

*****ATTACHMENTS*****

II

4.11

R. O. No. 130 - 15 - 16. By CITY CLERK. September 8, 2015.

Submitting a Petition, Notice, and List of Tax Liens of Sheboygan being foreclosed in the matter of the Foreclosure of Tax Liens under Wis. Stats. 75.521 by Sheboygan County, list of Tax Liens for 2008, 2009, 2010, and 2011.

Finance

City Clerk

11.6



06)

CIRCUIT COURT BRANCH #2
TIMOTHY M VAN AKKEREN
615 N SIXTH STREET
SHEBOYGAN WI 53081

STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

IN THE MATTER OF THE
FORECLOSURE OF TAX LIENS
UNDER WIS. STAT. § 75.521
BY SHEBOYGAN COUNTY,
LIST OF TAX LIENS FOR
2008, 2009, 2010, AND 2011
NUMBER FORTY-ONE

Case Classification Code: 30405

Case No. 15GF000008

AUG 27 10 51 AM '15

**PETITION, NOTICE, AND LIST OF TAX LIENS OF SHEBOYGAN COUNTY
BEING FORECLOSED BY PROCEEDING IN REM. 2008, 2009, 2010, AND 2011
NUMBER FORTY-ONE**

TO THE CIRCUIT COURT FOR SHEBOYGAN COUNTY, WISCONSIN:

NOW COMES Sheboygan County, State of Wisconsin, by Laura Henning-Lorenz, its County Treasurer, and files this list of tax liens of Sheboygan County for the taxes of 2008 through 2011, sales of 2009 through 2012, and alleges and shows to the Court:

1. That each of the parcels of land described on the List of Tax Liens of Sheboygan County set forth in Paragraph 4 hereof has been sold to Sheboygan County for delinquent taxes and the tax certificates; therefore, have been outstanding for two (2) or more years and said years being the sales of the years indicated below.

2. That Sheboygan County is now the owner and holder of tax liens for the taxes of the years indicated in this list as evidenced by the Tax Sales Certificates numbered below.

3. That Sheboygan County has, by ordinance adopted by the County Board of Supervisors of said County on the 20th day of November, 1952, elected to proceed under Wis. Stat. § 75.521 for the purpose of enforcing tax liens in Sheboygan County.

4. That said list, made and filed pursuant to the provisions of Wis. Stat. § 75.521, is as follows, to-wit:

(Parcel numbering may have sequential gaps because of redemption payments made during preparation of this "Petition and Notice.")

[The "Principal Sum of Lien" amounts are as of August 1, 2015, and said amounts increase by eighteen percent (18%) per annum on the first day of each month thereafter, and the current amounts are available from the Sheboygan County Treasurer's Office.]

(The rest of this page intentionally left blank.)

SHEBOYGAN COUNTY
WISCONSIN
2015 AUG 21 P 3:40
CLERK CIRCUIT COURT
FILED

A

5. Where parcel numbers do not continue in direct sequential order, those numbers were intentionally omitted because said property was redeemed prior to the filing of this list or said numbers were duplications or inadvertent omissions.

6. Interest and penalty on the principal sum of each tax lien listed above are charged at the rate of one percent (1%) per month (interest) and one-half percent (.5%) per month (penalty) from February 1st of the year of sale to the date of redemption.

7. All descriptions by Lot and Block numbers refer to plats and maps filed in the Office of the Register of Deeds of Sheboygan County, WI.

8. That no municipalities other than Sheboygan County have any right, title, or interest in the above-described lands or in the tax liens or in the proceeds thereof, except as stated herein.

9. That notice pursuant to Wis. Stat. § 75.521, is hereby given as follows:

**NOTICE OF COMMENCEMENT OF PROCEEDING
IN REM. TO FORECLOSE TAX LIENS
BY SHEBOYGAN COUNTY**

TAKE NOTICE that all persons having or claiming to have any right, title, or interest in or lien upon the real property described in the list of tax liens, Number Forty One, on file in the Office of the Clerk of the Circuit Court of Sheboygan County, dated August 21, 2015, and hereinabove set forth, are hereby notified that the filing of such list of tax liens in the Office of the Clerk of Circuit Court of Sheboygan County constitutes the commencement by said Sheboygan County of a special proceeding in the Circuit Court for Sheboygan County to foreclose the tax liens therein described by foreclosure proceeding *in rem*. and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of the Circuit Court on August 21, 2015. Such proceeding is brought against the real property herein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments, or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title, or interest in or lien upon the real property described in said list of tax liens are hereby notified that a certified copy of such list of tax liens has been posted in the Office of the County Treasurer of Sheboygan County and will remain posted for public inspection up to and including October 21, 2015, which date is hereby fixed as the last day for redemption.

(The rest of this page intentionally left blank.)

TAKE FURTHER NOTICE that any person having or claiming to have any right, title, or interest in or lien upon any such parcel may, on or before said October 21, 2015, redeem such delinquent tax liens by paying to the County Treasurer of Sheboygan County the amount of all such unpaid tax liens, and in addition thereto, all interest and penalties which have accrued on said unpaid tax liens, computed to and including the date of redemption, plus the reasonable costs that the county incurred to initiate the proceedings plus the person's share of the reasonable costs of publication under sub. (6).

SHEBOYGAN COUNTY

By: *Laura Henning-Lorenz*
LAURA HENNING-LORENZ
County Treasurer

(The rest of this page intentionally left blank.)

PETITION

SHEBOYGAN COUNTY petitions for judgment vesting title to each of said parcels of land in said Sheboygan County as of the date of entry of judgment and barring any and all claims whatsoever of the former owner or any person having any right, title, interest, claim, lien, or equity of redemption and any person claiming through and under the former owner since the date of filing this list of tax liens in the Office of the Clerk of the Circuit Court of Sheboygan County.

Dated this 21st day of August, 2015.

SHEBOYGAN COUNTY

By: *Laura Henning-Lorenz*
LAURA HENNING-LORENZ
County Treasurer

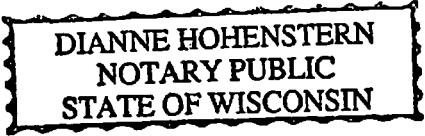
STATE OF WISCONSIN)
) ss:
SHEBOYGAN COUNTY)

LAURA HENNING-LORENZ, being first duly sworn, on oath says that she is the County Treasurer of Sheboygan County, Wisconsin, and that the foregoing list of tax liens and statements and data therein contained are true and correct according to the records of the Office of the County Treasurer.

Laura Henning-Lorenz
LAURA HENNING-LORENZ
County Treasurer

Subscribed and sworn to before me
this 21st day of August, 2015.

Dianne Hohenstern
Dianne Hohenstern, Notary Public
State of Wisconsin
My Commission expires January 8, 2017



Office of the Corporation Counsel
SHEBOYGAN COUNTY
2124 Kohler Memorial Drive, Suite 110
Sheboygan, WI 53081-3174

Commencing at the intersection of the North line of the S ½ NW ¼ said Section 27 with the East line of the Wisconsin Central Railroad (formerly the Chicago, Milwaukee, St. Paul & Central Railroad); thence S. 27°-04'-51" E., 916.80 feet (recorded as 919') along said East line to the South line of Clifford Street and the point of beginning; thence N. 62°-47'-23" E., 320.00 feet along said South line; thence S. 27°-07'-48" E., 408.37 feet to a concrete monument found; thence S. 62°-47'-23" W., 320.35 feet (recorded as 320') to the East line of the Wisconsin Central Railroad; thence N. 27°-04'-51" W., 408.37 feet along said East line to the point of beginning.

Mortgages:

None of record.

Judgments/Liens:

None of record.

Taxes:

Certificate No.:	893	894
Tax Year:	2011	2011
Sale Year:	2012	2012
Principal Sum of Lien:	\$1659.29	\$72,736.67
Date Interest and Penalty Computed:	02/01/12	02/01/12

Other:

Restrictive Covenant contained in Warranty Deed, dated July 28, 2000 and recorded July 31, 2000 at 11:03 A.M. as Document Number 1575840.

Railroad rights of the Wisconsin Central Railroad adjacent and any railroad spurs.

PARCEL NO. 59281001360

Owner(s) of Record:

Jason Allar, by virtue of a Quit Claim Deed dated March 12, 2014 and recorded July 17, 2014 at 11:59 a.m. as Document Number 1988989.

Property Address:

1609 N 5th Street, Sheboygan, Wisconsin 53081

Legal Description:

Lot 19 in Block 5 in Assessment Subdivision No. 4, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

Mortgages:

Mortgage executed by The Modern Group LLC to Legacy Bank, 2102 West Fond du Lac Avenue, Milwaukee, WI 53206, dated February 9, 2007 and recorded April 11, 2007 at 1:09 p.m. as Document Number 1824110, securing the principal sum of \$63,200.00; assignment of leases and rents related thereto recorded April 11, 2007 at 1:09 p.m. as Document Number 1824111; said mortgage and assignment of leases and rents was assigned to BCS Financial LLC (no address provided), recorded February 16, 2012 at 1:26 p.m. as Document Number 1939382; said mortgage and assignment of leases and rents was assigned to JTH Homes LLC (no address provided), recorded March 26, 2012 at 2:00 p.m. as Document Number 1941713; Lis Pendens related thereto, Sheboygan County Circuit Court Case Number 10CV996, recorded August 20, 2010 at 12:28 p.m. as Document Number 1907267.

Judgments/Liens:

Special charge by the City of Sheboygan against Jason Allar, 1609 N 5th Street, Sheboygan, WI 53081, for weed cutting in the amount of \$298.34.

Special charge by the City of Sheboygan against Jason Allar, 1609 N 5th Street, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$487.80.

Taxes:

Certificate No.:	1026	1027
Tax Year:	2010	2010
Sale Year:	2011	2011
Principal Sum of Lien:	\$1892.32	\$156.28
Date Interest and Penalty Computed:	02/01/11	02/01/11

Other:

Default judgment/no deficiency granted February 15, 2011, Sheboygan County Circuit Court Case Number 10CV996.

PARCEL NO. 59281002310

Owner(s) of Record:

Darrell W. Braaksma, a single person by virtue of a Warranty Deed dated January 19, 1987 and recorded January 20, 1987 at 4:30 p.m. as Document Number 1145727.

Property Address:

1817 N 3rd Street, Sheboygan, WI 53081

Legal Description:

Lot 8, Block 6, Assessment Subdivision No. 5 of the City of Sheboygan.

Mortgages:

Mortgage executed by Darrell W. and Debra Braaksma to City of Sheboygan, Department of City Development, 807 Center Avenue, Sheboygan, WI 53081, dated October 30, 2001 and recorded in Volume 1939 of Records, page 144, on January 10, 2002 at 2:52 p.m. as Document Number 1623940, securing the principal sum of \$25,000.00.

Judgments/Liens:

Special charge by the City of Sheboygan against Darrell W. Braaksma, 1817 N 3rd Street, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$177.04.

Taxes:

Certificate No.:	1065	1031
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$2887.34	\$2910.81
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

None of record.

PARCEL NO. 59281004650

Owner(s) of Record:

Russell E. Marver, a single person, by virtue of a Quit Claim Deed, dated November 26, 2007 and recorded December 4, 2007 at 4:09 P.M., as Document Number 1841139.

Property Address:

636 Geele Avenue, Sheboygan, WI 53081

Legal Description:

The South Forty-four (44.00) feet of Lot Sixteen (16) and North Eight (8.00) feet of the South Fifty-two (52.00) feet of the East Twenty-seven (27.00) feet of Lot Sixteen (16), Block Seven (7), Assessment Subdivision Number Fourteen (14), in the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Mortgages:

Mortgage executed by Russell E. Marver to Patricia C. Marver Revocable Trust Under a Declaration of Trust dated April 20, 1999, and Anthony F. Marver Revocable Trust Under a Declaration of Trust dated April 20, 1999, as joint tenants (no address provided), dated June 4, 2010 and recorded June 7, 2010 at 8:37 A.M. as Document Number 1902462, securing the principal sum of \$50,000.00.

Judgments/Liens:

Child support lien executed against Russell Marver, Docket Number 407351, filed September 9, 2012 in the principal sum of \$12,259.64; child support agency/agencies with lien/contact: Sheboygan County Child Support Agency, 615 North Sixth Street, Sheboygan, WI 53081.

Judgment executed against Russell E. Marver and Carrie Marver in favor of Glander Drug, 3529 Superior Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 13SC2761, entered October 28, 2013 and docketed October 31, 2013 at 8:38 A.M., in the principal sum of \$302.72 (Attorney Andrew H. Morgan).

Judgment executed against Russell E. Marver in favor of LVNV Funding LLC, P.O. Box 10584, Greenville, SC 29603, Sheboygan County Circuit Court Case Number 08SC1411, entered May 19, 2008 and docketed June 12, 2008 at 12:25 P.M. in the principal sum of \$4,470.30 (Attorney James P. Riebe).

State Tax Lien executed against Carrie Marver in favor of the Department of Revenue (no address provided), Sheboygan County Circuit Court Case Number 10TW187, Warrant Number 59-11920287, type of tax sales, entered January 21, 2009 and docketed April 29, 2010 at 7:10 P.M., in the principal sum of \$1,812.62.

State Tax Lien executed against Carrie Marver in favor of the Department of Revenue (no address provided), Sheboygan County Circuit Court Case Number 10TW188, Warrant Number 59-11906416, type of tax sales, entered February 19, 2009 and docketed April 29, 2010 at 7:10 P.M., in the principal sum of \$1,400.26.

State Tax Lien executed against Carrie Marver in favor of the Department of Revenue (no address provided), Sheboygan County Court Case Number 10TW190, Warrant Number 59-11905382, type of tax sales, entered May 26, 2009 and docketed April 29, 2010 at 7:10 P.M., in the principal sum of \$1,290.22.

State Tax Lien executed against Carrie Marver in favor of the Department of Revenue (no address provided), Sheboygan County Circuit Court Case Number 10TW196, Warrant Number 59-11906415, type of tax sales, entered December 18, 2008 and docketed April 29, 2010 at 7:11 P.M., in the principal sum of \$1,840.80.

Special charge by the City of Sheboygan against Russell E. Marver, 636 Geele Avenue, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$376.83.

Taxes:

Certificate No.:	1042	1043
Tax Year:	2010	2010
Sale Year:	2011	2011
Principal Sum of Lien:	\$3077.97	\$141.51
Date Interest and Penalty Computed:	02/01/11	02/01/11

Other:

None.

PARCEL NO. 59281110320

Owner(s) of Record:

Susan F. Holfeltz, by virtue of a Warranty Deed, dated May 30, 1991, and recorded in Volume 1172 of Records, page 645, on June 10, 1991 at 10:18 A.M. as Document Number 1220629; and by Statement of Termination or Confirmation of Interest(s) in Property, dated September 29, 2004, recorded December 17, 2004 at 1:25 P.M., Document Number 1753319.

Property Address:

521 Niagara Avenue, Sheboygan, WI 53081

Legal Description:

The East Forty Five (45) feet of Lot Four (4), Block Three Hundred Six (306), Original Plat of the City of Sheboygan, and the West Two and Forty-Eight Hundredths (2.48) feet of Lot Three (3), excepting therefrom the South Twenty-two (22) feet of said portions of Lots Three (3) and Four (4).

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Susan F. Holfeltz in favor of Wisconsin Public Service, P.O. Box 19001, Green Bay, WI 54307-9001, Sheboygan County Circuit Court Case Number 10SC314, entered March 1, 2010 and docketed March 5, 2010 at 11:47 A.M., in the principal sum of \$3,485.03 (Attorney Ann Louise Patteson).

Judgment executed against Susan F. Holfeltz in favor of North Shore Bank FSB, 15700 West Bluemound Road, Brookfield, WI 53005, Sheboygan County Circuit Court Case Number 11CV1127, entered February 5, 2013 and docketed February 5, 2013 at 12:57 P.M. in the principal sum of \$12,883.61 (Attorney Jeffrey Samuel Schuster).

Judgment executed against Susan F. Holfeltz in favor of Burt J. Lapp LLC, W269 S3849 Holiday Hill Road, Waukesha, WI 53189, Sheboygan County Circuit Court Case Number 08CV504, entered September 23, 2008 and docketed September 26, 2008 at 3:12 P.M. in the principal sum of \$5,029.67 (Attorney Crystal H. Fieber).

Judgment executed against Susan Holfeltz in favor of Anesthesiology Associates Ltd, P.O. Box 465, Brookfield, WI 53008, Sheboygan County Circuit Court Case Number 12SC2703, entered November 12, 2012 and docketed November 19, 2012 at 1:58 P.M. in the principal sum of \$5,085.50 (Attorney Maria Nicole Lewis).

Judgment executed against Susan Holfeltz in favor of Sunny Ridge Health & Rehab Center, 3014 Erie Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12SC618, entered April 2, 2012 and docketed April 9, 2012 at 4:29 P.M. in the principal sum of \$2,799.80 (Attorney Stephen M. Seymour).

Taxes:

Certificate No.:	1145	1146
Tax Year:	2010	2010
Sale Year:	2011	2011
Principal Sum of Lien:	\$1685.24	\$596.97
Date Interest and Penalty Computed:	02/01/11	02/01/11

Other:

None.

PARCEL NO. 59281203095

Owner(s) of Record:

Jason A. and Monica R. Moritz by virtue of a Quit Claim Deed dated July 10, 2009 and recorded July 13, 2009 at 8:36 a.m. as Document Number 1882677, and by virtue of a Warranty Deed dated May 1, 2007 and recorded May 2, 2007 at 11:15 a.m. as Document Number 1825658.

Property Address:

1319 Michigan Avenue, Sheboygan, WI 53081

Legal Description:

Lot 4, except the West 27.20 feet, Block 58, Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin.

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Jason A. Moritz in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14CF127, entered April 15, 2015 and docketed April 15, 2015 at 1:51 p.m. in the principal sum of \$790.03 (no attorney listed).

Judgment executed against Jason A. Moritz in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 13CM36, entered August 1, 2013 and docketed August 1, 2013 at 10:22 a.m. in the principal sum of \$518.65 (no attorney listed).

Judgment executed against Monica R. Moritz in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number (no number listed), entered January 27, 2014 and docketed January 27, 2014 at 11:09 a.m. in the principal sum of \$240.00 (no attorney listed).

Judgment executed against Jason A. Moritz in favor of John J. Roblee, DDS, 2304 Calumet Drive, Sheboygan, WI 53083, Sheboygan County Circuit Court Case Number 07SC604, entered March 12, 2007 and docketed March 27, 2007 at 10:51 a.m. in the principal sum of \$1,013.97 (Attorney Keary W. Bilka).

Judgment executed against Monica R. Moritz in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14CF502, entered January 28, 2015 and docketed January 28, 2015 at 3:12 p.m. in the principal sum of \$986.40 and \$1,120.89 (no attorney listed).

Special charge by the City of Sheboygan against Jason A. & Monica R. Moritz, 1319 Michigan Avenue, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$109.17.

Taxes:

Certificate No.:	1225	1226	1189	1190
Tax Year:	2009	2009	2010	2010
Sale Year:	2010	2010	2011	2011
Principal Sum of Lien:	\$1535.82	\$614.82	\$1541.04	\$468.04
Date Interest and Penalty Computed:	02/01/10	02/01/10	02/01/11	02/01/11

Other:

None.

PARCEL NO. 59281204280

Owner(s) of Record:

Shane A. Brion and Adrienne Boutillier, husband and wife, as survivorship marital property by virtue of a Guardian's Deed dated December 16, 2005 and recorded on December 28, 2005 at 4:25 pm as Document Number 1786590.

Property Address:

1118 N 11th Street, Sheboygan, WI 53081

Legal Description:

The South 52 feet of Lots 1 and 2, also the South 68.5 feet of Lot 3, Block 79 of the Original Plat of the City of Sheboygan.

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Adrienne Boutillier in favor of D&M Plumbing & Heating, 1020 Michigan Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 08SC159, entered February 4, 2008 and docketed February 11, 2008 at 12:27 pm in the principal sum of \$354.55 (Attorney Daniel J. Rostollan).

Judgment executed against Shane A. Brion in favor of Sheboygan County Clerk of Circuit Court, 615 N. 6th Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number (none listed), entered September 21, 2007 and docketed September 21, 2007 at 11:14 am in the principal sum of \$240.00 (no attorney listed).

Judgment executed against Shane A. Brion in favor of Ameristar Financial Co. LLC, P.O. Box 240016, Milwaukee, WI 53224, Sheboygan County Circuit Court Case Number 05CV620, entered March 10, 2006 and docketed March 10, 2006 at 12:10 pm in the principal sum of \$7,997.11 (Attorney Matthew J. Richburg).

Judgment executed against Shane Brion and Adrienne Brion in favor of KJH, 1205 Superior Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 13SC1103, entered June 4, 2013 and docketed June 11, 2013 at 2:31 pm in the principal sum of \$377.98 (Attorney Andrew H. Morgan).

Taxes:

Certificate No.:	1208
Tax Year:	2010
Sale Year:	2011
Principal Sum of Lien:	\$821.97
Date Interest and Penalty Computed:	02/01/11

Other:

None.

PARCEL NO. 59281301460

Owner(s) of Record:

David A. Schleining by virtue of a Warranty Deed dated August 5, 1996 and recorded August 7, 1996 at 1:37 P.M. in Volume 1460 of Records, page 44 as Document Number 1457386.

Property Address:

723 Kentucky Avenue, Sheboygan, WI 53081

Legal Description:

The West 30 feet of Lot 4 in Block 267 of the Original Plat of the City of Sheboygan.

Mortgages:

David A. Schleining to Sheboygan Area Credit Union, dated August 4, 2004 and recorded August 27, 2004 at 9:19 A.M. as Document Number 1743311, in the principal sum of \$15,380.00.

Judgments/Liens:

Judgment executed against David A. Schleining in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ89, entered June 10, 2013 and docketed June 23, 2014 at 11:07 a.m. in the principal sum of \$706.00. (No attorney listed)

Judgment executed against David A. Schleining in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ90, entered June 10, 2013 and docketed June 23, 2014 at 11:06 a.m. in the principal sum of \$681.00. (No attorney listed)

Judgment executed against David A. Schleining in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ91, entered June 10, 2013 and docketed June 23, 2014 at 11:05 a.m. in the principal sum of \$681.00. (No attorney listed)

Judgment executed against David A. Schleining in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ92, entered June 10, 2013 and docketed June 23, 2014 at 11:04 a.m. in the principal sum of \$681.00. (No attorney listed)

Judgment executed against David A. Schleining in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ93, entered January 22, 2014 and docketed June 23, 2014 at 11:02 a.m. in the principal sum of \$1,292,983.00. (No attorney listed)

Judgment executed against David A. Schleining in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12TJ94, entered November 16, 2011 and docketed July 17, 2012 at 9:54 a.m. in the principal sum of \$1,586.00. (No attorney listed)

Special charge by the City of Sheboygan against David A. Schleining, 723 Kentucky Avenue, Sheboygan, WI 53081, for snow shoveling in the amount of \$190.54.

Taxes:

Certificate No.:	1270
Tax Year:	2010
Sale Year:	2011
Principal Sum of Lien:	\$937.25
Date Interest and Penalty Computed:	02/01/11

Other:

None.

PARCEL NO. 59281305500

Owner(s) of Record:

Kurt C. Schmidt and Mary Beth Schmidt, husband and wife by virtue of a Warranty Deed dated September 9, 1994 and recorded in Volume 1361 of Records, page 444, on September 15, 1994 at 3:33 p.m. as Document Number 1411805.

Property Address:

912 Clara Avenue, Sheboygan, WI 53081

Legal Description:

Lot 21, Block 1, Assessment Subdivision Number 17 in the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Marybeth Schmidt and Kurt C. Schmidt in favor of Aurora Medical Group, PO Box 343910, Milwaukee, WI 53215, Sheboygan County Circuit Court Case Number 06SC2386, entered August 21, 2006 and docketed August 28, 2006 at 3:16 p.m. in the principal sum of \$952.03 (Attorney Kirsten Fagerland Pezewski).

Judgment executed against Mary Beth Schmidt and Kurt C. Schmidt in favor of Marsho Family Medical Group, 1703 North Taylor Drive, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 09SC2587, entered August 31, 2009 and docketed October 20, 2009 at 2:52 p.m. in the principal sum of \$1,356.26 (Attorney Daniel J. Rostollan).

Judgment executed against Mary Beth Schmidt and Kurt C. Schmidt in favor of Association of Hospital Anesthesiologists SC, 219 W. Wisconsin Avenue, c/o Remley & Sensenbrenner, SC, Neenah, WI 54956, Sheboygan County Circuit Court Case Number 09SC3000, entered October 26, 2009 and docketed November 3, 2009 at 2:33 p.m. in the principal sum of \$2,117.62 (Attorney Jeffrey W. Hanes).

Judgment executed against Kurt C. Schmidt in favor of Aurora Health Care Central, PO Box 343910, Milwaukee, WI 53234, Sheboygan County Circuit Court Case Number 10SC953, entered May 3, 2010

and docketed June 7, 2010 at 12:07 p.m. in the principal sum of \$5,193.94 (Attorney Kirsten Fagerland Pezewski).

Judgment executed against Mary Schmidt in favor of Aurora Medical Group Inc., 3000 West Montana Avenue, Milwaukee, WI 53215, Sheboygan County Circuit Court Case Number 06SC124, entered February 6, 2006 and docketed February 15, 2006 at 3:01 p.m. in the principal sum of \$841.90 (Attorney Dorothy Case).

Judgment executed against Mary Schmidt in favor of Anesthesiology Associates of Wisconsin SC, 225 South Executive Drive, Brookfield, WI 53005-4266, Sheboygan County Circuit Court Case Number 10SC94, entered February 8, 2010 and docketed February 22, 2010 at 2:30 p.m. in the principal sum of \$2,609.50 (Attorney Elaine Marie Landis).

Special charge by the City of Sheboygan against Kurt C. & Mary Beth Schmidt, 912 Clara Avenue, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$229.88.

Taxes:

Certificate No.:	1287
Tax Year:	2010
Sale Year:	2011
Principal Sum of Lien:	\$1623.38
Date Interest and Penalty Computed:	02/01/11

Other:

None.

PARCEL NO. 59281306660

Owner(s) of Record:

Jason Allar, by virtue of a Quit Claim Deed dated March 12, 2014 and recorded July 17, 2014 at 12:27 P.M. as Document Number 1989004.

Property Address:

1014 Clara Avenue, Sheboygan, Wisconsin 53081

Legal Description:

Lot 21 in Block 4 in Assessment Subdivision No. 17, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

Mortgages:

Mortgage executed by Homeplate Advance LLC, W7026 Cottonville Drive, Wautoma, WI 54982 to Legacy Pool Acquisition, LLC, 11745 Bricksome Suite B-4, Baton Rouge, LA 70816, dated March 21, 2012 and recorded March 28, 2012 at 2:56 P.M. as Document Number 1941950, securing the principal sum of \$460,094.10 and including other lands.

Judgments/Liens:

None of record.

Taxes:

Certificate No.:	1297
Tax Year:	2010
Sale Year:	2011
Principal Sum of Lien:	\$1687.73
Date Interest and Penalty Computed:	02/01/11

Other:
None.

PARCEL NO. 59281307850

Owner(s) of Record:

Ya Kue Yang (5/7 interest), Yang M. Kue (1/7 interest) and Su Kue (1/7 interest) as tenants in common by virtue of a personal representative's deed, dated October 11, 2012 and recorded October 15, 2012 at 1:54 p.m. as Document Number 1954478.

Property Address:

2831 S 10th Street, Sheboygan, WI 53081

Legal Description:

Lot 26, Block 1, Assessment Subdivision Number 20 and the N1/2 of the vacated alley located along the South side of Lot 26, of the City of Sheboygan, Sheboygan County, Wisconsin.

Mortgages:

Mortgage executed by Chue Kue and Pheng V. Kue, husband and wife to First Financial Bank, F.S.B. (no address provided), dated December 20, 1994 and recorded in Volume 1376 of Records, page 758/60, on January 13, 1995 at 11:04 a.m. as Document Number 1419740, securing the principal sum of \$5,000.00.

Mortgage executed by Chue and Pheng V. Kue to City of Sheboygan, Department of City Development, 807 Center Avenue, Sheboygan, WI 53081, dated November 30, 1995 and recorded in Volume 1420 of Records, page 573/4, on December 6, 1995 at 12:57 p.m. as Document Number 1439921, securing the principal sum of \$16,000.00.

Judgments/Liens:

Judgment executed against Ya Yang in favor of LVNV Funding LLC, 15 South Main Street, Greenville, SC 29601, Sheboygan County Circuit Court Case Number 14SC904, entered May 12, 2014 and docketed May 27, 2014 at 12:38 p.m. in the principal sum of \$2,084.49 (Attorney Paul H. Thielhelm).

Judgment executed against Chue Chong Kue in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12TJ133, entered December 7, 2011 and docketed August 14, 2012 at 1:20 p.m. in the principal sum of \$114.00 (no attorney listed).

Judgment executed against Chue Chong Kue in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12TJ135, entered August 3, 2011 and docketed August 14, 2012 at 1:22 p.m. in the principal sum of \$396.00 (no attorney listed).

Judgment executed against Chue Chong Kue in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12TJ134, entered December 7, 2011 and docketed August 14, 2012 at 1:21 p.m. in the principal sum of \$681.00 (no attorney listed).

Judgment executed against Yang Kue in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan County Circuit Court Case Number 90FO1204, entered November 12, 2008 and docketed November 12, 2008 at 11:01 a.m. in the principal sum of \$96.00 (no attorney listed).

Special charge by the City of Sheboygan against Ya Kue Yang ETAL, 2831 S, 10th Street, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$319.83.

Taxes:

Certificate No.:	1327	1306
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$1770.50	\$2556.53
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

Ordinance vacating alley recorded in Volume 1591 of Records, page 587, on July 16, 1998 at 2:22 p.m. as Document Number 1512224.

PARCEL NO. 59281314190**Owner(s) of Record:**

Harlen Voechting by virtue of a Quit Claim Deed dated December 28, 1990 and recorded in Volume 1158 of Records, page 653, on January 2, 1991 at 3:25 p.m. as Document Number 1212785; and by Termination of Decedent's Property Interest recorded December 12, 2002 at 3:55 p.m. as Document Number 1662887; and by Termination of Decedent's Property Interest recorded December 12, 2002 at 3:55 p.m. as Document Number 1662886; land contract executed by Harlen Voechting, Vendor (no address listed), and Robert A. Voechting and Kristie L. Voechting, Purchaser, dated December 9, 2002 and recorded December 12, 2002 at 3:55 p.m. as Document Number 1662888.

Property Address:

926 Oakland Avenue, Sheboygan, WI 53081

Legal Description:

The East 52.5 feet of the West 112.5 feet of Lots 8 and 9, Block 1, of the Northern Subdivision to the City of Sheboygan, according to the recorded plat thereof.

Mortgages:

Mortgage executed by Harlen Voechting, Robert A. & Kristie L. Voechting to City of Sheboygan, Department of City Development, 807 Center Avenue, Sheboygan, WI 53081, dated June 6, 2006 and recorded July 19, 2006 at 9:49 a.m. as Document Number 1803602, securing the principal sum of \$24,579.00.

Mortgage executed by Harlen Voechting, Robert A. & Kristie L. Voechting to City of Sheboygan, Department of City Development, 807 Center Avenue, Sheboygan, WI 53081, dated June 6, 2006 and recorded July 19, 2006 at 9:49 a.m. as Document Number 1803603, securing the principal sum of \$10,000.00.

Judgments/Liens:

Judgment executed against Robert A. Voechting in favor of ABC Supply Co. Inc., PO Box 44665, Madison, WI 53744, Sheboygan County Circuit Court Case Number 07SC2962, entered September 10, 2007 and docketed September 21, 2007 at 4:23 p.m. in the principal sum of \$3,804.69 (Attorney Steven L. Stolper).

Judgment executed against Robert A. Voechting and Christy Voechting in favor of Bitter Neumann, 827 North 14th Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 08SC2857, entered September 15, 2008 and docketed September 18, 2008 at 4:40 p.m. in the principal sum of \$293.19 (Attorney Daniel J. Rostollan).

Judgment executed against Kristie Voechting in favor of Cottonwood Financial Wisconsin LLC, 1901 Gateway Drive #200, Irving, TX 75038, Sheboygan County Circuit Court Case Number 11SC1166, June

6, 2011 and docketed June 10, 2011 at 11:04 a.m. in the principal sum of \$903.39 (Attorney Adam R. Finkel).

Judgment executed against Kristie L. Voechting in favor of Guaranty Bank, 272 North 12th Street, Milwaukee, WI 53233, Sheboygan County Circuit Court Case Number 14SC1776, August 25, 2014 and docketed September 26, 2014 at 11:01 A.M. in the principal sum of \$1,361.53 (Attorney Nicholas A. Smith).

Special charge by the City of Sheboygan against Robert A. & Kristie L. Voechting, 926 Oakland Avenue, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$48.56.

Taxes:

Certificate No.:	1350	1328
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$161.67	\$1720.69
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

None.

PARCEL NO. 59281316700

Owner(s) of Record:

Waveland Holdings, LLC, a Wisconsin limited liability company by virtue of a Trustee's Deed dated October 31, 2002 and recorded November 8, 2002 at 2:27 p.m. as Document Number 1657581.

Property Address:

High Street, Sheboygan, WI 53081

Legal Description:

Lot 3 and the East 10.00 feet of Lot 4, and the North 1/2 of the vacated East-West alley adjacent, all in Block 10, Otten & Saemann's Addition to the City of Sheboygan, according to the recorded plat thereof.

Mortgages:

None of record.

Judgments/Liens:

None of record.

Taxes:

Certificate No.:	1367	1368	1339	1340
Tax Year:	2009	2009	2010	2010
Sale Year:	2010	2010	2011	2011
Principal Sum of Lien:	\$854.48	\$219.03	\$865.77	\$206.36
Date Interest and Penalty Computed:	02/01/10	02/01/10	02/01/11	02/01/11

Other:

Ordinance vacating alley dated April 18, 1961 and recorded in Volume 406 of Miscellaneous, page 289/90, on July 5, 1961 at 2:46 p.m. as Document Number 774521.

PARCEL NO. 59281318950

Owner(s) of Record:

Gina L. Miller by virtue of a Special Warranty Deed dated January 24, 2007 and recorded February 15, 2007 at 1:00 p.m. as Document Number 1819587.

Property Address:

1511 S 8th Street, Sheboygan, WI 53081

Legal Description:

Lot 10, Block 13, according to the recorded plat of South Side Land Company's Addition, in the City of Sheboygan, Sheboygan County, Wisconsin.

Mortgages:

None of record.

Judgments/Liens:

Special assessment by the City of Sheboygan against Gina L. Miller, 1511 S 8th Street, Sheboygan, WI 53081, for laterals in the amount of \$4,612.50.

Special charge by the City of Sheboygan against Gina L. Miller, 1511 S 8th Street, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$82.83.

Taxes:

Certificate No.:	1348
Tax Year:	2010
Sale Year:	2011
Principal Sum of Lien:	\$1473.21
Date Interest and Penalty Computed:	02/01/11

Other:

None.

PARCEL NO. 59281501820

Owner(s) of Record:

Barbara C. Marshall, a married person by virtue of a Quit Claim Deed dated April 22, 1996 and recorded in Volume 1441 of Records, page 296, on April 23, 1996 at 8:44 a.m. as Document Number 1448844 and by Warranty Deed dated February 4, 1982 and recorded in Volume 912 of Records, page 938 on February 4, 1982 at 3:17 p.m. as Document Number 1074157.

Property Address:

521 N 14th Street, Sheboygan, WI 53081

Legal Description:

The South 1/2 of the West 40 feet of Lot 5 and the South 50 feet of Lot 6 in Block 160 of the Original Plat of the City of Sheboygan.

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Barbara C. Marshall in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ155, entered November 19, 2013 and docketed June 23, 2014 at 9:04 a.m. in the principal sum of \$691.00 (no attorney listed).

Judgment executed against Barbara C. Marshall in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ154, entered November 19, 2013 and docketed June 23, 2014 at 9:05 a.m. in the principal sum of \$516.49 (no attorney listed).

Judgment executed against Barbara C. Marshall in favor of Aurora Medical Group Sheboygan Clinic, 3301 West Forest Home Avenue, Milwaukee, WI 53215, Sheboygan County Circuit Court Case Number 05SC2681, entered March 30, 2006 and docketed September 16, 2008 at 2:53 p.m. in the principal sum of \$565.81 (Attorney James A. Hemmer).

Judgment executed against Barbara Marshall in favor of Capital One Bank USA NA, 140 East Shore Drive 12017-0380, Glen Allen, VA 23059, Sheboygan County Circuit Court Case Number 09SC2007, entered September 10, 2009 and docketed September 28, 2009 at 2:44 p.m. in the principal sum of \$1,066.23 (Attorney Morgan L. Turner).

Judgment executed against Barbara C. Marshall in favor of Kohls Department Store, N54 W13901 Woodale Drive, Menomonee Falls, WI 53051, Sheboygan County Circuit Court Case Number 05SC2680, entered March 30, 2006 and docketed July 21, 2006 at 3:41 p.m. in the principal sum of \$3,182.72 (Attorney James A. Hemmer).

Judgment executed against Barbara C. Marshall in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ157, entered November 19, 2013 and docketed June 23, 2014 at 9:02 a.m. in the principal sum of \$691.00 (no attorney listed).

Judgment executed against Barbara C. Marshall in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ156, entered November 19, 2013 and docketed June 23, 2014 at 9:03 a.m. in the principal sum of \$691.00 (no attorney listed).

Special charge by the City of Sheboygan against Barbara C. Marshall, 521 N. 14th Street, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$184.09.

Taxes:

Certificate No.:	1544	1517
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$738.99	\$2062.52
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

None.

PARCEL NO. 59281503180

Owner(s) of Record:

Michael C. LaPlant and Andrea Smith, husband and wife, as survivorship marital property dated October 21, 2010 and recorded November 1, 2010 at 4:21 p.m. as Document Number 1912742.

Property Address:

630 S 13th Street, Sheboygan, WI 53081

Legal Description:

The South 1/2 of Lot 12, Block 189 of the Original Plat to the City of Sheboygan, according to the recorded plat thereof.

Mortgages:

Mortgage executed by Michael C. LaPlant and Andrea Smith to City of Sheboygan, Department of City Development, 828 Center Avenue, #104, Sheboygan, WI 53081, dated March 15, 2011 and recorded March 23, 2011 at 10:30 a.m. as Document Number 1921775, securing the principal sum of \$25,000.00.

Judgments/Liens:

Judgment executed against Michael C. LaPlant in favor of Capital One Bank USA NA, 140 East Shore Drive 12017-0380, Glen Allen, VA 23059, Sheboygan County Circuit Court Case Number 11FJ4, entered December 20, 2007 and docketed May 11, 2011 at 12:50 p.m. in the principal sum of \$6,109.69 (Attorney Joseph Robert Johnson).

Judgment executed against Michael C. LaPlant in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ145, entered April 4, 2012 and docketed June 23, 2014 at 9:16 a.m. in the principal sum of \$706.00 (no attorney listed).

Judgment executed against Michael C. LaPlant in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ146, entered April 4, 2012 and docketed June 23, 2014 at 9:15 a.m. in the principal sum of \$706.00 (no attorney listed).

Judgment executed against Michael C. LaPlant in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12TJ103, entered April 4, 2012 and docketed July 17, 2012 at 10:09 a.m. in the principal sum of \$681.00 (no attorney listed).

Judgment executed against Michael C. LaPlant in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12TJ102, entered April 4, 2012 and docketed July 17, 2012 at 10:09 a.m. in the principal sum of \$681.00 (no attorney listed).

Special charge by the City of Sheboygan against Michael C. LaPlant and Andrea Smith, 630 S 13th Street, Sheboygan, WI 53081, for weed cutting in the amount of \$298.34.

Taxes:

Certificate No.	1359
Tax Year:	2011
Sale Year:	2012
Principal Sum of Lien:	\$1493.82
Date Interest and Penalty Computed:	02/01/12

Other:

DILHR Stipulation dated August 9, 2005 and recorded August 19, 2005 at 1:42 p.m. as Document Number 1774422.

PARCEL NO. 59281505480

Owner(s) of Record:

Edsel Holfeltz and Rosemary Holfeltz, his wife, as tenants in common, each having an undivided one-half interest, by virtue of a Quit Claim Deed, dated July 30, 1981, recorded August 14, 1981 at 1:51 P.M., Volume 904 of Records, page 672, Document Number 1069368.

Equitable Title: Peter M. Doyle Sr. and Donna L. Doyle, as husband and wife (Purchasers) by virtue of a Land Contract from Edsel J. Holfeltz and Rosemary J. Holfeltz, his wife (Vendors), 14117 Cedar Terrace, Kiel, WI 53042, dated July 1, 1998 and recorded in Volume 1588 of Records, page 696/7, on July 6, 1998 at 4:05 P.M., as Document Number 1510940.

Property Address:

929 S 14th Street, Sheboygan, WI 53081

Legal Description:

The South Fifty (50) feet of Lot Seven, and the South Fifty (50) feet of the West Twenty (20) feet of Lot Eight (8), of Block Two Hundred twenty-seven (227) in the City of Sheboygan in the Original Plat.

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Donna Doyle and Peter Doyle, Sr. in favor of Green Bay Radiology, SC., 2941 South Ridge Road, Green Bay, WI 54304, Sheboygan County Circuit Court Case Number 14SC649, entered March 31, 2014 and docketed April 16, 2014 at 11:46 A.M. in the principal sum of \$926.90 (Attorney John Anthony Foscatto).

Special charge by the City of Sheboygan against Peter M. and Donna L. Doyle Sr., 929 S 14th Street, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$267.30.

Taxes:

Certificate No.:	1575	1548	1549
Tax Year:	2009	2010	2010
Sale Year:	2010	2011	2011
Principal Sum of Lien:	\$1953.38	\$2037.03	\$333.43
Date Interest and Penalty Computed:	02/01/10	02/01/11	02/01/11

Other:

None.

PARCEL NO. 59281508280

Owner(s) of Record:

Roderick Deckert and Betty Deckert, husband and wife, as survivorship marital property, by virtue of a Warranty Deed dated September 8, 1999 and recorded in Volume 1695 of Records, page 333 on September 20, 1999 at 3:05 P.M. as Document Number 1554362.

Property Address:

1511 Kentucky Avenue, Sheboygan, WI 53081

Legal Description:

The North half of the West 40 feet of Lot 2, Block 275, Original Plat of the City of Sheboygan, Wisconsin.

Mortgages:

None of record.

Judgments/Liens:

Special charge by the City of Sheboygan against Roderick and Elizabeth Deckert, 1511 Kentucky Avenue, Sheboygan, WI 53081, for delinquent water, sewer and garbage in the amount of \$5.85.

Taxes:

Certificate No.:	1601	1578
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$1198.46	\$1199.23
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

None of record.

PARCEL NO. 59281510600

Owner(s) of Record:

REO Acceptance Corp. Ltd., by virtue of a Quit Claim Deed dated February 8, 2012 and recorded February 22, 2012 at 2:32 P.M. as Document Number 1939700.

Property Address:

S 14th Street, Sheboygan, WI 53081

Legal Description:

Lot Ten (10) of Block Three (3) of Assessment Subdivision Nineteen (19) to the City of Sheboygan.

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against REO Acceptance Corp in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 15TJ55, entered November 5, 2014 and docketed March 11, 2015 at 12:03 p.m. in the principal sum of \$187.00 (no attorney listed).

Judgment executed against REO Acceptance Corporation in favor of Milwaukee City, 200 East Wells Street, Milwaukee, WI 53202, Milwaukee County Circuit Court Case Number 05CV9177, entered January 13, 2006 and docketed January 13, 2006 at 3:39 p.m. in the principal sum of \$21,710.73 (Attorney Robert Edward Potrzebowski Jr.).

Special charge by the City of Sheboygan against REO Acceptance Corp LTD, S 14th Street, Sheboygan, WI 53081, for weed cutting in the amount of \$298.34.

Taxes:

Certificate No.:	1414	1415
Tax Year:	2011	2011
Sale Year:	2012	2012
Principal Sum of Lien:	\$2149.81	\$243.50
Date Interest and Penalty Computed:	02/01/12	02/01/12

Other:

Raze Order dated September 20, 2011 and recorded September 21, 2011 at 1:53 P.M. as Document Number 1930489.

PARCEL NO. 59281513560

Owner(s) of Record:

Reynaldo Torres, Sr. and Teresa Torres, husband and wife by virtue of a Warranty Deed dated October 27, 1988 and recorded in Volume 1095 of Records, page 905, on October 31, 1988 at 9:02 a.m. as Document Number 1177211.

Property Address:

Indiana Avenue, Sheboygan, WI 53081

Legal Description:

Part of Government Lot 2, Section 27, Town 15 North, Range 23 East, commencing at a point in the North line of the Lower Falls Road 85.8 feet West of its intersection with the East line of said Government Lot 2, thence West along said North line of the Lower Falls Road 81.4 feet, thence North parallel to the East line of Government Lot 2 to the South line of the Chicago and Northwestern Railroad (as original conveyed to said railroad), thence continuing North parallel to the East line of Government Lot 2 a distance of 8.20 feet, thence East parallel to and 8.20 feet Northerly of said South right of way line 81.4 feet, thence South parallel with the East line of Government Lot 2 a distance of 8.20 feet to the South right of way line of said railroad as originally conveyed, thence continuing South parallel to the East line of Government Lot 2 to the point of beginning.

Mortgages:

Mortgage executed by Teresa Torres, a widow to The Administrator of the Small Business Administration, an agency of the Government of the United States of America, PO Box 12247, Birmingham, AL 35202, dated February 1, 1999 and recorded in Volume 1673 of Records, page 371, on June 2, 1999 at 4:34 p.m. as Document Number 1545210, securing the principal sum of \$132,700.00; modification of mortgage related thereto recorded in Volume 1683 of Records, page 326, on July 19, 1999 at 10:35 a.m. as Document Number 1549360; said mortgage was assigned to Mortgage Electronic Registration Systems, Inc., PO Box 2026, Flint, MI 48501-2026, recorded July 14, 2003 at 12:27 p.m. as Document Number 1695895; said mortgage was assigned to Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067, dated March 18, 2013 and recorded March 22, 2013 at 11:44 a.m. as Document Number 1965042 (said assignment has incorrect legal description and incorrect tax key number).

Judgments/Liens:

Judgment executed against Teresa Torres and Josephine A. Ortiz in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ196, entered May 21, 2014 and docketed September 9, 2014 at 12:03 p.m. in the principal sum of \$341.00 (no attorney listed).

Child Support Lien against Reynaldo Torres, date of birth 8/31/1969, Docket #365701, filed August 7, 2011 in the principal sum of \$22,310.51; agencies with lien: Milwaukee, Waukesha. Contact child support agency: Milwaukee County Child Support Agency, Courthouse #101, 901 North Ninth Street, Milwaukee, WI 53233.

Taxes:

Certificate No.:	1630	1614
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$209.31	\$212.08
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

Right of Way Grant to Wisconsin Bell, Inc. dated October 10, 1989 and recorded in Volume 1125 of Records, page 355/6, on November 13, 1989 at 11:21 a.m. as Document Number 1993789.

PARCEL NO. 59281600900

Owner(s) of Record:

Jose Herrera and Estela Herrera, husband and wife by virtue of a Warranty Deed dated August 18, 1998 and recorded in Volume 1600 of Records, page 383, on August 24, 1998 at 12:37 p.m. as Document Number 1515941.

Property Address:

1731 Calumet Drive, Sheboygan, WI 53081

Legal Description:

Lot 25, Block 1, Assessment Subdivision No. 1, as amended, according to the recorded plat thereof.

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Jose and Silvia Herrera in favor of Sheboygan County Humane Society, 3107 North 20th Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 06SC196, entered February 6, 2006 and docketed February 9, 2006 at 3:36 p.m. in the principal sum of \$364.67 (Attorney Daniel J. Rostollan).

Judgment executed against Jose Herrera in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 97TR4081, entered December 19, 2008 and docketed December 19, 2008 at 3:00 p.m. in the principal sum of \$141.50 (no attorney listed).

Judgment executed against Jose Herrera in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 97TR7746, entered December 19, 2008 and docketed December 19, 2008 at 3:00 p.m. in the principal sum of \$141.50 (no attorney listed).

State Tax Lien executed against Jose Herrera in favor of Department of Workforce Development (no address listed), Sheboygan County Circuit Court Case Number 12UC171, Warrant Number 201213126, Unemployment Compensation, entered October 9, 2012 and docketed October 9, 2012 at 11:57 a.m. in the principal sum of \$317.64 (no attorney listed).

Judgment executed against Jose J. Herrera in favor of Cacv of Colorado LLC, 370 17th Street, Suite 5000, Denver, CO 80202, Sheboygan County Circuit Court Case Number 07SC4234, entered December 17, 2007 and docketed January 29, 2008 at 2:59 p.m. in the principal sum of \$3,525.61 (Attorney Brandon E. Bowlin).

Judgment executed against Jose J. Herrera in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 98TR4863, entered December 19, 2008 and docketed December 19, 2008 at 2:57 p.m. in the principal sum of \$122.90 (no attorney listed).

Judgment executed against Jose L. Herrera in favor of Suburban Motors of Grafton Inc., 139 North Main Street, Thiensville, WI 53092, Sheboygan County Circuit Court Case Number 09SC20, entered October 5, 2009 and docketed October 13, 2009 at 1:00 p.m. in the principal sum of \$2,278.57 (Attorney Edward J. Ritger).

Judgment executed against Jose Miguel Herrera, Jr. in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 09TR4198, entered January 21, 2010 and docketed January 21, 2010 at 9:09 a.m. in the principal sum of \$150.10 (no attorney listed).

Special charge by the City of Sheboygan against Jose and Estela Herrera, 1731 Calumet Drive, Sheboygan, WI 53081, for delinquent water, sewer and water in the amount of \$277.25.

Taxes:

Certificate No.:	1624
Tax Year:	2010
Sale Year:	2011
Principal Sum of Lien:	\$1278.27
Date Interest and Penalty Computed:	02/01/11

Other:

Easement dated May 31, 1996 and recorded in Volume 1472 of Records, page 881/2, on October 25, 1996 at 1:31 p.m. as Document Number 1463094.

PARCEL NO. 59281604582

Owner(s) of Record:

Waveland Holdings, LLC by virtue of a Warranty Deed dated December 29, 2000 and recorded in Volume 1781 of Records, page 197, on January 15, 2001 at 9:20 a.m. as Document Number 1587379.

Property Address:

N 36th St, Sheboygan, WI 53083

Legal Description:

The North 100 feet of Lot 11 in Bonnie Court Subdivision in the City of Sheboygan, Wisconsin, according to the recorded plat thereof.

Mortgages:

None of record.

Judgments/Liens:

None of record.

Taxes:

Certificate No.:	1652	1642
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$374.31	\$379.24
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

Declarations and restrictions dated August 10, 1982 and recorded in Volume 920 of Records, page 920/61, dated August 10, 1982 and recorded August 12, 1982 at 3:39 p.m. as Document Number 1078949.

Twelve foot utility easement along the North and East lot lines and 8' tree planting easement contiguous to street frontage as recorded in Volume 13 of Plats, page 133/4.

PARCEL NO. 59281608020

Owner(s) of Record:

Todd L. Drews, a single person, by virtue of a Quit Claim Deed, dated November 18, 1997 and recorded February 27, 1998 at 3:13 P.M. in Volume 1557 of Records, page 351 as Document Number 1498467; and re-recorded March 17, 1997 at 3:25 P.M. in Volume 1561 of Records, page 5 as Document Number 1499890.

Property Address:

1831 Martin Avenue, Sheboygan, WI 53083

Legal Description:

Lot 8, Block 1, Erdmann & Heerman's Addition in and to the City of Sheboygan.

Mortgages:

None of record.

Judgments/Liens:

Notice of Federal Tax Lien against Todd L. Drews in favor of Department of the Treasury, Internal Revenue Service (no address listed), dated April 10, 2012 and filed April 17, 2012 at 1:29 p.m. as Document Number 1943067, in the principal sum of \$28,112.79.

Judgment executed against Todd L. Drews in favor of Capital One Bank USA NA, 140 East Shore Drive 12017-0380, Glen Allen, VA 23059, Sheboygan County Circuit Court Case Number 10SC299, entered March 1, 2010 and docketed March 8, 2010 at 12:45 p.m. in the principal sum of \$1,040.35 (Attorney Kevin T. White).

Judgment executed against Todd Drews in favor of Centurion Capital Corp, 700 King Farm Blvd #507, Rockville, MD, 20850, Sheboygan County Circuit Court Number 06CV64, entered April 11, 2006 and docketed April 11, 2006 at 2:42 P.M. in the principal sum of \$6,062.87 (Attorney Julie A. Rausch).

Judgment executed against Todd L. Drews in favor of Rsidue LLC, 2248 South 102nd Street #210, Milwaukee, WI 53227, Sheboygan County Circuit Court Number 07CV663, entered September 11, 2007 and docketed September 11, 2007 at 10:25 A.M. in the principal sum of \$10,003.75 (Attorney Julie A. Rausch).

Judgment executed against Todd L. Drews in favor of Asset Acceptance LLC, P.O. Box 2041, Warren, MI, 48090, Sheboygan County Circuit Court Number 07CV1026, entered December 19, 2007 and docketed December 19, 2007 at 1:32 P.M. in the principal sum of \$8,850.06 (Attorney David A. Ambrosh).

Judgment executed against Todd L. Drews in favor of Palisades Acquisition XVI, LLC, 210 Sylvan Avenue, Englewood, NJ, 07632, Sheboygan County Court Number 07SC1822, entered June 4, 2007 and docketed June 28, 2007 at 4:22 P.M. in the principal sum of \$4,462.98 (Attorney Brandon E. Bowlin).

State Tax Lien executed against Todd L. Drews in favor of State of Wisconsin, Department of Revenue, P. O. Box 8901, Madison, WI 53708, Sheboygan County Court Number 10TW126, entered October 1, 2009 and docketed March 15, 2010 at 7:20 P.M. in the principal sum of \$2,428.19, Warrant Number 59-11739384, income (no attorney listed).

State Tax Warrant executed against Todd L. Drews in favor of State of Wisconsin, Department of Revenue, P. O. Box 8901, Madison, WI 53708, Sheboygan County Court Number 09TW302, entered

September 12, 2008 and docketed September 14, 2009 at 6:35 P.M. in the principal sum of \$2,855.16, Warrant Number 59-11929168, income (no attorney listed).

State Tax Warrant executed against Todd L. Drews in favor of State of Wisconsin, Department of Revenue, P. O. Box 8901, Madison, WI 53708, Sheboygan County Court Number 10TW67, entered September 11, 2009 and docketed February 23, 2010 at 8:28 P.M. in the principal sum of \$2,692.67, Warrant Number 59-11931286 income (no attorney listed).

Judgment executed against Todd L. Drews in favor of Sheboygan County, 508 New York Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14GF6, entered August 26, 2014 and docketed August 26, 2014 at 3:00 p.m. in the principal sum of \$4,933.72 (no attorney listed).

State Tax Lien executed against Todd L. Drews in favor of Department of Revenue (no address provided), Sheboygan County Circuit Court Case Number 15TW2, Warrant Number 59-11985532, type of tax income, entered July 17, 2012 and docketed January 2, 2015 at 8:37 p.m. in the principal sum of \$3,120.37 (no attorney listed).

Special charge by the City of Sheboygan against Todd L. Drews, 1831 Martin Avenue, Sheboygan, WI 53083, for delinquent water, sewer and garbage in the amount of \$90.63.

Taxes:

Certificate No.:	1662	1652
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$1742.14	\$1753.13
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

DILHR Weatherization Stipulation S-062093, 1995.

PARCEL NO. 59281670101

Owner(s) of Record:

Westmark Development, LLC, a Wisconsin limited liability company by virtue of a Warranty Deed dated June 11, 2007 and recorded June 13, 2007 at 3:20 p.m. as Document Number 1829061.

Property Address:

2843 North Taylor Drive, Sheboygan, WI 53081

Legal Description:

Unit 1 in North Taylor Pointe Condominium, together with said Unit's appurtenant undivided interest in and to the common elements and limited common elements, if any, thereto, being a condominium created by a "Declaration of Condominium" recorded on June 13, 2007 in the office of the Register of Deeds for Sheboygan County, Wisconsin, as Document Number 1829064, and by its Condominium Plat, and any subsequent recorded addendums, amendments, or additions to the Declaration and Condominium Plat.

Mortgages:

Mortgage executed by Westmark Development, LLC, a Wisconsin limited liability company to Dolores H. Gottsacker (no address provided), dated June 8, 2007 and recorded June 13, 2007 at 3:20 p.m. in the principal sum of \$75,000.00, and including other lands.

Judgments/Liens:

None of record.

Taxes:

Certificate No.: 1555
Tax Year: 2011
Sale Year: 2012
Principal Sum of Lien: \$663.39
Date Interest and Penalty Computed: 02/01/12

Other:

Declaration of Condominium recorded June 13, 2007 at 3:20 p.m. as Document Number 1829064.

Statutory Reserve Account Statement recorded June 13, 2007 at 3:20 p.m. as Document Number 1840165.

Underground Utility easement to Alliant Energy, Wisconsin Bell, Inc. d/b/a SBC Wisconsin and Time Warner Entertainment Company, L.P. recorded November 19, 2007 at 4:07 p.m. as Document Number 1840169.

PARCEL NO. 59281670102

Owner(s) of Record:

Westmark Development, LLC, a Wisconsin limited liability company by virtue of a Warranty Deed dated June 11, 2007 and recorded June 13, 2007 at 3:20 p.m. as Document Number 1829061.

Property Address:

2847 North Taylor Drive, Sheboygan, WI 53081

Legal Description:

Unit 2 in North Taylor Pointe Condominium, together with said Unit's appurtenant undivided interest in and to the common elements and limited common elements, if any, thereto, being a condominium created by a "Declaration of Condominium" recorded on June 13, 2007 in the office of the Register of Deeds for Sheboygan County, Wisconsin, as Document Number 1829064, and by its Condominium Plat, and any subsequent recorded addendums, amendments, or additions to the Declaration and Condominium Plat.

Mortgages:

Mortgage executed by Westmark Development, LLC, a Wisconsin limited liability company to Dolores H. Gottsacker (no address provided), dated June 8, 2007 and recorded June 13, 2007 at 3:20 p.m. in the principal sum of \$75,000.00, and including other lands.

Judgments/Liens:

None of record.

Taxes:

Certificate No.: 1556
Tax Year: 2011
Sale Year: 2012
Principal Sum of Lien: \$663.39
Date Interest and Penalty Computed: 02/01/12

Other:

Declaration of Condominium recorded June 13, 2007 at 3:20 p.m. as Document Number 1829064.

Statutory Reserve Account Statement recorded June 13, 2007 at 3:20 p.m. as Document Number 1840165.

Underground Utility easement to Alliant Energy, Wisconsin Bell, Inc. d/b/a SBC Wisconsin and Time Warner Entertainment Company, L.P. recorded November 19, 2007 at 4:07 p.m. as Document Number 1840169.

PARCEL NO. 59281700700

Owner(s) of Record:

James Passmore, by virtue of a Warranty Deed, dated (no date) and recorded January 4, 2002 at 9:51 A.M. in Volume 1933 of Records page 253 as Document Number 1622811.

Property Address:

1422 N 10th Street, Sheboygan, WI 53081

Legal Description:

The South One-half (S1/2) of Lot One (1) and the South One-half (S1/2) of the East Twenty (20.00') feet of Lot Two (2), in Block Twenty-six (26), in the Original Plat of the City of Sheboygan, according to the recorded plat thereof.

Mortgages:

Mortgage executed by James Passmore to Beneficial Wisconsin Inc., 822 South Main Street, Fond du Lac, WI 54935, dated June 19, 2004 and recorded July 7, 2004 at 2:30 P.M. as Document Number 1738981, in the principal sum of \$111,076.03.

Real estate security agreement executed by James T. Passmore to Community Bank & Trust, 604 North Eighth Street, Sheboygan, WI 53081, dated July 19, 2006 and recorded July 25, 2006 at 2:44 P.M. as Document Number 1804171.

Judgments/Liens:

Federal Tax Lien against James T. Passmore in favor of Department of the Treasury, Internal Revenue Service (no address listed), dated May 11, 2006 and filed May 22, 2006 at 11:53 a.m. as Document Number 1798953, in the principal sum of \$8,288.46.

Federal Tax Lien against James T. Passmore in favor of Department of the Treasury, Internal Revenue Service (no address listed), dated April 3, 2008 and filed April 11, 2008 at 3:19 p.m. as Document Number 1850252, in the principal sum of \$8,947.36.

Federal Tax Lien against James T. Passmore in favor of Department of the Treasury, Internal Revenue Service (no address listed), dated October 14, 2014 and filed October 22, 2014 at 12:22 p.m. as Document Number 1993635, in the principal sum of \$46,112.39.

State Tax Lien executed against James T. Passmore in favor of State of Wisconsin, Department of Workforce Development, P.O. Box 8914, Madison, WI, 53708, Sheboygan County Circuit Court Case Number 06UC66, entered May 18, 2006 and docketed May 22, 2006 at 12:15 p.m. in the principal sum of \$136.18, Warrant Number 0604143, unemployment (no attorney listed).

State Tax Lien executed against James T. Passmore in favor of State of Wisconsin, Department of Workforce Development, P.O. Box 7948, Madison, WI, 53707 Sheboygan County Circuit Court Case Number 06UC128, entered November 1, 2006 and docketed November 1, 2006 at 8:39 p.m. in the principal sum of \$60.16, Warrant Number 0607163, unemployment (no attorney listed).

State Tax Lien executed against James T. Passmore in favor of State of Wisconsin, Department of Workforce Development, P. O. Box 7948, Madison, WI 53707, Sheboygan County Circuit Court Case Number 08UC10, entered January 11, 2008 and docketed January 14, 2008 at 7:09 a.m. in the principal sum of \$191.29, Warrant Number 0801166, unemployment (no attorney listed).

Taxes:

Certificate No.:	1739	1729
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$3247.25	\$3275.10
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

Encroachment Agreement dated December 20, 1988 and recorded December 22, 1988 at 2:31 P.M. in Volume 1100 of Records, pages 314/16 as Document Number 1179623.

Ordinance dated February 21, 1944 and recorded March 14, 1944 at 2:44 P.M. in Volume 272 of Records, pages 567/8 as Document Number 444463.

PARCEL NO. 59281709655

Owner(s) of Record:

EVS Enterprises LLC, a Wisconsin limited liability company by virtue of a Warranty Deed dated September 30, 2005 and recorded October 5, 2005 at 9:46 a.m. as Document Number 1778656.

Property Address:

2715 N 15th Street, Sheboygan, WI 53083

Legal Description:

Lots 1, 2 and 3, except the East 45.00 feet of each thereof, Block 2, Junior High Subdivision, in the City of Sheboygan, according to the recorded plat thereof.

AND:

Part of the NE1/4 NE1/4, Section 15, Town 15 North, Range 23 East, described as:

Commencing in the East line of North 15th Street at a point 65 feet due South of the North line of the North 2.5 acres of the South 15 acres of the W1/2 NE1/4 NE1/4 of said Section 15; thence East 288.1 feet; thence South 100.3 feet; thence West 275.85 feet to the East line of North 15th Street; thence North along the East line of North 15th Street 29.95 feet to the angle in North 15th Street, thence Northerly 70 feet to the point of beginning.

AND:

Part of the NE1/4 NE1/4, Section 15, Town 15 North, Range 23 East, described as:

Commencing at the intersection of the East line of North 15th Street and the North line of the North 2.5 acres of the South 15 acres of the W1/2 NE1/4 NE1/4 of said Section 15; thence East 297.35 feet; thence South 65 feet; thence West 288.1 feet to North 15th Street, thence Northerly along North 15th Street 65.53 feet to the place of beginning.

AND:

The West 150 feet of the following:

Part of the NE1/4 NE1/4 of Section 15, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows: Commencing at the intersection of the West line of North 13th Street with the North line of the North 2.5 acres of the South 15 acres of the W1/2 NE1/4 NE1/4 of said Section 15; thence West along the North line of said 2.5 acre tract, 307 feet, thence South 82.72 feet; thence East 307 feet to the West line of North 13th Street, thence North 83.05 feet to the place of beginning.

Mortgages:

Mortgage, Security Agreement and Assignment of Rents (including fixture filing under Uniform Commercial Code) executed by EVS Enterprises LLC to U.S. Bank N.A. (P. O. Box 3487, Oshkosh, WI 54903-3487), dated September 30, 2005 and recorded October 5, 2005 at 9:46 a.m. as Document Number 1778655, in the principal sum of \$236,000.00; Lis Pendens related thereto, Sheboygan County Circuit Court Case Number 07CV1199, dated December 11, 2007 and recorded December 17, 2007 at 9:04 a.m. as Document Number 18419564 (Attorney Matthew P. Gerdisch); Assignment of Real Estate Mortgage by Lender executed by U.S. Bank National Association to William Wessing and Ritger Conservation Development, LLC, a Wisconsin limited liability company, 675 Wolf Road, Random Lake, WI 53075, dated as of September 9, 2010 and recorded October 31, 2011 at 2:06 p.m. as Document Number 1932811.

Mortgage executed by EVS Enterprises, LLC to Polyfab Corp. (no address listed) dated September 30, 2005 and recorded October 5, 2005 at 9:46 a.m. as Document Number 1778657, securing the principal sum of \$56,500.00.

Judgments/Liens:

Special charge by the City of Sheboygan against EVS Enterprises LLC, 2715 N 15th Street, Sheboygan, WI 53083, for delinquent water, sewer and garbage in the amount of \$65.03.

Taxes:

Certificate No.:	1776	1768
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$7110.44	\$7201.72
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

Land Use Agreement dated December 2, 1985 and recorded in Volume 998 of Records, page 560/3, on December 9, 1985 at 8:01 A.M. as Document Number 1124028.

PARCEL NO. 59281711100

Owner(s) of Record:

Brian S. Henkel, by virtue of an Abridgment of Order of Summary Settlement, dated April 4, 2013, recorded April 17, 2013 at 3:01 P.M., Document Number 1966717.

Property Address:

2324 Kroos Ct, Sheboygan, Wisconsin 53083

Legal Description:

The South 15 1/3 feet of Lot Seventeen (17) and the North One-Third (1/3) of Lot Eighteen (18) in Kroos and Heermann's Subdivision Number Two (2) in the City of Sheboygan according to the recorded plat thereof, except that portion of said lots taken for alley purposes by the City of Sheboygan.

Mortgages:

None of Record

Judgments/Liens:

Stipulation Regarding Claim Against the Estate and Granting Lien between Brian S. Henkel, the special administrator of the Estate of William J. Henkel and the Wisconsin Department of Health Services, Bureau of Program Integrity, dated April 4, 2013 and recorded April 17, 2013 at 3:01 P.M. as Document Number 1966718, in the principal sum of \$14,668.44.

Judgment executed against Brian S. Henkel in favor of Sheboygan County Clerk of Circuit Court, 615 North 6th Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 01CF177, entered October 2, 2009 and docketed October 2, 2009 at 10:34 A.M. in the principal sum of \$274.45 (no attorney listed).

Judgment executed against Brian S. Henkel in favor of Sheboygan County Clerk of Circuit Court, 615 North 6th Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 08CM482, entered October 2, 2009 and docketed October 2, 2009 at 10:24 A.M. in the principal sum of \$770.00 (no attorney listed).

Special charge by the City of Sheboygan against Brian S. Henkel, 2324 Kroos Court, Sheboygan, WI 53083, for debris removal in the amount of \$1,853.84.

Special charge by the City of Sheboygan against Brian S. Henkel, 2324 Kroos Court, Sheboygan, WI 53083, for delinquent water, sewer and garbage in the amount of \$282.62.

Taxes:

Certificate No.:	1786	1776
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$657.02	\$1276.58
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

Ordinance (dedicating alley), dated October 7, 1946, recorded October 18, 1946 at 9:35 A.M., Volume 298 of Deeds, pages 281/20, Document Number 481322.

PARCEL NO. 59281713820

Owner(s) of Record:

Donna Grunow; Karl Grunow and Virginia Grunow, his wife retain a life estate, by virtue of a Life Estate Deed dated June 29, 2001 and recorded in Volume 1847 of Records, page 159, on July 2, 2001 at 8:28 a.m. as Document Number 1603047.

Property Address:

1342 Lenz Court, Sheboygan, WI 53083

Legal Description:

Lot 6 in Block 1 of Neumeister and Oehler's Subdivision of the City of Sheboygan, according to the recorded plat thereof.

Mortgages:

None of record.

Judgments/Liens:

Notice of Federal Tax Lien to Department of the Treasury – Internal Revenue Service (no address provided), dated October 30, 2014 and filed November 7, 2014 at 2:40 p.m. as Document Number 1994484, in the principal sum of \$30,220.76.

State Tax Lien executed against Donna Grunow in favor of Department of Revenue (no address provided), Sheboygan County Circuit Court Case Number 14TW195, Warrant Number 59-12161044, type of tax income, entered July 5, 2012 and docketed December 19, 2014 at 7:32 p.m. in the principal sum of \$9,128.12.

State Tax Lien executed against Donna Grunow in favor of Department of Revenue (no address provided), Sheboygan County Circuit Court Case Number 14TW196, Warrant Number 59-11986541, type of tax income, entered July 5, 2012 and docketed December 19, 2014 at 7:32 p.m. in the principal sum of \$8,370.45.

State Tax Lien executed against Donna Grunow in favor of Department of Revenue (no address provided), Sheboygan County Circuit Court Case Number 14TW194, Warrant Number 59-11985530, type of tax income, entered July 5, 2012 and docketed December 19, 2014 at 7:32 p.m. in the principal sum of \$7,664.83.

Judgment executed against Donna L. Grunow in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 13CF515, entered May 7, 2014 and docketed May 7, 2014 at 1:54 p.m. in the principal sum of \$832.00 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 13CF536, entered May 15, 2015 and docketed May 26, 2015 at 12:00 p.m. in the principal sum of \$188.00 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 13CM44, entered May 15, 2015 and docketed May 26, 2015 at 11:56 a.m. in the principal sum of \$55.00 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 12CT331, entered July 22, 2013 and docketed July 22, 2013 at 9:11 a.m. in the principal sum of \$190.50 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Diverse Funding Associates LLC, 3033 Campus Drive, Suite 250, c/o Messerli & Kramer PA, Plymouth, MN 55441, Sheboygan County Circuit Court Case Number 14CV631, entered December 12, 2014 and docketed December 12, 2014 at 1:15 p.m. in the principal sum of \$19,818.22 (Attorney Patrick Daniel Newman).

Judgment executed against Donna L. Grunow in favor of City of Sheboygan Fire Department, 9401 W. Brown Deer Road, Milwaukee, WI 53224, Sheboygan County Circuit Court Case Number 13SC754, entered April 1, 2013 and docketed April 8, 2013 at 1:55 p.m. in the principal sum of \$1,860.58 (Attorney Keary W. Bilka).

Judgment executed against Donna L. Grunow in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ127, entered December 18, 2013 and docketed June 23, 2014 at 9:43 a.m. in the principal sum of \$557.00 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ128, entered March 18, 2014 and docketed June 23, 2014 at 9:42 a.m. in the principal sum of \$691.00 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Milwaukee City, 200 E. Wells Street, Milwaukee, WI 53202, Sheboygan County Circuit Court Case Number 12TJ26, entered October 25, 2011 and docketed May 4, 2012 at 12:50 p.m. in the principal sum of \$3,123.37 (Attorney Kevin Thomas White).

Judgment executed against Donna L. Grunow in favor of Our Lady of Good Hope Credit Union, 7152 N. 41st Street Milwaukee, WI 53209, Sheboygan County Circuit Court Case Number 13TJ4, entered November 27, 2012 and docketed January 18, 2013 at 11:33 a.m. in the principal sum of \$14,111.42 (Attorney Robert F. Kirst).

Judgment executed against Donna L. Grunow in favor of Sheboygan County Clerk of Circuit Court, 615 North Sixth Street, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 13TR7, entered July 22, 2013 and docketed July 22, 2013 at 9:11 a.m. in the principal sum of \$200.50 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Manitowoc County Clerk of Circuit Court, P.O. Box 2000, 1010 South 8th Street, Manitowoc, WI 54221, Manitowoc County Circuit Court Case Number 12TR3934, entered April 1, 2013 and docketed April 1, 2013 at 2:02 p.m. in the principal sum of \$177.78 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Manitowoc County Clerk of Circuit Court, P.O. Box 2000, 1010 South 8th Street, Manitowoc, WI 54221, Manitowoc County Circuit Court Case Number 12CT377, entered May 28, 2013 and docketed May 28, 2013 at 10:21 a.m. in the principal sum of \$291.25 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Holy Family Memorial Inc., P.O. Box 2170, Manitowoc, WI 54221, Milwaukee County Circuit Court Case Number 10SC26852, entered October 27, 2010 and docketed November 26, 2010 at 11:19 a.m. in the principal sum of \$992.39 (Attorney Keary W. Bilka).

Judgment executed against Donna L. Grunow in favor of Milwaukee City, 200 East Wells Street, Milwaukee, WI 53202, Milwaukee County Circuit Court Case Number 11SC28823, entered October 25, 2011 and docketed November 3, 2011 at 9:33 a.m. in the principal sum of \$3,123.37 (Attorney Kevin T. White).

Judgment executed against Donna Grunow in favor of Aurora Medical Group Inc., P.O. Box 343910, Milwaukee, WI 53234, Milwaukee County Circuit Court Case Number 12SC6467, entered August 31, 2012 and docketed September 6, 2015 at 10:10 a.m. in the principal sum of \$3,014.33 (Attorney John M. Heuer).

Judgment executed against Donna Grunow in favor of Wisconsin Electric Power Co, 231 West Michigan Street A130, Milwaukee, WI 53203, Milwaukee County Circuit Court Case Number 12SC34748, entered November 15, 2012 and docketed November 21, 2012 at 2:15 p.m. in the principal sum of \$756.64 (no attorney listed).

Judgment executed against Donna L. Grunow in favor of Our Lady of Good Hope Credit Union, 7152 North 41st Street, Milwaukee, WI 53209, Milwaukee County Circuit Court Case Number 12CV9521, entered November 27, 2012 and docketed November 27, 2012 at 4:10 p.m. in the principal sum of \$14,111.42 (Attorney Robert F. Kirst).

Special charge by the City of Sheboygan against Donna Grunow, 1342 Lenz Court, Sheboygan, WI 53083, for delinquent water, sewer and garbage in the amount of \$94.07.

Taxes:

Certificate No.: 1785
Tax Year: 2010
Sale Year: 2011
Principal Sum of Lien: \$1213.53
Date Interest and Penalty Computed: 02/01/11

Other:

None.

PARCEL NO. 59281713860

Owner(s) of Record:

Lawrence J. Williams by virtue of a Termination of Decedent's Property Interest dated April 7, 2005 and recorded April 7, 2005 at 3:16 p.m. as Document Number 1761941.

Property Address:

1412 Lenz Court, Sheboygan, WI 53083

Legal Description:

Lot 10, Block 1, according to the recorded plat of Neumeister and Oehler's Subdivision in the City of Sheboygan, Sheboygan County, Wisconsin.

Mortgages:

Mortgage executed by Lawrence J. Williams and Melissa Ertel Williams, husband and wife to UnitedOne Credit Union, 1117 South Tenth Street, Manitowoc, WI 54220, dated June 8, 2005 and recorded June 14, 2005 at 4:04 P.M. as Document Number 1768013, securing the principal sum of \$77,767.00.

Judgments/Liens:

Judgment executed against Lawrence J. Williams in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ111, entered June 18, 2013 and docketed June 23, 2014 at 10:42 a.m. in the principal sum of \$716.00 (no attorney listed).

Judgment executed against Lawrence J. Williams in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 14TJ112, entered April 2, 2014 and docketed June 23, 2014 at 10:41 a.m. in the principal sum of \$691.00 (no attorney listed).

Special charge by the City of Sheboygan against Lawrence J. Williams, 1412 Lenz Court, Sheboygan, WI 53083, for delinquent water, sewer and garbage in the amount of \$147.18.

Taxes:

Certificate No.:	1797	1786
Tax Year:	2009	2010
Sale Year:	2010	2011
Principal Sum of Lien:	\$2023.39	\$2035.06
Date Interest and Penalty Computed:	02/01/10	02/01/11

Other:

None.

III

5.1

Res. No. 68 - 15 - 16. By Alderperson Hammond. September 8, 2015.

A RESOLUTION authorizing entering into agreement with SmithGroup JJR for a wave surge mitigation study for the Harbor Centre Marina.

WHEREAS: A request for proposals was issued and due on August 4, 2015, and the following proposals were submitted:

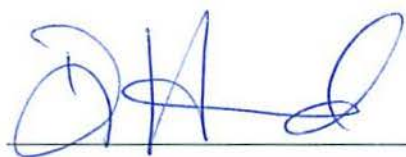
SmithGroup JJR	\$59,500
Ayres Associates	\$64,850
Baird	\$79,850

WHEREAS: City staff has met and interviewed each of the consultants that submitted proposals and recommends awarding the contract to SmithGroup JJR for \$59,500.

WHEREAS: 40% of the costs of this project will be funded in part from the Wisconsin Coastal Management Program.

RESOLVED: That the appropriate City Officials are hereby authorized to enter into contract with SmithGroup JJR for \$59,500 and draw orders on Account Number 29037500-521900, in payment of same.

Finance



I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

III

93

AD

III

5.4

Res. No. 73 - 15 - 16. By Alderperson Hammond. September 8, 2015.

A RESOLUTION authorizing the Purchasing Agent to request proposals to outsource the Assessor's office duties and functions.

WHEREAS, the City Assessor has declared his intent to retire on March 1, 2016; and

WHEREAS, other municipalities of similar size have outsourced the functions of the Assessor's office and it would be advantageous to determine at this time if outsourcing is a viable option for the duties and functions of the Assessor's office.

RESOLVED: That the Purchasing Agent will act on behalf of the City of Sheboygan to request proposals.

BE IT FURTHER RESOLVED: That the Finance Committee will review the proposals to determine if outsourcing is in the best interest of the City of Sheboygan.

Finance



I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor



67

III

5.5

Res. No. 74 - 15 - 16. By Alderperson Hammond. September 8, 2015.

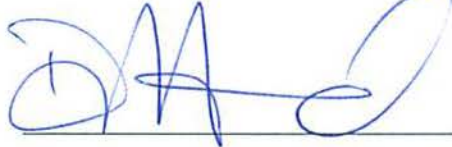
A RESOLUTION to authorize a transfer of appropriations in the 2015 Budget.

RESOLVED: That the Finance Director be and is hereby authorized and directed to make the following transfers of appropriations in the 2015 Budget for the purposes of:

Establish estimated revenue and appropriation for Police State Training Aids:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
General Fund Police Department Training Aids 10121100-434201	General Fund Police Department Training 10121100-526130-00020	\$12,640

Finance



I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

100



100

III

5.6

Res. No. 75 - 15 - 16. By Alderperson Belanger. September 8, 2015.

A RESOLUTION approving a project plan for a tax incremental district, describing the boundaries thereof and creating Tax Incremental District No. 16, City of Sheboygan, Wisconsin.

WHEREAS, the City of Sheboygan has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 16 (the "District") is proposed to be created by the City of Sheboygan (the "City") as a mixed-use district in accordance with the provisions of Section 66.1105 of the Wisconsin Statutes (the "Tax Increment Law"); and

WHEREAS, on August 25, 2015, the City of Sheboygan Plan Commission met and held a public hearing on:

- (i) The proposed creation of a tax incremental district;
- (ii) Designation of boundaries of the district;
- (iii) Adoption of a proposed project plan for the tax incremental district; and

WHEREAS, such public hearing was properly noticed in the City's Official newspaper and prior to its publication, a copy of the notice of said hearing was sent to the chief executive officer of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and the proposed District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed creation of a tax incremental district, the proposed boundaries and the project plan; and

WHEREAS, pursuant to the statutory procedures contained in Section 66.1105, Wis. Stats., and after due consideration, the City Plan Commission designated tax incremental district boundaries and adopted a project plan for said district and hereby submits such boundaries and

Finance

12



12

project plan to the Common Council with a favorable recommendation thereon; and

WHEREAS, such Project Plan includes:

- a) A statement listing the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Section 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n. of the Wisconsin Statutes, outside of the District;
- b) An economic feasibility study;
- c) A detailed list of estimated project costs;
- d) A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e) A map showing existing uses and conditions of real property in the District;
- f) A map showing proposed improvements and uses in the District;
- g) Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h) A list of estimated non-project costs;
- i) A statement of the proposed plan for relocation of any persons to be displaced;
- j) A statement indicating how the amendment of the District promotes the orderly development of the City;
- k) An opinion of the City Attorney advising that the plan is complete and complies with Section 66.1105(4)(f)., Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED: That the Common Council hereby finds, determines and declares that:

1. Not less than 50%, by area, of the real property within the District is suitable for mixed-use development; and
2. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District; and

3. The project costs relate directly to eliminating blight, and directly serve to promote mixed-use development consistent within the purpose for which the District is created; and
4. The equalized value of taxable property of the District plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City; and

BE IT FURTHER RESOLVED: That the Common Council of the City of Sheboygan hereby declares that the District is a mixed-use district based on the identification and classification of the property included within the district under Section 66.1105(4)(c) and 66.1105(4)(gm)4.a, Wis. Stats.

BE IT FURTHER RESOLVED: That in accordance with Section 66.1105, Wis. Stats.:

1. The Common Council hereby approves, accepts and adopts the Project Plan as adopted by the City Plan Commission, which is attached hereto as Exhibit A, and incorporated herein by this reference.

2. The Common Council hereby finds and determines that such Project Plan for the District is feasible and in conformity with the master plan of the City of Sheboygan.

3. The Common Council hereby establishes the boundaries of the tax incremental district. Said boundaries are described as follows:

BEING PART OF BLOCKS 178, 204, 205, 211, 212, 213, 233 & 307 AND ALL OF BLOCKS 129, 130, 151, 152, 153, 177 & 181 OF THE ORIGINAL PLAT AND LOTS 134 AND LOTS 144 THROUGH 147 OF THE ELLIS ADDITION, ALL LOCATED IN THE SOUTH 1/2 OF SECTION 23 AND NE 1/4 OF SECTION 26, T. 23 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SE CORNER OF LOT 12, BLOCK 151 OF THE ORIGINAL PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF N. 8TH ST. AND THE NORTH R/W LINE OF CENTER AVE., AND ALSO BEING THE POINT OF BEGINNING, THENCE WEST 360'± ALONG THE NORTH R/W LINE OF

CENTER AVE. TO THE SW CORNER OF LOT 7, BLOCK 151 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE EAST R/W LINE OF N. 9TH ST., THENCE NORTH ALONG SAID EAST R/W LINE 716'± TO THE NW CORNER OF LOT 6, BLOCK 130 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WISCONSIN AVE., THENCE EAST ALONG SAID SOUTH R/W LINE 240'± TO THE NW CORNER OF LOT 2, BLOCK 130 OF SAID ORIGINAL PLAT, THENCE NORTH 80' TO THE SW CORNER OF LOT 11, BLOCK 127, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF WISCONSIN AVE., THENCE EAST ALONG SAID NORTH R/W LINE 560'± TO THE SE CORNER OF LOT 12, BLOCK 128 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 7TH ST., THENCE NORTH ALONG SAID WEST R/W LINE 150'± TO THE NE CORNER OF LOT 12, BLOCK 128, THENCE EASTERLY 85.44'± TO A POINT ON THE EAST R/W LINE OF N. 7TH ST., SAID POINT ALSO BEING THE NW CORNER OF LOT 2 OF A C.S.M RECORDED IN VOL. 20, PG. 183 OF CERTIFIED SURVEY MAPS, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 360.65'± TO THE NE CORNER OF SAID LOT 2, SAID CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 6TH ST., THENCE SOUTH ALONG SAID WEST R/W LINE 30'± TO THE NE CORNER OF LOT 12, BLOCK 307 OF THE ORIGINAL PLAT, THENCE EAST 80' TO THE NW CORNER OF LOT 134 OF THE ELLIS ADDITION, SAID NW CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WASHINGTON COURT, THENCE CONTINUING EAST ALONG SAID SOUTH R/W LINE 240' TO THE NE CORNER OF LOT 144 OF SAID ELLIS ADDITION, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 144, 150' TO THE SE CORNER OF SAID LOT 144, THENCE WEST 125', THENCE NORTH 80', THENCE WEST 165' TO THE SW CORNER OF LOT 134 OF THE ELLIS ADDITION, SAID SW CORNER ALSO BEING A POINT ON THE EAST R/W LINE OF N. 6TH ST. THENCE CONTINUING WEST 80' TO A POINT ON THE WEST R/W LINE OF S. 6TH ST. THENCE SOUTH ALONG SAID WEST R/W LINE 162'± TO THE NE CORNER OF LOT 1, BLOCK 308 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WISCONSIN AVE., THENCE WEST ALONG SAID SOUTH R/W LINE 440'± TO THE NE CORNER OF LOT 1, BLOCK 129 OF THE ORIGINAL PLAT, SAID NE CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 7TH ST., THENCE SOUTH ALONG SAID WEST R/W LINE 1364'± TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE EAST/WEST ALLEY IN BLOCK 178 OF THE ORIGINAL PLAT, THENCE EAST ALONG SAID SOUTH LINE AND ITS EXTENSION, 512'± TO THE EAST R/W LINE OF RIVERFRONT DR, THENCE SOUTHWESTERLY ALONG SAID EAST R/W LINE 870'± TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH R/W LINE OF VIRGINIA AVE. THENCE WEST ALONG SAID SOUTH R/W LINE 307'± TO THE NE CORNER OF LOT 5, BLOCK 205, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 AND ITS EXTENSION 223'± TO A POINT ON THE EAST LINE OF LOT 8, BLOCK 205, 45' NORTH OF THE SE CORNER OF SAID LOT 8, THENCE EAST 50', THENCE SOUTH 45' TO THE NORTH R/W LINE OF NEW JERSEY AVE., THENCE EAST ALONG SAID NORTH R/W LINE 129'± TO THE

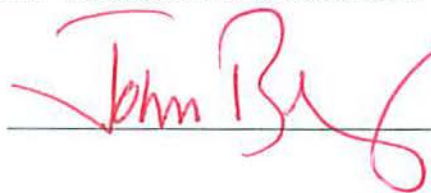
WEST R/W LINE OF RIVERFRONT DR., THENCE SOUTH ALONG SAID WEST R/W LINE 407'±, THENCE SOUTHWEST ALONG THE NORTHWEST R/W LINE OF RIVERFRONT DR. 14.14', THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY R/W LINE OF RIVERFRONT DR. 82.50' TO A POINT ON THE SOUTH LINE OF LOT 7, BLOCK 211 OF THE ORIGINAL PLAT, 20.65' WEST OF THE SE CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE NORTH R/W LINE OF RIVERFRONT DRIVE (ORIGINALLY PLATTED AS MARYLAND AVE.) THENCE WEST ALONG SAID NORTH R/W LINE 39.35' TO THE SW CORNER OF LOT 7, BLOCK 211, THENCE CONTINUING WEST 80' TO THE SE CORNER OF LOT 12, BLOCK 212 OF THE ORIGINAL PLAT, SAID SE CORNER ALSO BEING THE SE CORNER OF LOT 2 OF A C.S.M. RECORDED IN VOL. 25, PG. 55 OF CERTIFIED SURVEY MAPS, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 153.50', SAID SOUTH LINE ALSO BEING THE NORTH R/W LINE OF RIVERFRONT DR., THENCE SOUTH ALONG THE SOUTHEASTERN LINE OF SAID LOT 2, 30', THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, 124'± TO THE NORTH BANK OF THE SHEBOYGAN RIVER, THENCE NORTHWEST ALONG SAID NORTH BANK 200'± TO THE WEST LINE OF SAID LOT 2, THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT 2, 74'±, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 50.33', THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT 2, 53.18', THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 192.37' TO THE NW CORNER OF SAID LOT 2, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF NEW JERSEY AVE., THENCE NORTHEASTERLY 106'± TO THE SW CORNER OF LOT 10, BLOCK 204 OF THE ORIGINAL PLAT, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF NEW JERSEY AVE., THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10, BLOCK 204 AND ITS EXTENSION, 318'± TO THE NW CORNER OF LOT 3, BLOCK 204, SAID NW CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF VIRGINIA AVE, THENCE EAST ALONG SAID SOUTH R/W LINE 180'± TO THE NE CORNER OF LOT 1, BLOCK 204 OF THE ORIGINAL PLAT, SAID NE CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF S. 8TH ST., THENCE NORTH ALONG SAID WEST R/W LINE 1274'± TO THE POINT OF BEGINNING. SAID TRACT CONTAINS APPROXIMATELY 1,830,026.77 SQ. FT. OR 42.01 ACRES.

4. The Common Council hereby establishes the creation date of the tax incremental district, pursuant to Section 66.1105(4)(gm)2, as January 1, 2016.

5. The Common Council hereby denominates the tax incremental district as "Tax Incremental District Number Sixteen, City of Sheboygan".

BE IT FURTHER RESOLVED: That the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2016, pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED: The City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes, pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes.



A handwritten signature in red ink, appearing to read "John Berg", is written over a horizontal line.

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Date _____ 20____. _____, City Clerk

Approve _____ 20____. _____, Mayor

CITY OF SHEBOYGAN, WISCONSIN

Tax Incremental District No. 16

DOWNTOWN REDEVELOPMENT AREA

PROJECT PLAN



*Joint Review Board Organizational Meeting Held: **August 25, 2015***

*Public Hearing Held: **August 25, 2015***

*Adopted by Plan Commission: **August 25, 2015***

*Adopted by City Council: **September 21, 2015***

*Anticipated to be Considered for Approval by Joint Review Board: **September 28, 2015***

September 2015

Tax Incremental District No. 16

City of Sheboygan Officials

Common Council

Michael Vandersteen	Mayor
Donald Hammond	Council Member
John Belanger	Council Member
Darryl Carlson	Council Member
Todd Wolf	Council Member
Jodi Vander Weele	Council Member
Michael Damrow	Council Member
Job Hou-seye	Council Member
Mary Lynne Donohue	Council Member
Bill Thiel	Council Member
Julie Kath	Council Member
Mark Hermann	Council Member
Bryan Bitters	Council Member
Susan Lessard	Council Member
Joseph Heidemann	Council Member
James Bohren	Council Member
Roman Draughon	Council Member

City Staff

James Amodeo	Chief Administrative Officer
Chad Pelishek	Dir. of Planning & Development
Steven Sokolowski	Manager of Planning & Zoning
Charles Adams	City Attorney
Susan Richards	City Clerk
Nancy Buss	Finance Director

Plan Commission

Michael Vandersteen, Chair

Ald. John Belanger

Marilyn Montemayor

Todd Wolf

Gerald Jones

Don Cvetan

Ryan Sazama, City Engineer

Chad Pelishek, Ex-officio

Joint Review Board

Michael Vandersteen, Chair

Mark Boehlke

Roy Kluss

Mark Winkel

David Gass

City Representative

Sheb Area School District

Lakeshore Technical College

Sheboygan County

Citizen Member

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION AND PURPOSE	4
II. STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PROJECTS	7
III. BOUNDARY DESCRIPTION	10
IV. 2015 ASSESSED VALUES	11
V. EXISTING USES AND CONDITIONS	
Map 1 Proposed TID # 16	13
Map 2 Proposed TID # 16 Land Use Map	14
Map 3 Proposed TID # 16 Half-Mile Buffer Map	15
VI. ECONOMIC FEASIBILITY	16
New Development Activities	16
Projected Income	17
Projected Expenditures	18
Cash Proforma	19
VII. FINANCING	19
VIII. PROPOSED ZONING CHANGES	20
IX. PROPOSED CHANGES IN THE COMMUNITY DEVELOPMENT PLAN, MAP, BUILDING CODES AND ORDINANCES	20
X. RELOCATION	21
XI. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE MUNICIPALITY	21
XII. A LIST OF ESTIMATED NON-PROJECT COSTS	21
XIII. LEGAL OPINION	22
 APPENDIX	
Calculation of the Share of Projected Tax Increments estimated to be paid by the owners of property In the overlying taxing jurisdiction	

I. INTRODUCTION AND PURPOSE

The City of Sheboygan has identified a need to expand its economic base through mixed-use business development. In order to promote development, the City is seeking to designate a geographic area lying within its current corporate limits as Mixed-Use Tax Incremental Finance District (TID) #16. The creation of TID #16 will allow the City to make certain public improvements to the designated area to promote business redevelopment activity. Anticipated growth, combined with the City's commitment toward development, will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the City to attract and retain potential development, and encourage further private investment in local businesses and residences. The business and residential development that is anticipated to occur will provide long-term tax benefits to both the City and all other overlying taxing jurisdictions.

In creating TID #16, the City of Sheboygan has made the following findings, consistent with Section 66.1105 of WI Statutes:

Activities and improvements to TID #16 are intended to encourage and attract mixed-use development growth or redevelopment in the City.

The improvement to the area is likely to encourage, develop, and maintain a strong growth pattern in the City, taking advantage of key downtown development revitalization efforts to create a strong downtown.

The improvement to the area is likely to maximize private investment within TID #16 and significantly enhance the value of substantially all other real estate in the District.

The improvement to the area is likely to make currently underdeveloped areas of the City more attractive by providing necessary and desired public improvements and necessary housing which are compatible and feasible with existing land uses.

The improvement to the area is likely to encourage and promote conformity with the City's planning and development policies.

At least 50% of the land in TID #16 is suitable for a combination of commercial or residential development and newly platted residential areas will not exceed 35% of the total area of the TID.

The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City.

The development in TID #16 would not take place in the absence of the improvements stated in the project plan.

A.) SUMMARY OF FINDINGS

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

- 1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, as the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:**
 - The sites proposed for redevelopment are either vacant or underutilized for several years. Given that the sites have not redeveloped as would have been expected under the normal market conditions, it is the judgment of the City that the use of TIF will be required to provide the necessary inducements to encourage redevelopment on the sites consistent with that desired by the City.
 - In order to make the areas included within the District suitable for redevelopment, the City will need to induce redevelopment by offering substantial incentives. Due to the extensive investment of incentives as well as public infrastructure needs, the City has determined that redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, redevelopment of the area is unlikely to occur.

- 2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**
 - As demonstrated in the Economic Feasibility section of this plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur is likely to provide housing for workforce recruitment and retention as well as generate jobs for the local economy.

- 3. The benefits of this proposal outweigh the anticipated tax increments to be paid by the owners of the property in overlying taxing jurisdictions.**

- **If approved, the District creation would become effective for valuation processes as of January 1, 2016. As of this date, the values of the existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation, or appreciation of property values occurring after January 1, 2016, would be collected by the Tax Increment District and used to repay the cost of the TIF-eligible projects undertaken within the District.**
- **Since the development expected to occur is unlikely to take place without the use of TIF (see Finding No. 1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding No. 2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of the projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.**

II. STATEMENT OF KIND, NUMBER, AND LOCATION OF PROPOSED PROJECTS

The City of Sheboygan intends to implement a number of public works projects and developer incentives that will positively impact business and residential related development in TID #16. These projects will be undertaken within the next 19 years of the TID's existence, subject to change based on relative needs of the City and the ability of the District to recoup expenses through the generation of tax increment. These projects may be undertaken within TID #16 or within a ½ mile of the TID #16 boundary, per Wisconsin State Statutes. A brief description of each project is provided below.

A. TID # 16 Projects

The Common Council shall review and approve all projects upon review and recommendation of the appropriate committees.

Project #1: Environmental Audits and Remediation \$500,000

It may become necessary to evaluate properties for environmental reasons. The costs related to all environmental audits and remediation will be considered eligible project costs. Some of these project costs may be incurred within ½ mile of the TID boundaries.

Project # 2: Development of the Arts/Culture Greenspace \$400,000

The project will be constructed at the same time as the new mixed use development on the former Boston Store property. This public plaza will include paved walkways, grassy areas, lighting, and restroom facilities for utilization as arts venues.

Project # 3: Developer Incentives \$8,000,000

The City will provide incentives to developers and/or property owners as a means of encouraging desired types of development within the District. Incentives may include, but not limited to cash subsidies, demolition, facility construction and other incentives that will assure an increased tax base. Some of these project costs may be incurred within ½ mile of the TID boundaries.

Project #4: Landscaping and Right-of-Way Improvements \$200,000

The City may provide landscaping, lighting, street furniture, pedestrian pathway improvements, the implementation of a Bikeshare program, and other general amenities to attract high quality development to the area. Some of these project costs may be incurred within ½ mile of the TID boundaries.

Project #5: Economic Development Marketing and RFP's \$50,000

Activities associated with Economic Development Marketing include but not limited to: business recruitment, retention, and expansion efforts, promotion, general planning and marketing. Funds may be used to create developer request for proposals (RFP) to attract potential development.

Project #6: Revolving Loan/Low Interest Loan Program

To encourage private development and property maintenance consistent with the goals and objectives of the City's Master Plans, the City may provide funding to city-funded revolving loan fund (RLF) and/or matching grant program using TID funds. Once the debt is paid off in the District, the incremental funds will be provided to the city-funded RLF.

Project #7: Land Acquisition and Demolition \$600,000

The City may acquire land from willing landowners, which it could then redevelop and market to businesses and/or housing developments intending to locate in the Downtown. The City will not use its condemnation powers to force unwilling property landowners to sell their property within the boundaries of the TID. Some of these project costs may be incurred within ½ mile of the TID boundaries.

Project #8: Planning, engineering and professional services \$100,000

To encourage development in the TID, the City may engage professional services such as planning, engineering, and legal services. In addition, mapping and seeking grant-funding are also considered professional services. Some of these project costs may be incurred within ½ mile of the TID boundaries.

Project #9: Development of a Downtown Parking Structure \$8,000,000

The City may develop up to a 600 vehicle downtown parking structure to assist with revitalization of the downtown to eliminate surface lots.

Project #10: Infrastructure Improvements \$1,000,000

The City may reconstruct Pennsylvania Avenue from N. 5th Street to the Lake. This street is a highly traveled corridor linking the Lakefront with the downtown. Street improvements may include sanitary sewer, storm sewer, roadway, street lighting and street enhancements. This project cost may be incurred within ½ mile of the TID boundaries.

A. TID #16 Project Cost Summary

All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, planning fees, surveying and mapping fees, inspection, construction costs, materials, and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses.

All TID/City costs (estimated at \$18,850,000) are stated in 2015 prices and are preliminary estimates. The City reserves the right to increase the costs to reflect inflationary increases or other unforeseen or uncontrollable circumstances between 2015 and the time of construction/implementation. The City reserves the right to increase particular project costs to the extent that others are reduced or not implemented, without amending the plan. This allocation of increments is preliminary and is subject to adjustment based upon the implementation of the Plan.

B. TID # 16 Yearly Projects Breakdown

2016

Developer Incentives	\$4,000,000
Development of the Arts/Culture Greenspace	\$400,000
Environmental Audits/Remediation	\$175,000
Engineering Services	\$80,000
Landscaping and Right-of-Way Improvements	<u>\$50,000</u>
Total	\$4,705,000

2017

Land Acquisition and Demolition (1/2 mile expenditure)	\$350,000
Environmental Remediation (1/2 mile expenditure)	<u>\$175,000</u>
Total	\$525,000

2018

Engineering Services	\$20,000
Economic Development Marketing	\$25,000
Pennsylvania Avenue Reconstruction (1/2 mile expenditure)	\$1,000,000
Landscaping and Right-of-Way Improvements	<u>\$150,000</u>
Total	\$1,195,000

2019

Development of Downtown Parking Structure	\$8,000,000
---	-------------

2022

Developer Incentives	\$500,000
Economic Development Marketing	<u>\$25,000</u>
Total	\$525,000

2023

Land Acquisition and Demolitions	\$250,000
Environmental Remediation	<u>\$150,000</u>
Total	\$400,000

2024

Developer Incentives	\$1,500,000
----------------------	-------------

2030

Developer Incentives \$1,000,000

2035

Developer Incentives \$1,000,000

TOTAL PROJECTS BREAKDOWN \$18,850,000

III. BOUNDARY DESCRIPTION

The boundary for TID #16 was established using the following criteria:

- A. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the City does not exceed 12% of the total value of equalized taxable property within the City.

A map identifying the boundary for TID #16 is provided later in this report.

TAX PARCELS

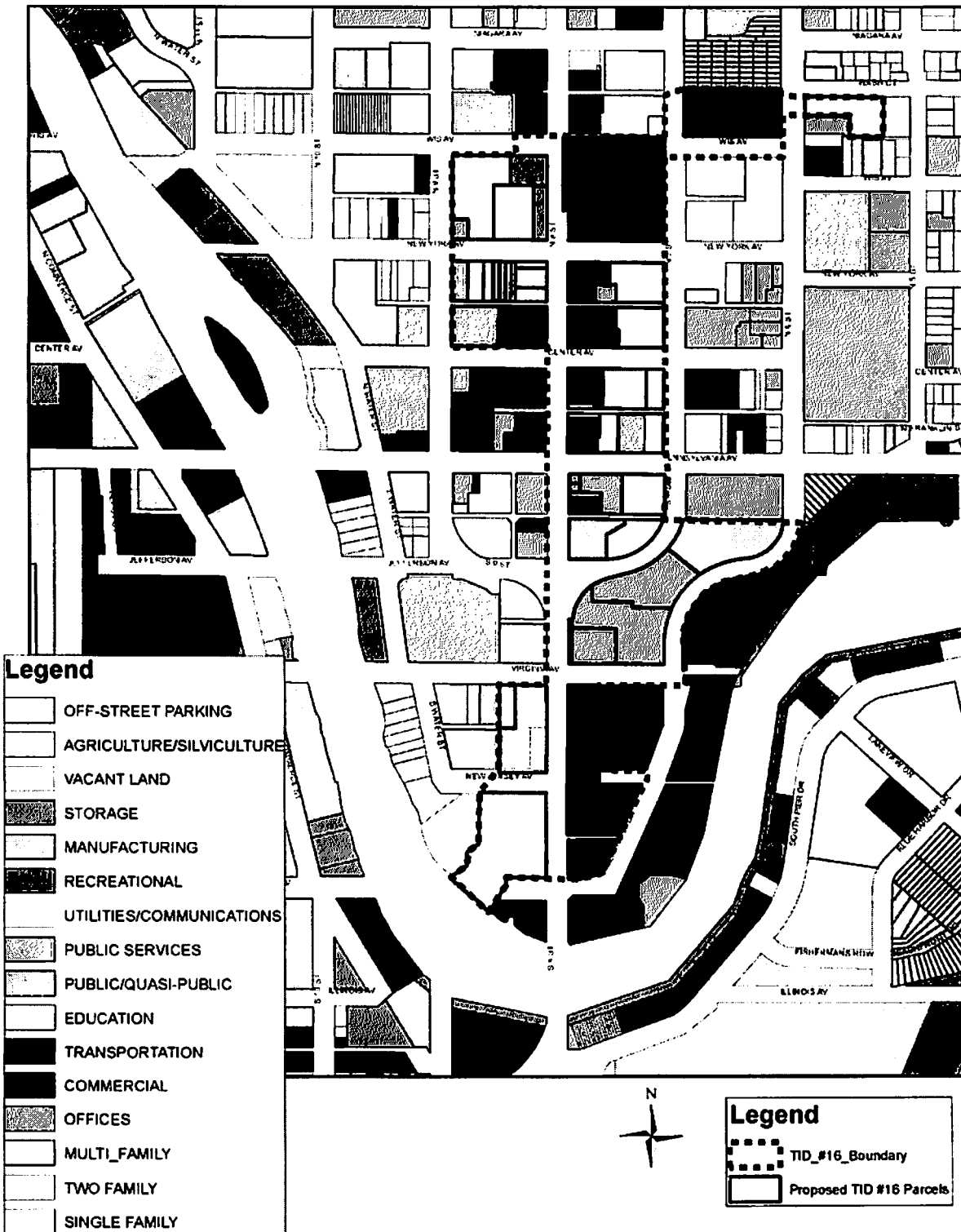
The District includes the tax parcels listed in the public hearing notice and as listed on the map.

2015 Assessed Values

Parcel Number	Address	Land Value	Improvements	Total Assessed Value
59281107310	727 N. 8TH ST.	-	-	-
59281107330	709 N. 8TH ST.	49,000	264,000	313,000
59281107340	701 N. 8TH ST.	40,600	464,800	505,400
59281107370		-	-	-
59281107420		-	-	-
59281107430	703 N. 9TH ST.	29,300	88,900	118,200
59281107440	710 N. 8TH ST.	-	-	-
59281107470		-	-	-
59281107920		38,200	-	38,200
59281107925		57,700	7,200	64,900
59281107950	632 N. 8TH ST.	18,300	433,000	451,300
59281107960	813 NEW YORK AVE	16,900	46,800	63,700
59281107970	815 NEW YORK AVE	17,600	164,900	182,500
59281107980	817 NEW YORK AVE	24,100	230,400	254,500
59281107990	819 NEW YORK AVE	23,400	67,100	90,500
59281108000		-	-	-
59281108010		-	-	-
59281108020	833 NEW YORK AVE	-	-	-
59281108060		-	-	-
59281108100	723 NEW YORK AVE	31,400	159,600	191,000
59281108105	618 N. 7TH ST.	34,100	295,100	329,200
59281108110	631 N. 8TH ST.	26,700	345,800	372,500
59281108120	627 N. 8TH ST.	8,500	134,400	142,900
59281108130	625 N. 8TH ST.	13,700	186,700	200,400
59281108140	623 N. 8TH ST.	10,100	97,900	108,000
59281108150	621 N. 8TH ST.	12,700	104,500	117,200
59281108160	617 N. 8TH ST.	26,000	213,900	239,900
59281108170	605 N. 8TH ST.	180,100	3,379,100	3,559,200
59281108180		145,200	13,000	158,200
59281108210		53,900	6,000	59,900
59281108225		135,100	13,100	148,200
59281108230	723 CENTER AVE	116,400	371,100	487,500
59281108250		15,600	-	15,600
59281108260	513 N. 8TH ST.	15,600	121,600	137,200
59281108270	511 N. 8TH ST.	11,700	95,700	107,400
59281108280	509 N. 8TH ST.	11,700	90,700	102,400
59281108300	501 N. 8TH ST.	58,500	621,500	680,000
59281108310		-	-	-
59281109120		132,600	13,300	145,900
59281109130	731 PENNSYLVANIA AVE	114,400	192,000	306,400
59281109140	733 PENNSYLVANIA AVE	9,400	186,100	195,500
59281109150	505 S. 8TH ST.	8,800	79,800	88,600
59281109160	507 S. 8TH ST.	15,600	76,000	91,600
59281109180	511 S. 8TH ST.	46,800	413,500	460,300
59281109200	531 S. 8TH ST.	155,200	599,300	754,500
59281109210		-	-	-
59281109235		382,600	-	382,600
59281109578		-	-	-
59281109580	621 S. 8TH ST.	102,100	240,000	342,100
59281109590	615 S. 8TH ST.	291,200	1,037,800	1,329,000
59281109770		-	-	-
59281109840	701 S. 8TH ST.	39,000	103,400	142,400
59281109860	729 S. 8TH ST.	342,800	257,200	600,000
59281109960	809 S. 8TH ST.	35,900	54,700	90,600
59281109970	813 S. 8TH ST.	33,600	90,500	124,100
59281109980	823 S. 8TH ST.	111,500	218,000	329,500
59281109990	828 RIVERFRONT DR	29,200	37,500	66,700
59281110440	636 WISCONSIN AVE	379,300	2,982,100	3,361,400
59281111450		90,900	12,900	103,800
59281109595	610 RIVERFRONT DR	244,000	537,000	781,000
59281108235		13,000	1,300	14,300
59281108360	710 PENNSYLVANIA AVE	-	-	-
59281110032	824 S. 8TH ST.	-	-	-
59281108041	604 N. 8TH ST.	178,100	1,349,600	1,527,700
59281108031	828 CENTER AVE	-	-	-
59281109806	812 NEW JERSEY AVE	-	-	-
Total Real Estate		\$ 3,978,100	\$ 16,498,800	\$ 20,476,900

<u>Parcel Number</u>	<u>Address</u>	<u>Land Value</u>	<u>Improvements</u>	<u>Total Assessed Value</u>
59281810482	604 N 8th St		187,460	187,460
59281830920	823 S 8th St		60,100	60,100
59281890753	828 Riverfront Dr		11,760	11,760
59281920372	636 Wisconsin Ave		136,090	136,090
59281905082	731 Pennsylvania Ave		190	190
59281865208	731 Pennsylvania Ave		5,650	5,650
59281855306	733 Pennsylvania Ave		30,650	30,650
59281810068	505 S 8th St		3,990	3,990
59281850515	507 S 8th St		8,960	8,960
59281905376	511 S 8th St		18,890	18,890
59281905375	515 S 8th St		16,460	16,460
59281905031	519 S 8th St		1,170	1,170
59281835200	531 S 8th St		7,080	7,080
59281860370	729 S 8th St		63,990	63,990
59281885046	723 Center Ave		137,710	137,710
59281845003	723 Center Ave		4,480	4,480
59281835106	513 N 8th St		1,900	1,900
59281870094	511 N 8th St		4,840	4,840
59281860500	509 N 8th St		8,100	8,100
59281810006	703 N 8th St		1,200	1,200
59281905065	703 N 8th St		15,100	15,100
59281920467	703 N 8th St		5,000	5,000
59281865075	703 N 8th St		800	800
59281800370	815 New York Ave		12,950	12,950
59281915280	815 New York Ave		2,240	2,240
59281830560	819 New York Ave		3,140	3,140
59281835237	618 N 7th St		4,540	4,540
59281905050	729 New York Ave		2,300	2,300
59281820342	627 N 8th St		7,530	7,530
59281905088	625 N 8th St		820	820
59281900769	623 N 8th St		21,820	21,820
59281890798	621 N 8th St		3,910	3,910
59281825581	617 N 8th St		9,550	9,550
59281890942	605 N 8th St		260	260
59281910202	605 N 8th St		309,270	309,270
59281920293	605 N 8th St		483,590	483,590
59281925112	605 N 8th St		40	40
59281935016	605 N 8th St		36,730	36,730
59281885424	607 N 8th St		54,500	54,500
59281900309	709 N 8th St		6,230	6,230
59281900225	707 N 8th St		6,680	6,680
59281800173	807 Center Ave		10,220	10,220
59281810041	807 Center Ave		230	230
59281800405	723 New York Ave		28,660	28,660
59281895206	621 S 8th St		53,040	53,040
59281855358	615 S 8th St		17,680	17,680
59281860864	638 Riverfront Ave		51,940	51,940
59281810171	638 Riverfront Ave		6,460	6,460
59281815308	610 Riverfront Ave		3,540	3,540
59281920281	555 S 8th St		14,900	14,900
Total Personal Property		\$ -	\$ 1,884,340	\$ 1,884,340
Total Real and Personal Property		\$ 3,978,100	\$ 18,383,140	\$ 22,361,240

Proposed TID #16 Landuse Map



ECONOMIC FEASIBILITY

The economic feasibility of TID #16 depends on the tax incremental revenue generated from within the District. There are three critical components in determining the economic feasibility of a TID: New development increases in property value, inflation driven increases in property value, and the change in the full value tax rate. In projecting the future increment and income generated by TID #16, assumptions were made for each of the above-mentioned critical components. These assumptions are identified below.

A. New Development Activities:

The TID is projected to realize \$31,000,000 in new value over its anticipated 20 year life in mixed-use development.

City of Sheboygan TID #16

NUMBER	PROJECT	ESTIMATED VALUE	PROJECT YEAR
1	Boston Store Mixed Use	\$16M	2016
2	Residential Development	\$9M	2016
3	Mixed Use Development	\$500K	2017
4	Residential Development	\$2.5M	2020
6	Mixed Use Development	\$5M	2022
6	Mixed Use Development	\$2.5M	2023
	Total	\$31,000,000	

B. Inflation Rate

Inflation is assumed to be 2.0% over the life of the District.

C. Full Value Tax Rate

The full value tax rate is assumed to be \$26.98 per thousand in 2014 and remain constant through the life of the district.

PROJECTED INCOME

	Cumulative Value Increment	Inflation Increment	Development Construction	Development Construction Increment	Annual Value Increment	Tax Rate	Tax Increment Income
2017		-	25,000,000	-	-	0.02698	-
2018	25,000,000	510,000	500,000	25,000,000	20,400,000	0.02698	688,260
2019	25,500,000	510,000	-	500,000	918,000	0.02698	701,750
2020	25,500,000	560,000	2,500,000	-	510,000	0.02698	703,099
2021	28,000,000	560,000	-	2,500,000	3,060,000	0.02698	770,549
2022	28,000,000	660,000	5,000,000	-	560,000	0.02698	773,247
2023	33,000,000	660,000	-	5,000,000	5,660,000	0.02698	908,147
2024	33,000,000	710,000	2,500,000	-	660,000	0.02698	909,496
2025	35,500,000	710,000	-	2,500,000	3,210,000	0.02698	976,946
2026	35,500,000	710,000	-	-	710,000	0.02698	976,946
2027	35,500,000	710,000	-	-	710,000	0.02698	976,946
2028	35,500,000	710,000	-	-	710,000	0.02698	976,946
2029	35,500,000	710,000	-	-	710,000	0.02698	976,946
2030	35,500,000	710,000	-	-	710,000	0.02698	976,946
2031	35,500,000	710,000	-	-	710,000	0.02698	976,946
2032	35,500,000	710,000	-	-	710,000	0.02698	976,946
2033	35,500,000	710,000	-	-	710,000	0.02698	976,946
2034	35,500,000	710,000	-	-	710,000	0.02698	976,946
2035	35,500,000	710,000	-	-	710,000	0.02698	976,946
2036	35,500,000	710,000	-	-	710,000	0.02698	976,946
2037	35,500,000	710,000	-	-	710,000	0.02698	976,946
2038	35,500,000	710,000	-	-	710,000	0.02698	976,946
2039	35,500,000	710,000	-	-	710,000	0.02698	976,946
2040	35,500,000	710,000	-	-	710,000	0.02698	976,946
2041	35,500,000	710,000	-	-	710,000	0.02698	976,946
2042	35,500,000	710,000	-	-	710,000	0.02698	976,946
2043	35,500,000	710,000	-	-	710,000	0.02698	976,946

Base Value - 2015 Assessed Value **\$ 22,361,240** **\$ 24,016,517**

Assumptions: 2% annual inflation of assessed values

Tax Increments determined using value increments from construction only

Analysis assumes the TIF expires at the end of the 27 year period (2043)

PROJECTED EXPENDITURES

EXPENDITURES				
	PayGO		City	
	Note	Projects	Admin.	Total
2015	-	-		-
2016	-	4,705,000	50,000	4,755,000
2017		525,000	50,000	575,000
2018	1,000,000	195,000	50,000	1,245,000
2019		8,000,000	50,000	8,050,000
2020			50,000	50,000
2021			50,000	50,000
2022		525,000	50,000	575,000
2023		400,000	50,000	450,000
2024	1,500,000		50,000	1,550,000
2025			50,000	50,000
2026			50,000	50,000
2027			50,000	50,000
2028			50,000	50,000
2029			50,000	50,000
2030	1,000,000		50,000	1,050,000
2031			50,000	50,000
2032			50,000	50,000
2033			50,000	50,000
2034			50,000	50,000
2035	1,000,000		50,000	1,050,000
	4,500,000	14,350,000	1,000,000	19,850,000

Funding Sources: 2016 - Borrow \$4,705,000

2017 - Advance to TIF \$851,400 (includes interest payment)

2018 - Advance \$1,195,000

2019 - Borrow \$8,000,000

2022 - Fund Balance \$525,000

2023 - Fund Balance \$400,000

CASH PROFORMA

	REVENUES		Total Revenues	EXPENSES		Total Expenses	Fund Balance Repay Advances	Total Debt & Advances Repayments
	Increment	Advances		Debt	Admin			
2017	-	376,400	376,400	376,400	-	376,400		376,400
2018	688,260		688,260	369,343	50,000	419,343	268,917	688,260
2019	701,750		701,750	362,285	50,000	412,285	289,465	701,750
2020	703,099		703,099	995,228	50,000	1,045,228	(342,129)	703,099
2021	770,549		770,549	976,170	50,000	1,026,170	(255,621)	770,549
2022	773,247		773,247	957,113	50,000	1,007,113	(233,866)	773,247
2023	908,147		908,147	938,055	50,000	988,055	(79,908)	908,147
2024	909,496		909,496	911,940	50,000	961,940	(52,444)	909,496
2025	976,946		976,946	892,883	50,000	942,883	34,063	976,946
2026	976,946		976,946	873,825	50,000	923,825	53,121	976,946
2027	976,946		976,946	854,768	50,000	904,768	72,178	976,946
2028	976,946		976,946	835,710	50,000	885,710	91,236	976,946
2029	976,946		976,946	816,653	50,000	866,653	110,293	976,946
2030	976,946		976,946	797,595	50,000	847,595	129,351	976,946
2031	976,946		976,946	778,538	50,000	828,538	148,408	976,946
2032	976,946		976,946	759,480	50,000	809,480	167,466	976,946
2033	976,946		976,946	740,423	50,000	790,423	186,523	976,946
2034	976,946		976,946	721,365	50,000	771,365	205,581	976,946
2035	976,946		976,946	702,308	50,000	752,308	224,638	976,946
2036	976,946		976,946	683,250	50,000	733,250	243,696	976,946
2037	976,946		976,946	436,000	50,000	486,000	490,946	976,946
2038	976,946		976,946	424,000	50,000	474,000	502,946	976,946
2039	976,946		976,946	412,000	50,000	462,000	514,946	976,946
TOTAL	\$ 20,108,738	\$ 376,400	\$ 20,485,138	\$ 16,615,332	\$ 1,100,000	\$ 17,715,332	\$ 2,769,806	\$ 20,485,138

VI. FINANCING

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality’s debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality’s total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality’s current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

Federal/State Grant and Loan Programs

The State and Federal Government often sponsor grant and loan programs that

municipalities may potentially use to supplement TIF expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing.

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond to one or more developer to provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

VII. PROPOSED ZONING CHANGES

The City of Sheboygan is zoned in accordance with an ordinance formally adopted by the Common Council. Based on the current zoning classifications within TID #16, zoning changes may be necessary to accommodate planned redevelopment opportunity as a result of creating TID #16.

VIII. PROPOSED CHANGES IN THE COMMUNITY DEVELOPMENT PLAN, MAP, BUILDING CODES AND ORDINANCES

The creation of TID #16 will not require any changes to the existing community development plans or the City's municipal codes or ordinances. The projects proposed in the Project Plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances. Expenditures in the District will follow the City's Harbor Centre Downtown Master Plan adopted in March 2014.

VIX. RELOCATION

Relocation activities are not anticipated pursuant to the creation of TID #16. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required by Wisconsin State Stats. Chapter 32.

X. STATEMENT INDICATING HOW CREATION OF THE TID PROMOTES THE ORDERLY DEVELOPMENT OF THE MUNICIPALITY

TID #16 will promote orderly development in the City of Sheboygan by marketing and attracting economic activity to a specified area. This allows the City greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

XI. A LIST OF ESTIMATED NON-PROJECT COSTS

Non-project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. Examples would include:

1. A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside the District would be a non-project cost.
2. A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.
3. Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

XII. LEGAL OPINION

An opinion from the City legal counsel regarding the Project Plan for TID #16 and its compliance with s. 66.1105 of Wisconsin Statutes is provided below.

APPENDIX

CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

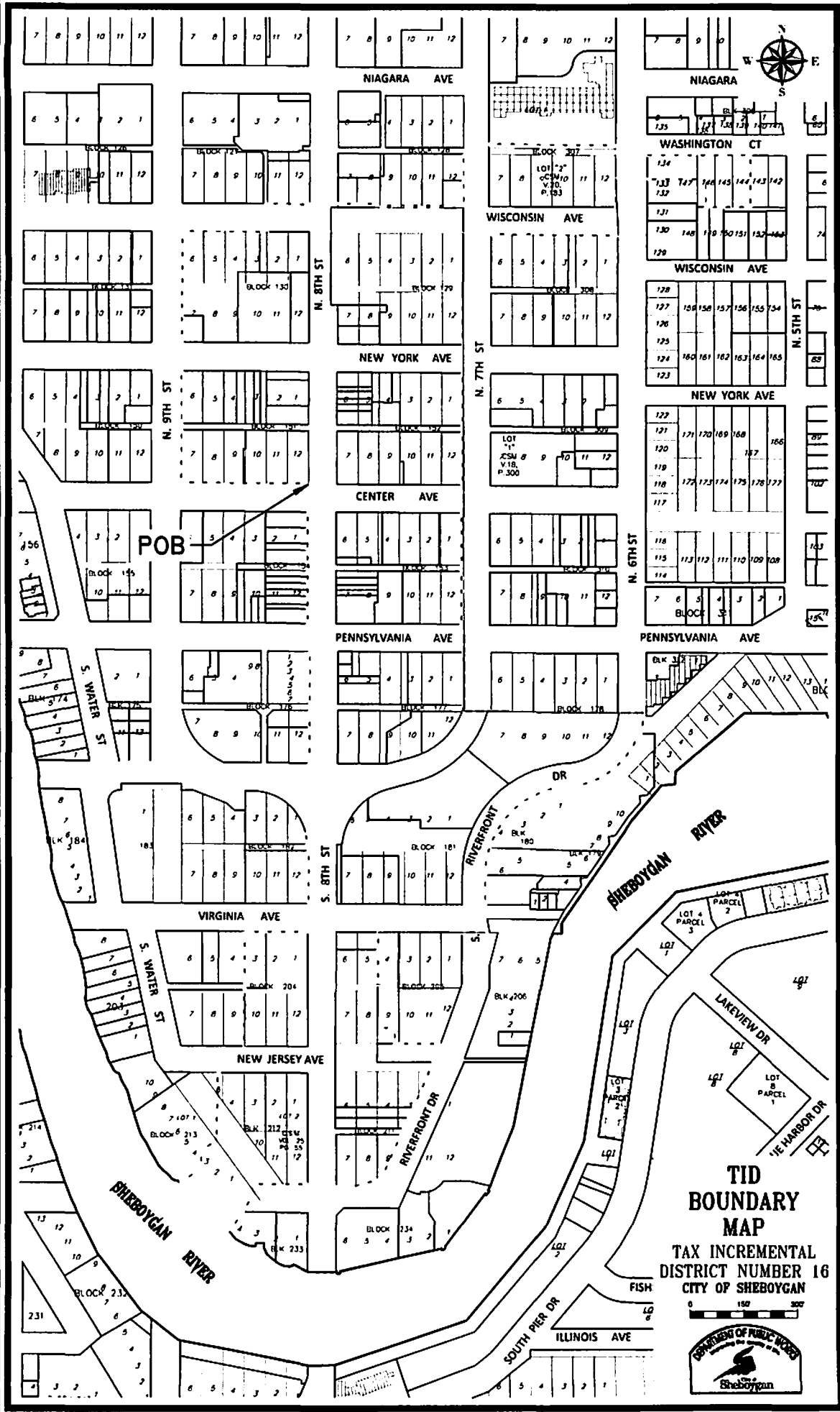
Revenue	City	County	Sheboygan Area School	Tech College	
Year	36.01%	20.99%	40.02%	2.98%	TOTAL
2017					-
2018	247,842	144,466	275,442	20,510	688,260
2019	252,700	147,297	280,840	20,912	701,750
2020	253,186	147,580	281,380	20,952	703,099
2021	277,475	161,738	308,374	22,962	770,549
2022	278,446	162,305	309,453	23,043	773,247
2023	327,024	190,620	363,440	27,063	908,147
2024	327,510	190,903	363,980	27,103	909,496
2025	351,798	205,061	390,974	29,113	976,946
2026	351,798	205,061	390,974	29,113	976,946
2027	351,798	205,061	390,974	29,113	976,946
2028	351,798	205,061	390,974	29,113	976,946
2029	351,798	205,061	390,974	29,113	976,946
2030	351,798	205,061	390,974	29,113	976,946
2031	351,798	205,061	390,974	29,113	976,946
2032	351,798	205,061	390,974	29,113	976,946
2033	351,798	205,061	390,974	29,113	976,946
2034	351,798	205,061	390,974	29,113	976,946
2035	351,798	205,061	390,974	29,113	976,946
2036	351,798	205,061	390,974	29,113	976,946
2037	351,798	205,061	390,974	29,113	976,946
2038	351,798	205,061	390,974	29,113	976,946
2039	351,798	205,061	390,974	29,113	976,946
2040	351,798	205,061	390,974	29,113	976,946
2041	351,798	205,061	390,974	29,113	976,946
2042	351,798	205,061	390,974	29,113	976,946
2043	351,798	205,061	390,974	29,113	976,946
	\$ 8,648,350	\$ 5,041,068	\$ 9,611,412	\$ 715,692	\$ 24,016,522

Note: The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

BEING PART OF BLOCKS 178, 204, 205, 211, 212, 213, 233 & 307 AND ALL OF BLOCKS 129, 130, 151, 152, 153, 177 & 181 OF THE ORIGINAL PLAT AND LOTS 134 AND LOTS 144 THROUGH 147 OF THE ELLIS ADDITION, ALL LOCATED IN THE SOUTH 1/2 OF SECTION 23 AND NE 1/4 OF SECTION 26, T. 23 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SE CORNER OF LOT 12, BLOCK 151 OF THE ORIGINAL PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF N. 8TH ST. AND THE NORTH R/W LINE OF CENTER AVE., AND ALSO BEING THE POINT OF BEGINNING, THENCE WEST 360'± ALONG THE NORTH R/W LINE OF CENTER AVE. TO THE SW CORNER OF LOT 7, BLOCK 151 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE EAST R/W LINE OF N. 9TH ST., THENCE NORTH ALONG SAID EAST R/W LINE 716'± TO THE NW CORNER OF LOT 6, BLOCK 130 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WISCONSIN AVE., THENCE EAST ALONG SAID SOUTH R/W LINE 240'± TO THE NW CORNER OF LOT 2, BLOCK 130 OF SAID ORIGINAL PLAT, THENCE NORTH 80' TO THE SW CORNER OF LOT 11, BLOCK 127, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF WISCONSIN AVE., THENCE EAST ALONG SAID NORTH R/W LINE 560'± TO THE SE CORNER OF LOT 12, BLOCK 128 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 7TH ST., THENCE NORTH ALONG SAID WEST R/W LINE 150'± TO THE NE CORNER OF LOT 12, BLOCK 128, THENCE EASTERLY 85.44'± TO A POINT ON THE EAST R/W LINE OF N. 7TH ST., SAID POINT ALSO BEING THE NW CORNER OF LOT 2 OF A C.S.M RECORDED IN VOL. 20, PG. 183 OF CERTIFIED SURVEY MAPS, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 360.65'± TO THE NE CORNER OF SAID LOT 2, SAID CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 6TH ST., THENCE SOUTH ALONG SAID WEST R/W LINE 30'± TO THE NE CORNER OF LOT 12, BLOCK 307 OF THE ORIGINAL PLAT, THENCE EAST 80' TO THE NW CORNER OF LOT 134 OF THE ELLIS ADDITION, SAID NW CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WASHINGTON COURT, THENCE CONTINUING EAST ALONG SAID SOUTH R/W LINE 240' TO THE NE CORNER OF LOT 144 OF SAID ELLIS ADDITION, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 144, 150' TO THE SE CORNER OF SAID LOT 144, THENCE WEST 125', THENCE NORTH 80', THENCE WEST 165' TO THE SW CORNER OF LOT 134 OF THE ELLIS ADDITION, SAID SW CORNER ALSO BEING A POINT ON THE EAST R/W LINE OF N. 6TH ST. THENCE CONTINUING WEST 80' TO A POINT ON THE WEST R/W LINE OF S. 6TH ST. THENCE SOUTH ALONG SAID WEST R/W LINE 162'± TO THE NE CORNER OF LOT 1, BLOCK 308 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WISCONSIN AVE., THENCE WEST ALONG SAID SOUTH R/W LINE 440'± TO THE NE CORNER OF LOT 1, BLOCK 129 OF THE ORIGINAL PLAT, SAID NE CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 7TH ST., THENCE SOUTH ALONG

SAID WEST R/W LINE 1364'± TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE EAST/WEST ALLEY IN BLOCK 178 OF THE ORIGINAL PLAT, THENCE EAST ALONG SAID SOUTH LINE AND ITS EXTENSION, 512'± TO THE EAST R/W LINE OF RIVERFRONT DR, THENCE SOUTHWESTERLY ALONG SAID EAST R/W LINE 870'± TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH R/W LINE OF VIRGINIA AVE. THENCE WEST ALONG SAID SOUTH R/W LINE 307'± TO THE NE CORNER OF LOT 5, BLOCK 205, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 AND ITS EXTENSION 223'± TO A POINT ON THE EAST LINE OF LOT 8, BLOCK 205, 45' NORTH OF THE SE CORNER OF SAID LOT 8, THENCE EAST 50', THENCE SOUTH 45' TO THE NORTH R/W LINE OF NEW JERSEY AVE., THENCE EAST ALONG SAID NORTH R/W LINE 129'± TO THE WEST R/W LINE OF RIVERFRONT DR., THENCE SOUTH ALONG SAID WEST R/W LINE 407'±, THENCE SOUTHWEST ALONG THE NORTHWEST R/W LINE OF RIVERFRONT DR. 14.14', THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY R/W LINE OF RIVERFRONT DR. 82.50' TO A POINT ON THE SOUTH LINE OF LOT 7, BLOCK 211 OF THE ORIGINAL PLAT, 20.65' WEST OF THE SE CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE NORTH R/W LINE OF RIVERFRONT DRIVE (ORIGINALLY PLATTED AS MARYLAND AVE.) THENCE WEST ALONG SAID NORTH R/W LINE 39.35' TO THE SW CORNER OF LOT 7, BLOCK 211, THENCE CONTINUING WEST 80' TO THE SE CORNER OF LOT 12, BLOCK 212 OF THE ORIGINAL PLAT, SAID SE CORNER ALSO BEING THE SE CORNER OF LOT 2 OF A C.S.M. RECORDED IN VOL. 25, PG. 55 OF CERTIFIED SURVEY MAPS, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 153.50', SAID SOUTH LINE ALSO BEING THE NORTH R/W LINE OF RIVERFRONT DR., THENCE SOUTH ALONG THE SOUTHEASTERN LINE OF SAID LOT 2, 30', THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, 124'± TO THE NORTH BANK OF THE SHEBOYGAN RIVER, THENCE NORTHWEST ALONG SAID NORTH BANK 200'± TO THE WEST LINE OF SAID LOT 2, THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT 2, 74'±, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 50.33', THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT 2, 53.18', THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 192.37' TO THE NW CORNER OF SAID LOT 2, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF NEW JERSEY AVE., THENCE NORTHEASTERLY 106'± TO THE SW CORNER OF LOT 10, BLOCK 204 OF THE ORIGINAL PLAT, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF NEW JERSEY AVE., THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10, BLOCK 204 AND ITS EXTENSION, 318'± TO THE NW CORNER OF LOT 3, BLOCK 204, SAID NW CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF VIRGINIA AVE, THENCE EAST ALONG SAID SOUTH R/W LINE 180'± TO THE NE CORNER OF LOT 1, BLOCK 204 OF THE ORIGINAL PLAT, SAID NE CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF S. 8TH ST., THENCE NORTH ALONG SAID WEST R/W LINE 1274'± TO THE POINT OF BEGINNING. SAID TRACT CONTAINS APPROXIMATELY 1,830,026.77 SQ. FT. OR 42.01 ACRES.



**TID
BOUNDARY
MAP**
TAX INCREMENTAL
DISTRICT NUMBER 16
CITY OF SHEBOYGAN



LEGAL DESCRIPTION FOR TIF 16

BEING PART OF BLOCKS 178, 204, 205, 211, 212, 213, 233 & 307 AND ALL OF BLOCKS 129, 130, 151, 152, 153, 177 & 181 OF THE ORIGINAL PLAT AND LOTS 134 AND LOTS 144 THROUGH 147 OF THE ELLIS ADDITION, ALL LOCATED IN THE SOUTH $\frac{1}{2}$ OF SECTION 23 AND NE $\frac{1}{4}$ OF SECTION 26, T. 23 N., R. 23 E. IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SE CORNER OF LOT 12, BLOCK 151 OF THE ORIGINAL PLAT, SAID CORNER BEING THE INTERSECTION OF THE WEST R/W LINE OF N. 8TH ST. AND THE NORTH R/W LINE OF CENTER AVE., AND ALSO BEING THE POINT OF BEGINNING, THENCE WEST $360' \pm$ ALONG THE NORTH R/W LINE OF CENTER AVE. TO THE SW CORNER OF LOT 7, BLOCK 151 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE EAST R/W LINE OF N. 9TH ST., THENCE NORTH ALONG SAID EAST R/W LINE $716' \pm$ TO THE NW CORNER OF LOT 6, BLOCK 130 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WISCONSIN AVE., THENCE EAST ALONG SAID SOUTH R/W LINE $240' \pm$ TO THE NW CORNER OF LOT 2, BLOCK 130 OF SAID ORIGINAL PLAT, THENCE NORTH $80'$ TO THE SW CORNER OF LOT 11, BLOCK 127, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF WISCONSIN AVE., THENCE EAST ALONG SAID NORTH R/W LINE $560' \pm$ TO THE SE CORNER OF LOT 12, BLOCK 128 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 7TH ST., THENCE NORTH ALONG SAID WEST R/W LINE $150' \pm$ TO THE NE CORNER OF LOT 12, BLOCK 128, THENCE EASTERLY $85.44' \pm$ TO A POINT ON THE EAST R/W LINE OF N. 7TH ST., SAID POINT ALSO BEING THE NW CORNER OF LOT 2 OF A C.S.M. RECORDED IN VOL. 20, PG. 183 OF CERTIFIED SURVEY MAPS, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 $360.65' \pm$ TO THE NE CORNER OF SAID LOT 2, SAID CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 6TH ST., THENCE SOUTH ALONG SAID WEST R/W LINE $30' \pm$ TO THE NE CORNER OF LOT 12, BLOCK 307 OF THE ORIGINAL PLAT, THENCE EAST $80'$ TO THE NW CORNER OF LOT 134 OF THE ELLIS ADDITION, SAID NW CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WASHINGTON COURT, THENCE CONTINUING EAST ALONG SAID SOUTH R/W LINE $240'$ TO THE NE CORNER OF LOT 144 OF SAID ELLIS ADDITION, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 144, $150'$ TO THE SE CORNER OF SAID LOT 144, THENCE WEST $125'$, THENCE NORTH $80'$, THENCE WEST $165'$ TO THE SW CORNER OF LOT 134 OF THE ELLIS ADDITION, SAID SW CORNER ALSO BEING A POINT ON THE EAST R/W LINE OF N. 6TH ST. THENCE CONTINUING WEST $80'$ TO A POINT ON THE WEST R/W LINE OF S. 6TH ST. THENCE SOUTH ALONG SAID WEST R/W LINE $162' \pm$ TO THE NE CORNER OF LOT 1, BLOCK 308 OF THE ORIGINAL PLAT, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF WISCONSIN AVE., THENCE WEST ALONG SAID SOUTH R/W LINE $440' \pm$ TO THE NE CORNER OF LOT 1, BLOCK 129 OF THE ORIGINAL PLAT, SAID NE CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF N. 7TH ST., THENCE SOUTH ALONG SAID WEST R/W LINE $1364' \pm$ TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE EAST/WEST ALLEY IN BLOCK 178 OF THE ORIGINAL PLAT, THENCE EAST ALONG SAID SOUTH LINE AND ITS EXTENSION, $512' \pm$ TO THE EAST R/W LINE OF RIVERFRONT DR. THENCE SOUTHWESTERLY ALONG SAID EAST R/W LINE $870' \pm$ TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH R/W LINE OF VIRGINIA AVE. THENCE WEST ALONG SAID SOUTH R/W LINE $307' \pm$ TO THE NE CORNER OF LOT 5, BLOCK 205, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 AND ITS EXTENSION $223' \pm$ TO A POINT ON THE EAST LINE OF LOT 8, BLOCK 205, $45'$ NORTH OF THE SE CORNER OF SAID LOT 8, THENCE EAST $50'$, THENCE SOUTH $45'$ TO THE NORTH R/W LINE OF NEW JERSEY AVE., THENCE EAST ALONG SAID NORTH R/W LINE $129' \pm$ TO THE WEST R/W LINE OF RIVERFRONT DR., THENCE SOUTH ALONG SAID WEST R/W LINE $407' \pm$, THENCE SOUTHWEST ALONG THE NORTHWEST R/W LINE OF RIVERFRONT DR. $14.14'$, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY R/W LINE OF RIVERFRONT DR. $82.50'$ TO A POINT ON THE SOUTH LINE OF LOT 7, BLOCK 211 OF THE ORIGINAL PLAT, $20.65'$ WEST OF THE SE CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE NORTH R/W LINE OF RIVERFRONT DRIVE (ORIGINALLY PLATTED AS MARYLAND AVE.) THENCE WEST ALONG SAID NORTH R/W LINE $39.35'$ TO THE SW CORNER OF LOT 7, BLOCK 211, THENCE CONTINUING WEST $80'$ TO THE SE CORNER OF LOT 12, BLOCK 212 OF THE ORIGINAL PLAT, SAID SE CORNER ALSO BEING THE SE CORNER OF LOT 2 OF A C.S.M. RECORDED IN VOL. 25, PG. 55 OF CERTIFIED SURVEY MAPS, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, $153.50'$, SAID SOUTH LINE ALSO BEING THE NORTH R/W LINE OF RIVERFRONT DR., THENCE SOUTH ALONG THE SOUTHEASTERN LINE OF SAID LOT 2, $30'$, THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, $124' \pm$ TO THE NORTH BANK OF THE SHEBOYGAN RIVER, THENCE NORTHWEST ALONG SAID NORTH BANK $200' \pm$ TO THE WEST LINE OF SAID LOT 2, THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT 2, $74' \pm$, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 $50.33'$, THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT 2, $53.18'$, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, $192.37'$ TO THE NW CORNER OF SAID LOT 2, SAID CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF NEW JERSEY AVE., THENCE NORTHEASTERLY $105' \pm$ TO THE SW CORNER OF LOT 10, BLOCK 204 OF THE ORIGINAL PLAT, SAID SW CORNER ALSO BEING A POINT ON THE NORTH R/W LINE OF NEW JERSEY AVE., THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10, BLOCK 204 AND ITS EXTENSION, $318' \pm$ TO THE NW CORNER OF LOT 3, BLOCK 204, SAID NW CORNER ALSO BEING A POINT ON THE SOUTH R/W LINE OF VIRGINIA AVE, THENCE EAST ALONG SAID SOUTH R/W LINE $180' \pm$ TO THE NE CORNER OF LOT 1, BLOCK 204 OF THE ORIGINAL PLAT, SAID NE CORNER ALSO BEING A POINT ON THE WEST R/W LINE OF S. 8TH ST., THENCE NORTH ALONG SAID WEST R/W LINE $1274' \pm$ TO THE POINT OF BEGINNING. SAID TRACT CONTAINS APPROXIMATELY 1,830,026.77 SQ. FT. OR 42.01 ACRES.