Redevelopment Authority of the City of Kenosha Meeting  
Municipal Building, 625 52nd Street – Room 204  
Tuesday, February 18, 2020  
5:00 pm

Authority Member Doug Williams, Chairperson  
Authority Member Eric Migrin, Vice-Chairperson  
Alderman Stephanie Kemp  
Authority Member Steve Chalmers  
Authority Member Veronica Flores  
Authority Member Tim Thompkins

Call to Order  
Roll Call  
Citizens Comments

Approval of Minutes from January 21, 2020

1. Nuisance Properties

Authority Comments

Adjournment

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.
REDEVELOPMENT AUTHORITY OF THE CITY OF KENOSHA  
Minutes  
January 21, 2020

MEMBERS PRESENT: Doug Williams, Eric Migrin, Alderperson Stephanie Kemp, Veronica Flores,

MEMBERS EXCUSED: Steve Chalmers, Tim Thompkins

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:04 pm by Chairperson Doug Williams, roll call was taken.

Citizens Comments

Citizens Comments opened and closed.

A motion was made by Mr. Migrin and seconded by Ms. Flores to approve the minutes of December 9, 2019. The motion passed. (Ayes 4, Noes 0)

1. Election of Chairperson and Vice-Chairperson

A motion was made to elect Doug Williams for Chairperson made by Mr. Migrin and seconded by Ms. Flores. The motion passed. (Ayes 4, Noes 0)

A motion was made to elect Eric Migrin for Vice-Chairperson made by Ms. Flores and seconded by Alderperson Kemp. The motion passed. (Ayes 4, Noes 0)

A motion was made to appoint Jeffrey Labahn for Recording Secretary made by Mr. Migrin and seconded by Alderperson Kemp. The motion passed. (Ayes 4, Noes 0)

2. Financial Report

Mr. Khaligian explained the Financial Reports.

Ms. Flores asked if the Buyer Agency Agreement has been updated?

Mr. Khaligian had updated the Buyer Agency Agreement after the last offer to purchase the property had been made. Any future purchases will use the updated Buyer Agency Agreement.

Mr. Migrin questioned why Finance will not borrow the money until it is needed?

Mr. Khaligian explained that Finance will borrow money in March. This money is used on other projects. The approved funds for Redevelopment are available at anytime because they are approved funds. These funds may not show up on the reports until the current balance becomes much lower.
Ms. Flores inquired about the goals for the Redevelopment Authority in 2020.

Mr. Khaligian stated he has a list of ten properties in the uptown area from the Police Department and City Inspections Department. He is waiting on another list from these departments for the ten worst properties city wide. When these lists are complete Mr. Khaligian will share them with the Redevelopment Authority. Any property the Redevelopment Authority targets will have background information on the home. The positive thing is the Redevelopment Authority has expended a good amount of the funds by making good purchases.

Ms. Flores would like to find a way to save some of the nuisance properties from being razed if they are able to be rehabbed at a lower cost then razing it. There is a need for affordable housing. There are not many houses on the market for lower income families.

Mr. Khaligian explained the City does inspect these homes to see if they are able to be rehabbed. There were two homes that were deeded to Habitat for Humanity to rehab and sell.

Mr. Migrin asked if the homes are rehabbed is there anything that can be placed as a deed restriction for homeowner to not use it as a rental property? I would prefer the restriction because of the bad landlords.

Mr. Khaligian stated in the agreement with Habitat for Humanity they must sell to a home owner but there is not a deed restriction Usually with homes around 800 sq ft would be starter home. Homes that are closer to 1200 sq ft gives a family room to grow with in the home.

Mr. Williams asked what was the highest amount paid for a property in the Wilson Neighborhood recently? Maybe in the future the Redevelopment Authority may have to offer market rate for the properties.

Mr. Khaligian stated the highest paid recently was $105,000.

A motion was made by Alderperson Kemp and seconded by Mr. Migrin to receive and file. The motion passed. (Ayes 4, Noes 0)

3. Habitat for Humanity of Kenosha Development Agreement

Ms. Flores would like to make it a three bedroom home with one and a half bathroom.

Mr. Williams believes there will be more value in the home if it is a three bedroom. This does not change the sq ft of the home.

Mr. Migrin would like to invite Habitat for Humanity to the next meeting to discuss these requirement for the build.

A motion was made by Alderperson Kemp and seconded by Ms. Flores to approve as amended. The motion passed. (Ayes 4, Noes 0)
4. Uptown East Update

Mr. Khaligian explained the updates of the properties.

A motion was made by Mr. Migrin and seconded by Ms. Flores to receive and file. The motion passed. (Ayes 4, Noes 0)

Committee Comments

Mr. Khaligian mentioned there will be a meeting in the Wilson Neighborhood at the end of February. One of the homes that Habitat for Humanity had built on 38th Avenue had a bullet hole in the house. The neighborhood will get together to discuss the issues in the neighborhood. I will email members the information as I receive it.

A motion was made by Mr. Migrin and seconded by Ms. Flores to adjourn the meeting. The motion passed. (Ayes 4, Noes 0) The meeting adjourned at 5:34 pm.

Certification that the minutes have been approved by the Redevelopment Authority.

Jeffrey B. Labahn, Director of Community Development & Inspections

Meeting Minutes Prepared by: Courtney Dorado, Community Development & Inspections
NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Siel, District 2, Alderperson Michalski, District 3, Alderperson Paff, District 6, Alderperson Juliana, District 7 and Alderperson Pederson, District 12 have been notified.

LOCATION & ANALYSIS

Site:  
1420 60th Street (District 2)  
1516 69th Street (District 12)  
1708 50th Street (District 7)  
2907 63rd Street (District 3)  
3550 13th Avenue (District 6)  
4439 17th Avenue (District 6)  
5116 17th Avenue (District 7)  
6421 12th Avenue (District 3)

Per the Redevelopment Authority's request, City Development staff requested a list of city-wide nuisance properties from the City Police Department and City Inspection Department. The following is the list from the Inspection Department:

1420 60th Street  
Vacant two story, two family home with 2874 square feet constructed in 1908. Six violations from 2019 and tax delinquent. Assessed for $31,900.

1516 69th Street  
One story, owner-occupied single family home with 1181 square feet constructed in 1896. Sixteen violations from 2016-2017 and a $6,000 property maintenance judgment. Assessed for $69,500.

1708 50th Street  
One story, single family home with 1191 square feet constructed in 1913. Sixteen violations from 2019 and tax delinquent. Assessed for $95,500.

2907 63rd Street  
Vacant one story commercial building. Three violations from 2014 and tax delinquent. Assessed for $226,300.

3550 13th Avenue  
Vacant one story, single family home with 628 square feet constructed in 1890. Eight violations from 2019, tax delinquent and bank foreclosed. Assessed for $67,000.

4439 17th Avenue  
Vacant one and one half story, single family home with 1358 square feet constructed in 1901. Fire damaged, five violations from 2017, bank foreclosed January 16, 2020. Assessed for $107,400.
5116 17th Avenue

6421 12th Avenue
Vacant two story, single family home with 1526 square feet constructed in 1903. One violation from 2018, raze order issued 2019 and tax delinquent. Assessed for $26,000.

RECOMMENDATION:
For discussion purposes.

A. Zohrab Khajigian, Community Development Specialist

Jeffrey B. Labahn, Director
CITY OF KENOSHA - REAL ESTATE INQUIRY

PARCEL NUMBER: 12-223-31-384-027
NAME KEY: COMMUNITY CHARITY INC
ADDRESS KEY: ST060 01420
OLD PARCEL:

PROPERTY
NAME COMMUNITY CHARITY INC
ADDR 01420 060 ST
CITY KENOSHA

MAIL TO
NAME COMMUNITY CHARITY INC
C/O KATHRYN THOMAN
6301 122ND AVE

COMMUNITY CHARITY INC
C/0 KATHRYN THOMAN
6301 122ND AVE

Ald Dist: 2 Ward: 7 BILL SIEL
KENOSHA WI 53142-7346
Voting Loc: KENOSHA PUBLIC MUSEUM 5500 1ST AVENUE

Base Zone: RG-2
TIFF: BID: ASMT YR: 2019
CLASS: RESIDENTIAL
PROPE USE: 2FAM 2 FAMILY RESIDENTIAL
LAND USE: RESIDENTIAL
ACRES: .15 .15
LAND VALUE: 14,700 14700.0
IMPROVEMENTS: 17,200 (Lottery Credit NOT Included in Net Tax)
TOTAL VALUE: 31,900
COUNTY NET TAX: .00
LAST UPDATED: 3/15/19
F1/PREV F2/NEXT ESC/EXIT F3/LEGAL F4/CAMA
F5/SPC ASMT F6/OWNERS F7/PRINT F8/VALUE HIST F9/ZONE F10/TAXVIEW
REAL ESTATE TAX SEARCH

Parcel
12-223-31-384-027
Bill Number
17097
Tax Year
2019
Owner Name
COMMUNITY CHARITY INC
Address
1420 60 ST

TAX BILL

Full Payment: $1,020.03 due on 2020-01-31
Or Pay with the following installments:

<table>
<thead>
<tr>
<th>Due Date</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
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<td>2020-04-30</td>
<td>$251.98</td>
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<tr>
<td>2020-07-31</td>
<td>$251.98</td>
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Special Assessment: $264.10
Lottery Credit:

Property Tax Payment Record

<table>
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<tr>
<th>Original Tax Amount</th>
<th>Total Tax Payments Received</th>
<th>Total Penalty Payments Received</th>
<th>Tax Due</th>
<th>Current Penalty Due*</th>
<th>Balance Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,020.03</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$1,020.03</td>
<td>$1,020.03</td>
<td>$1,020.03</td>
</tr>
</tbody>
</table>

*PENALTY: DELINQUENT REAL ESTATE TAXES ARE SUBJECT TO INTEREST OF ONE PERCENT AND PENALTY OF ONE HALF PERCENT (1.5%) (WI STATUTES 74.47) PER MONTH OR FRACTION OF A MONTH, COMPUTED FROM FEBRUARY 1, UNTIL PAID.

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Real estate tax and special assessment data excludes any payments appearing on delinquent tax bills due to the County of Kenosha, or contemplated special assessments not yet placed assessment roll.

Date Last Updated: 02/07/20
REAL ESTATE TAX SEARCH

SPECIAL ASSESSMENTS FOR 12-223-31-384-027

There are no special assessments for this parcel.

POTENTIAL SPECIAL ASSESSMENTS FOR 12-223-31-384-027

<table>
<thead>
<tr>
<th>Special Assessment Type</th>
<th>Original Number of Years</th>
<th>Original Billing Amount</th>
<th>Remaining Number of Years</th>
<th>Remaining Amount Due</th>
<th>Current Total Due</th>
<th>Current Total Balance Due</th>
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</thead>
<tbody>
<tr>
<td>RE INSPECTION FEES</td>
<td>01</td>
<td>$172.00</td>
<td>01</td>
<td>$172.00</td>
<td>$0.00</td>
<td>$172.00</td>
</tr>
</tbody>
</table>
A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

You are required to correct the following violations by February 07, 2020, (except where otherwise noted). If repairs cannot be made by the date noted on this form, you MUST contact the inspector by email, phone, or in person to discuss the specifics of the case. Failure to make repairs or contact the issuing inspector by the deadline noted will result in reinspection fees, municipal citations, and/or a legal complaint being filed with the municipal court.

All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. REPAIR OR REPLACE ALL DAMAGED GUTTERS
   Comply by May 30, 2019
   Per Section 16.18 F, roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Per Section 16.17 D, all premises shall be graded and maintained to prevent the erosion of soil and prevent the accumulation of stagnant water. Proper grading shall be done to divert water away from the structure.

2. REPAIR OR REPLACE ALL BROKEN AND MISSING WINDOWS.
   Comply by May 30, 2019
   16.18 L 1-4

3. REPAIR CHIMNEY WHICH IS DAMAGED
   Comply by May 30, 2019
   16.18 K

4. REPAIR ROOF OVER PORCH
   Comply by May 30, 2019
   Per Section 16.18 I, every exterior stairway, deck, porch, ramp, balcony, and all appurtenances attached thereto, shall be maintained structurally sound and all in good repair with the proper anchorage.

5. REMOVE DAMAGED ANTENNA
   Comply by May 30, 2019
   16.17 A 2i

6. PAINT ALL AREAS OF CHIPPED PAINT
   Comply by May 30, 2019
   Per Section 16.18 A, all exterior walls and surfaces shall be free from decay, missing parts, serious cracking, irregularities, and peeling, flaking, and chipped paint. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and affected surfaces treated and repainted in a workmanlike manner. All surface repairs shall be completed to closely match the existing surface color and texture.

7. OCCUPANCY PERMIT WILL BE REQUIRED PRIOR TO OCCUPANCY OF THE PROPERTY.
   Comply by May 30, 2019
   Zoning 8.04

If you have any questions regarding this matter, please call me at 262.653.4274. If it is more convenient, you may email me at rkath@kenosha.org.
This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.
<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>MAIL TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME VICTOR TAPIA</td>
<td>VICTOR TAPIA</td>
</tr>
<tr>
<td>ADDR 01516 069 ST</td>
<td>1516 69TH ST</td>
</tr>
<tr>
<td>CITY KENOSHA</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Base Zone:** RG-1  
**CLASS:** RESIDENTIAL  
**TIFF:**  
**PROP USE:** SFR SINGLE FAMILY RESIDE  
**LAND USE:** RESIDENTIA  
**ACRES:** .15 .15  
**LAND VALUE:** 16,900 16900.0  
**IMPROVEMENTS:** 52,600  
**TOTAL VALUE:** 69,500  
**LAST UPDATED:** 12/09/16  
**COUNTY NET TAX:** .00  

(Lottery Credit NOT Included in Net Tax)
REAL ESTATE TAX SEARCH

Parcel
05-123-06-307-008

Bill Number
18922

Tax Year
2019

Owner Name
TAPIA, VICTOR

Address
1516 69 ST

<table>
<thead>
<tr>
<th>TAX BILL</th>
<th>Due Date</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Installment</td>
<td>2020-01-31</td>
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<td>2nd Installment</td>
<td>2020-04-30</td>
<td>$572.95</td>
</tr>
<tr>
<td>3rd Installment</td>
<td>2020-07-31</td>
<td>$572.95</td>
</tr>
</tbody>
</table>

Special Assessment: $1,209.11
Lottery Credit: $169.22

Property Tax Payment Record

| Original Tax Amount | $2,758.75 |
| Tax Payment (2020-01-24) | $2,758.75 |
| Total Tax Payments Received | $2,758.75 |
| Total Penalty Payments Received | $0.00 |
| Tax Due | $0.00 |
| Current Penalty Due* | |
| Balance Due | $0.00 |

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Date Last Updated: 02/07/20
### REAL ESTATE TAX SEARCH

#### SPECIAL ASSESSMENTS FOR 05-123-06-307-008

<table>
<thead>
<tr>
<th>Special Assessment Type</th>
<th>Original Number of Years</th>
<th>Original Billing Amount</th>
<th>Remaining Number of Years</th>
<th>Remaining Amount Due</th>
<th>Current Total Interest Due</th>
<th>Current Total Balance Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRASH &amp; DEBRIS</td>
<td>01</td>
<td>$555.00</td>
<td>01</td>
<td>$555.00</td>
<td>$0.00</td>
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#### POTENTIAL SPECIAL ASSESSMENTS FOR 05-123-06-307-008

There are no potential special assessments for this parcel.
ORDER TO REPAIR

Location of Violation: 1516 69 ST
Case #: H151982
Owner/Violator: VICTOR TAPIA
1516 69TH ST
KENOSHA, WI 53143

A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

You are required to correct the following violations by February 07, 2020, (except where otherwise noted). If repairs cannot be made by the date noted on this form, you MUST contact the inspector by email, phone, or in person to discuss the specifics of the case. Failure to make repairs or contact the issuing inspector by the deadline noted will result in reinspection fees, municipal citations, and/or a legal complaint being filed with the municipal court.

All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. PROVIDE GFCI IN KITCHEN AND BATHROOM PERMIT REQUIRED
   Comply by March 09, 2016
   16.24 D,E

2. REPAIR OR REPLACE CEILINGS IN HOUSE
   Comply by March 09, 2016

3. REPAIR OR REPLACE WINDOWS ON HOUSE
   Comply by March 09, 2016
   16.22 C

4. REPLACE ALL DAMAGED CABINETS IN KITCHEN
   Comply by March 09, 2016
   16.19 G

5. PROVIDE SINK, SHOWER/TUB AND TOILET IN BATHROOM. A PERMIT IS REQUIRED
   Comply by March 09, 2016
   Per Section 16.23 D, all plumbing systems and fixtures shall be properly installed in good repair, in good working condition, and shall be kept free from obstructions, leaks, and defects; and, be capable of performing the function for which such plumbing fixtures are designed.

6. COVER ALL LOOSE/EXPOSED WIRING IN HOUSE
   Comply by March 09, 2016
   16.24 D,E

7. PROVIDE SMOKE DETECTORS ON EACH FLOOR
   Comply by March 09, 2016
   16.25 F

8. REP. OR REPL. ALL DAMAGED/ MISSING GUTTERS
   Comply by February 01, 2017
   Per Section 16.18 F, roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Per Section 16.17 D, all premises shall be graded and maintained to prevent the erosion of soil and prevent the accumulation of stagnant water. Proper grading shall be done to divert water away from the structure.

9. PAINT WINDOW FRAMES, HOUSE, GARAGE AND FRONT STEPS
   Comply by February 01, 2017
   Per Section 16.18 A, all exterior walls and surfaces shall be free from decay, missing parts, serious cracking, irregularities, and peeling, flaking, and chipped paint. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and affected surfaces treated and repainted in a workmanlike manner. All surface repairs shall be completed to closely match the existing surface color and texture.
10. **REP. OR REPL. SALL DAMAGED SOFFIT/FASCIA ON HOUSE AND GARAGE**  
   Comply by February 01, 2017  
   16.18 E

11. **REP. OR REPL. DAMAGED DOORS ON HOUSE AND GARAGE**  
   Comply by February 01, 2017  
   16.18 M

12. **REPAIR FOUNDATION ON HOUSE**  
   Comply by February 01, 2017  
   16.18 D

13. **REP. OR REPL. FRONT PORCH AND STEPS. A PERMIT IS REQUIRED**  
   Comply by February 01, 2017  
   Per Section 16.18 I, every exterior stairway, deck, porch, ramp, balcony, and all appurtenances attached thereto, shall be maintained structurally sound and all in good repair with the proper anchorage.

14. **REP. OR REPL. SIDING ON HOUSE AND GARAGE**  
   Comply by February 01, 2017  
   16.18 E

15. **REMOVE ALL BUILDING MATERIALS FORM PORP. NOT BEING USED**  
   Comply by February 01, 2017  
   16.17 A 2i

16. **REMOVE ALL AUTO PARTS FROM THE ENTIRE PREMISES**  
   Comply by February 01, 2017  
   16.17 A 2i

If you have any questions regarding this matter, please call me at 262.653.4272. If it is more convenient, you may email me at msanchez@kenosha.org.

MARK J. SANCHEZ, Inspector

Date of Inspection

Posted on ________________________ by ________________________

This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.
CITY OF KENOSHA – REAL ESTATE INQUIRY

PARCEL NUMBER: 12-223-31-204-016
NAME KEY: NEWMAN JOSEPH ROY

PROPERTY
NAME                      JOSEPH ROY NEWMAN & CRYSTAL A STERN
ADDR 01708 050 ST
CITY KENOSHA              53140-3226

MAIL TO
NAME                      JOSEPH ROY NEWMAN
ADDR 1708 50TH ST
CITY KENOSHA              53140

Ald Dist: 7 Ward:27 PATRICK A. JULIANA KENOSHA WI 53140
Voting Loc: KUSD EDUCATIONAL SUPPORT CENTER 3600 52ND STREET

Special Assessments
Delq Old Taxes: YES Delq Curr: YES

Base Zone: RG-2
CLASS: RESIDENTIAL
TIFF: BID: ASMT YR: 2019 INACTIVE:

PROP USE: SFR SINGLE FAMILY RESIDE
LAND USE: RESIDENTIAL
ACRES: .14 .14
LAND VALUE: 16,200 16200.0
IMPROVEMENTS: 79,300
TOTAL VALUE: 95,500

(Lottery Credit NOT Included in Net Tax)
COUNTY NET TAX: .00

LAST UPDATED: 7/18/16 F1/PREV F2/NEXT ESC/EXIT F3/LEGAL F4/CAMA
F5/SPC ASMT F6/OWNERS F7/PRINT F8/VALUE HIST F9/ZONE F10/TAXVIEW
REAL ESTATE TAX SEARCH

Parcel
12-223-31-204-016
Bill Number
04070
Tax Year
2019
Owner Name
NEWMAN, JOSEPH ROY
Address
1708 SOST

<table>
<thead>
<tr>
<th>TAX BILL</th>
<th>Due Date</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Installment</td>
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<tr>
<td>2nd Installment</td>
<td>2020-04-30</td>
<td>$794.89</td>
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<tr>
<td>3rd Installment</td>
<td>2020-07-31</td>
<td>$794.89</td>
</tr>
</tbody>
</table>

Special Assessment: $2,900.46
Lottery Credit: $169.22

Property Tax Payment Record

| Original Tax Amount | $5,115.91 |
| Total Tax Payments Received | $0.00 |
| Total Penalty Payments Received | $0.00 |
| Tax Due | $5,115.91 |
| Current Penalty Due | Balance Due | $5,115.91 |

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Date Last Updated: 02/07/20
### REAL ESTATE TAX SEARCH

#### SPECIAL ASSESSMENTS FOR 12-223-31-204-016

<table>
<thead>
<tr>
<th>Special Assessment Type</th>
<th>Original Number of Years</th>
<th>Original Billing Amount</th>
<th>Remaining Number of Years</th>
<th>Remaining Amount Due</th>
<th>Current Total Interest Due</th>
<th>Current Total Balance Due</th>
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#### POTENTIAL SPECIAL ASSESSMENTS FOR 12-223-31-204-016

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<th>Special Assessment Type</th>
<th>Original Number of Years</th>
<th>Original Billing Amount</th>
<th>Remaining Number of Years</th>
<th>Remaining Amount Due</th>
<th>Current Total Interest Due</th>
<th>Current Total Balance Due</th>
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</thead>
<tbody>
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</table>

https://www.kenosha.org/pay-online/property-taxes
ORDER TO REPAIR

Location of Violation: 1708 50 ST
Case #: H160820
Owner/Violator: JOSEPH ROY NEWMAN
CRYSTAL A STEIN
1708 50TH ST
KENOSHA, WI 53140

A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

You are required to correct the following violations by February 07, 2020, (except where otherwise noted). If repairs cannot be made by the date noted on this form, you MUST contact the inspector by email, phone, or in person to discuss the specifics of the case. Failure to make repairs or contact the issuing inspector by the deadline noted will result in reinspection fees, municipal citations, and/or a legal complaint being filed with the municipal court.

All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. HOLE IN WEST FASCIA CORNER, ROTTED FASCIA ABOVE SOUTH PORCH
   Comply by November 04, 2019
   Per Section 16.18 A, all exterior walls and surfaces shall be free from decay, missing parts, serious cracking, irregularities, and peeling, flaking, and chipped paint. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and affected surfaces treated and repainted in a workmanlike manner. All surface repairs shall be completed to closely match the existing surface color and texture.

2. ROTTED WINDOW FRAME AND SILL ON SOUTH SIDE
   Comply by November 04, 2019

3. CHIPPING PAINT ON SOUTH PORCH, FASCIA, AND GUARDRAIL/HANDRAIL
   Comply by November 04, 2019
   Per Section 16.18 A, all exterior walls and surfaces shall be free from decay, missing parts, serious cracking, irregularities, and peeling, flaking, and chipped paint. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and affected surfaces treated and repainted in a workmanlike manner. All surface repairs shall be completed to closely match the existing surface color and texture.

4. REPLACE MISSING LOUVRED GLASS IN WINDOWS ON SOUTH PORCH
   Comply by November 04, 2019
   Per Section 16.18 M

5. REPLACE BROKEN WINDOW ON SOUTH SIDE, IMPROPER BOARDED WINDOW ON EAST SIDE
   Comply by November 04, 2019
   Per Section 16.18 L 1-4

6. DAMAGED CONCRETE NEAR GUARDRAIL POST ON SOUTH PORCH
   Comply by November 04, 2019
   Per Section 16.18 L, every exterior stairway, deck, porch, ramp, balcony, and all appurtenances attached thereto, shall be maintained structurally sound and all in good repair with the proper anchorage.

7. LONG WEEDS IN SOUTH (FRONT) YARD
   Comply by November 04, 2019
   Per Section 16.17 G, no grass or weeds shall exceed a height of eight inches. Property owners may apply for and receive a variance for a natural lawn by submitting the required information to the Department of Neighborhood Services and Inspections.

8. REPAIR LOOSE WINDOW FRAMES (WEST), AND LOOSE WINDOW TRIM (SOUTH).
9. REPLACE ALL MISSING DOWNSPOUT EXTENSIONS
10. REPAIR/REPLACE ALL DAMAGED WALL COVERINGS, INCLUDING BUT NOT LIMITED TO SOUTH DORMER WALLS. INSTALL WEATHERPROOF COVERINGS OR WITH PRIMER/PAINT FOR AREAS WITH EXPOSED, UNTREATED WOOD.
11. REPAIR/REPLACE BRICK LANDSCAPE/RETAINING WALL ON EAST SIDE OF HOUSE. CURRENTLY, WALL IS COLLAPSING AND DAMAGED.
12. GARAGE: PROPERLY PREPARE AND PAINT SURFACES WITH CHIPPING PAINT, INCLUDING BUT NOT LIMITED TO: ALL EXTERIOR WALLS, DOOR FRAMES.
13. GARAGE: REPAIR/REPLACE DAMAGED SOFFITS/FASCIA, WHICH ARE SAGGING
14. GARAGE: REPAIR/REPLACE ROTTED DOOR FRAME
15. GARAGE: REPAIR/REPLACE DAMAGED ROOF, WHICH HAS DAMAGED AND/OR MISSING SHINGLES.
16. REMOVE ALL DEBRIS FROM WEST YARD, WHICH INCLUDES AN ABUNDANCE OF SHINGLES AND ROOFING MATERIAL.

If you have any questions regarding this matter, please call me at 262.653.4273. If it is more convenient, you may email me at rnewhouse@kenosha.org.

ROBERT A. NEWHOUSE, Inspector

Date of Inspection

Posted on __________________ by __________________

This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.
CITY OF KENOSHA - REAL ESTATE INQUIRY

PARCEL NUMBER: 01-122-01-154-029
NAME KEY: CASTELLANOS RUSSELL

PROPERTY
NAME: RUSSELL CASTELLANOS
ADDR: 02907 063 ST
CITY: KENOSHA

ADDRESS KEY: ST063 02907

MAIL TO
RUSSELL CASTELLANOS
42678 BERRONG CT

OLD PARCEL:
MAIL TO
RUSSELL CASTELLANOS
42678 BERRONG CT

CITY OF KENOSHA

Ald Dist: 3 Ward: 9 JAN MICHALSKI
Voting Loc: LINCOLN PARK ORIBILETTI CENTER 6900 18TH AVENUE

Base Zone: M-1
CLASS: COMMERCIAL
PROP USE: RTAU RETAIL AUTOMOTIVE
LAND USE:

LAND VALUE: 13,700
IMPROVEMENTS: 212,600
TOTAL VALUE: 226,300

COUNTY NET TAX: .00

(Lottery Credit NOT Included in Net Tax)

4/08/04 ASMT YR: 2019 INACTIVE:

F5/SPC ASMT F6/OWNERS F7/PRINT F8/VALUE HIST F9/ZONE F10/TAXVIEW
REAL ESTATE TAX SEARCH

Parcel
01-122-01-154-029
Bill Number
30500
Tax Year
2019
Owner Name
CASTELLANOS, RUSSELL
Address
2907 63 ST

Full Payment: $6,591.32 due on 2020-01-31

<table>
<thead>
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<th>Amount Due</th>
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</thead>
<tbody>
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<td>$1,911.45</td>
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<tr>
<td>2020-07-31</td>
<td>$1,911.45</td>
</tr>
</tbody>
</table>

Special Assessment: $856.97
Lottery Credit:

Property Tax Payment Record

Original Tax Amount

Total Tax Payments Received

Total Penalty Payments Received

Tax Due

Current Penalty Due*

Balance Due

$6,591.32

*PENALTY: DELINQUENT REAL ESTATE TAXES ARE SUBJECT TO INTEREST OF ONE PERCENT AND PENALTY OF ONE HALF PERCENT (1.5%) (WI STATUTES 74.47) PER MONTH OR FRACTION OF A MONTH, COMPUTED FROM FEBRUARY 1, UNTIL PAID.

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Real estate tax and special assessment data excludes any payments appearing on delinquent tax bills due to the County of Kenosha, or contemplated special assessments not yet placed assessment roll.

Date Last Updated: 02/07/20
REAL ESTATE TAX SEARCH

SPECIAL ASSESSMENTS FOR 01-122-01-154-029
There are no special assessments for this parcel

POTENTIAL SPECIAL ASSESSMENTS FOR 01-122-01-154-029
There are no potential special assessments for this parcel
ORDER TO REPAIR

Location of Violation: 2907 63 ST
Case #: H140215
Owner/Violator: RUSSELL CASTELLANOS
42678 BERRONG CT
WINTHROP HARBOR, IL 60096

A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

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All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. MASONRY WALLS MISSING BRICKS, VENEER AND LACKING MORTAR
   Comply by June 02, 2014
   16.18 E

2. GLASS BLOCK WINDOWS BROKEN ON SOUTH SIDE OF THE BLDG
   Comply by June 02, 2014
   16.18 L 1-4

If you have any questions regarding this matter, please call me at 262.653.4253. If it is more convenient, you may email me at mswartz@kenosha.org.

MARTHA E. SWARTZ, Inspector

Date of Inspection _________________________

Posted on ________ .by ____________________

This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.
CITY OF KENOSHA - REAL ESTATE INQUIRY

PARCEL NUMBER: 11-223-30-289-020
NAME key: OCWEN LOAN SERVICING LLC

PROPERTY
NAME: OCWEN LOAN SERVICING LLC
ADDR: 03550 013 AV
CITY: KENOSHA 53140-2400

Ald Dist: 6 Ward:25 DAVE PAFF
Voting Loc: MOOSE LODGE 3003 30TH AVENUE

Base Zone: RG-1
CLASS: RESIDENTIAL
PROP USE: SFR SINGLE FAMILY RESIDE
LAND USE: RESIDENTIAL
ACRES: .10 .10

LAND VALUE: 20,400 20400.0
IMPROVEMENTS: 46,600
TOTAL VALUE: 67,000

(Lottery Credit NOT included in Net Tax)
COUNTY NET TAX: .00

LAST UPDATED: 12/26/18

ADDRESS KEY: AV013 03550
OLD PARCEL:

MAIL TO
OCWEN LOAN SERVICING LLC
1661 WORTHINGTON RD STE 100

WEST PALM BEACH FL 33409

Delq Old Taxes: NO Delq Curr: NO
BID: ASMT YR: 2019 INACTIVE:
REAL ESTATE TAX SEARCH

Parcel
11-223-30-289-020
Bill Number
00181
Tax Year
2019
Owner Name
OCWEN LOAN SERVICING LLC
Address
3550 13 AV

TAX BILL
Full Payment: $2,319.91 due on 2020-01-31
Or Pay with the following installments:

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<thead>
<tr>
<th>Due Date</th>
<th>Amount Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020-01-31</td>
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<td>2020-04-30</td>
<td>$551.61</td>
</tr>
<tr>
<td>2020-07-31</td>
<td>$551.61</td>
</tr>
</tbody>
</table>

Special Assessment: $665.09
Lottery Credit:

Property Tax Payment Record

Original Tax Amount
$2,319.91
Tax Payment (2020-01-30)
$1,216.69
Total Tax Payments Received
$1,216.69
Total Penalty Payments Received
$0.00
Tax Due
$1,103.22
Current Penalty Due*

Balance Due
$1,103.22

*PENALTY: DELINQUENT REAL ESTATE TAXES ARE SUBJECT TO INTEREST OF ONE PERCENT AND PENALTY OF ONE HALF PERCENT (1.5%) (WI STATUTES 74.47) PER MONTH OR FRACTION OF A MONTH, COMPUTED FROM FEBRUARY 1, UNTIL PAID.

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Date Last Updated: 02/07/20
REAL ESTATE TAX SEARCH

SPECIAL ASSESSMENTS FOR 11-223-30-289-020
There are no special assessments for this parcel

POTENTIAL SPECIAL ASSESSMENTS FOR 11-223-30-289-020
There are no potential special assessments for this parcel
A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

You are required to correct the following violations by February 07, 2020, (except where otherwise noted). If repairs cannot be made by the date noted on this form, you MUST contact the inspector by email, phone, or in person to discuss the specifics of the case. Failure to make repairs or contact the issuing inspector by the deadline noted will result in reinspection fees, municipal citations, and/or a legal complaint being filed with the municipal court.

All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. EAST PORCH IN DISREPAIR, POST IMPROPERLY PROPPING UP NORTHEAST CORNER. CURRENTLY UNSAFE. PORCH DECKING HAS SUNKEN IN. IF REPLACING PORCH/STAIRS, A PERMIT IS REQUIRED. Comply by February 11, 2019 Per Section 16.18 I, every exterior stairway, deck, porch, ramp, balcony, and all appurtenances attached thereto, shall be maintained structurally sound and all in good repair with the proper anchorage.

2. REPAIR DAMAGED NORTH ROOF Comply by February 11, 2019 Per Section 16.18 F, the roof covering and flashing shall be maintained structurally sound, tight, and not have defects that admit water. The roof covering shall be in good repair, free from wear and tear, storm damage, and missing components. All repairs shall be made to closely match the type and color of the existing roof.

3. GUTTERS (EAST AND NORTH) FILLED WITH DEBRIS. Comply by February 11, 2019 Per Section 16.18 F, roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Per Section 16.17 D, all premises shall be graded and maintained to prevent the erosion of soil and prevent the accumulation of stagnant water. Proper grading shall be done to divert water away from the structure.

4. REPAIR BROKEN WINDOW (NORTH) Comply by February 11, 2019 16.18 L 1-4

5. NORTH WINDOWS MISSING SCREENS, REPLACE. Comply by February 11, 2019 Per Section 16.18 L(3), during the period from April 15 to October 15, every openable window, door, and other outside openings required for ventilation of habitable rooms and the handling, preparation, and consumption of food, shall be supplied with tight-fitting screens of not less than sixteen mesh per square inch; and, every swinging door shall have a self-closing device in good repair and working condition. The use of half-screens or interior type temporary screens is prohibited.

6. PROPERLY PREPARE AND PAINT AREAS WITH CHIPPING PAINT, INCLUDING BUT NOT LIMITED TO: EAST PORCH, STAIRS, AND RAILINGS. Comply by February 11, 2019 Per Section 16.18 G, All cornices, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage trim and in a safe condition. Any missing parts shall be replaced with matching parts.

7. PROPERLY PREPARE AND PAINT AREAS WITH CHIPPING PAINT, INCLUDING BUT NOT LIMITED
TO: GARAGE WALLS AND DOOR.  

Comply by February 11, 2019  Per Section 16.17 L, all accessory structures shall be maintained structurally sound, in good repair, weather tight, and rodent proof. Responsible persons shall not permanently remove any door or window except to board up a door or window by removing the existing trim, installing framing as necessary, and siding to match the existing siding.

8. REPAIR EAST FENCE, WHICH HAS MISSING SLATS.  

Comply by February 11, 2019  16.17 J

If you have any questions regarding this matter, please call me at 262.653.4273. If it is more convenient, you may email me at rnewhouse@kenosha.org.

ROBERT A. NEWHOUSE, Inspector

Date of Inspection

Posted on ________ by ____________________

This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.
CITY OF KENOSHA - REAL ESTATE INQUIRY

PROPERTY
NAME ERICA K MINKEY
ADDR 04439 017 AV
CITY KENOSHA 53140-2703

MAIL TO
ERICA K MINKEY
4439 17TH AVE

Ald Dist: 6 Ward: 26 DAVE PAFF
Voting Loc: BOYS & GIRLS CLUB OF KENOSHA 1330 52ND STREET

Base Zone: RG-2
CLASS: RESIDENTIAL
PROP USE: SFR SINGLE FAMILY RESIDE
LAND USE: RESIDENTIAL
ACRES: .27 .27
LAND VALUE: 24,400 24400.0
IMPROVEMENTS: 83,000 (Lottery Credit NOT Included in Net Tax)
TOTAL VALUE: 107,400
COUNTY NET TAX: .00
LAST UPDATED: 8/21/12
REAL ESTATE TAX SEARCH

Parcel
12-223-31-205-053
Bill Number
04091
Tax Year
2019
Owner Name
MINKEY, ERICA K
Address
4439-17 AV

TAX BILL
Full Payment: $3,495.13 due on 2020-01-31
Or Pay with the following installments:

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<thead>
<tr>
<th>Due Date</th>
<th>Amount Due</th>
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<td>2020-04-30</td>
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<tr>
<td>2020-07-31</td>
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</tbody>
</table>

Special Assessment: $974.93
Lottery Credit: $169.22

Property Tax Payment Record

<table>
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<th>Description</th>
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<tr>
<td>Total Tax Payments Received</td>
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<tr>
<td>Total Penalty Payments Received</td>
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</tr>
<tr>
<td>Tax Due</td>
<td>$0.00</td>
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<tr>
<td>Current Penalty Due*</td>
<td></td>
</tr>
<tr>
<td>Balance Due</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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Date Last Updated: 02/07/20
### REAL ESTATE TAX SEARCH

#### SPECIAL ASSESSMENTS FOR 12·223-31-205-053

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<th>Special Assessment Type</th>
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<th>Remaining Number of Years</th>
<th>Remaining Amount Due</th>
<th>Current Total Interest Due</th>
<th>Current Total Balance Due</th>
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</table>

#### POTENTIAL SPECIAL ASSESSMENTS FOR 12·223-31-205-053

There are no potential special assessments for this parcel.
ORDER TO REPAIR

Location of Violation: 4439 17 AVE
Case #: H172097
Owner/Violator: ERICA K MINKEY
4439 17TH AVE
KENOSHA, WI 53140

A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

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All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. FIRE DAMAGED WALLS, MISSING EXTERIOR WALL COVERINGS. Comply by October 20, 2017 16.18 E
2. WINDOW FRAMES MISSING WEATHERPROOF COVERINGS OR SURFACE TREATMENT TO PREVENT WEATHER DAMAGE. Comply by October 20, 2017 16.18 L 1-4
3. MISSING FASCIA COVERING ON WEST SIDE, DUE TO FIRE DAMAGE Comply by October 20, 2017 16.18 E
4. EXPOSED WIRING, LOOSE JUNCTION BOXES ON WEST PORCH AREA. LICENSED ELECTRICIAN MUST PERFORM WORK AND PULL NECESSARY PERMITS, IF REQUIRED. Comply by October 20, 2017 16.24 D 1-3,E
5. FIRE DAMAGE TO DECK BOARDS, LOOSE AND FIRE DAMAGED DECKING. NO STAIRS FOR PROPER EGRESS AND ACCESS TO HOUSE. A PORCH/STAIR PERMIT IS REQUIRED FOR THESE REPAIRS. Comply by October 20, 2017 16.18 I

If you have any questions regarding this matter, please call me at 262.653.4273. If it is more convenient, you may email me at rnewhouse@kenosha.org.

ROBERT A. NEWHOUSE, inspector

Date of Inspection

Posted on ________ by ___________________ 

This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.
CITY OF KENOSHA
PARCEL NUMBER: 12-223-31-279-007
NAME KEY: BOLDEN ALLEN
ADDRESS KEY: AV017 05116
OLD PARCEL:
PROPERTY
NAME ALLEN & LISA E BOLDEN
ADDR 05116 017 AV
CITY KENOSHA 53140-3212

MAIL TO
NAME ALLEN & LISA E BOLDEN
ADDR 5116 17TH AVE
CITY KENOSHA 53140

Ald Dist: 7 Ward: 30 PATRICK A. JULIANA KENOSHA WI 53140
Voting Loc: BOYS & GIRLS CLUB OF KENOSHA 1330 52ND STREET

Base Zone: RG-2
CLASS: RESIDENTIAL
PROPRIETOR: SFR
LAND USE: RESIDENTIAL
ACRES: .09 .09
LAND VALUE: 11,100 11100.0
IMPROVEMENTS: 98,000
TOTAL VALUE: 99,100
(Lottery Credit NOT Included in Net Tax)
COUNTY NET TAX: .00

LAST UPDATED: 3/09/07
F1/PREV F2/NEXT ESC/EXIT F3/LEGAL F4/CAMA
F5/SPC ASMT F6/OWNERS F7/PRINT F8/VALUE HIST F9/ZONE F10/TAXVIEW
REAL ESTATE TAX SEARCH

Parcel
12-223-31-279-007
Bill Number
04320
Tax Year
2019
Owner Name
BOLDEN, ALLEN
Address
511617 AV

TAX BILL

Full Payment: $3,570.37 due on 2020-01-31

<table>
<thead>
<tr>
<th>Due Date</th>
<th>Amount Due</th>
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<tbody>
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<td>$1,919.11</td>
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<td>2020-04-30</td>
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<tr>
<td>2020-07-31</td>
<td>$825.63</td>
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</table>

Special Assessment: $1,262.71
Lottery Credit: $169.22

Property Tax Payment Record

<table>
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<tr>
<th>Description</th>
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<td>Total Penalty Payments Received</td>
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<tr>
<td>Tax Due</td>
<td>$0.00</td>
</tr>
<tr>
<td>Current Penalty Due*</td>
<td></td>
</tr>
<tr>
<td>Balance Due</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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Date Last Updated: 02/07/20
### REAL ESTATE TAX SEARCH

<table>
<thead>
<tr>
<th>SPECIAL ASSESSMENTS FOR 12-223-31-279-007</th>
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</thead>
<tbody>
<tr>
<td>There are no special assessments for this parcel</td>
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<table>
<thead>
<tr>
<th>POTENTIAL SPECIAL ASSESSMENTS FOR 12-223-31-279-007</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are no potential special assessments for this parcel</td>
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</table>
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You are required to correct the following violations by February 07, 2020, (except where otherwise noted). If repairs cannot be made by the date noted on this form, you MUST contact the inspector by email, phone, or in person to discuss the specifics of the case. Failure to make repairs or contact the issuing inspector by the deadline noted will result in reinspection fees, municipal citations, and/or a legal complaint being filed with the municipal court.

All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. REPAIR ROOF, WHICH HAS DAMAGED/MISSING/LOOSE SHINGLES. FALLEN SHINGLES VISIBLE IN YARD AND SIDEWALK.
   **Comply by June 20, 2019**
   Per Section 16.18 F, the roof covering and flashing shall be maintained structurally sound, tight, and not have defects that admit water. The roof covering shall be in good repair, free from wear and tear, storm damage, and missing components. All repairs shall be made to closely match the type and color of the existing roof.

2. EAST SOFFIT COVERINGS MISSING
   **Comply by June 20, 2019**
   16.18 E

3. EAST AND SOUTH STAIRS HAVE LOOSE, ROTTED AND DAMAGED TREADS. IF REPLACING STAIRS, A PERMIT MAY BE REQUIRED.
   **Comply by June 20, 2019**
   Per Section 16.18 I, every exterior stairway, deck, porch, ramp, balcony, and all appurtenances attached thereto, shall be maintained structurally sound and all in good repair with the proper anchorage.

4. REPAIR LOOSE HANDRAILS ON EAST AND SOUTH SIDES OF HOUSE. REPAIR/REPLACE ALL LOOSE AND MISSING BALUSTERS ON HANDRAILS AND GUARDRAILS (ALL SIDES).
   **Comply by June 20, 2019**
   16.18 J 1,2,3a-c,4a-d

5. REMOVE DEBRIS FROM GARAGE GUTTERS.
   **Comply by June 20, 2019**
   Per Section 16.17 L, all accessory structures shall be maintained structurally sound, in good repair, weather tight, and rodent proof. Responsible persons shall not permanently remove any door or window except to board up a door or window by removing the existing trim, installing framing as necessary, and siding to match the existing siding.

6. GARAGE: REPAIR ROOF, WHICH HAS DAMAGED, LOOSE SHINGLES
   **Comply by June 20, 2019**
   16.17 I

7. REPAIR DRIVEWAY, AS CONCRETE HAS HEAVED SEVERELY. PADS ARE UNEVEN AND TRIPPING HAZARD.
   **Comply by June 20, 2019**
   16.17 E

8. REPAIR/REPLACE GARAGE DOOR, WHICH IS DAMAGED/BENT.
   **Comply by June 20, 2019**
   16.17 I
9. PROPERLY PREPARE AND PAINT ALL SURFACES WITH CHIPPING PAINT, INCLUDING BUT NOT LIMITED TO: FOUNDATION WALLS.  

Comply by June 20, 2019  

If you have any questions regarding this matter, please call me at 262.653.4273. If it is more convenient, you may email me at rnewhouse@kenosha.org.

ROBERT A. NEWHOUSE, Inspector

Date of Inspection

Posted on __________ by __________________________

This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.
CITY OF KENOSHA - REAL ESTATE INQUIRY

PROPERTY
NAME ROBERT NAYDIHOR
ADDR 06421 012 AV
CITY KENOSHA 53143-5014

ADDRESS KEY: AV012 06421
OLD PARCEL:

MAIL TO
ROBERT NAYDIHOR
6421 12TH AVE

Ald Dist: 3 Ward:11 JAN MICHALSKI
Voting Loc: KEMPER CENTER FAULKNER BLDG 6501 3RD AVENUE

Base Zone: RG-2
CLASS: RESIDENTIAL
PROP USE: SFR SINGLE FAMILY RESIDE
LAND USE: RESIDENTIAL
ACRES: .08 .08
LAND VALUE: 10,500 10500.0
IMPROVEMENTS: 15,500
TOTAL VALUE: 26,000
(Lottery Credit NOT Included in Net Tax)
COUNTY NET TAX: .00

LAST UPDATED: 4/15/19 F1/PREV F2/NEXT ESC/EXIT F3/LEGAL F4/CAMA
F5/SPC ASMT F6/OWNERS F7/PRINT F8/VALUE HIST F9/ZONE F10/TAXVIEW
REAL ESTATE TAX SEARCH

Parcel
05-123-06-153-008

Bill Number
18592

Tax Year
2019

Owner Name
NAYDIHOR, ROBERT

Address
6421 12 AV

<table>
<thead>
<tr>
<th>TAX BILL</th>
<th>Due Date</th>
<th>Amount Due</th>
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<tbody>
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<td>$1,023.78</td>
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<tr>
<td>Or Pay with</td>
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<td></td>
</tr>
<tr>
<td>1st Installment</td>
<td>2020-01-31</td>
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<td>2nd Installment</td>
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<td>3rd Installment</td>
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| Special Assessment| $418.93 |

Lottery Credit:

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<td>Total Penalty Payments Received</td>
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<td>Tax Due</td>
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<td>Current Penalty Due*</td>
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<tr>
<td>Balance Due</td>
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*PENALTY: DELINQUENT REAL ESTATE TAXES ARE SUBJECT TO INTEREST OF ONE PERCENT AND PENALTY OF ONE HALF PERCENT (1.5%) (WI STATUTES 74.47) PER MONTH OR FRACTION OF A MONTH, COMPUTED FROM FEBRUARY 1, UNTIL PAID.

This information is issued subject to errors and omissions and shall not be binding upon the City of Kenosha. In accordance with Section 19.21(2), Wisconsin Statutes, you are entitled to examine the public records of the City of Kenosha and verify the information obtained therefrom to your own satisfaction.

Real estate tax and special assessment data excludes any payments appearing on delinquent tax bills due to the County of Kenosha, or contemplated special assessments not yet placed assessment roll.

Date Last Updated: 02/07/20
### REAL ESTATE TAX SEARCH

#### SPECIAL ASSESSMENTS FOR 05-123-06-153-008

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<tr>
<th>Special Assessment Type</th>
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<th>Original Billing Amount</th>
<th>Remaining Number of Years</th>
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<th>Current Total Due</th>
<th>Current Interest Due</th>
<th>Current Balance Due</th>
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<tbody>
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<td>01</td>
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#### POTENTIAL SPECIAL ASSESSMENTS FOR 05-123-06-153-008

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</table>
ORDER TO REPAIR

Location of Violation: 6421 12 AVE

Case #: H171771

Owner/Violator: ROBERT NAYDIHOR
6421 12TH AVE
KENOSHA, WI 53143

A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

You are required to correct the following violations by Februaray 07, 2020, (except where otherwise noted). If repairs cannot be made by the date noted on this form, you MUST contact the inspector by email, phone, or in person to discuss the specifics of the case. Failure to make repairs or contact the issuing inspector by the deadline noted will result in reinspection fees, municipal citations, and/or a legal complaint being filed with the municipal court.

All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. LARGE PORTIONS OF THE ROOF MISSING. REPAIR ROOF. Comply by November 05, 2018 16.18 F
2. BUILDING IS VACANT. APPLY FOR VACANT BUILDING PERMIT. Comply by November 05, 2018 28.08 A
3. RAZE ORDER INITIALLY ISSUED UNDER H191527. Comply by August 13, 2019 16.12 C a-c
4. DUMPSTER AND CONSTRUCTION DEBRIS ON PROPERTY BEYOND 30 DAYS INITIALLY ADDRESSED UNDER H191531. Comply by August 13, 2019 16.17(A)

If you have any questions regarding this matter, please call me at 262-653-4104. If it is more convenient, you may email me at jmielke@kenosha.org.

JOHN MIELKE, Inspector

Date of Inspection

Posted on by

This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.