

From: Ashenfelter, Barry J - DNR
Sent: Thursday, December 19, 2019 12:53 PM
To: Neumann, Riley D - DNR
Subject: FW: Open ERP BRRTS 02-30-583151 Pleasant Prairie
Attachments: jobs tax deed and prop summary.pdf

Hi Again –

Aubrey Johnson, DNR's real estate expert, confirms that the BRRTS site is located within the property described in the tax deed, so the county has indeed obtained the LGU exemption and should not receive an owner/possessor RP letter.

Let me know if you have any questions or comments. I don't need to be involved with the site meeting.

Thanks.

Barry

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Barry Ashenfelter

Phone: 608-267-3120

barry.ashenfelter@wisconsin.gov

From: Ashenfelter, Barry J - DNR
Sent: Thursday, December 19, 2019 10:29 AM
To: Neumann, Riley D - DNR <Riley.Neumann@wisconsin.gov>
Subject: FW: Open ERP BRRTS 02-30-583151 Pleasant Prairie

Hi Riley –

Are you going to set up an on-site meeting with the county?

They most likely do have the LGU exemption, but I'm double checking the tax deed property description and the site location to make sure they overlap.

I'll let you know how that turns out.

Barry

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Barry Ashenfelter

Phone: 608-267-3120

barry.ashenfelter@wisconsin.gov

From: John Moyer <John.Moyer@kenoshacounty.org>
Sent: Tuesday, December 17, 2019 3:28 PM
To: Ashenfelter, Barry J - DNR <Barry.Ashenfelter@wisconsin.gov>; Neumann, Riley D - DNR <Riley.Neumann@wisconsin.gov>
Cc: Andy Buehler <Andy.Buehler@kenoshacounty.org>; Regi Bachochin <Regi.Bachochin@kenoshacounty.org>
Subject: Open ERP BRRTS 02-30-583151 Pleasant Prairie

Good Afternoon,

My name is John Moyer and I am an attorney for Kenosha County. I am writing in response to your letter sent December 9, 2019. Kenosha County acquired the property identified under tax parcel number 9341231830440, also known as 2019 91st St., Pleasant Prairie, WI 53158 on August 26, 2019 by tax deed. Please see attached deed. Also attached is a property summary which includes an aerial photo. This latter document can be accessed at the property summary portion of the Kenosha county website. We believe that we are exempt as a local governmental unit acquiring the property subsequent to contamination under sec. 292 of the Wisconsin statutes. The property was acquired via tax delinquency proceedings. We are still in the process of evicting the current owner, Joshua and Amy Jabs. The contamination appears to have occurred in June, 2018 as per DNR records.

We would like to meet the DNR at the property on or as soon thereafter as possible to January 6, 2020. On that date, we will be in court with the Jabs owners and they could accompany the DNR and County to the property and show where the spill occurred. Our intent is to auction the property for return to the tax rolls under the same use it has historically had. Kenosha County has not conducted any environmental testing on site since the tax deed and the Jabs still remain on the property until the eviction writ can be executed which will be no later than February 1, 2020. Please let me know if you need additional information. Thanks,
John

John F. Moyer
Senior Assistant Corporation Counsel
Kenosha County
912 56th St. LL13
Kenosha, WI 53140
(262)925-8023
Fax (262)925-8028

Confidential Attorney Client Communication: Do not copy, forward or print. If received in error, please delete and notify sender of receipt in error.

COUNTY TAX DEED

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

Tax Parcel Number # 93-4-123-183-0440

TO ALL TO WHOM THESE PRESENTS
SHALL COME, GREETING:

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

Exempt #14 (Foreclosure) (Joshua T. Jabs)

FEE EXEMPT

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

Part of the Southwest Quarter of the Southwest Quarter of Section 18, Town 1 North, Range 23 East of the Fourth Principal Meridian, and being more particularly described as follows: Beginning at a point on the South line of said Southwest Quarter of Section 18, which point is 401.4 feet East from the Southwest corner of said Quarter Section and running thence East along and upon the South line of said Quarter Section 198.6 feet; thence northerly 1315.2 feet and to the point in the highway which is 600 feet East of the West line of said Quarter Section thence Westerly along and upon the centerline of said highway, 198.6 feet; thence South and parallel with the West line of said Quarter Section 1316.8 feet and to the point of beginning and containing 6 acres, more or less, and lying and being in the Village of Pleasant Prairie, in the County of Kenosha and State of Wisconsin, EXCEPTING therefrom the West 70 feet thereof.

Was, for non-payment of taxes, sold by the said Treasurer of said County, at public auction at the County Treasurer's office, in the County of Kenosha, on the 1st day of September, in the year of our Lord, Two Thousand Sixteen, to the said Kenosha County for the sum of Four Thousand Four Hundred Seven dollars and 58 cents in the whole, which sum was the amount of taxes assessed and due, and unpaid on said tract of land, together with the costs and charges of such sale, due therewith at the time of making such sale, the whole of which sum of money has been paid by the aforesaid purchaser;

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

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

IN TESTIMONY WHEREOF, I, Mary T. Kubicki, the County Clerk of the County of Kenosha, have executed this Deed, pursuant to and in virtue of the authority in me vested by the statutes of the State of Wisconsin, and for and on behalf of said State, and the County of Kenosha aforesaid, and have hereunto subscribed my name officially, and affixed the seal of the said County, at Kenosha, in said County of Kenosha this 26 day of August, in the year of our Lord, Two Thousand Nineteen.

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

ACKNOWLEDGEMENT
STATE OF WISCONSIN)
SS. Kenosha County)

Personally came before me this 26 day of August, 2019
Mary T. Kubicki, to me known to be the person(s) who
executed the foregoing instrument and acknowledge the same.

This instrument was drafted by:
Mary T. Kubicki

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



DOCUMENT
1848918
RECORDED
At Kenosha County, Kenosha WI 53140
JoEllyn H. Storz, Register of Deeds
August 26, 2019 3:25 PM
\$300.00
14
Page 1

Kenosha County Property Information Web Portal - Property Summary

Property: 93-4-123-183-0440

Search powered by



Report-/Print engine
List & Label Ⓢ Version 19:
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1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019 <input type="checkbox"/> Ⓢ	Real Estate	93-4-123-183-0440	174 - VILLAGE OF PLEASANT PRAIRIE	2019 91ST ST	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 #:	93-4-123-183-0440
Alt. Parcel #:	9341231830440
Parcel Status:	Current Description
Creation Date:	1/1/1994
Historical Date:	
Acres:	3.780
Zoning:	

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	2019 91ST ST PLEASANT PRAIRIE 53158
<input type="checkbox"/>	2015 91ST ST PLEASANT PRAIRIE 53158

Owners

Name	Status	Ownership Type	Interest
COUNTY OF KENOSHA	CURRENT OWNER		
JABS, JOSHUA T	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)

2348-D-2 PT SW 1/4 SW 1/4 SEC 18 T 1 R 23 BEG 401.4 FT E OF SW COR 1/4 E 198.6 FT N'LY 1315.2 FT TO PT IN HY 600 FT E OF W LN 1/4 W'LY 198.6 FT S 1316.8 FT TO BEG EX W 70 FT DOC#1523099 DOC #1533042 DOC#1744144 DOC#1744145/1745819 CORR DOC#1744146 DOC#1744147/1745821 CORR DOC#1848918

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type #	Plat
<input checked="" type="checkbox"/>	18	01 N	23 E		SW				METES AND BOUNDS

District

Code ▲	Description	Category
	KENOSHA COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2793	KENOSHA UNIF SCHOOL DIST	REGULAR SCHOOL
0600	GATEWAY TECHNICAL COLLEGE	TECHNICAL COLLEGE
	LIBRARY	OTHER DISTRICT
	PUBLIC FIRE PROTECTION DT	OTHER DISTRICT

GIS Map



Building Information

Buildings

☐ 1945 Year Built, Single Family Residential, Cape Cod, 1232 SQ FT

Features

Type	Value	Unit of Measure
Year Built	1945	
Residential Type	Single Family Residential	
Building Style	Cape Cod	
Total Area	1232	SQ FT
Number of Stories	1	
Uses City Water	True	
Uses City Sewer	True	
Uses Septic System	False	
Has Well	False	
Exterior Wall	Wood	
Heating/Air Cond	Basic	
Heating Fuel Type	Gas	
Heating System Type	Warm Air	
Full Baths	1	

Half Baths	0	
Bedrooms	4	
Has Heating	True	
Add'l Story, Finished	0	
Attic, Finished	400	SQ FT
Basement, Finished	0	SQ FT
Full Basement, Total Area	832	SQ FT
Crawl Space	0	SQ FT
1st Story, Finished	832	SQ FT
2nd Story, Finished	0	SQ FT
Open Frame Porch, 1st	40	SQ FT

1942 Year Built, Single Family Residential, Cottage, 400 SQ FT

Features

Type	Value	Unit of Measure
Year Built	1942	
Residential Type	Single Family Residential	
Building Style	Cottage	
Total Area	400	SQ FT
Number of Stories	1	
Uses City Water	True	
Uses City Sewer	True	
Uses Septic System	False	
Has Well	False	
Exterior Wall	Asbestos	
Heating/Air Cond	Basic	
Heating Fuel Type	Gas	
Heating System Type	Warm Air	
Full Baths	1	
Half Baths	0	
Bedrooms	1	
Has Heating	True	
Add'l Story, Finished	0	
Attic, Finished	0	SQ FT
Basement, Finished	0	SQ FT
Crawl Space	400	SQ FT
1st Story, Finished	400	SQ FT
2nd Story, Finished	0	SQ FT
Open Frame Porch, 1st	40	SQ FT

1950 Year Built, Garage, 484 SQ FT

Features

Type	Value	Unit of Measure
Year Built	1950	
Building Style	Garage	
Total Area	484	SQ FT

1942 Year Built, Garage, 286 SQ FT

Features

Type	Value	Unit of Measure
Year Built	1942	
Building Style	Garage	
Total Area	286	SQ FT

Assessments

Assessment Summary

Estimated Fair Market Value: **194500**
 Assessment Ratio: **0.9479**
 Legal Acres: **3.780**

2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	3.749	82700	101700	184400
ALL CLASSES	3.749	82700	101700	184400

2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	3.749	82700	101700	184400
ALL CLASSES	3.749	82700	101700	184400

Taxes

Tax Summary

Bill #: 474906994 Net Mill Rate: **0.017900150**

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	38953.22
4/30/2020	1069.13
7/31/2020	1069.13

Payments

No payments were found

Key: Property Type: RE - Real Estate, PP - Personal Property
 Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	3558.72	-	-
School Credit	257.93	-	-
<input checked="" type="checkbox"/> Total	3300.79	-	-
GATEWAY TECHNICAL COLLEGE	155.37		
KENOSHA COUNTY	881.82		
KENOSHA UNIF SCHOOL DIST	1414.88		
LIBRARY	59.79		
LOCAL	788.93		
STATE OF WISCONSIN	0.00		
First Dollar Credit	60.99	-	-
Lottery Credit	0.00	-	-
Net Tax	3239.80	0.00	3239.80
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	35768.81	0.00	35768.81
<input checked="" type="checkbox"/> Delinquent Utility	2082.87	0.00	2082.87
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	41091.48	0.00	41091.48

Tax History

Interest/Penalty Date 12/17/2019

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	41091.48	0.00	0.00	0.00	N/A	41091.48	No Payment Collected
2018	5381.79	0.00	0.00	0.00	N/A	6269.78	No Payment Collected
2017	5346.83	0.00	0.00	0.00	N/A	7191.49	No Payment Collected
2016	5310.70	0.00	0.00	0.00	N/A	8098.83	No Payment Collected
2015	4520.06	0.00	0.00	0.00	N/A	7627.40	No Payment Collected
2014	3278.93	0.00	0.00	3278.93	12/22/2014	0.00	Paid
TOTAL	64929.79	0.00	0.00	3278.93	-	70278.98	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
1848918	COUNTY TAX DEED	8/26/2019		0	8/26/2019	8/26/2019	\$0.00	1
1744146	QUIT CLAIM DEED	3/10/2015	0 / 0	0		2/17/2015	\$50,000.00	1
1744145	PERSONAL REP DEED	3/10/2015	0 / 0	0		2/17/2015	\$50,000.00	1
1744144	PERSONAL REP DEED	3/10/2015	0 / 0	0		2/17/2015	\$50,000.00	1
1533042	PR	9/6/2007	0 / 0			6/8/2007	\$0.00	1
1523099	PR	6/8/2007	0 / 0			6/8/2007	\$0.00	1