

Kenosha



County

MEMORANDUM

Communication to Kenosha County Board of Supervisors
(For Informational Purposes Only)

COMMUNICATION TO APPEAR ON COUNTY BOARD MEETING AGENDA: 06/06/2023

SUBJECT: RESOLUTION AUTHORIZING TRANSFER OF A PARCEL TAKEN BY TAX DEED TO THE CITY OF KENOSHA AND FORGIVENESS OF TAXES AND ASSESSMENTS

SUBMITTED BY: JOHN F MOYER

TO BE REFERRED TO COMMITTEE BY THE CHAIRMAN

ADDITIONAL INFORMATION (optional):

**Kenosha County
Administrative Proposal Form**

1. Proposal Overview

Division: _____ Department: Corporation Counsel

Proposal Summary (attach explanation and required documents):

This proposal requests authorization to transfer a tax deeded parcel to the City of Kenosha and forgiveness of past due taxes and assessments through the 2023 bill to be sent in December, 2023. This parcel is mostly under the waters of Lake Michigan and is needed by the City for erosion control. It was tax deeded in December, 2022 for tax delinquency.

Dept./Division Head Signature: _____

Date: 5/11/23

2. Department Head Review

Comments:

Recommendation: Approval Non-Approval

Department Head Signature: _____

Date: 5-11-23

3. Finance Division Review

Comments:

Recommendation: Approval Non-Approval

Finance Signature: _____

Date: 5/11/23

4. County Executive Review

Comments:

Action: Approval Non-Approval

Executive Signature: _____

Date: 5/12/2023

KENOSHA COUNTY

BOARD OF SUPERVISORS

RESOLUTION NO.

Subject: RESOLUTION AUTHORIZING TRANSFER OF A PARCEL TAKEN BY TAX DEED TO THE CITY OF KENOSHA AND FORGIVENESS OF TAXES AND ASSESSMENTS	
Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/>	
Date Submitted:	Date Resubmitted:
Submitted By: Finance Committee	
Fiscal Note Attached <input type="checkbox"/>	Legal Note Attached <input type="checkbox"/>
Prepared By: John F. Moyer Sr. Asst. Corporation Counsel	Signature:

WHEREAS, Kenosha County has taken a tax delinquent parcel by tax deed located at First Avenue and 75th St. bearing assigned tax parcel number 05-123-05-357-002, and

WHEREAS, the City of Kenosha is best situated to own this parcel for management or reversion as it is almost entirely under water and located such that protection of First Avenue necessitates erosion control, and

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

WHEREAS, this property has long been delinquent and should be maintained by the City for their intended productive public purpose, and

WHEREAS, in order to further the process of transfer of these properties and to expend the resources necessary to return them to use, the City has requested that all property taxes and those for 2023 to be billed in December, 2023 for this properties be forgiven, and

WHEREAS, considerable time and resources have already been expended in studying, discussing and executing the taking and transfer of this property. Further the City of Kenosha has passed Resolution 32-23 on February 28, 2023 to accept transfer of this parcel.

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby agrees to authorize the forgiveness of delinquent taxes for the prior unpaid years and for 2023 to be billed in December, 2023 due to the County on this property and transfer it immediately or as soon as possible to the City of Kenosha; and

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

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

Respectfully submitted by:

FINANCE COMMITTEE

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

RESOLUTION NO. 32-23

SPONSOR: THE MAYOR

TO AUTHORIZE THE TRANSFER OF OWNERSHIP OF ONE
PARCEL FROM KENOSHA COUNTY TO THE CITY OF KENOSHA

WHEREAS, Kenosha County took Parcel No. 05-123-05-357-002 ("Property;") by foreclosure
in rem; and

WHEREAS, the Property is intended to be utilized for erosion control; and

WHEREAS, it will be beneficial to the public to have the Property improved for such a purpose;
and

WHEREAS, the City of Kenosha is interested in acquiring the Property; and

WHEREAS, Kenosha County has expressed a willingness to transfer title to the Properties subject
to the terms and conditions forth herein.

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Kenosha,
Wisconsin, that the City of Kenosha accept the transfer of the Property from Kenosha County subject to
the forgiveness of the delinquent taxes and assessments for each and every parcel.

BE IT FURTHER RESOLVED that the Mayor and City Clerk/Treasurer are authorized to execute
any documents necessary to accomplish the transfer of the Property and the proper City officials are
hereby authorized to take all other necessary and appropriate action consistent with the approval of this
Resolution.

Adopted this 27th day of February, 2023.

ATTEST:  City Clerk
MICHELLE L. NELSON

APPROVED:  Mayor
JOHN M. ANTARAMIAN

Date: 2-28-23

Drafted By:
William K. Richardson
Assistant City Attorney

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

In the Matter of the Foreclosure of Tax
Liens Under Section 75.521 Wisconsin
Statutes By Kenosha County, List of Tax
Liens for 2022, Number 1

JUDGMENT

Case No. 22 CV 862

The above-entitled action for foreclosure of tax liens In Rem provided by Section 75.521 having come on to be heard before the Court on December 13, 2022, the petitioner Teri Jacobson, Kenosha County Treasurer, appeared in person and by her attorney, Kenosha County Sr. Assistant Corporation Counsel John F. Moyer and Attorney Lisa Bouterse, sec. 75.521(12)(b), Wis. Stats., Guardian ad Litem, appearing for all persons known or unknown who have or may have an interest in the lands described in the said List of Tax Liens and who are or may be minors or individuals adjudicated incompetent at the date of the filing of such tax liens, having appeared and reporting to the Court.

Upon the record and affidavits in this matter, the Court makes the following:

FINDINGS OF FACT

(1) This action to foreclosure tax liens by Kenosha County was commenced by filing a List of Tax Liens for 2022, Number 1, dated August 17, 2022, with the Clerk of Courts for Kenosha County as required by the procedure set forth at Section 75.521 Wis. Stats.

(2) The required Petition and affidavits of filing, publication, posting and mailing have been filed.

(3) Attorney Lisa Bouterse, as appointed Guardian ad Litem in this matter, has attempted to notify all non-redeeming parties of the proceeding who may be minors or incompetents and

the guardian ad litem reports she has no objection to the Court entering judgment against all unredeemed parcels listed on the attached list of lands.

(4) The last day for the redemption of the tax liens being foreclosed was November 10, 2022 and the last date for filing the verified answer was December 11, 2022; and as of December 12, 2022, the parcels on the attached list of lands, Exhibit A, remain unredeemed and no verified answer to the petition has been filed for any parcel on the list.

Upon the foregoing findings, I make the following

JUDGMENT

IT IS ORDERED AND ADJUDGED that Kenosha County, Wisconsin, is vested with an estate in fee simple absolute in all the lands on the attached Exhibit A, subject, however, to (1) all unpaid taxes and charges which are subsequent to the latest dated Tax Lien appearing on the List of Tax Liens, and, (2) all recorded restrictions.

IT IS FURTHER ORDERED AND ADJUDGED, that as to all persons, both artificial and natural, including the State of Wisconsin, infants, incompetents, absentees and non-residents who may have had any right, title, interest, claim, lien or equity of redemption in the parcels on the attached Exhibit A, and all persons claiming under and through them, or any of them, are forever barred and foreclosed of such right, title, interest, claim, lien or equity of redemption.

DATED this day of , 2022.

BY THE COURT:

Hon. Bruce E. Schroeder
Judge, Circuit Court Br. 3

FILED
12-22-2022
Clerk of Circuit Court
Kenosha County
2022CV000862

DATE SIGNED: December 21, 2022

Electronically signed by Judge Bruce E. Schroeder, Circuit Court Branch 3
Circuit Court Judge

PETITION NO. 17

TAX PARCEL NUMBER 05-123-05-357-002

DESCRIPTION: Lot 42 of Second Lake Park Addition, a Subdivision being part of the Southwest 1/4 of Section 5, Town 1 North, Range 23 East, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

LAST OWNER OF RECORD:

VIRGINIA ANDERSON SURVIVORS TRUST
10190 52nd St, Unit 14
Kenosha WI 53144

Other Interested Party:

City of Kenosha
625 52nd Street
Kenosha, WI 53140

MORTGAGE:
NONE

CERTIFICATE NO.	YR. OF TAX	YR. OF SALE	PRINCIPAL SUM TAX LIEN
1160	2017*	2018	2.77
1123	2018*	2019	2.51
1123S	2018*	2019	26.05
1239	2019	2020	2.56
1239S	2019	2020	16.84
1101	2020	20201	2.64

From: Ed Antaramian <eantaramian@kenosha.org>

Sent: Tuesday, July 12, 2022 1:44 PM

To: John Moyer <John.Moyer@kenoshacounty.org>

Cc: Tim Casey <tcasey@kenosha.org>; sbillingsley <sbillingsley@kenosha.org>; Bill Richardson <brichardson@kenosha.org>

Subject: Outlot

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize and trust the sender.

John,

I am in receipt of your letter dated July 1, 2022, on July 11, 2022, regarding a lot east of 1st Avenue, at about 71st Street. The property appears to be an outlot consisting of lakefront property upon which riprap is placed. You ask whether the City would be willing to take the property from the County, should the County exercise its rights to claim the property due to delinquent taxes. I have asked the City departments, and found that the City is willing to take this property. It is our understanding the conversation that you and I had this afternoon, that the County would acquire the property through the in rem process.

Please let us know how you would like to proceed.

Ed

Edward R. Antaramian

City Attorney

Room 201

625 52nd Street

Kenosha, Wisconsin 53140-3480

262-653-4170

Kenosha County Property Information Web Portal - Property Summary

Search powered by



Report/Print engine
List & Label @ Version 19:
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Property: 05-123-05-357-002

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 	Real Estate	05-123-05-357-002	241 - CITY OF KENOSHA	7107 1ST AVE	COUNTY OF KENOSHA C/O COUNTY CLERK 1010 56TH ST KENOSHA WI 53140
Tax Year Legend:	= owes prior year taxes	= not assessed	= not taxed	Delinquent	Current

Summary

Property Summary

Parcel #:	05-123-05-357-002
Alt. Parcel #:	0512305357002
Parcel Status:	Current Description
Creation Date:	1/1/1994
Historical Date:	
Acres:	0.010
Zoning:	

Property Addresses

Primary Address

7107 1ST AVE KENOSHA 53143

Owners

<u>Name</u>	<u>Status</u>	<u>Ownership Type</u>	<u>Interest</u>
COUNTY OF KENOSHA	CURRENT OWNER		
& VIRGINIA K ANDERSON REVOCABLE TRUST, GEORGE W	FORMER OWNER		
ANDERSON SURVIVORS TRUST, VIRGINIA K	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

LOT 42 SECOND LAKE PARK ADD PT OF SW 1/4 SEC 5 T 1 R 23 DOC#1416328 DOC#1719687 DOC#1941674

Public Land Survey - Property Descriptions

<u>Primary</u>	<u>Section</u>	<u>Town</u>	<u>Range</u>	<u>Qtr 40</u>	<u>Qtr 160</u>	<u>Gov Lot</u>	<u>Block/Condo</u>	<u>Bldg Type</u>	<u>#</u>	<u>Plat</u>
	05	01 N	23 E		SW			N/	4	LAKE PARK ADDITION, SECOND
								A	2	ADDITION

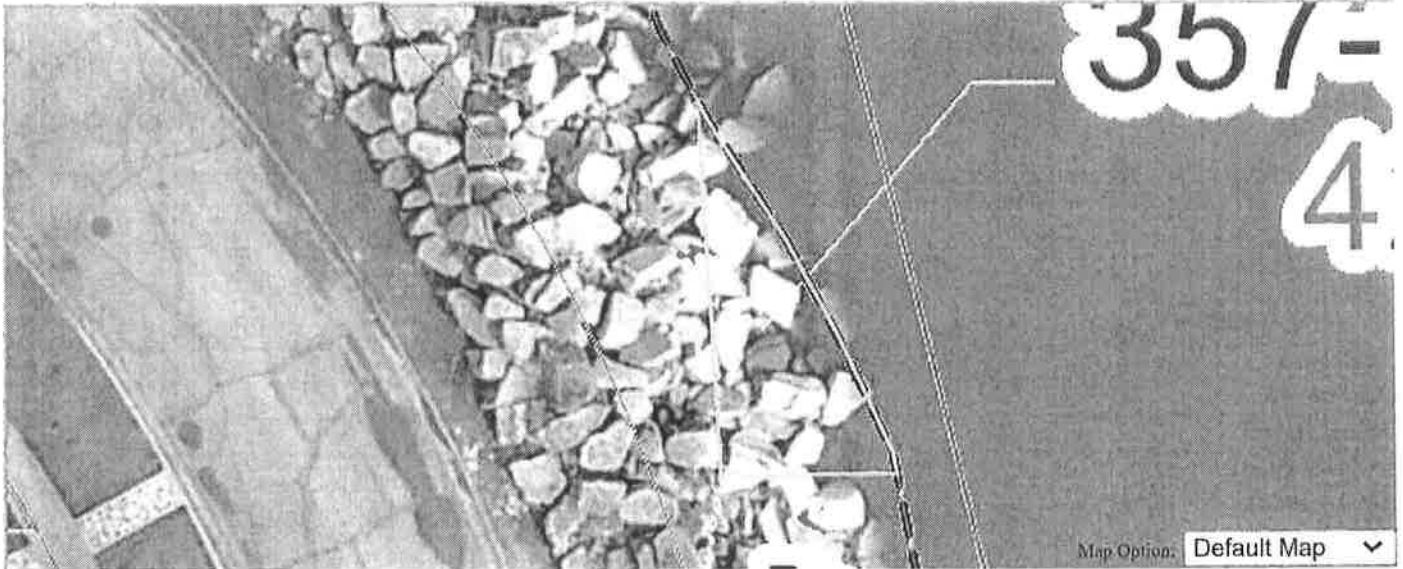
District

<u>Code</u> ▲	<u>Description</u>	<u>Category</u>
	KENOSHA COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
2793	KENOSHA UNIF SCHOOL DIST	REGULAR SCHOOL
0600	GATEWAY TECHNICAL COLLEGE	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found

GIS Map



Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 0.010

2023 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.000	0	0	0
ALL CLASSES	0.000	0	0	0

2022 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.000	100	0	100
ALL CLASSES	0.000	100	0	100

Taxes

Taxes have not been finalized for the year 2023

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>1941674</u>	<u>COUNTY TAX DEED</u>	<u>1/12/2023</u>		<u>0</u>	<u>1/6/2023</u>	<u>1/6/2023</u>	<u>\$0.00</u>	<u>1</u>
<u>1719687</u>	<u>TR</u>	<u>1/21/2014</u>	<u>0 / 0</u>			<u>1/9/2014</u>	<u>\$774,300.00</u>	<u>2</u>
<u>1416328</u>	<u>WE</u>	<u>12/21/2004</u>	<u>0 / 0</u>			<u>12/15/2004</u>	<u>\$100.00</u>	<u>1</u>