMPARABLE SALE #4

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

**PROPERTY ADDRESS: 5106 14<sup>th</sup> Ave**

**LOT SIZE: 43 X 66**

**\$40,500  
SOLD AS IS**





**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

<b>PURPOSE</b>	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>									
<b>SUBJECT</b>	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>					
<b>SALES HISTORY</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>\$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>									
<b>COMMENTS</b>	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>									
<b>SALES COMPARISON APPROACH</b>	FEATURE		SUBJECT		COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
	<b>5106 14th Ave</b>		<b>6912 30th Ave</b>		<b>4811 16th Ave</b>		<b>1504 69th St</b>		<b>Kenosha, WI 53143</b>	
	Address <b>Kenosha, WI 53143</b>		Kenosha, WI 53142		Kenosha, WI 53140		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's Rcrds/Listing Agent</b>		<b>Assessor's Rcrds/Listing Agent</b>		<b>Assessor's Rcrds/Listing Agent</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>		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>5,300</b>				
Adjusted Sale Price of Comparables		Net Adj. <b>11.9%</b> Gross Adj. <b>20.5%</b> \$ <b>39,180</b>		Net Adj. <b>-10.0%</b> Gross Adj. <b>22.0%</b> \$ <b>45,000</b>		Net Adj. <b>-11.8%</b> Gross Adj. <b>25.1%</b> \$ <b>39,700</b>				
Summary of Sales Comparison Approach <b>See Attached Addendum</b>										
Indicated Value by Sales Comparison Approach \$ <b>45,000</b>										




## SALES COMPARISON APPROACH



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:	
TYPE AND DEFINITION OF VALUE	<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:	
	Additional Certifications:	
	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: <u>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.</u>	
SIGNATURE	<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	
	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  
Property Address: 5106 14th Ave  
City: Kenosha

File No.: 223-257  
Case No.:  
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.



## USPAP ADDENDUM

File No. 223-257

Borrower: _____			
Property Address: <u>5106 14th Ave</u>			
City: <u>Kenosha</u>	County: _____	State: <u>WI</u>	Zip Code: <u>53140</u>
Lender: <u>Kenosha County Clerk</u>			

## 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: 10/10/2023

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:

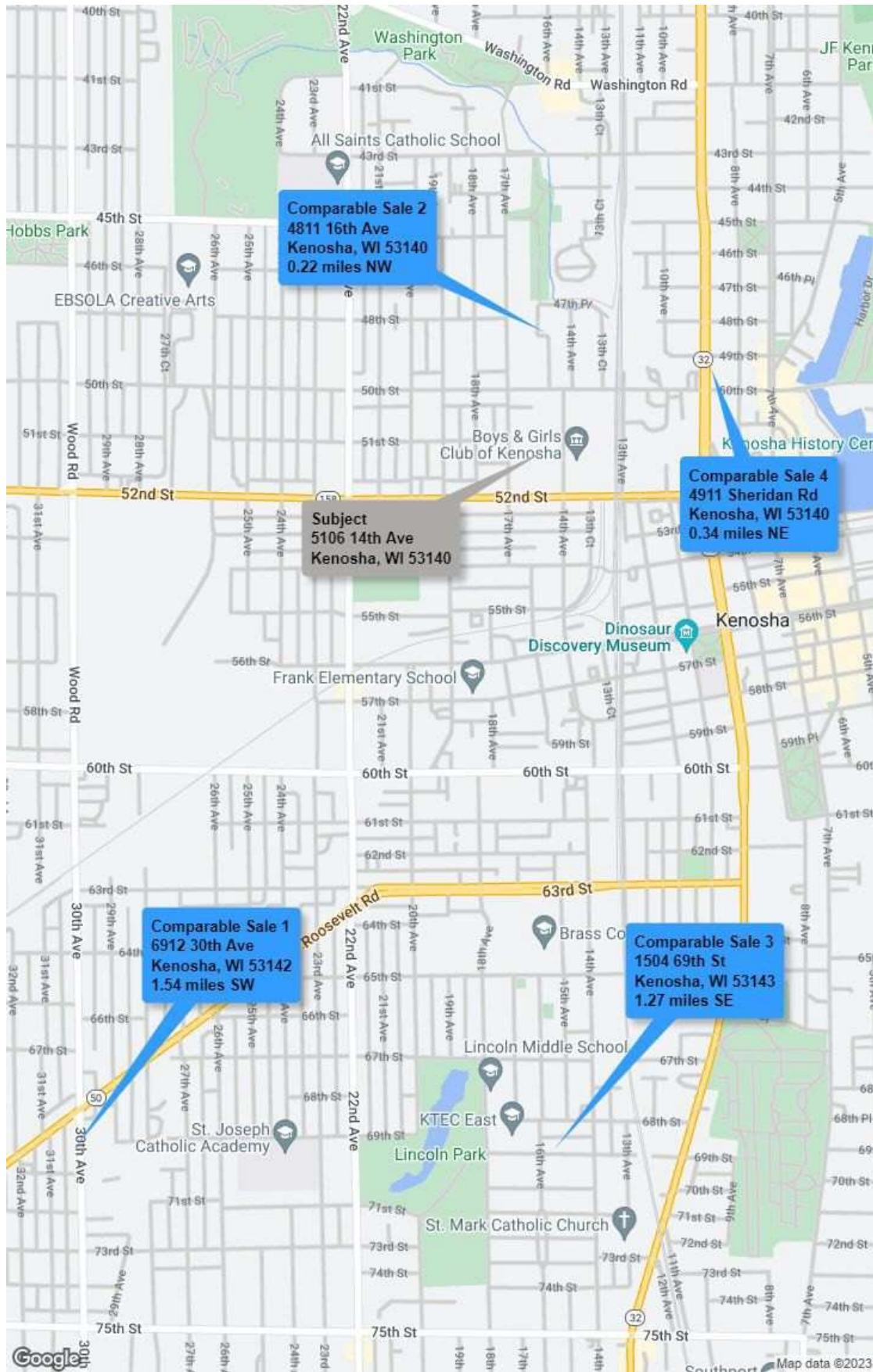
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior



# LOCATION MAP

Client: Kenosha County Clerk  
Property Address: 5106 14th Ave  
City: Kenosha

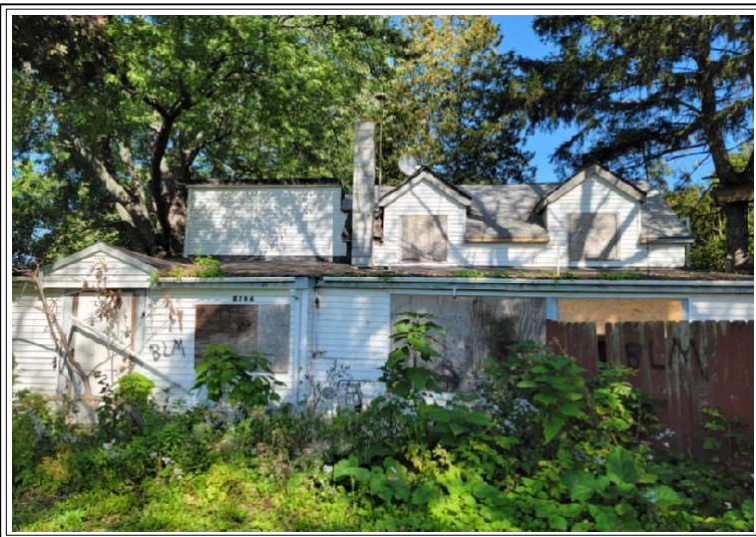
File No.: 223-257  
Case No.:  
State: WI Zip: 53140





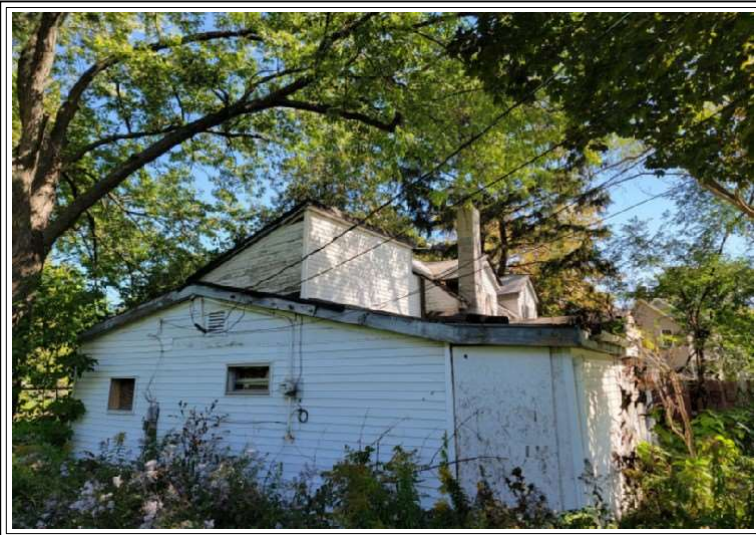
# SUBJECT PROPERTY PHOTO ADDENDUM

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



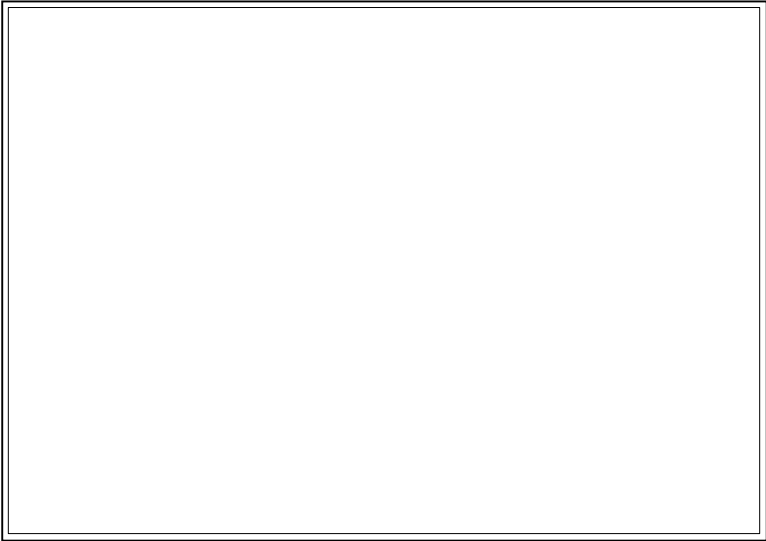
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257
Property Address: 5106 14th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



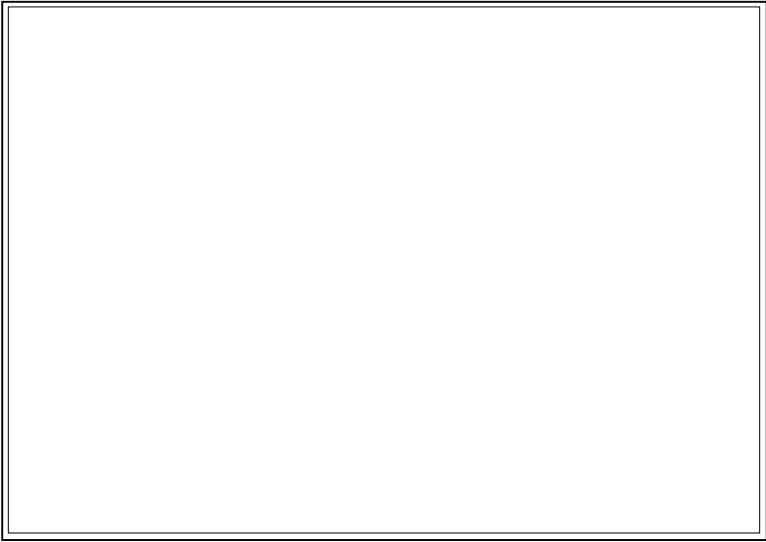
COMPARABLE SALE #4

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.

**PROPERTY ADDRESS: 5615 16<sup>th</sup> Ave, Kenosha**  
**LOT SIZE: .12 Acres**

**\$105,000**  
**SOLD AS IS**





**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 Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 5615 16th AveCity KenoshaState WIZip 53140

Other Description (APN, Legal, etc.), if applicable 12-223-31-381-008

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: 2-Unit / DuplexUse reflected in appraisal: 2-4 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 01/06/2023Price \$60,800Source(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 \$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.

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: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
5615 16th Ave		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		Net Adj. 4.5%		Net Adj. 4.5%		Net Adj. 8.0%	
of Comparables		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							




## File No. 223-299

## SALES COMPARISON APPROACH



Elite Appraisals, Inc.  
Restricted Appraisal Report

File No. 223-299

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. Although the subject is an income property/duplex, due to the uninhabitable condition of the subject, the income approach was deemed unwarranted or applicable.</b>	
	Reconciliation comments: <b>See Attached Addendum</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 <u>11/27/2023</u> , which is the effective date of this appraisal, is:	
	<input checked="" type="checkbox"/> Single point \$ <u>105,000</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:	
CERTIFICATION	<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: <b>Uniform Standards of Professional Appraisal Practice</b>	
	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>	
SIGNATURE	APPRaiser	CO-APPRAISER
	Signature: 	
	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>11/28/2023</u>		
Date of Property Viewing: <u>11/27/2023</u>		
Degree of property viewing:		
<input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view		



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

File No. 223-299

Borrower:

Property Address: 5615 16th Ave

City: KenoshaCounty: State: WIZip 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

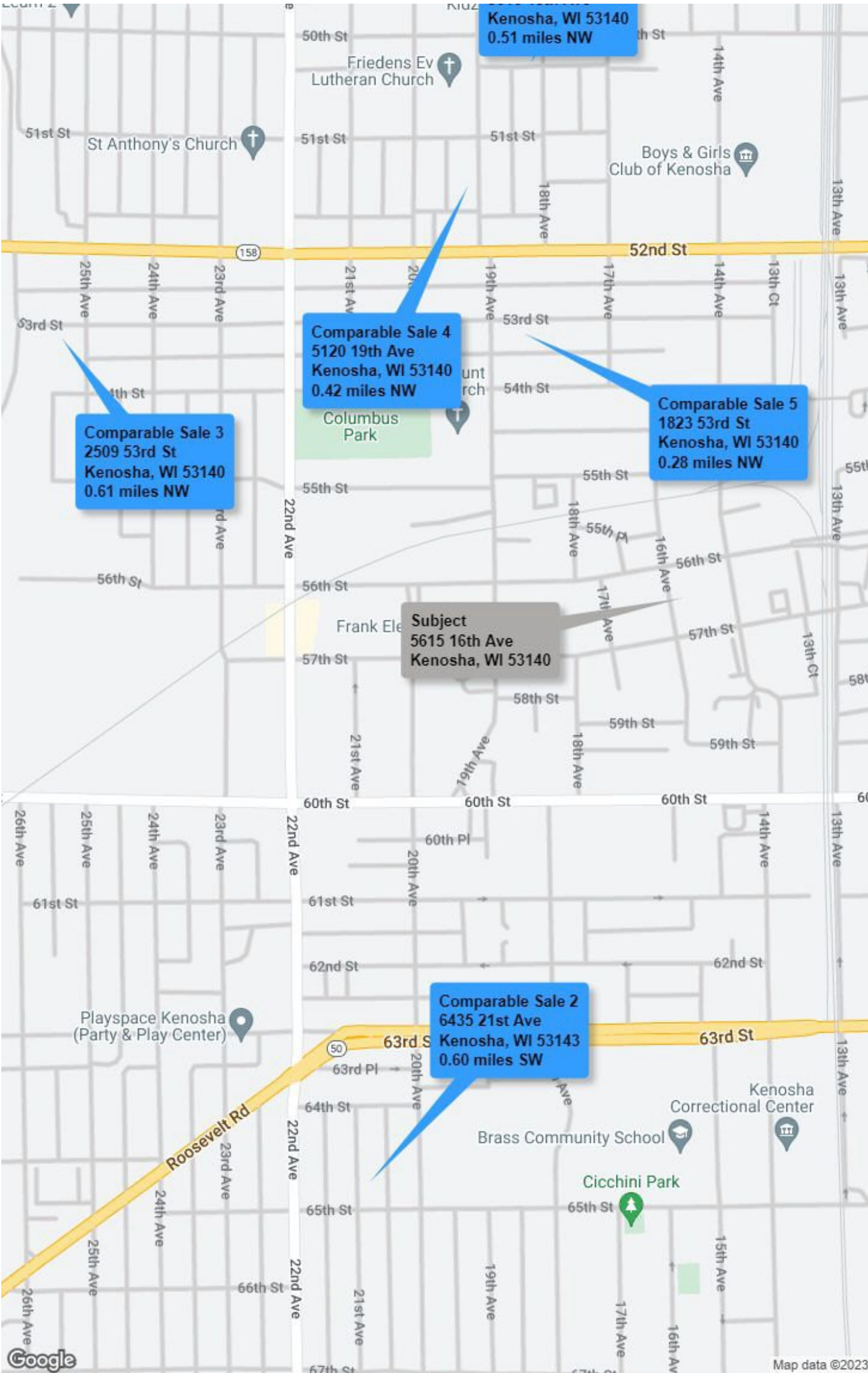
☐ Exterior-only from street

☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-299
Property Address: 5615 16th Ave	Case No.:
City: Kenosha	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



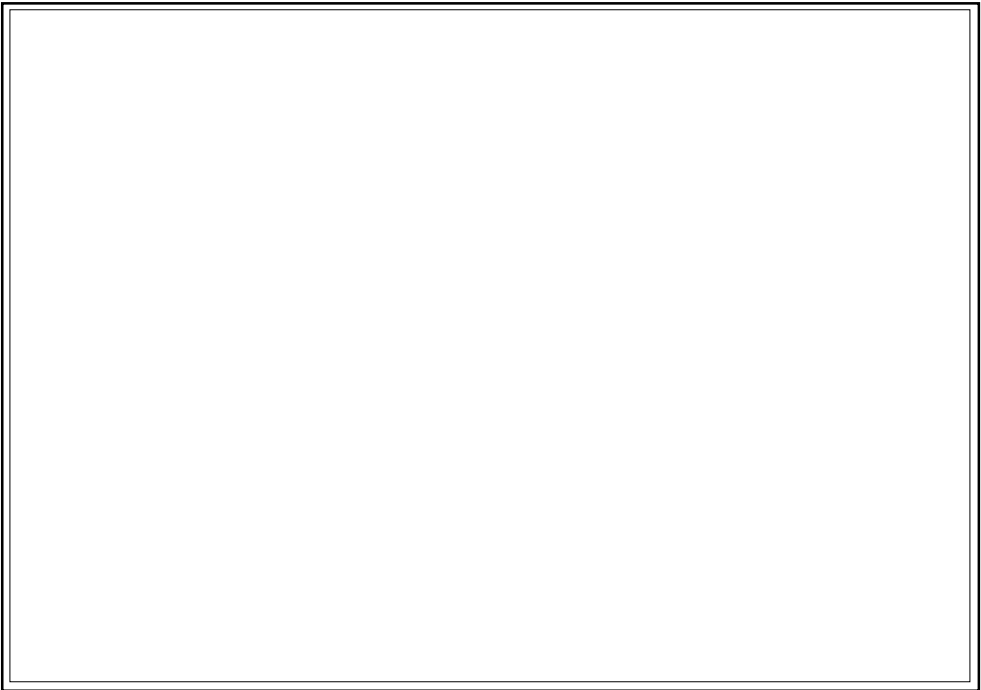
COMPARABLE SALE #4

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: \$

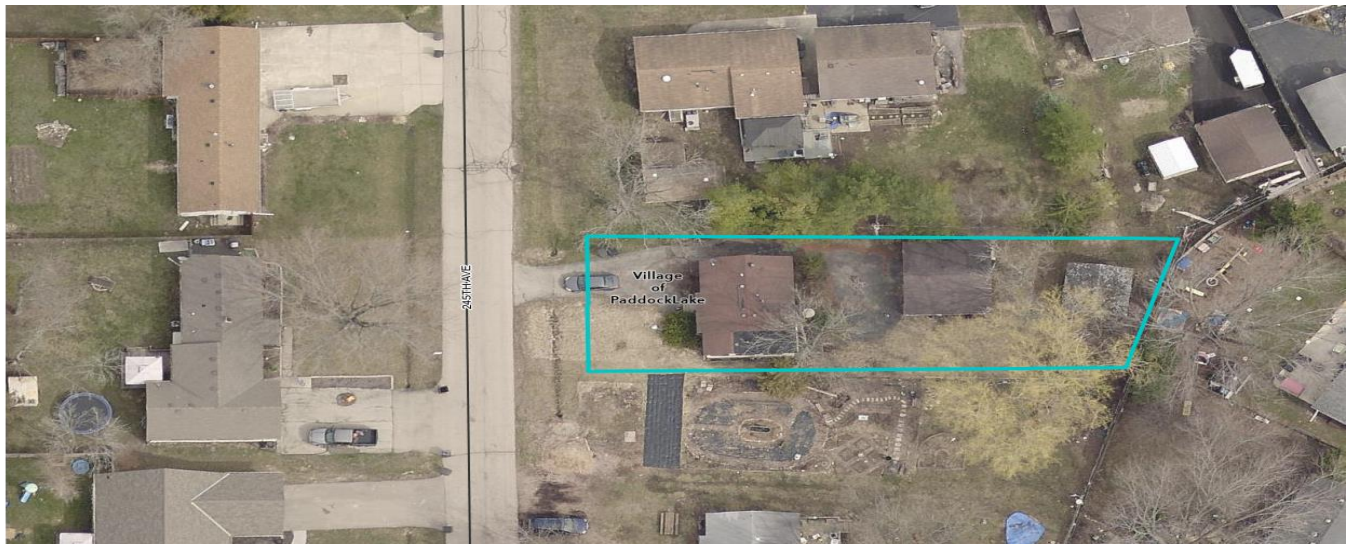


**PARCEL #****LEGAL DESCRIPTION****OPENING BID****40-4-120-022-3100**

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 Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 6315 245th AveCity Paddock LakeState WIZip 53168

Other Description (APN, Legal, etc.), if applicable 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.

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse 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 01/06/2023Price \$87,200Source(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 \$87,200. 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.

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: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
6315 245th Ave		6915 317th Ave			24921 70th Ave			6315 246th Ave		
Address Paddock Lake, WI 53168		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		-8,300
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 Area20	816 sq. ft.	896 sq. ft.			916 sq. ft.	-2,000		640 sq. ft.	3,520	
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	1,500		None	3,000	
Porch/Patio/Deck	None	Porch	-1,500		None			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		Net Adj. -1.8%			Net Adj. -0.6%			Net Adj. -2.1%		
of Comparables		Gross Adj. 1.8%	\$ 81,000		Gross Adj. 4.1%	\$ 84,500		Gross Adj. 17.9%	\$ 81,220	
Summary of Sales Comparison Approach	See Attached Addendum									
Indicated Value by Sales Comparison Approach	\$ 82,000									



## File No. 223-300

## SALES COMPARISON APPROACH



Elite Appraisals, Inc.  
Restricted Appraisal Report

File No. 223-300

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 \$ 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:

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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: <b>Daniel B. Truax</b>	Name: _____
Company Name: <b>Elite Appraisals, Inc.</b>	Company Name: _____
Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b>	Company Address: _____
Telephone Number: <b>262.605.0888</b>	Telephone Number: _____
Email Address: <b>eliteappraisalswi@gmail.com</b>	Email Address: _____
State Certification # <b>1391-9</b>	State Certification # _____
or License # _____	or License # _____
or Other (describe): _____ State #: _____	State: _____
State: <b>WI</b>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <b>12/14/2023</b>	Date of Signature: _____
Date of Signature and Report: <b>11/28/2023</b>	Date of Property Viewing: _____
Date of Property Viewing: <b>11/27/2023</b>	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	



ADDENDUM

Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	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

File No. 223-300

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: 

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

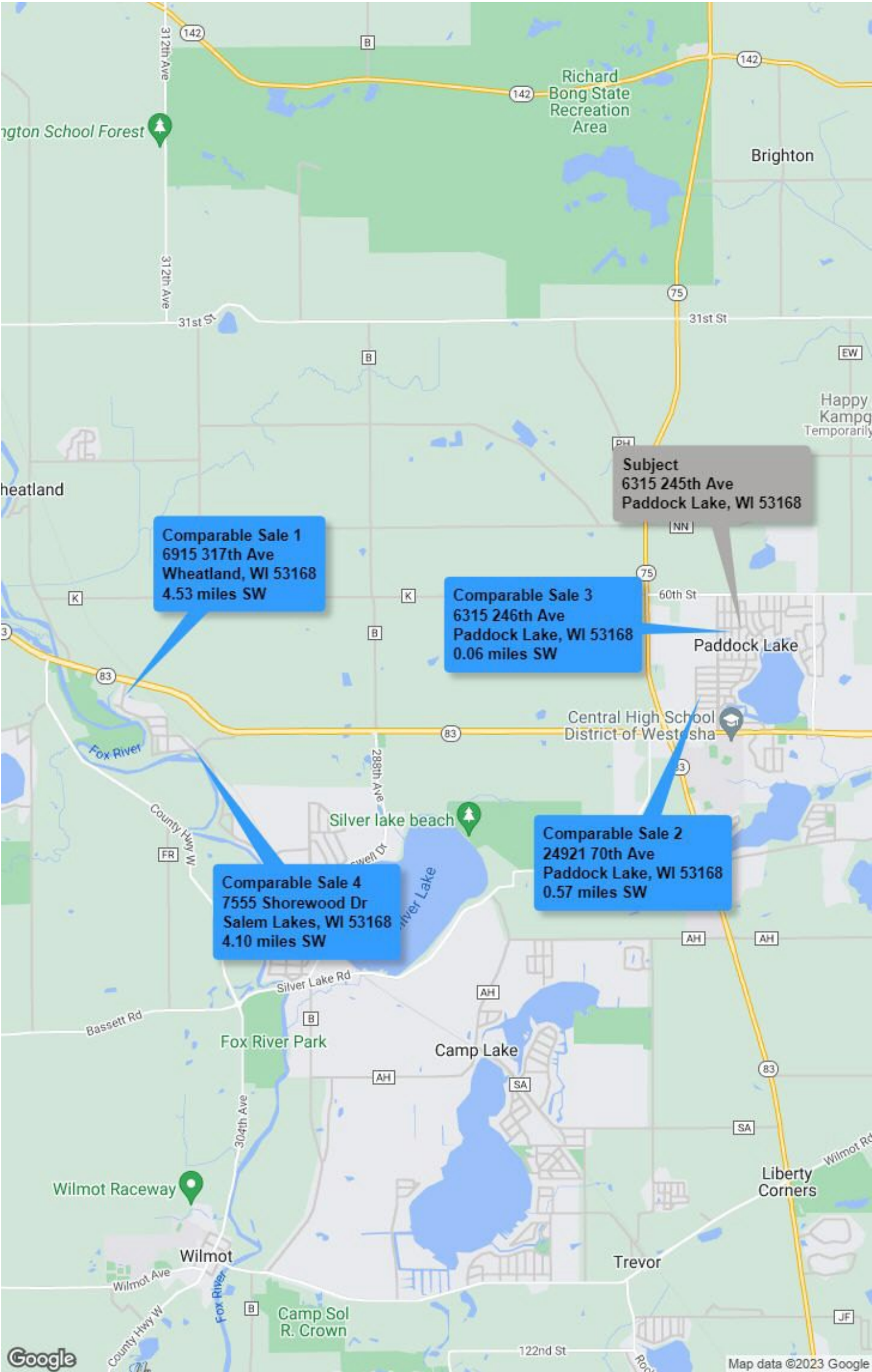
☐ Exterior-only from street

☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	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



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



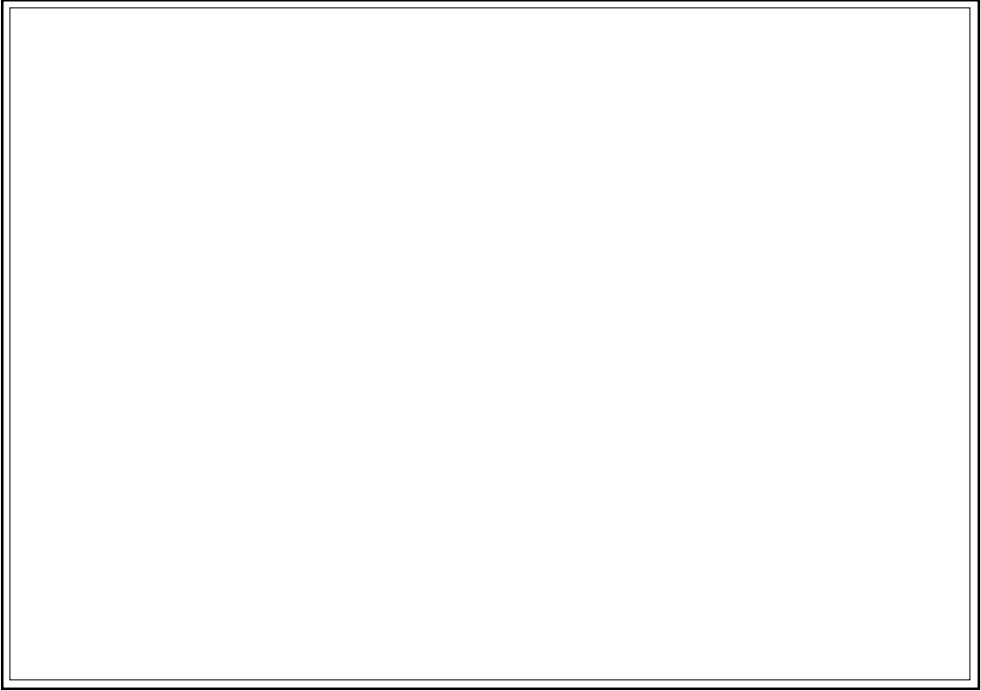
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	State: WI Zip: 53168



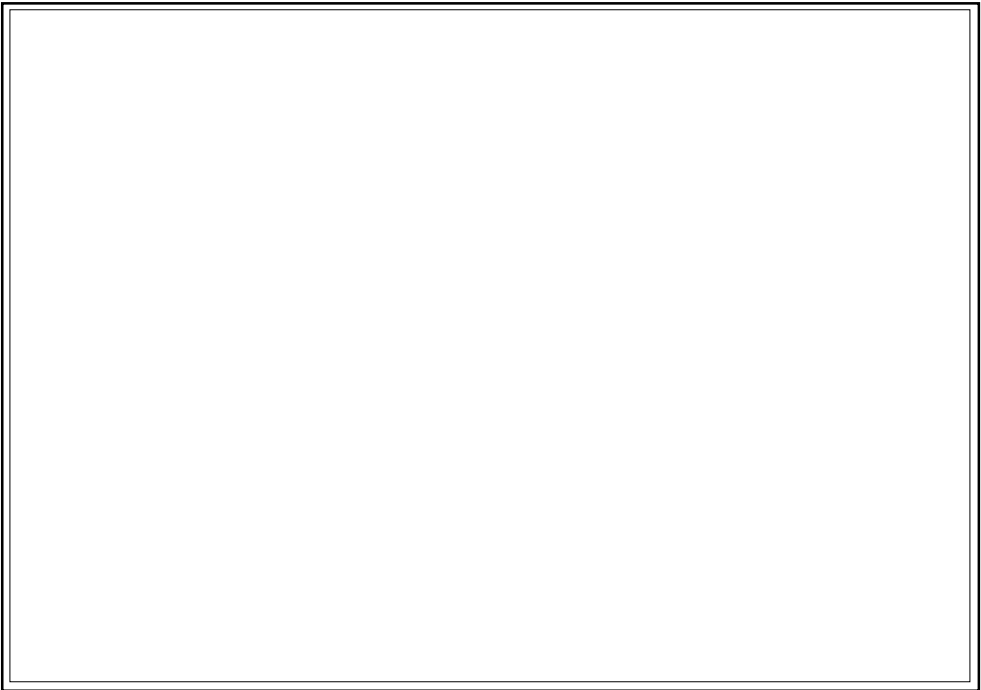
COMPARABLE SALE #4

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 Northwesternly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesternly 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 Northwesternly 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 Northwesternly 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 Northwesternly 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 Northwesternly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesternly for distance of 149.93 feet to a point in the Northerly line of Lot 8 that is 50.00 feet Northeasterly of the Northwesternly 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 Northwesternly 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.

**PROPERTY ADDRESS: 39910 97th St, Randall**  
**LOT SIZE: 176.5' x 161'**

**\$212,000**  
**SOLD AS IS**





## 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 Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 39910 97th StCity RandallState WIZip 53128

Other Description (APN, Legal, etc.), if applicable 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.

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse 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 01/06/2023Price \$262,100Source(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 \$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.

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: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
39910 97th St		9499 402nd Ave		3927 S 41st St		8219 195th Ave	
Address Randall, WI 53128		Randall, WI 53128		Greenfield, WI 53221		Bristol, WI 53104	
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	
Room Count	7 4 3.0	7 4 2.0	3,000	8 5 2.1		6 3 2.1	3,000
Gross Living Area20	2,705 sq. ft.	2,508 sq. ft.	3,940	2,768 sq. ft.		1,736 sq. ft.	19,380
Basement & Finished	None	None		Partial	-5,000	Full	-10,000
Rooms Below Grade	N/A	N/A		Unfinished		Unfinished	
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		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		Net Adj. -0.5%		Net Adj. 7.5%		Net Adj. -6.2%	
of Comparables		Gross Adj. 12.1%	\$ 228,940	Gross Adj. 20.7%	\$ 178,400	Gross Adj. 25.7%	\$ 243,980
Summary of Sales Comparison Approach	See Attached Addendum						
Indicated Value by Sales Comparison Approach	\$ 212,000						



Elite Appraisals, Inc.  
Restricted Appraisal Report

File No. 223-301

SALES COMPARISON APPROACH


FEATURE		SUBJECT		COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6			
39910 97th St				3412 Kensington Ct			1549 Fox Run Dr			W145 Hilltop Rd			
Address		Randall, WI 53128		Elmwood Park, WI 53405			Twin Lakes, WI 53181			Bloomfield, WI 53128			
Proximity to Subject				26.36 miles NE			1.46 miles SE			0.72 miles SW			
Sale Price		\$ N/A		\$ 192,200			\$ 293,250			\$ 110,000			
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 103.44 sq. ft.			\$ 145.61 sq. ft.			\$ 62.43 sq. ft.			
Data Source(s)				MetroMLS #1820786;DOM 88			MetroMLS #1819663;DOM 18			MetroMLS #1820935;DOM 98			
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			ShortSale;Cash			REO;Cash			
Concessions				None Known			\$8,300		-8,300	None Known			
Date of Sale/Time				04/06/2023			03/31/2023			04/26/2023			
Location		Residential		Residential			Residential			Residential			
Leasehold/Fee Simple		Fee Simple		Fee Simple			Fee Simple			Fee Simple			
Site		28314 sf		22355 sf		3,000	26136 sf			8755 sf		9,800	
View		Residential		Residential			Residential			Residential			
Design (Style)		Ranch		Ranch			Contemporary			Ranch			
Quality of Construction		Stucco/Average		Brick/Cedar/Avg			Cedar/Average			Aluminum/Avg		5,500	
Actual Age		49a/45e		68a/50e		-8,300	25a/25e		-58,700	73a/60e		16,500	
Condition		Poor		Poor			Average		**	Poor			
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count		7	4	3.0	7	3	1.1	4	2	1.0	7	4	2.1
Gross Living Area		202,705 sq. ft.		1,858 sq. ft.		16,940	2,014 sq. ft.		13,820	1,762 sq. ft.		18,860	
Basement & Finished		None		Full		-10,000	Full		-10,000	None			
Rooms Below Grade		N/A		Unfinished			75% Finished		-7,500	N/A			
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	3 Car Garage		-4,500	None			
Porch/Patio/Deck		Patio/Deck		None		3,000	2Porches/Deck		-3,000	Porch/Patio			
Fence/Fireplace		Fence/Fireplace		Fireplace		1,500	None		3,000	Fireplace		1,500	
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 9,140	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 69,180	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 53,660	
Adjusted Sale Price				Net Adj. 4.8%			Net Adj. -23.6%			Net Adj. 48.8%			
of Comparables				Gross Adj. 26.9%		\$ 201,340	Gross Adj. 39.2%		\$ 224,070	Gross Adj. 48.8%		\$ 163,660	

Summary of Sales Comparison Approach												



Elite Appraisals, Inc.  
Restricted Appraisal Report

File No. 223-301

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: <b>See Attached Addendum</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 <u>11/27/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ <u>212,000</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:	
CERTIFICATION	<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:	
	Additional Certifications:	
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b> 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>	
SIGNATURE	<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>11/28/2023</u> Date of Property Viewing: <u>11/27/2023</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



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

File No. 223-301

Borrower: \_\_\_\_\_

Property Address: 39910 97th St

City: RandallCounty: \_\_\_\_\_State: WIZip Code: 53128

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal ReportA written report prepared under Standards Rule 2-2(a).

☒ Restricted Appraisal ReportA 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: 

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: \_\_\_\_\_

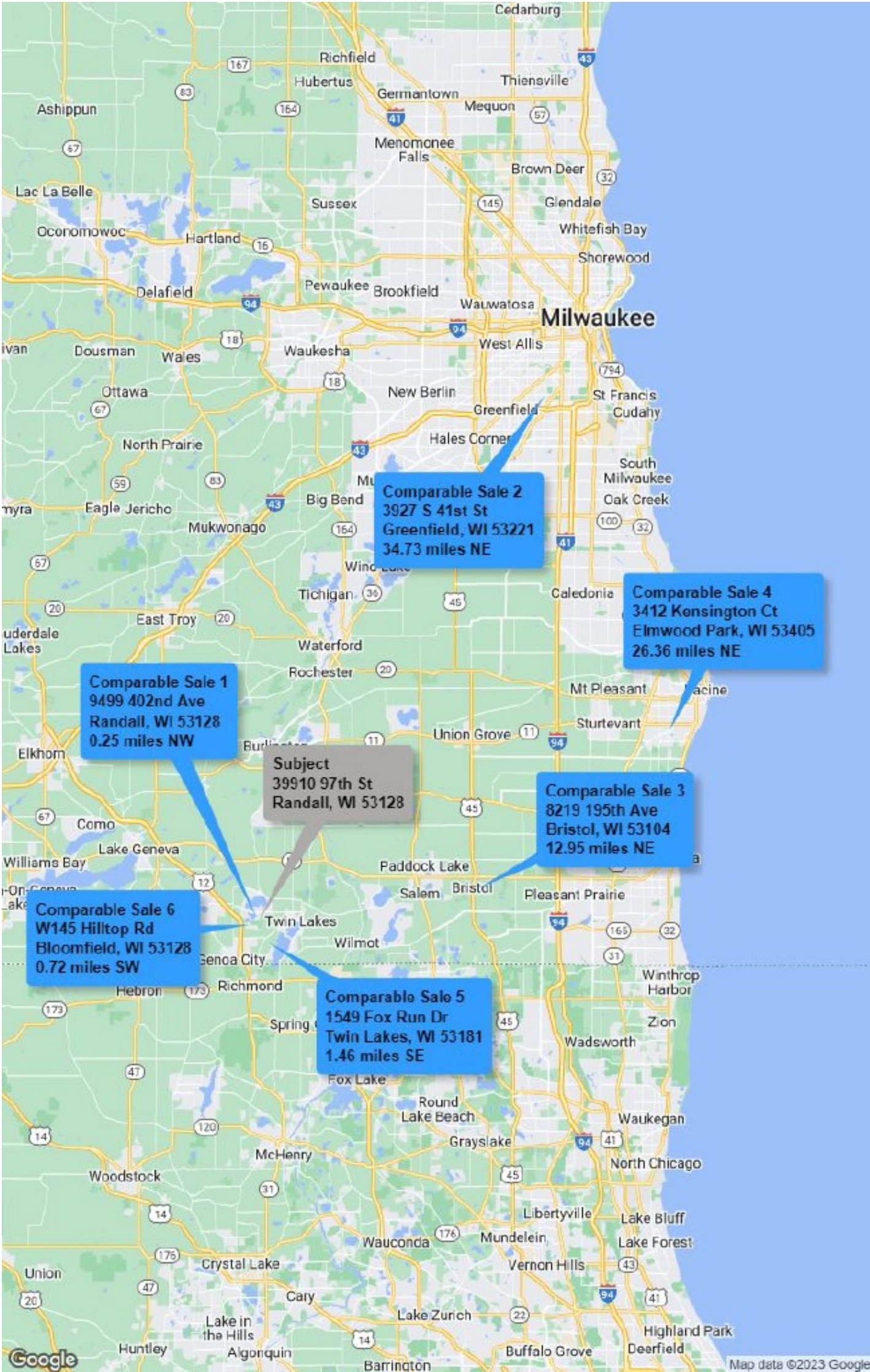
Supervisory Appraiser inspection of Subject Property:

☐ Did Not☐ Exterior-only from street☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-301
Property Address: 39910 97th St	Case No.:
City: Randall	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.

**PROPERTY ADDRESS: 10424 268<sup>th</sup> Ct, Salem Lakes**  
**LOT SIZE: 176.5' x 161'**

**\$115,000**  
**SOLD AS IS**





**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 Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 10424 268th CtCity Salem LakesState WIZip 53179

Other Description (APN, Legal, etc.), if applicable 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.

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse 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 01/06/2023Price \$72,300Source(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 \$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.

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: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
10424 268th Ct		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 Area20	571 sq. ft.	640 sq. ft.		718 sq. ft.	-2,940	840 sq. ft.	-5,380			
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/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		Net Adj. -0.4%		Net Adj. 5.0%		Net Adj. -8.1%				
of Comparables		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:

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, 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

APPRaiser

Signature: 

Daniel B. Truax

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:  
☐ Interior and Exterior ☒ Exterior Only ☐ Did not personally view

CO-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:  
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view



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

File No. 223-307

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

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: November 27, 2023

SUPERVISORY APPRAISER (only if required):

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

Name: \_\_\_\_\_

Date Signed: \_\_\_\_\_

State Certification #: \_\_\_\_\_

or State License #: \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

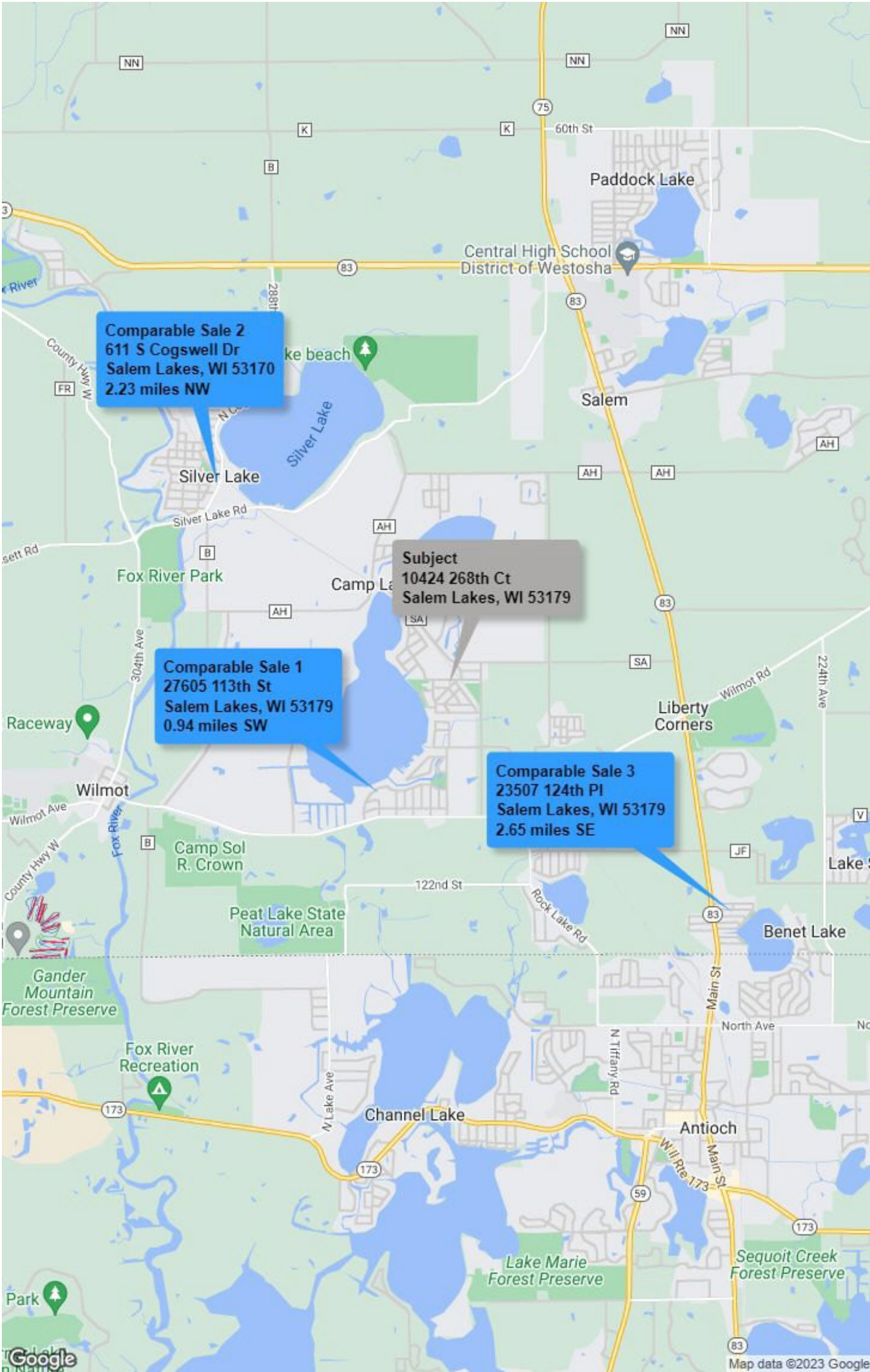
Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-307
Property Address: 10424 268th Ct	Case No.:
City: Salem Lakes	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 Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 8937 26th AveCity Pleasant PrairieState WIZip 53143

Other Description (APN, Legal, etc.), if applicable 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.

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse 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 01/06/2023Price \$167,700Source(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 \$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.

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: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
8937 26th Ave		8010 111th Ave			1407 87th St			3540 Sheridan Rd		
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			Resid/BusyRd		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 Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms 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 Area20	988 sq. ft.	805 sq. ft.		3,660	910 sq. ft.			986 sq. ft.		
Basement & Finished	Basement	None		8,000	Basement			Basement		
Rooms Below Grade	*Finished	N/A			Unfinished			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		Net Adj. 18.2%			Net Adj. -13.5%			Net Adj. 1.6%		
of Comparables		Gross Adj. 21.1%	\$	119,360	Gross Adj. 21.8%	\$	151,300	Gross Adj. 23.9%	\$	136,200
Summary of Sales Comparison Approach	See Attached Addendum									
Indicated Value by Sales Comparison Approach	\$ 133,000									



## File No. 223-298

## 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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: <b>Daniel B. Truax</b>	Name: _____
Company Name: <b>Elite Appraisals, Inc.</b>	Company Name: _____
Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b>	Company Address: _____
Telephone Number: <b>262.605.0888</b>	Telephone Number: _____
Email Address: <b>eliteappraisalswi@gmail.com</b>	Email Address: _____
State Certification # <b>1391-9</b>	State Certification # _____
or License # _____	or License # _____
or Other (describe): _____ State #: _____	State: _____
State: <b>WI</b>	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: <b>12/14/2023</b>	Date of Signature: _____
Date of Signature and Report: <b>11/28/2023</b>	Date of Property Viewing: _____
Date of Property Viewing: <b>11/27/2023</b>	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" 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.



USPAP ADDENDUM

File No. 223-298

Borrower:

Property Address: 8937 26th Ave

City: Pleasant PrairieCounty: State: WIZip 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

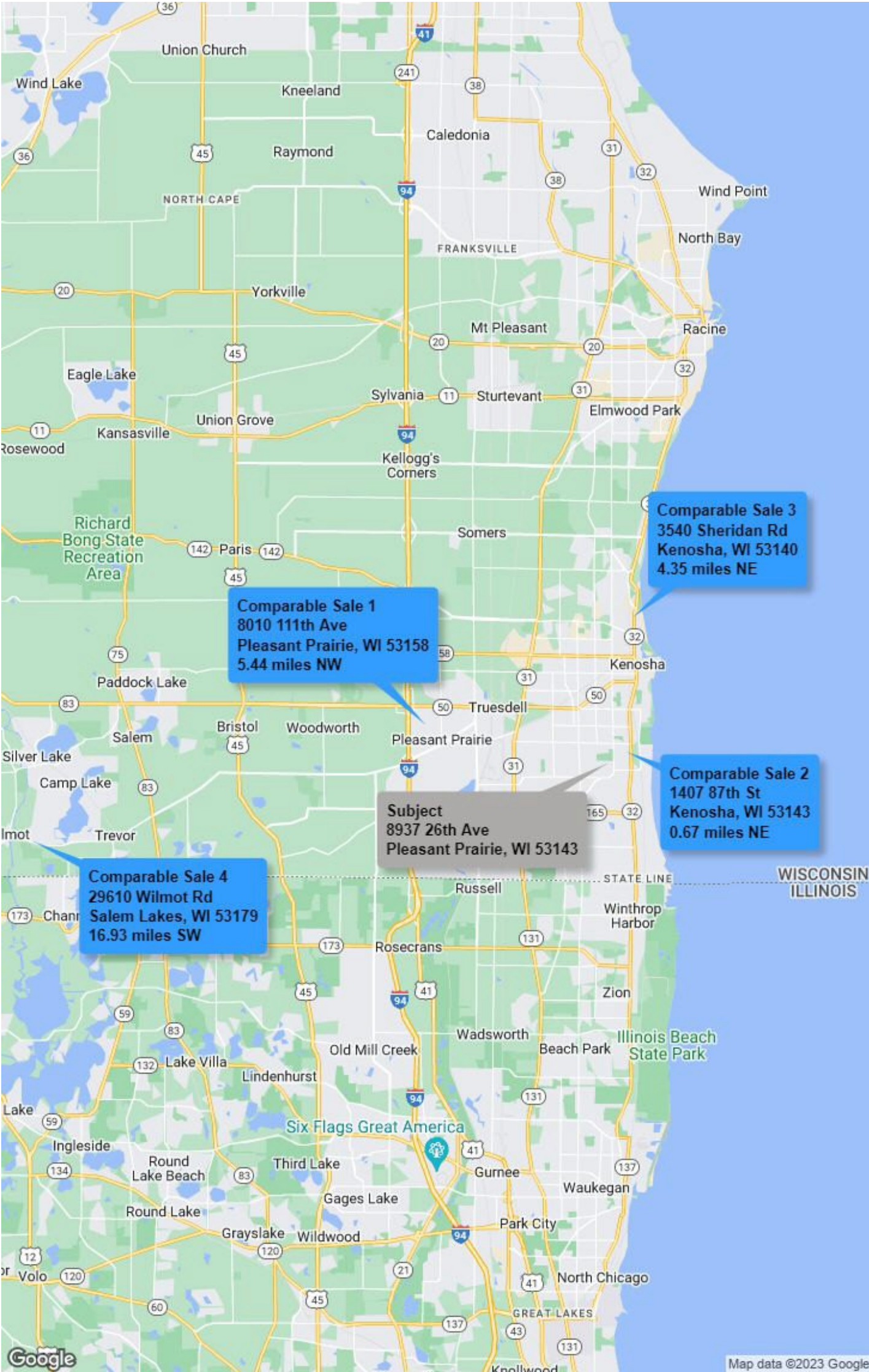
☐ Exterior-only from street

☐ Interior and Exterior



LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-298
Property Address: 8937 26th Ave	Case No.:
City: Pleasant Prairie	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



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



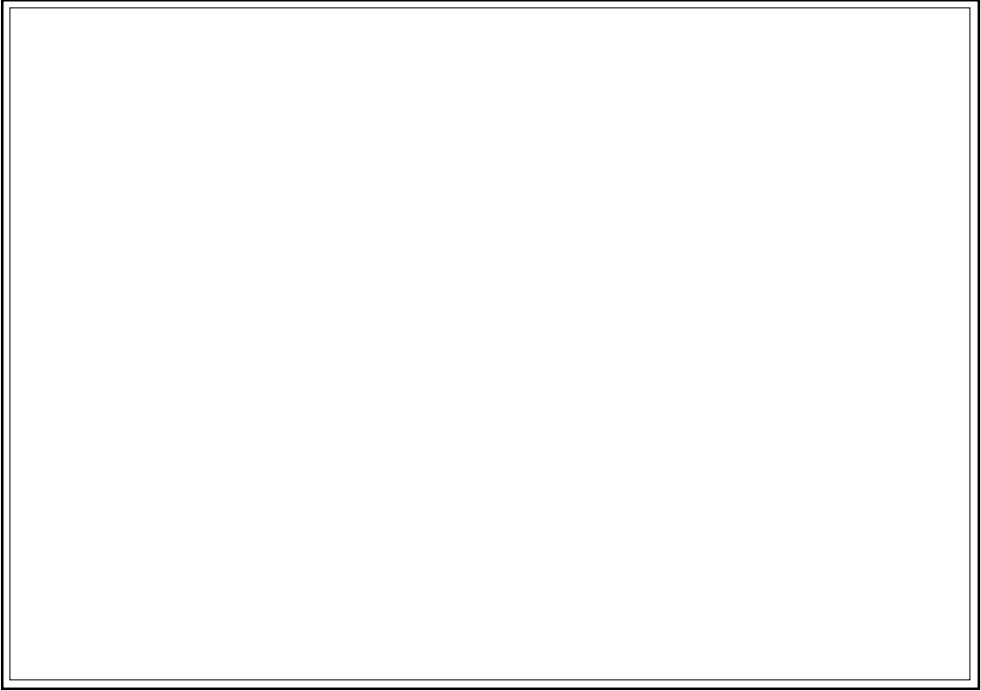
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-298
Property Address: 8937 26th Ave	Case No.:
City: Pleasant Prairie	State: WI Zip: 53143



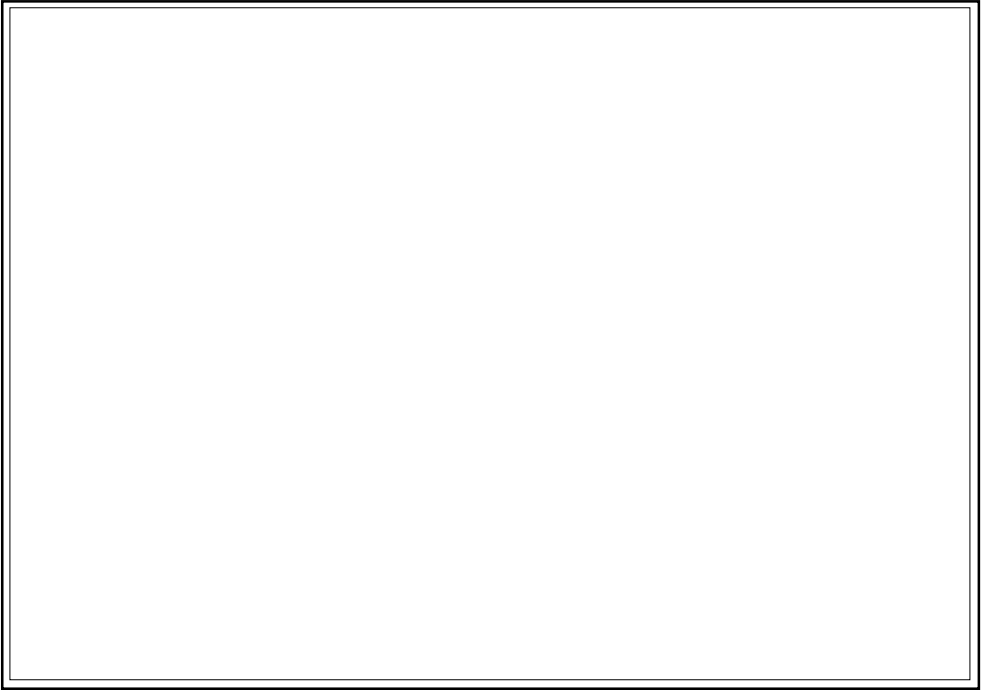
COMPARABLE SALE #4

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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100086			2/22/2024	2/23/2024	CHECK-TOT	5,970.00 USD	Yes
						USD	
Vendor total						5,970.00	
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099790			2/15/2024	1/27/2024	CHECK-TOT	10,750.00 USD	Yes
						USD	
Vendor total						10,750.00	
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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	
Vendor total						79,313.33	
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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	
<b>Vendor total</b>						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	
<b>Vendor total</b>						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	
<b>Vendor total</b>						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	
<b>Vendor total</b>						477,102.73	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		



V0000088	Gordon Flesch Company Inc	Vendors	CHECK-TOT	2/20/2024	2/20/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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>						113,997.85	
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>						9,905.01	
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>						23,288.55	
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>						89,069.69	
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>						32,072.86	
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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
						USD	
<b>Vendor total</b>						29,324.99	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000201	Professional Service Group Inc	Vendors	ACH-TOT	3/5/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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
						USD	
<b>Vendor total</b>						837,903.52	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000211	Mckesson Medical Surgical	Vendors	ACH-TOT	1/29/2024	2/23/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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
						USD	
<b>Vendor total</b>						28,680.97	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000228	SE WI Regional Planning Commission SEWRPC	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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	
<b>Vendor total</b>						216,890.00	
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	
<b>Vendor total</b>						34,170.30	
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	Ck# 826271 03/09/2023	2/12/2024	2/12/2024	ACH-TOT	5,048.20 USD	Yes
ACHP-000009712			2/23/2024	2/23/2024	ACH-TOT	5,048.20 USD	Yes
						USD	
<b>Vendor total</b>						15,564.60	
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	
<b>Vendor total</b>						5,379.76	
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	
<b>Vendor total</b>						8,029.66	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		



V0000308	Westbrook Associates Engineers Inc	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-000099804			2/15/2024	2/1/2024	CHECK-TOT	11,764.95 USD	Yes
						USD	
<b>Vendor total</b>						11,764.95	
<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>		
V0000309	Western Culvert & Supply Inc	Vendors	CHECK-TOT	2/21/2024	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-000099157			2/8/2024	2/17/2024	CHECK-TOT	6,322.00 USD	Yes
						USD	
<b>Vendor total</b>						6,322.00	
<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>		
V0000321	WI Dept of Transportation	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-000100107			2/22/2024	3/2/2024	CHECK-TOT	205,947.65 USD	Yes
						USD	
<b>Vendor total</b>						205,947.65	
<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>		
V0000323	WI Dept of Administration	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-000099260			2/8/2024	1/31/2024	CHECK-STD	9,233.00 USD	Yes
						USD	
<b>Vendor total</b>						9,233.00	
<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>		
V0000327	WI Municipal Mutual Insurance Co	Vendors	ACH-TREAS	2/28/2024	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-0002291		WMMIC / WORKMANS' COMP IMPREST / FEB 2024	2/29/2024	2/28/2024	ACH-TREAS	12,551.95 USD	Yes



						USD
<b>Vendor total</b>						12,551.95
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
<b>Vendor total</b>						15,741.16
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
<b>Vendor total</b>						22,926.86
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
<b>Vendor total</b>						542,672.27
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
<b>Vendor total</b>						5,618.90



Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000399	Trempealeau County Health Care Center	Vendors	CHECK-TOT	2/9/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100111			2/22/2024	3/1/2024	CHECK-TOT	48,692.27 USD	Yes
						USD	
Vendor total						48,692.27	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000444	Bouterse, Lisa R - Attorney	Vendors	CHECK-TOT	3/6/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100249			2/22/2024	2/13/2024	CHECK-STD	5,419.08 USD	Yes
						USD	
Vendor total						5,419.08	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000567	The Sharing Center Inc	Vendors	CHECK-TOT	1/31/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100114			2/22/2024	2/23/2024	CHECK-TOT	20,000.00 USD	Yes
						USD	
Vendor total						20,000.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000574	Industrial Roofing Service Inc	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100806			3/7/2024	3/4/2024	CHECK-STD	10,896.90 USD	Yes
						USD	
Vendor total						10,896.90	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000621	Rawhide Boys Ranch	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099943			2/22/2024	3/20/2024	CHECK-TOT	18,868.08 USD	Yes
						USD	



Vendor total						18,868.08	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000876	Heartland Produce Co	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100672			3/7/2024	3/4/2024	CHECK-TOT	5,648.50 USD	Yes
Vendor total						5,648.50	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000888	RHB Technology Solutions Inc	Vendors	ACH-TOT	2/29/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009645			2/9/2024	2/9/2024	ACH-TOT	29,634.75 USD	Yes
Vendor total						29,634.75	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000937	Tek Systems	Vendors	ACH-TOT	3/6/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009765			3/1/2024	3/6/2024	ACH-TOT	23,016.00 USD	Yes
Vendor total						23,016.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000960	Pomps Tire Service Inc	Vendors	ACH-TOT	3/1/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009766			3/1/2024	3/10/2024	ACH-TOT	5,761.28 USD	Yes
Vendor total						5,761.28	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000964	CDW Government Inc	Vendors	CHECK-TOT	2/20/2024	2/20/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
APP0103145			2/5/2024	3/6/2024	CHECK-TOT	6,778.34 USD	Yes



<b>Vendor total</b>						6,778.34	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000975	WI Dept of Health Services	Vendors	CHECK-TOT	2/1/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	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	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0000992	WI Dept of Corrections	Vendors	CHECK-TOT	2/16/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000100125		2/22/2024	2/23/2024	CHECK-TOT	115,878.00 USD	Yes
						USD	
<b>Vendor total</b>						115,878.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001022	Kenosha County Wisconsin	Vendors	CHECK-TOT	2/20/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	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	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001024	Law Office of Mary Losey	Vendors	CHECK-TOT	3/6/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000100264		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		
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	
						14,623.76	
Vendor total	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	
						228,311.00	
Vendor total	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	
						10,183.50	
Vendor total	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	
						74,018.19	
Vendor total	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
<b>Vendor total</b>						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
CHKP-000099303			2/15/2024	3/6/2024	CHECK-TOT	14,065.32 USD
						USD
<b>Vendor total</b>						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
CHKP-000100135			2/22/2024	2/20/2024	CHECK-TOT	7,360.60 USD
						USD
<b>Vendor total</b>						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
TREA-0002279		WI DOR / RE TRANSFER FEES / JANUARY 2024	2/15/2024	1/31/2024	ACH-TREAS	141,014.40 USD
						USD
<b>Vendor total</b>						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
CHKP-000099285			2/8/2024	2/7/2024	CHECK-STD	9,251.95 USD
CHKP-000099917			2/15/2024	1/31/2024	CHECK-STD	22,150.13 USD
CHKP-000099918			2/15/2024	1/31/2024	CHECK-STD	15,509.44 USD
CHKP-000099929			2/15/2024	2/16/2024	CHECK-STD	144,767.98 USD
CHKP-000100267			2/22/2024	2/15/2024	CHECK-STD	6,833.61 USD
CHKP-000100811			3/7/2024	3/5/2024	CHECK-STD	7,628.80 USD
						USD
<b>Vendor total</b>						206,141.91



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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100464			2/29/2024	3/8/2024	CHECK-TOT	11,475.00 USD	Yes
						USD	
						11,475.00	
Vendor total							
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009678			2/16/2024	2/16/2024	ACH-TOT	7,495.00 USD	Yes
						USD	
						7,495.00	
Vendor total							
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100703			3/7/2024	3/1/2024	CHECK-TOT	5,650.75 USD	Yes
						USD	
						5,650.75	
Vendor total							
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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	
						426,473.81	
Vendor total							
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009596			2/2/2024	2/8/2024	ACH-TOT	10,893.55 USD	Yes
						USD	
<b>Vendor total</b>						10,893.55	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001964	The Horton Group Inc	Vendors	ACH-TOT	2/15/2024	2/23/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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>						17,552.75	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0001991	Wisconsin Community Services Inc	Vendors	ACH-TOT	2/28/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009597			2/2/2024	12/30/2023	ACH-TOT	11,205.58 USD	Yes
						USD	
<b>Vendor total</b>						11,205.58	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002038	Southport Engineered Systems LLC	Vendors	ACH-TOT	2/29/2024	2/2/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009598			2/2/2024	2/10/2024	ACH-TOT	173,186.90 USD	Yes
						USD	
<b>Vendor total</b>						173,186.90	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002129	Milwaukee County Wisconsin	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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



CHKP-000100707			3/7/2024	3/8/2024	CHECK-TOT	11,700.00 USD	Yes
						USD	
<b>Vendor total</b>						27,900.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002146	Andrea & Orendorff LLP	Vendors	ACH-TOT	3/4/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009599			2/2/2024	2/12/2024	ACH-TOT	24,541.25 USD	Yes
ACHP-000009650			2/9/2024	2/19/2024	ACH-TOT	19,479.75 USD	Yes
ACHP-000009679			2/16/2024	2/26/2024	ACH-TOT	67,521.32 USD	Yes
ACHP-000009725			2/23/2024	2/29/2024	ACH-TOT	40,972.25 USD	Yes
ACHP-000009771			3/1/2024	3/11/2024	ACH-TOT	45,927.63 USD	Yes
						USD	
<b>Vendor total</b>						198,442.20	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002185	Staples Advantage	Vendors	ACH-TOT	2/23/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009601			2/2/2024	1/28/2024	ACH-TOT	7,988.62 USD	Yes
ACHP-000009772			3/1/2024	3/2/2024	ACH-TOT	14,164.94 USD	Yes
						USD	
<b>Vendor total</b>						22,153.56	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002282	Gordon Food Service	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099288			2/8/2024	2/6/2024	CHECK-STD	9,480.83 USD	Yes
CHKP-000100709			3/7/2024	3/10/2024	CHECK-TOT	11,869.15 USD	Yes
						USD	
<b>Vendor total</b>						21,349.98	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002286	Masnica, Michael	Vendors	CHECK-TOT	3/6/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100273			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		
V0002296	Siemens Industry Inc	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	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
<b>Vendor total</b>						75,450.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002306	Kenosha Drug Operations Group	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000100713		3/7/2024	3/5/2024	CHECK-TOT	8,000.00 USD	Yes
<b>Vendor total</b>						8,000.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002355	AVI Systems Inc	Vendors	ACH-TOT	2/12/2024	2/16/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	ACHP-000009680		2/16/2024	2/17/2024	ACH-TOT	34,867.00 USD	Yes
<b>Vendor total</b>						34,867.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002410	Positive Alternative	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000099944		2/22/2024	3/20/2024	CHECK-TOT	7,989.84 USD	Yes
<b>Vendor total</b>						7,989.84	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002411	Bond Trust Services Corporation	Vendors	WIRE-STD	2/29/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr



WIREP-000000112		BTSC / DEBT PMT / PRIN	2/29/2024	2/29/2024	WIRE-STD	533,676.88 USD	Yes
		\$165,000 / INT					
		\$368,676.88					
						USD	
						533,676.88	
<b>Vendor total</b>							
<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>		
V0002416	Gartner Inc	Vendors	CHECK-TOT	2/12/2024	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-000099846			2/15/2024	1/31/2024	CHECK-TOT	28,266.00 USD	Yes
						USD	
						28,266.00	
<b>Vendor total</b>							
<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>		
V0002426	RLB Hydraulic Services Inc	Vendors	CHECK-TOT	2/7/2024	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-000099847			2/15/2024	2/24/2024	CHECK-TOT	8,268.21 USD	Yes
						USD	
						8,268.21	
<b>Vendor total</b>							
<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>		
V0002514	Crabtree Diversified	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-000009726			2/23/2024	3/1/2024	ACH-TOT	21,578.70 USD	Yes
						USD	
						21,578.70	
<b>Vendor total</b>							
<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>		
V0002535	Agilent Technologies Inc	Vendors	Check-TOT	1/30/2024	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-000099848			2/15/2024	2/24/2024	Check-TOT	22,842.00 USD	Yes
						USD	
						22,842.00	
<b>Vendor total</b>							
<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>		
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	
						<u>5,419.08</u>	
Vendor total	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	
						<u>244,087.58</u>	
Vendor total	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	
						<u>6,017.88</u>	
Vendor total	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	
						<u>276,024.94</u>	
Vendor total	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	
						<u>17,919.99</u>	
Vendor total							



Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002880	Hoffman House Catering	Vendors	CHECK-TOT	1/30/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100718			3/7/2024	2/29/2024	CHECK-TOT	11,285.79 USD	Yes
						USD	
<b>Vendor total</b>						11,285.79	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002897	Village of Mt Pleasant Wisconsin	Vendors	Check-TOT	3/4/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099191			2/8/2024	2/11/2024	Check-TOT	44,404.50 USD	Yes
						USD	
<b>Vendor total</b>						44,404.50	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0002971	Ceridian	Vendors	WIRE-STD	3/7/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100482			2/29/2024	1/26/2024	CHECK-TOT	21,670.40 USD	Yes
WIREP-000000113		CERIDIAN / BI-WKLY PR / 03/08/24 / GARNISHMENTS	3/7/2024	3/7/2024	WIRE-STD	10,643.70 USD	Yes
WIREP-000000114		CERIDIAN / BI-WKLY PR / 03/08/24 / PAYROLL	3/7/2024	3/7/2024	WIRE-STD	2,550,196.39 USD	Yes
WIREP-000000109		CERIDIAN / B-WKLY PR / 02/09/24 / GARNISHMENTS	2/8/2024	2/8/2024	WIRE-STD	9,794.86 USD	Yes
WIREP-000000110		CERIDIAN / BI-WKLY PR / 02/09/24 PAYROLL	2/8/2024	2/8/2024	WIRE-STD	2,667,353.94 USD	Yes
TREA-0002283		CERIDIAN / BI-WEEKLY PAYROLL / 2/23/24 / GARNISHMENTS	2/22/2024	2/22/2024	WIRE-STD	10,107.86 USD	Yes
TREA-0002284		CERIDIAN / BI-WEEKLY PAYROLL / 2/23/24 / PAYROLL	2/22/2024	2/22/2024	WIRE-STD	2,575,830.17 USD	Yes
WIREP-000000111		CERIDIAN / MONTHLY PAYROLL / 02/29/24 / PAYROLL	2/28/2024	2/28/2024	WIRE-STD	44,968.64 USD	Yes
						USD	



<b>Vendor total</b>						7,890,565.96	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003269	Family Impact Inc	Vendors	ACH-TOT	1/31/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
			2/2/2024	1/29/2024	ACH-TOT	23,885.00 USD	Yes
			3/1/2024	3/1/2024	ACH-TOT	24,437.50 USD	Yes
						USD	
<b>Vendor total</b>						48,322.50	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003307	AEL Courier Service - Al Locke	Vendors	ACH-TOT	3/1/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
			2/2/2024	2/2/2024	ACH-TOT	5,884.62 USD	Yes
						USD	
<b>Vendor total</b>						5,884.62	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003336	Microsystems Inc	Vendors	ACH-TOT	12/22/2023	2/2/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
			2/2/2024	1/21/2024	ACH-TOT	6,334.26 USD	Yes
						USD	
<b>Vendor total</b>						6,334.26	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003353	Election Systems & Software	Vendors	ACH-TOT	3/1/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
			2/9/2024	1/29/2024	ACH-TOT	40,101.00 USD	Yes
						USD	
<b>Vendor total</b>						40,101.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003454	Baycom Inc	Vendors	CHECK-TOT	3/6/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
			2/22/2024	2/28/2024	CHECK-TOT	115,783.00 USD	Yes



						USD	
<b>Vendor total</b>						115,783.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003506	Metlife c/o Fascore	Vendors	ACH-TOT	3/5/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	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	
<b>Vendor total</b>						145,489.41	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003552	Impact Child & Family Therapies Inc	Vendors	ACH-TOT	1/31/2024	3/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	ACHP-000009608		2/2/2024	1/29/2024	ACH-TOT	68,575.73 USD	Yes
						USD	
<b>Vendor total</b>						68,575.73	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003636	Community Care Resources Inc	Vendors	CHECK-TOT	2/26/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000099350		2/15/2024	3/6/2024	CHECK-TOT	32,009.72 USD	Yes
						USD	
<b>Vendor total</b>						32,009.72	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003673	John Fabick Tractor Co	Vendors	CHECK-TOT	2/28/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
	CHKP-000099932		2/15/2024	2/12/2024	CHECK-STD	94,175.00 USD	Yes
						USD	
<b>Vendor total</b>						94,175.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003781	JP Graphics Inc	Vendors	CHECK-TOT	1/31/2024	2/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr



CHKP-000099196			2/8/2024	1/31/2024	CHECK-TOT	16,562.19 USD	Yes
						USD	
<b>Vendor total</b>						16,562.19	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003782	BP	Vendors	CHECK-TOT	1/31/2024	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099859			2/15/2024	2/16/2024	CHECK-TOT	13,689.38 USD	Yes
						USD	
<b>Vendor total</b>						13,689.38	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003832	Tyler Technologies Inc	Vendors	CHECK-TOT	3/1/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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>						70,519.02	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003859	Aramark	Vendors	CHECK-TOT	2/19/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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>						28,114.30	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0003897	National Food Group	Vendors	CHECK-TOT	3/4/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100732			3/7/2024	2/29/2024	CHECK-TOT	5,407.90 USD	Yes
						USD	
<b>Vendor total</b>						5,407.90	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
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	
						15,402.00	
Vendor total	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	
						122,116.60	
Vendor total	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	
						213,117.13	
Vendor total	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	
						20,148.91	
Vendor total	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	
						7,195.00	
Vendor total	Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	



Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0005468	Tree Frog Service LLC	Vendors	CHECK-TOT	2/1/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100163			2/22/2024	2/1/2024	CHECK-TOT	6,337.50 USD	Yes
						USD	
						6,337.50	
<b>Vendor total</b>							
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0005537	Axon Enterprise Inc	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100165			2/22/2024	3/2/2024	CHECK-TOT	12,000.00 USD	Yes
						USD	
						12,000.00	
<b>Vendor total</b>							
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0005580	Foundations Health & Wholeness Inc	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099371			2/15/2024	3/6/2024	CHECK-TOT	49,653.32 USD	Yes
						USD	
						49,653.32	
<b>Vendor total</b>							
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0005666	Lakeshore Healthcare - Kenosha LLC	Vendors	ACH-TOT	1/30/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009779			3/1/2024	3/1/2024	ACH-TOT	26,540.58 USD	Yes
						USD	
						26,540.58	
<b>Vendor total</b>							
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0005760	Energy Solution Partners	Vendors	CHECK-TOT	2/15/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100168			2/22/2024	3/1/2024	CHECK-TOT	23,277.72 USD	Yes
						USD	



Vendor total						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	Appr
CHKP-000100737			3/7/2024	3/9/2024	CHECK-TOT	16,800.00 USD
						USD
Vendor total						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	Appr
TREA-0002272			2/7/2024	2/7/2024	ACH-TREAS	50,311.91 USD
TREA-0002277		HUMANA WEEKLY	2/14/2024	2/13/2024	ACH-TREAS	39,302.78 USD
HRV000001017	022124-g-humana	TOTAL	2/21/2024	2/21/2024	ACH-TREAS	28,953.92 USD
TREA-0002289		HUMANA WEEKLY	2/28/2024	2/27/2024	ACH-TREAS	31,704.51 USD
TREA-0002299		02/28/24 HUMANA WEEKLY / 03/06/24	3/6/2024	3/4/2024	ACH-TREAS	27,774.44 USD
						USD
Vendor total						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	Appr
TREA-0002293		DTCC / DEBT PMT / INTEREST	3/1/2024	3/1/2024	WIRE-STD	1,692,436.82 USD
						USD
Vendor total						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	Appr
CHKP-000099948			2/22/2024	3/20/2024	CHECK-TOT	9,206.38 USD
						USD



Vendor total						9,206.38
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	
V0006054	Johnson Financial Group	Vendors	ACH-TREAS	3/5/2024	3/6/2024	
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount
TREA-0002270		HSA BI-WEEKLY PAYROLL DATED 02/09/24	2/7/2024	2/6/2024	ACH-TREAS	10,970.13 USD
TREA-0002281		HSA / 02/23/24 / BI-WEEKLY PAYROLL	2/21/2024	2/20/2024	ACH-TREAS	10,970.13 USD
TREA-0002298		HSA / 03/08/24 / BI-WEEKLY PAYROLL	3/6/2024	3/5/2024	ACH-TREAS	10,870.13 USD
						USD
Vendor total						32,810.39
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	
V0006079	Norris Inc	Vendors	CHECK-TOT	2/19/2024	2/22/2024	
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount
CHKP-000099949			2/22/2024	3/20/2024	CHECK-TOT	20,545.56 USD
						USD
Vendor total						20,545.56
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	
V0006092	Racine County, Ace Services	Vendors	CHECK-TOT	2/19/2024	2/22/2024	
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount
CHKP-000099950			2/22/2024	3/20/2024	CHECK-TOT	86,800.00 USD
						USD
Vendor total						86,800.00
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment	
V0006093	State of Wisconsin Court Fines & Assessments	Vendors	ACH-TREAS	3/22/2024	2/22/2024	
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount
TREA-0002285		CIRCUIT COURT FINES AND FEES / JANUARY 2024	2/22/2024	2/22/2024	ACH-TREAS	297,694.33 USD
						USD
Vendor total						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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
TREA-0002292		ETF / WI RETIREMENT / JAN 2024	2/29/2024	2/14/2024	ACH-TREAS	848,807.73 USD	Yes
Vendor total						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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
APP0104256			2/13/2024	3/14/2024	CHECK-TOT	6,220.75 USD	Yes
Vendor total						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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099869			2/15/2024	2/21/2024	CHECK-TOT	6,819.77 USD	Yes
Vendor total						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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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
Vendor total						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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr



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	
<b>Vendor total</b>						46,700.00	
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	
<b>Vendor total</b>						18,553.75	
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	
<b>Vendor total</b>						54,813.25	
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	
<b>Vendor total</b>						17,010.00	
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	
<b>Vendor total</b>						29,592.00	
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		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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
						USD	
Vendor total						14,653.40	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0013352	Car Corral Service	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100501			2/29/2024	2/29/2024	CHECK-TOT	34,229.00 USD	Yes
						USD	
Vendor total						34,229.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0013921	Machnik, James	Vendors	CHECK-TOT	3/1/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100748			3/7/2024	2/29/2024	CHECK-TOT	9,652.50 USD	Yes
						USD	
Vendor total						9,652.50	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0014043	Delta Dental of Wisconsin Inc	Vendors	ACH-TREAS	2/16/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
TREA-0002294		DELTA DENTAL WI / DENTAL & VISION PREMIUM / MARCH 2024	3/1/2024	2/16/2024	ACH-TREAS	89,731.30 USD	Yes
						USD	
Vendor total						89,731.30	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0014383	Alliance Health Care Institute	Vendors	CHECK-TOT	1/31/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr



CHKP-000100174			2/22/2024	2/23/2024	CHECK-TOT	6,000.00 USD	Yes
						USD	
<b>Vendor total</b>						6,000.00	
<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>		
V0014670	EMC Insurance Companies	Vendors	CHECK-TOT	2/14/2024	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-000100175			2/22/2024	3/1/2024	CHECK-TOT	274,655.00 USD	Yes
						USD	
<b>Vendor total</b>						274,655.00	
<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>		
V0015877	Coro Medical LLC	Vendors	CHECK-TOT	2/6/2024	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-000100176			2/22/2024	2/29/2024	CHECK-TOT	9,759.40 USD	Yes
						USD	
<b>Vendor total</b>						9,759.40	
<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>		
V0015889	NaphCare	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-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>						458,473.50	
<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>		
V0015992	Bancroft Neurohealth	Vendors	CHECK-TOT	2/5/2024	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-000099411			2/15/2024	3/6/2024	CHECK-TOT	58,373.00 USD	Yes
						USD	
<b>Vendor total</b>						58,373.00	
<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>		



V0016007	MatrixCare Inc	Vendors	ACH-TOT	2/1/2024	2/16/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009687			2/16/2024	2/1/2024	ACH-TOT	12,174.91 USD	Yes
						USD	
<b>Vendor total</b>						12,174.91	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0016061	Southern Hope Homes	Vendors	ACH-TOT	1/30/2024	2/23/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009738			2/23/2024	3/1/2024	ACH-TOT	10,534.00 USD	Yes
						USD	
<b>Vendor total</b>						10,534.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0016175	160 Driving Academy	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100505			2/29/2024	3/1/2024	CHECK-TOT	36,254.59 USD	Yes
						USD	
<b>Vendor total</b>						36,254.59	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0016811	HealthDirect Pharmacy Services Inc	Vendors	CHECK-TOT	1/31/2024	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099878			2/15/2024	1/31/2024	CHECK-TOT	29,225.59 USD	Yes
						USD	
<b>Vendor total</b>						29,225.59	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0017686	AEG Group Inc	Vendors	CHECK-TOT	12/30/2023	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099881			2/15/2024	12/30/2023	CHECK-TOT	163,471.26 USD	Yes
						USD	
<b>Vendor total</b>						163,471.26	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		



V0017687	Utility Associates Inc	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100507			2/29/2024	2/29/2024	CHECK-TOT	415,630.61 USD	Yes
						USD	
<b>Vendor total</b>						415,630.61	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0018375	Badger CDL LLC	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100182			2/22/2024	2/23/2024	CHECK-TOT	60,000.00 USD	Yes
CHKP-000100508			2/29/2024	3/1/2024	CHECK-TOT	16,000.00 USD	Yes
						USD	
<b>Vendor total</b>						76,000.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0019019	Dooley & Associates LLC	Vendors	ACH-TOT	2/27/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009788			3/1/2024	3/9/2024	ACH-TOT	6,033.38 USD	Yes
						USD	
<b>Vendor total</b>						6,033.38	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0019312	Frazier Support Services/Peace of Mind Group Home	Vendors	CHECK-TOT	2/19/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099955			2/22/2024	3/20/2024	CHECK-TOT	6,005.07 USD	Yes
						USD	
<b>Vendor total</b>						6,005.07	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0019883	Prasser Law and Advocacy LLC	Vendors	ACH-TOT	3/6/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100293			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		
V0019886	IMS Inc	Vendors	CHECK-TOT	2/6/2024	2/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099210			2/8/2024	2/10/2024	CHECK-TOT	9,900.00 USD	Yes
						USD	
<b>Vendor total</b>						9,900.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0020908	Patagonia Health Inc	Vendors	CHECK-TOT	2/2/2024	2/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099212			2/8/2024	2/15/2024	CHECK-TOT	8,624.82 USD	Yes
						USD	
<b>Vendor total</b>						8,624.82	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0021585	WEX Health Incorporated	Vendors	ACH-TREAS	3/4/2024	3/5/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0022637	Attolles Law SC	Vendors	CHECK-TOT	2/13/2024	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099888			2/15/2024	2/22/2024	CHECK-TOT	14,937.50 USD	Yes
						USD	
<b>Vendor total</b>						14,937.50	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		



V0022893	Angel Care Living Facilities LLC	Vendors	CHECK-TOT	1/30/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100190			2/22/2024	3/1/2024	CHECK-TOT	12,084.00 USD	Yes
						USD	
<b>Vendor total</b>						12,084.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0023596	Daybreak Inc	Vendors	CHECK-TOT	1/30/2024	2/22/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100192			2/22/2024	3/1/2024	CHECK-TOT	8,866.17 USD	Yes
						USD	
<b>Vendor total</b>						8,866.17	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0024466	Anders Community and Family Services LLC	Vendors	ACH-TOT	1/31/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009624			2/2/2024	1/29/2024	ACH-TOT	7,277.40 USD	Yes
						USD	
<b>Vendor total</b>						7,277.40	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0024467	Generational Cycles LLC	Vendors	ACH-TOT	1/31/2024	3/1/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009625			2/2/2024	1/29/2024	ACH-TOT	7,815.60 USD	Yes
ACHP-000009792			3/1/2024	3/1/2024	ACH-TOT	14,339.00 USD	Yes
						USD	
<b>Vendor total</b>						22,154.60	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0025029	Short Elliott Hendrickson Inc	Vendors	CHECK-TOT	1/25/2024	2/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099216			2/8/2024	2/14/2024	CHECK-TOT	16,907.32 USD	Yes
						USD	



Vendor total						16,907.32	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0025402	Ferguson US Holdings Inc	Vendors	CHECK-TOT	1/18/2024	2/15/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099890			2/15/2024	1/3/2024	CHECK-TOT	14,063.00 USD	Yes
Vendor total						14,063.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0026703	Gifted Hands Assisted Living LLC	Vendors	ACH-TOT	1/30/2024	2/23/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009741			2/23/2024	3/1/2024	ACH-TOT	14,896.94 USD	Yes
Vendor total						14,896.94	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0027949	Keystone Heating & Air Conditioning Co Inc	Vendors	CHECK-TOT	2/26/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000100762			3/7/2024	3/15/2024	CHECK-TOT	16,734.00 USD	Yes
Vendor total						16,734.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0027994	Village Pub of Silver Lake	Vendors	ACH-TOT	2/28/2024	2/16/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009693			2/16/2024	2/23/2024	ACH-TOT	6,624.00 USD	Yes
Vendor total						6,624.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0028621	Norton Transitional Learning LLC	Vendors	CHECK-TOT	2/27/2024	2/29/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr



CHKP-000100517			2/29/2024	3/1/2024	CHECK-TOT	11,995.00 USD	Yes
						USD	
<b>Vendor total</b>						11,995.00	
<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>		
V0029943	Family Services of NE Wisconsin 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-000099957			2/22/2024	3/20/2024	CHECK-TOT	6,781.05 USD	Yes
						USD	
<b>Vendor total</b>						6,781.05	
<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>		
V0029944	Tomorrow's Children	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-000099958			2/22/2024	3/20/2024	CHECK-TOT	5,253.30 USD	Yes
						USD	
<b>Vendor total</b>						5,253.30	
<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>		
V0030773	A&M Construction	Vendors	ACH-TOT	2/6/2024	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-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	
<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>		
V0031222	Gregory J Mayew Atty at Law LLC	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-000100294			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>		



V0032225	Pretti Girlz with a Purpose	Vendors	CHECK-TOT	3/5/2024	3/7/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
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
						USD	
Vendor total						18,600.00	
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
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
						USD	
Vendor total						1,365,047.18	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0033215	Construction Management Assoc Inc	Vendors	ACH-TOT	12/30/2023	2/16/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
ACHP-000009697			2/16/2024	2/22/2024	ACH-TOT	83,882.18 USD	Yes
						USD	
Vendor total						83,882.18	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
V0033447	HRI Vending	Vendors	CHECK-TOT	1/30/2024	2/8/2024		
Voucher	Invoice	Description	Date	Due date	Method of payment	Invoice amount	Appr
CHKP-000099228			2/8/2024	2/9/2024	CHECK-TOT	12,498.00 USD	Yes
						USD	
Vendor total						12,498.00	
Vendor account	Vendor name	Vendor group	Method of payment	Date of last invoice	Date of last payment		
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	
						6,865.84	
Vendor total	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	
						5,517.12	
Vendor total	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	
						403,318.05	
Vendor total	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	
						10,218.06	
Vendor total	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	
						30,459.25	
Vendor total	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	
						45,900.00	
Vendor total	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	
						8,112.48	
Vendor total	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	
						20,000.00	
Vendor total	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	
						35,000.00	
Vendor total	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	
						220,381.18	
Vendor total	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	
						22,149.30	
Vendor total	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	
						10,473.95	
Vendor total	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	
						73,160.21	
Vendor total	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	
						88,765.03	
Vendor total	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	
						5,140.00	
Vendor total	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	
Vendor total						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	
Vendor total						8,571.38	
Dimension set						24,053,429.19	
110 - 000 - 0000 - 220030							
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	
Vendor total						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	
Vendor total						159,281.70	
Dimension set						379,662.88	
Grand total						24,433,092.07	



# REGISTER OF DEEDS

## SUMMARY OF REVENUE AND ACTIVITY

	2024 2 MONTHS	2023 2 MONTHS	2023	2022	2021	2020
TOTAL RECEIPTS	\$499,455	\$413,498	\$4,005,815	\$6,281,091	\$6,116,484	\$5,202,375
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	\$183,901	\$160,630	\$1,330,509	\$1,887,183	\$2,043,326	\$1,761,671
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	\$161,784	\$140,110	\$1,188,713	\$1,701,082	\$1,774,040	\$1,519,410
LESS						
REGISTER OF DEEDS FEES	\$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)
NET REGISTER OF DEEDS FEES	\$91,084	\$84,840	\$547,559	\$644,561	\$808,497	\$729,490
TRANSFER TAX	\$70,106	\$54,821	\$638,268	\$1,053,634	\$963,318	\$788,435
R.E. SEARCH FEES	\$595	\$450	\$2,885	\$2,875	\$2,225	\$1,540
ACCOUNTS RECEIVABLE	\$0	\$0	\$0	\$12	\$0	(\$55)
BALANCE	(\$0)	(\$0)	\$0	(\$0)	(\$0)	(\$0)
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)
TOTAL BUDGET	\$1,600,000	\$161,189	\$213,533	(\$52,344)

\* 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	\$255,352	\$224,264	\$4,005,815	\$6,281,091	\$6,116,484	\$5,202,375
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	\$96,519	\$85,105	\$1,330,509	\$1,887,183	\$2,043,326	\$1,761,671
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	\$84,887	\$74,060	\$1,188,713	\$1,701,082	\$1,774,040	\$1,519,410
LESS						
REGISTER OF DEEDS FEES	\$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)
NET REGISTER OF DEEDS FEES	\$49,263	\$43,346	\$547,559	\$644,561	\$808,497	\$729,490
TRANSFER TAX	\$35,254	\$30,464	\$638,268	\$1,053,634	\$963,318	\$788,435
R.E. SEARCH FEES	\$370	\$250	\$2,885	\$2,875	\$2,225	\$1,540
ACCOUNTS RECEIVABLE	\$0	\$0	\$0	\$12	\$0	(\$55)
BALANCE	\$0	\$0	\$0	(\$0)	(\$0)	(\$0)
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>																
<b>TOTAL RECEIPTS</b>		\$4,486,925		\$604,228		\$1,036,611		\$1,253,904		\$1,944,176		\$2,483,736		\$2,319,930		\$1,745,597
<b>LESS</b>																
<b>INTEREST ALLOCATED</b>		(\$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>
<b>INTEREST ON INVESTMENTS BEFORE ALLOCATION</b>		\$2,698,833		\$774,302		\$ (137,748)		\$252,503		\$791,555		\$496,322		\$302,870		\$207,497
100.160.1610.448110																
<b>UNREALIZED GAIN/LOSS - NET ACCRUED INCOME</b>		\$648,694		(\$1,357,778)		\$0		\$0		\$0		\$0		\$0		\$0
100.160.1610.448140																
<b>INTEREST ON TAXES</b>		\$647,226		\$719,495		\$740,954		\$628,101		\$708,947		\$1,250,470		\$1,276,421		\$964,964
100.160.1610.441990																
<b>PENALTY ON DELINQUENT TAXES</b>		\$353,304		\$391,568		\$408,212		\$313,695		\$393,352		\$697,986		\$707,913		\$538,910
100.160.1610.441980																
<b>COUNTY TREASURER'S FEES</b>		\$15		\$49		\$95		69		\$166		\$205		\$124		\$314
100.160.1610.445520																
<b>PERSONAL PROPERTY CHRGBACK</b>		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
<b>USE-VALUE PENALTY</b>		\$137,798		\$72,591		\$17,697		\$54,566		\$49,130		\$37,806		\$14,366		\$33,653
100.160.1610.445680																
<b>FOREST CROP</b>		\$1,056		\$4,000		\$7,401		\$4,969		\$1,026		\$948		\$8,295		\$260
100.160.1610.441140																
<b>UNCLAIMED FUNDS - STATE</b>		\$0		\$0		\$0		\$0		\$0		\$0		\$9,942		\$0
<b>BALANCE</b>		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
<b>SUMMARY OF INVESTMENTS</b>																
<b>TREASURER'S CASH</b>		\$4,756,003		\$8,170,100		\$5,090,251		\$3,282,314		\$4,608,632		\$4,648,458		\$4,774,785		\$4,514,831
<b>INVESCO GAP</b>		\$6,338,761		\$6,038,901		\$5,963,770		\$5,962,156		\$5,932,185		\$5,806,830		\$5,712,599		\$5,673,063
<b>US BANK / DANA FUND</b>		\$37,391,319		\$35,901,725		\$26,962,569		\$8,213,255		\$8,124,588		\$7,923,396		\$7,857,874		\$7,816,236
<b>INVESCO TREASURY</b>		\$280,508		\$267,261		\$264,042		\$264,017		\$262,749		\$257,270		\$253,102		\$251,431
<b>STATE POOL INVESTMENT</b>		\$18,784,491		\$20,100,284		\$18,990,070		\$26,171,253		\$15,626,349		\$6,116,910		\$19,386,006		\$26,503,927
<b>JFG 13 MONTH CD FOR BROOKSIDE</b>		\$50,000		\$0		\$0		\$0		\$0		\$0		\$0		\$0
<b>U. S. TREASURY BOND</b>		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
<b>TOTAL CASH</b>		<b>\$67,601,083</b>		<b>\$70,478,272</b>		<b>\$57,270,702</b>		<b>\$43,892,994</b>		<b>\$34,554,502</b>		<b>\$24,752,864</b>		<b>\$37,984,367</b>		<b>\$44,759,488</b>
<b>AVERAGE ANNUAL INTEREST RATE</b>		<b>6.752%</b>		1.861%		0.228%		2.601%		5.284%		2.097%		1.242%		0.362%
<b>SUMMARY OF CASH BALANCE</b>																
<b>AVERAGE DAILY CASH BALANCE</b>		\$84,145,782		\$56,319,842		\$58,604,220		\$56,777,421		\$42,711,552		\$40,915,165		\$50,792,467		\$66,247,071
<b>LOWEST CASH BALANCE DATE</b>		\$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
<b>INTEREST ON INVESTMENTS</b>		\$325,000		\$2,170,571										\$297,917		\$1,872,654
100.160.1610.448110																
<b>UNREALIZED GAIN/LOSS - NET ACCRUED INCOME</b>		\$0		\$648,694										\$0		\$648,694
100.160.1610.448140																
<b>INTEREST ON TAXES</b>		\$750,000		\$647,226										\$687,500		(\$40,274)
100.160.1610.441990																
<b>PENALTY ON DELINQUENT TAXES</b>		\$400,000		\$353,304										\$366,667		(\$13,363)
100.160.1610.441980																
<b>COUNTY TREASURER'S FEES</b>		\$50		\$15										\$46		(\$31)
100.160.1610.445520																
<b>FOREST CROP</b>		\$5,000		\$1,056										\$4,583		(\$3,528)
100.160.1610.441140																
<b>USE-VALUE PENALTY</b>		\$45,000		\$137,798										\$41,250		\$96,548
100.160.1610.445680																
<b>UNCLAIMED FUNDS - STATE</b>		\$0		\$0										\$0		\$0
100.160.1610.441600																
<b>TOTAL BUDGET</b>		<b>\$1,525,050</b>		<b>\$3,958,663</b>										<b>\$1,397,963</b>		<b>\$2,560,700</b>

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.



KENOSHA COUNTY
FINANCE DIRECTOR'S
DAILY CASH BALANCE
NOVEMBER 2023

		JOHNSON BANK	US BANK		INVESCO	JFG 13 MONTH CD	LOCAL GOV'T	
DAY	DATE	TREASURER'S CASH	DANA FUND	INVESCO	GAP	BROOKSIDE	INVESTMENT POOL	TOTAL
BALANCE CARRYFWD	31-Oct-23	4,286,320.88	37,103,955.56	279,296.59	6,311,373.60	50,000.00	23,591,000.69	71,621,947.32
Wednesday	01-Nov-23	6,853,743.11	37,103,955.56	279,296.59	6,311,373.60	50,000.00	22,391,000.69	72,989,369.55
Thursday	02-Nov-23	3,347,174.68	37,103,955.56	279,296.59	6,311,373.60	50,000.00	22,391,000.69	69,482,801.12
Friday	03-Nov-23	2,784,795.31	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	70,720,421.75
Saturday	04-Nov-23	2,784,795.31	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	70,720,421.75
Sunday	05-Nov-23	2,784,795.31	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	70,720,421.75
Monday	06-Nov-23	3,155,836.51	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	71,091,462.95
Tuesday	07-Nov-23	3,505,289.28	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	71,440,915.72
Wednesday	08-Nov-23	3,315,497.61	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	71,251,124.05
Thursday	09-Nov-23	1,482,929.22	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	69,418,555.66
Friday	10-Nov-23	1,632,939.39	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	69,568,565.83
Saturday	11-Nov-23	1,632,939.39	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	69,568,565.83
Sunday	12-Nov-23	1,632,939.39	37,103,955.56	279,296.59	6,311,373.60	50,000.00	24,191,000.69	69,568,565.83
Monday	13-Nov-23	2,350,021.26	37,103,955.56	279,296.59	6,311,373.60	50,000.00	23,591,000.69	69,685,647.70
Tuesday	14-Nov-23	2,405,712.30	37,103,955.56	279,296.59	6,311,373.60	50,000.00	23,591,000.69	69,741,338.74
Wednesday	15-Nov-23	7,352,943.66	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	69,788,570.10
Thursday	16-Nov-23	2,711,565.21	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	65,147,191.65
Friday	17-Nov-23	3,131,432.46	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	65,567,058.90
Saturday	18-Nov-23	3,131,432.46	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	65,567,058.90
Sunday	19-Nov-23	3,131,432.46	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	65,567,058.90
Monday	20-Nov-23	5,936,398.14	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	68,372,024.58
Tuesday	21-Nov-23	6,122,576.09	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	68,558,202.53
Wednesday	22-Nov-23	6,098,812.70	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	68,534,439.14
Thursday	23-Nov-23	6,098,812.70	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	68,534,439.14
Friday	24-Nov-23	6,098,812.70	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	68,534,439.14
Saturday	25-Nov-23	6,098,812.70	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	68,534,439.14
Sunday	26-Nov-23	6,098,812.70	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	68,534,439.14
Monday	27-Nov-23	6,912,095.87	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	69,347,722.31
Tuesday	28-Nov-23	7,693,217.68	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	70,128,844.12
Wednesday	29-Nov-23	7,462,453.91	37,103,955.56	279,296.59	6,311,373.60	50,000.00	18,691,000.69	69,898,080.35
Thursday	30-Nov-23	4,756,003.49	37,391,319.46	280,508.27	6,338,761.10	50,000.00	18,784,491.16	67,601,083.48
TOTAL								2,074,183,269.72
								28,104,691,174.30
								84,145,781.96



# 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		







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
Total	\$3,239,432.61	\$3,014,559.55	\$224,873.06
Tax Deed Eligible	\$651,396.08	\$554,718.70	\$96,677.38
# TD Parcels change	121	77	44