

**COUNTY OF RACINE  
FINANCE & HUMAN RESOURCES COMMITTEE**

Supervisor Don Trottier, Chairman  
Supervisor Robert Miller, Vice Chairman  
Supervisor John Wisch, Secretary  
Supervisor Nick Demske  
Supervisor Scott Maier

Supervisor Jody Spencer  
Supervisor Jason Eckman  
Shritha Reddy, Youth in Governance Representative  
Maren DeSonia Youth in Governance Representative

---

\*\*\* THIS LOCATION IS HANDICAP ACCESSIBLE. If you have other special needs, please contact the Racine County Board Office, 730 Wisconsin Avenue, Racine, Wisconsin 53403 (262) 636-3571, fax (262) 636-3491 or the TTD/RELAY 1-800-947-3529. \*\*\*

DO NOT ATTEND THIS MEETING if you are experiencing any of these symptoms or if you have been in contact with anyone with these symptoms: **shortness of breath or difficulty breathing, cough, chills, nasal congestion, sore throat, fatigue, loss of sense of taste or smell, fever greater than 100.4.**

---

NOTICE OF MEETING OF THE  
FINANCE AND HUMAN RESOURCES COMMITTEE

DATE: **WEDNESDAY March 8, 2023**

TIME: **5 p.m.**

PLACE: **IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177**

1. Convene Meeting
2. Chairman Comments – Youth in Governance/Comments
3. Public Comments
4. Approval of Minutes from the February 27, 2023, committee meeting – Action of the Committee only
5. Finance Department – Gwen Zimmer with PFM Financial Advisors LLC – Racine County Sale of Series 2023A & 2023B Bond Results – Information only no action requested.
6. County Treasurer – Jeff Latus – Sale of two (2) In Rem Property at Parcel 104-042318032000, Edgar Ter and # 104-042318032010 Edgar Ter, via over-the-counter sale. - Action of Committee Only.

7. Communication & Report Referrals from County Board Meeting:

a. Bankruptcy items:

<b>Type of Action:</b>	<b>Person/Persons</b>
Chapter 13 Notice of Case	Cassy and Aaron Graceffa; Kathy Gerber;
Chapter 13 Notice and Motion to Dismiss Confirmed Plan	Aurelio Ortiz Rivera; Antonia Perez-Garcia;
Chapter 13 Order Confirming Plan	Evony N Winston

8. Staff Report – No Action Items.

- Finance & Human Resources Committee – Next Meeting will be March 22, 2023.

9. Adjournment

FINANCE & HUMAN RESOURCES COMMITTEE ACTION ONLY

**Requestor/Originator** Finance & Human Resources Committee

**Committee/Individual Sponsoring:** Finance & Human Resources Committee

**Date of Committee Meeting:** 3/8/2023

**Signature of Committee Chairperson  
/Designee:** \_\_\_\_\_

**Description:** Minutes from the February 27, 2023 FHR Meeting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Action:**

County Board Supervisors	
<input type="checkbox"/>	Approve
<input type="checkbox"/>	Deny

Youth In Governance	
<input type="checkbox"/>	Approve
<input type="checkbox"/>	Deny

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING  
Monday, February 27, 2023

IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177

**Meeting attended by:** Chairperson Trottier, Supervisors Demske, Eckman, Maier, Miller, Spencer, Youth in Governance Representatives DeSonia and Reddy, Finance Director Gwen Zimmer, and Assistant Human Resources Director Nicole Brooks.

**Other attendees:** Deputy Superintendent Andrew Kallenbach, Director of Public Works and Development Services Julie Anderson, and County Treasurer Jeff Latus.

**Not in Attendance:** Supervisor John Wisch, and County Executive Jonathan Delagrave.

**Supervisors in Attendance:** Supervisor Harmon

**Agenda Item #1 – Convene Meeting**

Meeting Called to Order at 5:01 p.m. by Chairman Trottier.

**Agenda Item #2 – Youth in Governance/Comments meeting**

Youth in Governance statement was read by Youth Representative Shritha Reddy.

**Agenda Item #3 – Public Comments**

There were no public comments.

**Agenda Item #4 – Approval of Minutes from the February 8, 2023, committee meeting**

**Action:** Approve the minutes from the February 8, 2023, committee meeting.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #5 – County Treasurer – Jeff Latus – Sale of two (2) In Rem Property at Parcel # 276-000022634000, 1764 Indiana Street and # 276-000014262000, 1637 Taylor Ave, via over-the-counter sale. - Action of Committee Only.**

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #6 – Corporation Counsel – Michael Lanzdorf – Authorize a multi-year service agreement with Sunshine Cleaning Company of SE Wisconsin LLC for the period 3/15/2023 - 12/31/2025. – 2023 – Resolution – Action Requested: 1st Reading at the February 27, 2023, County Board Meeting.**

Andrew Kallenbach, Deputy Superintendent presented this item.

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING  
Monday, February 27, 2023

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Demske. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #7-Transfers:**

- a. **County Executive – Jonathan Delagrave – Resolution by the Executive Committee Authorizing a Donation in the Amount of \$379,358.94 to Hyslop Foundation, Inc. for the Purpose of Acquiring, Preserving, and Protecting a 20.66-Acre Old Growth Forested Wetland and Woodland Within the Village of Mt. Pleasant Known as Campbell Woods, and Authorizing Entry into a Conditional Grant of Conservation Easement and Declaration of Covenant. Anticipated action by Executive Committee to request 1st & 2nd Readings at the February 27, 2023, Special County Board meeting.**

**Action:** To authorize a Donation in the Amount of \$379,358.94 to Hyslop Foundation, Inc. for the Purpose of Acquiring, Preserving, and Protecting a 20.66-Acre Old Growth Forested Wetland and Woodland Within the Village of Mt. Pleasant Known as Campbell Woods, and Authorizing Entry into a Conditional Grant of Conservation Easement and Declaration of Covenant. Anticipated action by Executive Committee to request 1st & 2nd Readings at the February 27, 2023, Special County Board meeting.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Eckman. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

- b. **Public Works Development Services – Julie Anderson – Creation of 1FTE N020 Clerk II effective 3/25/23 and transfer of \$44,529 within the 2023 Public Works and Development Services Budget. – 2023 – Resolution – Action Requested: 1st Reading at the February 27, 2023, County Board Meeting.**

**Action:** The creation of 1FTE N020 Clerk II, effective 3/25/23 and transfer of \$44,529 within the 2023 Public Works and Development Services Budget. – 2023 – Resolution – Action Requested: 1st Reading at the February 27, 2023, County Board Meeting.

**Motion Passed:** Moved: Supervisor Maier Seconded by Supervisor Miller. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #8 -Communication & Report Referrals from County Board Meeting:**

**Action:** Receive and file item a.

**Motion Passed:** Moved by Supervisor Miller. Seconded by Supervisor Demske. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

**FINANCE AND HUMAN RESOURCES COMMITTEE MEETING**  
**Monday, February 27, 2023**

**Agenda Item #9 – Staff Report – No Action Items.**

- a. Finance & Human Resources Committee – Next Meeting will be March 8, 2023.

**Agenda Item #10 – Adjournment.**

**Action:** Adjourn the meeting at 5:25 p.m.

**Motion Passed:** Moved by Supervisor Miller. Seconded by Supervisor Eckman. Vote: All Ayes, No Nays.

REQUEST FOR COUNTY BOARD ACTION

YEAR	<u>2023</u>		Resolution Request
			Ordinance Request
			Report Request
		X	Information Only

Requestor/Originator: Gwen Zimmer - Finance Director

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) Gwen Zimmer  
If a person is not in attendance the item may be held over.

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: N/A

Does this request propose the expenditure, receipt or transfer of any funds? No

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance and Human Resources Committee

Date Considered by Committee: 3/8/2023 Date of County Board Meeting to be Introduced: \_\_\_\_\_

1st Reading:  1st & 2nd Reading:  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Racine County Sale of Series 2023A & 2023B Bond Results.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**



# Racine County

## Sale Results

**\$8,235,000 General Obligation Corporate Purpose Bonds, Series 2023A  
and \$1,650,000 Taxable General Obligation Promissory Notes, Series 2023B**

**Presented: February 22, 2023**

---

PFM Financial  
Advisors LLC

---

115 South 84<sup>th</sup> Street  
Suite 315  
Milwaukee, WI 53214

---

414-771-2700  
[www.pfm.com](http://www.pfm.com)





## 2023A Parameters Resolution

The Resolution adopted by the County Board on November 7, 2022 for the \$8,315,000 General Obligation Corporate Purpose Bonds, Series 2023A authorized the County Executive, Corporation Counsel or Finance Director to accept bids for the financing provided that:

- ✓ The Principal Amount does not exceed \$8,315,000
- ✓ The Principal Amounts are substantially the same as shown on page 6 of this presentation.
- ✓ The interest rate (true interest cost rate) does not exceed 5.5%.
- ✓ Interest Payments are due on March 1 and September 1 of each year beginning on September 1, 2023.
- ✓ The Bonds will be callable – Bonds maturing on March 1, 2034 are subject to redemption on March 1, 2033.
- ✓ The Finance Director must report the sale results to the Finance Committee and County Board.



## 2023B Parameters Resolution

The Resolution adopted by the County Board on November 7, 2022 for the \$1,665,000 Taxable General Obligation Promissory Notes, Series 2023B authorized the County Executive, Corporation Counsel or Finance Director to accept bids for the financing provided that:

- ✓ The Principal Amount does not exceed \$1,665,000
- ✓ The Principal Amounts are substantially the same as shown on page 6 of this presentation.
- ✓ The interest rate (true interest cost rate) does not exceed 6.5%.
- ✓ Interest Payments are due on March 1 and September 1 of each year beginning on September 1, 2023.
- ✓ The Notes will NOT be callable.
- ✓ The Finance Director must report the sale results to the Finance Committee and County Board.



# Results of Sale – Series 2023A Bonds

At 10:00 AM February 8, 2023, PFM received bids for the County’s General Obligation Corporate Purpose Bonds, Series 2023A. A total of five (5) bids were received. A summary is as follows:

<b>Bidder</b>	<b>Bidder Location</b>	<b>True Interest Cost (TIC)</b>
1 Huntington Securities, Inc.	Chicago , IL	3.250362%
2 HilltopSecurities	Dallas, TX	3.311570%
3 TD Securities	New York, NY	3.377029%
4 Fidelity Capital Markets	Boston, MA	3.522520%
5 Robert W. Baird & Co., Inc.	Milwaukee, WI	3.558177%

- Due to the premium bid that was received by the winning underwriter, the bond issue amount was reduced to \$8,265,000 and an additional \$162,897.90 was received which can be deposited in the debt service fund, which can be used to (1) make the September 1, 2023 interest payment and (2) reduce the 2024 levy.
- The 2023A Bonds were awarded to Huntington Securities, Inc.



# Results of Sale – Series 2023B Bonds

At 10:00 AM February 8, 2023, PFM received bids for the County's Taxable General Obligation Promissory Notes, Series 2023B. A total of eight (8) bids were received. A summary is as follows:

<b>Bidder</b>	<b>Bidder Location</b>	<b>True Interest Cost (TIC)</b>
1 HilltopSecurities	Dallas, TX	4.465803%
2 Robert W. Baird & Co., Inc.	Milwaukee, WI	4.517874%
3 Northland Securities, Inc.	Minneapolis, MN	4.531549%
4 Piper Sandler & Co	Chicago, IL	4.595927%
5 BOK Financial Securities, Inc.	Dallas, TX	4.619533%
6 Bankers' Bank	Madison, WI	4.691634%
7 Huntington Securities, Inc.	Chicago, IL	4.879076%
8 Fidelity Capital Markets	Boston, MA	5.305844%

- Due to the premium bid that was received by the winning underwriter, the Note issue size was reduced to \$1,650,000 and an additional \$22,450.07 was received which can be deposited in the debt service fund to help pay for the September 1, 2023 interest payment.
- The 2023B Bonds were awarded to HilltopSecurities.



Below is the estimated debt service for the Series 2023A Bonds (assuming an interest rate of 5.5%) and 2023B Taxable Notes (assuming an interest rate of 6.5%) :

## Series 2023A Bonds

Year	Principal	Interest	Debt Service
2023	\$ -	\$ 228,663	\$ 228,663
2024	-	457,325	457,325
2025	-	457,325	457,325
2026	-	457,325	457,325
2027	505,000	443,437	948,437
2028	530,000	414,975	944,975
2029	560,000	385,000	945,000
2030	595,000	353,238	948,238
2031	625,000	319,687	944,687
2032	665,000	284,213	949,213
2033	700,000	246,675	946,675
2034	740,000	207,075	947,075
2035	780,000	165,275	945,275
2036	825,000	121,137	946,137
2037	870,000	74,525	944,525
2038	920,000	25,300	945,300
<b>TOTAL</b>	<b>\$ 8,315,000</b>	<b>\$ 4,641,175</b>	<b>\$ 12,956,175</b>

## Series 2023B Taxable Notes

Year	Principal	Interest	Debt Service
2023	\$ -	\$ 54,113	\$ 54,113
2024	-	108,225	108,225
2025	140,000	103,675	243,675
2026	150,000	94,250	244,250
2027	160,000	84,175	244,175
2028	170,000	73,450	243,450
2029	185,000	61,912	246,912
2030	195,000	49,563	244,563
2031	210,000	36,400	246,400
2032	220,000	22,425	242,425
2033	235,000	7,637	242,637
2034	-	-	-
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
<b>TOTAL</b>	<b>\$ 1,665,000</b>	<b>\$ 695,825</b>	<b>\$ 2,360,825</b>



Below is the actual debt service for the Series 2023A Bonds and 2023B Taxable Notes:

## Series 2023A Bonds

Year	Principal	Interest	Debt Service
2023	\$ -	\$ 152,564	\$ 152,564
2024	-	305,128	305,128
2025	-	305,128	305,128
2026	-	305,128	305,128
2027	530,000	304,995	834,995
2028	540,000	291,363	831,363
2029	560,000	263,163	823,163
2030	590,000	232,975	822,975
2031	615,000	201,344	816,344
2032	655,000	168,006	823,006
2033	685,000	132,831	817,831
2034	740,000	96,350	836,350
2035	775,000	58,475	833,475
2036	815,000	22,800	837,800
2037	860,000	5,425	865,425
2038	870,000	2,175	872,175
<b>TOTAL</b>	<b>\$ 8,235,000</b>	<b>\$ 2,847,848</b>	<b>\$ 11,082,848</b>

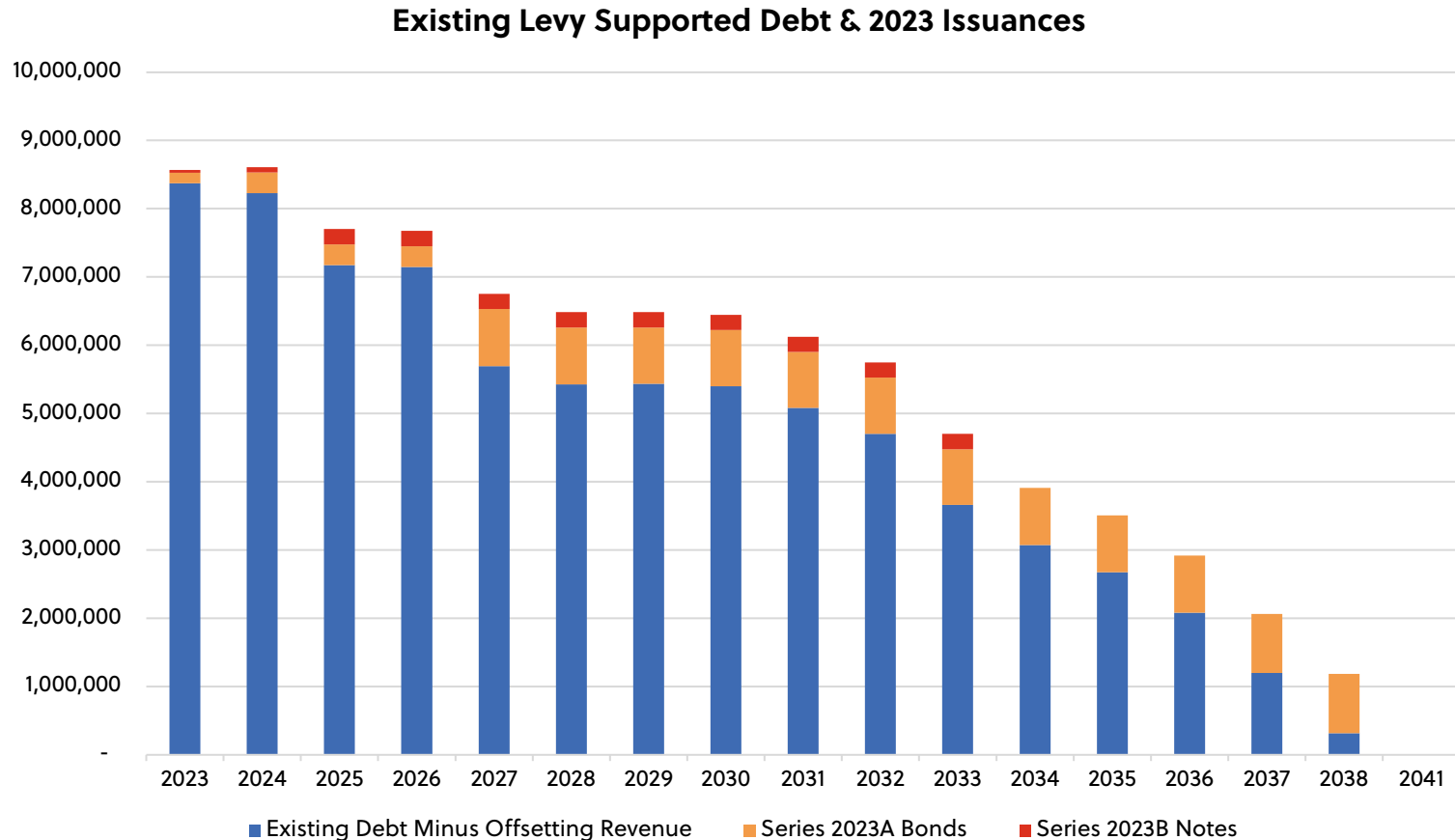
## Series 2023B Taxable Notes

Year	Principal	Interest	Debt Service
2023	\$ -	\$ 39,638	\$ 39,638
2024	-	79,275	79,275
2025	150,000	75,525	225,525
2026	155,000	67,900	222,900
2027	165,000	59,900	224,900
2028	175,000	51,400	226,400
2029	185,000	42,400	227,400
2030	190,000	33,025	223,025
2031	200,000	23,275	223,275
2032	210,000	13,813	223,813
2033	220,000	4,675	224,675
2034	-	-	-
2035	-	-	-
2036	-	-	-
2037	-	-	-
2038	-	-	-
<b>TOTAL</b>	<b>\$ 1,650,000</b>	<b>\$ 490,825</b>	<b>\$ 2,140,825</b>



# Updated Current Debt Service

The below graph shows existing annual net debt service requirements, plus the Series 2023A and 2023B Bonds.





# Timeline

Date	Action
✓ October 20, 2022	Parameters Resolutions authorizing the issuance of the debt considered by the Finance and HR Committee
✓ November 7, 2022	Parameters Resolutions authorizing the issuance of the debt approved by the County Board ( 2nd reading)
✓ January 26, 2023	Rating Released by S&P Global Ratings
✓ January 30, 2023	POS Released
✓ February 8, 2023	Day of Sale - Bonds Sold
✓ February 22, 2023	Finance Director presents Sale Results to the Finance Committee and County Board
March 1, 2023	Settlement - Money wired to the County



REQUEST FOR COUNTY BOARD ACTION

YEAR <u>2023</u>		Resolution Request
		Ordinance Request
		Report Request
	X	Action of Committee Only

Requestor/Originator: Jeff Latus - Racine County Treasurer

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) Jeff Latus  
 If a person is not in attendance the item may be held over.

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: \_\_\_\_\_

Does this request propose the expenditure, receipt or transfer of any funds? No

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date Considered by Committee: 3/8/2023                      Date of County Board Meeting to be Introduced: NA

1st Reading:                       1st & 2nd Reading: \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Sale of two (2) In Rem Property at Parcel 104-042318032000, Edgar Ter and # 104-042318032010 Edgar Ter, via over-the-counter sale.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**



## MEMO

March 1, 2023

TO: Donald J Trottier  
Chairman, Finance and Human Resources Committee

FROM: Jeff Latus, Racine County Treasurer

RE: Over-the-Counter Sale of In Rem Foreclosure Property

Please put on the agenda for the meeting scheduled for March 8<sup>th</sup>, 2023, time to present an over-the-counter purchase offer for two County owned in-rem parcels.

104-042318032000 Edgar Ter  
104-042318032010 Edgar Ter

These are two residential lots.

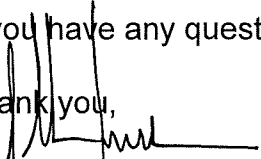
These parcels were obtained in an in-rem court action in 2011. The parcels were included in previous sealed bid sales in which there were no valid bids received for the properties. These properties are being sold together. The minimum bid for these properties is \$109,000.00.

The amount of the bid offer is \$109,000.00.

I recommend that the Committee accept this offer.

If you have any questions, please feel free to contact me.

Thank you,

  
Jeff Latus  
Racine County Treasurer

Cc: John Serketich



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RACINE COUNTY TREASURER'S OFFICE "OVER-THE-COUNTER" BID FORM

**\*\*Minimum Bid Amount Required\*\***

Sale Property Address:

EDGAR TER

Sale Parcel/Tax Key #:

104-04-23-18-032-000

104-04-23-18-032-010

Bid Offer Amount: \*Offer must be minimum bid amount or higher to be considered valid bid.

\$ 109,000

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

EUGENE W HECKEL + DENISE B HECKEL

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder:

3914-59<sup>th</sup> ST KENOSHA WI 53144

Phone Number(s):

262-331-3387

Email Address:

softba21@yahoo.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

DEVELOPMENT INTO MULTI FAMILY UNITS/DWELLINGS

ADJACENT PROPERTY OWNERS

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property with 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

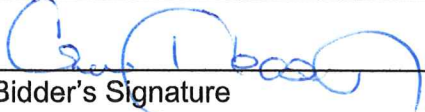
I have read and understand the terms of sale for Over-the-Counter Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided).

104-04-23-18-218-000 104-04-23-18-216-000

104-04-23-18-217-000

  
Bidder's Signature

3/1/2023  
Date Signed

Denise Heckel  
Bidder's Signature

3/1/2023  
Date Signed

Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for the full amount of your bid, plus \$32 for recording the deed, made payable to the Racine County Treasurer.

*\*No business or personal checks will be accepted.*

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees that have not been applied to the tax roll, even if these came due before the date of sale. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.



ADDENDUM

Parcel A

THAT PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 23 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3, IN BLOCK 2 IN OLD COLONY ORCHARD, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN; THENCE SOUTH 58° 39' 19" WEST 45.00 FEET TO A POINT; THENCE NORTH 31° 20' 41" WEST 66.00 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HERE-IN TO BE DESCRIBED; THEN NORTHEASTERLY 31.65 FEET ALONG THE ARC OF A CURVE WHOSE CENTER IS TO THE NORTHEAST WHOSE RADIUS IS 35.00 FEET AND WHOSE CHORD BEARS NORTH 05° 26' 11.5" WEST 30.59 FEET TO A POINT; CONTINUING THENCE NORTHWESTERLY 85.64 FEET ALONG THE ARC OF A CURVE WHOSE CENTER IS TO THE WEST WHOSE RADIUS IS 75.00 FEET AND WHOSE CHORD BEARS NORTH 12° 14' 22" WEST 81.06 FEET TO A POINT; THENCE NORTH 45° 02' 59" EAST 120.00 FEET TO A POINT; THENCE SOUTH 58° 53' 54" EAST 79.11 FEET TO A POINT; THENCE SOUTH 17° 22' 13" EAST 80.36 FEET TO A POINT; THENCE SOUTH-WESTERLY 130.00 FEET ALONG THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHEAST WHOSE RADIUS IS 533.00 FEET AND WHOSE CHORD BEARS SOUTH 65° 38' 33" WEST 129.68 FEET TO A POINT; THENCE SOUTH 58° 39' 19" WEST 45.00 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

Parcel B

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 23 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 18, THENCE SOUTH 0° 35' 10" EAST ALONG THE NORTH-SOUTH SECTION LINE, 1203.50 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE SOUTH 85° 39' 19" WEST 1004.70 FEET; THENCE SOUTH 58° 39' 19" WEST 73.14 FEET TO THE EASTERLY LINE OF OLD COLONY ORCHARD, A RECORDED SUBDIVISION IN SAID SECTION 18; THENCE NORTHWESTERLY S LONG EASTERLY BOUNDRIES OF SAID OLD COLONY ORCHARD THE FOLLOWING BEARINGS AND DISTANCE: NORTH 31° 20' 41" WEST 125.00 FEET; SOUTH 58° 39' 19" WEST 45.00 FEET; NORTH 31° 20' 41" WEST 86.00 FEET; NORTHWESTERLY 31.65 FEET ALONG THE ARC OF A CURVE OF RADIUS 35.00 FEET, CENTER LIES TO EAST, CHORD OF SAID ARCH BEARING NORTH 5° 26' 11.5" WEST 30.59 FEET; NORTHWESTERLY 85.64 FEET ALONG THE ARC OF A CURVE OF RADIUS 75.00 FEET, CENTER LIES TO WEST, CHORD OF SAID ARC BEARS NORTH 12 14' 22" WEST 81.06 FEET; NORTH 45 02' 59" EAST 120.00 FEET; NORTH 58 53 54" WEST 107.61 FEET; NORTH 86 07 53" EAST 4.70 FEET THENCE NORTH 205 FEET TO A POINT; THENCE EAST TO WESTERLY LINE OF RAILROAD RIGHT-OF-WAY; THENCE SOUTHERLY ALONG WESTERLY LINE OF RAILROAD RIGHT-OF-WAY TO THE NORTH-SOUTH 1/4 LINE OF SECTION 18; THENCE SOUTH ALONG NORTH-SOUTH 1/4 LINE OF SAID SECTION 18, TO THE PLACE BEGINNING, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 23 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3 IN BLOCK 2 IN OLD COLONY ORCHARD, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 23 EAST; THENCE SOUTH 58 39 19" WEST 45.00 FEET TO A POINT; THENCE NORTH 31 20 41" WEST 66.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; THENCE NORTHEASTERLY 31.65 FEET ALONG THE ARC OF A CURVE WHOSE CENTER IS TO THE NORTHEAST WHOSE RADIUS IS 35.00 FEET AND WHOSE CHORD BEARS NORTH 05 26' 11.5" WEST 30.59 FEET TO A POINT; CONTINUING THENCE NORTHWESTERLY 85.64 FEET ALONG THE ARC OF 1/4 CURVE WHOSE CENTER IS TO THE WEST, WHOSE RADIUS IS 75.00 FEET AND WHOSE CHORD BEARS NORTH 12 14' 22" WEST 81.06 FEET TO A POINT; THENCE NORTH 45 02 59" EAST 120.00 FEET TO A POINT; THENCE SOUTH 58 53 54" EAST 79.11 FEET TO A POINT; THENCE SOUTH 17 22' 13" EAST 80.36 FEET TO A POINT; THENCE SOUTHWESTERLY 130.00 FEET ALONG THE ARC OF A CURVE WHOSE CENTER IS TO THE SOUTHEAST, WHOSE RADIUS IS 533.00 FEET AND WHOSE CHORD BEARS SOUTH 65 38' 33" WEST 129.68 FEET TO A POINT; THENCE SOUTH 58 39' 19" WEST 45.00 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: Village of Caledonia

Updated: 3/1/2023

IN REM ACTION #: 2011-1

JUDGMENT DOC #: 2295505

PARCEL 1: EDGAR TER / 104-042318032000

JUDGMENT DATE: 9/28/2011

PARCLE 2: EDGAR TER / 104-042318032010

ITEM #: 14 & 15

COMBINED APPRAISED VALUE FOR 2 EDGAR TER PARCELS  
(2017) 104-042318032010 & 104-042318032000

**\$109,000.00**

\*These two AJACENT parcels are combined in one document for the purposes of sealed bid sale

## PARCEL 1 : 104-042318032000

<b>PROP. ADDRESS:</b>	EDGAR TER	<b>FORMER OWNER:</b>	C/O O'CONNOR REAL ESTATE CORP - WISCONSIN O'CONNOR CORP
<b>ASSESSED VALUE / 2011</b>	Land: \$44,800.00 IMP: \$0.00 <b>TOTAL: \$44,800.00</b>		

**LEGAL DESCRIPTION:** SEE ADDENDUM

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2006	\$648.61	\$0.00	\$447.54	\$223.77	\$1,319.92
2007	\$709.64	\$53.50	\$434.99	\$217.50	\$1,415.63
2008	\$356.00	\$0.00	\$160.20	\$80.10	\$596.30
2009	\$738.41	\$0.00	\$243.68	\$121.84	\$1,103.93
2010	\$769.94	\$0.00	\$161.69	\$80.84	\$1,012.47
2011	\$784.62	\$0.00	\$70.62	\$35.31	\$890.55
2012	\$811.69	\$0.00	\$64.94	\$32.47	\$909.10
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$72.32	\$0.00	\$0.00	\$72.32
2015	\$0.00	\$88.16	\$6.17	\$3.09	\$97.42
2016	\$0.00	\$86.70	\$6.17	\$3.08	\$95.95
2017	\$0.00	\$86.83	\$0.00	\$0.00	\$86.83
2018	\$0.00	\$86.84	\$0.00	\$0.00	\$86.84
2019	\$0.00	\$87.93	\$0.00	\$0.00	\$87.93
2020	\$0.00	\$86.69	\$0.00	\$0.00	\$86.69
2021	\$0.00	\$88.92	\$0.00	\$0.00	\$88.92
2022	\$0.00	\$16.31	\$0.00	\$0.00	\$16.31
	<b>\$4,818.91</b>	<b>\$754.20</b>	<b>\$1,596.00</b>	<b>\$798.00</b>	

**SPECIAL OVER 7500:** NA

**TAX TOTALS:** **\$7,967.11**

	In-Rem Fee	\$256.83
	Boarding Fee	\$0.00
	Appraisal Fee	\$321.00
	Class 3 Sale 6/19/12	\$243.56
	Class 1 Sale 9/19/12	\$50.13
	Class 3 Sale 4/26/19	\$36.68
	Class 3 Sale 2021 1&2	\$67.57
	Eviction Fee	\$0.00
	<b>FEE &amp; COST TOTAL:</b>	<b>\$975.77</b>

**PARCEL 1 TOTAL:** **\$8,942.88**

## PARCEL 2 : 104-042318032010

<b>PROP. ADDRESS:</b>	EDGAR TER	<b>FORMER OWNER:</b>	C/O O'CONNOR REAL ESTATE CORP - WISCONSIN O'CONNOR CORP
<b>ASSESSED VALUE / 2011</b>	Land: \$135,800.00 IMP: \$0.00 <b>TOTAL: <u>\$135,800.00</u></b>		

**LEGAL DESCRIPTION:** SEE ADDENDUM

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2006	\$1,922.54	\$0.00	\$1,326.55	\$663.28	\$3,912.37
2007	\$2,151.15	\$53.00	\$1,256.66	\$628.33	\$4,089.14
2008	\$1,081.00	\$0.00	\$486.45	\$243.23	\$1,810.68
2009	\$2,238.35	\$0.00	\$738.66	\$369.33	\$3,346.34
2010	\$2,333.83	\$0.00	\$490.10	\$245.05	\$3,068.98
2011	\$2,378.41	\$0.00	\$214.06	\$107.03	\$2,699.50
2012	\$2,460.46	\$0.00	\$196.84	\$98.42	\$2,755.72
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$88.16	\$6.17	\$3.09	\$97.42
2015	\$0.00	\$88.16	\$6.17	\$3.09	\$97.42
2016	\$0.00	\$86.70	\$6.17	\$3.08	\$95.95
2017	\$0.00	\$86.83	\$6.17	\$3.08	\$96.08
2018	\$0.00	\$86.84	\$0.00	\$0.00	\$86.84
2019	\$0.00	\$87.93	\$0.00	\$0.00	\$87.93
2020	\$0.00	\$86.69	\$0.00	\$0.00	\$86.69
2021	\$0.00	\$88.92	\$0.00	\$0.00	\$88.92
2022	\$0.00	\$16.31	\$0.00	\$0.00	\$16.31
	<b>\$14,565.74</b>	<b>\$769.54</b>	<b>\$4,734.00</b>	<b>\$2,367.01</b>	

<b>SPECIAL OVER 7500:</b>	NA	<b>TAX TOTALS:</b>	<b>\$22,436.29</b>
---------------------------	----	--------------------	--------------------

	In-Rem Fee \$259.63 Class 3 Sale 6/19/12 \$243.56 Class 1 Sale 9/19/12 \$50.13 Class 3 Sale 4/30/19 \$36.68 Class 3 Sale 2021 1&2 \$67.57 Appraisal Fee \$321.00 Eviction Fee \$0.00 <b>FEE &amp; COST TOTAL: \$978.57</b>
--	---

**PARCEL 2 TOTAL: \$23,414.86**

PARCEL 1 TOTAL:	\$8,942.88
PARCEL 2 TOTAL:	\$23,414.86
<b>GRAND TOTAL:</b>	<b><u>\$32,357.74</u></b>

<b>DISPOSITION:</b>			
TO:			
ON:			
<b>TOTAL COSTS:</b>	\$32,357.74	<b>GENERAL RECEIPT NUMBERS</b>	
<b>SOLD / DONATED FOR:</b>		<b>NO:</b>	<b>6-8</b>
<b>PROFIT OR (LOSS):</b>		<b>NO:</b>	