

PROCEEDINGS OF THE BROWN COUNTY
ADMINISTRATION COMMITTEE

Pursuant to Section 19.84 Wis. Stats., a regular meeting of the Brown County Administration Committee was held on Thursday, December 5, 2019 in Room 200, Northern Building, 305 E. Walnut Street, Green Bay, WI

Present: Chair Sieber, Supervisor Kneiszel, Supervisor Deneys, Supervisor Vander Leest
Excused: Supervisor Schadewald
Also Present: Technology Services Director August Neverman, Director of Administration Chad Weininger, Supervisor Tran, Supervisor Brusky, Child Support Director Maria Lasecki, Treasurer Paul Zeller, other interested parties

I. Call to Order.

The meeting was called to order by Chair Tom Sieber at 6:00 pm.

II. Approve/Modify Agenda.

Motion made by Supervisor Deneys, seconded by Supervisor Kneiszel to approve. Vote taken.

MOTION CARRIED UNANIMOUSLY

III. Approve/Modify Minutes of September 23 and October 21, 2019.

Motion made by Supervisor Kneiszel, seconded by Supervisor Vander Leest to approve. Vote taken.

MOTION CARRIED UNANIMOUSLY

1. Review minutes of:

a. Housing Authority (September 23 and October 21, 2019).

Motion made by Supervisor Kneiszel, seconded by Supervisor Deneys to receive and place on file. Vote taken. **MOTION CARRIED UNANIMOUSLY**

Comments from the Public

Rachel Popp, 2871 Crosshaven Avenue, Green Bay, WI

Popp informed she has been employed by Brown County for 22 years and is currently working as a Court Coordinator. Due to a recent retirement, staff received an e-mail that they could apply for the position and wage of the retiring individual. She noted that there are five other court coordinators that make less than that of the retiree. Popp said she actually had to fill out an application to apply for the job that she is currently doing in order to try to get the job at the higher wage. The five lower paid Court Coordinators talked to HR about several options to get everyone at the same rate and were told that none of the options were within policy. Popp continued that she will interview for the job on Monday and the decision will be based on performance, however, the Judge is the one who can talk about her performance but he will not be included in the interviews. Popp also noted there are times when she fills in for other positions with higher pay and she has asked HR if she is entitled to the higher pay when she is filling in and she has not received a response. She feels that all of the Court Coordinators should be paid the same amount.

Communications

2. Communication from Supervisors Brusky, Schadewald and Deneys re: Request \$160,000 from the County's Contingency Fund for Public Works (Facilities) to hire an architectural firm to design the proposed Courthouse Security Annex, including examining alternative options (design and location: internal/external) to reduce the projected \$1.95 million cost while maintaining security needs and the historic aesthetics of the courthouse. *Referred from October County Board.*

A proposed budget adjustment was provided, a copy of which is attached. Supervisor Deneys said what the communication is asking for is for \$160,000 to be funded from the contingency fund to hire an architect to start the design of the security annex with the goal of finding ways to reduce the \$1.95 million dollar figure. This communication went before the Public Safety Committee earlier in the week and it was passed at that time on to this Committee for the funding. Deneys continued that different placements of the security annex were discussed at Public Safety, but until we spend some money and hire someone to do further work on this we do not know what the options are. The issue before the Administration Committee tonight is to have the funding approved.

Director of Administration Chad Weininger said at this time there is \$252,654 in the contingency fund so there is enough funding available to cover this request of \$160,000 and will still leave \$97,000 for the rest of the year. It was noted that the safety portion of the project falls under the Sheriff's Department, but Public Works Director Paul Fontecchio will help on the design aspect. Weininger said setting aside a little more money for this may be a good idea. At this time the \$1.95 million dollar estimate is very rough; there is really no value engineering. It is felt that the \$1.95 million could possibly be reduced if the security annex was placed in a different location than what was previously discussed. If the annex was put towards the newer section of the courthouse and DA's Office, the historical aspect would be eliminated which would lead to a reduction in the cost. Weininger feels it may make sense to increase the budget adjustment amount so Concord Group can work with the work group that will be formed through the Public Safety Committee.

Weininger continued that the funding for the actual construction of the project will come from settlement of the Securus lawsuit which will then free up the sales tax money that was going to be used. In addition, if there is anything left over from the budget adjustment, that could also be used towards the project.

Supervisor Vander Leest supports this and believes we should do what is necessary to see if the project can be scaled back. He agrees that putting the project on the newer portion of the courthouse would alleviate some of the historical requirements and he is in favor of saving money any way we can. He feels the work group being forward through the Public Safety Committee will come up with the best plan. Weininger said the \$160,000 is for the full architecture portion. Of the full amount, about \$10,000 is to look at other possibilities for the location. Moving the project over a little from where it was originally proposed would likely sidestep the cost of the historical requirements.

Weininger suggested bumping the amount of the budget adjustment up a little to provide some flexibility and noted that if there is any money left over, it will stay in the pot to go towards the construction. He also noted that this is one time money so there are not concerns with creating a structural deficit. He suggested the budget adjustment be in the amount of \$180,000. If the budget adjustment is approved for \$180,000 tonight, it will then go on to the full County Board for approval. From there, the work group formed by the Public Safety Committee will meet and then an RFP would be put together and approved by the Public Safety Committee before it is put out.

Chair Sieber feels spending up to \$180,000 for engineering and architectural on a \$700,000 project seems excessive. Weininger responded that this is based on the \$1.95 million dollar estimate and this money is being spent to value engineer this to get the cost down. Any money not spent on the architectural work would be used towards the construction of the project. Deneys added that there are some things that were included in the original \$1.95 million dollar estimate that will likely transfer over to wherever this is constructed; for example, the queuing area. Sieber is concerned that we could spend the \$180,000 for the architectural work and still have the \$1.95 million dollar price tag. Weininger said the budget adjustment would cover some value engineering to get the \$1.95 million dollars lowered. However at the Public Safety Committee, the idea of changing the location was brought up to somewhere that would not include having to do the historic preservation stuff. This new location they want to look at would also secure not only the courthouse, but the DA's office as well. This should also bring the cost significantly down which, in turn, would also lower the cost of the architecture amount and then any additional money left over would be put towards the construction cost. Sieber said basically this is asking for \$160,000 - \$180,000 to put the security annex in a new location and if that will not work, to try to get the cost of the project down. Weininger said that is what this is; it is really looking

at options to get the price down. If Concord Group comes in and says moving the security building to another location will not work, then the money automatically goes into trying to get the \$1.95 million dollar price tag reduced, with anything left over being used toward the project costs. Deneys added that once this is designed, the actual funding of the building has to come back for vote. Right now this money is just to find out where the best spot is and what the actual costs will be to get the area secured.

Sieber asked if there are any other areas of the county with safety concerns. Weininger responded that staff at Sophie Beaumont are behind locked doors. Almost all departments that interact with the public have separation. The last safety concern he heard about was an area in the courthouse and that has been addressed by cordoning off the section. Weininger said there is always the possibility that the Treasurer's Office could be a security concern and there are a number of other offices that do not have glass, but have counters so there is some separation. In addition, all departments have duress buttons and all departments except the Library have gone through active shooter training.

Treasurer Paul Zeller informed that earlier in the year he approached Facilities with regard to safety concerns and asked for some preliminary ideas as to ways to control access to their work area. At this time they have an open front counter with two swinging doors on each side. Zeller recently received some general numbers from Facilities with what they could do with glass as well as physical barriers. He has put some thoughts together on safety and sent them to Deputy Executive Jeff Flynt and Supervisor Deneys earlier this year and this is something that is on his radar.

Weininger said departments that currently do not have glass barriers include the constitutional officers offices, front desk of CTC, Parks, Extension and PALS, but he noted that these areas all have some sort of barrier. Sieber suggested Risk Management be consulted to see if there are safety standards for the different departments to be sure we are up to snuff on all of them. He wants to be sure that we are doing this in the right order, especially for the price tag. Weininger said Risk Management would work in conjunctions with the Sheriff's Department to do an analysis on this.

Deneys feels putting the safety annex more towards the DA's office would be a better use of taxpayer dollars in that it would secure a larger area and noted that he has heard there are some safety concerns in the DA's office because they often deal with the same individuals that the courthouse does.

Child Support Director Maria Lasecki said one of the first things she was charged with when she became the Director was the safety of the office. They first educated themselves on what it means to have separation and whether it was a false sense of security or if it was meaningful. They did training and learned that they need to be aware of their surroundings at all times and they have to look out for each other. Her office is basically a debt collection agency and often has to tell people things they do not want to hear. What is most important is making sure that staff is well trained in how to do that. The glass in their office is not bulletproof and the walls are thin. She referenced their duress button that goes to courthouse security and said that when the button is pushed, security arrives in less than 60 seconds.

Supervisor Brusky added that the work group being formed will ensure that everyone has a chance to voice their opinion which will be considered in an architectural plan.

Motion made by Supervisor Deneys, seconded by Supervisor Vander Least to approve a budget adjustment in the amount of \$180,000. Vote taken. MOTION CARRIED UNANIMOUSLY

Child Support

3. Budget Status Financial Report for October 2019.

Child Support Director Maria Lasecki informed the budget is on target and she feels good about the expenditures and revenues going into the end of the year.

Motion made by Supervisor Kneiszel, seconded by Supervisor Vander Leest to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

4. **Director Summary for November 2019.**

Lasecki informed the office has been busy and things are going well.

Motion made by Supervisor Vander Leest, seconded by Supervisor Deneys to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

Technology Services

5. **Discussion with possible action regarding Closed Captioning. *Referred from November budget meeting minutes.***

Technology Services Director August Neverman and Supervisor Tran addressed the Committee. Sieber said this is a discussion we have been having for quite a while. Neverman agreed and said his recommendation would be to try out Rev.com at the rate of \$1 per minute to see how the process works and then come back with a recommendation with costs. He feels this will potentially allow staff to focus less on minutes and agendas and instead of typing minutes they could get the minutes verbatim directly from Rev.

Supervisor Tran asked if there is currently capability to record all meetings. Neverman said there is a separate discussion on this with regard to the City Council Chambers, but meetings in Room 200 could be recorded after some software updates on the system are done. If they are recorded, they can then be closed captioned, and a transcription of the meeting would be provided and, in addition, the meetings could be posted to You Tube legally because they would be transcribed and closed captioned. To receive both the transcription and closed captioning the price is \$2 per minute instead of \$1 per minute. If we are going to talk about adding Granicus and other things Neverman has suggested in the past, the cost would be significant, but for just the closed captioning, or the closed captioning and the transcription, the cost is not that great.

Supervisor Tran said she is interested in giving the public the opportunity to watch the meetings if they are not able to attend and to add more transparency to government. She noted that Brown County is one of the few counties that does not already do this and she feels since the technology is available, we should be using it.

Neverman explained how this would work is that the meetings would be recorded, either in Room 200 or in Council Chambers at City Hall, and then the staff would upload the recording to the vendor, and the vendor then does their work and the video is then downloaded with the transcription built into it and then the transcribed document would be prepared separately. This would be two separate files; the video with the closed captioning and then the transcribed copy. Neverman says he makes it sound easy, but there are a number of steps. He added that Rev guarantees they meet the requirements of the ADA for closed captioning.

Sieber asked where the funding could come from to try this out for a month. Neverman said if he has to do something with the CAD, he would not have funding for this, but if he does not have to do anything with the CAD, he would be able to cover this. It was also questioned if there may be money available in the County Board budget for this. Tran feels it is a good thing to try it and Weininger said what makes sense to him would be to take a video from the City and send it to Rev and see how it goes before it is rolled out. If it works well, we could then work to get the equipment in Room 200 updated and determine if we want the closed captioning or the closed captioning and the transcription and go from there.

Supervisor Kneiszel feels this is long overdue and thinks it should be done. He also feels all Committees should be required to meet in Room 200 so everything can be recorded. Weininger said to require all meetings to be held in Room 200 would require an ordinance change. Deneys agreed with Kneiszel and is in favor of referring this to TS to see what the process and capabilities are.

Motion made by Supervisor Kneiszel, seconded by Supervisor Deneys to refer to Technology Services to report back in January. Vote taken. MOTION CARRIED UNANIMOUSLY

6. Director's Report.

Neverman reported both Laura Workman and Trisha Linssen did a fantastic job on the new website. The new public website and employee website are up and are significantly better than the old sites. He explained some of the features of the new sites. He noted that Linssen has been spending at least half her time working on the website and therefore he will be asking for a fulltime position or upgrading the current position to incorporate those duties.

Neverman also talked about Land Nav and informed the project is closed and it is a live, functioning system and the final payments have gone through. They have received a lot of positive feedback from the community and the application went well. Neverman said he has also looked at the Chambers and talked about his recommendation for a shared space somewhere for Board chambers. He recommends the shared space because at some point the EOC will have to be upgraded, the training room will be upgraded and the chamber space will be replaced and if all of these were in one spot, a lot of problems could be solved in that the equipment would be used on a regular basis.

Deneys asked about the jail camera project. Neverman said the sally port was completed in August. The challenge they are running into is as they are rolling out the cameras, the Sheriff has been adding cameras in locations that were not part of the original scope. They have added enough cameras that they will run out of budget before the project is done, although Neverman cannot give an exact amount right now, but it is likely to be in the \$200,000 - \$400,000 range.

Motion made by Supervisor Vander Leest, seconded by Supervisor Kneiszel to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

Treasurer

7. Review of Treasurer's Dept. Budget Performance Report for October, 2019 (unaudited).

Zeller informed that on a cash accounting basis, as of October 31 the 2019 surplus is \$933,546 and this is over and above what the requested Treasurer's contribution be to the budget from the Executive.

Motion made by Supervisor Vander Leest, seconded by Supervisor Deneys to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

**8. Discussion and possible action on the sale of the following tax deed parcels from the Wisconsin Surplus Online Auction ending 11-29-19 (min. bid \$500 each):
(Bids to be distributed to Committee members prior to meeting)**

<u>Parcel #</u>	<u>Address</u>	<u>High Auction Bid</u>
18-58	1117 Shea Ave.	\$1,010.00
21-1614	1332 Klaus St.	\$710.00
20-400	Vanderbraak St.	\$815.00
20-413-7	1267 Weise St.	\$745.00

Zeller provided information from Wisconsin Surplus Online Auction, a copy of which is attached. He recalled that each of these parcels were put out for bid with a starting bid of \$500 and noted that the same bidder, Joe Lucato, is the high bidder for each of the parcels before the Committee. Zeller commented that he had a lot of phone interest on these four parcels but that did not translate into a lot of bids. For the most part, these are flood plain lots and there are development difficulties. Building requirements are very stringent and these are difficult lots to build on and develop and he recommends the high bid on each of these properties be accepted.

Kneiszel asked if there was any wisdom to not selling these properties to discourage people from building on flood plains. Zeller recalled that the City would not buy these properties and noted that the City

would like to begin discussions with the County regarding converting some of these lots to things like community gardens and other community based usage. Zeller has listened, but noted that his job is to get the property sold and back on the tax rolls. The County continues to pay money to keep sidewalks shoveled and grass mowed on these properties. Kneiszel understands this, but questions if down the road this is going to be a big mistake. Zeller said if dwellings are built on these parcels, the City will require them to be built to the appropriate flood standards, the properties should not be in jeopardy. Zeller continued that he does not know what the motivation of the bidder is with regard to these properties. Kneiszel understands the responsibility of the Treasurer in these matters, but in the future he would like to see if there is an adjoining property owner that may buy the property for a low amount of money to use for something like parking. He would like to see consideration given to that over putting them up for auction because he would rather see the County get less money rather than see someone put a house in the property. Zeller said by statute the County is required to obtain an opinion of value from an appraiser and the property cannot be sold on the first attempt for less than the appraised value.

Vander Leest feels these properties are sold buyer beware and we have to take advantage of what we can get for the property. The person that bought these may have some purpose for them.

Motion made by Supervisor Deneys, seconded by Supervisor Vander Leest to suspend the rules to take Parcels 18-58, 21-1614, 20-400 and 20-413-7 together. Vote taken. MOTION CARRIED UNANIMOUSLY

Motion made by Supervisor Deneys, seconded by Supervisor Kneiszel to accept the high bids by Joe Lucafo on the following property – Parcel 18-58 in the amount of \$1,010; Parcel 21-1614 in the amount of \$710.00, Parcel 20-400 in the amount of \$815.00 and Parcel 20-413-7 in the amount of \$745.00. Vote taken. MOTION CARRIED UNANIMOUSLY

9. **Discussion/Action RE: Corporation Counsel Legal Opinion - WI Statute 75.36 documents a process by which a “former owner” of real property lost to a County through a property tax foreclosure action may claim a share of the sale proceeds generated by the County’s sale of their former property. What is the extent of “former owner” definition?**

Motion made by Supervisor Deneys, seconded by Supervisor Kneiszel to suspend the rules to take Items 9 & 10 together. Vote taken. MOTION CARRIED UNANIMOUSLY

10. **Discussion/Action RE: Corporation Counsel Legal Opinion - WI Statute 75.36 documents a process by which a “former owner” of real property lost to a County through a property tax foreclosure action may claim a share of the sale proceeds generated by the County’s sale of their former property. Which spouse is the “former owner” if only one divorced spouse makes a claim?**

In discussing Items 9 & 10, Zeller provided the Committee with a copy of an e-mail he received from Corporation Counsel Dave Hemery. He recalled that at the last meeting Sieber asked for clarification regarding the distribution of the former owner proceeds to Mrs. Lappin who appeared before the Committee for repurchase. The opinion of Corporation Counsel is that the former owner is the one who lost his or her title through delinquent tax collection enforcement procedures (so whoever was the owner of record at the time of the In Rem proceeding). In this instance, Perry J. Lappin was the sole owner of the property when the foreclosure proceedings took place. Zeller continued that Corporation Counsel advised him that the Administration Committee would have had the authority to sell the property back to Mrs. Lappin when she requested it, but that her proceeds request would be a specific legal matter that should be taken up by him and the Treasurer. Zeller did not send Mrs. Lappin a homestead proceeds claim form because she is not the former owner. Sieber said he understands this is in the Treasurer’s hand, but noted that traditionally, especially in the event of older couples, things are in the husband’s name and traditionally he pays the bills, and now when he dies and she does not pay the taxes and then gets thrown out and gets nothing is something he has had hard time with. He would like Zeller to look at this a little further.

With regard to Item 10, Zeller put together a request to Corporation Counsel on another very specific situation that he has not encountered in the past. This is a parcel that was sold and resulted in a net homestead proceeds amount to a former owner. Zeller sent out the homestead claim forms to both the husband and the wife as the title report indicated the owners are divorced. Claim forms were sent by both regular and certified mail and signatures were received from the certified mail indicating they were delivered. The husband returned the claim form, but the wife did not return her form within the statutory limit and Zeller asked Corporation Counsel if the husband should receive 100% of the net proceeds or if he should withhold half of the former owner share pending a claim from the wife. The opinion of Corporation Counsel on this is that he and the Treasurer work this out separately and not as a Committee decision.

Motion made by Supervisor Vander Leest, seconded by Supervisor Deneys to receive and place on file Items 9 & 10. Vote taken. MOTION CARRIED UNANIMOUSLY

Administration and Human Resources

11. Budget Status Financial Report & Graph – October 2019.

Motion made by Supervisor Vander Leest, seconded by Supervisor Kneiszel to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

12. Budget Adjustment Log.

Motion made by Supervisor Deneys, seconded by Supervisor Kneiszel to receive and place on file. Vote taken. MOTION CARRIED UNANIMOUSLY

13. Director's Reports.

Weininger informed the County's benefit advisor will be looking at an onsite or near site clinic which would provide employees better options for healthcare. This should be free for the employees and by not going to regular clinics it should save the County money. This first year should be cost neutral and after that it is projected to save. This will be coming back before the Committee in the future with some proposals in the spring.

Weininger continued that year end reviews are done, except for union employees, and HR is in the process of compiling those at this time. Sieber asked how many employees were found not to be doing satisfactory work to get the raise. Weininger does not know a figure, but noted that last year there were three.

With regard to parking, Weininger said the County has worked out a deal with the City of Green Bay for parking at the rate of \$20 plus tax per month in the old Associated Bank lot. Weininger said it is very nice to have a good working relationship with the City. There were some hiccups in the beginning but those have been taken care off and he reiterated it is great to have a good working relationship with the City.

Weininger continued that they are in the process of year-end and at this time it looks like things are good and the year should end favorably. Sieber asked about any cash carryovers. Weininger said carryover requests are done for each department and then staff meets to review them. There is a carryover policy but they have been trying to lessen carryovers because things have been tight. The contingency fund is more under the purview of the Board and that is one time money so if it is carried forward it's fine, otherwise it lapses into the general fund.

Weininger concluded by talking briefly about Rachel Popp's earlier comments and explained that past practice has been that the County Board approves positions and people apply for the positions. If there is a higher position, when that person leaves, the dollars were taken away and the wage was reduced to midpoint or where everyone else was. The other part is by doing that, it allowed the step process that has been discussed in the past and explained again here. In most cases, the County does not award things on seniority; people need to bid in because the best person should get the job.

**Motion made by Supervisor Deneys, seconded by Supervisor Vander Leest to receive and place on file.
Vote taken. MOTION CARRIED UNANIMOUSLY**

County Clerk – No agenda items.

Other

14. Audit of bills.

**Motion made by Supervisor Kneiszel, seconded by Supervisor Deneys to approve the audit of the bills.
Vote taken. MOTION CARRIED UNANIMOUSLY**

15. Such other matters as authorized by law. None.

16. Adjourn.

**Motion made by Supervisor Vander Leest, seconded by Supervisor Kneiszel to adjourn at 7:26 pm.
Vote taken. MOTION CARRIED UNANIMOUSLY**

Respectfully submitted,

Therese Giannunzio
Administrative Specialist

19-097

BUDGET ADJUSTMENT REQUEST

Category

Approval Level

- 1 Reallocation from one account to another in the same level of appropriation Dept Head
- 2 Reallocation due to a technical correction that could include:
 - Reallocation to another account strictly for tracking or accounting purposes
 - Allocation of budgeted prior year grant not completed in the prior yearDirector of Admin
- 3 Any change in any item within the Outlay account which does not require the reallocation of funds from another level of appropriation County Exec
- 4 Any change in appropriation from an official action taken by the County Board (i.e., resolution, ordinance change, etc.) County Exec
- 5 a) Reallocation of up to 10% of the originally appropriated funds between any levels of appropriation (based on lesser of originally appropriated amounts). Admin Comm
- 5 b) Reallocation of more than 10% of the funds originally appropriated between any of the levels of appropriation. Oversight Comm
2/3 County Board
- 6 Reallocation between two or more departments, regardless of amount Oversight Comm
2/3 County Board
- 7 Any increase in expenses with an offsetting increase in revenue Oversight Comm
2/3 County Board
- 8 Any allocation from a department's fund balance Oversight Comm
2/3 County Board
- 9 Any allocation from the County's General Fund (*requires separate Resolution*) Oversight Comm
After County Board approval of the resolution, a Category 4 budget adjustment must be prepared. Admin Committee
2/3 County Board

Justification for Budget Change:

This 2019 budget adjustment is to request Contingency Funds needed for the architect fees to design the proposed Courthouse Security Annex, including examining options (design and location: internal/external) to reduce the projected \$1.95 million cost while maintaining security needs and the historic aesthetics of the courthouse.

Contingency Fund Balance: \$252,654

Fiscal Impact*: \$ 160,000

**Enter \$0 if reclassifying previously budgeted funds. Enter actual dollar amount if new revenue or expense.*

Increase	Decrease	Account #	Account Title	Amount
<input checked="" type="checkbox"/>	<input type="checkbox"/>	410.054.404.9002	Courthouse Security Transfer In	\$ 160,000
<input checked="" type="checkbox"/>	<input type="checkbox"/>	410.054.404.6181	Courthouse Security Architect	\$ 160,000
<input checked="" type="checkbox"/>	<input type="checkbox"/>	100.090.9003	General Government Transfer Out	\$ 160,000
<input type="checkbox"/>	<input checked="" type="checkbox"/>	100.090.5394	General Government Contingency	\$ 160,000
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>			

EB 11/27/19

AUTHORIZATIONS

<i>Signature of Department Head</i>	<i>Signature of DOA or Executive</i>
Department: _____	Date: _____
Date: _____	

2

WISCONSIN

SURPLUS
ONLINE AUCTION

2600 STH 78 South – PO Box 113
 Mount Horeb, WI 53572
 608-437-2001
 Sellers Permit/Tax ID: 456-102884448-04
 FEIN: 39-19982769

Invoice

#191129-79271-127
 12/05/2019

Jcc
 Joe Lucafo
 141 s Ludington
 Columbus WI. 53925

VI - *7736 exp. 01/22

Phone: 920-296-4006
 Email: joe.lucafo@gmail.com

--PAYMENT DEADLINE: 5pm on December 13, 2019 (or) 7 Days after seller confirmation-- You will lose your bidding number if not paid on time --

Online Auction #19978B-127 - Brown County, Wisconsin - Tax Delinquent Real Estate - You are a winning bidder. Please contact Wisconsin Surplus prior to the above payment deadline to make payment arrangements.

1. **Payment Methods:**
 - o Send guaranteed checks to Wisconsin Surplus, PO Box 113, Mount Horeb WI 53572.
 - o Wire Transfer Directions available upon request.
 - o Pay at our Office in Mount Horeb Via Cash, Guaranteed Check or Money Order
 - o Credit card, PayPal, Personal & Business Checks are NOT acceptable forms of payment - no exceptions
2. **General Contact:** Brown County Treasurer's Office at (920) 448-4074 or BC_Treasurer@co.brown.wi.us
3. **Deed Transfer:** You must notify Brown County in writing (Fax, Email, Mail) as to who will be the owner of record for the property - So Brown County can have the deed drafted properly. Please contact Brown County with any questions related to the deed transfer.
4. **Note:** Once payment is received Wisconsin Surplus will notify Buyer and Seller. After payment notification buyer is to contact Brown County and relay to him/her in written form any and all required deed transfer information. At which point all required information is received by Brown County he/she will begin the deed transfer process.

Bidder	Item	Qty	Description	Tax Amount
79271	1858	1	<p>Vacant Lot at 1117 Shea Ave, Green Bay, WI - Address: <u>1117 Shea Ave, Green Bay, WI 54303</u> - County Map: <u>Brown County GIS Mapping</u> - County Land Records: <u>Brown County Land Records Search</u> - Municipality: City of Green Bay - Parcel ID: 18-58 - Additional Documents: - <u>Title Report</u> - <u>Real Estate Evaluation Report</u> - Opening Bid: \$500 - Acres: 0.151 +/- Acre M/L - Lot Dimensions: 50' x 120' Approx. - Zoning: Residential – Contact county and local zoning agencies for exact zoning, regulations and allowed uses. Bidders are warned not to assume you can build, change use or continue current use without researching with zoning agencies first. Property is sold in its current state and use any future uses are not implied or guaranteed. - Type of Access to Property: Off Public Roadway (Shea Ave) - School District: Green Bay School District - Structures On Property: None - Vacant Lot - Note: Previous Structure(s) have been razed and removed. - Property Vacant: Yes - Property Clear of previous owner's personal property: This auction does not include any personal property. If personal property remains, it is the buyer's responsibility to determine appropriate & legal disposition of personal property. - Legal Description: SHEA & GALLAGHERS ADD LOT 26 BLK 2 & 1/2 VAC ALLEY ADJ - Title Type: Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee. No abstract of title, title insurance, or survey will be provided by brown county to purchaser. - Deed Transfer Fee: 30 - Title Transfer Terms: Deed will be issued upon payment in full (High Bid, Buyers Fee, Deed Transfer Fee). - Clear Title: No abstract, title insurance, or survey will be provided by the seller. The winning bidder is responsible for recording fees, taxes, special assessments and special charges etc., if any – as provided in Wis Stat. 75.521(8), (Wisconsin Statutes 2009-2010). Bidders are encouraged to research title. - Estimated Yearly Taxes: \$500 +/- Buyer will be responsible for 2019 Property taxes, Buyer is NOT responsible for past due property taxes, interest or penalties. Buyer responsible for all future real estate taxes. NOTE: Special Assessments plus interest and penalty may be due to the municipality. - Overall Condition: Property is being sold "As Is". It is the bidder's responsibility to determine condition and any defects. Bidders are strongly encouraged to make personal inspection prior to bidding. Property is subject to all easements, right-of-way, and restrictions of record, if any. Brown County makes no representation or guarantee with respect to the use, condition, title, access or occupancy of the property. (Caution: Properties may be occupied and you may not be granted access by occupants). Brown County does not warranty or guarantee the accuracy of any information contained within this auction concerning the subject real estate. Brown county makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Brown county makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection, or other services or conveniences. Brown county will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate. This real estate is sold "as is", and the buyer must trust to her/his own inspection.</p>	0.15 1010.00

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- County Contact: Brown County Treasurer's Office at (920) 448-4074 or BC_Treasurer@co.brown.wi.us - 305 E Walnut St., Green Bay, WI 54301, Fax: (920) 448-6341 – Inspections: Bidders are able to view property from street without trespassing on property due to liability issues during daylight hours.
 - Click on Photo or Item # for full Details

79271 20400 1

Vacant Lot on Vanderbraak St, Green Bay, WI (Floodplain)

0.15 815.00

- Address: [Vanderbraak St, Green Bay, WI 54302](#)
 - County Map: [Brown County GIS Mapping](#)
 - County Land Records: [Brown County Land Records Search](#)
 - Municipality: City of Green Bay
 - Parcel ID: 20-400
 - Additional Documents:
 - [Title Report](#)
 - [Real Estate Evaluation Report](#)
 - Opening Bid: \$500
 - Acres: 0.196 +/- Acre M/L
 - Lot Dimensions: 53' x 159' Approx.
 - Zoning: Residential – Contact county and local zoning agencies for exact zoning, regulations and allowed uses. Bidders are warned not to assume you can build, change use or continue current use without researching with zoning agencies first. Property is sold in its current state and use any future uses are not implied or guaranteed.
 - Type of Access to Property: Off Public Roadway (Vanderbraak St)
 - School District: Green Bay School District
 - Structures On Property: None - Vacant Lot located in the City of Green Bay - Floodplain
 - Property Vacant: Yes
 - Property Clear of previous owner's personal property: This auction does not include any personal property. If personal property remains, it is the buyer's responsibility to determine appropriate & legal disposition of personal property.
 - Legal Description: EASTMANS ADD LOT 25 BLK 81
 - Title Type: Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee. No abstract of title, title insurance, or survey will be provided by brown county to purchaser.
 - Deed Transfer Fee: 30
 - Title Transfer Terms: Deed will be issued upon payment in full (High Bid, Buyers Fee, Deed Transfer Fee).
 - Clear Title: No abstract, title insurance, or survey will be provided by the seller. The winning bidder is responsible for recording fees, taxes, special assessments and special charges etc., if any – as provided in Wis Stat. 75.521(8), (Wisconsin Statutes 2009-2010). Bidders are encouraged to research title.
 - Estimated Yearly Taxes: \$300 +/- Buyer will be responsible for 2019 Property taxes. Buyer is NOT responsible for past due property taxes, interest or penalties. Buyer responsible for all future real estate taxes. NOTE: Special Assessments plus interest and penalty may be due to the municipality.
 - Defects: Lot located in Floodplain
 - Overall Condition: Property is being sold "As Is". It is the bidder's responsibility to determine condition and any defects. Bidders are strongly encouraged to make personal inspection prior to bidding. Property is subject to all easements, right-of-way, and restrictions of record, if any. Brown County makes no representation or guarantee with respect to the use, condition, title, access or occupancy of the property. (Caution: Properties may be occupied and you may not be granted access by occupants). Brown County does not warranty or guarantee the accuracy of any information contained within this auction concerning the subject real estate. Brown county makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Brown county makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection, or other services or conveniences. Brown county will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate. This real estate is sold "as is", and the buyer must trust to her/his own inspection.
 - County Contact: Brown County Treasurer's Office at (920) 448-4074 or BC_Treasurer@co.brown.wi.us - 305 E Walnut St., Green Bay, WI 54301, Fax: (920) 448-6341 – Inspections: Bidders are able to view property from street without trespassing on property due to liability issues during daylight hours.
 - Click on Photo or Item # for full Details

79271 204137 1

Vacant Lot at 1267 Weise St, Green Bay, WI (Floodplain)

0.175 745.00

- Address: [1267 Weise St, Green Bay, WI 54302](#)
 - County Map: [Brown County GIS Mapping](#)
 - County Land Records: [Brown County Land Records Search](#)
 - Municipality: City of Green Bay
 - Parcel ID: 20-413-7
 - Additional Documents:
 - [Title Report](#)
 - [Real Estate Evaluation Report](#)
 - Opening Bid: \$500
 - Acres: 0.122 +/- Acre M/L
 - Lot Dimensions: 53' x 100' Approx.
 - Zoning: Residential – Contact county and local zoning agencies for exact zoning, regulations and allowed uses. Bidders are warned not to assume you can build, change use or continue current use without researching with zoning agencies first. Property is sold in its current state and use any future uses are not implied or guaranteed.
 - Type of Access to Property: Off Public Roadway (Weise St)
 - School District: Green Bay School District
 - Structures On Property: None - Vacant Lot located in the City of Green Bay - Floodplain
 - Property Vacant: Yes
 - Property Clear of previous owner's personal property: This auction does not include any personal property. If personal property remains, it is the buyer's responsibility to determine appropriate & legal disposition of personal property.
 - Legal Description: EASTMANS ADD LOT 17 BLK 84
 - Title Type: Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee. No abstract of title, title insurance, or survey will be provided by brown county to purchaser.
 - Deed Transfer Fee: 30
 - Title Transfer Terms: Deed will be issued upon payment in full (High Bid, Buyers Fee, Deed Transfer Fee).
 - Clear Title: No abstract, title insurance, or survey will be provided by the seller. The winning bidder is responsible for recording fees, taxes, special assessments and special charges etc., if any – as provided in Wis Stat. 75.521(8), (Wisconsin Statutes 2009-2010). Bidders are encouraged to research title.
 - Estimated Yearly Taxes: \$240 +/- Buyer will be responsible for 2019 Property taxes. Buyer is NOT responsible for past due property taxes, interest or penalties. Buyer responsible for all future real estate taxes. NOTE: Special Assessments plus interest and penalty may be due to the municipality.
 - Defects: Lot located in Floodplain
 - Overall Condition: Property is being sold "As Is". It is the bidder's responsibility to determine condition and any defects. Bidders are strongly encouraged to make personal inspection prior to bidding. Property is subject to all easements, right-of-way, and restrictions of

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record, if any. Brown County makes no representation or guarantee with respect to the use, condition, title, access or occupancy of the property. (Caution: Properties may be occupied and you may not be granted access by occupants). Brown County does not warrant or guarantee the accuracy of any information contained within this auction concerning the subject real estate. Brown county makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Brown county makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection, or other services or conveniences. Brown county will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate. This real estate is sold "as is", and the buyer must trust to her/his own inspection.

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- Click on Photo or Item # for full Details

79271 211614 1 Vacant Lot at 1332 Klaus St, Green Bay, WI (Floodplain) 0.175 710.00

- Address: [1332 Klaus St, Green Bay, WI 54302](#)
- County Map: [Brown County GIS Mapping](#)
- County Land Records: [Brown County Land Records Search](#)
- Municipality: City of Green Bay
- Parcel ID: 21-1614
- Additional Documents:
- [Title Report](#)
- [Real Estate Evaluation Report](#)
- Opening Bid: \$500
- Acres: 0.193 +/- Acre ML
- Lot Dimensions: 53' x 120' Approx.
- Zoning: Residential – Contact county and local zoning agencies for exact zoning, regulations and allowed uses. Bidders are warned not to assume you can build, change use or continue current use without researching with zoning agencies first. Property is sold in its current state and use any future uses are not implied or guaranteed.
- Type of Access to Property: Off Public Roadway (Klaus St)
- School District: Green Bay School District
- Structures On Property: None - Vacant Lot located in the City of Green Bay - Floodplain
- Property Vacant: Yes
- Property Clear of previous owner's personal property: This auction does not include any personal property. If personal property remains, it is the buyer's responsibility to determine appropriate & legal disposition of personal property.
- Legal Description: EASTMANS ADDN LOT 6 BLK 62
- Title Type: Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee. No abstract of title, title insurance, or survey will be provided by brown county to purchaser.
- Deed Transfer Fee: 30
- Title Transfer Terms: Deed will be issued upon payment in full (High Bid, Buyers Fee, Deed Transfer Fee).
- Clear Title: No abstract, title insurance, or survey will be provided by the seller. The winning bidder is responsible for recording fees, taxes, special assessments and special charges etc., if any – as provided in Wis Stat. 75.521(8), (Wisconsin Statutes 2009-2010). Bidders are encouraged to research title.
- Estimated Yearly Taxes: \$200 +/- Buyer will be responsible for 2019 Property taxes. Buyer is NOT responsible for past due property taxes, interest or penalties. Buyer responsible for all future real estate taxes. NOTE: Special Assessments plus interest and penalty may be due to the municipality.
- Defects: Lot located in Floodplain
- Overall Condition: Property is being sold "As Is". It is the bidder's responsibility to determine condition and any defects. Bidders are strongly encouraged to make personal inspection prior to bidding. Property is subject to all easements, right-of-way, and restrictions of record, if any. Brown County makes no representation or guarantee with respect to the use, condition, title, access or occupancy of the property. (Caution: Properties may be occupied and you may not be granted access by occupants). Brown County does not warrant or guarantee the accuracy of any information contained within this auction concerning the subject real estate. Brown county makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Brown county makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection, or other services or conveniences. Brown county will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate. This real estate is sold "as is", and the buyer must trust to her/his own inspection.
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- Click on Photo or Item # for full Details

				Bid total:	3280.00
	Tax Rate	Sub-total	Premium	Tax	
0,15	Exempt 0%	0.000	1825.00	273.75	0.00
0,175	Exempt 0%	0.000	1455.00	254.62	0.00
			4 @ \$ 30.00	Recording Fee	120.00
			Total:		3928.37
			Balance Due:		3928.37

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Zeller, Paul D.

From: Hemery, David P.
Sent: Wednesday, November 27, 2019 4:25 PM
To: Zeller, Paul D.; Haroldson, Brent E.
Subject: RE: 12-5-19 Administration Committee Agenda

1. Discussion/Action RE: Corporation Counsel Legal Opinion - WI Statute 75.36 documents a process by which a "former owner" of real property lost to a County through a property tax foreclosure action may claim a share of the sale proceeds generated by the County's sale of their former property. What is the extent of "former owner" definition? **Former owner = one who lost his or her title through delinquent tax collection enforcement procedure (so whoever was the owner of record at the time of the In Rem proceeding).**
2. Discussion/Action RE: Corporation Counsel Legal Opinion - WI Statute 75.36 documents a process by which a "former owner" of real property lost to a County through a property tax foreclosure action may claim a share of the sale proceeds generated by the County's sale of their former property. Which spouse is the "former owner" if only one divorced spouse makes a claim? **For our purposes, we go by the owner of record – if both former spouses were listed on the deed as owners at the time of the In Rem judgment, then we would send notice to both and both could seek sale proceeds. If only one person was listed as the owner of record (on the deed) at the time of the In Rem judgment, then we only need to notice that individual. Of course, one ex spouse may always sue another ex spouse for ill gotten gain. As far as the County goes, the main thing is to notice, and deal with, the formal owner of record (the person or persons on the deed).**

David P. Hemery, Brown County Corporation Counsel

WI Bar Number: 1033291

Phone: (920) 448-4006

Fax: (920) 448-4003

Mailing Address: P.O. Box 23600, Green Bay, WI 54305-3600

Physical Address: 305 E. Walnut St., Suite 680, Green Bay, WI 54301

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