



FINANCE AND PERSONNEL COMMITTEE MEETING AGENDA

May 12, 2025 at 6:00 PM

Council Chambers, 828 Center Avenue, Sheboygan, WI

**This meeting may be viewed LIVE on Charter Spectrum Channel 990, AT&T U-Verse Channel 99
and: www.wcsssheboygan.com/vod.**

Notice of the Finance and Personnel Committee meeting at 6:00 PM or immediately following the Public Works Committee meeting, MONDAY, May 12, 2025 in City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI.

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Finance Department at 920-459-3311. Persons other than council members who wish to participate remotely shall provide notice to the Finance Department at 920-459-3311 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Call to Order
2. Roll Call - Alderperson Dekker may attend remotely
3. Pledge of Allegiance
4. Introduction of Committee Members and Staff

MINUTES

5. Approval of Minutes - April 28, 2025

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. R. O. No. 1-25-26 / May 5, 2025: Submitting a Petition, Notice, and List of Tax Liens of Sheboygan County being foreclosed in the matter of the Foreclosure of Tax Liens under Wis. Stat. §75-521 by Sheboygan County, List of Tax Liens for 2014 through 2021.
7. R. O. No. 129-24-25 / April 14, 2025: Submitting a claim from Melissa Clevenger for alleged damages to vehicle when it was hit by city property; recommends filing the document.
8. R. C. No. 283-24-25 / April 14, 2025: Referred R. O. No. 122-24-25 by City Clerk to the Finance and Personnel Committee of the 2025-2026 council year submitting a claim by Karina Berdyck for alleged damages to vehicle when it was hit by City property; recommends filing the document.

- [9.](#) Gen. Ord. No. 1-25-26 / May 5, 2025: AN ORDINANCE amending various sections of the Sheboygan Municipal Code to effectuate changes to the 2025-2026 Council Rules Handbook.

ITEMS FOR DISCUSSION ONLY

- [10.](#) City Attorney's Office Monthly Report

DATE OF NEXT REGULAR MEETING

11. Next Meeting Date - May 27, 2025

ADJOURN

12. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN

R. O. 1-25-26

BY CITY CLERK.

MAY 5, 2025.

Submitting a Petition, Notice, and List of Tax Liens of Sheboygan County being foreclosed in the matter of the Foreclosure of Tax Liens under Wis. Stat. §75-521 by Sheboygan County, List of Tax Liens for 2014 through 2021.

STATE OF WISCONSIN : CIRCUIT COURT : SHEBOYGAN COUNTY

CLERK CIRCUIT COURT
FILED

'25 APR -7 A10:20

IN THE MATTER OF THE
FORECLOSURE OF TAX LIENS
UNDER WI STATUTE §75.521 BY
SHEBOYGAN COUNTY,
LIST OF TAX LIENS FOR
2014 THROUGH 2021
NUMBER FIFTY-ONE

Case Class: 30405

SHEBOYGAN COUNTY
WISCONSINCase No. 256F15

Branch 1 Judge Bastil

PETITION, NOTICE, AND LIST OF TAX LIENS OF SHEBOYGAN COUNTY
BEING FORECLOSED BY PROCEEDING *IN REM*. 2014 THROUGH 2021
NUMBER FIFTY-ONE

TO THE CIRCUIT COURT FOR SHEBOYGAN COUNTY, WISCONSIN:

NOW COMES Sheboygan County, State of Wisconsin, by Laura Henning-Lorenz, its County Treasurer, and files this list of tax liens of Sheboygan County for the taxes of 2014 through 2021, sales of 2015 through 2022, and alleges and shows to the Court:

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

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

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

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

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

[The "PRINCIPAL Sum of Lien" amounts are as of March 28, 2025, and said amounts increase by eighteen percent (18%) per annum on the first day of each month thereafter, and the current amounts are available from the Sheboygan County Treasurer and Real Property Listing Office.]

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**LIST OF TAX LIENS OF SHEBOYGAN COUNTY BEING FORECLOSED
BY PROCEEDING IN REM. 2014 THROUGH 2021
NUMBER FIFTY-ONE**

PARCEL NO. 59016212891

Owner(s) of Record:

Janice V. Melvin by virtue of a Warranty Deed dated June 21, 2013 and recorded June 25, 2013 at 12:15 p.m. as Document Number 1970955.

Property Address:

W6283 Karpathy Lane, Plymouth, WI 53073

Legal Description:

Lot 18, commencing at the Southwest corner of the NW ¼ of Section 8, Town 15 North, Range 21 East, thence S. 88 degrees 34'38" E., 1299.16 feet along the South line of the NW ¼ of said Section 8, thence S. 89 degrees 37'07" E., 86.66 feet; thence North 455.42 feet, thence East 1186.00 feet to the true point of beginning; running thence North 214.41 feet; thence N. 86 degrees 41'21" E., 220.27 feet; thence S. 87 degrees 58'22" E., 80.1 feet; thence South 224.30 feet; thence West 300.00 feet to the true point of beginning; said Tract of land being a part of the SW ¼ NE ¼ and the SE ¼ NW ¼ of Section 8, Town 15 North, Range 21 East, Town of Plymouth, Sheboygan County, Wisconsin.

Tax Key Number:

59016212891

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Janice V. Melvin in favor of Sheboygan County, 615 North 6th Street, Sheboygan, WI, 53081, Sheboygan County Circuit Court Case Number 2016FO000252, filed January 12, 2017 and docketed January 12, 2017 at 9:18 A.M. in the principal sum of \$389.50 (Attorney Crystal H. Fieber).

Judgment executed against Janice B. Melvin to Sheboygan County, 615 North 6th Street, Sheboygan, WI, 53081, Sheboygan County Circuit Court Case Number 2017TR006300, filed January 19, 2018 and docketed January 19, 2018 at 1:47 P.M., in the principal sum of \$10.00 (no Attorney shown).

Taxes:

Certificate No.:

51

Tax Year:

2021

Sale Year:

2022

PRINCIPAL Sum of Lien:

\$1,582.94

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

None of record.

PARCEL NO. 59016213960

Owner(s) of Record:

PARCEL NO. 59281302300**Owner(s) of Record:**

Joseph P. Champeau by virtue of Wisconsin Special Warranty Deed dated January 4, 2012 and recorded January 6, 2012 at 3:46 P.M. as Document Number 1937086.

Property Address:

1107 Alabama Avenue, Sheboygan, WI 53081

Legal Description:

Lot One (1) except the East Fifty-five (55) feet thereof, and the East Half (1/2) of Lot Two (2), Block Two Hundred and Eighty-four (284) of the Original Plat of the City of Sheboygan, Wisconsin, according to the recorded plat thereof.

Tax Key Number:

59281302300

Mortgages:

Mortgage executed by Joseph P. Champeau to City of Sheboygan, Department of City Development, 828 Center Avenue, Suite 104, Sheboygan Wisconsin 53081, recorded March 20, 2014 at 4:04 P.M. as Document Number 1983878 securing the principal sum of \$2,443.25.

Mortgage executed by Joseph P. Champeau to City of Sheboygan, Department of City Development, 828 Center Avenue, Suite 104, Sheboygan Wisconsin 53081, dated August 30, 2013 and recorded September 6, 2013, at 2:28 P.M. as Document Number 1975550 securing the principal sum of \$7,976.25.

Judgments/Liens:

Tax Warrant against Joseph P. Champeau in favor of Department of Revenue, PO Box 8901, Madison, WI 53708-8901, Sheboygan County Clerk of Circuit Court Case Number 2024TW000411, dated May 31, 2024 and docketed November 14, 2024 at 9:35 p.m. in the amount of \$13,787.99. (No attorney listed).

Special charges by the City of Sheboygan against Joseph P. Champeau, 1821 S. 15th St., Sheboygan, WI 53081, for delinquent water in the amount of \$246.64.

Taxes:

Certificate No.:	338
Tax Year:	2021
Sale Year:	2022
PRINCIPAL Sum of Lien:	\$1,838.61

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

None of record.

PARCEL NO. 59281304430**Owner(s) of Record:**

Nallely Mendiola, a single person, and Jessica Mendiola, a single person, by virtue of a Quit Claim Deed dated October 12, 2022 and recorded on October 14, 2022 at 1:42 p.m. as Document Number 2142933.

Property Address:

927 Dillingham Avenue, Sheboygan, WI 53081

Legal Description:

Lot 7, Block 4, Assessment Subdivision No. 16 in the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Tax Key Number:

59281304430

Mortgages:

Mortgage executed by James D. Kretz and Mari J. Kretz, husband and wife, to Sheboygan Area Credit Union, 1707 Indiana Avenue, Sheboygan, WI 53081, dated May 23, 1995 and recorded May 30, 1995 at 8:36 A.M. in Volume 1391 Page 683, as Document Number 1426850, in the principal sum of \$59,120.00. (Previous owners).

Judgments/Liens:

Special charges by the City of Sheboygan against Jessica Mendiola, 927 Dillingham Ave., Sheboygan, WI 53081, for delinquent water in the amount of \$157.80.

Taxes:

Certificate No.:	343
Tax Year:	2021
Sale Year:	2022
PRINCIPAL Sum of Lien:	\$2,317.94

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

None of record.

PARCEL NO. 59281318620**Owner(s) of Record:**

Efrem Capetillo and the Estate of Barbara A. Capetillo, by virtue of a Warranty Deed dated September 30, 1991 and recorded October 2, 1991 in Volume 1184 at Page 578, as Document Number 1226742.

Property Address:

1429 South 9th Street, Sheboygan, WI 53081

Legal Description:

The North 20 feet of Lot 10 and the South 13 feet of Lot 11, Block 3 South Side Land Company's Addition to the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded Plat thereof.

Tax Key Number:

59281318620

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2023TJ000042, dated December 14, 2022 and docketed May 17, 2023 at 9:21 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efre Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000004, August 23, 2023 and docketed January 16, 2024 at 2:19 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efre Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000003, dated August 23, 2023 and docketed January 16, 2024 at 2:15 p.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efre SR Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000038, dated January 22, 2020 and docketed July 22, 2021 at 4:45 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000033, dated June 12, 2019 and docketed July 22, 2021 at 4:15 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000048, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000046, dated August 19, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000047, dated August 19, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000049, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000032, dated February 22, 2019 and docketed July 22, 2021 at 4:15 p.m. in the principal sum of \$125.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000056, dated March 17, 2021 and docketed July 23, 2021 at 10:25 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000037, dated January 22, 2020 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000052, dated February 10, 2021 and docketed July 23, 2021 at 10:05 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efre Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000050, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000034, dated October 30, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000055, dated March 17, 2021 and docketed July 23, 2021 at 10:20 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000058, dated March 17, 2021 and docketed July 23, 2021 at 11:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000041, dated February 12, 2020 and docketed July 23, 2020 at 9:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000057, dated March 17, 2021 and docketed July 23, 2021 at 10:30 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000039, dated February 12, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000035, dated September 18, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000043, dated May 13, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000059, dated March 17, 2021 and docketed July 23, 2021 at 11:25 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000042, dated February 12, 2020 and docketed July 23, 2021 at 9:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000045, dated July 15, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000040, dated February 12, 2020 and docketed July 23, 2021 at 9:15 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000053, dated March 17, 2021 and docketed July 23, 2021 at 10:15 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000060, dated March 17, 2021 and docketed July 23, 2021 at 11:30 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000044, dated June 17, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000054, dated March 17, 2021 and docketed July 23, 2021 at 10:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000036, dated November 13, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000051, dated September 23, 2020 and docketed July 23, 2021 at 10:05 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000081, dated November 29, 2023 and docketed April 19, 2024 at 3:40 p.m. in the amount of \$691.00. (No attorney listed).

Special charges by the City of Sheboygan against Efrem Capetillo, 1429 S. 9th St., Sheboygan, WI 53081, for delinquent water in the amount of \$105.28.

Taxes:

Certificate No.:	371
Tax Year:	2021
Sale Year:	2022
PRINCIPAL Sum of Lien:	\$1,345.90

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

None of record.

PARCEL NO. 59281426700

Owner(s) of Record:

Nicholas R. Isferding, a single person, by virtue of a Warranty Deed recorded July 22, 2019 at 2:31 p.m. as Document Number 2075871.

Property Address:

2220 South 12th Street, Sheboygan, WI 53081

Legal Description:

Lot 5, Block 2, Wedemeyer's Division, according to the recorded Plat thereof, in the City of Sheboygan, Sheboygan County, Wisconsin.

Tax Key Number:

59281426700

Mortgages:

None of record.

Judgments/Liens:

Child Support Lien against Nicholas Russell Isferding, D.O.B July 21, 1990, Filed July 9, 2023 as Docket Number 757822 in the amount of \$11,409.24, Sheboygan County.

Special charges by the City of Sheboygan against Nicholas R. Isferding, 2220 S. 12th St., Sheboygan, WI 53081, for delinquent water in the amount of \$199.54.

Taxes:

Certificate No.: 427
 Tax Year: 2021
 Sale Year: 2022
 PRINCIPAL Sum of Lien: \$2,724.16

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

Easement dated August 31, 2004 and recorded October 1, 2004 at 12:14 p.m. as Document Number 1746467.

PARCEL NO. 59281479118**Owner(s) of Record:**

Aamay Sheboygan LLC, a *Delinquent* Wisconsin limited liability company, by virtue of a Special Warranty Deed dated June 12, 2018 and recorded June 22, 2018 at 2:22 p.m. as Document Number 2058505.

Property Address:

3711 Greenwing Drive, Sheboygan, Wisconsin 53081

Legal Description:

Lot 2 of a Certified Survey Map recorded in Volume 25 of Certified Survey Maps, at Page 198, as Document #1949810, being part of Lot 2 Greenwing Subdivision a Re-Subdivision of Lots 2, 5, 6 and 8 and part of Lot 7 of the Final Plat of Zimbal Farm. located in the Northeast ¼ of the Northwest ¼ of Section 4, Township 14 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Tax Key Number:

59281479118

Mortgages:

None of record.

Judgments/Liens:

None of record.

Taxes:

Certificate No.: 441
 Tax Year: 2021
 Sale Year: 2022
 PRINCIPAL Sum of Lien: \$19,396.34

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

Recitals as shown on that certain map/plat recorded on January 25, 2005, as Document Number 1756356, being the Final Plat of Greenwing Subdivision. Reference is hereby made to said document for full particulars.

Recitals as shown on that certain map/plat recorded on August 3, 2012, as Document No. 1949810, being Volume 25 of Certified Survey Maps, Page 198. Reference is hereby made to said document for full particulars.

Terms and conditions as referenced in Special Warranty Deed recorded June 30, 2008 at 9:58 a.m., as Document Number 1856097.

Estoppel Affidavit recorded June 28, 2012 at 1:50 p.m., as Document Number 1947435.

Declaration of Deed Restriction recorded August 17, 2012 at 1:49 p.m., as Document Number 1950678.

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document entitled Memorandum of Lease Agreement, Berengaria Sheboygan, LLC, landlord, Goodwill Retail Services, Inc., tenant, recorded on November 14, 2012 at 2:58 p.m., as Document Number 1956672. Subordination, Non-Disturbance and Attornment Agreement recorded April 12, 2013 at 12:13 p.m., as Document Number 1966437.

Easement Underground Electric and Communication recorded on July 6, 2020 at 4:17 p.m., as Document Number 2094417.

Temporary Easement Underground Electric and Communication recorded July 6, 2020 at 4:17 p.m., as Document Number 2094418.

Development Plan Approval recorded June 22, 2018 at 2:22 p.m., as Document Number 2058506.

PARCEL NO. 59281501820

Owner(s) of Record:

Efrem Capetillo, Sr., a single person by virtue of a Quit Claim Deed, dated February 8, 2018 and recorded February 9, 2018 at 3:08 P.M. as Document Number 2052346.

Property Address:

521 North 14th Street, Sheboygan, WI 53081

Legal Description:

The South One-Half (S1/2) of the West forty (40) feet of Lot Number Five (5) and the South fifty (50) feet of Lot Number Six (6) in Block One Hundred Sixty (160) of the Original Plat of the City of Sheboygan.

Tax Key Number:

59281501820

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2023TJ000042, dated December 14, 2022 and docketed May 17, 2023 at 9:21 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000004, August 23, 2023 and docketed January 16, 2024 at 2:19 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000003, dated August 23, 2023 and docketed January 16, 2024 at 2:15 p.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem SR Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000038, dated January 22, 2020 and docketed July 22, 2021 at 4:45 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000033, dated June 12, 2019 and docketed July 22, 2021 at 4:15 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000048, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000046, dated August 19, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000047, dated August 19, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000049, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000032, dated February 22, 2019 and docketed July 22, 2021 at 4:15 p.m. in the principal sum of \$125.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000056, dated March 17, 2021 and docketed July 23, 2021 at 10:25 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000037, dated January 22, 2020 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000052, dated February 10, 2021 and docketed July 23, 2021 at 10:05 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000050, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000034, dated October 30, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000055, dated March 17, 2021 and docketed July 23, 2021 at 10:20 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000058, dated March 17, 2021 and docketed July 23, 2021 at 11:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000041, dated February 12, 2020 and docketed July 23, 2020 at 9:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000057, dated March 17, 2021 and docketed July 23, 2021 at 10:30 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000039, dated February 12, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000035, dated September 18, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000043, dated May 13, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000059, dated March 17, 2021 and docketed July 23, 2021 at 11:25 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000042, dated February 12, 2020 and docketed July 23, 2021 at 9:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000045, dated July 15, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000040, dated February 12, 2020 and docketed July 23, 2021 at 9:15 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000053, dated March 17, 2021 and docketed July 23, 2021 at 10:15 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000060, dated March 17, 2021 and docketed July 23, 2021 at 11:30 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000044, dated June 17, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000054, dated March 17, 2021 and docketed July 23, 2021 at 10:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000036, dated November 13, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000051, dated September 23, 2020 and docketed July 23, 2021 at 10:05 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000081, dated November 29, 2023 and docketed April 19, 2024 at 3:40 p.m. in the amount of \$691.00. (No attorney listed).

Taxes:

Certificate No.:	499	449
Tax Year:	2020	2021
Sale Year:	2021	2022
PRINCIPAL Sum of Lien:	\$491.89	\$1,408.43

The date by which interest and penalty needs to be computed is 02/01/2021 and 02/01/2022 respectively.

Other:

Raze Order dated January 17, 2024 and recorded January 23, 2024 at 3:07 p.m. as Document Number 2159770.

PARCEL NO. 59281503230

Owner(s) of Record:

Efrem Capetillo, by virtue of a Personal Representative's Deed dated February 20, 2013 and recorded February 25, 2013 at 11:13 A.M., as Document Number 1963386.

Property Address:

1419 Jefferson Avenue, Sheboygan, WI 53081

Legal Description:

The West 20 feet of Lot 3 and the East 20 feet of Lot 4, Block 190, Sheboygan Original Plat, according to the Plat thereof, in the City of Sheboygan, Sheboygan County, Wisconsin.

Tax Key Number:

59281503230

Mortgages:

None of record.

Judgments/Liens:

Judgment executed by Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2023TJ000042, dated December 14, 2022 and docketed May 17, 2023 at 9:21 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efreem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000004, August 23, 2023 and docketed January 16, 2024 at 2:19 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efreem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000003, dated August 23, 2023 and docketed January 16, 2024 at 2:15 p.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efreem SR Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000038, dated January 22, 2020 and docketed July 22, 2021 at 4:45 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000033, dated June 12, 2019 and docketed July 22, 2021 at 4:15 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000048, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000046, dated August 19, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000047, dated August 19, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000049, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000032, dated February 22, 2019 and docketed July 22, 2021 at 4:15 p.m. in the principal sum of \$125.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000056, dated March 17, 2021 and docketed July 23, 2021 at 10:25 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000037, dated January 22, 2020 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000052, dated February 10, 2021 and docketed July 23, 2021 at 10:05 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000050, dated June 24, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed by Efreem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000034, dated October 30, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000055, dated March 17, 2021 and docketed July 23, 2021 at 10:20 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000058, dated March 17, 2021 and docketed July 23, 2021 at 11:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000041, dated February 12, 2020 and docketed July 23, 2020 at 9:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000057, dated March 17, 2021 and docketed July 23, 2021 at 10:30 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000039, dated February 12, 2020 and docketed July 23, 2021 at 10:00 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000035, dated September 18, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000043, dated May 13, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000059, dated March 17, 2021 and docketed July 23, 2021 at 11:25 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000042, dated February 12, 2020 and docketed July 23, 2021 at 9:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000045, dated July 15, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000040, dated February 12, 2020 and docketed July 23, 2021 at 9:15 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000053, dated March 17, 2021 and docketed July 23, 2021 at 10:15 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000060, dated March 17, 2021 and docketed July 23, 2021 at 11:30 a.m. in the principal sum of \$187.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000044, dated June 17, 2020 and docketed July 23, 2021 at 9:30 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000054, dated March 17, 2021 and docketed July 23, 2021 at 10:15 a.m. in the principal sum of \$691.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000036, dated November 13, 2019 and docketed July 22, 2021 at 4:30 p.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed by Efrem Capetillo SR in favor of City of Sheboygan, 828 Center Avenue, Sheboygan, WI 53081, Sheboygan County Circuit Court Case Number 2021TJ000051, dated September 23, 2020 and docketed July 23, 2021 at 10:05 a.m. in the principal sum of \$250.00. (No attorney listed).

Judgment executed against Efrem Capetillo in favor of City of Sheboygan, 828 Center Avenue, Sheboygan WI 53081, Sheboygan County Circuit Court Case Number 2024TJ000081, dated November 29, 2023 and docketed April 19, 2024 at 3:40 p.m. in the amount of \$691.00. (No attorney listed).

Special charges by the City of Sheboygan against Efrem Capetillo, 1419 Jefferson Ave., Sheboygan, WI 53081, for delinquent water in the amount of \$122.79.

Taxes:

Certificate No.: 458
Tax Year: 2021
Sale Year: 2022
PRINCIPAL Sum of Lien: \$706.37

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

None of record.

PARCEL NO. 59281508280

Owner(s) of Record:

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

Property Address:

1511 Kentucky Avenue, Sheboygan, WI 53081

Legal Description:

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

Tax Key Number:

59281508280

Mortgages:

None of record.

Judgments/Liens:

Special charges by the City of Sheboygan against Roderick and Betty Deckert, 1511 Kentucky Ave., Sheboygan, WI 53081, for delinquent water in the amount of \$169.26.

Taxes:

Certificate No.: 472
 Tax Year: 2021
 Sale Year: 2022
 PRINCIPAL Sum of Lien: \$1,139.62
 The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

None of record.

PARCEL NO. 59281512930

Owner(s) of Record:

Jeffrey E. Sargent and Theresa M. Sargent, husband and wife as survivorship martial property, by virtue of a Trustee's, dated October 7, 2019 and recorded October 10, 2019 at 8:59 A.M. as Document Number 2080150. (Fulfillment of Land Contract, Document Number 1866460, Assigned as Document Number 1965792.)

Property Address:

1219 South 19th Street, Sheboygan, WI 53081

Legal Description:

Lot Number Twenty-two (22) of Riverview Division of the City of Sheboygan, according to the recorded plat thereof.

Tax Key Number:

59281512930

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Jeffrey E. Sargent in favor of Sheboygan County Clerk of Circuit Court – No address listed, Sheboygan County Circuit Court Case Number 2021CT000345, entered July 5, 2023 and docketed July 5, 2023 at 9:54 a.m. in the principal sum of \$1,067.00. (No attorney listed).

Special charges by the City of Sheboygan against Jeffrey E. and Theresa M. Sargent, 1219 S. 19th St., Sheboygan, WI 53081, for delinquent water in the amount of \$342.79.

Taxes:

Certificate No.: 483
 Tax Year: 2021
 Sale Year: 2022
 PRINCIPAL Sum of Lien: \$335.16
 The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

Easements, restrictions, and any other matters as may appear on the recorded Plats/Certified Survey Maps of the subject property.

PARCEL NO. 59281625290**Owner(s) of Record:**

Donald Harvey Klumb, Jr., a single person, by virtue of a Quit Claim Deed dated March 24, 1999 in Volume 1657, Page 255 of Records, recorded on March 26, 1999 at 12:40 P.M. as Document Number 1538691.

Property Address:

2126 North 22nd Street, Sheboygan, WI 53081

Legal Description:

Lot Twenty (20), Block Five (5), St. Dominic's Subdivision, City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Tax Key Number:

59281625290

Mortgages:

Mortgage executed by Donald H. Klumb, Jr. and Peggy Ann Klumb, husband and wife to Guaranty Bank S.S.B., 4000 West Brown Deer Road, Brown Deer, WI 53209, dated August 4, 1995 and recorded in Volume 1404 of Records, page 389/91, on August 17, 1995 as Document Number 1432633, securing the principal sum of \$25,900.00; Modification of Mortgage related thereto dated July 16, 1998 and recorded July 27, 1998 at 4:24 P.M. as Document Number 1513198.

Judgments/Liens:

Judgment against Don Klumb in favor of UnitedOne Credit Union, 1117 S. 10th St., Manitowoc, WI 54220 US, dated November 13, 2017, docketed November 14, 2017 at 2:21 P.M., Case Number 2017SC002391, in the amount of \$1,105.32.

Judgment against Don Klumb in favor of Portfolio Recovery Associates, LLC, PO Box 12914, Norfolk, VA 23541 US, dated June 17, 2019, docketed July 30, 2019 at 9:29 A.M., Case Number 2019SC001164, in the amount of \$763.15 (Attorney Geoff P. Estes).

State Tax Lien against Donald Klumb in favor of Dept of Revenue, no address listed, dated April 27, 2017 and docketed October 10, 2019 at 7:55 P.M., Case Number 2019TW000192, in the amount of \$3,871.46 (No attorney listed).

Judgment against Donald H. Klumb in favor of Portfolio Recovery Associates, LLC, PO Box 12914, Norfolk, VA 23541 US, dated March 18, 2019, docketed May 24, 2019 at 8:02 A.M., Case Number 2019SC00463, in the amount of \$2,855.16 (Attorney Casey Cross).

Special charges by the City of Sheboygan against Donald H. Klumb, 2126 N. 22nd St., Sheboygan, WI 53081, for delinquent water in the amount of \$215.62.

Taxes:

Certificate No.:	517
Tax Year:	2021
Sale Year:	2022
PRINCIPAL Sum of Lien:	\$381.95

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

Five foot utility easement along the west line of Lot 20 as set forth in Volume 5 of Plats, Page 81.

PARCEL NO. 59281702630**Owner(s) of Record:**

Jerod W. Tershner, a single person, by virtue of a Special Warranty Deed recorded January 2, 2014 at 10:35 a.m. as Document Number 1980892.

Property Address:

1721/1721A North 10th Street, Sheboygan, WI 53081

Legal Description:

Lot 43, Block 1, Assessment Subdivision No. 11 Sheboygan, according to the recorded Plat thereof, in the City of Sheboygan, Sheboygan County, Wisconsin.

Tax Key Number:

59281702630

Mortgages:

None of record.

Judgments/Liens:

Special charges by the City of Sheboygan against Jerod W. Tershner, N5203 Oak Rd., Plymouth, WI 53073, for delinquent water in the amount of \$284.08.

Taxes:

Certificate No.:	534
Tax Year:	2021
Sale Year:	2022
PRINCIPAL Sum of Lien:	\$403.05

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

None of record.

PARCEL NO. 59281705430**Owner(s) of Record:**

Charles P. & Paulette S. Multhauf, as Vendor, and Anthony & Lisa Hughes, as Purchaser, under Land Contract dated August 17, 2015 and recorded on September 10, 2015 at 2:24 p.m. as Document Number 2009144.

Property Address:

1922 North 9th Street, Sheboygan, WI 53081

Legal Description:

Lot 8 in Block 6 of Assessment Subdivision No. 12 in the City of Sheboygan, according to the recorded plat thereof.

Tax Key Number:

59281705430

Mortgages:

Charles P. & Paulette S. Multhauf, 211 Amherst Avenue, Sheboygan Falls, WI 53085, as Vendor, and Anthony & Lisa Hughes, as Purchaser, under Land Contract dated August 17, 2015 and recorded on September 10, 2015 at 2:24 p.m. as Document Number 2009144.

Judgments/Liens:

Judgment executed against Anthony Hughes in favor of Midland Funding LLC, 2365 Northside Drive, Suite 300, San Diego, CA 92108, Sheboygan County Circuit Court Case Number 2018SC000975, entered May 14, 2018 and docketed May 17, 2018 at 3:39 p.m. in the principal sum of \$729.08 (Attorney Zachary W. Spaciel).

Judgment executed against Lisa A. Hughes in favor of Aurora Health Care Central, Inc., P.O. Box 343910, Milwaukee, WI 53215 and Aurora Medical Group, P.O. Box 343910, 3301 W. Forest Home Avenue, Milwaukee, WI 53234, Sheboygan County Circuit Court Case Number 2016SC001631, entered October 26, 2016 and docketed November 9, 2016 at 12:10 p.m. in the principal sum of \$9,859.08 (Attorney John M. Heuer).

Judgment executed against Lisa M. Hughes in favor of United One Credit Union, 1117 S 10th St., Manitowoc, WI 54220 US, Sheboygan County Circuit Court Case Number 2024SC001790, entered October 14, 2024 and docketed October 15, 2024 at 1:25 p.m. in the principal amount of \$921.84. (No attorney listed).

Judgment executed against Anthony Hughes in favor of LVNV Funding LLC, c/o Messerli & Kramer PA, 3033 Campus Drive Suite 250, Plymouth, MN 55441 US, Sheboygan County Circuit Court Case Number 2024SC001253, entered July 29, 2024 and docketed August 6, 2024 at 7:00 a.m. in the principal amount of \$1,043.71. (Attorney James E. Kachelski).

Child Support Lien against Anthony Dewayne Hughes, D.O.B. January 17, 1973, Filed May 5, 2024 as Docket Number 780866 in the amount of \$22,502.64, Rock County.

Child Support Lien against Anthony MS Hughes, D.O.B. April 2, 1992, Filed September 8, 2024 as Docket Number 789440 in the amount of \$827.13, Sauk County.

Special charges by the City of Sheboygan against Anthony and Lisa Hughes, 1922 N. 9th St., Sheboygan, WI 53081, for delinquent water in the amount of \$908.81.

Taxes:

Certificate No.: 545
 Tax Year: 2021
 Sale Year: 2022
 PRINCIPAL Sum of Lien: \$1,681.73

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

Easements, restrictions, and any other matters as may appear on the recorded Plats/Certified Survey Maps of the subject property.

Divorce Filed #2021FA000242.

PARCEL NO. 59281712620

Owner(s) of Record:

Todd P. Kopetsky and Sarah J. Kopetsky, as single persons, by virtue of a Warranty Deed, dated October 13, 1994 and recorded October 19, 1994 at 8:26 a.m. in Volume 1365 of Records, page 596 as Document Number 1414082. (Note: Divorce granted December 11, 2019, Sheboygan County Case Number 2019FA000254).

Property Address:

1430 Pershing Avenue, Sheboygan, WI 53083

Legal Description:

Lots 17 and 18 in Block 9 of Lake Shore Division, City of Sheboygan, Sheboygan County, Wisconsin.

Tax Key Number:

59281712620

Mortgages:

None of record.

Judgments/Liens:

Judgment executed against Todd Kopetsky in favor of Ford Motor Credit Company, LLC, c/o Gurstel Law Firm P.C., 622 N. Water Street #400, Milwaukee, WI 53202, Sheboygan County Circuit Court Case Number 2021SC000648, entered May 17, 2021 and docketed February 15, 2022 at 10:57 a.m. in the principal sum of \$3,674.60 (Attorney Anjali Sharma).

Judgment executed against Todd Kopetsky in favor of Synchrony Bank, 170 Election Road, Suite 125, Draper, UT 84020, Sheboygan County Circuit Court Case Number 2022SC000842, entered July 26, 2022 and docketed September 13, 2022 at 4:36 p.m. in the principal sum of \$7,794.02 (Attorney Kayla A. Paleka).

Judgment executed against Todd P. Kopetsky in favor of Citibank, N.A., 5800 South Corporate Place, Sioux Falls, SD 57108, Sheboygan County Circuit Court Case Number 2020SC001347, entered November 2, 2020 and docketed April 1, 2021 at 8:50 a.m. in the principal sum of \$3,476.12 (Attorney Evan R. Fingert).

Judgment executed against Todd P. Kopetsky in favor of Dept. of Workforce Development – No address listed, Sheboygan County Circuit Court Case Number 2023UC000075, entered June 29, 2023 and docketed June 29, 2023 at 9:51 a.m. in the principal sum of \$1,490.00. (No attorney listed).

Judgment executed against Todd Kopetsky in favor of Sheboygan County, 525 North Sixth Street, Sheboygan, WI 53081 US, Sheboygan County Circuit Court Case Number 2024SC002166, entered December 2, 2024 and docketed December 4, 2024 at 3:51 p.m. in the principal amount of \$2,017.33. (Attorney Oliver M. Bauer).

Special charges by the City of Sheboygan against Todd P and Sarah J Kopetsky, 1430 Pershing Ave., Sheboygan, WI 53083, for delinquent water in the amount of \$276.68.

Taxes:

Certificate No.:	564
Tax Year:	2021
Sale Year:	2022
PRINCIPAL Sum of Lien:	\$1,229.74

The date by which interest and penalty needs to be computed is 02/01/2022.

Other:

Easement as referenced in Quit Claim Deed, dated April 29, 1983 and recorded May 20, 1983 at 3:07 p.m. in Volume 935 of Records, page 662 as Document Number 1088037.

Sewer and Water Connection "Swear Off", dated March 25, 1981 and recorded March 27, 1981 at 10:15 a.m. in Volume 897 of Records, page 673 as Document Number 1065231.

Divorce Judgment 2019FA000254.

(The rest of this page intentionally left blank)

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

6. Interest and penalty on the principal sum of each tax lien listed above are charged at the rate of one percent (1%) per month (interest) and one-half percent (0.5%) per month (penalty) from February 1st of the year of sale to the date of redemption.

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

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

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

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

TAKE NOTICE that all persons having or claiming to have any right, title, or interest in or lien upon the real property described in the list of tax liens, Number Fifty-One, on file in the Office of the Clerk of the Circuit Court of Sheboygan County, dated April 7, 2025, and hereinabove set forth, are hereby notified that the filing of such list of tax liens in the Office of the Clerk of Circuit Court of Sheboygan County constitutes the commencement by said Sheboygan County of a special proceeding in the Circuit Court for Sheboygan County to foreclose the tax liens therein described by foreclosure proceeding *in rem.* and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of the Circuit Court on April 7, 2025. Such proceeding is brought against the real property herein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments, or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title, or interest in or lien upon the real property described in said list of tax liens are hereby notified that a certified copy of such list of tax liens has been posted in the Office of the County Treasurer and Real Property Listing of Sheboygan County and will remain posted for public inspection up to and including June 6, 2025, which date is hereby fixed as the last day for redemption.

TAKE FURTHER NOTICE that any person having or claiming to have any right, title, or interest in or lien upon any such parcel may, on or before said June 6, 2025, redeem such delinquent tax liens by paying to the County Treasurer of Sheboygan County the amount of all such unpaid tax liens, and in addition thereto, all interest and penalties which have accrued on said unpaid tax liens, computed to and including the date of redemption, plus the reasonable costs that the county incurred to initiate the proceedings plus the person's share of the reasonable costs of publication under sub. (6).

SHEBOYGAN COUNTY

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

PETITION

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

Dated this 3rd day of April, 2025.

SHEBOYGAN COUNTY

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

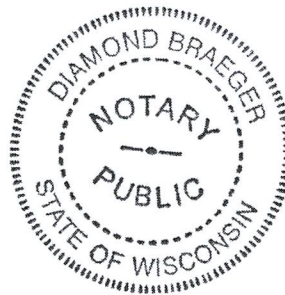
STATE OF WISCONSIN)
) ss:
 SHEBOYGAN COUNTY)

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

Laura Henning-Lorenz
LAURA HENNING-LORENZ
 County Treasurer

Subscribed and sworn to before me
 this 3rd day of April, 2025.

Diamond Braeger
 Diamond Braeger, Notary Public
 State of Wisconsin
 My Commission expires November 20, 2026



Office of the Corporation Counsel
 SHEBOYGAN COUNTY
 2124 Kohler Memorial Drive – Suite 310
 Sheboygan, WI 53081-3174

CITY OF SHEBOYGAN

R. O. 129-24-25

BY CITY CLERK.

APRIL 14, 2025.

Submitting a claim from Melissa Clevenger for alleged damages to vehicle when it was hit by City property.



CITY OF SHEBOYGAN

NOTICE OF DAMAGE OR INJURY

Instructions:

- Complete all applicable information on this form.
- Notice of death and/or injury to persons or to property must be filed not later than 120 days after the occurrence.
- Attach and sign additional supportive sheets, if necessary.
 - o Note: Two estimates must be attached if you are claiming damage to a vehicle.
- This notice form must be signed and filed with the Office of the City Clerk at 828 Center Ave., Sheboygan, WI or submitted via email to Meredith.DeBruin@sheboyganwi.gov.

Claimant Information

Name of Claimant: Melissa Clevenger

Home Address of Claimant: W1973 Fairfield Lane Sheboygan, WI 53083

Home Phone Number of Claimant: 920-627-3529

Name and Address of Other Person(s) Injured (if applicable): N/A

Occurrence Information

Date and Time of Day Damage or Injury Occurred: Thursday, February 6, 2025 3-4p.m.?

Full Description of Where Damage or Injury Occurred: The gas grill which was sitting outside of Fire Station 1 got taken in the wind and the side of my vehicle which was parked in lot 5 of City Hall.

Full Description of How Damage or Injury Occurred: There are scratches and two dents on the passenger side of my vehicle from the gas grill blowing in the high winds from the Fire Department.

Liability Information

If the basis of liability is alleged to be an act or omission of a City Officer or Employee, complete the following:

- Name of Officer or Employee (if known): _____
- Claimant's Statement of the basis of such liability: One of the firemen stood outside by my vehicle waiting for me to come out to tell me that my vehicle and the vehicle next to me got hit by their gas grill when it flew from the wind.

If the basis of liability is alleged to be a dangerous condition of public property, complete the following:

- Public Property alleged to be dangerous: The gas grill outside of Fire Station 1 was not secured during wind storm.
- Claimant's Statement of the basis of such liability: The Fire Station's gas grill is right next to parking lot 5 and it is not secured.

Give a description of the injury, property damage, and/or loss so far as is known at this time:

Damage to the passenger side of my vehicle from gas grill. 2 dents and several scratches/scruffs.
(In pictures one picture is by windshield I told them to not put that on estimate)

Monetary Estimate Information

Fill out the following applicable information. You are not bound by the amounts provided:

- Auto: \$ 4,403.73 (this was the cheaper estimate)
- Property: \$
- Personal Injury: \$
- Other: \$

○ If other, please specify:

N/A

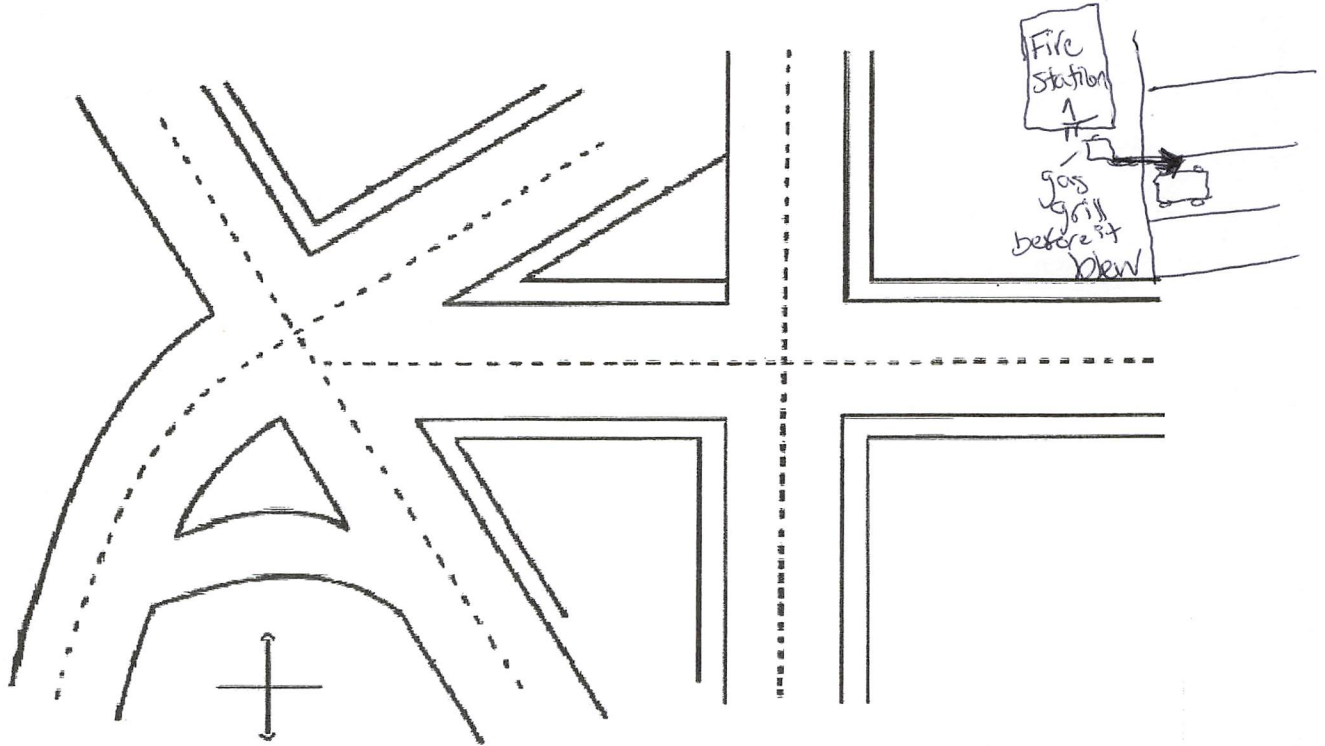
Two estimates must be attached if you are claiming damage to a vehicle. Complete the following section (if applicable):

- Vehicle Make: Chevrolet
 - Vehicle Model: Blazer (premier blackout edition)
 - Year of Vehicle: 2020
 - Mileage of Vehicle: 57,147 miles
 - Name and addresses of witnesses, doctors, and/or hospitals: N/A
-
-

Accident Information

For all accident notices, complete the following diagram in detail. Be sure to include names of all streets, house numbers, location of individuals/witnesses, and location of vehicles. Indicate which are City-owned vehicles (if applicable) and which is the claimant's vehicle.

Note: If the diagram below does not fit the situation, attach a proper diagram to this notice and add your signature for verification.



Additional Information

Please include copies of all bills, invoices, and/or estimates. Attach and sign additional supportive sheets, if necessary.

- Reminder: Two estimates must be attached if you are claiming damage to a vehicle.

The undersigned hereby makes a claim against the City of Sheboygan arising out of the circumstances described in the Notice of Damage or Injury form. The claim is for relief in the form of money damages in the total amount of \$ 4,403.73.

Certify and Sign

By submitting this claim form, I certify that all information provided is accurate, complete, and truthful to the best of my knowledge. I understand that submitting false or misleading information, including but not limited to false claims of loss or injury, is a criminal offense (Wisconsin Statutes 943.395) and may result in legal action, including penalties, fines, and/or imprisonment. I acknowledge that I may be required to repay any benefits obtained through fraudulent claims and that my actions may result in the denial of this claim and future claims.

Claimant Signature: Melissa Cleverger
 Date: 4/8/2025

Claimant Address: W1973 Fairfield Lane, Sheboygan, WI-53083

To Be Completed by the City of Sheboygan

Date Received: 4/9/2025

Received By: Auditha D. B.

Claim Number: 22-24

JOE VAN HORN CHEVROLET COLLISION CENTER

3008 EASTERN AVE, P.O. BOX 298, Plymouth, WI 53073

Phone: (920) 893-6361, Fax: (920) 893-0953

Item 7.

Image Report

Owner:	Clevenger, Melissa	Insurance:		Estimator:	Aaron May	Vehicle Out:	
Job Number:		Claim Number:					
Year:	2020	Color:	Black	License Plate:	HAUNTS	Production Date:	9/2019
Make:	CHEV	Body Style:	4D UTV	State:	WI	Mileage In:	
Model:	Blazer Premier AWD	Engine:	6-3.6L Gasoline ...	VIN:	3GNKBLS0LS553194	Condition:	



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:

JOE VAN HORN CHEVROLET COLLISION CENTER**3008 EASTERN AVE, P.O. BOX 298, Plymouth, WI 53073****Phone: (920) 893-6361, Fax: (920) 893-0953****Image Report**

Owner:	Clevenger, Melissa	Insurance:		Estimator:	Aaron May	Vehicle Out:	
Job Number:		Claim Number:					
Year:	2020	Color:	Black	License Plate:	HAUNTS	Production Date:	9/2019
Make:	CHEV	Body Style:	4D UTV	State:	WI	Mileage In:	
Model:	Blazer Premier AWD	Engine:	6-3.6L Gasoline ...	VIN:	3GNKBLRS0LS553194	Condition:	



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments: *Not in estimate.*

JOE VAN HORN CHEVROLET COLLISION CENTER**3008 EASTERN AVE, P.O. BOX 298, Plymouth, WI 53073****Phone: (920) 893-6361, Fax: (920) 893-0953****Image Report**

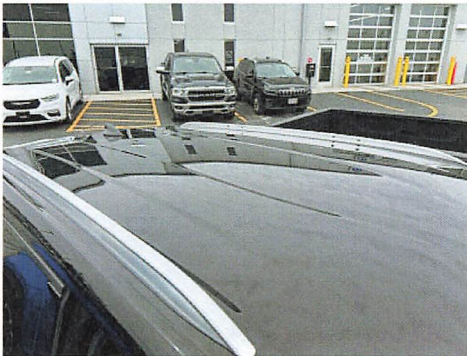
Owner:	Clevenger, Melissa	Insurance:		Estimator:	Aaron May	Vehicle Out:	
Job Number:		Claim Number:					
Year:	2020	Color:	Black	License Plate:	HAUNTS	Production Date:	9/2019
Make:	CHEV	Body Style:	4D UTV	State:	WI	Mileage In:	
Model:	Blazer Premier AWD	Engine:	6-3.6L Gasoline ...	VIN:	3GNKBLRS0LS553194	Condition:	



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:



4/4/2025
Comments:

JOE VAN HORN CHEVROLET COLLISION CENTER

3008 EASTERN AVE, P.O. BOX 298, Plymouth, WI 53073

Phone: (920) 893-6361, Fax: (920) 893-0953

Item 7.

Image Report

Owner:	Clevenger, Melissa	Insurance:		Estimator:	Aaron May	Vehicle Out:
Job Number:		Claim Number:				
Year:	2020	Color:	Black	License Plate:	HAUNTS	Production Date: 9/2019
Make:	CHEV	Body Style:	4D UTV	State:	WI	Mileage In:
Model:	Blazer Premier AWD	Engine:	6-3.6L Gasoline ...	VIN:	3GNKBLS0LS553194	Condition:



4/4/2025

Comments:



JOE VAN HORN CHEVROLET COLLISION CENTER

FAMILY BORN EMPLOYEE OWNED
3008 EASTERN AVE, P.O. BOX 298, Plymouth, WI
53073
Phone: (920) 893-6361
FAX: (920) 893-0953

Workfile ID:
Federal ID:

9aff9e49
39-1052356

Item 7.

Preliminary Estimate

Customer: Clevenger, Melissa

Job Number:

Written By: Aaron May

Insured: Clevenger, Melissa
Type of Loss:
Point of Impact:

Policy #:
Date of Loss:

Claim #:
Days to Repair: 0

Owner:
Clevenger, Melissa
(920) 627-3529 Cell

Inspection Location:
JOE VAN HORN CHEVROLET COLLISION
CENTER
3008 EASTERN AVE, P.O. BOX 298
Plymouth, WI 53073
Repair Facility
(920) 893-6361 Business

Insurance Company:

VEHICLE

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection Black

VIN: 3GNKBLS0LS553194
License: HAUNTS
State: WI

Interior Color:
Exterior Color: Black
Production Date: 9/2019

Mileage In:
Mileage Out:
Condition:
Vehicle Out:
Job #:

TRANSMISSION

Automatic Transmission
4 Wheel Drive

POWER

Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
Power Driver Seat
Power Passenger Seat
Memory Package

DECOR

Dual Mirrors
Body Side Moldings
Privacy Glass

Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Message Center
Rear Window Wiper
Telescopic Wheel
Heated Steering Wheel
Climate Control
Navigation System
Backup Camera
Parking Sensors
Remote Starter

AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection
Premium Radio
Satellite Radio
SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Head/Curtain Air Bags
Communications System

Blind Spot Detection
ROOF
Luggage/Roof Rack

SEATS

Bucket Seats
Leather Seats
Heated Seats
Rear Heated Seats
Ventilated Seats

WHEELS

20" Or Larger Wheels

PAINT

Clear Coat Paint

OTHER

Signal Integrated Mirrors

TRUCK

Customer: Clevenger, Melissa

Job Number:

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection Black

Console/Storage
CONVENIENCE

Home Link
RADIO

Hands Free Device
Xenon or L.E.D. Headlamps

Power Trunk/Liftgate

Customer: Clevenger, Melissa

Job Number:

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection Black

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		FRONT BUMPER & GRILLE					
2	R&I	R&I bumper cover				2.3	
		Note: Time includes fender wheel opening moldings, skid plate, outer reinforcement, absorber, air deflector, side covers, fender liners, headlamp bezels, grille assembly and harness.					
3	R&I	RT Side cover				0.5	
		Note: Time is after bumper cover is removed.					
4	*	Rpr RT Side cover				<u>1.0</u>	1.6
5		Add for Clear Coat					0.6
6		FRONT LAMPS					
7	R&I	RT R&I headlamp assy				0.3	
8	R&I	LT R&I headlamp assy				0.3	
9	Repl	Aim headlamps		1		0.5	
10		FENDER					
11	R&I	LT Wheel opng mldg paint to match				Incl.	
12	Repl	RT Wheel opng mldg paint to match	84703073	1	145.37	Incl.	0.6
13		Add for Clear Coat					0.1
14	R&I	RT Fender liner				Incl.	
15	*	Rpr RT Fender				<u>1.5</u>	1.8
16		Overlap Minor Panel					-0.2
17		Add for Clear Coat					0.6
18		COWL					
19	*	R&I RT Side cover				<u>0.2</u>	
20		FRONT DOOR					
21	*	Rpr RT Door shell				<u>1.0</u>	2.2
22		Overlap Major Adj. Panel					-0.4
23		Add for Clear Coat					0.4
24	R&I	RT Lower molding Premier				0.3	
25	Repl	RT Nameplate "BLAZER" black/red	84925950	1	66.75	0.2	
		Note: Part can not be reused					
26	Repl	RT Belt molding	84901899	1	63.62	0.3	
		Note: PARTS: Part cannot be reused/reinstalled.					
27	*	R&I RT Mirror assy w/signal lamp, w/o surround view w/memory				<u>0.5</u>	
28	R&I	RT Handle, outside w/chrome				0.4	
29	R&I	RT R&I trim panel				0.5	
30		REAR DOOR					
31	*	Rpr RT Door shell				<u>1.0</u>	2.1
32		Overlap Major Adj. Panel					-0.4
33		Add for Clear Coat					0.3
34	Repl	RT Belt molding	84901901	1	60.33	0.3	

Customer: Clevenger, Melissa

Job Number:

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection Black

Note: PARTS: Part cannot be reused/reinstalled.

35	R&I	RT Lower molding Premier			0.3	
36	R&I	RT Handle, outside w/chrome			0.4	
37	R&I	RT R&I trim panel			0.5	
38	QUARTER PANEL					
39	*	Rpr	RT Quarter panel		<u>1.0</u>	<u>0.0</u>
Note: Buff small scuff on quarter						
40	VEHICLE DIAGNOSTICS					
41	*	Subl	Pre-repair scan	1	<u>93.00</u>	X m
42	*	Subl	Post-repair scan	1	<u>93.00</u>	X m
43	#	Rpr	Disconnect Battery		0.3	M
44	#		Memory Fuction Resets	1	0.2	
45	MISCELLANEOUS OPERATIONS					
46	*	Repl	Cover car/bag	1	<u>10.00</u>	<u>0.0</u> <u>0.2</u>
47	#	Subl	Hazardous Waste Removal	1	8.00	
48	#	Refn	Mask Jamb			0.5
49	#		Shop Supplies	1	30.00	
50	#		Feather,prime and block	1		1.0
51	#	Rpr	Color Sand and Buff			1.0
52	#	Repl	Corrosion Protection Primer	1	15.00	0.3
53	#	Repl	Flex additive	1	7.00	
54	#		Clean & re-tape mldg(s)	1	10.00	0.5
55	#		Calibrations +30%	1	1,467.10	
SUBTOTALS					2,069.17	15.3 12.3

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			1,883.17
Body Labor	15.0 hrs @	\$ 77.00 /hr	1,155.00
Paint Labor	12.3 hrs @	\$ 77.00 /hr	947.10
Mechanical Labor	0.3 hrs @	\$ 186.00 /hr	55.80
Paint Supplies	12.3 hrs @	\$ 53.00 /hr	651.90
Miscellaneous			186.00
Subtotal			4,878.97
Sales Tax	\$ 4,692.97 @	5.5000 %	258.11
Grand Total			5,137.08
Deductible			0.00
CUSTOMER PAY			0.00
INSURANCE PAY			5,137.08

MyPriceLink Estimate ID / Quote ID:

1337499353438232576 / 144437530

Customer: Clevenger, Melissa**Job Number:**

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection Black

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR1GF19, CCC Data Date 04/01/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

Customer: Clevenger, Melissa

Job Number:

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection Black

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

**SHEBOYGAN CHEVROLET GMC
CADILLAC**

Workfile ID:

46

Item 7.

Federal ID:

83-0747810

E-mail: collisioncenter@sheboyganauto.com
3400 S BUSINESS DR, SHEBOYGAN, WI 53081
Phone: (920) 459-6855
FAX: (920) 459-6286

Preliminary Estimate

Customer: CLEVENGER, MELISSA

Job Number:

Written By: Scott Stolper

Insured: CLEVENGER, MELISSA

Policy #:

Claim #:

Type of Loss:

Date of Loss:

Days to Repair: 7

Point of Impact: 19 All Over

Owner:

CLEVENGER, MELISSA
W1973 FAIRFIELD LN
SHEBOYGAN, WI 53083
(920) 627-3529 Cell

Inspection Location:

SHEBOYGAN CHEVROLET GMC CADILLAC
3400 S BUSINESS DR
SHEBOYGAN, WI 53081
Repair Facility
(920) 459-6855 Business

Insurance Company:

VEHICLE

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection BLACK

VIN: 3GNKBLS0LS553194

Interior Color:

Mileage In: 57,165

Vehicle Out:

License: HAUNTS

Exterior Color: BLACK

Mileage Out:

State: WI

Production Date: 9/2019

Condition:

Job #:

TRANSMISSION

Automatic Transmission
4 Wheel Drive

POWER

Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
Power Driver Seat
Power Passenger Seat
Memory Package

DECOR

Dual Mirrors
Body Side Moldings
Privacy Glass
Console/Storage

CONVENIENCE

Air Conditioning

Intermittent Wipers

Tilt Wheel

Cruise Control

Rear Defogger

Keyless Entry

Alarm

Message Center

Rear Window Wiper

Telescopic Wheel

Heated Steering Wheel

Climate Control

Navigation System

Backup Camera

Parking Sensors

Remote Starter

Home Link

RADIO

AM Radio

FM Radio

Stereo

Search/Seek

Auxiliary Audio Connection

Premium Radio

Satellite Radio

SAFETY

Drivers Side Air Bag

Passenger Air Bag

Anti-Lock Brakes (4)

4 Wheel Disc Brakes

Traction Control

Stability Control

Head/Curtain Air Bags

Communications System

Hands Free Device

Xenon or L.E.D. Headlamps

Blind Spot Detection

ROOF

Luggage/Roof Rack

SEATS

Bucket Seats

Leather Seats

Heated Seats

Rear Heated Seats

Ventilated Seats

WHEELS

20" Or Larger Wheels

PAINT

Clear Coat Paint

OTHER

Signal Integrated Mirrors

TRUCK

Power Trunk/Liftgate

Get live updates at www.carwise.com/e/53YgqK

Customer: CLEVINGER, MELISSA

Job Number:

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection BLACK

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		FRONT BUMPER & GRILLE					
2	R&I	R&I bumper cover				2.3	
3	R&I	RT Side cover				0.5	
4	* <>	Rpr RT Side cover				<u>0.5</u>	1.6
5		Add for Clear Coat					0.6
6		FRONT LAMPS					
7	R&I	RT R&I headlamp assy				0.3	
8		FENDER					
9	*	Rpr RT Fender				<u>3.0</u>	1.8
10		Overlap Major Non-Adj. Panel					-0.2
11		Add for Clear Coat					0.3
12		Add for Edging					0.5
13	#	Rpr PostScan				0.5 M	
14	R&I	RT Fender liner				Incl.	
15	*	Rpr RT Wheel opng mldg paint to match				<u>0.5</u>	0.6
16		Overlap Minor Panel					-0.2
17		Add for Clear Coat					0.1
18		ELECTRICAL					
19	Repl	Valve assy	13598909	1	19.64	Incl.	
20		WHEELS					
21	*	Repl RT/Rear Wheel, alloy 20" code: SP5	84156133	1	<u>667.52</u> m	0.3	
Note: CORRECT WHEEL IS NOT LISTED IN CCC. CORRECTED TO PROPER WHEEL AS PER GM PARTS CATALOG							
22		FRONT DOOR					
23	*	Rpr RT Door shell				<u>2.0</u>	2.2
24		Overlap Major Adj. Panel					-0.4
25		Add for Clear Coat					0.4
26		Add for Edging					0.5
27	*	R&I RT Belt molding				<u>0.3</u>	
28		R&I RT Applique				0.2	
29		R&I RT Lower molding Premier				0.3	
30		Repl RT Nameplate "BLAZER" black	84188528	1	66.75	0.2	
31	*	R&I RT Mirror assy w/signal lamp, w/o surround view w/memory				<u>0.5</u>	
32		R&I RT Moveable glass GM				0.5	
33		R&I RT Fixed glass GM				0.3	
34		R&I RT Handle, outside w/chrome				0.4	
35		R&I RT R&I trim panel				0.5	
36		REAR DOOR					
37	*	Rpr RT Door shell				<u>2.0</u>	2.1
38		Overlap Major Adj. Panel					-0.4
39		Add for Clear Coat					0.3

Customer: CLEVINGER, MELISSA

Job Number:

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection BLACK

40		Add for Edging				0.5
41	*	R&I RT Belt molding			<u>0.3</u>	
42		R&I RT Front applique			0.3	
43		R&I RT Rear applique			0.3	
44		R&I RT Lower molding Premier			0.3	
45		R&I RT Door glass GM w/privacy			0.5	
46		R&I RT Run w'strip			0.3	
47		R&I RT Handle, outside w/chrome			0.4	
48		R&I RT R&I trim panel			0.5	
49		QUARTER PANEL				
50	*	Rpr RT Quarter panel			<u>1.0</u>	<u>2.0</u>
51		Overlap Major Adj. Panel				-0.4
52		Add for Clear Coat				0.3
53		Add for Edging				0.3
54		Add for Lock Pillar				0.5
55		R&I RT Wheelhouse liner			Incl.	
56		R&I RT Applique			0.2	
57	*	Rpr RT Wheel opng mldg painted			<u>0.5</u>	0.5
58		Overlap Minor Panel				-0.2
59		Add for Clear Coat				0.1
60	*	Subl RT Quarter glass GMC w/privacy	1	<u>131.25</u> T		
61		REAR LAMPS				
62		R&I RT Tail lamp			0.2	
63		REAR BUMPER				
64		R&I R&I bumper cover			1.5	
65		R&I RT Side cover			0.3	
66		MISCELLANEOUS OPERATIONS				
67	#	Subl Hazardous waste removal	1	3.00 T		
68	#	Repl Flex additive	1	6.00 T		
69	#	Repl Cover Car	1	5.00 T		
70	#	Subl Tire mount & wheel balance	1	25.00 T		
71	#	Rpr PreScan			0.5 M	
SUBTOTALS				924.16	22.2	13.4

Customer: CLEVINGER, MELISSA

Job Number:

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection BLACK

ESTIMATE TOTALS

Category	Basis			Rate	Cost \$
Parts					885.16
Body Labor	21.2 hrs	@		\$ 70.00 /hr	1,484.00
Paint Labor	13.4 hrs	@		\$ 70.00 /hr	938.00
Mechanical Labor	1.0 hrs	@		\$ 157.99 /hr	157.99
Paint Supplies	13.4 hrs	@		\$ 50.00 /hr	670.00
Miscellaneous					39.00
Subtotal					4,174.15
Sales Tax	\$ 4,174.15	@		5.5000 %	229.58
Grand Total					4,403.73

MyPriceLink Estimate ID / Quote ID:

1337518690517655552 / 144398032

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

Customer: CLEVENGER, MELISSA**Job Number:**

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection BLACK

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR1GF19, CCC Data Date 04/01/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

Customer: CLEVENGER, MELISSA**Job Number:**

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection BLACK

ALTERNATE PARTS USAGE

2020 CHEV Blazer Premier AWD 4D UTV 6-3.6L Gasoline Direct Injection BLACK

VIN: 3GNKBLS0LS553194 Interior Color: Mileage In: 57,165 Vehicle Out:
License: HAUNTS Exterior Color: BLACK Mileage Out:
State: WI Production Date: 9/2019 Condition: Job #:

Alternate Part Type	Selection Method	# Of Times Notified Of Available Parts	# Of Parts Selected
Aftermarket	Automatically List	0	0
Optional OEM	Manually List	0	0
Reconditioned	Manually List	0	0
Recycled	N/A	0	0

**CITY OF SHEBOYGAN
R. C. 283-24-25**

BY FINANCE AND PERSONNEL COMMITTEE.

APRIL 14, 2025.

Your Committee to whom was referred R. O. No. 122-24-25 by City Clerk submitting a claim by Karina Berdyck for alleged damages to vehicle when it was hit by City property; recommends referring to the Finance and Personnel Committee of the 2025-2026 council year.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL
_____.

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

CITY OF SHEBOYGAN

R. O. 122-24-25

BY CITY CLERK.

MARCH 17, 2025.

Submitting a claim by Karina Berdyck for alleged damages to vehicle when it was hit by City property.



CITY OF SHEBOYGAN

NOTICE OF DAMAGE OR INJURY

Instructions:

- Complete all applicable information on this form.
- Notice of death and/or injury to persons or to property must be filed not later than 120 days after the occurrence.
- Attach and sign additional supportive sheets, if necessary.
 - o Note: Two estimates must be attached if you are claiming damage to a vehicle.
- This notice form must be signed and filed with the Office of the City Clerk at 828 Center Ave., Sheboygan, WI or submitted via email to Meredith.DeBruin@sheboyganwi.gov.

Claimant Information

Name of Claimant: Karina Berdyck

Home Address of Claimant: 3333 N. 9th Street Sheboygan

Home Phone Number of Claimant: 920 782 0826

Name and Address of Other Person(s) Injured (if applicable): N/A

Occurrence Information

Date and Time of Day Damage or Injury Occurred: Thursday 2/6/25 3-4pm?

Full Description of Where Damage or Injury Occurred: The gas grill outside of Station 1 got taken by the wind and hit the front of my car that was parked in lot 6 at city hall.

Full Description of How Damage or Injury Occurred:

There are scratches on the hood and grill. There is one dent and several blemishes where paint is chipping off

Liability Information

If the basis of liability is alleged to be an act or omission of a City Officer or Employee, complete the following:

- Name of Officer or Employee (if known): _____
- Claimant's Statement of the basis of such liability: _____

If the basis of liability is alleged to be a dangerous condition of public property, complete the following:

- Public Property alleged to be dangerous: gas grill at Fire Station 1 was not secured
- Claimant's Statement of the basis of such liability: The grill is connected to a gas line right next to the parking lot (lot 5) and it is not secured to the ground or building.

Give a description of the injury, property damage, and/or loss so far as is known at this time:

Auto damage to my vehicle. Scratches on the hood, one dent and several small blemishes on the hood & grill on the front end of my car.

Monetary Estimate Information

Fill out the following applicable information You are not bound by the amounts provided:

- Auto: \$ _____
- ~~Property:~~ \$ _____
- ~~Personal Injury:~~ \$ _____
- ~~Other:~~ \$ _____

☐ If other, please specify:

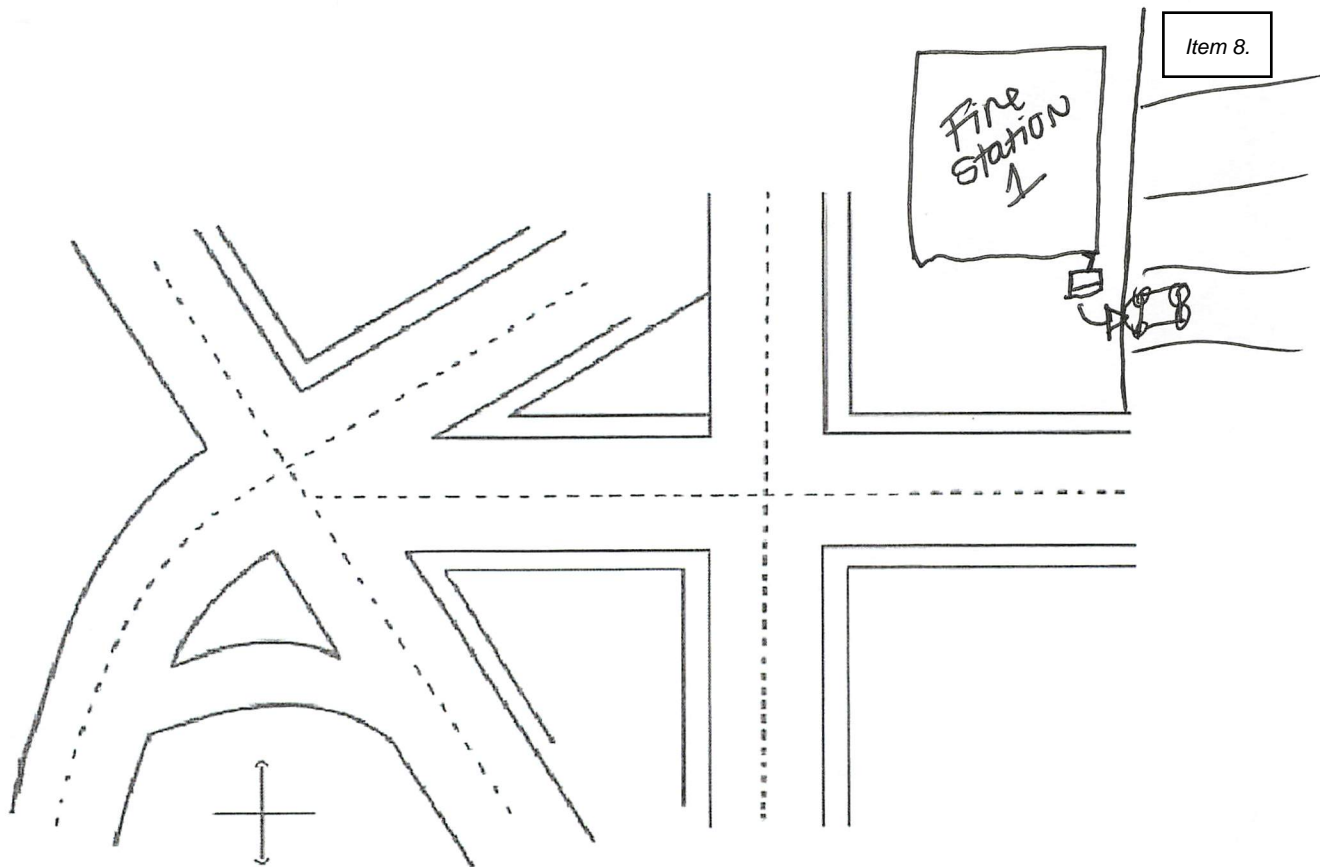
Two estimates must be attached if you are claiming damage to a vehicle. Complete the following section (if applicable):

- Vehicle Make: VW Tiguan
- Vehicle Model: SE
- Year of Vehicle: 2022
- Mileage of Vehicle: 50,800 miles
- Name and addresses of witnesses, doctors, and/or hospitals: N/A

Accident Information

For all accident notices, complete the following diagram in detail. Be sure to include names of all streets, house numbers, location of individuals/witnesses, and location of vehicles. Indicate which are City-owned vehicles (if applicable) and which is the claimant's vehicle.

Note: If the diagram below does not fit the situation, attach a proper diagram to this notice and add your signature for verification.



Item 8.

Additional Information

Please include copies of all bills, invoices, and/or estimates. Attach and sign additional supportive sheets, if necessary.

- Reminder: Two estimates must be attached if you are claiming damage to a vehicle.

The undersigned hereby makes a claim against the City of Sheboygan arising out of the circumstances described in the Notice of Damage or Injury form. The claim is for relief in the form of money damages in the total amount of \$ TBD

waiting on 3rd
quote
from Van Horn

Certify and Sign

By submitting this claim form, I certify that all information provided is accurate, complete, and truthful to the best of my knowledge. I understand that submitting false or misleading information, including but not limited to false claims of loss or injury, is a criminal offense (Wisconsin Statutes 943.395) and may result in legal action, including penalties, fines, and/or imprisonment. I acknowledge that I may be required to repay any benefits obtained through fraudulent claims and that my actions may result in the denial of this claim and future claims.

Claimant Signature: _____

Date: _____

[Handwritten Signature]
2/13/2025

Claimant Address: 3333 N. 9th Street Sheboygan WI
53083

To Be Completed by the City of Sheboygan

Date Received: 3-5-2025

Received By: Melissa Clevenox

Claim Number: 21-24

**CITY OF SHEBOYGAN
ORDINANCE 1-25-26**

BY ALDERPERSONS DEKKER AND PERRELLA.

MAY 5, 2025.

AN ORDINANCE amending various sections of the Sheboygan Municipal Code to effectuate changes to the 2025-2026 Council Rules Handbook.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT “Sec 2-31 Disturbances” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-31 Disturbances

- (a) Whenever any disturbance or disorderly conduct shall occur in the council chambers or rooms or halls adjacent thereto, the mayor or other presiding officer of the council is empowered, by and with the aid of the chief of police or other police officer in attendance upon the meeting of the council, to cause the chambers, rooms or halls to be cleared of ~~all~~ **disorderly** persons. ~~except members and officers of the council.~~
- ~~(b) The council may punish by fine members or other persons present for disorderly behavior or improper conduct”~~

SECTION 2: AMENDMENT “Sec 2-32 Clerk’s Attendance At Meetings” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-32 Clerk’s Attendance At Meetings

The city clerk shall attend the meetings of the common council and keep a full record of its proceedings. In the ~~absence of the clerk’s~~ **absence**, the deputy city clerk shall perform the ~~duties of the clerk’s~~ **duties**.”

SECTION 3: AMENDMENT “Sec 2-33 Clerk’s Duties For Journal Of Proceedings” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-33 Clerk’s Duties For Journal of Proceedings

- (a) *Contents.* ~~The city clerk shall superintend the recording in a journal of the proceedings of each meeting of the common council, which recordation shall be verified by the signature of the mayor or other presiding officer of the council and attested by the signature of the clerk. The clerk shall also record at length in the journal all reports of committees and of~~

~~the department of engineering and public works; all ordinances, resolutions and memorials passed by the council; and such other matters which the council may direct.~~

Pursuant to Wis. Stat. § 62.09(11)(f), the city clerk shall enter at length, immediately after it goes into effect, every ordinance in an "ordinance book," with proof of publication, date of passage and page of journal where final vote is recorded. The clerk shall keep a record of all resolutions, licenses and permits granted, and record all bonds, in appropriate books. The clerk shall keep a record of all memorials, reports, and such other matters as directed by council. The clerk shall keep a record of all common council proceedings in the official journal and shall attest to the signatures thereon of the mayor or other presiding officer of the council.

- (b) *Manner of keeping.* In making up the journal of the proceedings, the clerk shall enter a synopsis of all ordinances, resolutions, petitions, communications and other matters introduced or presented to the council and the immediate action taken thereon. The clerk shall ~~only~~ record at length in the journal, ~~on first presentation or consideration by the council,~~ reports of regular and special committees, reports of the department of engineering and public works, the quarterly and other reports of city officers and such other matters as the council shall direct the clerk to record at length. The clerk shall cause to be prepared, for the printer of the official newspaper authorized to print the proceedings of the council, a copy of the journal of its proceedings but shall only include therein copies of the recapitulation of the reports of the finance director/treasurer, ~~director of public assistance,~~ chief of police, chief of the fire department, ~~board of education, library board,~~ public works committee, and such other matters as the council shall order and direct the printing of, together with copies of all reports ~~of officers, committees and finance director/treasurer, the department of engineering and public works,~~ ordinances, resolutions, orders and memorials which were passed by the council ~~on first or second reading or otherwise."~~

SECTION 4: AMENDMENT "Sec 2-34 Clerk's Preparation Of Agenda And Delivery Of Matters Referred" of the Sheboygan Municipal Code is hereby amended as follows:

"Sec 2-34 Clerk's Preparation Of Agenda And Delivery Of Matters Referred

- (a) The city clerk shall ~~within 24 hours after reference shall have been made,~~ timely deliver copies of all petitions, communications, memorials, ordinances, resolutions, amendments or other matters to ~~the chairperson of the committee of~~ the council or to any city official or board thereof to whom any such matter was referred and as may be required. The clerk shall permit no record or papers belonging to the city to be taken out of the clerk's custody, ~~otherwise~~ than in the regular course of business. The clerk shall report any missing paper or record to the mayor or other presiding officer of the council. The clerk shall generally perform all duties pertaining to the clerk's office as city clerk and shall be responsible for all official acts of the clerk's assistants.
- (b) ~~The clerk shall, on the Thursday preceeding any regular council meeting or until completed, prepare an agenda of the proceedings of the meeting, including a synopsis of all documents~~

~~listing them by folio number and a file of the documents referred to and to be considered at such regular meeting, and present them to the mayor, each alderperson and the city attorney thereafter as soon as possible. The agenda and file documents shall include all council documents, except messages by the mayor which shall be read by the mayor, and appointments and resignations which shall be received and read by the city attorney.~~ On the Wednesday preceding a common council meeting, the city clerk, city administrator, mayor, city attorney, and finance director or their designees shall meet to review proposed agenda items for inclusion. Such agenda and supporting documents shall be published no later than the Friday preceding the common council meeting pursuant to Wis. Stat. § 62.11(4) and on the City of Sheboygan webpage.

- (c) The city clerk may create a subsection on any council agenda entitled; "consent agenda." ~~In a~~ Except as otherwise provided by law, the consent agenda, ~~the clerk shall place matters that, in the clerk's judgment, are routine and noncontroversial and do not require a special vote or specific action by the council shall include routine procedural matters or matters unanimously decided by committees such as approving minutes, staff and officer reports, nominations, appointments, and budgeted items approved by a standing committee.~~

SECTION 5: AMENDMENT "Sec 2-67 Dissenting Members" of the Sheboygan Municipal Code is hereby amended as follows:

"Sec 2-67 Dissenting Members

- (a) Council committee members dissenting from an committee action ~~of a committee~~ shall be so reported when requested by them.
- (b) Where committee members are not unanimous on a ~~report~~ matter to be submitted to the council, ~~the majority and minority of such committee may each make a separate report, and any member dissenting in whole or in part from the reasoning and conclusions of both majority and minority may also present a statement of that member's reasons and conclusions. All such reports, decorous in language and respectful to the council, shall be entered at length on the journal.~~ the committee chair shall summarize the committee discussion during such council meeting. Such matters not unanimously supported by committee shall be excluded from the consent agenda."

SECTION 6: REPEAL "Sec 2-68 Majority And Minority Reports To Lie Over" of the Sheboygan Municipal Code shall be repealed.

~~"Sec 2-68 Majority And Minority Reports To Lie Over~~ Reserved.

~~In all cases where there shall be majority and minority reports submitted to the council, as provided in section 2-67, the ordinance, resolution, memorial or other matter reported upon shall lie on the table until the reports thereon shall have been printed in the public copy of the journal."~~

SECTION 7: AMENDMENT “Sec 2-111 Order Of Business” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-111 Order Of Business

The order of business in the meetings of the common council shall be as follows:

- (a) Call of roll and announcement of the presence or absence of a quorum.
- (b) Corrections of the journal and approval of minutes.
- (c) Executive communications and other communications from the mayor or presiding officer of the council including nominations for appointment.
- ~~(d) Communications to the council.~~
- ~~(e)(d)~~ Public input from preregistered ~~citizens~~ persons consistent with council rules.
- (e) Oral presentation and consideration of matters concerning the general welfare of the city.
- (f) Hearings.
- ~~(f)(g)~~ Consent Agenda.
- ~~(g)(h)~~ New reports of officers. Resolutions.
- ~~(h)(i)~~ Offering, reference or consideration of resolutions. Ordinances.
- ~~(i)~~ Reports of standing committees with new resolutions or ordinances. Other matters authorized by law.
- ~~(j) Reports of committees with communications only.~~
- ~~(k) Reports of committees with reports of officers only.~~
- ~~(l) Reports of committees with resolutions or ordinances placed on file.~~
- ~~(m) Reports of committees with resolutions on second reading.~~
- ~~(n) Reports of committees with ordinances on second reading.~~
- ~~(o) New ordinances introduced.~~
- ~~(p) Oral presentation and consideration of matters concerning the general welfare of the city.~~

The order of business for standing committee meetings shall substantially follow the order of business for common council except as set forth by council rule.”

SECTION 8: AMENDMENT “Sec 2-115 Ordinances And Resolutions” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-115 Ordinances And Resolutions

- (a) All ~~ordinances, resolutions, reports of officers and reports of committees~~ to be submitted at a regular common council meeting shall be submitted in full to the city attorney for review for conformance with local and/or state requirements no later than 12:00 p.m. on the Monday preceding committee meetings. All ordinances shall be drafted or reviewed by the City Attorney's Office. Once review is complete, sSuch matters shall then be submitted in full to the city clerk ~~so that they can be included in the~~ for numbering and then shall be submitted in full to the committee clerks for agenda inclusion. and set forth in full in the attached documents. Any submission to the city committee clerk ~~must~~ shall be made no later than 4:30 p.m. on the Wednesday preceding any regular ~~council~~ committee meeting in order to be included in the agenda.
- (b) ~~All ordinances, resolutions, communications, and other matters to be directly referred to a board, commission, or committee shall be submitted in full to the city attorney for review. Once review is complete, such matters shall be submitted in full to the city clerk at least 72 hours preceding any meeting of the board, commission or committee so that they can be included in the agenda and set forth in full in the attached documents.~~ After inclusion on a board, commission or committee agenda, the matter may be reported on to council and shall be considered to be before the council for consideration and action with no need for a second reading.”

SECTION 9: AMENDMENT “Sec 2-118 Referral Of Matters To Committees” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-118 Referral Of Matters To Committees

- (a) ~~All ordinances, resolutions, petitions, communications or other matters may be referred by the city clerk directly to an appropriate board, commission, or committee without being first introduced at a meeting of the council. Matters that have not been directly referred in such a fashion may be referred to an appropriate committee by announcement of the presiding officer unless the council on motion shall make a different order in relation thereto. However, any matter or measure assessing or levying taxes, appropriating or disbursing money, or creating any liability or charge against the city or any fund thereof shall be referred to a committee and shall not be acted upon by the council until reported upon by the committee.~~
- (b) With the exception of the adoption of any measure assessing or levying taxes, appropriating or disbursing money, ~~or~~ or creating any liability or charge against the city or any fund thereof, or the adoption of any ordinance, all documents of the same classification may be referred to the common council or to an appropriate board, commission, or committee in a comprehensive report thereon.”

SECTION 10: AMENDMENT “Sec 2-121 Roll Call Vote” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-121 Roll Call Vote

On adoption of all ordinances, ~~and of all resolutions, reports, of committees or officers~~ or other measures assessing or levying taxes, appropriating or disbursing money, creating any liability or charge against the city or any fund thereof, or releasing, discharging or commuting a claim or demand of the city, the vote of the council shall be taken by roll call ~~of the roll~~ and shall be passed or adopted by a majority of all members-elect of the council, which vote shall be recorded in the journal. In recording the votes taken by roll call ~~of the roll~~, the clerk shall also report those members absent or not voting.”

SECTION 11: AMENDMENT “Sec 2-126 Remote Attendance At Meetings” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-126 Remote Attendance At Meetings

- (a) *Remote attendance permitted.* A member of a city governmental body, as defined in Wis. Stats. § 19.82(1), who desires to appear at a meeting by telephone, video conference, or other remote method of participation shall be entitled to participate and vote to the fullest extent possible, except as follows:
 - 1. The member shall not be entitled to participate and vote on any matter that requires the visual assessment of a witness's demeanor if the member is unable to make such a visual assessment.
 - 2. The member shall not be entitled to participate and vote on any matter that requires the visual assessment of physical evidence or exhibits that have not been previously reviewed by the member.
- (b) *Quorum.* A member who appears remotely pursuant to subsection (a) of this section shall count towards a quorum during the appearance.
- (c) *Proper Equipment.* Appropriate equipment shall be used so that the attending public can readily observe or hear such person's participation in the meeting.
- (d) *Notice.* ~~Whenever a city governmental body anticipates that a member will appear by telephone, video conference, or other remote method of participation, the~~ Each meeting agenda shall ~~specifically and include a~~ conspicuously identify which persons or members shall be appearing by such means advisement that members of the body may be appearing and participating remotely. Members intending to attend or participate remotely shall notify the body chair prior to the meeting.

~~(e) *Exceptions.* No person shall be allowed to participate in any meeting where the meeting notice failed to state the person would appear by telephone/conference means or where such equipment is unavailable or unusable at the time of the meeting.”~~

SECTION 12: AMENDMENT “Sec 2-153 Suspension Of Rules” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-153 Suspension Of Rules

(a) Any standing rules of order or procedure of the council, except as provided herein, may be suspended in reference to any proposition or action by a majority vote ~~of not less than three-fourths~~ of the members-elect of the council. Unless unanimous consent is given, the vote on suspension shall be by roll call vote ~~on call of the roll~~.

(b) *Exceptions.* Rules that may not be suspended include procedural rules prescribed by constitution, statute, ordinance, or bylaws; fundamental principles of parliamentary law; rules protecting rights of absentee or individual members; requirements for previous notice; the right of any member to exercise their full rights in meeting participation; or rules applicable outside of a meeting.”

SECTION 13: AMENDMENT “Sec 2-202 Oath” of the Sheboygan Municipal Code is hereby amended as follows:

“Sec 2-202 Oath

Every person elected or appointed to an office with the city shall take and file the official oath within ten days after notice of such election or appointment. When an appointive officer has filed the oath, and bond if required, the clerk shall issue to the officer a certificate of appointment. If the appointment is to a board or commission, the appointee shall file the certificate with the secretary thereof.

State law reference – Wis. Stat. § 62.09(4).”

SECTION 14: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 15: **EFFECTIVE DATE** This ordinance shall be in effect sixty (60) days from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

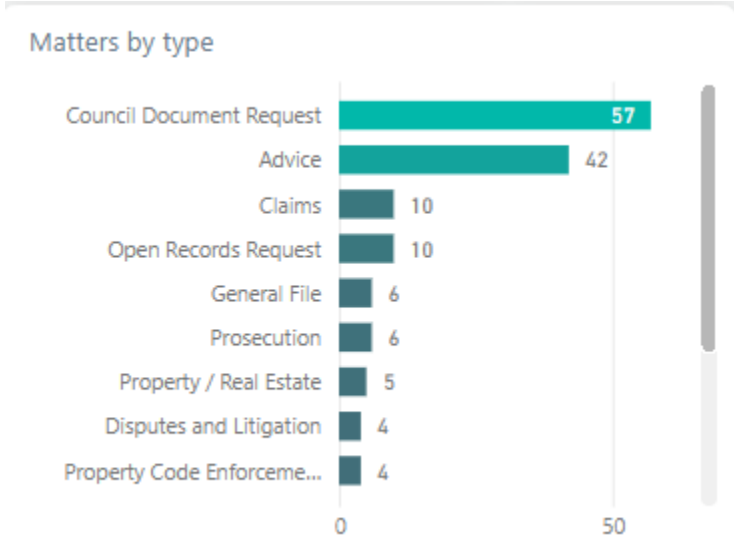
City Attorney's Office Monthly Report

May, 2025

Purpose: The City Attorney's Office ("CAO") provides support to all City departments, elected and appointed officials, and staff on a range of issues pursuant to Wis. Stat. s. 62.09(12). In addition to providing legal, strategy, and risk-management advice, the CAO drafts, edits, and reviews legal documents; prepares and reviews Council documents; represents the City in litigation; prosecutes municipal ordinance violations; drafts and reviews ordinances, resolutions, and policies. This report is intended to provide a summary of many of those tasks.

Scope: Much of the CAO's work is managed via LawVu, our document and project management software. However, many requests for legal services originate in email, by phone, or in-person, and have not historically been added to LawVu. We are working to ensure that most of the work is LawVu-documented but quick questions, conversational issues, and the like will remain outside the scope of this report. CAO welcomes suggestions for data inclusion or exclusion in future reports.

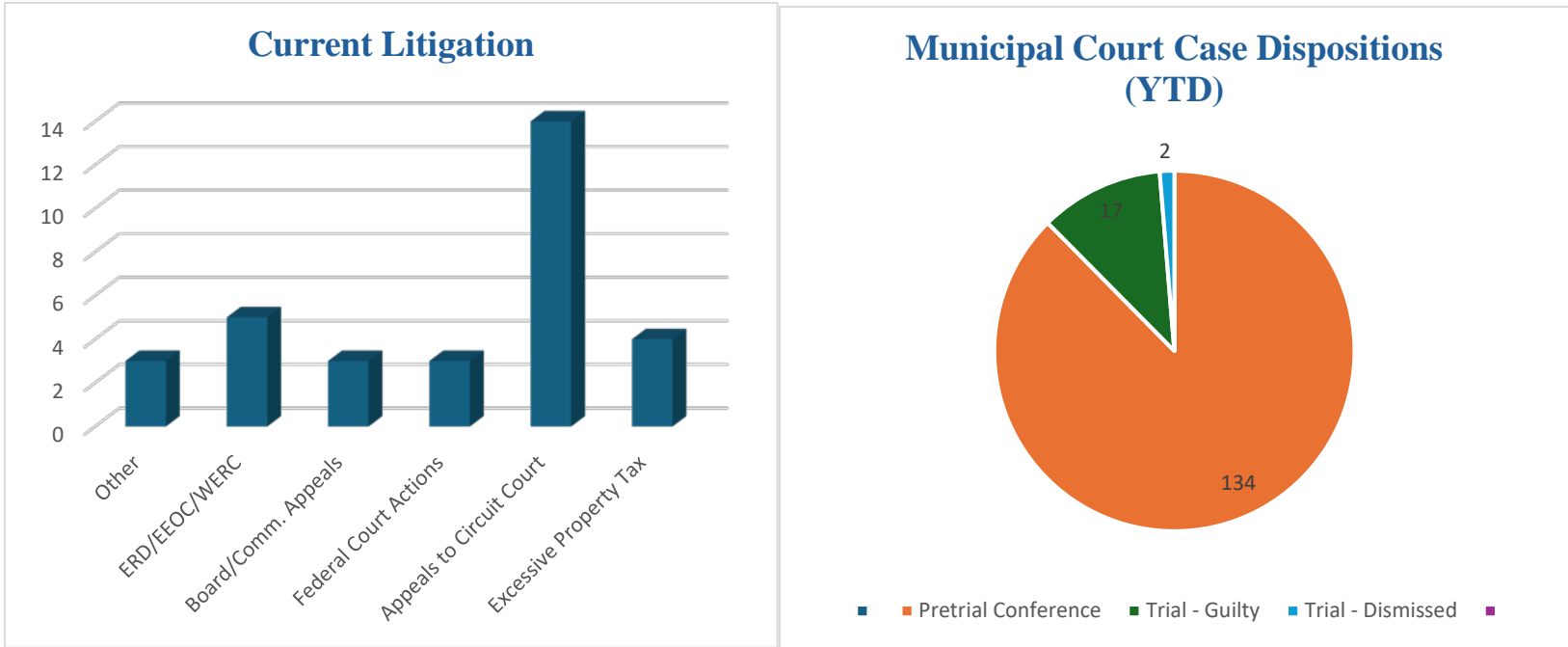
Matters by Type (YTD):



Matters by Department (YTD):

Department	Total Matters
Public Works	38
Clerk	21
Planning/ Building Inspection	19
Administrator	10
Finance	9
	8
Fire	6
Mayor	6
Municipal Court	6
Human Resources	5
Police	5
Legal	4
Common Council	3
Transit	3
Facilities and Grounds	2
Library	2
Uptown Social	2
Wastewater	2
Assessor	1
Water Utility	1

As of 5/5/25, CAO has 107 active LawVu-documented matters excluding municipal court appeals. 43 matters were created and 51 were completed so far in Q2. The average completion time has reduced from 24 days to 3 days between Q1 and Q2. Completion time varies depending on the nature of the issue. Litigation matters will remain open for months while straightforward matters may close the day they were created. In addition to documented requests for legal services, CAO maintains an open-door policy to provide on-demand staff support, and serves as general counsel in various meetings.



All litigation, except appeals to circuit court, is handled by outside counsel. CAO works collaboratively with our retained counsel and with City Administration to develop case strategies and to facilitate efficient case and caseload management. Appeals to circuit court are handled by CAO from time of filing through jury trial.

Municipal Court matters are handled almost exclusively by CAO. Approximately 84% of citations are disposed of prior to or at Initial Appearance. The remaining citations are next scheduled for a pretrial conference before they are scheduled for municipal court trial. Year to date, 134 cases have resolved during the pretrial conference phase and 65 cases are currently scheduled for pretrial conference. 19 cases have resolved at municipal court trial and twelve cases are currently scheduled for trial.

Claims: In 2025, eight claims against the City were opened. Three have closed, of which the City paid one and denied payment for two. Four Notice of Claims were carried over from 2024.