

**AGENDA
PUBLIC WORKS
COMMITTEE**

**WEDNESDAY, APRIL 13, 2011
ROOM 202
4:30 P.M.**

**G. John Ruffolo, Chairman
Steve Bostrom, Vice Chairman
Patrick Juliana**

**Jan Michalski
Ray Misner
Anthony Nudo**

A. APPROVAL OF MINUTES

A-1 Approval of minutes of special meeting held on April 4, 2011.

C. REFERRED TO COMMITTEE

C-1 Preliminary Report/Final Resolution for Project 11-1012 Resurfacing Phase I (32nd Avenue - 60th Street to 55th Street, Taft Rd – Pershing Blvd to 39th Avenue, 88th Place - 47th Avenue to 43rd Avenue, 81st Street - 25th Avenue to 22nd Avenue, 25th Avenue - 32nd Street to 31st Street). **(Districts 5, 11, 13, 14 & 15) PUBLIC HEARING**

C-2 Resolution – Intent to Assess for Project 11-1208 Sidewalk and Curb/Gutter Program Hazardous Walk and Driveway Approach Repair Only (Citywide Locations). **(All Districts)**

C-3 Approval of Offering Price for Easement for Project 10-1025 38th Street Reconstruction – Phase IV. **(District 16)** *(also referred to Finance Committee)*

C-4 Approval of Right-of-Way Acquisition and Resolution for Permanent Limited Easement for 39th Avenue Project (18th Street to 24th Street). **(District 5)** *(also referred to Finance Committee)*

C-5 Approval of Proposal for GPS Vehicle Tracking with Freeance Mobil.

C-6 Approval of Sidewalk Wedge-Cut/Grinding Program. (Citywide Locations) **(All Districts)**

INFORMATIONAL: Project Status Report

CITIZENS COMMENTS RELATED ONLY TO JURISDICTION OF PUBLIC WORKS COMMITTEE

ALDERMAN COMMENTS

IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE CALL 653-4050 BEFORE NOON ON THE DATE INDICATED FOR THIS MEETING.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY BE PRESENT AT THE MEETING, AND ALTHOUGH THIS MAY CONSTITUTE A QUORUM OF THE COMMON COUNCIL, THE COUNCIL WILL NOT TAKE ANY ACTION AT THIS MEETING.

PUBLIC WORKS COMMITTEE
- MINUTES -

MONDAY, APRIL 4, 2011
6:30 P.M.

G. John Ruffolo, Chairman
Steve Bostrom, Vice Chairman
Anthony Nudo

Patrick Juliana
Jan Michalski
Ray Misner

A special meeting of Public Works Committee was held on Monday, April 4, 2011 in Room 301 of the Municipal Building. The following members were present: Chairman G. John Ruffolo, Vice Chairman Steve Bostrom, Aldermen Jan Michalski and Patrick Juliana. Alderman Anthony Nudo arrived before item C-2. Alderman Misner arrived during Informational item 3. The meeting was called to order at 6:46 PM. Staff member in attendance was Ron Bursek.

A-1 Approval of minutes of special meeting held on March 16, 2011.

It was moved by Alderman Michalski, seconded by Alderman Bostrom to approve. Motion passed 4-0.

C-1 Award of Offering Prices for Fee Acquisition and Easements for Project 10-1025 38th Street Reconstruction – Phase IV. **(District 16)** (also referred to Finance Committee)

It was moved by Alderman Juliana, seconded by Alderman Michalski to approve. Motion passed 4-0.

C-2 Award of Contract for Project 10-1020 39th Avenue Reconstruction (67th Street to 75th Street) to LaLonde Contractors, Inc., (Milwaukee, Wisconsin), in the amount of \$1,280,000.00. **(Districts 11, 14 & 15)**

It was moved by Alderman Bostrom, seconded by Alderman Nudo to approve. Motion passed 5-0.

C-3 Acceptance of Project 09-1210 Municipal Office Building Parking Lot Improvements (625 52nd Street) which has been satisfactorily completed by Cicchini Asphalt, LLC, (Kenosha, Wisconsin), in the amount of \$319,158.88. **(District 2)**

It was moved by Alderman Juliana, seconded by Alderman Michalski to approve. Motion passed 5-0.

INFORMATIONAL:

1. Harbor Market Electric – Ron Bursek informed the Committee that staffs target date for completion is April 20th.
2. Sidewalk Hazard Repair – Ron Bursek informed the Committee that at the next meeting they would be receiving a report on an alternative to sidewalk replacement options.
3. Project Status Report

ADJOURNMENT – *There being no further business to come before the Public Works Committee, it was moved, seconded and unanimously approved to adjourn the meeting at 6:58 pm.*

RESOLUTION NO. _____

BY: COMMITTEE ON PUBLIC WORKS

**TO ORDER THE COST OF PUBLIC SIDEWALK
AND/OR DRIVEWAY APPROACH CONSTRUCTION
AND/OR REPLACEMENT TO BE SPECIALLY
ASSESSED TO ABUTTING PROPERTY**

WHEREAS, on the **18th day of April, 2011**, the Common Council of the City of Kenosha, Wisconsin, held a properly noticed Public Hearing and heard all persons wishing to be heard regarding public sidewalk and/or driveway approach construction, and/or replacement, at the cost of owners of parcels of property listed in a report on file in the Office of the Department of Public Works for the City of Kenosha, Wisconsin, which abut the following Streets:

32nd Avenue - 60th Street to 55th Street, Taft Road – Pershing Blvd to 39th Avenue, 88th Place - 47th Avenue to 43rd Avenue, 81st Street - 25th Avenue to 22nd Avenue, 25th Avenue - 32nd Street to 31st Street

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Kenosha, Wisconsin, that pursuant to the authority of Section 5.05 of the Code of General Ordinances, and Section 66.0627, Wisconsin Statutes:

1. The owner of each parcel described on file may have the sidewalk and driveway approach abutting said parcel constructed, repaired or replaced ("Work") on or before the 9th day of May, 2011, upon obtaining a proper permit under Chapter 5 of the Code of General Ordinances.

2. If the owner fails to complete such Work within the time specified, the Common Council shall cause the Work to be done at the expense of the property owner by contract let to the lowest responsible bidder, and the Work will be paid for by assessing the cost of the Work to the benefited property. Invoices for said Work will be sent out on

or about the 1st of November. If the cost of Work is under One Hundred (\$100.00) Dollars, it shall be paid in its entirety within thirty (30) days of receipt of invoice. If the cost of Work is over One Hundred (\$100.00) Dollars, it may be paid in its entirety within thirty (30) days of receipt of invoice, and if not so paid, placed on the tax roll for a period of three (3) years at an interest rate of seven and one-half (7.5%) per annum. If not paid within the period fixed, such a delinquent special charge shall become a lien as provided in Section 66.0703(13), Wisconsin Statutes, as of the date of such delinquency, and shall automatically be extended upon the current or next tax roll as a delinquent tax against the property and all proceedings in relation to the collection, return and sale of property for delinquent real estate taxes shall apply to such special charge.

3. The Director of Public Works shall serve a copy of this Resolution on each property owner by publishing the same in the official newspaper, together with a mailing by first class mail to the owner, if their post office address is known or can be ascertained with reasonable diligence.

Adopted this 18th day of April, 2011.

APPROVED:

KEITH G. BOSMAN, MAYOR

ATTEST:

DEBRA L. SALAS, DEPUTY CITY CLERK

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
THOMAS W & CHRISTINE L STEVENSON SR 4122 DART RD			
MAIL TO ADDRESS			
THOMAS W & CHRISTINE STEVENSON 4122 DART RD KENOSHA, WI 53142			
LEGAL DESCRIPTION			
LOT 679 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOC#1302815 DOC#1302816 DOC#1302817 DOC#1302818 DOC#1302819			

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
THOMAS W & CHRISTINE L STEVENSON SR 4122 DART RD			
MAIL TO ADDRESS			
THOMAS W & CHRISTINE STEVENSON 4122 DART RD KENOSHA, WI 53142			
LEGAL DESCRIPTION			
LOT 680 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOC#1302815 DOC#1302816 DOC#1302817 DOC#1302818 DOC#1302819			

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
MICHAEL D & CHRISTINE H ROMANO 4122 DART RD			
MAIL TO ADDRESS			
MICHAEL D & CHRISTINE H ROMANO 4122 DART RD KENOSHA, WI 53142-1018			
LEGAL DESCRIPTION			
LOT 681 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOC#1302815			

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
THOMAS W & CHRISTINE STEVENSON SR 4122 DART RD			
MAIL TO ADDRESS			
THOMAS W & CHRISTINE STEVENSON 4122 DART RD KENOSHA, WI 53142-1018			
LEGAL DESCRIPTION			
LOT 682 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
DANIEL & MONIKA WHITE 4028 DART RD			
MAIL TO ADDRESS			
DANIEL & MONIKA WHITE 4028 DART RD KENOSHA, WI 53142			
LEGAL DESCRIPTION			
LOT 683 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOC#1302815 DOC#1302816 DOC#1302817 DOC#1302818 DOC#1302819			

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
MATTIE W & MARVACA A BUS 4022 DART RD			
MAIL TO ADDRESS			
MATTIE W & MARVACA 4022 DART RD KENOSHA, WI 53142-1018			
LEGAL DESCRIPTION			
LOT 684 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOC#1302815 DOC#1302816 DOC#1302817 DOC#1302818 DOC#1302819			

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
JAMES E & SUZANNE M GLENN 3844 DART RD			
MAIL TO ADDRESS			
JAMES E & SUZANNE M GLENN 3844 DART RD KENOSHA, WI 53142-1015			
LEGAL DESCRIPTION			
LOT 685 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 V 1411 P 353 DOC#117754 DOC#1402231			

PARCEL NUMBER	LOT	ASSESSED S.F./YR.	TOTAL ASSESSMENT
02-122-02-109-019-0			
NUMBER OF SQUARES			
PROPERTY ADDRESS			
CHARLES A & JANICE A LABERGE 3912 DART RD			
MAIL TO ADDRESS			
CHARLES A & JANICE A LABERGE 3912 DART RD KENOSHA, WI 53142-1015			
LEGAL DESCRIPTION			
LOT 686 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 V 1455 P 339			

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-021-0	NUMBER OF SQUARES
PROPERTY ADDRESS RICHARD C & RACHAELNE B STRACHE 3800 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
RICHARD C & RACHAELNE STRACHE 3826 TAFE RD RENOVA, WI 53142-7045	LOT 687 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 V 1315 P 318 DOC#4125841

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-024-0	NUMBER OF SQUARES
PROPERTY ADDRESS MARTIN J FOWNS 1316 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
MARTIN J FOWNS 1322 TAFE RD RENOVA, WI 53142-7045	LOT 688 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 DOC#108315

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-125-0	NUMBER OF SQUARES
PROPERTY ADDRESS DAVID C DEBARCOLO & RICHARDINA A P 1964 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
DAVID C DEBARCOLO RICHARDINA A DEBARCOLO 1970 TAFE RD RENOVA, WI 53142-7044	LOT 689 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 DOC#107214

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-126-0	NUMBER OF SQUARES
PROPERTY ADDRESS BETTY WOLFE 3929 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
BETTY WOLFE 3929 TAFE RD RENOVA, WI 53142-7045	LOT 690 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 V 1315 P 318

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-027-0	NUMBER OF SQUARES
PROPERTY ADDRESS DAAN M MARABELLA 1316 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
DAAN M MARABELLA 1326 TAFE RD RENOVA, WI 53142	LOT 691 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 DOC#096057 DOC#1035770 DOC#096057 DOC#1035762 DOC#1042618 DOC#096057

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-028-0	NUMBER OF SQUARES
PROPERTY ADDRESS DAVID C DEBARCOLO & RICHARDINA A P 1964 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
DAVID C DEBARCOLO RICHARDINA A DEBARCOLO 1970 TAFE RD RENOVA, WI 53142-7044	LOT 692 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 DOC#107214

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-029-0	NUMBER OF SQUARES
PROPERTY ADDRESS JAN M HOSMANEK 1910 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
JAN M HOSMANEK 1910 TAFE RD RENOVA, WI 53142-7045	LOT 693 FOREST PARK SUB BEING 1/4 ACRES 1/4 ACRES SEC 2 T 1 R 22 V 1415 P 450 DOC#135601

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-029-0	NUMBER OF SQUARES
PROPERTY ADDRESS MILLIAM S & ANNETA B STEELE 1906 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
MILLIAM S & ANNETA B STEELE 1906 TAFE RD RENOVA, WI 53142	LOT 694 FOREST PARK SUB BEING 1/4 ACRES 1/4 ACRES SEC 2 T 1 R 22 V 1321 P 318 DOC#1223625 DOC#1447223 DOC#1040750 DOC#1615130 DOC#1040722 CORRECTION DOC#1624180

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-030-0	NUMBER OF SQUARES
PROPERTY ADDRESS JL CARL TIC 4126 319 AV	
MAIL TO ADDRESS	LEGAL DESCRIPTION
JL CARL TIC 4126 319 AV RENOVA, WI 53148	LOT 695 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 V 1434 P 316 DOC#1161021

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-128-034-0	NUMBER OF SQUARES
PROPERTY ADDRESS VINCENT J DEMARCO JR & ANNETA L D 4926 TAFE RD	
MAIL TO ADDRESS	LEGAL DESCRIPTION
VINCENT J DEMARCO JR & ANNETA L DEMARCO 4926 TAFE RD RENOVA, WI 53142-9165	LOT 696 FOREST PARK SUB BEING PT OF NE 1/4 SEC 2 T 1 R 22 V 1332 P 318 DOC#1625333

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 100 02-122-02-126-014-0	
PROPERTY ADDRESS DANA WISSERMAN 4619 TART RD	NUMBER OF SQUARES
MAIL TO ADDRESS DANA WISSERMAN 4619 TART RD KENOSHA, WI 53142-1161	LEGAL DESCRIPTION 13711-83-1A NE 1/4 SEC 2 T 1 R 22 FOREST PARK HEIGHTS PT OF 1005 64 & 65 AS FOLLOWS COM 40FT S OF NW COR OF LOT 65 & ON W LINE OF LOT 65 TO 66'WLY 80.77' FT S 66'W 67.5 FT E 126 55 FT N 66'W ON CURVE 62.32 FT RADIUS 134.55 FT TO BEG LOC1119152
PARCEL NUMBER 100 02-122-02-126-014-0	319.81
PROPERTY ADDRESS DANA WISSERMAN 4619 TART RD	6" DRW APP 10.00SF @ \$4.73 = \$473.00 ADDITIONAL 225 00SF @ \$4.20 = \$945.00 NUMBER OF SQUARES 235 00 SQ FT
MAIL TO ADDRESS JOHN E & M DANA RANSON 6612 TART RD KENOSHA, WI 53142-1165	LEGAL DESCRIPTION 14349-2 ND 1/4 SEC 2 T 2 R 22 PT OF 1025 64 & 65 FOREST PARK HEIGHTS SUB & PT OF LOT 65 FOREST PARK SUB COM 26.5 FT E 7LY ON N 114'5" E 51' & 5" ON 100 655 14 W 114'9" 84.21 FT S 54 000 10' E 134.35 FT E 12' 77" E 5 W 122 121.96 FT TO BEG LOC 1119152

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 100 02-122-02-127-001-0	1172.40
PROPERTY ADDRESS DANA WISSERMAN & M DANA 4619 TART RD	6" DRW APP 120.00SF @ \$4.73 = \$567.60 ADDITIONAL 225 00SF @ \$4.20 = \$945.00 NUMBER OF SQUARES 225 00 SQ FT
MAIL TO ADDRESS DANA WISSERMAN & M DANA 4619 TART RD KENOSHA, WI 53142-1164	LEGAL DESCRIPTION PT OF NE 1/4 SEC 2 T 1 R 22 LOT 65 FOREST PARK HEIGHTS SUB
PARCEL NUMBER 100 02-122-02-140-107-0	
PROPERTY ADDRESS WILLIAM E & MARIANNE SEMPERO 6409 TART RD	NUMBER OF SQUARES
MAIL TO ADDRESS WILLIAM E & MARIANNE SEMPERO 6409 TART RD KENOSHA, WI 53142	LEGAL DESCRIPTION LOT 651 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 4' 408 8 628 LOC1118153 LOC1118592

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 100 02-122-02-140-108-0	1224.58
PROPERTY ADDRESS MARY G HARTZ 6416 TART RD	6" CONC B-B 50.00SF @ \$4.47 = \$223.50 NUMBER OF SQUARES 2
MAIL TO ADDRESS MARY G HARTZ 6416 TART RD KENOSHA, WI 53142-3381	LEGAL DESCRIPTION LOT 663 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 LOC1118177
PARCEL NUMBER 100 02-122-02-140-109-0	1224.58
PROPERTY ADDRESS CHRISTOPHER C & DANIELLE L CHAMBER 6416 TART RD	6" CONC B-B 50.00SF @ \$4.47 = \$223.50 6" DRW APP 170 00SF @ \$4.73 = \$804.00 NUMBER OF SQUARES 2
MAIL TO ADDRESS CHRISTOPHER & DANIELLE CHAMBERS 6416 TART RD KENOSHA, WI 53142	LEGAL DESCRIPTION LOT 663 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 W 166 8 800 LOC1118434
PARCEL NUMBER 100 02-122-02-140-110-0	1343.44
PROPERTY ADDRESS WENDY J WINDT LANGR 6416 TART RD	6" DRW APP 72.00SF @ \$4.73 = \$340.56 NUMBER OF SQUARES 1
MAIL TO ADDRESS WENDY J WINDT LANGR 6416 TART RD KENOSHA, WI 53142-3381	LEGAL DESCRIPTION LOT 664 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 W 1516 8 860 LOC1118438

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 100 02-122-02-140-111-0	1343.44
PROPERTY ADDRESS LINDSEY G & MARY E SHEFFIELD 6420 TART RD KENOSHA, WI 53142	LEGAL DESCRIPTION LOT 665 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 LOC1118183 LOC1118469 LOC1118484 LOC1118122
PARCEL NUMBER 100 02-122-02-140-112-0	1565.55
PROPERTY ADDRESS JOHN T & MARGARET M WALMSLEY 6420 TART RD	6" CONC B-B 25 00SF @ \$4.73 = \$118.25 6" DRW APP 50 00SF @ \$4.73 = \$236.50 NUMBER OF SQUARES 1
MAIL TO ADDRESS JOHN T & MARGARET M WALMSLEY 6420 TART RD KENOSHA, WI 53142	LEGAL DESCRIPTION THE S 10 FT OF LOT 664 & ALL OF LOT 669 FOREST PARK SUB PT OF N 1/2 SEC 2 T 1 R 22 1946 W 953 8 596 V 1610 8 194 LOC1118514

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-001-0	107		
PROPERTY ADDRESS SECRET PLUME LLC 1803 TAP RD			
MAIL TO ADDRESS 18101 MUSIC LANE 1808 TAP AVE UNIT 18 KENOSHA, WI 53142			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 695 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 DOCK#104919 DOCK#284243 DOCK#330372 DOCK#332138 DOCK#63529 DOCK#63530 DOCK#637237	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-003-0	107		
PROPERTY ADDRESS SABR MORTGAGE LUNA 2003-1 RD S.B.S 3817 TAP RD			
MAIL TO ADDRESS SABR MORTGAGE LUNA 2003-1 RD 4817 WAT FUE MORTG MORTGAGE, CA 95612			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 593 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 DOCK#111286 DOCK#32956 DOCK#35504 DOCK#459713 DOCK#459771	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-002-0	100		
PROPERTY ADDRESS JOHN J KOMANEK 1803 TAP RD			
MAIL TO ADDRESS 1208 J KOMANEK 1803 TAP RD KENOSHA, WI 53142-7246			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 696 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 DOCK#67828 DOCK#67829 DOCK#1276520 DOCK#128571	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-001-0	107	15,803	\$357.76
PROPERTY ADDRESS ANN ESTIMATED ESTIMATION 1803 TAP RD			
MAIL TO ADDRESS ANN ESTIMATED ESTIMATION 1803 TAP RD KENOSHA, WI 53142-7246			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 753 FOREST PARK SUB BEING PT OF N 1/2 OF SEC 2 T 1 R 22 W 1807 P 421 DOCK#127415 DOCK#413127	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-005-0	100	100,000	\$489.90
PROPERTY ADDRESS MAYN 2 4 DAWN R BEING 1809 TAP RD			
MAIL TO ADDRESS MAYN 2 4 DAWN R BEING 1809 TAP RD KENOSHA, WI 53142-7246			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 751 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOCK#312823 DOCK#470796 DOCK#137153	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-001-0	107	50,000	\$1.00
PROPERTY ADDRESS VERONICA L MARTINEZ & JOSE MARTINEZ DEPT DUN PT UNIT 1012 TAP RD			
MAIL TO ADDRESS VERONICA L & JOSE MARTINEZ 1012 TAP RD KENOSHA, WI 53142-7246			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 553 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOCK#183113 DOCK#325514	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-004-0	107		
PROPERTY ADDRESS DAN BULLIT LLC 1809 TAP RD			
MAIL TO ADDRESS DAN BULLIT LLC 6516 38TH AVE KENOSHA, WI 53142			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 754 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOCK#312823 DOCK#491555 DOCK#53119	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-174-002-0	100	222,000	\$395.44
PROPERTY ADDRESS DAN M JOHNSON ALMA DAWN N DUN N DUN 1009 TAP RD			
MAIL TO ADDRESS DAN M JOHNSON 1011 TAP RD KENOSHA, WI 53142-7246			
		NUMBER OF SQUARES	
		LEGAL DESCRIPTION	
		LOT 754 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 W 1586 P 406 DOCK#156885 DOCK#186561	

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-171-001-C	107	232.000	\$1,021.44
LEGAL DESCRIPTION			
4" CONC R-R 125.00SF @ \$4.47 = \$558.75			
4" CONC R-R 25.00SF @ \$4.77 = \$119.25			
4" ASP APP 72.00SF @ \$4.77 = \$343.44			
NUMBER OF SQUARES 1			
PROPERTY ADDRESS			
EDWIN A JR & PATRARA I NEW			
1015 TART RD			
KENOSHA, WI 53142-7068			
MAIL TO ADDRESS			
EDWIN A JR & PATRARA I NEW			
1015 TART RD			
KENOSHA, WI 53142-7068			

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-171-001-C	107	232.000	\$1,021.44
LEGAL DESCRIPTION			
4" CONC R-R 125.00SF @ \$4.47 = \$558.75			
4" CONC R-R 25.00SF @ \$4.77 = \$119.25			
4" ASP APP 72.00SF @ \$4.77 = \$343.44			
NUMBER OF SQUARES 1			
PROPERTY ADDRESS			
EDWIN A JR & PATRARA I NEW			
1015 TART RD			
KENOSHA, WI 53142-7068			
MAIL TO ADDRESS			
EDWIN A JR & PATRARA I NEW			
1015 TART RD			
KENOSHA, WI 53142-7068			

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-179-012-C	107	222.000	\$911.94
LEGAL DESCRIPTION			
4" CONC R-R 51.00SF @ \$4.77 = \$243.50			
4" ASP APP 12.00SF @ \$4.77 = \$57.24			
NUMBER OF SQUARES 1			
PROPERTY ADDRESS			
STANLEY C & DONNA J ROMANUS			
4123 WILSON RD			
KENOSHA, WI 53142-3245			
MAIL TO ADDRESS			
STANLEY C & DONNA J ROMANUS			
4123 WILSON RD			
KENOSHA, WI 53142-3245			

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
02-122-02-179-004-C	107	295.000	\$1111.75
LEGAL DESCRIPTION			
4" CONC R-R 21.00SF @ \$4.47 = \$93.87			
NUMBER OF SQUARES 1			
PROPERTY ADDRESS			
TALIN A CHRISTINE W MADOLESDO			
4123 WILSON RD			
KENOSHA, WI 53142-3245			
MAIL TO ADDRESS			
TALIN A CHRISTINE W MADOLESDO			
4123 WILSON RD			
KENOSHA, WI 53142-3245			

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-018-0	50.000
PROPERTY ADDRESS MICHAEL E & NATALIE MINK 4316 TWP RD	ADDITIONAL 50.000 @ \$ 0.00 = \$ 0.00 NUMBER OF SQUARES 5007 SQS TO FWT
MAIL TO ADDRESS MICHAEL E & NATALIE MINK 4316 TWP RD RENOVA, WI 53142-3261	LEGAL DESCRIPTION LOT 668 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOCK#273464

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-018-0	50.000
PROPERTY ADDRESS HEATHER TRENK 4316 TWP RD	ADDITIONAL 50.000 @ \$ 0.00 = \$ 0.00 NUMBER OF SQUARES 5007 SQS TO FWT
MAIL TO ADDRESS HEATHER TRENK 4316 TWP RD RENOVA, WI 53142-3261	LEGAL DESCRIPTION LOT 669 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOCK#253354

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-018-0	172.000 \$343.44
PROPERTY ADDRESS JAMES L & CHRISTINE A THOREN 4304 TWP RD	ADDITIONAL 50.000 @ \$ 0.00 = \$ 0.00 NUMBER OF SQUARES 5007 SQS TO FWT
MAIL TO ADDRESS JAMES L & CHRISTINE A THOREN 4304 TWP RD RENOVA, WI 53142-3261	LEGAL DESCRIPTION LOT 671 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 V1338 P181 V1338 P184 DOC 985536 DOC 102337 DOC 102439 DOC 102695

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-018-0	166.000 \$314.62
PROPERTY ADDRESS JENNIFER D STEALING & LAURA A WEBER 4302 TWP RD	ADDITIONAL 100.000 @ \$ 0.00 = \$ 0.00 NUMBER OF SQUARES 10007 SQS TO FWT
MAIL TO ADDRESS JENNIFER D STEALING & LAURA A WEBER 4302 TWP RD RENOVA, WI 53142-3261	LEGAL DESCRIPTION LOT 672 FOREST PARK SUB BEING PT OF S 1/2 SEC 2 T 1 R 22 V 1402 P 829 DOCK#248474 DOCK#249443 DOCK#274861

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-023-C	25.000 \$124.75
PROPERTY ADDRESS VIRGINIA ORZANZELLI 4230 TWP RD	ADDITIONAL 25.000 @ \$ 4.99 = \$ 124.75 NUMBER OF SQUARES 2500
MAIL TO ADDRESS VIRGINIA ORZANZELLI 4230 TWP RD RENOVA, WI 53142-3259	LEGAL DESCRIPTION LOT 673 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 W 869 T 254

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-023-C	25.000
PROPERTY ADDRESS MICHAEL & PAUL MOTTEN 4236 TWP RD	ADDITIONAL 25.000 @ \$ 0.00 = \$ 0.00 NUMBER OF SQUARES 2500 SQS TO FWT
MAIL TO ADDRESS MICHAEL & PAUL MOTTEN 4236 TWP RD RENOVA, WI 53142-3259	LEGAL DESCRIPTION LOT 674 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-023-C	25.000
PROPERTY ADDRESS FRANCOIS M BROWN 4230 TWP RD	ADDITIONAL 25.000 @ \$ 0.00 = \$ 0.00 NUMBER OF SQUARES 2500 SQS TO FWT
MAIL TO ADDRESS FRANCOIS M BROWN 4230 TWP RD RENOVA, WI 53142-3259	LEGAL DESCRIPTION LOT 675 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 V 1518 P 861 V 1584 P 875 V 1584 P 876 DOCK#054887 DOCK#155438 DOCK#163348

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 02-122-02-179-023-C	25.000
PROPERTY ADDRESS TAMMY D & GISELE MOTTEN 4232 TWP RD	ADDITIONAL 25.000 @ \$ 0.00 = \$ 0.00 NUMBER OF SQUARES 2500 SQS TO FWT
MAIL TO ADDRESS TAMMY D & GISELE MOTTEN 4232 TWP RD RENOVA, WI 53142-3259	LEGAL DESCRIPTION LOT 676 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 DOC 893515 DOCK#254988 DOCK#11439 DOCK#100745 DOCK#101880 DOCK#11395 DOCK#167672

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-171-021-C	5183.64
PROPERTY ADDRESS DANIEL L. HALL 4812 DART RD	
MAIL TO ADDRESS DANIEL L. HALL 4812 DART RD BENSON, WI 53012-3219	
LEGAL DESCRIPTION LOT 416 & 417 FOREST PARK SUB PT OF N 1/2 SEC 2 T 1 R 22 COMBINATION 1987 DOCL145922 DOCL146195	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-126-020-B	51.00
PROPERTY ADDRESS KATHLEEN M GRIEG 4258 DART RD	
MAIL TO ADDRESS KATHLEEN M GRIEG 4258 DART RD BENSON, WI 53012	
LEGAL DESCRIPTION 50' X 58 FT OF LOT 842 FOREST PARK SUB PT OF N 1/2 SEC 2 T 1 R 22 V 1451 P 615 DOCL144430	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-120-021-C	5183.64
PROPERTY ADDRESS DANIEL L. HALL 4812 DART RD	
MAIL TO ADDRESS DANIEL L. HALL 4812 DART RD BENSON, WI 53012-3219	
LEGAL DESCRIPTION 6' DRV APP 72,000 S.F. 14.71' - 5183.64 ADDITIONAL 175,000 S.F. 1.00' - 8.00 NUMBER OF SQUARES 175,000 TO PWD	
LEGAL DESCRIPTION 16560-1 16542-2 LOT 841 & 2ND NORTH E RT OF LOT 842 & ALL OF THAT PT OF LOT 841 LING 512' X OF A LING BEGINNING 37 FT W OF SE COR LOT 16 W AT ANGLE TO 4780 AVE FOREST PARK SUB PT OF PT OF NE 1/4 SEC 2 T 1 R 22 DOCL120164 DOCL145155	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-120-021-C	51.00
PROPERTY ADDRESS DANIEL L. HALL 4812 DART RD	
MAIL TO ADDRESS DANIEL L. HALL 4812 DART RD BENSON, WI 53012-3219	
LEGAL DESCRIPTION LOT 842 FOREST PARK SUB PT OF N 1/2 SEC 2 T 1 R 22 V 1451 P 615 DOCL116168 DOCL136159 DOCL137854 DOCL142493 DOCL144314	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-180-001-C	5183.64
PROPERTY ADDRESS TERESA COSENTINO 4131 DART RD	
MAIL TO ADDRESS TERESA COSENTINO 4131 DART RD BENSON, WI 53012-3202	
LEGAL DESCRIPTION LOT 849 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 V 1449 P 645 V 1442 P 642 DOCL134712	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-181-021-D	51.00
PROPERTY ADDRESS DAVID A & TERESA H NESS 4131 DART RD	
MAIL TO ADDRESS DAVID A & TERESA H NESS 4131 DART RD BENSON, WI 53012-3202	
LEGAL DESCRIPTION LOTS 870 & 871 ALSO PT OF LOTS 875 & 876 FOREST PARK SUB COM SE COR LOT 876 18' W TO 47' COR LOT 871 TO 1/4 LN ON 51' X LING OF LOTS 874 & 875 TO SW COR LOT 871 TO 1/4 LN 100' FT TO A PT ON S LINE LOT 875 & 78 FT W OF SE COR LOT 876 TO BEG PT NE 1/4 SEC 2 T 1 R 22 V 1459 P 619 DOCL149919	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-181-021-D	5183.64
PROPERTY ADDRESS DAVID A & TERESA H NESS 4131 DART RD	
MAIL TO ADDRESS DAVID A & TERESA H NESS 4131 DART RD BENSON, WI 53012-3202	
LEGAL DESCRIPTION LOT 849 FOREST PARK SUB BEING PT OF N 1/2 SEC 2 T 1 R 22 V 1449 P 645 V 1442 P 642 DOCL134712	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 02-122-02-181-021-D	51.00
PROPERTY ADDRESS DAVID A & TERESA H NESS 4131 DART RD	
MAIL TO ADDRESS DAVID A & TERESA H NESS 4131 DART RD BENSON, WI 53012-3202	
LEGAL DESCRIPTION NE 1/4 SEC 2 T 1 R 22 FOREST PARK SUB LOTS 872 & 873 & ALSO LOTS 875 & 876 EXCEPT COM AT SW COR LOT 876 TO W TO SE COR LOT 876 MEAS ON S LOT 871 BEG OF 873 & 874 TO SW COR OF LOT 875 & 876 V 1451 P 615 ON S LOT 871 E OF LOT 876 18' W OF SE COR LOT 876 & 78 FT TO BEG 1459 1459 2 1459 4	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-485-001-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 2401 DEL ST	
LEGAL DESCRIPTION: LOT 9 BLK 6 SUNNYSIDE PARK II PT SE 1/4 SEC 12 T 1 R 22 V 1358 P 342 DOC#132356 DOC#135164 DOC#1352751 DOC#1350239	
MAIL TO ADDRESS: SPYAN W DEWALT 6113 1475 AVE FARGO, ND 58103	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-429-007-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 2409 DEL ST	
LEGAL DESCRIPTION: LOT 1 BLK 6 SUNNYSIDE PARK II PT SE 1/4 SEC 12 T 1 R 22 V 1351 P 364 DOC #132363 DOC #1323613 DOC #1473165 DOC #1570796 DOC #1670927	
MAIL TO ADDRESS: SPYAN W DEWALT 6113 1475 AVE FARGO, ND 58103	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-485-004-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 2401 DEL ST	
LEGAL DESCRIPTION: LOT 4 BLK 6 SUNNYSIDE PARK II SW 1/4 SEC 12 T 1 R 22 V 1357 P 433 DOC#137732 DOC#135984 DOC#1426595 DOC#1485009 DOC#1586436 DOC#1581807	
MAIL TO ADDRESS: JOHNSON C & ELIZABETH J ALLEN 9843 8TH AVE PLEASANT PRairie, ND 58158	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-485-008-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 2401 DEL ST	
LEGAL DESCRIPTION: LOT 1 BLK 6 SUNNYSIDE PARK II SW 1/4 SEC 12 T 1 R 22 V 1381 P 571 DOC #1401515 DOC #1526720	
MAIL TO ADDRESS: ROBERT L DEAR & JOHN A WHITE 2401 DEL ST PLEASANT PRairie, ND 58158-1106	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-485-005-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 2401 DEL ST	
LEGAL DESCRIPTION: 4" CONC R-R 175' COSE R 54.47 = 5826.25 6" DRV ASP 84' COSE R 54.77 = 5826.65 ADDITIONAL 15' COSE R 5.23 = 9' OF NUMBER OF SQUARES 7	
MAIL TO ADDRESS: CHRISTINE E ELANDER 2401 DEL ST	
LEGAL DESCRIPTION: LOT 1 BLK 6 SUNNYSIDE PARK II SE 1/4 SEC 12 T 1 R 22 V 1574 P 282 DOC#1524275 DOC#1521399	
MAIL TO ADDRESS: CHRISTINE E ELANDER 2401 DEL ST FARGO, ND 58103	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-122-007-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 4306 146 ST	
LEGAL DESCRIPTION: 4" CONC R-R 100' COSE R 54.47 = 5647.01 6" DRV ASP 175' COSE R 54.77 = 5826.75 NUMBER OF SQUARES 6	
MAIL TO ADDRESS: THOMAS A MARTINEZ 1328 8136 PL FARGO, ND 58142	
LEGAL DESCRIPTION: LOT 149 OF 150 LOTS FARGO EIGHTH ADD PT NE 1/4 SEC 14 T 1 R 22 DOC#1530495 DOC#1533933	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-429-007-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 2401 DEL ST	
LEGAL DESCRIPTION: LOT 9 BLK 6 SUNNYSIDE PARK II SE 1/4 SEC 12 T 1 R 22 EMBASSY PARK 2 BLK 6 LOT 11	
MAIL TO ADDRESS: DAVID L ELLIOTT 7741 3RD AVE FARGO, ND 58103	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER: 24-122-12-122-003-0	LOT
NUMBER OF SQUARES	
PROPERTY ADDRESS: 2401 DEL ST	
LEGAL DESCRIPTION: LOT 9 BLK 6 SUNNYSIDE PARK II SE 1/4 SEC 12 T 1 R 22 DOC #1524275 DOC #1521399	
MAIL TO ADDRESS: DAVID L ELLIOTT 7741 3RD AVE FARGO, ND 58103	

SPECIAL ASSESSMENT PRELIMINARY RESOLUTION SIDEWALK
 RUN DATE: 03/11/11
 FOR PROJECT: 11-112

ASSESSOR S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-152-031-0	75.000
PROPERTY ADDRESS DANIEL SPITZER & MARY WOODZIE DO-TRU TRSF DEED TO FMT 4673 828 PL	ADDITIONAL: 15,000 S.F. @ \$ 5.00 = 75.00
MAIL TO ADDRESS DOUGLAS FAMILY ESTIMATES TRUST 100 ONE WOODZIE DO-TRU TRSF DEED TO FMT 1976 W 957 P 315 DOOR: 537386 DOOR: 537386 DOOR: 537386	LEGAL DESCRIPTION 100 439 1/2 ACRES ESTIMATES TRSF ADD PT NE 1/4 SEC 14 T 1 R 22 1976 W 957 P 315 DOOR: 537386 DOOR: 537386 DOOR: 537386

SPECIAL ASSESSMENT PRELIMINARY RESOLUTION SIDEWALK
 RUN DATE: 03/11/11
 FOR PROJECT: 11-112

ASSESSOR S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-152-032-0	125.000
PROPERTY ADDRESS DANIEL SPITZER & MARY WOODZIE DO-TRU TRSF DEED TO FMT 4673 828 PL	ADDITIONAL: 125,000 S.F. @ \$ 1.00 = 125.00
MAIL TO ADDRESS DANIEL SPITZER & MARY WOODZIE DO-TRU TRSF DEED TO FMT 4673 828 PL PENNSYLVANIA 17142-2403	LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 1 R 22 LOT 439 OF 1000 ACRES ESTIMATES TRSF 1976 W 957 P 315 4-0122-141-0210 4-0122-141-0210 4-0122-141-0210

SPECIAL ASSESSMENT PRELIMINARY RESOLUTION SIDEWALK
 RUN DATE: 03/10/11
 FOR PROJECT: 11-112

ASSESSOR S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-152-031-0	15.000
PROPERTY ADDRESS DANIEL SPITZER & MARY WOODZIE DO-TRU TRSF DEED TO FMT 4673 828 PL	* 1500 S.F. @ \$ 1.00 = 1500.00
MAIL TO ADDRESS DANIEL SPITZER & MARY WOODZIE DO-TRU TRSF DEED TO FMT 4673 828 PL PENNSYLVANIA 17142-2403	LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 1 R 22 LOT 439 OF 1000 ACRES ESTIMATES TRSF 1976 W 957 P 315 DOOR: 537386

SPECIAL ASSESSMENT PRELIMINARY RESOLUTION SIDEWALK
 RUN DATE: 03/10/11
 FOR PROJECT: 11-112

ASSESSOR S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-152-031-0	125.000
PROPERTY ADDRESS DANIEL SPITZER & MARY WOODZIE DO-TRU TRSF DEED TO FMT 4673 828 PL	* 125,000 S.F. @ \$ 1.00 = 125,000.00
MAIL TO ADDRESS DANIEL SPITZER & MARY WOODZIE DO-TRU TRSF DEED TO FMT 4673 828 PL PENNSYLVANIA 17142-2403	LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 1 R 22 LOT 439 OF 1000 ACRES ESTIMATES TRSF 1976 W 957 P 315 DOOR: 537386

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-039-0	101	175.000	\$221.50
PROPERTY ADDRESS		4" CONC R-8 50.00SF @ \$4.47 = \$223.50 ADDITIONAL 175.00SF @ \$1.00 = 1.00 NUMBER OF SQUARES 2	
OWNER: JAMES & FAY O DAVIS GRMS 4420 088 PL		LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 1 R 22 LOT 428 OF 428 TRS ESTATES BICH 432 OF 18176 SQUARES 1074 ACB 1976 V 957 P 335 4-1222-14-0240 4-1222-14-0240 TAX: 894222	

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-039-0	101	250.000	\$221.50
PROPERTY ADDRESS		4" CONC R-8 25.00SF @ \$4.47 = \$223.50 ADDITIONAL 250.00SF @ \$1.00 = 1.00 NUMBER OF SQUARES 2	
OWNER: PATRICIA M ZACHER 4420 088 PL		LEGAL DESCRIPTION LOT 428 OF 428 TRS ESTATES BICH ADD PT NE 1/4 SEC 14 T 1 R 22 1976 V 957 P 335 DOC1187461 DOC1155876 DOC1164467 DOC1161665 DOC1161662	

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-040-0	101	175.000	\$221.50
PROPERTY ADDRESS		4" CONC R-8 50.00SF @ \$4.47 = \$223.50 ADDITIONAL 175.00SF @ \$1.00 = 1.00 NUMBER OF SQUARES 2	
OWNER: JAMES M GILMANO & JILL A WILSON 4420 088 PL		LEGAL DESCRIPTION LOT 428 OF 428 TRS ESTATES BICH ADD PT NE 1/4 SEC 14 T 1 R 22 1976 V 957 P 335 DOC1163861 DOC1164615 DOC1163864	

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-040-0	101	250.000	\$221.50
PROPERTY ADDRESS		4" CONC R-8 25.00SF @ \$4.47 = \$223.50 ADDITIONAL 250.00SF @ \$1.00 = 1.00 NUMBER OF SQUARES 2	
OWNER: JAMES M GILMANO & JILL A WILSON 4420 088 PL		LEGAL DESCRIPTION LOT 428 OF 428 TRS ESTATES BICH ADD PT NE 1/4 SEC 14 T 1 R 22 1976 V 957 P 335 DOC 8590365 DOC1187916 DOC1121165 DOC1187916	

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-042-0	101	250.000	\$221.50
PROPERTY ADDRESS		4" CONC R-8 25.00SF @ \$4.47 = \$223.50 ADDITIONAL 250.00SF @ \$1.00 = 1.00 NUMBER OF SQUARES 2	
OWNER: JAMES & CHRISTINE BORKHOLM 4420 088 PL		LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 1 R 22 LOT 428 OF 428 TRS ESTATES BICH 1976 V 957 P 335	

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-042-0	101	181.000	\$221.50
PROPERTY ADDRESS		4" CONC R-8 50.00SF @ \$4.47 = \$223.50 4" DRV APP 133.00SF @ \$4.77 = \$624.41 NUMBER OF SQUARES 2	
OWNER: JAMES & CHRISTINE BORKHOLM 4420 088 PL		LEGAL DESCRIPTION LOT 428 OF 428 TRS ESTATES BICH ADD PT NE 1/4 SEC 14 T 1 R 22 1976 V 957 P 335 DOC 1385186 DOC1146595 DOC1146597	

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-044-0	101	25.000	\$111.75
PROPERTY ADDRESS		4" CONC R-8 25.00SF @ \$4.47 = \$111.75 NUMBER OF SQUARES 1	
OWNER: NANCY J FERRERIELLO 4420 088 PL		LEGAL DESCRIPTION LOT 474 OF 428 TRS ESTATES BICH ADD PT NE 1/4 SEC 14 T 1 R 22 1976 V 957 P 335 V 1851 P 654 V 1861 P 516 DOC111022 DOC1158004	

PARCEL NUMBER	LOT	ASSESSED S.F./ACR.	TOTAL ASSESSMENT
04-122-14-152-045-0	101	215.300	\$1,910.58
PROPERTY ADDRESS		4" CONC R-8 50.00SF @ \$4.47 = \$223.50 4" CONC R-8 143.00SF @ \$4.77 = \$675.21 4" DRV APP 142.00SF @ \$4.77 = \$667.87 NUMBER OF SQUARES 3	
OWNER: KENNETH F ROSEMARY & F WYARE 4420 088 PL		LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 1 R 22 LOT 433 OF 428 TRS ESTATES BICH 1976 V 957 P 335 4-1222-14-0240 4-1222-14-0240	

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 04-122-14-131-004-1	263.000 \$1,712.41
PROPERTY ADDRESS TAMPA R & NIMBERLY G HIGHEN 4124 288 PL	4* CONC R-R 125.00SF @ \$4.47 = \$552.75 6* CONC R-R 25.00SF @ \$4.77 = \$119.25 6* DW APP 113.00SF @ \$4.77 = \$534.41 NUMBER OF SQUARES 6
MAIL TO ADDRESS TOMAS A & TONYA T CIRBAN 6312 8210 PL BENDON, WI 53012-2454	TOTAL DESCRIPTION LOT 425 THE 188718 ESTATES 10TH ADD ADD PT NE 1/4 SEC 14 T 1 R 22 1916 1916 V 353 P 335 DOC#1128139 DOC#1128139 LOC #1028139

PARCEL NUMBER LOT 04-122-14-131-005-1	232.000 \$462.22
PROPERTY ADDRESS CHRISTOPHER P & MARY L RILLAND 8822 270 AV	4* CONC R-R 50.00SF @ \$4.47 = \$223.50 6* CONC R-R 50.00SF @ \$4.77 = \$286.50 ADDITIONAL 110.00SF @ 5.10 = 5.10 NUMBER OF SQUARES 4
MAIL TO ADDRESS CHRISTOPHER P & MARY L RILLAND 8822 270 AV BENDON, WI 53012	TOTAL DESCRIPTION LOT 450 THE 188718 ESTATES 10TH ADD PT SE 1/4 SEC 14 T 1 R 22 V 353 P 335 DOC#1426513 DOC#1426513

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 04-122-14-131-026-1	45.600 \$384.00
PROPERTY ADDRESS MICHAEL W & TONYA T CIRBAN 4314 288 PL	4* CONC R-R 15.00SF @ \$4.47 = \$67.05 6* CONC R-R 25.00SF @ \$4.77 = \$119.25 6* DW APP 100.00SF @ \$4.77 = \$477.00 NUMBER OF SQUARES 4
MAIL TO ADDRESS MICHAEL W & TONYA T CIRBAN 6312 8210 PL BENDON, WI 53012-2454	TOTAL DESCRIPTION LOT 425 THE 188718 ESTATES 10TH ADD PT NE 1/4 SEC 14 T 1 R 22 1916 V 353 P 335 DOC#1128139 DOC#1128139 LOC #1028139

PARCEL NUMBER LOT 04-122-14-131-001-0	207.000 \$1,035.00
PROPERTY ADDRESS EDWARD P & CAROLAN SCHWITZ 4314 288 PL	4* CONC R-R 50.00SF @ \$4.47 = \$223.50 6* CONC R-R 50.00SF @ \$4.77 = \$286.50 ADDITIONAL 107.00SF @ 5.10 = 5.10 NUMBER OF SQUARES 4
MAIL TO ADDRESS EDWARD P & CAROLAN SCHWITZ 4314 288 PL BENDON, WI 53012-2454	TOTAL DESCRIPTION LOT 450 THE 188718 ESTATES 10TH ADD PT SE 1/4 SEC 14 T 1 R 22 V 353 P 335 DOC#1426513 DOC#1426513

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 04-122-14-131-003-1	114.000 \$513.74
PROPERTY ADDRESS NANCY T BRAND 4327 288 PL	4* CONC R-R 114.00SF @ \$4.47 = \$509.38 NUMBER OF SQUARES 4
MAIL TO ADDRESS NANCY T BRAND 4327 288 PL BENDON, WI 53012-2454	TOTAL DESCRIPTION LOT 425 THE 188718 ESTATES 10TH ADD PT NE 1/4 SEC 14 T 1 R 22 1916 1916 V 353 P 335 DOC#1128139 DOC#1128139

PARCEL NUMBER LOT 04-122-14-131-003-0	51.000 \$221.30
PROPERTY ADDRESS TAMPA R & NIMBERLY G HIGHEN 4124 288 PL	4* CONC R-R 10.00SF @ \$4.47 = \$44.70 6* CONC R-R 25.00SF @ \$4.77 = \$119.25 6* DW APP 100.00SF @ \$4.77 = \$477.00 NUMBER OF SQUARES 4
MAIL TO ADDRESS TOMAS A & TONYA T CIRBAN 6312 8210 PL BENDON, WI 53012-2454	TOTAL DESCRIPTION LOT 425 THE 188718 ESTATES 10TH ADD PT NE 1/4 SEC 14 T 1 R 22 1916 1916 V 353 P 335 DOC#1128139 DOC#1128139 LOC #1028139

ASSESSED S.F./A.C.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 04-122-14-131-013-1	45.600 \$384.00
PROPERTY ADDRESS MICHAEL W & TONYA T CIRBAN 4314 288 PL	4* CONC R-R 15.00SF @ \$4.47 = \$67.05 6* CONC R-R 25.00SF @ \$4.77 = \$119.25 6* DW APP 100.00SF @ \$4.77 = \$477.00 NUMBER OF SQUARES 4
MAIL TO ADDRESS MICHAEL W & TONYA T CIRBAN 6312 8210 PL BENDON, WI 53012-2454	TOTAL DESCRIPTION LOT 425 THE 188718 ESTATES 10TH ADD PT NE 1/4 SEC 14 T 1 R 22 1916 1916 V 353 P 335 DOC#1128139 DOC#1128139 LOC #1028139

PARCEL NUMBER LOT 04-122-14-131-011-0	208.000 \$985.66
PROPERTY ADDRESS JEFF & ERIN BERNATTE 4111 288 PL	4* CONC R-R 15.00SF @ \$4.47 = \$67.05 6* CONC R-R 25.00SF @ \$4.77 = \$119.25 6* DW APP 100.00SF @ \$4.77 = \$477.00 NUMBER OF SQUARES 4
MAIL TO ADDRESS JEFF & ERIN BERNATTE 4111 288 PL BENDON, WI 53012	TOTAL DESCRIPTION LOT 425 THE 188718 ESTATES 10TH ADD PT NE 1/4 SEC 14 T 1 R 22 1916 1916 V 353 P 335 DOC#1128139 DOC#1128139 LOC #1028139

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		51,000	6223.50

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
PT NE 1/4 SEC 14 T 1 R 22 LOT 43 OF CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		75,000	9111.75

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
LOT 413 CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		25,000	3111.75

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
LOT 414 CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		75,000	9111.75

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
PT NE 1/4 SEC 14 T 1 R 22 LOT 412 OF CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		51,000	6223.50

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
PT NE 1/4 SEC 14 T 1 R 22 LOT 43 OF CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		75,000	9111.75

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
PT NE 1/4 SEC 14 T 1 R 22 LOT 412 OF CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		25,000	3111.75

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
LOT 414 CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

PARCEL NUMBER	LOT	ASSESSED S.F./LN.	TOTAL ASSESSMENT
04-122-14-133-013-0		75,000	9111.75

PROPERTY ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL

MAIL TO ADDRESS
WILLIAM W JONES JACKSON
4427 688 PL
RENSSELAIR, NY 12142-2492

LEGAL DESCRIPTION
PT NE 1/4 SEC 14 T 1 R 22 LOT 412 OF CERTS ESTATES 1374 AND 1376 W 957 P 335
4-0122-141-0240
4-0122-141-0240
V 1239 E 308

	ASSESSED S.F./VAL	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-131-022-0	200.000	5200.00
ADDITIONAL	200.000 @ 5.00 =	5.00
PROPERTY ADDRESS PROPERTY & ADDRESS C 5100100 HORIZONTAL ZONING DISTRICT FMT 4024 088 PL	NUMBER OF SQUARES	
MAIL TO ADDRESS ARONOFF & ANNE C RICHMOND 4024 088 PL KENNESHA, WA 98142-2438	LEGAL DESCRIPTION LOT 400 THE ISSETTS ESTATES 100' AND FT NE 1/4 SEC 14 T 11 R 22 1976 9503 E335 DCC#1128186	

PARCEL NUMBER 101 04-122-14-131-013-0	61.000	5203.47
ADDITIONAL	61.000 @ 5.00 =	511.75
PROPERTY ADDRESS TERESA & LINDA NELSON 4024 088 PL	NUMBER OF SQUARES 1	
MAIL TO ADDRESS TERESA & LINDA NELSON 4024 088 PL KENNESHA, WA 98142-2438	LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 11 R 22 101' N/4 OF ISSETTS ESTATES 10TH AND 100' W 95' P 135 4-1122-14-131-013-0 4-1122-14-131-013-0	

	ASSESSED S.F./VAL	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-131-024-0	75.000	5203.47
ADDITIONAL	75.000 @ 5.00 =	5.00
PROPERTY ADDRESS MICHAEL & SUSAN M COLLIERE 4024 088 PL	NUMBER OF SQUARES	
MAIL TO ADDRESS MICHAEL & SUSAN M COLLIERE 4024 088 PL KENNESHA, WA 98142-2438	LEGAL DESCRIPTION PT NE 1/4 SEC 14 T 11 R 22 101' N/4 OF ISSETTS ESTATES 10TH AND 100' W 95' P 135 4-1122-14-131-024-0 4-1122-14-131-024-0	

PARCEL NUMBER 101 04-122-14-131-023-0	75.000	5203.47
ADDITIONAL	75.000 @ 5.00 =	5.00
PROPERTY ADDRESS JEFFREY & ANNETTE M FIRSH 4024 088 PL	NUMBER OF SQUARES	
MAIL TO ADDRESS JEFFREY & ANNETTE M FIRSH 4024 088 PL KENNESHA, WA 98142	LEGAL DESCRIPTION LOT 432 THE ISSETTS ESTATES 100' AND FT NE 1/4 SEC 14 T 11 R 22 1976 9503 E335 DCC#1128186 DCC#1128186 DCC#1128186 DCC#1128186	

	ASSESSED S.F./VAL	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-131-048-0	200.000	5223.50
ADDITIONAL	200.000 @ 5.00 =	5.00
PROPERTY ADDRESS KATHY AND SCHEIDT 4024 088 PL	NUMBER OF SQUARES 2	
MAIL TO ADDRESS KATHY & SCHEIDT PO BOX 251 BRISTOL, WA 98101	LEGAL DESCRIPTION LOT 413 & N 1/2 FT LOT 411 THE ISSETTS ESTATES 10TH AND PT NE 1/4 SEC 14 T 11 R 22 101' 9 975 P 823 DCC#1128186	

	ASSESSED S.F./VAL	TOTAL ASSESSMENT
PARCEL NUMBER 101 04-122-14-131-047-0	25.000	5111.75
ADDITIONAL	25.000 @ 5.00 =	5111.75
PROPERTY ADDRESS THOMAS & NICOLA B HAGEN 4024 088 PL	NUMBER OF SQUARES 1	
MAIL TO ADDRESS THOMAS & NICOLA B HAGEN 1824 087 PL 4024 088 PL KENNESHA, WA 98142	LEGAL DESCRIPTION 1824-087-14-58 LOT 341 OF THE ISSETTS ESTATES 10TH AND 100' FT NE 1/4 SEC 14 T 11 R 22 9 1355 P 822 DCC 11161651 DCC 1128186	

PARCEL NUMBER 101 04-122-14-131-049-0	51.000	5223.50
ADDITIONAL	51.000 @ 5.00 =	5223.50
PROPERTY ADDRESS MICHAEL & MARILEEN W ANDERSON 4024 088 PL	NUMBER OF SQUARES 2	
MAIL TO ADDRESS MICHAEL & MARILEEN ANDERSON 4024 088 PL KENNESHA, WA 98142	LEGAL DESCRIPTION LOT 411 EAC 100' W 3.13 FT OF ISSETTS ESTATES 10TH AND PT NE 1/4 SEC 14 T 11 R 22 9 975 P 823 DCC#1128186	

PARCEL NUMBER 101 04-122-14-131-046-0	101.000	5223.50
ADDITIONAL	101.000 @ 5.00 =	5223.50
PROPERTY ADDRESS DAVID & TRACY GREEN 4024 088 PL KENNESHA, WA 98142-2438	NUMBER OF SQUARES	
MAIL TO ADDRESS DAVID & TRACY GREEN 4024 088 PL KENNESHA, WA 98142-2438	LEGAL DESCRIPTION LOT 343 OF ISSETTS ESTATES 10TH AND 100' FT NE 1/4 SEC 14 T 11 R 22 DCC#1128186	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	50.000
NUMBER OF SQUARES	
PROPERTY ADDRESS DAVID M & TAMERA A MOLINARO 2421 032 A.	
MALL TO ADDRESS DAVID M & TAMERA A MOLINARO 2421 032 A.	
LEGAL DESCRIPTION S.E. 1/4 SEC 21 T 2 R 22 MONTGOMERY SUB LOT 11	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	50.000
ADDITIONAL 50.000 @ 1.00 = 5.00	5.00
NUMBER OF SQUARES	
PROPERTY ADDRESS MICHAEL D COOPER/DMC 4407 030 A/E	
MALL TO ADDRESS MICHAEL D COOPER/DMC 4407 030 A/E	
LEGAL DESCRIPTION 70' S 1/4 & 1/4 SEC 21 T 2 R 22 OF SW 1/4 SEC 21 T 2 R 22 MONTGOMERY SUB LOT 11	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	50.000
NUMBER OF SQUARES	
PROPERTY ADDRESS DAVID M & TAMERA A MOLINARO 2421 032 A.	
MALL TO ADDRESS DAVID M & TAMERA A MOLINARO 2421 032 A.	
LEGAL DESCRIPTION S.E. 1/4 SEC 21 T 2 R 22 MONTGOMERY SUB LOT 11	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	104.000
ADDITIONAL 54.000 @ 1.00 = 54.00	54.00
ADDITIONAL 50.000 @ 1.00 = 5.00	5.00
NUMBER OF SQUARES	
PROPERTY ADDRESS FRANK V & CHRISTINE M WENZEL 1113 032 A/E	
MALL TO ADDRESS FRANK V & CHRISTINE M WENZEL 1113 032 A/E	
LEGAL DESCRIPTION LOT 10 BLK 4 FLYNN SUB PT OF SW 1/4 SEC 26 T 2 R 22 MONTGOMERY SUB LOT 11	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	104.000
ADDITIONAL 75.000 @ 1.00 = 75.00	75.00
ADDITIONAL 29.000 @ 1.00 = 29.00	29.00
NUMBER OF SQUARES	
PROPERTY ADDRESS SCOTT STEVEN & LISA A STEVEN 5517 032 A/E	
MALL TO ADDRESS SCOTT & LISA A STEVEN 5517 032 A/E	
LEGAL DESCRIPTION LOT 10 BLK 4 FLYNN SUB PT OF SW 1/4 SEC 26 T 2 R 22 MONTGOMERY SUB LOT 11	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	296.000
ADDITIONAL 10.000 @ 1.00 = 10.00	10.00
ADDITIONAL 220.000 @ 1.00 = 220.00	220.00
NUMBER OF SQUARES	
PROPERTY ADDRESS MARIO A MARTINO 3521 032 A/E	
MALL TO ADDRESS MARIO A MARTINO 3521 032 A/E	
LEGAL DESCRIPTION 133' S 1/2 FT OF LOT 12 & 1/2 OF LOT 13 BLK 4 FLYNN'S SUB PT OF SW 1/4 SEC 26 T 2 R 22 MONTGOMERY SUB LOT 11	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	110.000
ADDITIONAL 80.000 @ 1.00 = 80.00	80.00
ADDITIONAL 30.000 @ 1.00 = 3.00	3.00
NUMBER OF SQUARES	
PROPERTY ADDRESS JAMES L & BRANDY D FOREST 5521 032 A/E	
MALL TO ADDRESS JAMES L & BRANDY D FOREST 5521 032 A/E	
LEGAL DESCRIPTION LOT 10 EXCISE TRF 5 1 FT BLK 4 FLYNN'S SUB PT OF SW 1/4 SEC 26 T 2 R 22	

ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARCEL NUMBER LOT 09-222-16-101-001-0	50.000
ADDITIONAL 50.000 @ 1.00 = 50.00	50.00
ADDITIONAL 20.000 @ 1.00 = 2.00	2.00
NUMBER OF SQUARES	
PROPERTY ADDRESS CHRISTOPHER JOHN & BRIAN MATTHEWS 3527 032 A/E	
MALL TO ADDRESS CHRISTOPHER JOHN & BRIAN MATTHEWS 3527 032 A/E	
LEGAL DESCRIPTION LOT 10 BLK 4 FLYNN SUB PT OF SW 1/4 SEC 26 T 2 R 22 MONTGOMERY SUB LOT 11	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-010-0	100	31,000	\$123.50
<p>* CINC R/R 25.00SF @ \$4.47 = \$111.75 * DRV APR 50.00SF @ 2.47 = \$123.50 NUMBER OF SQUARES 1</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1347 13TH AVE KENSINGTON, MD 21111		LOT 114 B L BULLAMORE'S SUB PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429 DOC 1197134 DOC 1144223 DOC 1170494 DOC 1132848	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-011-0	100	31,200	\$114.82
<p>* CINC R/R 25.00SF @ \$4.47 = \$111.75 * DRV APR 25.00SF @ 2.47 = \$114.82 NUMBER OF SQUARES 1</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1311 13TH AVE KENSINGTON, MD 21111		LOT 112 B L BULLAMORE'S SUB BEING PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429 DOC 1197134 DOC 1144223 DOC 1170494 DOC 1132848	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-012-0	100	75,000	\$111.75
<p>* CINC R/R 25.00SF @ \$4.47 = \$111.75 * ADDITIONAL 50.00SF @ 2.47 = \$123.50 NUMBER OF SQUARES 1</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1347 13TH AVE KENSINGTON, MD 21111		LOT 114 B L BULLAMORE'S SUB BEING PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-013-0	100	75,000	\$111.75
<p>* CINC R/R 25.00SF @ \$4.47 = \$111.75 * ADDITIONAL 50.00SF @ 2.47 = \$123.50 NUMBER OF SQUARES 1</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1345 13TH AVE KENSINGTON, MD 21111		LOT 112 B L BULLAMORE'S SUB PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429 DOC 1197134 DOC 1144223 DOC 1170494 DOC 1132848	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-014-0	100	129,000	\$192.83
<p>* CINC R/R 75.00SF @ \$4.47 = \$335.25 * DRV APR 54.00SF @ 2.47 = \$133.58 NUMBER OF SQUARES 3</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1345 13TH AVE KENSINGTON, MD 21111		LOT 116 B L BULLAMORE'S SUB PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429 DOC 1197134 DOC 1153244 DOC 1148563 DOC 1159223 DOC 1153413 DOC 1160729	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-015-0	100	25,000	\$111.75
<p>* CINC R/R 25.00SF @ \$4.47 = \$111.75 NUMBER OF SQUARES 1</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1317 13TH AVE KENSINGTON, MD 21111		LOT 108 B L BULLAMORE'S SUB PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429 DOC 1136362 DOC 1136363	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-016-0	100	25,000	\$111.75
<p>* CINC R/R 25.00SF @ \$4.47 = \$111.75 NUMBER OF SQUARES 1</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1401 13TH AVE KENSINGTON, MD 21111		LOT 107 A L BULLAMORE'S SUB PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429 DOC 1148216 DOC 1167345 DOC 1167311 DOC 1153345 DOC 1162253 DOC 1143413	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
09-222-16-101-017-0	100	171,000	\$454.79
<p>* CINC R/R 75.00SF @ \$4.47 = \$335.25 * DRV APR 102.00SF @ \$4.47 = \$454.79 NUMBER OF SQUARES 3</p>			
PROPERTY ADDRESS		LEGAL DESCRIPTION	
1311 13TH AVE KENSINGTON, MD 21111		LOT 109 B L BULLAMORE'S SUB BEING PT OF SW 1/4 SEC 36 T 2 R 22 V 1187 0429 DOC 1160459 DOC 1167318	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-002-0	151.000	\$291.54
PROPERTY ADDRESS	LEGAL DESCRIPTION	
DAVIS & MIRANDA M WILLIAMS 3697 332 AV RENOVA, WI 53144	6" CONC R-R 10.00SF @ \$4.17 = \$418.50 6" DEW ASP 12.00SF @ \$4.17 = \$499.44 15.00SQFT 75.00SF @ \$ 5.00 = \$ 750.00 NUMBER OF SQUARES 2 MINOR R 75 SQUARES 2 LEGAL DESCRIPTION N 1/4 PT OF SEC 101 T18 R 1 LOT 106 - 1 BULLAMORE'S SUB PT OF SW 1/4 SEC 16 T 2 R 22 W 1/2 P 154 DOC#139133 DOC#14,6497	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-004-0	25.824	\$111.75
PROPERTY ADDRESS	LEGAL DESCRIPTION	
DAVIS & MIRANDA M WILLIAMS 3697 332 AV RENOVA, WI 53144	6" CONC R-R 25.00SF @ \$4.47 = \$111.75 NUMBER OF SQUARES 1 LEGAL DESCRIPTION LOT 104 & 2 BULLAMORE'S SUB PT OF SW 1/4 SEC 16 T 2 R 22 W 1/2 P 154 DOC#139133 DOC#14,6497	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-005-0	151.000	\$291.54
PROPERTY ADDRESS	LEGAL DESCRIPTION	
RESIDENCE M GIFFERT TRUST 3697 332 AV RENOVA, WI 53144	6" CONC R-R 10.00SF @ \$4.17 = \$418.50 6" DEW ASP 12.00SF @ \$4.17 = \$499.44 15.00SQFT 75.00SF @ \$ 5.00 = \$ 750.00 NUMBER OF SQUARES 2 MINOR R 75 SQUARES 2 LEGAL DESCRIPTION S 40 FT OF LOT 118 R 1 BULLAMORE'S SUB 1/4 SEC 16 T 2 R 22 W 1/2 P 154 DOC#139133 DOC#1534263 (ADDITIONAL ADDRESS 56)	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-001-0	25.824	\$111.75
PROPERTY ADDRESS	LEGAL DESCRIPTION	
RESIDENCE M GIFFERT TRUST 3697 332 AV RENOVA, WI 53144	6" CONC R-R 25.00SF @ \$4.47 = \$111.75 NUMBER OF SQUARES 1 LEGAL DESCRIPTION LOT 101 & 2 BULLAMORE'S SUB PT OF SW 1/4 SEC 16 T 2 R 22 W 1/2 P 154 DOC#139133 DOC#14,6497	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-005-0	151.000	\$291.54
PROPERTY ADDRESS	LEGAL DESCRIPTION	
ROBERT J & KAREN J WALLACE 3697 332 AV RENOVA, WI 53144	6" CONC R-R 10.00SF @ \$4.17 = \$418.50 6" DEW ASP 12.00SF @ \$4.17 = \$499.44 15.00SQFT 75.00SF @ \$ 5.00 = \$ 750.00 NUMBER OF SQUARES 2 MINOR R 75 SQUARES 2 LEGAL DESCRIPTION LOT 102 & 1 BULLAMORE'S SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22 W 1/2 P 154 W 1/2 P 154 DOC#1491777	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-001-0	25.824	\$111.75
PROPERTY ADDRESS	LEGAL DESCRIPTION	
FRANK P & SUSANNE MAROLF 3697 332 AV RENOVA, WI 53144	6" CONC R-R 25.00SF @ \$4.47 = \$111.75 NUMBER OF SQUARES 1 LEGAL DESCRIPTION LOT 101 & 2 BULLAMORE'S SUB PT OF SW 1/4 SEC 16 T 2 R 22 W 1/2 P 154 DOC#139133 DOC#14,6497	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-007-0	151.000	\$291.54
PROPERTY ADDRESS	LEGAL DESCRIPTION	
PHILLIP B SCHWARTZ & JUDAN N SCHWARTZ 3697 332 AV RENOVA, WI 53144	6" CONC R-R 10.00SF @ \$4.17 = \$418.50 6" DEW ASP 12.00SF @ \$4.17 = \$499.44 15.00SQFT 75.00SF @ \$ 5.00 = \$ 750.00 NUMBER OF SQUARES 2 MINOR R 75 SQUARES 2 LEGAL DESCRIPTION LOT 101 & 1 BULLAMORE'S SUB PT OF SW 1/4 SEC 16 T 2 R 22 W 1/2 P 154 W 1/2 P 154 DOC#139133 DOC#14,6497	

PARCEL NUMBER	ASSESSED S.F./AC.	TOTAL ASSESSMENT
101 19-221-16-177-009-0	25.824	\$111.75
PROPERTY ADDRESS	LEGAL DESCRIPTION	
CHRISTOPHER P & SANDY L BULANT 3697 332 AV RENOVA, WI 53144	6" CONC R-R 25.00SF @ \$4.47 = \$111.75 NUMBER OF SQUARES 1 LEGAL DESCRIPTION LOT 99 & 1 BULLAMORE'S SUB PT OF SW 1/4 SEC 16 T 2 R 22 W 1/2 P 154 DOC#1117308	

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	85.000	\$372.95
PROPERTY ADDRESS: 1721 122 AV, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	489.000	\$2,722.13
PROPERTY ADDRESS: 3000 000 ST, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	85.000	\$372.95
PROPERTY ADDRESS: 1721 122 AV, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	25.000	\$111.75
PROPERTY ADDRESS: 1721 122 AV, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	79.000	\$351.33
PROPERTY ADDRESS: 1012 000 AV, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	25.000	\$111.75
PROPERTY ADDRESS: 1012 000 AV, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	54.000	\$241.58
PROPERTY ADDRESS: 1012 000 AV, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./AC.	TOTAL ASSESSMENT
29-222-36-35-112-C	101	166.000	\$689.92
PROPERTY ADDRESS: 1012 000 AV, KENOSHA, WI 53144			
LEGAL DESCRIPTION: LOT 25 BANKRUPT SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-001-0	101	341,000	\$650.00
<p>PROPERTY ADDRESS: 4800 W. 10TH ST. & JAMES W. FARMAN RD. 012 AV. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 101 & E 1/2 W/4 ALLEY RES 106 SQ 124 36 T 2 R 22 V 1422 P 352 V 1423 P 353 V 1424 P 353 DOC#1037098 DOC#1038359 DOC#1039823</p>			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-002-0	102	50,100	\$223.30
<p>PROPERTY ADDRESS: 3001 W. SPENCER ROAD 3003 208 ST. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 102 & E 1/2 W/4 ALLEY RES 106 SQ 124 36 T 2 R 22 V 1422 P 352 V 1423 P 353 V 1424 P 353 DOC#1037098 DOC#1038359 DOC#1039823</p>			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-001-0	101	25,000	\$0.00
<p>PROPERTY ADDRESS: 2500 GLE TO FMC 307A 012 AV. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 01 & 1/4 BULLANBROS'S SUB PT OF SW 1/4 SEC 36 T2 R22 V 1322 P 352 V 1402 P 352 V 1408 P 353 DOC#1036385 DOC#1036143 DOC#1036102 DOC#1032438</p>			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-002-0	102	15,100	\$0.00
<p>PROPERTY ADDRESS: 3001 W. SPENCER ROAD 3003 208 ST. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 102 & E 1/2 W/4 ALLEY RES 106 SQ 124 36 T 2 R 22 V 1422 P 352 V 1423 P 353 V 1424 P 353 DOC#1037098 DOC#1038359 DOC#1039823</p>			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-001-0	101	50,100	\$286.20
<p>PROPERTY ADDRESS: 4800 W. 10TH ST. & JAMES W. FARMAN RD. 012 AV. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 01 & 1/4 BULLANBROS'S SUB PT OF SW 1/4 SEC 36 T2 R22 V 1322 P 352 V 1402 P 352 V 1408 P 353 DOC#1036385 DOC#1036143 DOC#1036102 DOC#1032438</p>			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-002-0	102	15,100	\$0.00
<p>PROPERTY ADDRESS: 3001 W. SPENCER ROAD 3003 208 ST. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 102 & E 1/2 W/4 ALLEY RES 106 SQ 124 36 T 2 R 22 V 1422 P 352 V 1423 P 353 V 1424 P 353 DOC#1037098 DOC#1038359 DOC#1039823</p>			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-001-0	101	1,800	\$286.20
<p>PROPERTY ADDRESS: 4800 W. 10TH ST. & JAMES W. FARMAN RD. 012 AV. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 01 & 1/4 BULLANBROS'S SUB PT OF SW 1/4 SEC 36 T2 R22 V 1322 P 352 V 1402 P 352 V 1408 P 353 DOC#1036385 DOC#1036143 DOC#1036102 DOC#1032438</p>			

PARCEL NUMBER	LOT	ASSESSED S.F./A.C.	TOTAL ASSESSMENT
09-222-36-32-002-0	102	15,100	\$0.00
<p>PROPERTY ADDRESS: 3001 W. SPENCER ROAD 3003 208 ST. KENOSHA, WI 53144</p> <p>LEGAL DESCRIPTION: LOT 102 & E 1/2 W/4 ALLEY RES 106 SQ 124 36 T 2 R 22 V 1422 P 352 V 1423 P 353 V 1424 P 353 DOC#1037098 DOC#1038359 DOC#1039823</p>			

	ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARTIAL NUMBER 09-222-36-382-001 C	56,002	6245.35
PROPERTY ADDRESS GARY F A LINNET JOHNSON 5913 030 AV	4 th CONC P R 25 CONC R 64.47 =	6245.61
	NUMBER OF SQUARES 2	
MAIL TO ADDRESS GARY F A LINNET JOHNSON 5913 BEND AVE RENTON, WA 98144-4128	LEGAL DESCRIPTION LOT 31 R 1 BULLMANP'S SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22	

	ASSESSED S.F./LN.	TOTAL ASSESSMENT
PARTIAL NUMBER 09-222-36-382-001 C	250,000	\$1,117.50
PROPERTY ADDRESS MELVIN A WILLIAMS 3128 040 ST	4 th CONC R-R 25C CONC R 64.47 =	\$1174.00
	NUMBER OF SQUARES 10	
MAIL TO ADDRESS MELVIN A WILLIAMS 3128 040 ST RENTON, WA 98144-1138	LEGAL DESCRIPTION LOT 39 R 1 BULLMANP'S SUB PT OF SW 1/4 SEC 16 T 2 R 22	

PARTIAL NUMBER 09-222-36-382-001 C	25,000	\$111.75
PROPERTY ADDRESS COLANTA TAYLOR 1912 110 ST	4 th CONC R-R 21 CONC R 34.41 =	\$111.75
	NUMBER OF SQUARES 1	
MAIL TO ADDRESS COLANTA TAYLOR 825 W PARSONS LK AVE 203 PACIFIC, WA 98199-9180	LEGAL DESCRIPTION LOT 36 R 1 BULLMANP'S SUB BEING PT OF SW 1/4 SEC 16 T 2 R 22	
	N 1435 W 53E 0000127125 0000127127	

STREET TOTAL	13,081.00	\$60,655.55
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GRAND TOTALS PARCELS 167	FOOTAGE 13,081.00	TOTAL USEY	\$60,655.55
		PAGE 52	
		PAGE 83	

RESOLUTION NO.

BY: COMMITTEE ON PUBLIC WORKS

**PRELIMINARY RESOLUTION DECLARING INTENT TO LEVY ASSESSMENTS
FOR
HAZARDOUS SIDEWALK AND/OR DRIVEWAY APPROACH**

**PROJECT #11-1208
SIDEWALK & CURB/GUTTER PROGRAM**

WHEREAS, it is expedient, necessary and in the best interest of the City of Kenosha, and for benefit of the property affected thereby that improvements in street right-of-ways: sidewalk, and/or driveway approaches.

Citywide Locations

NOW, THEREFORE, BE IT RESOLVED, By the Common Council of Kenosha, Wisconsin:

1. The Common Council hereby declares its intention to exercise its police power under Section 66.0703, Wisconsin Statutes, to levy special assessments on all property fronting upon both sides of the street within the above limits for benefits conferred upon property by improvement of the streets enumerated above.

2. Said public improvement shall include the improvements in street right-of-ways: sidewalk, and/or driveway approaches.

3. The Common Council determines that the improvements constitute an exercise of the police power and the amount assessed against each parcel shall be based on a per front foot or per square foot rate.

4. The assessments against any parcel may be paid in a lump sum or in three (3) annual installments, at the election of the property owner.

5. The Board of Public Works is directed to prepare a report consisting of:
 - a. Preliminary plans and specifications for said improvements.
 - b. An estimate of entire cost of the proposed improvements and in street right-of-way.
 - c. Schedule of proposed assessments.

6. Upon receiving the report of the Board of Public Works (Public Works Committee), the Clerk is directed to give notice of public hearings on such report, as specified in Section 66.0703 of the Wisconsin Statutes. The hearings shall be held at the Municipal Office Building at a time set by the Clerk, in accordance with Section 66.0703, Wisconsin Statutes.

Adopted this 18th day of April, 2011.

APPROVED: _____
MAYOR
KEITH G. BOSMAN

ATTEST: _____
DEPUTY CITY CLERK
DEBRA L. SALAS



Engineering Division
 Michael M. Lemens, P.E.
 Director/City Engineer
Fleet Maintenance
 Mauro Lenci
 Superintendent
Parks Division
 Jeff Warnock
 Superintendent

Street Division
 John H. Prijic
 Superintendent
Waste Division
 Rocky Bednar
 Superintendent

DEPARTMENT OF PUBLIC WORKS
 Ronald L. Bursek, P.E., Director

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
 Telephone (262) 653-4050 · Fax (262) 653-4056

April 7, 2011

To: G. John Ruffolo, Chairman
 Public Works Committee

David F. Bogdala, Chairman
 Finance Committee

From: Michael M. Lemens, P.E.
 Director of Engineering/City Engineer

[Handwritten signature and date 4-7-11]

Subject: Approval of following acquisitions and payment authorized
Project 10-1025 - 38th Street Reconstruction Phase IV

Parcel	Current Owner	Type of Easement	Acreage	Check Amount
20	Jeffrey J. Gross	Temporary Limited Easement	0.018	\$125.00

RECOMMENDATION

Approve the conveyances of easement and authorize payment.

MML

THE HIGHLAND GROUP

Payment Request

DATE: March 30, 2011

AGENCY: City of Kenosha

ATTENTION: Ms. Cathy Honeyager

FROM: Mr. Stephen D. Simpson

PROJECT I.D.: 10-1025

HIGHWAY: 38th Street

COUNTY: Kenosha

PARCEL #: 20

**ACRES & INTEREST
REQUIRED:** **FEE** sf/ac **PLE** sf/ac **TLE** 0.018 sf/ac

PAYABLE TO: Jeffery J. Gross

10407 38th Street

Kenosha, WI 53144

**SOCIAL SECURITY
/TAXPAYER ID #:** _____

CHECK AMOUNT: \$125.00

COMMENTS: _____

X
(Agency Authorization – signature)

COPY

Document Number
TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
LPA1577 5/07 (Replaces LPA3042)

THIS EASEMENT, made by Jeffery J. Gross, a single person

GRANTOR, conveys a temporary limited easement as described below to the
CITY OF KENOSHA, a municipal corporation
GRANTEE, for the sum of One Hundred Twenty Five and No/100 Dollars
(§125.00)

For the purpose of reconstructing slopes, including for such purpose the right to operate the necessary equipment thereon, the right of ingress and egress and the right to preserve, protect, remove or plant thereon any vegetation deemed necessary by the highway authorities.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other person having an interest of record in the property:

Legal description is attached hereto and made a part hereof by reference.

This space is reserved for recording data

Return to

The Highland Group
110 N. Third Street
Watertown, WI 53094

Parcel Identification Number/Tax Key Number

80-4-222-304-0110

X 
(Signature)
Jeffery J. Gross

3-28-11
(Date)

State of Wisconsin)
Kenosha County) ss

On the above date, this instrument was acknowledged before me by the named person(s).


(Signature, Notary Public, State of Wisconsin)

Sandra S Metten
(Print or type name, Notary Public, State of Wisconsin)

11-4-12
(Date Commission Expires)

Parcel 20 - Phase 4
Temporary Easement
Jeffery J. Gross

To
City of Kenosha, a Municipal Corporation
Part of Kenosha County Tax Parcel No. 80-4-222-304-0110
Filename: Parcel_20_Phase_4_Easement_0110.doc

A **Temporary Easement** for the right, permission and authority to construct and/or fill slopes on a part of Grantor's property, and for the right, permission and authority to remove and replace a section of driveway (if necessary) on a part of Grantor's property, so that the surface grade, drainage and drive conform to the proposed pavement reconstruction of 38th Street; said easement area being in the Northeast Quarter of Section 30, Town 2 North, Range 22 East of the Fourth Principal Meridian in the Town of Somers, Kenosha County, Wisconsin, and being more particularly described as:

Commencing at the southeast corner of said Quarter Section; thence north along the east line of said Quarter Section, 52.67 feet to the south line of 38th Street and the point of beginning; thence west along the south line of said 38th Street, 97.60 feet; thence south parallel to the east line of said Quarter Section, 5.00 feet; thence east parallel to the south line of said 38th Street, 64.00 feet; thence south parallel to the east line of said Quarter Section, 5.00 feet; thence east parallel to the south line of said 38th Street, 9.00 feet; thence south parallel to the east line of said Quarter Section, 5.00 feet; thence east parallel to the south line of said 38th Street, 24.60 feet; thence north along the east line of said Quarter Section, 15.01 feet to the point of beginning; containing 0.018 acre of land, more or less.

The above described easement shall include for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such purpose, and including the right to preserve, protect, remove or replant any shrubs or vegetation that Grantee deems necessary; said temporary easement will terminate upon completion of said street construction.



Engineering Division
 Michael M. Lemens, P.E.
 Director/City Engineer
Fleet Maintenance
 Mauro Lenci
 Superintendent

Street Division
 John H. Prijic
 Superintendent
Waste Division
 Rocky Bednar
 Superintendent

C-4

DEPARTMENT OF PUBLIC WORKS

Ronald L. Bursek, P.E., Director

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
 Telephone (262) 653-4050 · Fax (262) 653-4056

April 6, 2011

To: G. John Ruffolo, Chairman
 Public Works Committee

From: Michael M. Lemens, P.E.
 Director of Engineering/City Engineer

Subject: *39th Avenue from 18th Street to 24th Street*
Approve R/W Acquisition on Parcels 1, 2, 3, 4, 5, 9, 10

BACKGROUND/ANALYSIS

As part of the extension of 39th Avenue from 18th Street to 24th Street, the City of Kenosha has acquired the Right of Way for the remaining land needed for the construction to begin in 2011. Appraisals were completed offering prices were made to all of the parcels listed below. Out of the seven (7) listed, parcels 1 and 2 had their own appraisals completed. Public Works staff as well as our acquisition consultant negotiated the two prices listed under parcels 1 & 2 below using the owner's appraisals as authorized. Otherwise all other amounts are what were provided to this committee on December 15, 2010:

<u>PARCEL</u>	<u>OWNER</u>	<u>INTEREST</u>	<u>OFFERING PRICE</u>
Parcel 1	George Uttech	FEE 0.403 acres	\$35,098
Parcel 2	Mark and Lisa Gulas	T.L.E. 0.313 acres FEE 0.475 acres	\$13,150
Parcel 3	Regency Hill-Riverwoods, LLC	T.L.E. 0.237 acres P.L.E. 0.344	\$8,000
Parcel 4	Kenosha County Formerly George W. Pietkiewicz	T.L.E. 0.745 acres FEE 0.721 acres	\$18,400
Parcel 5	Paul J. & Carol D. Dosemagen	T.L.E. 0.028 acres	\$1,000
Parcel 9	Berwick Properties, Inc.	T.L.E. 0.025 acres FEE 50 sq. ft.	\$500
Parcel 10	Berwick Properties, Inc.	T.L.E. 0.300 acres FEE 50 sq. ft.	\$600
Parcel 17	Eliz, LLC (Nominal Price)	T.L.E. 0.403 acres	\$1,000
Parcel 18	Pete & Michelle Lyons(Nominal Price)	T.L.E. 0.017 acres	\$350

(Nominal's calculated based on 10% land value times acreage rounded to nearest \$50)

RECOMMENDATION

Approve the final pay amounts as stated above for the 39th Avenue roadway project.

CC: Ald. Rocco LaMacchia

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date December 9, 2010	Region
To Mr. Kevin Risch	
From Mr. Stephen D. Simpson	
Owner George Uttech	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments

ACQUISITION OF

Fee Simple 0.403 acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Limited Easement 0.127 acres/sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other acres/sq. ft.

APPROVED BY THE CITY OF KENOSHA

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

(Review Appraiser)

(Date)

\$ _____

Project ID 3831-06-00	County Kenosha	Parcel 1
--------------------------	-------------------	-------------

Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 6, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha, DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 1, (George H Uttech, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the Town of Somers, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, without the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that there will be **no loss in market value** as a result of the proposed acquisition and project. In fact, the property will see an increase in value and a gain in value of \$17,800. As such, there is no compensation due the owner as a result of the proposed acquisition.

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

Enc

active in the subject property type and marketing area. Sales are verified by both examinations of records and interviews with participants in the sale. These sales were compared with the subject in a "matched paired analysis". Once reasonably adjusted for variance with the subject this information was utilized to reconcile a value indication from the market as of the effective date of value. This approach is typically the best indication of value for a property such as the subject and was given sole reliance within this report.

When multiple approaches are used, the value indicated by each of the three approaches must be correlated into a single estimate of the property's worth. A simple mathematical average is not used. Instead, the appraiser must weigh the relative strengths and weaknesses of each approach as it relates to the subject and balance each with his knowledge of the market.

Per the requirements set by the Federal Highway Administration, the appraiser valued the subject site (land) by comparing the subject site directly with similar pieces of property that recently sold. The cost analysis and income analysis were not considered to be applicable within this appraisal problem and were not used. The omission of the cost and income approaches does not affect the reliability of the land value estimate in this case. Although the cost approach was not used to value the full property, costs may have been used to value minor items located within the acquisition area, where applicable.

Separate Entity: The appraiser considered evaluating the area of the proposed fee acquisition as a separate entity. However, in the appraiser's opinion, the proposed acquisition is too oddly shaped and/or too narrow to hold utility in itself and is not marketable as an individual parcel. Its only possible use would be in conjunction with an abutting property, primarily the subject site. As the area of acquisition has no distinct and separate use other than to the subject, the separate entity analysis was *not* considered applicable and was *not* used.

Land Valuation - Before the Acquisition (Before Condition): To value the subject site in its current conditions, the appraiser identified a number of sales of vacant sites and several current offerings that are similar to the subject site. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold. The primary selection criteria considered was their outer location, availability of sewer, its zoning and larger than standard lot size. Features such as amount of wetland (if any), configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal.

It should be noted that sales of larger than standard sized lots were very limited. As a result the appraiser also considered several offerings and several older sales for this analysis. As the market has seen little changes in market conditions with no appreciation, the use of older sales does not lessen the reliability of this analysis.

All of the land sales analyzed involve the purchase of the fee simple interest of real estate. This is also the basis upon which the subject parcel is being appraised and valued. Therefore, no adjustments were required to account for a difference in the property interest purchased. The sales did not involved special financing that would have assisted the buyers with the purchase of

the land. As such, no financing (cash equivalency) adjustments were needed or made. The sales used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

1.	10038 29th Ave	12/2008	\$94,000	1.060	\$88,679
2.	3017 94th Place	11/2008	\$220,000	3.430	\$64,140
3.	20th Place	11/2010	\$239,900	5.010	\$47,884
4.	1747 32nd Ave	11/2010	\$139,000	1.010	\$137,624

- Land Sale No 1 is the 2008 sale of a 1.06 acre site located in the Village of Pleasant Prairie, Kenosha County, Wisconsin. This site is located in a developing area with newer homes. It is located in an area that has municipal sewer and sewer is available however private well would be required for residential use. There is an older home on this site but the selling Realtor indicated that the home was of no value and should be removed. The estimated razing costs for the buyer are \$6,000 to raze the home. This parcel sold in December, 2008 for \$88,000. With the razing costs, the total purchase equates to \$94,000. Total price equates to \$88,679 per acre for this 1.06-acre parcel. A new home is to be built on this site.
- Land Sale No 2 is the 2008 sale of a 3.43 acre parcel in the Village of Pleasant Prairie, Kenosha County, Wisconsin. This parcel is situated at the end of a cul-de-sac which is directly east of the intersection of Springbrook Rd (CTH ML) and 94th Place. This site was split from a larger parcel and municipal water and sewer are available. It is a large parcel that is fully wooded. It was marketed as a wooded single family home site. This parcel is well suited for residential use. This parcel sold in November, 2008 for \$220,000 which equates to \$64,140 per acre.
- Land List No 3 is the current listing of a 5.01 acre lot in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Riverwoods Subdivision. This is a wooded lot that is improved with municipal sewer and water. The parcel is well suited for residential use. This lot is currently listed for \$239,900 which equates to \$47,884 per acre.
- Land List No 4 is the current listing of a 1.01 acre site that is located in an upper market development in the City of Kenosha, Kenosha County, Wisconsin. This site is located in an upper scale subdivision known as Hunter's Ridge. This lot is fully improved with municipal water, sewer, curb and gutter and abuts a small pond. Its pond view adds to its appeal and value. This lot previously sold in 2007 for \$167,000 and was purchased for an investment. It has been exposed to the market for 585 days with an original asking price of \$174,900. It is currently listed for \$139,000 which equates to \$137,624 per acre. As this asking is below its 2007-sale price, this demonstrates a slightly declining market. This lot is well suited for residential use.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and

experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis									
Development Land Sales - Summary									
Value As of:	Nov-10	BEFORE CONDITION							
Item	Subject	LAND SALE NO.1		LAND SALE NO.2		LAND SALE NO.3		LAND SALE NO.4	
		RES 28-125 27,531		RES 28-101 127,988		RES 210-96 27,762		RES 210-99 27,334	
Address		29th Ave		94th Place		20th Place		32nd Ave	
City		Pleasant Prairie		Pleasant Prairie		Kenosha		Kenosha	
County		Kenosha Co.		Kenosha Co.		Kenosha Co.		Kenosha Co.	
Seller		Laubenstein		Victory Baptist Church		Regency Hills		Graf	
Sales Price		\$94,000		\$220,000		\$239,900		\$139,000	
Price/Acre		\$88,679		\$64,140		\$47,884		\$137,624	
Price/Sq Ft		\$2.04		\$1.47		\$1.10		\$3.16	
Sale Date	Nov-10	Dec-08		Nov-08		Nov-10		Nov-10	
Time Adj.	0%	0%		0%		0%		0%	
Motivation		Arms Length		Arms Length		OFFERING		OFFERING	
Financing		Cash Sale		Cash Sale		Conv Mtg		Conv Mtg	
Market Adj.		0%		0%		-6%		-6%	
Adjusted Price		\$94,000		\$220,000		\$225,506		\$130,660	
Adj. \$ / Acre		\$88,679		\$64,140		\$45,011		\$129,366	
Adj. \$ / Sq Ft		\$2.04		\$1.47		\$1.03		\$2.97	
Features	Subject	Desc.	%	Desc.	%	Desc.	%	Desc.	%
Size (Acre)	1.73	1.06	-15%	3.43	15%	5.01	25%	1.010	-15%
Size (Sq Ft)	75,359	46,174		149,411		218,236		43,996	
Shape	Standard	Standard		Pie Shape		Standard		Standard	
Topography	Level	Level		Level		Rolling		Level	
Corner	Corner	Interior	-5%	Interior	-5%	Interior	-5%	Interior	-5%
Location	Suburban/Gd	Suburban/Gd		Suburban/Gd		Suburban/Gd		Upper Devl	-10%
Woods	Part Wooded	Part Wooded		Wooded		Wooded		Pond View	-10%
Zoning	RR-2, Res	R-4, Res		Res		RR-2, Res		Res	
H & B Use	SFR Use	SFR Use		SFR Use		SFR Use		SFR Use	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer		Sewer	
Lowland/Wetland	None	None		Minor		Minor		None	
Improvements	Vacant	Vacant		Vacant		Vacant		Vacant	
Net Adj. (%)			-20%		10%		20%		-40%
Net Adj. (\$)			-\$17,736		\$6,414		\$9,002		-\$51,747
Indicated \$/Acre			\$70,943		\$70,554		\$54,013		\$77,620

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this standard. The appraiser's analyses are based on this standard. Following is a summary of the major differences and adjustments found between the subject and sales.

Market Conditions (Time): Due to speculation and changing mortgage interest rates, indicators of market appreciation varied. It was determined that the market had appreciated steadily during 2004, 2005 and into early 2006. Market activity shows the market had a noticeable slow-down in mid 2006 and into 2007. These soft market conditions continue today. After reviewing the market, it is the professional opinion of the appraiser that the market had no noticeable appreciation since mid-2006. There were no noticeable market changes and no appreciation since that time. Consequently, sales after mid-2006 did not receive an adjustment for market changes as the market is considered to be flat since 2006.

Two of the comparables used are current offerings that have not yet sold. Land Listings No. 3 and 4 were adjusted downward to reflect their probable sales price.

Size: Analysis showed larger sites sell at a lower unit value than smaller sites. Land Sale No. 1 and Land List No. 4 are both smaller lots. As smaller lots sell at higher unit values, each was adjusted downward to reflect their smaller lot size. Land Sales No. 2 and 3 are both larger and these land sales were adjusted upward to reflect their larger size.

Corner Sites: An analysis of the market indicates that reluctance is seen in corner lots over other lots. Buyers slightly discount sites that are located on corners as these sites have greater visibility and less privacy for residential use. As a result, corner lots are generally considered slightly inferior. A slight downward adjustment was needed to each sale and offering as the subject is a corner lot.

Location: All of the sales are located within the subject's general market area and are influenced by the same or similar location and economic factors. One sale, however, is located within an upper market development, a location that the market considers to be superior over most other Kenosha locations. As a result of its upper market location, Land Sale No. 4 required a modest downward adjustment to reflect this fact. It also abuts a small pond and is preferable in its view amenity. An additional downward adjustment was made to reflect its pond view.

Conclusion of Site Value (Before Condition)

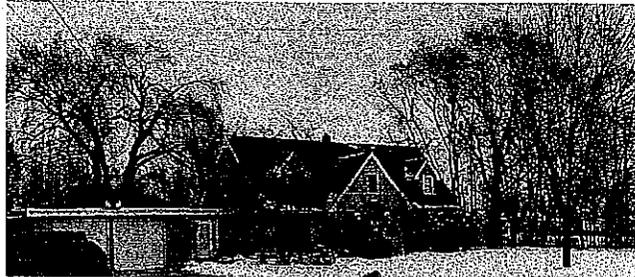
The appraiser found that the unit of comparison most recognized by the market is the price per acre. In this appraisal, and analysis, comparisons are based on this standard. All of the sales used were located within the subject's general market area and are influenced by similar market factors. Like the subject, they are all larger than standard area lots and would reflect a lower unit value than a normal smaller lot. As a result of their size and location, they were considered to be good indications of the subject site's unit value. After adjusting for differences, the sales/offerings indicated a unit value that ranged from \$54,000 per acre to \$77,600 per acre (rounded). Most of the comparables indicated a unit value that fell between \$71,000 and \$77,600 per acre. This would indicate a unit value above \$71,000 for the subject's 1.73-acre site.

Considering the sales activity in the area and the analysis shown in the summary above, it is the appraiser's opinion that the base unit value of the subject site is \$74,000 per acre. The contributory value of the subject site was found to be \$128,000 (1.73-acre x \$74,000 per acre, rounded). This calculation and the unit value range set by the sales can be found in the following table:

Indicated Site Value		
Minimum	\$54,013	Per Acre
Median	\$70,749	Per Acre
Average	\$68,283	Per Acre
Maximum	\$77,620	Per Acre
Concluded Value	\$74,000	Per Acre
Site Size	1.730	Acre
Indicated Value	\$128,020	
Value (Rnd)	\$128,000	

B. PITTS BROTHERS & Associates, LLC

A SUMMARY APPRAISAL OF



GEORGE H. UTTECH PROPERTY

2nd

- Located at -
3906 - 24th Street
Parcel No. 07-222-23-426-010
City of Kenosha, Kenosha County, Wisconsin

- Prepared For -
George H. Uttech

- Prepared By -
Michael A. Pitts, WCGA #334
&
J. Martin Hogan Jr. #387
&
Andrew M. Pitts, WCGA # 1456

DATE OF VALUATION/DAMAGES/LOSS
January 13, 2011

.....
This appraisal has been prepared by the staff of Pitts Brothers & Associates LLC for the sole use and benefit of George H. Uttech. The information contained in this report should not be relied upon, without independent verification, by any other person or entity other than George H. Uttech.
.....

Property Type: The subject property consists of 1.73 acres improved with a two-story wood duplex residence containing 2,749 square feet of total living area.

Damage/Loss Conclusion: *THIRTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS*
(\$34,800.00)

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Project - No. 3831-06-00

George H. Uttech - Parcel No. 1

B. PITTS BROTHERS & Associates, LLC

January 30, 2011

George H. Uttech
7634 – Cooper Road
Kenosha, Wisconsin 53142-4123

Dear Mr. Uttech:

In accordance with your request, we have made an investigation and summary appraisal of:

GEORGE H. UTTECH PROPERTY
3906 – 24th Street, Parcel No. 07-222-23-426-010
City of Kenosha, Kenosha County, Wisconsin

The appraisal was made for the purpose of expressing an opinion of the market value in order to *estimate just compensation under Wisconsin State Statute 32.09 due the subject property owner* for the proposed acquisition and temporary limited easement acquired of the subject property according to Wisconsin State Statute 32.09, as of January 13, 2011, the date of the inspection of the property. We understand that our valuation opinions and report will be utilized in conjunction with determining just compensation due the subject property owner from the City of Kenosha Department of Public Works due to the proposed acquisition and temporary limited easement acquired of the subject property under its power of eminent domain.

The term “*Fee Simple Interest*” as used here is defined as the market value of the fee simple interest as, the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police powers, and escheat.¹

1. The Appraisal of Real Estate, Twelfth Edition, page 23.

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Project – No. 3831-06-00

George H. Uttech – Parcel No. 1

B. PITTS BROTHERS & Associates, LLC

MARKET VALUE BEFORE THE ACQUISITION

Discussion of Land Sales

The land sales summarized below provide an indication of value, before adjustments, between \$0.93 and \$3.56 per square foot. The comparable sales are residential vacant land uses. In comparing the sales to the subject, primary adjustments for date of sale, zoning, utilities, land amenities shape, topography, and location would be required. We have concluded that the market from year 2008 to the present has been stagnate and in some locations decreased; however in the opinion of the appraiser the sales used before year 2008 were experiencing an appreciation rate of 0% to 3% per year. This conclusion was determined by reviewing the Multiple Listing Data, discussions with real estate appraisers and brokers, and the experience and judgment of the appraiser. The sales included in the following summary table are considered the most pertinent sales. (Comparable Sales **Bolded** indicate sales used in comparable chart and the locational map). The vacant land parcel sizes are rounded. Our market investigation focused on the following parameters:

<i>Location</i>	Kenosha County with emphasis on single family residential land use
<i>Highest & Best Use</i>	Residential zoned or potential for such zoning.
<i>Size</i>	21,098 square feet to 149,411 square feet.
<i>Date of Sale</i>	2008 to Present

The sales included in the following summary table are considered the most pertinent sales, based upon the parameters described above. A brief description of the most pertinent sales of land used as comparables is listed on the following pages. (Comparable Sales **Bolded in black** indicate sales used in comp chart for the parcels).

LAND SALES SUMMARY

Comp. No.	Date	Price (\$)	Size (Acres)	Size (Sq. Ft.)	Price/Acre	Price/Sq. Ft.
1	5/2010	\$ 89,900	2.14	93,218	\$ 42,009	\$0.96
2	4/2010	\$ 70,000	0.56	24,344	\$125,000	\$2.88
3	12/2009	\$ 122,000	3.00	130,680	\$ 40,667	\$0.93
4	10/2009	\$ 115,000	2.55	111,078	\$ 45,098	\$1.04
5	3/2009	\$ 170,000	3.20	139,392	\$ 53,125	\$1.22
6	12/2008	\$ 76,000	1.61	70,132	\$ 47,205	\$1.08
7	11/2008	\$ 220,000	3.43	149,411	\$ 64,140	\$1.47
8	1/2008	\$ 75,000	0.484	21,098	\$154,959	\$3.56
Subject	N/A	N/A	1.37	75,359	N/A	N/A

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B. PITTS BROTHERS & Associates, LLC

Based on the Market Approach used in this appraisal, we have concluded a final value estimate for the subject property, after the acquisition, as of January 13, 2011, as follows:

Summary of After Value

Item	Before Value	Cost/Damages	After Value
Land	\$121,000.00	\$28,000.00	\$ 93,000.00
Bldg. Improvement	\$160,000.00	\$ 0.00	\$ 160,000.00
Site Improvements – Asphalt Paving & Fencing	\$ 20,000.00	\$ 1,900.00	\$ 18,100.00
Landscaping	\$ 20,000.00	\$ 4,000.00	\$ 16,000.00
Sub Totals- BEFORE/AFTER	\$321,000.00	\$33,900.00	\$ 287,100.00
<i>Loss: Temporary Limited Easement</i>		\$ 900.00	
TOTALS – LOSS & DAMAGES		\$34,800.00	

SUMMARY AND CONCLUSIONS

The results of the Market Approach are summarized as follows:

BEFORE THE ACQUISITION	\$321,000.00
AFTER THE ACQUISITION	<u>\$287,100.00</u>
ACQUISITION – LOSS	\$ 33,900.00
Temporary Limited Easement	\$ <u>900.00</u>
TOTAL LOSS AND DAMAGES	\$ 34,800.00

Based on this approach, which's before acquisition value has been established by the application of the Market Approach (Sales Comparison), the decrease or loss in the market value of the property due to the acquisition and easement requirements are concluded at \$34,800.

ALLOCATION:

Acquisition Area	\$28,000.00
Site Improvements	\$ 1,900.00
Landscaping	\$ 4,000.00
Temporary Limited Easement	\$ 900.00
TOTAL LOSS & DAMAGES	\$34,800.00

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Project – No. 3831-06-00

George H. Uttech – Parcel No. 1

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date December 8, 2010	Region
To Mr. Kevin Risch	
From Mr. Stephen D. Simpson	
Owner Gulas	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments

ACQUISITION OF

Fee Simple 0.475 acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Limited Easement 0.313 acres/sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other acres/sq. ft.

APPROVED BY THE CITY OF KENOSHA

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

(Review Appraiser)

(Date)

\$

Project ID 3831-06-00	County Kenosha	Parcel 2
--------------------------	-------------------	-------------

Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 2, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 2, (Mark & Lisa Gulas, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the City of Kenosha, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, with the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of November 2, 2010 is:

Eleven Thousand Nine Hundred Dollars
\$11,900

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

Enc

All of the land sales analyzed involve the purchase of the fee simple interest of real estate. This is also the basis upon which the subject parcel is being appraised and valued. Therefore, no adjustments were required to account for a difference in the property interest purchased. The sales did not involved special financing that would have assisted the buyers with the purchase of the land. As such, no financing (cash equivalency) adjustments were needed or made. The sales used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

1.	47th Ave	01/2007	\$869,900	37.900	\$22,953
2.	47th Ave at 18th St	01/2006	\$887,800	35.520	\$24,994
3.	5315 18th St	03/2007	\$1,020,000	38.770	\$26,309
4.	18th St (Offering)	11/2010	\$359,000	14.630	\$24,539

- Land Sale No 1 is the January 2007 sale of a 37.90-acre tract that is located just south of the intersection of 18th Street and 47th Ave., City of Kenosha, Kenosha County, Wisconsin. It is a mostly level to slightly rolling parcel that lies in a growing suburban area. This tract contains 37.90-acres with frontage along 47th Ave. It abuts a newly developed single family subdivision and another located across the street. Sanitary sewer and water are both available, offering this site excellent development potential. Its size, location, and availability of sewer/water make this tract well suited for residential development. It was purchased by a local developer for the creation of a residential subdivision. It sold in January 2007 for \$869,900 or \$22,953 per acre.
- Land Sale No 2 is the January 2006 sale of a 35.52-acre parcel that is located at the SW corner of the intersection of 18th Street and 47th Ave., Town of Somers, Kenosha County, Wisconsin. It is located immediately adjacent to the City of Kenosha with a portion of this parcel being in the City. It is a mostly level parcel that lies in a growing suburban area. This tract contains 35.52-acres with frontage along both 47th Ave and 18th Street. Sanitary sewer and water are both available, offering this site development potential. Its size and availability of sewer/water make this tract well suited for residential development. It was purchased by a local developer for the creation of a residential subdivision. It sold in January 2006 for \$887,800 or 24,994 per acre.
- Land Sale No 3 is the March, 2007 sale of a 38.77-acre site located in the Town of Somers, Kenosha County, Wisconsin. It is located just east of Hwy 31 (Green Bay Rd) and 18th St (CTH L). The site was purchased for development of a single family residential subdivision. This site is the combination of 1 large and 1 small parcel. At time of sale, the site was not serviced by municipal water and sewer but sewer service is located nearby. The larger parcel was annexed into the City of Kenosha in 2008, making sewer available for development. This tract is well suited for residential development as it contains no woods or wetlands. It lies mostly level and was cultivated at time of sale. It includes a small home but this home will be razed to allow for development. Cost of removing the home is estimated to be \$20,000. This parcel sold in March, 2007 for \$1,000,000 or \$1,020,000 including razing costs. This equates to \$26,309 per acre.
- Land List No 4 is the current offering of a 14.63-acre parcel that is located just east of the intersection of 18th St (CTH L) and STH 31, in the Town of Somers, Kenosha County, Wisconsin. This tract is located in the growing suburban area of Kenosha. It is a mostly

level parcel that has sanitary sewer available for possible development. The owner had intended to develop this parcel and has submitted preliminary development plans to the City. It is being marketed as a development parcel and has been exposed to the market for roughly 407-days without sale. This site is currently listed for \$359,000 or \$24,539 per acre.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis									
Development Land Sales - Summary									
Value As of:	Nov-10								
Item	SUBJECT	LAND SALE NO. 1 DEV 27-22 2577		LAND SALE NO. 2 DEV 26-04 1477		LAND SALE NO. 3 DEV 27-23 2579		LAND LISTING NO. 4 DEV 29-04 2578	
Address		47th Avenue		47th Ave		18th Street		18th Street	
City		Kenosha		Ksomers		Kenosha		Somers	
County		Kenosha Co.		Kenosha Co.		Kenosha Co.		Kenosha Co.	
Seller		Infusino		Lichter Trust		Hansen Trust		Talamonti	
Sales Price		\$869,900		\$887,800		\$1,020,000		\$359,000	
Price/Acre		\$22,953		\$24,994		\$26,309		\$24,539	
Price/Sq Ft		\$0.53		\$0.57		\$0.60		\$0.56	
Sale Date	Nov-10	Jan-07		Jan-06		Mar-07		Nov-10	
Time Adj.	0%	0%	\$0	-6%	(\$53,268)	0%	\$0	0%	\$0
Motivation		Arms Length		Arms Length		Arms Length		OFFERING	
Financing		Conv Mtg		Conv Mtg		Conv Mtg		Conv Mtg	
Market Adj.		0%	\$0	0%	\$0	0%	\$0	-8%	(\$28,720)
Adjusted Price		\$869,900		\$834,532		\$1,020,000		\$330,280	
Adj. \$ / Acre		\$22,953		\$23,495		\$26,309		\$22,576	
Adj. \$ / Sq Ft		\$0.53		\$0.54		\$0.60		\$0.52	
Features	Subject	Desc.	%	Desc.	%	Desc.	%	Desc.	%
Size (Acre)	22.72	37.90		35.52		38.77		14.63	
Size (Sq Ft)	989,683	1,650,924		1,547,251		1,688,821		637,283	
Shape	Rectangular	Rectangular		Standard		Rectangular		Rectangular	
Topography	Level	Level		Level		Level		Level	
Comer	Interior	Interior		Corner		Interior		Interior	
Location	Suburban/Gd	Suburban/Gd		Suburban/Gd		Suburban/Gd		Suburban/Gd	
Access	Stnd	Stnd		Stnd		Stnd		Stnd	
Zoning	R-2, SFR	A-2, Agr		A-2, Agr		A-2, Agr		A-2, Agr	
H & B Use	Res Devl	Res Devl		Res Devl		Res Devl		Res Devl	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer		Sewer	
Wetlands	None	Minor		None		None		None	
Improvements	Vacant	Vacant		Vacant		As Vacant		Vacant	
Net Adj. (%)			0%		0%		0%		0%
Net Adj. (\$)			\$0		\$0		\$0		\$0
Indicated \$/Acre			\$22,953		\$23,495		\$26,309		\$22,576

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this

A SUMMARY APPRAISAL OF



MARK D. & LISA K. GULAS PROPERTY

2nd

**- Located at -
2233 - 47th Avenue
Parcel No. 80-4-222-231-0500
Town of Somers, Kenosha County, Wisconsin**

**- Prepared For -
Mark D. & Lisa K. Gulas**

**- Prepared By -
Michael A. Pitts, WCGA #334
&
J. Martin Hogan Jr. #387
&
Andrew M. Pitts, WCGA # 1456**

**DATE OF VALUATION/DAMAGES/LOSS
February 7, 2011**

.....
This appraisal has been prepared by the staff of Pitts Brothers & Associates LLC for the sole use and benefit of Mark D. and Lisa K. Gulas. The information contained in this report should not be relied upon, without independent verification, by any other person or entity other than Mark D. and Lisa K. Gulas.
.....

Property Type: The subject property consists of 22.72 acres of land improved with a two-story aluminum sided single family residence containing 2,282 square feet of total living area.

**Damage/Loss Conclusion: FIFTEEN THOUSAND NINE HUNDRED DOLLARS
(\$15,900.00)**

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Project - No. 3831-06-00

Mark & Lisa Gulas - Parcel No. 2

B. PITTS BROTHERS & Associates, LLC

February 16, 2011

Mark D. & Lisa K. Gulas
2233 – 47th Avenue
Kenosha, Wisconsin 53144-1313

Dear Mr. and Mrs. Gulas:

In accordance with your request, we have made an investigation and summary appraisal of:

MARK D. & LISA K. GULAS PROPERTY
2233 – 47th Avenue, Parcel No. 80-4-222-231-0500
Town of Somers, Kenosha County, Wisconsin

The appraisal was made for the purpose of expressing an opinion of the market value in order to *estimate just compensation under Wisconsin State Statute 32.09 due the subject property owner* for the proposed acquisition and temporary limited easement acquired of the subject property according to Wisconsin State Statute 32.09, as of February 7, 2011, the date of the inspection of the property. We understand that our valuation opinions and report will be utilized in conjunction with determining just compensation due the subject property owner from the City of Kenosha Department of Public Works due to the proposed acquisition and temporary limited easement acquired of the subject property under its power of eminent domain.

The term "*Fee Simple Interest*" as used here is defined as the market value of the fee simple interest as, the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police powers, and escheat.¹

1. The Appraisal of Real Estate, Twelfth Edition, page 23.

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Project – No. 3831-06-00

Mark & Lisa Gulas – Parcel No. 2

B. PITTS BROTHERS & Associates, LLC

MARKET VALUE BEFORE THE ACQUISITION

Discussion of Land Sales

The land sales summarized below provide an indication of value, before adjustments, between \$14,528 and \$117,751 per acre. The comparable sales are residential vacant land uses. In comparing the sales to the subject, primary adjustments for date of sale, zoning, utilities, land amenities shape, topography, and location would be required. We have concluded that the market from year 2007 to the present has been stagnate and in some locations decreased; however in the opinion of the appraiser the sales used before year 2007 were experiencing an appreciation rate of 1% to 3% per year. This conclusion was determined by reviewing the Multiple Listing Data, discussions with real estate appraisers and brokers, and the experience and judgment of the appraiser. The sales included in the following summary table are considered the most pertinent sales. (Comparable Sales **Bolded** indicate sales used in comparable chart and the locational map). The vacant land parcel sizes are rounded. Our market investigation focused on the following parameters:

<i>Location</i>	Kenosha County with emphasis on single family residential land use
<i>Highest & Best Use</i>	Residential zoned or potential for such zoning.
<i>Size</i>	Approximately 3 acres to 67 acres.
<i>Date of Sale</i>	2007 to Present

The sales included in the following summary table are considered the most pertinent sales, based upon the parameters described above. A brief description of the most pertinent sales of land used as comparables is listed on the following pages. (Comparable Sales **Bolded in black** indicate sales used in comp chart for the parcels).

LAND SALES SUMMARY

Comparable No.	Sales Date	Price	Size (Acre)	Price / Acre
1	7/2010	\$ 650,000	44.74	\$ 14,528
2	5/2009	\$ 492,643	27.65	\$ 17,817
3	2/2009	\$1,747,500	25.26	\$ 68,181
4	12/2008	\$ 398,000	3.38	\$117,751
5	9/2008	\$ 929,954	57.64	\$ 16,134
6	4/2007	\$1,206,000	66.92	\$ 18,022
7	3/2007	\$1,000,000	38.77	\$ 25,793
8	1/2007	\$ 869,900	37.90	\$ 22,953
Subject Parcel	N/A	N/A	22.72	N/A

Gene used
↓
✓
✓

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B. PITTS BROTHERS & Associates, LLC

Based on the Market Approach used in this appraisal, we have concluded a final value estimate for the subject property, after the acquisition, as of February 7, 2011, as follows:

Summary of After Value

Item	Before Value	Cost/Damages	After Value
Land	\$636,000.00	\$13,500.00	\$622,500.00
Bldg. Improvement	\$ 85,000.00	\$ 0.00	\$ 85,000.00
Site Improvements – Septic, Well & Asphalt Paving	\$ 10,000.00	\$ 0.00	\$ 10,000.00
Landscaping	\$ 10,000.00	\$ 1,500.00	\$ 8,500.00
Sub Totals- BEFORE/AFTER	\$741,000.00	\$15,000.00	\$726,000.00
Loss: Temporary Limited Easement		\$ 900.00	
TOTALS – LOSS & DAMAGES		\$15,900.00	

SUMMARY AND CONCLUSIONS

The results of the Market Approach are summarized as follows:

BEFORE THE ACQUISITION	\$741,000.00
AFTER THE ACQUISITION	<u>\$726,000.00</u>
ACQUISITION – LOSS	\$ 15,000.00
Temporary Limited Easement	<u>\$ 900.00</u>
TOTAL LOSS AND DAMAGES	\$ 15,900.00

Based on this approach, which's before acquisition value has been established by the application of the Market Approach (Sales Comparison), the decrease or loss in the market value of the property due to the acquisition and easement requirements are concluded at \$15,900.

ALLOCATION:

Acquisition Area	\$13,500.00
Site Improvements	\$ 0.00
Landscaping	\$ 1,500.00
Temporary Limited Easement	<u>\$ 900.00</u>
TOTAL LOSS & DAMAGES	\$15,900.00

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6309 - 60th Street - Suite 100 - Kenosha, Wisconsin 53144 • Phone: 262-654-4900 • Email: marty@pittsbros.com

Project – No. 3831-06-00

Mark & Lisa Gulas – Parcel No. 2

Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 4, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 3, (Regency Hills-Riverwoods LLC, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the City of Kenosha, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, without the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of November 2, 2010 is:

Eight Thousand Dollars
\$8,000

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

Enc

used. Instead, the appraiser must weigh the relative strengths and weaknesses of each approach as it relates to the subject and balance each with his knowledge of the market.

Per the requirements set by the Federal Highway Administration, the appraiser valued the subject sites (land) by comparing each site directly with similar pieces of property that recently sold. Because the proposed acquisition does *not* change the highest and best use of the subject, substantially damage the improvements, or provide special benefit to the remainder, it is the professional opinion of the appraiser that omission of the cost and income approaches does not affect the reliability of the land value estimate in this case.

Separate Entity: The appraiser considered evaluating the area of the proposed acquisition as a separate entity. However, in the appraiser’s opinion, the proposed acquisition is too oddly shaped and/or too small to hold utility in itself and is not marketable as an individual parcel. Its only possible use would be in conjunction with an abutting property, primarily the subject site. As the area of acquisition has no distinct and separate use other than to the subject, the separate entity analysis was *not* considered applicable and was *not* used.

Land Valuation: The appraiser identified a number of sales of vacant sites and several current offerings that are similar to the subject site. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold. The primary selection criteria considered was their outer location, availability of sewer, its zoning and lot size. Features such as amount of wetland (if any), configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal.

It should be noted that, as indicated within the Highest and Best Use section of this report, the subject is considered as being two single family lots containing roughly 5.0-acres each. Therefore, single family lot sales of similar size were used for comparison.

All of the land sales analyzed involve the purchase of the fee simple interest of real estate. This is also the basis upon which the subject parcel is being appraised and valued. Therefore, no adjustments were required to account for a difference in the property interest purchased. The sales did not involved special financing that would have assisted the buyers with the purchase of the land. As such, no financing (cash equivalency) adjustments were needed or made. The sales used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Sale Price	Size in Acres	Price/Acre
1.	3017 94th Place	11/2008	\$220,000	3.430	\$64,140
2.	4310 County Line Rd	06/2009	\$101,250	3.000	\$33,750
3.	20th Place	11/2010	\$239,900	5.010	\$47,884
4.	20th Place	11/2010	\$229,900	5.000	\$45,980

- Land Sale No 1 is the 2008 sale of a 3.43 acre parcel in the Village of Pleasant Prairie, Kenosha County, Wisconsin. This parcel is situated at the end of a cul-de-sac which is

directly east of the intersection of Springbrook Rd (CTH ML) and 94th Place. This site was split from a larger parcel and municipal water and sewer are available. It is a large parcel that is fully wooded. It was marketed as a wooded single family home site. This parcel is well suited for residential use. This parcel sold in November, 2008 for \$220,000 which equates to \$64,140 per acre.

- Land Sale No 2 is the 2009 Sale of a 3.00-acre residential lot that is located in the Town of Mt Pleasant, Racine County, Wisconsin. This lot is located on County Line Rd (CTH KR) just east of 22nd Ave. It is located in a growing area with several new suburban subdivisions. It is a level lot without trees but with a minor amount of wetlands at its rear. It has sanitary sewer available but will need a private on-site well for residential use. This parcel was purchased earlier in 2006 by the current owner as an investment for \$110,000. It was placed back on the market after purchase with an asking price of \$229,900. It has been offered for nearly 3-years with no sale. The price was reduced to \$199,900 and then lowered to \$149,900. It sold May 2009 for \$101,250 or \$33,750 per acre. This sale demonstrates a declining market when compared to its earlier 2006 sale.
- Land List No 3 is the current listing of a 5.01 acre lot in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Riverwoods Subdivision. This is a wooded lot that is improved with municipal sewer and water. The parcel is well suited for residential use. This lot is currently listed for \$239,900 which equates to \$47,884 per acre.
- Land List No 4 is the current listing of a 5.00 acre lot in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Riverwoods Subdivision. This is a wooded lot that is improved with municipal sewer and water. The parcel is well suited for residential use. This lot is currently listed for \$229,900 which equates to \$45,980 per acre.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis

Development Land Sales - Summary

Value As of:		Nov-10					
Item	SUBJECT	LAND SALE NO. 1 RES 28-101 27,800	LAND SALE NO. 2 RES 27-105 130,680	LAND LIST NO. 3 RES 210-96 218,236	LAND LIST NO. 4 RES 210-97 217,800		
Address		94th Place	CTH KR	20th Place	20th Place		
City		Pleasant Prairie	Mt Pleasant	Kenosha	Kenosha		
County		Kenosha Co.	Racine Co.	Kenosha Co.	Kenosha Co.		
Seller		Victory Baptist Church	Nada Properties	Regency Hills	Regency Hills		
Sales Price		\$220,000	\$101,250	\$239,900	\$229,900		
Price/Acre		\$64,140	\$33,750	\$47,884	\$45,980		
Price/Sq Ft		\$1.47	\$0.77	\$1.10	\$1.06		
Sale Date	Nov-10	Nov-08	Jun-09	Nov-10	Nov-10		
Time Adj.	0%	0%	0%	0%	0%		
Motivation		Arms Length	Arms Length	OFFERING	OFFERING		
Financing		Cash Sale	Conv Mtg	Conv Mtg	Conv Mtg		
Market Adj.		0% \$0	0% \$0	-8% (\$19,192)	-8% (\$18,392)		
Adjusted Price		\$220,000	\$101,250	\$220,708	\$211,508		
Adj. \$ / Acre		\$64,140	\$33,750	\$44,053	\$42,302		
Adj. \$ / Sq Ft		\$1.47	\$0.77	\$1.01	\$0.97		
Features	Subject	Desc	%	Desc	%	Desc	%
Size (Acre)	2 at 5.0-Ac	3.43	-10%	3.00	-10%	5.01	
Size (Sq Ft)	217,800	149,411		130,680		218,236	
Shape	Standard	Pie Shape/Stnd		Standard		Standard	
Topography	Rolling	Level		Level		Rolling	
Corner	Interior	Interior		Interior		Interior	
Location	Suburban/Gd	Suburban/Gd		Busy Street	15%	Suburban/Gd	
Woods	Wooded	Wooded		Not Wooded	20%	Wooded	
Zoning	RR-2, Res	Res		AUH, Res		RR-2, Res	
H & B Use	SFR Use	SFR Use		SFR Use		SFR Use	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer	
Lowland/Wetland	Minor	Minor		Minor		Minor	
Improvements	Vacant	Vacant		Vacant		Vacant	
Net Adj. (%)			-10%		25%		0%
Net Adj. (\$)			-\$6,414		\$8,438		\$0
Indicated \$/Acre			\$57,726		\$42,188		\$44,053
							\$42,302

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this standard. The appraiser's analyses are based on this standard. Following is a summary of the major differences and adjustments found between the subject and sales.

Market Conditions (Time): Due to speculation and changing mortgage interest rates, indicators of market appreciation varied. It was determined that the market had appreciated steadily during 2004, 2005 and into early 2006. Market activity shows the market had a noticeable slow-down in mid 2006 and into 2007. These soft market conditions continue today. There were no noticeable market changes and no appreciation since that time. Consequently, sales after July 2006 did not receive an adjustment for market changes as the market is considered to be flat since 2006.

Two of the comparables used are current offerings that have not yet sold. Land Listing No. 3 and 4 are the current offerings of the subject's two lots. Each was adjusted downward to reflect its probable sales price. Again, as each has not yet sold, the unadjusted unit value is expected to set the upper limits of value. As these are the offerings of the subject site, they are considered to be excellent indications of the subject's value.

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date December 8, 2010	Region
To Mr. Kevin Risch	
From Mr. Stephen D. Simpson	
Owner George Pietkiewicz	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments

ACQUISITION OF

Fee Simple 0.721 acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Limited Easement 0.745 acres/sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other acres/sq. ft.

APPROVED BY THE CITY OF KENOSHA

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

(Review Appraiser)

(Date)

\$ _____

Project ID 3831-06-00	County Kenosha	Parcel 4
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Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 2, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 4, (George W Pietkiewicz, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the City of Kenosha, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, without the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of November 2, 2010 is:

Eighteen Thousand Four Hundred Dollars
\$18,400

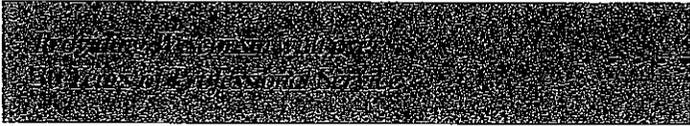
Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

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used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size (Acres)	Price/Acre
1.	47th Ave	01/04/2007	\$869,900	37.900	\$22,953
2.	47th Ave at 18th St	01/10/2006	\$887,800	35.520	\$24,994
3.	5315 18th St	03/01/2007	\$1,020,000	38.770	\$26,309
4.	18th St	11/08/2010	\$359,000	14.630	\$24,539

- Land Sale No 1 is the January 2007 sale of a 37.90-acre tract that is located just south of the intersection of 18th Street and 47th Ave., City of Kenosha, Kenosha County, Wisconsin. It is a mostly level to slightly rolling parcel that lies in a growing suburban area. This tract contains 37.90-acres with frontage along 47th Ave. It abuts a newly developed single family subdivision and another located across the street. Sanitary sewer and water are both available, offering this site excellent development potential. Its size, location, and availability of sewer/water make this tract well suited for residential development. It was purchased by a local developer for the creation of a residential subdivision. It sold in January 2007 for \$869,900 or \$22,953 per acre.
- Land Sale No 2 is the January 2006 sale of a 35.52-acre parcel that is located at the SW corner of the intersection of 18th Street and 47th Ave., Town of Somers, Kenosha County, Wisconsin. It is located immediately adjacent to the City of Kenosha with a portion of this parcel being in the City. It is a mostly level parcel that lies in a growing suburban area. This tract contains 35.52-acres with frontage along both 47th Ave and 18th Street. Sanitary sewer and water are both available, offering this site development potential. Its size and availability of sewer/water make this tract well suited for residential development. It was purchased by a local developer for the creation of a residential subdivision. It sold in January 2006 for \$887,800 or 24,994 per acre.
- Land Sale No 3 is the March 2007 sale of a 38.77-acre site located in the Town of Somers, Kenosha County, Wisconsin. It is located just east of Hwy 31 (Green Bay Rd) and 18th St (CTH L). The site was purchased for development of a single family residential subdivision. This site is the combination of 1 large and 1 small parcel. At time of sale, the site was not serviced by municipal water and sewer but sewer service is located nearby. The larger parcel was annexed into the City of Kenosha in 2008, making sewer available for development. This tract is well suited for residential development as it contains no woods or wetlands. It lies mostly level and was cultivated at time of sale. It includes a small home but this home will be razed to allow for development. Cost of removing the home is estimated to be \$20,000. This parcel sold in March, 2007 for \$1,000,000 or \$1,020,000 including razing costs. This equates to \$26,309 per acre.
- Land List No 4 is the current offering of a 14.63-acre parcel that is located just east of the intersection of 18th St (CTH L) and STH 31, in the Town of Somers, Kenosha County, Wisconsin. This tract is located in the growing suburban area of Kenosha. It is a mostly level parcel that has sanitary sewer available for possible development. The owner had intended to develop this parcel and has submitted preliminary development plans to the City. It is being marketed as a development parcel and has been exposed to the market for roughly 407-days without sale. This site is currently listed for \$359,000 or \$24,539 per acre.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis									
Development Land Sales - Summary									
Value As of:	Nov-10								
Item	SUBJECT	LANDSALE NO. 1	LANDSALE NO. 2	LANDSALE NO. 3	LANDSALE NO. 4				
		DEV 27-22	DEV 26-04	DEV 27-23	DEV 29-04				
		25178	24716	25179	25118				
Address		47th Avenue	47th Ave	18th Street	18th Street				
City		Kenosha	Ksomers	Kenosha	Somers				
County		Kenosha Co.	Kenosha Co.	Kenosha Co.	Kenosha Co.				
Seller		Infusino	Lichter Trust	Hansen Trust	Talamonti				
Sales Price		\$869,900	\$887,800	\$1,020,000	\$359,000				
Price/Acre		\$22,953	\$24,994	\$26,309	\$24,539				
Price/Sq Ft		\$0.53	\$0.57	\$0.60	\$0.56				
Sale Date	Nov-10	Jan-07	Jan-06	Mar-07	Jan-00				
Time Adj.	0%	0%	-6%	0%	0%	\$0	(\$53,268)	\$0	\$0
Motivation		Arms Length	Arms Length	Arms Length	OFFERING				
Financing		Conv Mtg	Conv Mtg	Conv Mtg	Conv Mtg				
Market Adj.		0%	0%	0%	-8%	\$0	\$0	\$0	(\$28,720)
Adjusted Price		\$869,900	\$834,532	\$1,020,000	\$330,280				
Adj. \$ / Acre		\$22,953	\$23,495	\$26,309	\$22,576				
Adj. \$ / Sq Ft		\$0.53	\$0.54	\$0.60	\$0.52				
Features	Subject	Desc.	%	Desc.	%	Desc.	%	Desc.	%
Size (Acre)	9.83	37.90		35.52		38.77		14.63	
Size (Sq Ft)	428,369	1,650,924		1,547,251		1,688,821		637,283	
Shape	Rectangular	Rectangular		Standard		Rectangular		Rectangular	
Topography	Rolling	Level		Level		Level		Level	
Corner	Interior	Interior		Corner		Interior		Interior	
Location	Suburban/Gd	Suburban/Gd		Suburban/Gd		Suburban/Gd		Suburban/Gd	
Access	Std	Std		Std		Std		Std	
Zoning	A-2, Agr	A-2, Agr		A-2, Agr		A-2, Agr		A-2, Agr	
H & B Use	Res Devl	Res Devl		Res Devl		Res Devl		Res Devl	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer		Sewer	
Wetlands	None	Minor		None		None		None	
Improvements	Vacant	Vacant		Vacant		As Vacant		Vacant	
Net Adj. (%)			0%		0%		0%		0%
Net Adj. (\$)			\$0		\$0		\$0		\$0
Indicated \$/Acre			\$22,953		\$23,495		\$26,309		\$22,576

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this standard. The appraiser's analyses are based on this standard. Following is a summary of the major differences and adjustments found between the subject and sales.

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date December 8, 2010	Region
To Mr. Kevin Risch	
From Mr. Stephen D. Simpson	
Owner Paul J. and Carol D. Dosemagen	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments

ACQUISITION OF

Fee Simple acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Limited Easement 0.028 acres/sq.-ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other acres/sq. ft.

APPROVED BY THE CITY OF KENOSHA

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

(Review Appraiser) (Date) \$ _____

Project ID 3831-06-00	County Kenosha	Parcel 5
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Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 2, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha, DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 5, (Paul J & Carol D Dosemagen, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the City of Kenosha, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, with the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of November 2, 2010 is:

One Thousand Dollars
\$1,000

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

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sold. Because the proposed acquisition does *not* change the highest and best use of the subject, substantially damage the improvements, or provide special benefit to the remainder, it is the professional opinion of the appraiser that omission of the cost and income approaches does not affect the reliability of the land value estimate in this case.

Separate Entity: The appraiser considered evaluating the area of the proposed acquisition as a separate entity. However, in the appraiser’s opinion, the proposed acquisition is too narrow and too small to hold utility in itself and is not marketable as an individual parcel. Its only possible use would be in conjunction with an abutting property, primarily the subject site. As the area of acquisition has no distinct and separate use other than to the subject, the separate entity analysis was *not* considered applicable and was *not* used.

Land Valuation: To value the subject site, the appraiser identified a number of sales of vacant sites and several current offerings that are similar to the subject site. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold. The primary selection criteria considered was their suburban location near the subject, their availability of sewer, residential zoning and small lot size. Features such as amount of wetland (if any), configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal. The appraiser identified a number of sales of vacant sites and several current offerings that are similar to the subject site. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold. The primary selection criteria considered was their outer location, availability of sewer, its zoning and lot size. Features such as amount of wetland (if any), configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal.

All of the land sales analyzed involve the purchase of the fee simple interest of real estate. This is also the basis upon which the subject parcel is being appraised and valued. Therefore, no adjustments were required to account for a difference in the property interest purchased. The sales did not involved special financing that would have assisted the buyers with the purchase of the land. As such, no financing (cash equivalency) adjustments were needed or made. The sales used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

	Address	Sale Date	Price	Size in Acres	Price per Acre
1.	3912 17th Street	05/21/2007	\$92,900	0.427	\$217,566
2.	3918 17th Street	04/24/2008	\$68,500	0.405	\$169,134
3.	3800 17th Place	11/30/2010	\$89,000	0.370	\$240,541
4.	4417 20th Place	09/10/2008	\$92,900	0.390	\$238,211

- Land Sale No 1 is the 2007 sale of a 0.427 acre lot located in a new development in the City of Kenosha, Kenosha County Wisconsin. This newly established subdivision is on the north side of Kenosha and is known as Cavanagh Court West and is located just north of 18th Street at 39th Avenue. This lot is located just north and west of the intersection of 18th Street with 39th Avenue. This development, and this lot, is fully improved with municipal sewer, water, curb and gutter. As a newer development, there are a good

number of lots currently available for sale. This parcel is located on a cul-de-sac and is pie-shaped. It is a level lot of small size with no added features. It is common for the development. It was purchased for single family use and a new home has since been built on the site. This parcel sold in May, 2007 for \$92,900 which equates to \$217,566 per acre. The sale was financed with a land contract at market rates. It had no influence on value.

- Land Sale No 2 is the 2008 sale of a 0.405 acre lot in the City of Kenosha, Kenosha County Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Cavanagh Court West. This lot is situated at the end of a cul-de-sac and is fully improved with municipal sewer, water, curb and gutter. This parcel was purchased for single family use and a new home has since been built on the site. This parcel sold in April, 2008 for \$68,500 which equates to \$169,134 per acre.
- Land Sale No 3 is the current listing of a 0.370 acre lot in the City of Kenosha, Kenosha County Wisconsin. This lot is located in a newer subdivision on the north side of Kenosha known as Cavanagh Court. This lot is fully improved with municipal sewer, water, curb and gutter. This parcel was previously sold in 2007 for \$90,000 as an investment. It has been back on the market for 201 days and is now currently listed for \$89,000 which equates to \$240,541 per acre.
- Land Sale No 4 is the 2008 sale of a 0.390 acre lot in the City of Kenosha, Kenosha County Wisconsin. This lot is located in a newly established subdivision on the northwest side of Kenosha known as Riverwoods Subdivision. This development is located just south of 18th Street and east of 47th Avenue. It is a fully improved lot with municipal sewer, water, curb and gutter. This parcel was purchased for single family use and a new home is to be built on this lot. This lot sold in September, 2008 for \$92,900 which equates to \$238,211 per acre.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis

Development Land Sales - Summary

Value As of:		Nov-10					
Item	SUBJECT	LAND SALE NO. 1 RES-210-99 2750	LAND SALE NO. 2 RES-210-98 2749	LAND LIST NO. 3 RES-210-101 2751	LAND SALE NO. 4 RES-210-100 2752		
Address		17th Street	17th Street	38th Crt	20th Place		
City		Kenosha	Kenosha	Kenosha	Kenosha		
County		Kenosha Co.	Kenosha Co.	Kenosha Co.	Kenosha Co.		
Seller		K-Corp Racine	Robinson Land Corp	Kanan	Regency Hills		
Sales Price		\$92,900	\$68,500	\$89,000	\$92,900		
Price/Acre		\$217,566	\$169,134	\$240,541	\$238,211		
Price/Sq Ft		\$4.99	\$3.88	\$5.52	\$5.47		
Sale Date	Nov-10	May-07	Apr-09	Nov-10	Sep-09		
Time Adj.	0%	0%	0%	0%	0%	\$0	\$0
Motivation		Arms Length	Arms Length	OFFERING	Arms Length		
Financing		Other/Std	Cash Sale	Conv Mtg	Conv Mtg		
Market Adj.		0% \$0	0% \$0	-5% (\$4,450)	0% \$0		
Adjusted Price		\$92,900	\$68,500	\$84,550	\$92,900		
Adj. \$ / Acre		\$217,566	\$169,134	\$228,514	\$238,211		
Adj. \$ / Sq Ft		\$4.99	\$3.88	\$5.25	\$5.47		
Features	Subject	Desc	%	Desc	%	Desc	%
Size (Acre)	0.520	0.427		0.405		0.370	-10%
Size (Sq Ft)	22,651	18,600		17,642		16,117	
Shape	Standard	Pie Shape		Pie Shape		Standard	
Topography	Level	Level		Level		Level	
Corner	Corner	Interior	-5%	Interior	-5%	Corner	
Location	Suburban/Gd	Suburban/Gd		Suburban/Gd		Suburban/Gd	
View	Busy Street	Other Homes	-10%	Other Homes	-10%	Other Homes	-10%
Zoning	RS-1, Res	RS-1, Res		RS-1, Res		RS-1, Res	
H & B Use	SFR Use	SFR Use		SFR Use		SFR Use	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer	
Ditch vs. Curb	Curb/Gutter	Curb/Gutter		Curb/Gutter		Curb/Gutter	
Improvements	Vacant	Vacant		Vacant		Vacant	
Net Adj. (%)			-15%		-15%		-20%
Net Adj. (\$)			-\$32,635		-\$25,370		-\$45,703
Indicated \$/Acre			\$184,931		\$143,764		\$182,811

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this standard. The appraiser's analyses are based on this standard. Following is a summary of the major differences and adjustments found between the subject and sales.

Market Conditions (Time): Due to speculation and changing mortgage interest rates, indicators of market appreciation varied. It was determined that the market had appreciated steadily during 2004, 2005 and into early 2006. Market activity shows the market had a noticeable slow-down in mid 2006 and into 2007. These soft market conditions continue today. After reviewing the market, it is the professional opinion of the appraiser that the market had no noticeable appreciation since mid-2006. There were no noticeable market changes and no appreciation since that time. Consequently, sales after mid-2006 did not receive an adjustment for market changes as the market is considered to be flat since 2006.

One of the comparables used is a current offering that has not yet sold. Land Listing No. 3 was adjusted downward to reflect its probable sales price. It should be noted that this offering is located just down the block from the subject within several hundred feet of the subject property. As it has not sold, its unadjusted unit value is expected to set the upper value limits for the

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date December 8, 2010	Region
To Mr. Kevin Risch	
From Mr. Stephen D. Simpson	
Owner Berwick Properties, Inc.	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments

ACQUISITION OF

Fee Simple 50 acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Limited Easement 0.025 acres/sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other acres/sq. ft.

APPROVED BY THE CITY OF KENOSHA

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

(Review Appraiser)

(Date)

\$ _____

Project ID 3831-06-00	County Kenosha	Parcel 9
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Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 4, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha, DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 9, (Berwick Properties Inc, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the City of Kenosha, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, without the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of November 2, 2010 is:

Five Hundred Dollars
\$500

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

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cost estimating services such as Marshall and Swift Cost Service and/or local contractors. As the subject building is not new, the reproduction cost is adjusted for accrued depreciation that has affected the subject. When possible, depreciation estimates are taken from the market or sales of similar improved properties. This approach is typically not used to value a vacant lot (land) such as the subject property. It was not considered applicable and was not used in this appraisal.

- ◆ **Income Capitalization or Income Approach** is based on a property's ability to produce an income, (usually by leasing it to another party). In this analysis the appraiser evaluates potential income flow and capitalizes it to an estimate of present worth. It requires the collection of data to ascertain economic or market rent, vacancy rates, expenses and capitalization rates for similar properties. This approach is based on the assumption that the subject property could easily become available for lease and/or sold to an investor. The data used was obtained from actual market transactions of similar space as of the effective date valuation. This information is generally obtained from participants in the transactions, brokers, public records, or from documents pertinent to the transaction. This approach is not considered to be applicable for a property such as the subject and was not used in this report.

- ◆ **Market Data Approach or Sales Comparison Approach** determines a property's value by comparing it with similar properties that have recently sold or those that are currently offered for sale. The Sales Comparison Approach utilized recent comparable sales of similar facilities. This data is obtained from buyer, sellers, real estate agents, public records, data gathering services, and other appraisers. In addition, a survey of market trends was determined by discussions with real estate owners, brokers and leasing agents active in the subject property type and marketing area. Sales are verified by both examinations of records and interviews with participants in the sale. These sales were compared with the subject in a "matched paired analysis". Once reasonably adjusted for variance with the subject this information was utilized to reconcile a value indication from the market as of the effective date of value. This approach is typically the best indication of value for a property such as the subject and was given sole reliance within this report.

When multiple approaches are used, the value indicated by each of the three approaches must be correlated into a single estimate of the property's worth. A simple mathematical average is not used. Instead, the appraiser must weigh the relative strengths and weaknesses of each approach as it relates to the subject and balance each with his knowledge of the market.

Valuation of Subject Property

Per the requirements set by the Federal Highway Administration, the appraiser valued the subject site (land) by comparing the subject site directly with similar pieces of property that recently sold. Because the proposed acquisition does *not* change the highest and best use of the subject, substantially damage the improvements, or provide special benefit to the remainder, it is the professional opinion of the appraiser that omission of the cost and income approaches does not affect the reliability of the land value estimate in this case. Although the cost approach was not used to value the full property, costs may have been used to value minor items located within the acquisition area, where applicable.

Separate Entity: The appraiser considered evaluating the area of the proposed fee acquisition as a separate entity. However, in the appraiser's opinion, the proposed acquisition is too oddly shaped and/or too small to hold utility in itself and is not marketable as an individual parcel. Its only possible use would be in conjunction with an abutting property, primarily the subject site. As the area of acquisition has no distinct and separate use other than to the subject, the separate entity analysis was *not* considered applicable and was *not* used.

Land Valuation: To value the subject site, the appraiser identified a number of sales of vacant sites and several current offerings that are similar to the subject site. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold. The primary selection criteria considered was their suburban location near the subject, their availability of sewer, residential zoning and small lot size. Features such as amount of wetland (if any), configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal.

All of the land sales analyzed involve the purchase of the fee simple interest of real estate. This is also the basis upon which the subject parcel is being appraised and valued. Therefore, no adjustments were required to account for a difference in the property interest purchased. The sales did not involved special financing that would have assisted the buyers with the purchase of the land. As such, no financing (cash equivalency) adjustments were needed or made. The sales used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

	Address	Date	Price	Acres	Price per Acre
1.	3709 23rd St	07/2010	\$46,900	0.230	\$203,913
2.	3703 23rd St	07/2010	\$46,900	0.230	\$203,913
3.	3810 23rd St	11/2010	\$54,900	0.286	\$191,958
4.	3809 23rd St	11/2010	\$54,900	0.300	\$183,000

- Land Sale No 1 is the 2010 sale of an urban lot that is located in a newer development in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a new subdivision located on the north side of Kenosha known as Parkview Heights. It is a small urban lot of 0.230-acres. It is an interior lot that lies level and that is fully improved with municipal sewer, water, curb and gutter. It is well suited for single family use. This parcel was purchased for the construction of a single family home. It sold in July, 2010 for \$46,900 which equates to \$203,913 per acre.
- Land Sale No 2 is the 2010 sale of a small urban lot that is located in a newer development in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a new subdivision located on the north side of Kenosha known as Parkview Heights. It is a small urban lot of 0.230-acres. It is an interior lot that lies level and that is fully improved with municipal sewer, water, curb and gutter. It is well suited for single family use. This parcel was purchased for the construction of a single family home. It sold in July, 2010 for \$46,900 which equates to \$203,913 per acre.

- Land List No 3 is the current listing of a 0.286-acre corner lot in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Parkview Heights. This is a fully improved lot that has municipal sewer, water, curb and gutter. It is located along 23rd Street at its intersection of the future extension of 39th Avenue. Although 39th Avenue has not yet been installed, it has been planned for a number of years, and as such, this lot is considered to be a corner lot. The parcel is well suited for residential use as it is fully improved and located in a new development. It has been on the market for an extended time showing the current soft market conditions. It is currently offered at \$54,900 or \$191,958 per acre.
- Land List No 4 is the current listing of a small urban lot of 0.30-acres. This is a corner lot that is located along 23rd Street in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Parkview Heights. This is a fully improved lot that has municipal sewer, water, curb and gutter. It is located along 23rd Street at its intersection of the future extension of 39th Avenue. Although 39th Avenue has not yet been installed, it has been planned for a number of years, and as such, this lot is considered to be a corner lot. The parcel is well suited for residential use as it is fully improved and located in a new development. It has been on the market for an extended time showing the current soft market conditions. It is currently offered at \$54,900 or \$183,000 per acre. It is one of a number of lots currently available within this development.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis

Development Land Sales - Summary

Value As of:	Nov-10								
Item	Subject	LAND SALE NO. 1 RES 210-90		LAND SALE NO. 2 RES 210-91		LAND LIST NO. 3 RES 210-92		LAND LIST NO. 4 RES 210-94	
Address		23rd Street		23rd Street		23rd Street		23rd Street	
City		Kenosha		Kenosha		Kenosha		Kenosha	
County		Kenosha Co.		Kenosha Co.		Kenosha Co.		Kenosha Co.	
Seller		Berwick Properties		Berwick Properties		Berwick Properties		Berwick Properties	
Sales Price		\$46,900		\$46,900		\$54,900		\$54,900	
Price/Acre		\$203,913		\$203,913		\$191,958		\$183,000	
Price/Sq Ft		\$4.68		\$4.68		\$4.41		\$4.20	
Sale Date	Nov-10	Jul-10		Jul-10		Nov-10		Nov-10	
Time Adj.	0%	0% \$0		0% \$0		0% \$0		0% \$0	
Motivation		Arms Length		Arms Length		OFFERING		OFFERING	
Financing		Cash Sale		Conv Mtg		Conv Mtg		Conv Mtg	
Market Adj.		0% \$0		0% \$0		-5% (\$2,745)		-5% (\$2,745)	
Adjusted Price		\$46,900		\$46,900		\$52,155		\$52,155	
Adj. \$ / Acre		\$203,913		\$203,913		\$182,360		\$173,850	
Adj. \$ / Sq Ft		\$4.68		\$4.68		\$4.19		\$3.99	
Features	Subject	Desc %		Desc %		Desc %		Desc %	
Size (Acre)	0.300	0.230	-5%	0.230	-5%	0.286		0.300	
Size (Sq Ft)	13,068	10,019		10,019		12,458		13,068	
Shape	Standard	Standard		Standard		Standard		Standard	
Topography	Level	Level		Level		Level		Level	
Corner	Corner	Interior	-5%	Interior	-5%	Corner		Corner	
Location	Suburban/Gd	Suburban/Gd		Suburban/Gd		Suburban/Gd		Suburban/Gd	
Woods	No Woods	No Woods		No Woods		No Woods		No Woods	
Zoning	RS-1, Res	RS-1, Res		RS-1, Res		RS-1, Res		RS-1, Res	
H & B Use	SFR Use	SFR Use		SFR Use		SFR Use		SFR Use	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer		Sewer	
Ditch vs. Curb	Curb/Gutter	Curb/Gutter		Curb/Gutter		Curb/Gutter		Curb/Gutter	
Improvements	Vacant	Vacant		Vacant		Vacant		Vacant	
Net Adj. (%)			-10%		-10%		0%		0%
Net Adj. (\$)			-\$20,391		-\$20,391		\$0		\$0
Indicated \$/Acre			\$183,522		\$183,522		\$182,360		\$173,850

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this standard. The appraiser's analyses are based on this standard. Following is a summary of the major differences and adjustments found between the subject and sales.

Market Conditions (Time): Due to speculation and changing mortgage interest rates, indicators of market appreciation varied. It was determined that the market had appreciated steadily during 2004, 2005 and into early 2006. Market activity shows the market had a noticeable slow-down in mid 2006 and into 2007. These soft market conditions continue today. After reviewing the market, it is the professional opinion of the appraiser that the market had no noticeable appreciation since mid-2006. There were no noticeable market changes and no appreciation since that time. Consequently, sales after mid-2006 did not receive an adjustment for market changes as the market is considered to be flat since 2006.

Two of the comparables used are current offerings that have not yet sold. Land Listing No. 3 and 4 were adjusted downward to reflect their probable sales price. It should be noted that one of these offerings is the current listing of the subject site itself. As such, the unadjusted price of this

OFFERING PRICE REPORT AND SUBMITTAL

LPA1894 02/07 (Replaces LPA2001) Ch. 32 Wis. Stats.

Date December 9, 2010	Region
To Mr. Kevin Risch	
From Mr. Stephen D. Simpson	
Owner Berwick Properties, Inc.	

We are submitting and recommending the following parcel for approval. The objective review meets the required guidelines. The areas and interests agree with the right of way plat; the owner(s) were given the opportunity to accompany the appraiser; the date of opinion corresponds to the last inspection date; all math calculations are correct or have been noted in the attached appraisals; and the certificate of appraiser is included.

Review Comments

ACQUISITION OF

Fee Simple 50 acres/sq. ft.	Permanent Limited Easement acres/sq. ft.
Highway Easement acres/sq. ft.	Temporary Limited Easement 0.30 acres/sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other acres/sq. ft.

APPROVED BY THE CITY OF KENOSHA

Having made a complete review of this property, an analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the total loss or damage is:

(Review Appraiser)

(Date)

\$ _____

Project ID 3831-06-00	County Kenosha	Parcel 10
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Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive Ste C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

December 4, 2010

Kevin K. Risch, P. E.
Assistant City Engineer
City of Kenosha, DPW
625 - 52nd Street
Kenosha, WI 53140

Re: Parcel No. 10, (Berwick Properties Inc, Owner)
Project I. D. 3831-06-00 (39th Ave)

Dear Mr. Risch:

In accordance with your request, this firm appraised the real estate in the City of Kenosha, Kenosha County, Wisconsin, identified above. The appraisal is intended to assist you in the negotiations regarding the acquisition of a portion of the property in conjunction with a planned roadway improvement project. In keeping with your instructions, the appraisal was made in compliance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the subject property was made on several occasions during the past several weeks. The final viewing was made on November 2, 2010, without the owner. Due consideration was given to all factors which influence value and compensation. The attached report contains the appraiser's estimate of compensation due and a synopsis of the factors considered when developing this estimate. Please note the limiting conditions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of November 2, 2010 is:

Six Hundred Dollars
\$600

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, ASA, CRP, CRA
Wisconsin Certified Appraiser No. 311-010
Senior Appraiser, Southern Wisconsin Appraisal

Enc

only possible use would be in conjunction with an abutting property, primarily the subject site. As the area of acquisition has no distinct and separate use other than to the subject, the separate entity analysis was *not* considered applicable and was *not* used.

Land Valuation: To value the subject site, the appraiser identified a number of sales of vacant sites and several current offerings that are similar to the subject site. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold. The primary selection criteria considered was their suburban location near the subject, their availability of sewer, residential zoning and small lot size. Features such as amount of wetland (if any), configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal.

All of the land sales analyzed involve the purchase of the fee simple interest of real estate. This is also the basis upon which the subject parcel is being appraised and valued. Therefore, no adjustments were required to account for a difference in the property interest purchased. The sales did not involved special financing that would have assisted the buyers with the purchase of the land. As such, no financing (cash equivalency) adjustments were needed or made. The sales used in this analysis are considered to be the best indication of current market activity. The sales considered most comparable are summarized below:

COMPARABLE LAND SALES SUMMARY TABLE

No.	Address	Date	Sale Price	Acres	Price/Acre
1.	3709 23rd St	07/2010	\$46,900	0.230	\$203,913
2.	3703 23rd St	07/2010	\$46,900	0.230	\$203,913
3.	3810 23rd St	11/2010	\$54,900	0.286	\$191,958
4.	3809 23rd St	11/2010	\$54,900	0.300	\$183,000

- Land Sale No 1 is the 2010 sale of an urban lot that is located in a newer development in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a new subdivision located on the north side of Kenosha known as Parkview Heights. It is a small urban lot of 0.230-acres. It is an interior lot that lies level and that is fully improved with municipal sewer, water, curb and gutter. It is well suited for single family use. This parcel was purchased for the construction of a single family home. It sold in July, 2010 for \$46,900 which equates to \$203,913 per acre.
- Land Sale No 2 is the 2010 sale of a small urban lot that is located in a newer development in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a new subdivision located on the north side of Kenosha known as Parkview Heights. It is a small urban lot of 0.230-acres. It is an interior lot that lies level and that is fully improved with municipal sewer, water, curb and gutter. It is well suited for single family use. This parcel was purchased for the construction of a single family home. It sold in July, 2010 for \$46,900 which equates to \$203,913 per acre.
- Land List No 3 is the current listing of a 0.286-acre corner lot in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Parkview Heights. This is a fully improved lot that has municipal sewer, water, curb and gutter. It is located along 23rd Street at its intersection

of the future extension of 39th Avenue. Although 39th Avenue has not yet been installed, it has been planned for a number of years, and as such, this lot is considered to be a corner lot. The parcel is well suited for residential use as it is fully improved and located in a new development. It has been on the market for an extended time showing the current soft market conditions. It is currently offered at \$54,900 or \$191,958 per acre.

- Land List No 4 is the current listing of a small urban lot of 0.30-acres. This is a corner lot that is located along 23rd Street in the City of Kenosha, Kenosha County, Wisconsin. This lot is located in a newly established subdivision on the north side of Kenosha known as Parkview Heights. This is a fully improved lot that has municipal sewer, water, curb and gutter. It is located along 23rd Street at its intersection of the future extension of 39th Avenue. Although 39th Avenue has not yet been installed, it has been planned for a number of years, and as such, this lot is considered to be a corner lot. The parcel is well suited for residential use as it is fully improved and located in a new development. It has been on the market for an extended time showing the current soft market conditions. It is currently offered at \$54,900 or \$183,000 per acre. It is one of a number of lots currently available within this development.

These sales were then compared to the subject for differences in features and characteristics. These differences were then used to establish the subject's site value. To do so, percentage adjustments have been made for salient differences between the sales and the subject site. These adjustments were based on a paired sales analysis as well as the appraiser's knowledge and experience. In a paired sales analysis, two sale properties are similar except for one respect; the comparison of these properties would indicate a reasonable adjustment for the difference. The adjustments and differences found are outlined in the Market Analysis Summary Chart that follows. A more detailed description of each of the comparable sales used in this report may be found in the addenda.

Market Analysis - Direct Sales Analysis

Development Land Sales - Summary

Value As of:		Nov-10					
Item	SUBJECT	LAND SALE NO. 1 RES 21090	LAND SALE NO. 2 RES 21091	LAND LIST NO. 3 RES 21095	LAND LIST NO. 4 RES 21094		
Address		23rd Street	23rd Street	23rd Street	23rd Street		
City		Kenosha	Kenosha	Kenosha	Kenosha		
County		Kenosha Co.	Kenosha Co.	Kenosha Co.	Kenosha Co.		
Seller		Berwick Properties	Berwick Properties	Berwick Properties	Berwick Properties		
Sales Price		\$46,900	\$46,900	\$54,900	\$54,900		
Price/Acre		\$203,913	\$203,913	\$191,958	\$183,000		
Price/Sq Ft		\$4.68	\$4.68	\$4.41	\$4.20		
Sale Date	Nov-10	Jul-10	Jul-10	Nov-10	Nov-10		
Time Adj.	0%	0%	0%	0%	0%	\$0	\$0
Motivation		Arms Length	Arms Length	OFFERING	OFFERING		
Financing		Cash Sale	Conv Mtg	Conv Mtg	Conv Mtg		
Market Adj.		0%	0%	-5%	-5%	(\$2,745)	(\$2,745)
Adjusted Price		\$46,900	\$46,900	\$52,155	\$52,155		
Adj. \$ / Acre		\$203,913	\$203,913	\$182,360	\$173,850		
Adj. \$ / Sq Ft		\$4.68	\$4.68	\$4.19	\$3.99		
Features	Subject	Desc	%	Desc	%	Desc	%
Size (Acre)	0.286	0.230		0.230		0.286	5%
Size (Sq Ft)	12,458	10,019		10,019		12,458	
Shape	Standard	Standard		Standard		Standard	
Topography	Level	Level		Level		Level	
Corner	Corner	Interior	-5%	Interior	-5%	Corner	
Location	Suburban/Gd	Suburban/Gd		Suburban/Gd		Suburban/Gd	
Woods	No Woods	No Woods		No Woods		No Woods	
Zoning	RS-1, Res	RS-1, Res		RS-1, Res		RS-1, Res	
H & B Use	SFR Use	SFR Use		SFR Use		SFR Use	
Sewer/Septic	Sewer	Sewer		Sewer		Sewer	
Ditch vs. Curb	Curb/Gutter	Curb/Gutter		Curb/Gutter		Curb/Gutter	
Improvements	Vacant	Vacant		Vacant		Vacant	
Net Adj. (%)			-5%		-5%		0%
Net Adj. (\$)			-\$10,196		-\$10,196		\$0
Indicated \$/Acre			\$193,717		\$193,717		\$182,360
							\$182,543

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Brief Outline of Appraiser's Reasoning: The appraiser found that the unit of comparison most recognized by the market is the price per acre. The appraiser's analyses are based on this standard. The appraiser's analyses are based on this standard. Following is a summary of the major differences and adjustments found between the subject and sales.

Market Conditions (Time): Due to speculation and changing mortgage interest rates, indicators of market appreciation varied. It was determined that the market had appreciated steadily during 2004, 2005 and into early 2006. Market activity shows the market had a noticeable slow-down in mid 2006 and into 2007. These soft market conditions continue today. After reviewing the market, it is the professional opinion of the appraiser that the market had no noticeable appreciation since mid-2006. There were no noticeable market changes and no appreciation since that time. Consequently, sales after mid-2006 did not receive an adjustment for market changes as the market is considered to be flat since 2006.

Two of the comparables used are current offerings that have not yet sold. Land Listing No. 3 and 4 were adjusted downward to reflect their probable sales price. It should be noted that one of these offerings is the current listing of the subject site itself. As such, the unadjusted price of this

RESOLUTION # _____

BY: THE PUBLIC WORKS COMMITTEE

To Dedicate Permanent Limited Easement for Parcel 16, Plat of Right-of-Way Required for 39th Avenue from 24th Street to 18th Street In Accordance with Resolution of Relocation Order # 161-10

WHEREAS, It has been declared and determined to be in the public interest to acquire certain interests in property necessary for the construction of 39th Avenue from 18th Street south to 24th Street under authority of Section 62.22, Wisconsin Statutes; and,

WHEREAS, Parcel 16 of that Plat of Right-of-Way Required is owned by the City of Kenosha; and,

WHEREAS, a Permanent Limited Easement (PLE) as shown on the plans for grading purposes is required on said Parcel 16 to construct the roadway;

NOW, THEREFORE, BE IT RESOLVED, that the necessary PLE on Parcel 16 in accordance with the adopted Plat of Right-of-Way Required is hereby dedicated.

Adopted this _____ day of _____ 2011

ATTEST:

Debra L. Salas, Deputy City Clerk

APPROVE:

Keith G. Bosman, Mayor



COUNTY OF KENOSHA

COUNTY CLERK

Mary T. Schuch-Krebs

1010 - 56th Street
Kenosha WI 53140
(262) 653-2552
Fax: (262) 653-2564

November 11, 2010

Dear City of Kenosha:

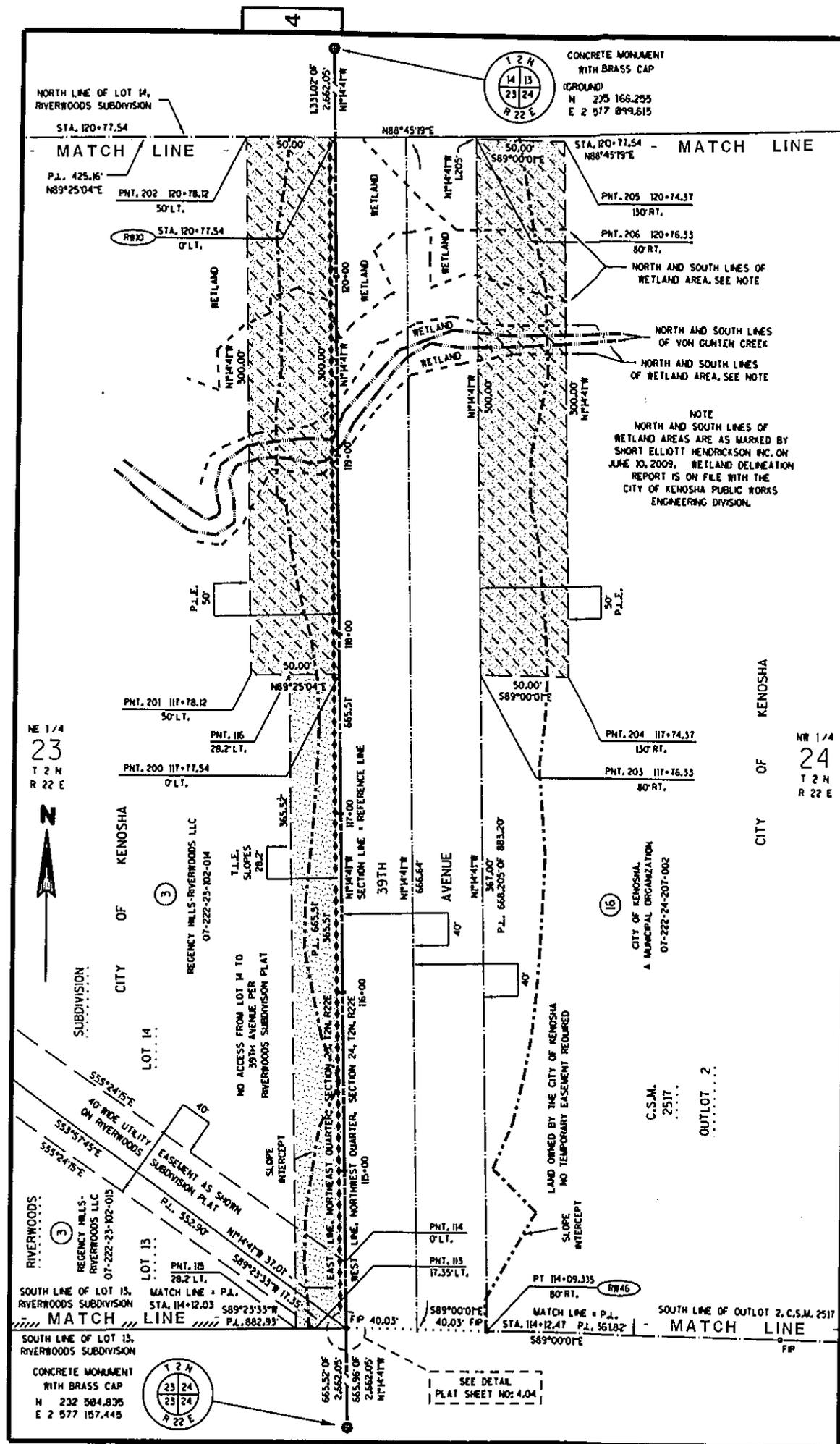
Please be advised that the Kenosha County Clerks Office is in receipt of the Relocation Order for:

Resolution #161-10 - To Amend Resolution #81-09 regarding the Relocation Order for 39th Avenue from 18th Street South to 27th Street for Right-of-Way Improvements and to Authorize Other Actions Necessary to Acquire Fee Title and Interest and Possession of Certain Property.

Sincerely,

Mary T. Schuch-Krebs
County Clerk

MTK/rdb



DATE	OCTOBER 7, 2010	STATE R/W PROJECT NUMBER	3831-06-00	PLAT SHEET NO:	405
OND FACTOR	0.99998944	CONSTRUCTION PROJECT NUMBER	3831-06-70	P&S SHEET	E
REVISION DATE		COUNTY	KENOSHA	PLAT SCALE	1" = 40'
		HWTY	39TH AVENUE	PLAT NAME	39TH AVENUE
		SCALE FEET	0 30		

FILE NAME: 19...ORD\OPT\110...85

REVISION DATE

39TH AVENUE

CITY OF KENOSHA

COUNTY: KENOSHA

STATE R/W PROJECT NUMBER: 3831-06-00

CONSTRUCTION PROJECT NUMBER: 3831-06-70

PLAT SHEET NO: 405

P&S SHEET: E

Parcel 16 3831-06-00 39th Avenue R-O-W
Permanent Easement
City of Kenosha, a Municipal Corporation
To
City of Kenosha, a Municipal Corporation
Part of Kenosha County Tax Parcel No. 07-222-24-207-002

A Permanent Easement for the right, permission and authority to adjust grade, or to construct and/or fill slopes, and to construct, install, operate and maintain storm water drainage channels and appurtenances (inlets, drainage pipe, etc.), and for road construction support structures including end-walls, and rip-rap, as needed for the 39th Avenue road construction project, or as in the future deemed needed and necessary, on a part of Outlot 2 of Certified Survey Map 2517, a certified survey map recorded as Document 1476709 on April 19, 2006 with the Kenosha County Register of Deeds Office, and being a part of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter, and part of the Northwest Quarter of the Southwest Quarter, of Section 24, Town 2 North, Range 22 East of the Fourth Principal Meridian, in the City of Kenosha, Kenosha County, State of Wisconsin, said easement including for such purpose the right to preserve, protect, remove or plant any trees, shrubs or vegetation that Grantee deems desirable, along with the right to operate the necessary equipment thereon and the right of ingress and egress when required; additionally Grantor agrees not to alter or change the ground elevation within the easement area by more than 0.4 feet unless approved by the City of Kenosha, and to keep easement area free and clear of any and all structures not approved by the City of Kenosha; said easement area being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 24; thence South 1°14'41" East along the west line of said Quarter Section, 1,996.09 feet to the westerly extension of the south line of Outlot 2 of Certified Survey Map 2517; thence South 89°00'01" East along the westerly extension of said south line, 80.06 feet to the southwest corner of said Outlot 2; thence North 1°14'41" West along the west line of said Outlot 2, a distance of 367.00 feet to the point of beginning; thence continuing North 1°14'41" West along said west line, being here also the east line of 39th Avenue, 300.00 feet; thence South 89°00'01" East parallel to the south line of said Outlot 2, a distance of 50.00 feet; thence South 1°14'41" East, 300.00 feet; thence North 89°00'01" West parallel to the south line of said Outlot 2, a distance of 50.00 feet to the point of beginning; containing 0.344 acres of land, more or less.



Engineering Division
Michael M. Lemens, P.E.
Director/City Engineer
Fleet Maintenance
Mauro Lenci
Superintendent
Parks Division
Jeff Warnock
Superintendent

Street Division
John H. Prijic
Superintendent
Waste Division
Rocky Bednar
Superintendent

DEPARTMENT OF PUBLIC WORKS
Ronald L. Bursek, P.E., Director

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
Telephone (262) 653-4050 · Fax (262) 653-4056

April 7, 2011

To: G. John Ruffolo, Chairman
Public Works Committee

From: Michael M. Lemens, P.E.
Director of Engineering/City Engineer

Subject: *Proposed GPS Vehicle Tracking Solution: Freeance Mobile Software for Smartphones*

BACKGROUND/ANALYSIS

For some time now, the Public Works Committee has made it a priority for the Department of Public Works to look for ways to improve operational efficiencies and supervisory effectiveness. The Common Council allocated sufficient CIP funding, and the Public Works Committee encouraged staff to actively seek out new technology and industry practices that will help staff achieve the vision promoted by its members. One particular initiative supported by the Committee is implementation of some form of GPS tracking for Department of Public Works vehicles and/or work processes. Staff investigated a number of solutions and discovered a solution that uses smartphones as the communicating tool interfaced with the City's own GIS system to create a comprehensive and versatile real time tracking system. The recommended solution comes with a significantly less costly capital expense, but it has a greater operating expense than some other more traditional automatic vehicle locating (AVL) systems.

The Freeance Mobile people have submitted a formal proposal for review and approval. Staff has looked at a number of other systems that have been developed to work with smart phones, but the Freeance system still is only one found to have the full-blown GIS component that will allow staff to retrieve forms, make revisions and update them directly in real time from the field. We will need that ability to use the system to its fullest potential. Staff believes that Freeance was developed especially for local government users, and therefore holds the most promise of any solution currently available.

RECOMMENDATION

Staff recommends that the proposal with Freeance be approved and that staff be directed to acquire the necessary hardware and software and begin implementation.

April 7, 2011

CITY OF KENOSHA - DEPARTMENT OF PUBLIC WORKS
Technical Report

Proposed GPS Vehicle Tracking Solution: Freeance Mobile Software for
Smartphones

Drafted by Dan Whitefoot, EIT; edited by Michael M. Lemens, P.E., City Engineer

SUMMARY

For some time now, the Public Works Committee has made it a priority for the Department of Public Works to look for ways to improve operational efficiencies and supervisory effectiveness. To that end the Common Council allocated sufficient CIP funding, and the Public Works Committee encouraged staff to actively seek out new technology and industry practices that will help staff achieve the vision promoted by its members. One particular initiative supported by the Committee is implementation of some form GPS tracking for Department of Public Works vehicles and/or work processes. Staff investigated a number of solutions and discovered a solution that utilizes the GPS and web accessibility of smartphones as the communicating tool interfaced with the City's own GIS system to create a comprehensive and versatile real time tracking system. The recommended solution comes with a significantly less costly capital expense than originally estimated, but it has a greater operating expense than other more traditional hard-wired automatic vehicle locating (AVL) systems. With respect to the implementation of the Freeance system, it will be staff's priority in the first year to establish the necessary benchmarks to identify improvements in productivity that will justify the increased annual operating costs.

BACKGROUND

The City of Kenosha Engineering and Street Divisions were directed to research GPS vehicle tracking solutions as a way of increasing efficiency with various City operations. Many of the systems studied by staff require separate GPS tracking devices to be installed in every vehicle used. The location of each vehicle can then be monitored and/or tracked in real-time from a computer screen at a base or dispatch location. Some of these systems were also capable of providing additional vehicle operation information such as, in the instance of snow plowing operations, the status of the plow (up/down), salt spreader (on/off) and application rate, fuel mileage, and engine idle time. One of the major concerns with these systems, however, was that the GPS units would need to be permanently installed in vehicles that would likely be in use only during a particular task or specific season. Another concern was whether or not the extra data would be particularly useful.

In late 2010, the City researched another solution from Freeance Mobile that uses the GPS capabilities of cellular smartphones to provide a tracking system that can be used for multiple functions, rather than being permanently hard wired to a particular vehicle. This system would assign a smartphone to each employee who would place the phone in the vehicle being used and return it at the end of each shift. The inherent flexibility and versatility of such a system would allow it to be used interchangeably with multiple operations throughout the year, such as snow plowing, street sweeping, and park mowing operations, and as a tool to increase efficiencies within the City's existing work force.

Public Works - Engineering has concluded that the Freeance Mobil system would be the most advantageous to the City of Kenosha based on both the immediate and long-term benefits of the system's flexibility and versatility, its potential for expanded applications to multiple departments and

April 7, 2011

activities, and the reduced capital expense versus the adverse impact of higher annual operating costs as described in this report.

IMPLEMENTATION - First Year

As directed by the Public Works Committee, staff has identified **three (3)** immediate applications for the Freeance smartphone system within the first year of implementation. The objective would be to track vehicles for the purpose of determining task completion and improve supervisory efficiencies in the specific areas of snow plow operations, street sweeping, and park mowing operations. The immediate benefit would be the ability of the field supervisor to identify work completed to date, and log the data for future recall to avoid duplication of efforts. While individual person or machine productivity may not show marked increases right off, certainly the efficiency and effectiveness of the field supervisor would markedly improve, especially the ability to hold individuals accountable for their work efforts. More particularly, staff anticipates the following advantages:

- Real-time tracking of all vehicle locations, speed, and traveled routes
- Status and level of completion for all operations
- Quicker response to citizen complaints or emergency situations
- Ability of each worker to have visuals of their current location and where they have been
- Provide alerts when vehicles are outside specific area limits (municipal boundaries)
- Post operation reports, analysis, and evaluation of efficiency

Staff is comfortable with justifying the acquisition and implementation of a new GPS system and anticipated avoided costs in qualitative terms, but until measurements have been completed to quantify production, it would be speculative to suggest specific cost savings for any defined task.

Staff recognizes the need for adoption of a policy and/or work rules to establish guidelines for the use of the system by rank and file employees. It is expected that any HR policy statement governing the use of smart phones will be simple and brief.

Future Years

In addition to Public Works operations discussed above, this system may also be expanded in future years to other tasks, as well as to other City departments. The possibilities are many and varied, because in addition to GPS tracking, the Freeance Mobile solution also involves the use of Geographic Information Systems (GIS) to track, display, collect, and send information to and from vehicles or users in the field. The pairing of the Freeance software with currently available City GIS data would allow each smartphone from the field to view the City's own digital maps, access and search for parcel information, fill out and update customized work order and inspection forms, and capture pictures that can be linked to specific location(s) on City maps and databases. These capabilities will allow for the following Public Works field applications:

- Storm sewer and catch basin inspections, cleaning, repair, and inventory
- Sidewalk complaint inspections and inventory
- Miscellaneous street repair and patching
- Street sign and street lighting repairs and inventory
- Waste collection tracking
- Storm sewer locates
- Street lighting and traffic signal locates

In addition, use of the Freeance System can be expanded when ready to other departments for tasks such as:

- Traffic signal preemption for emergency vehicles

- Inspections and work order tasks
- Sharing of GIS information with Kenosha Water Utility
- Other possibilities (canine police work, utility locates, etc)

It should be noted that the issue of traffic signal pre-emption has been promoted by the Common Council for a number of years now. Significant funding has been allocated for the acquisition and installation of pre-emption equipment in both vehicles and controller cabinets. Preliminary discussion with signal equipment providers suggests that there is potentially significant savings with the use of the smart phone GPS technology. Staff will continue pursuing the matter until it reaches satisfactory conclusion.

EQUIPMENT AND IMPLEMENTATION SCHEDULE

Equipment necessary to implement the Freeance Mobile system includes both Freeance and GIS hardware and software. Staff estimates that about 50 smartphones would be required to fully implement its use in snow plow operations. City staff currently supplied with Motorola Droid would be compatible for use with the Freeance solution if we would want to exercise that option. It should also be noted that the service plans required with smartphones can be limited to data plans only. Moving forward with this option would be beneficial in decreasing operating costs with the initial implementation of the GPS tracking, because this system is not necessarily intended to replace in-vehicle radios for communication.

The Public Works Department has been directed to have a GPS tracking system fully operational for the 2011 winter snow plow season, so staff asked Freeance Mobile representatives to propose a minimal timeline for the proposed GPS tracking solution. They are proposing a 14 week schedule that includes any installation, implementation of hardware and software, setup, training, and troubleshooting. Engineering division staff recommends that the system be operational by July, 2011 to allow adequate time for staff to train and gain experience with the equipment on smaller-scale operations before it is deployed during the larger snow plow operations. In addition, staff recognizes many small details will be necessary for proper implementation, including adoption of a work rule policy governing the new technology, and a procedure for measurement of productivity once the system is in place to evaluate the overall effectiveness of the system and actual cost savings.

COSTS

The initial research into GPS tracking systems led staff to believe that there would be a large capital investment for the GPS units and installation costs, but that it would require only a small annual operating cost. Costs were estimated, and the project was funded in the CIP accordingly. However, the proposed Freeance Mobile system differs from the initial research in that it requires much lower capital costs for hardware, software, and setup, but a more significant annual operating cost for the cell phone service fees. The proposed use of data only plans can help to minimize these operating costs. However, staff believes that the flexibility and versatility of the smartphone solution justifies the modest increase in operating costs, and will ultimately achieve significant operating cost savings. Although the proposed Freeance Mobile solution involves higher annual operating costs than originally anticipated, the expanded benefits of this system beyond the capabilities of just GPS tracking will offset these operating costs with higher efficiencies and the ability of staff to maintain or increase service levels with no staff increases or personnel cost increases.

Freeance Mobile has provided the City of Kenosha with a proposal that includes all costs to install the Freeance and GIS hardware, software, installation, and training. These costs and the current budget are summarized below:

2011 CIP Funding Allocation	\$125,000
------------------------------------	------------------

2011 COSTS			
CAPITAL COSTS		OPERATING COSTS	
Freeance Mobile Hardware**, Software, Training	\$39,990		
GIS Hardware, Software Training	\$31,000	Cell Service Plan - Data Only (50 phones, 6 months)	\$9,000
Smartphones (50 phones)	\$5,000		
Truck mounts with chargers	\$1,500		
Racking System with chargers	\$2,000		
Estimated Total Capital Costs	\$79,490	Estimated Total Operating Costs	\$9,000

2012 COSTS			
CAPITAL COSTS		OPERATING COSTS	
Smartphone replacements/repair (10 phones)	\$1,000	Freeance Updates, Maintenance, Support	\$5,913
Additional smartphones (10 phones)	\$1,000	GIS Updates, Maintenance, Support	\$5,000
		Cell Service Plan - Data Only (50 phones, 12 months)	\$18,000
		Cell Service Plan –Data & Voice (10 phones, 12 months)	\$6,000
Estimated Total Capital Costs	\$2,000	Estimated Total Operating Costs	\$34,913

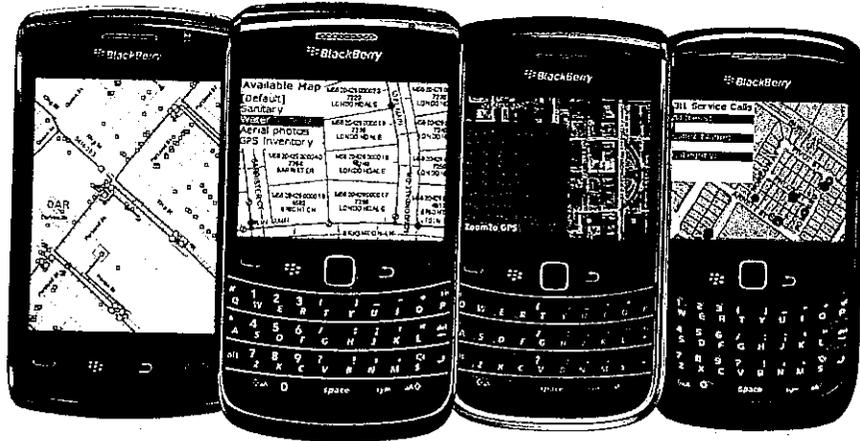
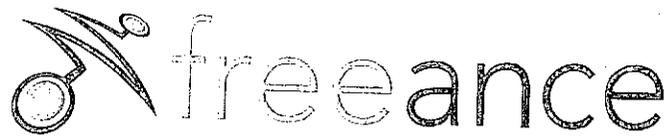
2013 & FUTURE YEAR COSTS			
CAPITAL COSTS		OPERATING COSTS	
Smartphone replacements/repair (30 phones)	\$3,000	Freeance Updates, Maintenance, Support	\$5,913
Additional smartphones, (10 phones)	\$1,000	GIS Updates, Maintenance, Support	\$5,000
		Cell Service Plan - Data Only (60 phones, 12 months)*	\$23,760
		Cell Service Plan –Data & Voice (10 phones, 12 months)*	\$6,600
Estimated Total Capital Costs	\$4,000	Estimated Total Operating Costs	\$41,273

*Assumed a 10% inflation increase in cell phone service provider costs.

** Freeance Mobile software allows for an unlimited number of smartphones at no additional cost, other than the actual cost of the phone and service plan.

RECOMMENDATION

The Department of Public Works recommends that the City of Kenosha implement the Freeance Mobile software solution paired with smartphones to develop a GPS tracking system. The immediate uses of this system within the first year of implementation will be to track snow plow, street sweeping, and mowing operations. After the initial year, this system can also be used as an in-field tool to collect and share geographically linked information such as utility locations, inspections, and repairs. This system may also be expanded in future years to assist in data collection and tracking in various departments outside of Public Works, with a particular interest in development of a traffic signal preemption program for emergency vehicles.



Make Location Apps for Smartphones

Proposal for Freeance Mobile Track

City of Kenosha, Wisconsin / Department of Public Works

23 March 2011

TDC Group Inc.

3055 Kettering Blvd. Suite 416 · Dayton, Ohio · 45439 · USA

+1-937 461-2000 · 1-866-832-4768

www.freeance.com

 **BlackBerry.**

Elite Alliance Member



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Freeance Mobile 5.0 - Pro Edition

Freeance Mobile 5.0 – Pro Edition is a programmed, commercial-off-the-shelf software solution comprised of the following applications for BlackBerry, iPhone and Android smartphones:

- MapViewer
- Database Form
- Tracking

Freeance Mobile 5.0– Pro Edition with Tracking software is a server application that lets organizations to publish ArcGIS Server maps to smartphones. It is the edition for full enterprise implementation. The Pro Edition is delivered with the full complement of features and functions available to provide unlimited use of all tools – including smartphone tracking, field mapping and editing of the geodatabase, data collection, locates and more.

Freeance Mobile 5.0 - List of Features

Features are listed by each application included in Freeance Mobile 5.0 software– Pro Edition.

MapViewer (key features)

- Zoom to location based on lat/lon
- Identify map features
- Create, move and delete map features
- Edit map feature attributes
- Use map server geocoding
- Zoom to GPS coordinates
- Track oneself with GPS
- Create multiple map views for fast data visibility toggling (layer groups)
- Search on feature class attributes as well as non-spatial datasets
- Locate/zoom to feature from search result
- Select from a wide array of input controls for eased form input
- Link to images/docs/websites from search results

MapViewer (other features)

- Connect to secured ArcGIS Server map services
- Client applications do not need direct access to mapping or database servers, so they can sit behind the firewall with no open ports - BlackBerry only
- Use map document settings (scale dependencies, symbology, etc.)
- Query non-spatial datasets
- Access feature class attributes through ArcGIS Server (adds compatibility to SDE versions and File Geodatabases)

- Create custom map feature symbology for feature selection

Forms (key features)

- Automatically populate a form with selected map feature attributes
- Tabbed interface for working with multiple forms and improved usability
- Capture and associated multiple photos with a single record

SmartForms

- Populate a database table with values and location information
- Capture additional GPS information such as accuracy
- Pull form selection list values from database tables (dynamic)
- Capture location by GPS, on-screen digitizing or an existing map feature's (x,y)
- Search and edit feature class attributes
- Search and edit database tables records
- Smart Forms - Ability to dynamically change form input control visibility based off of a selected value
- Smart Forms - Ability to dynamically change select list values based off of a selected value
- Zoom to map features
- Write points to an authentic ESRI feature class (no ArcMap Event Map needed, AGS 10)
- Capture additional GPS information (no. of satellites, accuracy)
- Replace an existing photo with a new photo when editing an existing record
- Save picture in database (Oracle and MS SQL Server)
- Save multiple values per field

Freeance Software Configuration and Administration Software

System administrators can easily create and modify applications built using the Freeance Mobile solution. Predefined queries, displayed database fields, map searching, layer control, feature selecting, GPS auto tracking and other Freeance Mobile applications and tools for smartphones are all managed by the system configuration software delivered in all Freeance software solutions.

Freeance Mobile Track Features

- Animated Vehicle Location
- Vehicle Mouse-Overs
- Geo-fencing
- Vehicle Paths
- Reports
- Custom Symbology

Proposed Project Plan

TDC proposes professional services to the City to ensure the project is efficiently and timely brought to a successful deployment. We'll draw upon decades of project experience to minimize the time it takes you to get up and running with the Freeance Mobile Track solution.

Our proposed services include assisting you with installation of Freeance Mobile and ArcGIS Server software, configuration of the Freeance Track application, database table setup and database trigger creation. TDC is a leading firm in making enterprise location applications for smartphones. And as a pioneer developer of smartphone based GIS solutions, TDC looks forward to sharing its leading-edge knowledge and experience with application deployment to smartphones with the City's team.

Summary of Proposed Professional Services

TDC proposes delivering the following implementation and training services to your team during the project:

- Purchase and deliver a rack-mounted 4-core server to the City
- Install Freeance Mobile and ArcGIS Server software on the rack-mounted server
- Conduct online training for system administrators
- Build applications in Freeance Mobile, including a tracking application
- Assist the City's team with deployment of Freeance Mobile Track solution to its employees
- Technical consulting on mobile application deployment, GIS, databases and networks

Proposed Professional Services - Detail

1. TDC will build the tracking application using Freeance Mobile software.
2. TDC will train up to 4 employees of your organization as system administrators of Freeance software. TDC will provide up to 24 hours of training and implementation. Training and implementation services are typically delivered in sessions of 2-to-4 hours in duration. There is a 4-hour limit per training session.
3. TDC will purchase, setup and deliver server hardware with installed software.
4. Proposed ArcGIS/SDE Server Setup & Consulting. TDC Group will install and configure the license of ArcGIS/SDE Server and build and publish map serves for running Freeance Mobile.
5. TDC will assist with troubleshooting non-Freeance software and hardware systems, as they relate to the deployment of its Freeance Mobile solution. This includes GIS and enterprise database software, networks, operating systems and so forth. You are responsible for providing ArcGIS Server and other necessary hardware and software, which TDC will install and configure.

Project Implementation Overview

TDC will provide a range of implementation services to the City for this project, as shown below.

Project Management Services

- Engage you in an open discussion about issues that are key to you regarding your project.
- Listen to your important overall objective regarding the success of your project and confirm it.
- Frame a solution that works for you.
- Envision and discuss specific descriptions of outcomes and results with you.
- Commit to actionable, agreed upon next steps with you and TDC.

Implementation Services

- TDC will install and configure Freeance™ software.
- TDC will build the tracking application using Freeance software.
- TDC will troubleshoot non-Freeance software and hardware systems as they relate to the deployment of Freeance software solutions.
- TDC will install and configure ArcGIS Server software and work with you to integrate your existing map layers and any existing enterprise databases that relates to your map layers.
- Implementation services will be delivered remotely to you by a live support engineer via Web conferencing services.
- We work with you step-by-step until we have your Freeance solution ready to be deployed.

System Administrator Training

- We provide online, instructor led training by TDC personnel experienced with Freeance software, TDC software products, databases, networking and mobile devices.
- We will work with you step-by-step to build a Freeance client application using your data.
- You will be taught how to use the Freeance administration software and configuration system.
- You will benefit from our instructor-led training that is typically delivered in sessions of 2-4 hours and fitted to meet your schedule.
- TDC will train multiple employees who have been assigned as system administrators.

End User Training

- Instructor-led training for end users of Freeance™ Mobile is available to maximize the success of your deployment of mobile applications.

Proposed Project Plan

TDC proposes the following schedule for implementation of its Freeance Mobile solution. The milestones below may be adjusted to fit your requirements and timelines.

Task	Who	Time
Proposal accepted, PO issued, license agreement executed.	Client	Start
Initial call to client to schedule project start.	TDC	
Work with client's IT Admin to procure server per attached specs.	Client, TDC	1 day
Work with client purchasing admin to acquire ArcGIS Server software.	Client, TDC	1 day
Receive hardware, software and install/configure ArcGIS Server and Freeance software	TDC	30 days
Project Kick-off meeting. <ul style="list-style-type: none"> ▪ Setup delivery of server ▪ Review Freeance Mobile solution ▪ Review project objectives, roles and responsibilities, schedule ▪ Define mobile applications ▪ Next steps 	Client, TDC	1 day
Review and schedule work from Kick-off	TDC	1 week
Training / implementation: Mobile <ul style="list-style-type: none"> ▪ Help build first mobile application ▪ Configuration system 	TDC	2 weeks
Deploy Freeance Mobile to small group of smartphones. Review results.	Client, TDC	1 week
Deployment Consulting/troubleshooting <ul style="list-style-type: none"> ▪ Freeance, networking, databases, GIS 	TDC, CA	2 weeks
Deploy Freeance Mobile to larger group of smartphones. Review results.	Client, TDC	2 weeks
Wrap-out Freeance Mobile project.	Client, TDC	3 days
Estimated Project Duration		14 weeks

You Provide:

1. The internal hardware, software and networking needed for the project.
2. Technical access to Freeance server software from GIS databases, enterprise databases and servers across your networks.
3. Make technical and management personnel available to TDC during the project. Participate in Project Kick-off meeting and conference calls throughout the project.
4. The smartphones used as the location tracking devices – Android, BlackBerry, iPhone.

Assumptions

TDC's assumptions related to project parameters, existing conditions and performance in this project are:

1. The Client will maintain all local and wide area network software and systems needed for the project.
2. None of the Client's databases with which TDC interfaces will change in their structure or format during the project.
3. The Client will be responsible for data security and backup on their sites, including provision of backup hardware and software.
4. The Client is responsible for running hardware and software in accordance with manufacturers' specifications and recommended uses.
5. The Client will use the current releases of Microsoft, enterprise databases and ESRI software throughout the duration of this project, unless otherwise specified by TDC. Here, current release means software that has been released to the general market as of the Effective Date of this proposal.
6. The Client will provide TDC with remote access to the server on which Freeance resides via high-speed Internet connection.
7. Online Internet conferencing will be used for portions of the technical support and installation services TDC will provide. The Client needs to have a high-speed Internet connection to facilitate these activities.

Proposed Pricing for Project

Pricing for Freeance Mobile Pro 5.0 with Tracking

Item	Quantity	Unit Price	Total
Freeance Mobile Pro 5.0 for Year One <ul style="list-style-type: none"> • One (1) server license deployed as specified in this proposal • An unlimited number of BlackBerry and Android device licenses • MapViewer, Smart Forms applications • Web based configuration system • Software maintenance, support, and upgrades (12 months) 	1	\$19,995.00	\$19,995.00
Freeance Mobile Tracking for Year One <ul style="list-style-type: none"> • Unlimited BlackBerry/Android device licenses • Unlimited web and administrator licenses • Tracking and map viewer applications • Where's my team application 	1	\$9,995.00	\$9,995.00
Training, Implementation and Consulting <ul style="list-style-type: none"> • Professional services for proposed Freeance solutions • Training on Freeance functionality 	1		\$10,000.00
Total USD			\$39,990.00
<i>Year Two Fees for Freeance Mobile software:</i>			<i>\$5,913.00</i>

Freeance Mobile Software Licensing

Freeance Mobile licensing covers server and device side software licenses. Fees are calculated according to the number of servers on which you install the server software. The Freeance Mobile license allows you to run Freeance Mobile on an unlimited number of smartphones.

TDC Group will supply one server license of Freeance Mobile Pro software to be used as follows: one license for production and one license for testing, prototyping and backup.

TDC Group, Inc. holds all copyrights and intellectual property rights to all Freeance software and related materials. Freeance software licenses may not be licensed to market, sold, transferred, distributed, disposed of or disclosed. All Freeance software functionality will be delivered "as is" relative to the current release.

Pricing for ArcGIS Server Software, Server Hardware and Installation

Item	Quantity	Unit Price	Total
Dell PowerEdge 510R Server <ul style="list-style-type: none"> • Windows Server OS • 4 Core processor • 12 MB of memory • (4) 600 GB hard drives configured with RAID 10 • See Attachment A for detailed specifications 	1	\$8,000.00	\$8,000.00
ArcGIS Server 10 Enterprise Standard with ArcSDE <ul style="list-style-type: none"> • One (1) server license of ArcGIS Server Enterprise Standard for use with up to 4 cores • An unlimited number of users • Software maintenance, support, and upgrades (12 months) 	1	\$18,000.00	\$18,000.00
Installation, Implementation and Consulting <ul style="list-style-type: none"> • Configure and install software on Dell server • Professional services to install ArcGIS Server Software • Build and publish ArcGIS Server maps • Deliver Dell PowerEdge 510R server to City • Training on ArcGIS Server functionality 	1	\$5,000.00	\$5,000.00
Total			\$31,000.00
<i>Year Two Maintenance Fees for ArcGIS Server software</i>			

TOTAL PROJECT COSTS YEAR ONE:

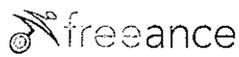
\$70,990.00

Includes:

- Freeance .Mobile 5.0 software – Pro Edition
- Freeance Mobile Track software
- ArcGIS Server Software for 4-cores, Enterprise Edition, Standard Version
- Dell Server Hardware
- Professional Services for installation, design, build, training and publication of software.

Attachment A – Server Specifications

Catalog Number / Description	Product Code	Qty	SKU	Id
PowerEdge R510: PE R510 Chassis for Up to Four 3.5" Cabled Hard Drives, LED	R5104W	1	[224-8664]	1
Ship Group: PowerEdge R510 Shipping	SHIPGRP	1	[330-5462]	2
Processor: Intel® Xeon® X5560, 2.8Ghz, 8M Cache, 6.40 GT/s QPI, Turbo, HT	X5560	1	[317-1202]	6
Additional Processor: Single Processor Only	1P	1	[311-3928][317-2372]	7
Memory: 12GB Memory (3x4GB), 1333MHz Dual Ranked RDIMMs for 1 Processor, Optimized	12GDR10	1	[317-7302]	3
Operating System: Windows Server 2008 R2, Standard Edition,x64, Includes 5 CALS	WSSE6C	1	[421-1622]	11
Hard Drives: 600GB 10K RPM Serial-Attach SCSI 6Gbps 3.5in Cabled Hard Drive	600A10C	4	[342-2040]	1209
Hard Drive Configuration: RAID 10 for PERC6i, PERC H200/H700 Controllers, x8 Chassis	PH27R10	1	[330-5505]	27
Internal Controller: PERC H700 Integrated RAID Controller 512MB Cache	PH700RC	1	[330-5575][331-0880][342-0371]	9
1st Hard Drive: HD Multi-Select	HDMULTI	1	[341-4158]	8
Power Supply: 480 Watt Non-Redundant Power Supply	480NRPS	1	[330-6582]	36
Power Cords: NEMA 5-15P to C13 Wall Plug, 125 Volt, 15 AMP, 10 Feet (3m), Power Cord	125V10F	1	[310-8509]	38
Embedded Management: Baseboard Management Controller	BMC	1	[313-7919]	14



Catalog Number / Description	Product Code	Qty	SKU	Id
Network Adapter: 2x Intel Gigabit ET Dual Port NIC, PCIe-4	2DPCIE4	1	[430-0643][430-0643]	13
Rails: Sliding Ready Rails with Cable Management Arm	RRCMA	1	[330-6276]	28
Bezel: Bezel	BEZEL	1	[313-8551]	17
Internal Optical Drive: DVD+/-RW, SATA, INTERNAL	DRWSI	1	[313-7834][313-9090]	16
System Documentation: Electronic System Documentation, OpenManage DVD Kit with DMC	EDOCSD	1	[313-8552][330-5280]	21
Hardware Support Services: 3 Year ProSupport and NBD On-site Service	U3IP	1	[905-6667][905-7218][906-0422][906-0462][906-9710][989-3439]	29
Proactive Systems Management: Dell Proactive Systems Management	PSM	1	[909-0269]	30
Installation Services: No Installation	NOINSTL	1	[900-9997]	32

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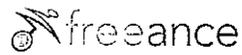
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Attachment B – ESRI Quote for ArcGIS Server Enterprise Standard Software



About TDC Group, Inc.

TDC Group, Inc. (TDC) is a pioneer developer of cost-saving mobile location solutions that accelerate workflow and enhance productivity for the enterprise market. Our Freeance Mobile software brings enterprise GIS to BlackBerry smartphones by way of intuitive applications that feature interactive maps, database forms and searching, tracking and geo-tagged digital photos. Customers can easily build mobile applications that extend rich enterprise data and resources to users wherever and whenever they need it.

Government, utilities and corporations of all sizes use Freeance Mobile to complete work faster, save money and increase service responsiveness. Freeance software solutions are used by organisations in North America, Europe, Africa and Australia.

TDC is based in Dayton, Ohio USA.

www.freeance.com

www.GISonBlackBerry.com



Engineering Division
Michael M. Lemens, P.E.
Director/City Engineer
Fleet Maintenance
Mauro Lenci
Superintendent
Parks Division
Jeff Warnock
Superintendent

Street Division
John H. Prijic
Superintendent
Waste Division
Rocky Bednar
Superintendent

DEPARTMENT OF PUBLIC WORKS
Ronald L. Bursek, P.E., Director

Municipal Building · 625 52nd ST · RM 305 · Kenosha, WI 53140
Telephone (262) 653-4050 · Fax (262) 653-4056

April 7, 2011

To: G. John Ruffolo, Chairman
Public Works Committee

From: Michael M. Lemens, P.E.
Director of Engineering/City Engineer

Subject: *Approval of Sidewalk Wedge-Cut/Grinding Program (City Wide)*

[Handwritten signature and date: 4-8-11]

BACKGROUND/ANALYSIS

For the past three years the City of Kenosha Department of Public Works – Engineering Division, with the full knowledge and support of the Public Works Committee, has been conducting a pilot program of an alternate method of sidewalk repair on sidewalks along City-owned parcels. The method involves cutting or grinding a wedge of concrete from the surface of the sidewalk panel to eliminate trip hazards from heaved or settled joints and create a safe passage way for pedestrians. The method is effective only for a small set of sidewalk deficiencies, but for select cases it can achieve long-lasting, cost effective repairs while minimizing disruption of the sidewalk for residents and users. The cost of this new method is based on the amount of material that must be removed to cure the hazard, so each incident of repair is priced independently. This method is not effective for all instances, for example it doesn't work for repair of tree damaged panels where the tree root that causes the problem must be removed, or for severely heaved sidewalk panels. Still, at qualified locations it can result in significant costs savings for the property owner. A small ordinance change will be necessary to implement an alternate method of sidewalk repair and allow the city to specially assess for the cost of it.

Staff will need to prepare a sheet for residents explaining the advantages and disadvantages of the wedge-cut/grinding program to explain this method of treating sidewalk hazards and allow property owners to make an informed decision when choosing the method for their walk repairs

RECOMMENDATION

Approve use of the method for hazardous walk repairs where appropriate, and direct staff to draft the necessary ordinance changes.



Engineering Division
Michael M. Lemens, P.E.
Director/City Engineer
Fleet Maintenance
Mauro Lenci
Superintendent

Street Division
John H. Prijic
Superintendent
Waste Division
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April 7, 2011

Technical Report

Sidewalk Wedge-Cut/Grinding Program

Drafted by Dean Madden; edited by Michael M. Lemens, P.E., City Engineer

SUMMARY

For the past three years the City of Kenosha Department of Public Works – Engineering Division, with the full knowledge and support of the Public Works Committee, has been conducting a pilot program of an alternate method of sidewalk repair on sidewalks along City-owned parcels. The method involves cutting or grinding a wedge of concrete from the surface of the sidewalk panel to eliminate trip hazards from heaved or settled joints and create a safe passage way for pedestrians. The method is effective only for a small set of sidewalk deficiencies, but for select cases it can achieve long-lasting, cost effective repairs while minimizing disruption of the sidewalk for residents and users. The cost of this new method is based on the amount of material that must be removed to cure the hazard, so each incident of repair is priced independently. This method is not effective for all instances, for example it doesn't work for repair of tree damaged panels where the tree root that causes the problem must be removed, or for severely heaved sidewalk panels. Still, at qualified locations it can result in significant costs savings for the property owner. A small ordinance change will be necessary to implement an alternate method of sidewalk repair and allow the city to specially assess for the cost of it.

BACKGROUND

The City of Kenosha has a long-standing statutory obligation to maintain public sidewalks in a condition that is reasonably safe for passage. However, promulgation of the American's with Disability Act (ADA) in 1990 resulted in additional requirements with respect to accessible path of travel. Predictably there is now an increase in municipal exposure to liability, especially with court action in some areas of the country where it was shown that communities were slow to act or did not fully comply with ADA requirements. These cities were ordered to direct large amounts of their annual operating budgets to remedy hazards in a relatively short time frame. Fortunately for Kenosha, the Public Works Committee and Common Council have long recognized the need for an aggressive program to address hazardous sidewalk repair issues, and they allocated increasingly larger amounts of funding for this program, especially in recent years.

Obviously the City is concerned with the economic impacts of maintaining sidewalks, because it affects not only the City itself for the capital expense of repairs as well as the cost of legal defense in trip and fall cases, but also affects the abutting property owners for cost of the special assessments. The City of Kenosha's current program is limited by ordinance to elimination of hazards by removal and replacement of sidewalk square(s). Although there are many instances where the removal and replacement of sidewalk square(s) is necessary to 1) provide a reasonably safe sidewalk, and 2) to meet the requirements of the ADA, there are situations where this program can cause a property owner to incur unnecessary expense and hardship because a less expensive alternate may be available.

The Public Works Committee has always encouraged staff to look for innovative solutions when it can be shown to have positive economic benefits provide a more efficient construction effort. Acting on this encouragement from the policy-makers, several years ago Department of Public Works staff investigated a new hazardous repair method. Consequently, In the interest of maximizing the number of sidewalk deficiencies that can be corrected for a given level of funding, with the support of the Public Works Committee staff began implementing a sidewalk wedge-cut/grinding program on a trial basis on properties that are owned by the city. By utilizing this program, the city staff has become acquainted with the operations, procedures, short-comings and apparent benefits of this alternate repair method. Staff has concluded that a sidewalk wedge-cut/grinding program can provide a viable option for the city to reduce costs and correct more public sidewalk than possible under the traditional remove and replace method. General implementation of this process city wide will require that sidewalks meet qualifying specifications, and it will be necessary for the Common Council to approve a small ordinance changes that will allow for specially assessing the costs of this method.

Section 5.116.B of the City of Kenosha Code of General Ordinances provides for the financial burden of maintaining public sidewalks to be the responsibility of the property owners. Historically the cost of traditional remove and replace sidewalk repair is specially assessed to the abutting property owners; unless, of course, the damage is due to street tree roots. By policy, this work is exempt from special assessment. If the alternate method is to be a fair and equitable solution, the reduced cost of this method should also be eligible for special assessment. However, if staff expects to successfully transition to a program that will allow for an alternate, property owners will need to be properly informed of the pros and cons of both the traditional and the alternate method. There will have to be easy to understand guidelines that make it clear which conditions can be corrected with the wedge-cut grinding method, and which will require the traditional remove/replace solution. Finally, property owners must be given an opportunity to choose between the two when a choice is available. A set of guidelines will be drafted and submitted to the Public Works Committee for review.

ADVANTAGES

The advantage of implementing a wedge-cut/grinding program should be recognizable within the first year of activity. Some of the advantages are as follows:

- Hazards can be removed with minimal impact to the abutting property
 - Does not damage private property (e.g. private sprinkler systems)
 - Will not affect adjacent structures and landscaping (e.g. building, retaining walls, etc.)
- Cost effective
 - Can effectively remove select hazards with one action that would normally require multiple steps to remove and replace perhaps multiple sidewalk squares
 - Can reduce the cost of the special assessment burden vs. the removal and replacement program
 - Costs will vary depending on size of hazard, but price can be capped so as to not exceed a certain percentage of the replacement of a sidewalk square
 - Extends the service life of current structurally sound sidewalk square
 - Eliminates the cost to backfill sidewalk excavations with topsoil and restore landscaping
- Reduced disruption to work area
 - Minimal (if any) roadway obstructions or required lane closures
 - Sidewalk is back in service in minutes vs. days
 - Do not have to return to work area to replace “graffiti” or footprints in the poured concrete
 - No messy black dirt and seed or sod to water
- Crew mobility
 - Allows the city to address new concerns that arise after the project has been started
 - Allows the project to cover a larger area faster, and reduce a larger number of hazards
 - Allows crews to continuously removing trip hazards without having to wait for dedicated task (such

- as “removal”) crews to complete work, or for concrete cure time
- No lost time due to weather
- Environmentally responsible in connection with a “Green Kenosha”
 - Reduces the amount of removed material from work site to less than 1% of the “Removal and Replacement” Program (Based on average amount of material of 500 panels correction in both processes)
 - Reduction of Green House Gas production
 - Reduction of storm water contamination with use of vacuum system to contain dust.
- Educational effort needed
 - Advantages and disadvantages of alternate vs. traditional method(s) must be explained to property owners so they can understand the differences.
 - An “ADVANTAGES AND DISADVANTAGES” paper or pamphlet must be prepared and distributed to owners of property deemed to be potential candidates for the alternate method
 - Since property owners will be responsible for the cost, they need to be allowed to choose their preference for traditional vs. alternate, but only if the walk can be repaired with the alternate method.
- Long term benefits
 - Overall reduction in miscellaneous sidewalk repairs
 - Overall reduction in hazard severity

DISADVANTAGES

- Can not be used where the movement in the sidewalk slab is dynamic
 - Where a tree root is causing the panel to heave, the problem will not be eliminated with this method, and the trip hazard will re-appear
 - Where underlying soils are actively settling or shifting due to external forces, this problem will not correct subsurface deficiencies (e.g. over a service lateral trench)
- There is a limit to extent of repair that can be achieved
 - Since the cost of the repair varies with the amount of material that must be removed from the slab, at some point the cost of wedge-cutting will exceed the cost of remove and replace
 - The structural integrity of the remaining slab can be compromised if too much material is removed
- The alternate method will not cure all deficiencies
 - Spalled sidewalk squares cannot be corrected with the wedge-cut/grinding solution
 - Slip hazards (caused by water trapped on the sidewalk and freezing) due to settling or back-pitched walks won't be corrected with this alternate method
 - Cracks with separation within a sidewalk square
- Perception of fairness will be difficult to present to the public
 - Each wedge cut is priced separately because it is based on the magnitude of the cut and the time it takes to complete the cut
 - After the levying of the special assessment it will be impossible to quantify the actual price of each cut
 - Determination of which sidewalk square(s) qualify for the wedge-cut/grinding process versus which can be removed and replaced will appear to most residents to be arbitrary and subjective
- The alternate method may not be aesthetically pleasing to some
 - The wedge-cut/grinding process will change the appearance of the surface – it will be evident which squares were cut
 - The treatment will remove the trip hazard and make the walks safe for travel, but the finished effort may still leave some sidewalk squares that are up and down.
- The alternate method will require intense supervision and management in order to keep track of the costs for special assessment purposes

WEDGE-CUT/GRINDING PROCESS AND RESULTS

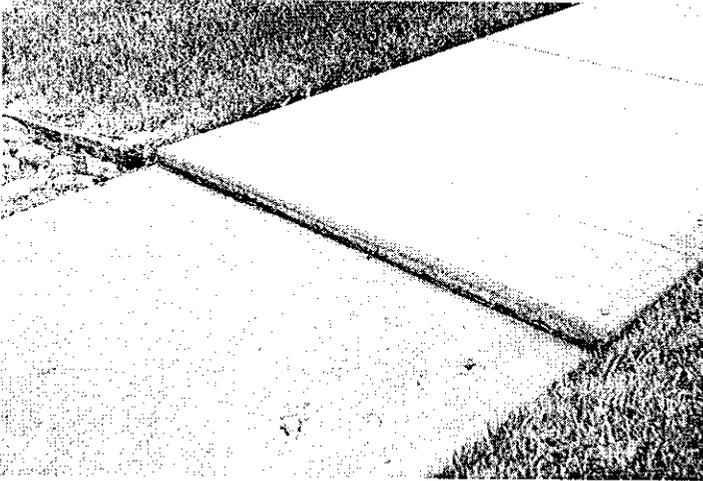


Illustration 2: Measurements are taken to calculate an ADA compliant slope. A line is placed as a guide for hazard removal.

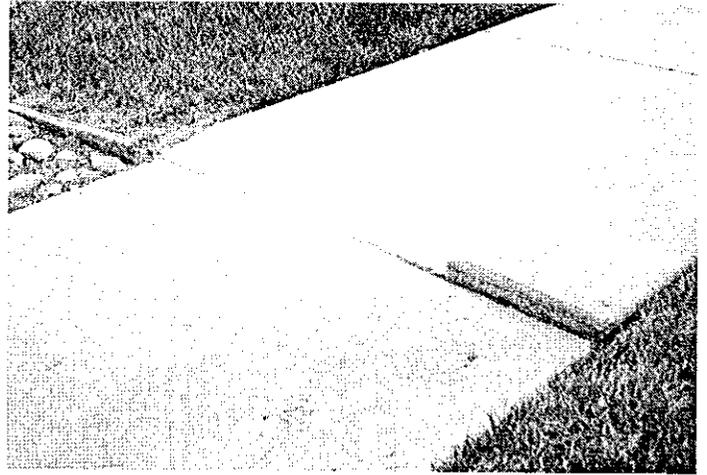


Illustration 1: The hazard elimination gradually progresses along the hazard to ensure a quality result.

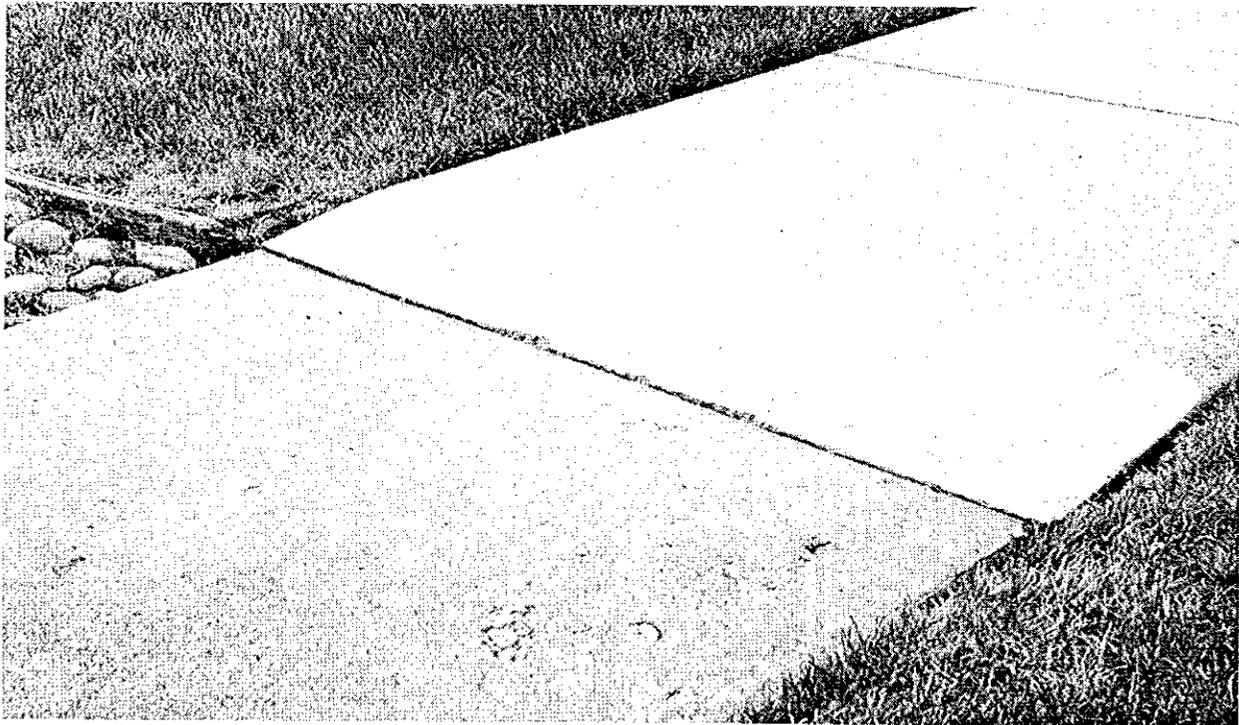


Illustration 3: The end result is an ADA compliant sidewalk square. The hazard removal is complete at a fraction of the cost and minimal disruption to the resident.

ORDINANCE UPDATE REQUIREMENTS

Current ordinances will need to be updated for the possibility of the wedge-cut/grinding program to be utilized and succeed, as well as for the City of Kenosha to comply with the current ADA specifications. In recent conversations with federal employees responsible enforcement of the ADA requirements, staff learned that stricter enforcement of the ADA standard will likely require that repairs are to be made where elevation deviations of 1/2" or more exist. Previously, per ordinance and generally accepted practices, the City allowed elevation differences of up to 3/4". If the City must enforce stricter ADA standards and minimize liability exposure, the ordinance will have to be revised to reflect the 1/2" maximum allowable deviation. Likewise, a minor ordinance revision is required to allow the city to utilize a sidewalk wedge-cut/grinding program as a permanent repair method by removing the definition of "grinding or cutting" as a "temporary" repair measure. Although grinding can be considered a cost effective, temporary technique, three years of field trials show that when properly executed, the wedge-cut/grinding solution is able to extend the life of a sidewalk square indefinitely, (unless something below grade like a tree root doesn't affect the stability of the sidewalk). With the condition that the final product meets ADA specifications, staff will propose ordinance changes that will allow for the use of alternate repair methods to eliminate sidewalk pedestrian hazards, along with the creation of finite specifications or criteria that will limit the eligibility of any particular sidewalk square for such alternate method depending on potential cost, feasibility, field conditions and judgment of the Engineer. Once directed by the Public Works Committee to move forward, staff will submit its recommended ordinance revisions for Committee review and Common Council approval.

SPECIAL ASSESSMENTS

It is the intent of the Public Works Department to treat the wedge-cut/grinding program similar to the traditional removal and replacement program with regard to special assessments to the residents. The cost of the hazard elimination should still be assessed to the property owner, proportional with the City expense to make the necessary repair(s). Since the property owner will be required to pay the cost of repairs, staff believes they should be given the option to remedy the hazard with either program if the sidewalk square meets the specifications to be eligible for the wedge-cut/grinding program. Accordingly, staff will make an honest effort to contact the affected property. If the property owner is unresponsive to the inquiry or replay that they have no preference, then staff will make an evaluation of the hazard and determine which the most cost effective method is. The Department of Public Works will make the most prudent decision based on the cost of any hazard elimination via wedge-cut/grinding versus the cost of replacing the square as a whole. It should be noted that any contract awarded for the wedge-cut/grinding program will be limited by a price cap based on a percentage of the sidewalk replacement CIP allocation in that given year. The goal in this process is to extend the quantity of sidewalk repairs in any give year while reducing the potential financial burden on the City of Kenosha residents.

SUMMARY

The City of Kenosha Department of Public Works, with the blessing of the Public Works Committee, is making an aggressive effort to minimize the City's liability of hazardous sidewalk and reduce the financial burden of hazardous walk repairs on City of Kenosha residents. To that end, staff is proposing implementation of an alternate hazardous sidewalk repair method, which we shall refer to as a Sidewalk Wedge-Cut/Grinding Program. With appropriate revisions to the Code of General Ordinances that will provide for this work to be specially assessable and in compliance with ADA requirements, the new program is expected to maximize the amount of work that can be done in any given year, reduce the cost of maintaining public sidewalks for property owners, minimize disruption of neighborhoods, maximize environmental sensitivity, and limit liability exposure for the residents of the city.



Residential Sidewalk Program



In addition to the standard Remove and Replace program, the 2011 repair season introduces a new wedge-cut process that has been in use on Kenosha owned properties since 2007.

This process is being added to the residential program to reduce costs, stretch budgets, and extend the useful life of Kenosha sidewalks.

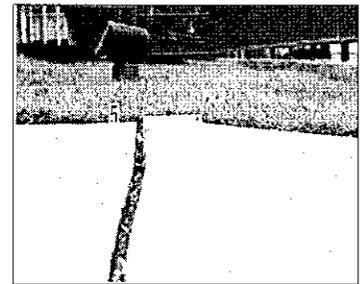


The process simply cuts a wedge into the concrete, removing the trip hazard.

The sidewalk is quickly back in service, and only a small amount of concrete needs to be thrown away.



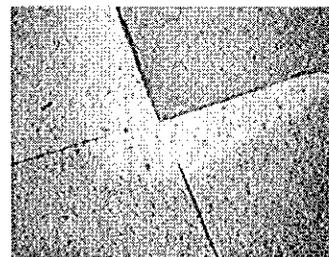
Skilled equipment operators are able to cut an ADA compliant slope and taper, and match the height of the panel edges.



Advantages Of This Method



High Quality Results



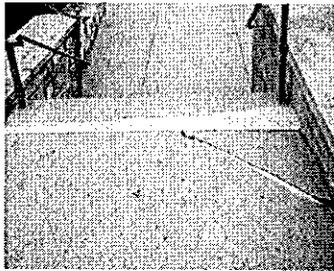
The Finish is...

- Smooth
- Clean
- Slip Resistant
- ADA Compliant!



Complete Results

Trip hazards are completely removed in all different circumstances, and around different obstacles.

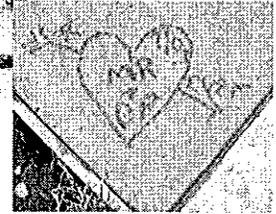


Fast

Sidewalk is back in service after only 20 or 30 minutes.



No problems with bicycle tire tracks or graffiti.



Flexible Scheduling

Because the work can be done quickly and the crews size scaled to the size of the project, wedge-cutting can be done in a fraction of the time required for a remove and replace project, *reducing the time residents live in a construction zone.*



Short Project Timeline

NO obstruction or disruption of Traffic

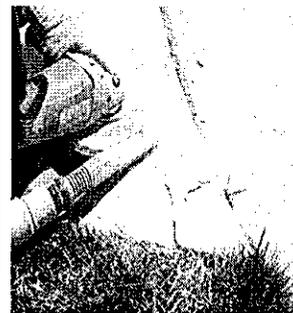


Cost Effective

- Cut costs will range from \$40 to \$70, depending upon the size of the trip hazard.
- Reduces the tax burden of Remove and Replace-only program.
- Extends the Service Life of Sidewalks.
- Safe For Nearby Trees and Landscape
- Requires no Landscape Repair When Complete



Environmentally Responsible

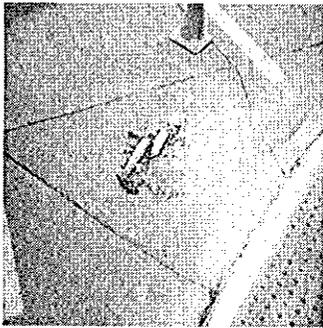


- Dry cutting eliminates silica slurry tracking
- Dry cutting eliminates river and lake contamination from silica slurry run-off
- Dry cutting with LEV dust abatement proven more effective than wet cutting *
- Saw mounted Vacuum shroud reduces air pollution and silica slurry run-off concerns

* PMID:17763066 [PubMed - Indexed for MEDLINE] - U.S. National Institutes of Health Journal of Occupational Environmental Hygiene 2007 Oct;4(10):770-9



Environmentally Responsible



- Less Land Fill Waste – Only Removes the Material Required to Eliminate the Trip Hazard

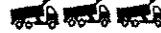
- All Remaining Debris is Swept, Collected, and Removed From the Work Site.



Sustainable Green Solution

Average Debris From 500 Panel Corrections

Remove & Replace = 155 cy Wedge Cut Method ~ .721 cy



"...This method of repair is, in my opinion, a very sustainable process due to the lack of fossil fuels and materials needed as compared to removal and replacement.

Tom Turchi -City Engineer
Marshfield-



100% = 10 Cubic Yards



What Determines if a Panel can be cut?

- Panels lifted at or above the minimum city criteria and up to 1 1/2" are potential candidates for cutting *if there are no other problems that would disqualify them.*
- *Final Judgement of wedge cut candidate application will rest with the Director of Public Works.*



What Determines if a Panel Will be Replaced?

- Sunken panels
- Panels that pool water and do not drain properly
- Panels with fracture gaps of 1/2" or greater
- Panels that have decomposing surfaces
- Panels with a vertical rise over 1 1/2"
- If the cost to wedge-cut the panel is greater than 3/4 the cost of replacement
- Tree damage



Individual Assessments

The assessment will generally work the same way as it has in past years, but it will contain both wedge-cut work, as well as any required removal and replacement work.

The main difference will be that for each wedge-cut, the resident will be charged based on how much concrete is removed, so each cut price will likely vary from the others.



The City of Kenosha is constantly striving to find new ways to save money for our residents, and we are confident this enhancement to our sidewalk program will save tens of thousands of dollars per year, improve public safety, and extend the useful life of our sidewalks.



Cost Savings Projection



Cost Savings In Kenosha

Projected Kenosha Data for 2011

- Approximate sidewalk budget: \$750,000
- Estimated cost per panel: \$112.50
- Estimated number of panels to be replaced: 6667
- Causes for removal and replacement of sidewalk panels:
Cracking, Pooling Hazard, Vertical Offset of 1/2" or greater.



Cost Savings In Kenosha

Historical Averages of the wedge-cut method

Approximate *average* cost to wedge-cut trip hazards between 1/2" and 2" on 5' sidewalks: \$47.00



Cost Savings In Kenosha

Potential Cost Savings In 2011

The following results *assume only 25%* of the panels can be corrected with a wedge-cut method. Prices are averaged.

Total for R&R - 5000 panels: \$562,500

Estimated Total for wedge-cutting 1667 trip hazards: \$78,334

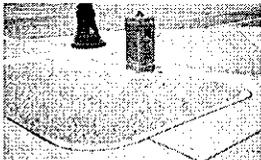
Potential cost savings in 2011: \$109,166.67 or 14.5%



Cost Savings In Kenosha

Lasting Results

Initial Pass
• 1/3rd of all joints



After 5 years
• 15% re-cut

Approximate 85% stability rate:
Demonstrated from a 15 year cutting history in Provo, Utah:



We hope you will be pleased
with this new program.

Questions Please?

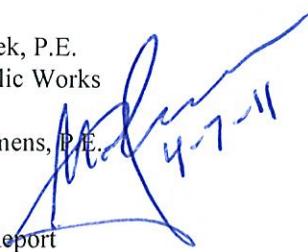


April 7, 2011

TO: Ronald L. Bursek, P.E.
Director of Public Works

FROM: Michael M. Lemens, P.E.
City Engineer

SUBJECT: Project Status Report



Project #07-1110 Storm Water Utility – Staff continues to work with Stand Associates, the engineering firm engaged to study storm sewers in the Forest Park area, and has asked for a number of items that staff need to be refined. Staff is continuing plan review activities. Staff has reviewed RFP's for dry weather outfall screening and for inspection and evaluation of the multi-plate sewer. (Citywide)

Project #09-1024 - I-94 West Frontage Road from CTH K (60th Street) to 71st Street – [Super Western] Work has been suspended for the winter. (17)

Project #09-1207 – Street Division Salt Shed - [Camosy] Contract was awarded. The project is scheduled to start this week, and is estimated to be completed by the end of July. (11)

Project #09-1443 and 08-1443 – Bike Path Extensions – Project design is nearly complete. WisDOT is asking for P.S. and E. dates. (16)

Project #10-1208 – Sidewalk and Curb and Gutter Repair – [Azar] Work is complete for 2010. Punch list items will be completed this spring. (Citywide)

Project #08-1226 – Wetland Mitigation Bank – [Wetland and Waterway Consulting, LLC] Work is in progress. The final site has been submitted for final approval by state and federal agencies. Drain tile removal is still required, but dry weather will be necessary to complete this task. (17)

Project #09-1026 - 14th Avenue from 25th Street to 31st Street – [A.W. Oakes] This is a state-let project. Work has been suspended for the winter and is scheduled to resume in two weeks or so. Staff will be coordinating the work on 14th Avenue with the contractor doing the parking lot for Carthage. (1)

Project #11-1208 – Sidewalk and Curb and Gutter Repair – The 2011 program has been advertised. (Citywide)

Project #10-1020 – 39th Avenue from 67th Street to 75th Street – [LaLonde Contractors] This project is scheduled begin mid April. The project information meeting was held on April 6, 2011. (11, 14, 15)

Project #10-1025 – 38th Street Reconstruction – Phase 4 – [Stark Asphalt] Project is planned for start of work in late April. Natural gas pipeline work is in progress, and WE Enegies must clear several electrical conflicts that it had overlooked previously. (16)

Project #08-1021 – 39th Avenue from 18th Street to 24th Street – This is a State project and is scheduled for bid opening on April 12, 2011. Work will likely begin in late May. (5)

Project #09-1212 – Lighting Grant– This is a lighting retrofit project replacing the old high pressure sodium decorative light with new LED technology. Project is nearing completion (more than 75% complete). (2, 8)

Project #10-1412 – Southport Beach House ADA Ramp– [Camosy] Project was bid and awarded to Camosy Construction for \$27,000.(2)

Design Work – Staff is working the following projects:

Phase 1 Resurfacing – Citywide

CDBG Resurfacing – (12)

56th Street from 64th Ave to 68th Ave (16)

Miscellaneous Bike Path projects

Lakefront Water Feature (Beaver Pond) with assistance from Bonestroo

Washington Park Restroom/Concession Stand replacement with assistance from GRAEF

Parks Field Office Building tuckpointing and painting

Southport Park Beach house ADA Ramp