

NOTICE OF MEETING
FINANCE COMMITTEE
June 22, 2016 - 3:30 PM

Administration Building
508 New York Avenue
Sheboygan, WI 53081
Conference Room 302

Agenda

Call to Order
Certification of Compliance with Open Meeting Law
Approval of Minutes
Finance Committee - Regular Meeting - May 25, 2016 3:30 PM

Correspondence
County Clerk
Consideration of 2017 Insurance Budget

3:45pm Budget Kick-off
County Administrator Report
Finance Director Report
Planning & Conservation
Consideration of Budget Adjustment – Railroad

Transportation-Highway
Consideration of Budget Adjustment – Land Records Grant

Treasurer
Consideration of Budget Adjustment – 2 Laptop Computers
Consideration of Online Auction for Class 1 Tax Foreclosure Property
Consideration of Final List for In Rem No. 42

Finance Director
Committee Questions
Approval of Vouchers
Approval of Attendance at Other Meetings or Functions
Adjourn

Next Scheduled Meeting-July 13, 2016 at 3:30 PM in Room 119, Administration Building

Prepared by:
Ashley Meyer
Recording Secretary

Greg Weggeman
Committee Chairperson

NOTE: If listed as an agenda item – The Administrator's Report and Finance Director's Report is a summary of key activities. No action will be taken by the Finance Committee resulting from the reports unless it is a specific item on the agenda.

A majority of the members of the County Board of Supervisors or of any of its committees may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, 173 Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

Wis. Stat. § 19.84 requires that each meeting of a governmental body be preceded by a public notice setting forth the time, date, place, and subject matter of the meeting. This Notice and Agenda is made in fulfillment of this obligation. Electronic versions of this Notice and Agenda may hyperlink to documents being circulated to members in anticipation of the meeting and are accessible to the public for viewing. Additions, subtractions, or modifications of the hyperlinked materials do not constitute an amendment to the meeting agenda unless expressly set forth in an Amended Notice and Agenda. Members of the public are encouraged to check from time to time before the meeting to see whether the hyperlinked content has been changed from what was originally posted.

Persons with disabilities needing assistance to attend or participate are asked to notify the County Clerk's Office, 920-459-3003 prior to the meeting so that accommodations may be arranged.

SHEBOYGAN COUNTY FINANCE COMMITTEE MINUTES

Administration Building
508 New York Avenue
Sheboygan WI 53081

May 25, 2016

Called to Order: 3:30 P.M.

Adjourned: 4:35 P.M.

MEMBERS PRESENT: Greg Weggeman, George Marthenze, Mark Winkel, William Goehring, Roger Te Stroete

MEMBERS ABSENT:

ALSO PRESENT: Aaron Brault, Adam Payne, Ashley Meyer, Chris Lewinski, Ed Procek, Greg Schnell, Jim Risseuw, Jon Dolson, Laura Henning-Lorenz, Robert Wagner, Tom Wegner, Wendy Charnon

Chairperson Weggeman called the meeting to order. He verified that the meeting notice was posted on May 23, 2016 at 8:45 A.M.

Supervisor Winkel moved to approve the minutes of May 11, 2016. Motion seconded by Supervisor Marthenze. Carried

Correspondence – None

County Administrator Report – County Administrator, Adam Payne updated the committee on Transportation's financial needs and informed the Committee on the Leadership Forum.

Finance Director Report – Finance Director, Wendy Charnon updated the committee on the work the department has been doing to prep for the Leadership Forum and for the Budget Kickoff. She also informed the Committee on the training the new staff received, along with an open records request she had received.

The Committee discussed Resolution No. 4 – Participating in Snowmobile Aids Program – 2016/17. Supervisor Goehring moved to recommend that the Resolution be adopted. Motion seconded by Supervisor Te Stroete. Carried

The Committee discussed Resolution No. 5 – Sale of Additional Excess Former Union Pacific Land in City of Sheboygan (West Side of Tracks). Supervisor Marthenze moved to recommend that the Resolution be adopted. Motion seconded by Supervisor Goehring. Carried

Inspector, James Risseuw presented a request for a budget adjustment for the Sheriff's Department for a Wal-Mart Grant. Supervisor Winkel moved to approve the request. Motion seconded by Supervisor Marthenze. Carried

Information Technology Director, Chris Lewinski presented a request for Utilizing Retained Earnings to Fund Additional Expenses in Remodel Project. Supervisor Goehring moved to table the request. Motion seconded by Supervisor Marthenze. Carried

Information Technology Director, Chris Lewinski presented a request for Granting an Additional 5 Days Annual Paid Vacation to a Department Staff Member. Supervisor Winkel moved to

Minutes Acceptance: Minutes of May 25, 2016 3:30 PM (Approval of Minutes)

recommend approval of the request and refer it to the Human Resources Committee. Motion seconded by Supervisor Marthenze. Ayes: 4; No 1, Supervisor Goehring.

Treasurer, Laura Henning-Lorenz presented two Vacant Position Requests – Limited Term Employees (Tax Collection). Supervisor Winkel moved to approve the requests. Motion seconded by Supervisor Marthenze. Carried

Treasurer, Laura Henning-Lorenz presented a Vacant Position Request – Limited Term Employee (Land Records Project). Supervisor Goehring moved to approve the request. Motion seconded by Supervisor Te Stroete. Carried

County Clerk, Jon Dolson presented a request for Bids for Publication of County Board Proceedings and County Legal Advertising. Supervisor Te Stroete moved to accept the bid from the Plymouth Review. Motion seconded by Supervisor Marthenze. Carried

County Clerk, Jon Dolson presented a Memorandum of Understanding with Statewide Voter Registration System/WisVote Relier Municipalities. Supervisor Winkel moved to approve the request to rewrite the terms of the Provider Agreement between the County of Sheboygan and Relier Municipalities. Motion seconded by Supervisor Marthenze. Carried

The Committee reviewed the 1st Quarter Variances for 2016.

Vouchers were reviewed. Supervisor Winkel moved to approve the expenditures. Motion seconded by Supervisor Te Stroete. Carried

There were no requests for approval of attendance at other meetings or functions.

Supervisor Marthenze moved to adjourn. Motion seconded by Supervisor Goehring. Carried

The next scheduled meeting will be Wednesday, June 8, 2016 at 3:30 p.m.

Mark Winkel
Secretary

Ashley Meyer
Recording Secretary

Minutes Acceptance: Minutes of May 25, 2016 3:30 PM (Approval of Minutes)



SHEBOYGAN COUNTY

Jon Dolson – County Clerk

Administration Building 508 New York Ave., Sheboygan, WI 53081-4126

T: (920) 459-3003 F: (920) 459-0304 E: Jon.Dolson@SheboyganCounty.com

Date: June 22, 2016

To: Members of the Sheboygan County Finance Committee

From: Jon Dolson-County Clerk

Re: Liability Insurance 2016 proposed budget

Attached is the Liability and Property Insurance budget for 2016. Insurance premiums are estimated and allocated to the individual County departments, as a result this budget is balanced to the other departments. Overall, the budget shows a 6.53% decrease

- Property Insurance has decreased slightly over 2016 which reflects the savings with the new carrier, but still significantly higher than 2015 which included unrealistically low and unsustainable premiums with the Local Government Property Insurance Fund, as well as an increase in value of County owned buildings.
- Liability Insurance premium decreased as a result of capturing a savings incentive involving bringing Workers Comp. insurance to WI County Mutual/Aegis, along with the main liability policy.
- Equipment Breakdown insurance is significantly lower with the new carrier.
- To continue to maintain healthy reserves in the self-funded auto insurance account sufficient to cover potential claims, an increase is recommended, based on higher than average claims in 2015.

Thank you for your support.

Sincerely,

Jon G. Dolson

INSURANCE ACCOUNT - HISTORY AND BUDGET PROJECTIONS

		2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Budget	2016 Projection	2017 Budget Request	
534205	General Liability	166,337.00	168,881.00	169,709.00	165,057.00	175,000.00	160,515.00	159,000.00	(A)
534210	Deductible Escrow	50,000.00	50,000.00	58,000.00	60,000.00	60,000.00	60,000.00	60,000.00	
534215	Airport Insurance	7,403.00	7,220.00	5,878.00	4,485.00	4,000.00	3,750.00	3,750.00	
534220	Boiler / Machinery	20,494.00	20,494.00	20,494.00	20,494.00	21,000.00	14,934.00	11,000.00	(C)
534225	Auto Liability	166,213.00	169,919.00	168,628.00	162,948.00	174,000.00	158,872.00	158,000.00	(A)
534230	Auto Self Insurance	40,000.00	40,000.00	35,000.00	35,000.00	35,000.00	35,000.00	45,000.00	(B)
534235	Property Insurance	31,000.00	37,824.00	45,085.00	54,154.00	84,000.00	73,615.00	79,000.00	(D) & (E)
534237	Prop. Self-Insurance (deduct.)	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	38,000.00	
534245	Bonding	2,905.00	2,396.00	2,396.00	2,232.00	2,400.00	2,232.00	2,250.00	
534250	Professional Liability	30,141.00	29,530.00	23,124.00	24,770.00	25,000.00	21,968.00	22,000.00	
	TOTAL:	552,493.00	564,264.00	566,314.00	567,140.00	618,400.00	568,886.00	578,000.00	
Change from Budget							-49,514.00	-40,400.00	
							Under Budget	-6.53%	

- (A) Rounded up approximately \$2,000 in an attempt to comply with industry rate projections
- (B) 2015 was a higher than average claims year for our self-insured autos
- (C) New Boiler insurance carrier began April 2016
- (D) Auto comprehensive = \$13,987 for final 8 months of 2016 going with the lower deductible policy
Auto comprehensive premium up from \$4,600 under LGPIF to about \$19,000 with the lower deductible on autos <\$100,000
This is included with the Property insurance premium number as we had done so in the past.
- (E) 2016 Budget based on an increase assumptions from the LGPIF



Sheboygan County Planning & Conservation Department

Administration Building

508 New York Avenue

Sheboygan, WI 53081-4126

P: (920) 459-3060

P: (920) 459-1370

F: (920) 459-1371

E: plancon@sheboygancounty.com

Director

Aaron C. Brault

Memo

TO: PRAE Committee Members

FROM: Aaron Brault 

DATE: June 9, 2016

RE: 2016 Budget Adjustment

The Planning & Conservation Department incurred costs for the rail reactivation project between Plymouth and Sheboygan Falls. The costs are budget neutral; however, we are requesting this transaction be completed for correct accounting purposes.

I am requesting \$152,971 be added to our revenue account number 143.423075. I am also requesting the same amount be added to our expense account number 143.531105.

Thank you.

Attachment: Budget Adjustment - Railroad (3721 : Budget Adjustment ? Railroad)

2016 SHEBOYGAN COUNTY BUDGET ADJUSTMENT

Department: Non-Departmental – Land Records
Transportation – Highway Division

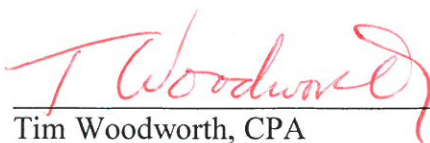
Date: June 16, 2016

The 2016 County Budget was adopted prior to receiving the final notice from the State of Wisconsin regarding an application for a strategic initiative grant. Therefore the grant amount was not included in the Land Information budget for 2016. This budget adjustment is to account for the revenue and expenses related to the grant which will be used by the Highway Division to complete a county wide culvert inventory.

The second item would be a budget adjustment to account for Land Records purchasing a GPS unit to be used by Highway Survey/Engineering section. This was approved at the Land Information meeting in December after the budget was adopted.

		DEBIT	CREDIT
1084.423075	State Revenue – Gen Govt		\$ 50,000
1084.762500	Operating Transfer - Hwy	\$ 50,000	
444.631500	Oper. Transfer – Land Records		\$ 50,000
444.511150	Regular Wages	\$ 50,000	
1084.533948	Land Records Usage		\$ 10,995
1084.762500	Operating Transfer - Hwy	\$ 10,995	
444.631500	Oper. Transfer – Land Records		\$ 10,995
440.565005	Machinery & Equipment	\$ 10,995	

Respectively submitted:



Tim Woodworth, CPA
Staff Accountant

Attachment: Budget Adjustment - Land Records Grant (3713 : Budget Adjustment ? Land Records Grant)

2016 SHEBOYGAN COUNTY BUDGET ADJUSTMENT

Department: Non-Departmental – Land Records
County Treasurer

June 17, 2016

The 2016 County Budget was adopted prior to the notice from the Sheboygan County Information Technology Department, regarding the decommissioning of Citrix servers. The decommissioning took place on May 31, 2016. These servers allowed Laura Henning-Lorenz, County Treasurer and Jayne Dragan, Chief Deputy County Treasurer to work remotely. Due to this recent change neither have the ability to access any work related files nor to work remotely. Additionally, prior to the decommissioning and in an effort to avoid the additional expense to the County both individuals had been utilizing their personal computers to work through Citrix. That is no longer a possibility due to the need to increase security. All remote connections made to the County to access departmental files and software must be made through County issued devices.

This budget adjustment is to account for the expense related to 2 laptop computers and related hardware. This item is has also been placed on the Land Information Council's agenda. That group will be meeting on Thursday, June 23, 2016.

		DEBIT	CREDIT
1084.721000	Operating Transfer-General Fund	\$2502.00	
183.342140	Budget Appropriations		\$2502.00
168.533928	Computer System \$500-\$4999	\$2502.00	
168.631500	Operating Transfer-Land Records Usage		\$ 2502.00

Attachment: Budget Adjustment 2 Laptop Computers (3714 : Budget Adjustment ? 2 Laptop Computers)

Laura M. Henning-Lorenz

From: Christopher S. Lewinski
Sent: Friday, May 27, 2016 1:57 PM
To: Christopher S. Lewinski
Subject: REMINDER: Citrix servers to be decommissioned May 31, 2016

Hello,

Below is an image of the log in screen to the County's Citrix server platform. If you or any of your staff members log into this system, you will be affected by this upcoming change.

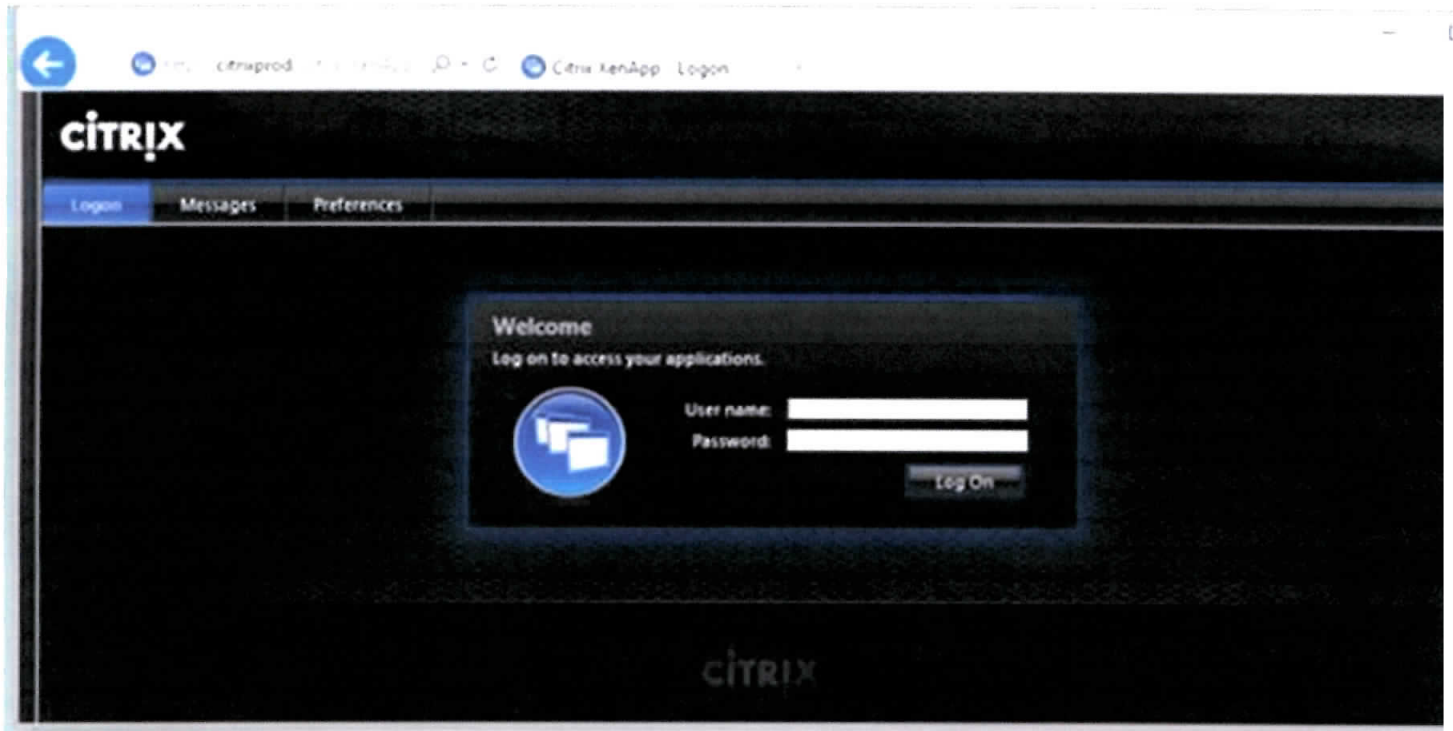
As you may or may not know, our Citrix system has served the County well for years, allowing staff members to remotely access County software applications. However, this software, and the servers it runs on, are now several years old, and several versions out of date. The cost to update this system would be prohibitive, and there are better, more secure methods to access County software when working remotely. As such, in an effort to strengthen the County's IT security posture, IT will be permanently decommissioning the majority of Citrix servers **on next Tuesday, May 31, 2016**. Two Citrix servers will remain until this Fall to access the County's tax/land records software, which itself will be replaced with a new, non-Citrix based system this October.

The vast majority of County employees no longer use Citrix to access their software programs. If, however, you or any of your staff members still use Citrix, and if you haven't already done so, **please contact the Help Desk at 920.459.6463** to make arrangements to switch to a secure VPN client and logon to access the network remotely. IT is committed to ensuring every County employee has the same access to systems they did with Citrix.

Please let me know if you have any questions.

Best~
Chris

Attachment: Budget Adjustment 2 Laptop Computers (3714 : Budget Adjustment ? 2 Laptop Computers)



Christopher S. Lewinski, MBA
Information Technology Director
Sheboygan County
Office: 920.459.0335
Mobile: 920.226.4943
sheboygancounty.com



SHEBOYGAN COUNTY TREASURER

11.2.a

Laura Henning-Lorenz
County Treasurer

Jayne Dragan
Chief Deputy Treasurer

508 New York Avenue – Room 109
Sheboygan, WI 53081-4126
Telephone: 920-459-3015

To: Finance Committee
From: Laura Henning-Lorenz, County Treasurer
Re: Consideration of Online Auction for Class 1 Tax Foreclosure Property
Date: June 17, 2016

Introduction

The Sheboygan County Treasurer's Office is requesting that the Finance Committee approve online auction of tax foreclosed property that remains in its inventory after a Class 3 sale has occurred. A Class 3 sale entails the setting of an appraised value by the Finance Committee. No bids less than the appraised value will be accepted during a Class 3 sale, which is basically the very first sale of a property. After a Class 3 sale has taken place future sales are considered to be Class 1 sales. A Class 1 sale allows the Finance Committee to re-set the appraised value and to accept bids that may be less than the appraised value.

Question/Request for Consideration

1. The County Treasurer is requesting formal approval to sell tax foreclosure property through an online auction site after that property has gone through a Class 3 sale and remains unsold.
2. Does the Finance Committee want the County Treasurer to come before them to set Class 1 appraised values before placing property online for auction purposes?

Attachment: Online Auction for Class 1 Tax Foreclosure Property1 (3719 : Online Auction for Class 1 Tax Foreclosure Property)

Consideration of Online Auction for Class 1 Tax Foreclosure Property								11.2.b
	59281001360 1609/1611 N. 5th Jason Allar (2 family)	59281110320 Susan Hofeltz 521 Niagara (1 family)	59281205150 Mark R. Schultz Formerly 1512 Erie (land only)	59281503170 & 59281503180 Matlin and LaPlant 630 S. 13th (2 family)	59281510600 REO Acceptance Corp (land only)	59281670101 & 59281670102 Westmark Development (2 unbuilt condo units)	59281711100 Brian Henkel (1 family)	
Property Costs to Date (includes maintenance, county specials, interest, and penalty)	16,534.42	14,100.00	10,063.14	17,057.26	5,814.89	9,264.44	12,077.20	
Estimated Maintenance Through July (includes grass cutting and utilities)	330.00	90.00	90.00	180.00	60.00	-	130.00	
Subtotal	16,864.42	14,190.00	10,153.14	17,237.26	5,874.89	9,264.44	12,207.20	
Municipal Specials (includes interest and penalty)	6,749.18	3,804.89	9,933.36	11,852.12	16,889.69	-	3,232.10	
Total	23,613.60	17,994.89	20,086.50	29,089.38	22,764.58	9,264.44	15,439.30	
Estimated Fair Market Value	58,800.00	53,900.00	6,500.00	62,800.00	10,900.00	46,200.00	43,800.00	
Appraiser's Suggested Minimum Bid	7,500.00	6,500.00	NA	12,000.00	2,000.00	25,000.00	15,000.00	
Treasurer's Suggested Minimum Bid	23,500.00	18,500.00	17,900.00	45,500.00	22,900.00		15,500.00	
Class 3 Appraised Value Set by Finance Committee	23,500.00	18,500.00	17,900.00	45,500.00	22,900.00	25,000.00	15,500.00	
Treasurer's Suggested Class 1 Appraised Value	7,500.00	6,500.00	500.00	12,000.00	2,000.00	25,000.00	15,500.00	
Class 1 Appraised Value Set by Finance Committee								

FINANCE COMMITTEE FINAL LISTING FOR TAX FORECLOSURE APPROVAL

IN REM NUMBER 42 - 2012 Delinquents and Older

June 17, 2016

NO	PARCEL	NAME	SITUS ADDRESS	RECOMMENDATION	AMOUNTS FOR ALL DELINQUENTS AS OF 06/17/16					2015 EST. FMV
					TAX	SPECIAL	1% INTEREST	0.5% PENALTY	TOTAL BALANCE	
1	59002010490	Jeffrey J Ferguson	W7798 Plank Road		8,087.82	4,292.22	2,925.11	1,462.57	16,767.72	125,600.00
2	59006071850	Janice E Rountree	W1353 Foster Road		5,412.62	50.00	1,339.07	669.52	7,471.21	75,300.00
3	59016220360	Julieann Lesczykowski Winkel & Daniel K Winkel	1030 Valley Road		8,415.00	124.85	3,983.26	1,991.62	14,514.73	75,500.00
4	59024348010	Christian Church Co Conf per James B Hodgell Family	Saemann Avenue (land only)		1,213.85	94.78	290.58	145.30	1,744.51	15,400.00
5	59024348020	Christian Church Co Conf per James B Hodgell Family	Saemann Avenue (land only)		1,700.95	94.78	403.24	201.61	2,400.58	21,500.00
6	59024355290	Lynne F Braun	820 Greendale Road	Remove. Owner on EFT of \$350/month	10,452.07	735.43	2,304.74	1,152.38	14,644.62	160,100.00
7	59101491870	Roderick H & Elizabeth Deckert	610 Wisconsin Street	See environmental review on p. 34.	7,816.72	6,370.54	4,890.24	2,445.12	21,522.62	74,500.00
8	59111521940	Project One Properties LLC	501 Clark Street	Remove. Property on market for sale.	11,276.84	1,123.31	3,125.69	1,562.86	17,088.70	132,300.00
9	59131612382	Timothy T Kachelmeier Revocable Trust of 1999	234 Clark Street	Remove. Property on market for sale.	14,199.39	128.94	3,250.86	1,625.44	19,204.63	194,600.00
10	59281002840	Antonio M Aguilar	1617 N 8th Street		4,508.31	-	1,124.77	562.39	6,195.47	43,900.00
11	59281013710	Joanne M Nelis	427 Geele Avenue	Remove. Property on market for sale.	12,975.19	-	3,045.30	1,522.66	17,543.15	135,900.00
12	59281203560	Joseph W & Yoki K Kelly	1127 Michigan Avenue		6,397.71	1,585.07	2,338.40	1,169.20	11,490.38	48,400.00
13	59281301540	Brian B Long	1227 S 8th Street	Remove. Property on market for sale.	4,229.49	938.53	1,084.48	542.25	6,794.75	47,700.00
14	59281305080	Michael D Myers	1026 Swift Avenue		10,120.04	1,223.48	3,498.05	1,749.05	16,590.62	76,400.00
15	59281307850	Yang M Kue & Su Kue	2831 S 10th Street		12,583.77	1,650.61	4,140.87	2,070.42	20,445.67	106,900.00
16	59281312090	Yvonne S DenBoer (Ritchie)	2525 S 8th Street		9,567.91	167.23	2,609.53	1,304.75	13,649.42	84,200.00
17	59281312430	Leo R Maki	2918 S 7th Street		6,779.34	1,087.25	1,653.20	826.63	10,346.42	68,500.00
18	59281314190	Robert A & Kristie L Voechting	926 Oakland Avenue		7,162.54	366.64	2,239.30	1,119.66	10,888.14	70,580.00
19	59281400390	Michael & Judy Wield	1110 High Avenue		11,491.76	2,041.55	5,937.08	2,968.54	22,438.93	54,900.00
20	59281424580	James T & Colleen C Rindt	1260 Carmen Avenue		14,592.16	-	3,399.92	1,699.97	19,692.05	143,400.00
21	59281511910	Convenience Stores Leasing & Management LLC	2117 Indiana Avenue	See environmental review on p. 36.	21,785.02	431.94	4,467.14	2,233.56	28,917.66	243,900.00
22	59281600900	Jose & Estela Herrera	1731 Calumet Drive		6,673.30	-	1,525.89	762.95	8,962.14	65,000.00
23	59281703550	Jeremy S Jacobs	1634 N 11th Street		5,589.99	-	1,378.55	689.28	7,657.82	48,800.00
24	59281713820	Donna Grunow	1342 Lenz Court		10,388.89	153.28	3,158.41	1,579.21	15,279.79	81,300.00
25	59281717070	Jeffrey M Mineau	1030 Bell Avenue	Remove. Property on market for sale.	6,772.89	-	1,562.29	781.16	9,116.34	67,200.00
26	59281719030	Jeremy P Ostrom	Trimberger Court (land only)		5,734.22	7,565.39	4,438.61	2,219.30	19,957.52	11,900
27	59282910190	John H Perronne	411 State Street		7,138.40	759.49	2,130.37	1,065.18	11,093.44	75,400
28	59282919365	The Pond in the Falls Inc	County Road PP (land only)		2,490.72	-	570.90	285.45	3,347.07	29,100

If any property owner or interested party would pay in full the taxes that are included as part of this foreclosure action with a cashier/bank check between the time the Finance Committee makes their decision with regard to the final judgment list and the court date, the parcel will be redeemed and removed.

If any property owner would place their property on the real estate market for sale, please allow the County Treasurer the discretion of removing that property from the In Rem list.

Consideration of Final List for In Rem No. 42.xlsx

Attachment: Final List for In Rem No. 42' (3715 : Final List for In Rem No. 42)

Environmental Review of 27 Tax-Delinquent Properties in Sheboygan County

Prepared for:
Ms. Laura Henning-Lorenz
Treasurer
Sheboygan County, WI

Prepared by:
Mark R. Gibeault, P.E.
Fehr Graham

June 15, 2016

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

1237 S. Pilgrim Road
Plymouth, WI 53073
Phone: (920) 892-2444

Attachment: Final List for In Rem No. 42_Environmental Review (3715 : Final List for In Rem No. 42)

1. INTRODUCTION

Sheboygan County is considering taking action to transfer ownership of certain tax delinquent properties to the County.

Fehr Graham was requested to assess the need for either a Transaction Screen conducted according to the ASTM E1528-14 standard, a Phase I Environmental Assessment conducted according to the ASTM E1527-13 standard, or a limited Phase II Environmental Assessment on any of the 29 properties. This evaluation was not done to the ASTM standard or the "All Appropriate Inquiry" standard.

This evaluation involved a visual inspection of the properties in question, the physical setting, and an evaluation in light of likely past operations. Some of the inspections were limited by access restrictions, making it impossible to inspect the inside of buildings or certain areas of the property itself. In addition, the WDNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web database was reviewed for each property. The "BRRTS on the Web" database contains information related to the investigation and cleanup of potential and confirmed contamination to soil and groundwater in the state of Wisconsin. Three of the properties were listed on the "BRRTS on the web" database due to one active and two closed cases within the system.

2. REVIEW OF FINDINGS BY INDIVIDUAL PROPERTY

Each of the 27 properties evaluated by Fehr Graham are listed in this section, followed by a brief description of the findings. The findings discuss observations on the property and surrounding properties. Each property is identified using Sheboygan County's Parcel Number.

PARCEL ID No. 59002010490

2016 Site Photographs



This 0.5 acre parcel, owned by Jeffrey J. Ferguson, is located at W7798 Plank Road in the Town of Greenbush. The property residence appeared to be occupied during the site reconnaissance. One vehicle was present during the inspection. The adjacent north, south and east properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59006071850

2016 Site Photographs



This 0.47 acre parcel, owned by Janice E. Rountree, is located at W1353 Foster Road in the Town of Holland. The property residence appeared to be occupied during the site reconnaissance. One vehicle was present during the inspection. A storage shed containing a lawn mower and other yard equipment was observed behind the residence. The adjacent west, south and east properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59016220360

2016 Site Photographs



This 0.34 acre parcel, owned by Julieann & Daniel Winkel, is located at 1030 Valley Road in the Town of Plymouth. The property residence appeared to be occupied during the site reconnaissance. The property contains a residence, a camper, vehicles, and debris piles containing garbage, equipment, wood boards, newspapers and remnants of various handyman projects. The adjacent parcels are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

It is recommended that the debris piles be evaluated for potentially hazardous materials (e.g. asbestos containing materials, liquids) prior to proper disposal. Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID NOS. 59024348010 AND 59024348020

2016 Site Photographs



This wooded property located on Saemann Avenue in the Town of Sheboygan is owned by Christian Church Co. Conf. The site consists of two parcels; the west parcel (59024348010) is 0.18 acres in size and the east parcel (59024348020) is 0.29 acres. The parcels are both undeveloped wooded lots located adjacent to one another. The adjacent lots are residential and/or also undeveloped. There is a church building and property located across Saemann Avenue.

A pile of approximately six used tires was observed on the west parcel that should be property recycled. Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59024355290

2016 Site Photographs



This 0.3 acre property, owned by Lynne F. Braun, is located at 820 Greendale Road in the Town of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. One vehicle was parked in the driveway. The adjacent south property is a cemetery and the adjacent north and west properties are residential.

The vegetation around the residence was very overgrown. In addition, the vehicle and the garage, which was partially open during the inspection, contained a significant amount of rubbish.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59101491870

2016 Site Photographs



This property, owned by Roderick H. and Elizabeth Deckert, is located at 610 Wisconsin Street in the Village of Adell. The property is approximately 0.52 acres in size and contains an active auto shop facility. The property building is self-identified as Adell Auto Body and TJ's Customs. Numerous cars, trucks, vans, lawn tractors and campers were observed throughout the property. A pile of metal car pieces, scrap metal, aluminum cans, unlabeled containers and other debris were observed at the property. In the same area, an approximate 275-gallon above ground storage tank (AST) labeled as used oil was observed east of the property building. In addition, above ground and below ground hydraulic vehicle lifts are present at the property.

The 2016 review of this property included a review of the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) storage tank database. The database listed three (3) unleaded gasoline underground storage tanks (USTs) at the property, ranging from 500 to 4,000-gallons in size. According to the database, the USTs were removed from 7/1/10. The 2016 review also included a search of the Bureau of Remediation and Redevelopment Tracking System (BRRTS). The database listed the property with an open Leaking Underground Storage Tank (LUST) case. According to the database, the WDNR notified the property owner on 12/10/04 that contamination was discovered in the Village ROW and was suspected to originate from the property. A Phase II investigation was performed following the removal of the USTs in July 2010. In 2014, a remedial excavation was performed at the property. Currently, groundwater monitoring activities are being performed at the site with oversight by the WDNR.

The building on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

Due to the age of the structure and its components, lead-based paint is most likely present. Debris from demolition of this structure and its components will need to be handled in accordance with solid and hazardous waste regulations.

It is recommended that the debris pile be evaluated for potentially hazardous materials (e.g. asbestos containing materials, liquids) prior to disposal.

Due to the known environmental contamination issues that have not been closed by the WDNR, there are significant environmental and financial risks associated with the ongoing WDNR LUST investigation and monitoring at the property. In addition, there may be other environmental issues related other site operations that have not been evaluated. Therefore, further review of the available environmental information, and Phase II soil borings with testing, are recommended prior to the acquisition of this property.

PARCEL ID No. 59281002840

2016 Site Photographs



This 0.093 acre parcel, owned by Antonio M. Aguilar, is located at 1617 N. 8th Street in the City of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. No vehicles were present during the inspection. The adjacent parcels are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281201380

2016 Site Photographs



This 0.195 acre parcel, owned by Tou Lee and Cha Mee Vang, is located at the northwest corner of N. 13th Street and Michigan Avenue in the City of Sheboygan. The parcel is currently vacant and is primarily asphalt and concrete paved. The adjacent lots include a home care business to the north, a used car lot to the east, a vacant commercial building to the south, and a bike trail to the west.

The 2016 review of this property included a review of the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) storage tank database. The database lists seven (7) USTs and fourteen (14) ASTs for the 1300-1322 N. 13th Street Properties. According to the database, all of the tanks are closed and were either removed or filled with inert material. The 2016 review also included a search of the Bureau of Remediation and Redevelopment Tracking System (BRRTS). The database lists the property as a closed Leaking Underground Storage Tank (LUST) activity. According to the database, the WDNR notified the property owner on 5/30/96 of the discovery of petroleum contamination at the property. The database indicated that a service station with dispenser islands and USTs were located on the property. Following the discovery, an investigation, remedial excavation and groundwater monitoring were performed at the property to address the soil and groundwater contamination. The LUST activity was closed to the satisfaction of the WDNR on 6/9/00 with a deed restriction limiting the installation of a groundwater well due to residual groundwater contamination at the property and in the Michigan Avenue ROW.

Based on the previous environmental investigation and cleanup and the case closure to the satisfaction of the WDNR at the property, it is not recommended that any additional environmental assessments be conducted at this time. However, it should be noted that there are significant environmental and financial risks associated with the remaining contamination at the property. There is the possibility of the discovery of additional contamination related to the closed LUST case or other site operations, which could require the WDNR to reopen the BRRTS case at the property. Development involving an excavation at the property may encounter contaminated materials that will require proper disposal. The abandoned USTs that were filled with inert materials may eventually be required to be excavated and removed from the property.

PARCEL ID No. 59281203560

2016 Site Photographs



This 0.11 acre parcel, owned by Joseph W. and Yoki K. Kelly, is located at 1127 Michigan Avenue in the City of Sheboygan. The property residence did not appear to be occupied during the site reconnaissance. A sign in the front window indicated that the property was secured by Marshall and Ilsley Bank. A shed and a detached garage is located at south end of the property and they contain used mattresses and other miscellaneous debris.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281305080

2016 Site Photographs



This 0.11 acre parcel, owned by Michael D. Myers, is located at 1026 Swift Avenue in the City of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. One vehicle was present during the inspection. A detached garage is located along an alley on the northern portion of the property. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281307850

2016 Site Photographs



This 0.325 acre parcel, owned by Yang M. Kue and Su Kue, is located at 2831 S. 10th Street in the City of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. Three vehicles and a boat were present during the inspection. A detached garage is located along the northern part of the property. The eastern portion of the property is a garden and it appears to be recently planted. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281312090

2016 Site Photographs



This 0.161 acre parcel, owned by Yvonne S. DenBoer, is located at 2525 S. 8th Street in the City of Sheboygan. The property residence did not appear to be occupied during the site reconnaissance. A detached garage is located along the alley on the eastern part of the property. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281312430

2016 Site Photographs



This 0.169 acre parcel, owned by Leo R. Maki, is located at 2918 S. 7th Street in the City of Sheboygan. The property residence did not appear to be occupied during the site reconnaissance. A detached garage is located along the southern part of the property. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281314190

2016 Site Photographs



This 0.106 acre parcel, owned by Robert A and Kristie L Voechting, is located at 926 Oakland Avenue in the City of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. The property contains a residence, a detached garage, a boat and a vehicle. The adjacent parcels are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281400390

2016 Site Photographs



This 0.096 acre parcel, owned by Michael and Judy Wield, is located at 1110 High Avenue in the City of Sheboygan. The property residence did not appear to be occupied during the site reconnaissance. A detached garage is located along the northeast corner of the property. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281401430

2016 Site Photographs



This 0.097 acre parcel, owned by Harold V. Hunter, is located at 1802A S. 12th Street in the City of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. A detached garage is located on the northern portion of the property. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281424580

2016 Site Photographs



This 0.217 acre parcel, owned by James T. and Colleen C. Rindt, is located at 1260 Carmen Avenue in the City of Sheboygan. The property residence appeared occupied during the site inspection. A vehicle was parked in the driveway and a second vehicle was observed inside the garage. The adjacent properties are residential.

Based on the limited evaluation of this property, there are no apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281508280

2016 Site Photographs



This 0.069 acre parcel, owned by Roderick and Betty Deckert, is located at 1511 Kentucky Avenue in the City of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. The property contains a multi-family residence, a hot tub and a small tarped structure. There were no vehicles present during the 2016 inspection. The adjacent parcels are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281511910

2016 Site Photographs



This 0.201 acre parcel, owned by Convenience Stores Leasing & Management, LLC, is located at 2117 Indiana Avenue in the City of Sheboygan. The property contains a vacant service station building, gasoline dispensers and canopy. The adjacent lots are residential except a vacant lot is located to the north.

The 2016 review of this property included a review of the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) storage tank database. The database lists four (4) gasoline USTs including two 8,000-gallon USTs and two 4,000-gallon USTs at the property. According to the database, all four tanks were installed on 6/1/83 and were abandoned without product on 12/18/15. The 2016 review also included a search of the Bureau of Remediation and Redevelopment Tracking System (BRRTS). The database listed the property as a closed Leaking Underground Storage Tank (LUST) activity. According to the database, the WDNR notified the property owner on 5/16/97 due to the discovery of petroleum contamination at the property. An investigation, remedial excavation and groundwater monitoring were performed at the property to address the soil and groundwater contamination. The LUST activity was closed to the satisfaction of the WDNR on 12/8/05 with continuing obligations due to residual soil and groundwater contamination at the property and in the S. 22nd Street and Indiana Avenue ROWs. In addition, the BRRTs database includes a Dispenser and Supply Line Closure/Replacement Assessment that was performed at the property in September 2012. According to the assessment, residual soil contamination of petroleum constituents were present beneath the supply lines at a depth of three feet below

grade. The contamination was suspected to be associated with the closed LUST case; therefore, the WDNR did not require any additional investigative or remedial actions at the property.

The building at this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

Due to the age of the structure and its components, lead-based paint is most likely present. Debris from demolition of this structure and its components will need to be handled in accordance with solid and hazardous waste regulations.

Based on the previous environmental investigation and cleanup and the case closure to the satisfaction of the WDNR at the property, it is not recommended that any additional environmental assessments be conducted at this time. However, it should be noted that there are significant environmental and financial risks associated with the remaining contamination at the property. There is the possibility of the discovery of additional contamination related to the closed LUST case or other site operations, which could require the WDNR to reopen the BRRS case at the property. Development involving an excavation at the property may encounter contaminated materials that will require proper disposal. The presence of four USTs may eventually be required to be excavated and removed from the property.

PARCEL ID No. 59281600900

2016 Site Photographs



This 0.153 acre parcel, owned by Jose and Estela Herrera, is located at 1731 Calumet Drive in the City of Sheboygan. The multi-family residence appeared to be occupied during the site reconnaissance. Two vehicles were present during the 2016 inspection. The adjacent lots include residential lots to the north and east, a parking lot to the south, and Calumet Drive and Sheboygan Transmission Services, LLC to the west.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281620580

2016 Site Photographs



This 0.175 acre parcel, owned by Douglas A. Dier, is located at 2006 N. 23rd Street in the City of Sheboygan. The property residence appeared occupied during the site inspection. A detached garage is located on the property and a vehicle was parked in the driveway. The adjacent properties are residential.

Based on the limited evaluation of this property, there are no apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281703550

2016 Site Photographs



This 0.124 acre parcel, owned by Jeremy S. Jacobs, is located at 1634 N. 11th Street in the City of Sheboygan. The property residence appeared occupied during the site inspection. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281713820

2016 Site Photographs



This 0.11 acre parcel, owned by Donna Grunow, is located at 1342 Lenz Court in the City of Sheboygan. The property residence appeared to be occupied during the site reconnaissance. A detached garage is located along an alley on the northern portion of the property. The adjacent properties are residential.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59281719030

2016 Site Photographs



This 0.108 acre property, formerly 1237 Trimberger Court, is located in the City of Sheboygan. The property is owned by Jeremy P. Ostrom and is currently vacant. A residence was previously located on the property and was razed sometime in 2013.

Based on the limited evaluation of this property, there are no apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59282910190

2016 Site Photographs



This parcel, owned by John H. Perronne, is located at 411 State Street in the City of Sheboygan Falls. The property residence appeared to be occupied during the site reconnaissance. Two vehicles and a boat were observed outside the residence. In addition, equipment and other debris was stored outdoors behind the home and inside the garage. The adjacent lots are residential except a vacant lot is located to the north.

The residence on this parcel, due to its age, may have been constructed with asbestos containing materials. Generally, asbestos-containing materials that are in good condition will not release fibers and do not pose a danger unless fibers are released and inhaled into the lungs. If the future of this property includes demolition, an asbestos inspection by a certified inspector will be required.

The dwelling on this parcel, if built prior to 1978, may have lead-based paint. Debris from demolition of this dwelling will need to be handled in accordance with solid and hazardous waste regulations.

Based on the limited evaluation of this property, there are no other apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

PARCEL ID No. 59282919365

2016 Site Photographs



This 0.32 acre parcel, located along County Road PP, is located in the City of Sheboygan Falls. The property is owned by The Pond in the Falls, LLC and is vacant.

Based on the limited evaluation of this property, there are no apparent environmental threats or concerns, and further environmental assessments do not appear necessary.

3. SUMMARY AND RECOMMENDATIONS

PARCEL	COMMENTS	RECOMMENDATION (S)	EST. COST
59002010490	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59006071850	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59016220360	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
	PARCEL CONTAINS PILES OF DEBRIS (INCLUDING BOARDS, GARBAGE, EQUIPMENT, AND MISC. RUBBISH)	IT IS RECOMMENDED THAT THE DEBRIS PILES BE EVALUATED FOR POTENTIALLY HAZARDOUS MATERIALS (E.G. ASBESTOS CONTAINING MATERIALS, LIQUIDS) PRIOR TO DISPOSAL.	\$500 FOR EVALUATION
59024348010 59024348020	A PILE OF APPROXIMATELY SIX USED TIRES WAS OBSERVED ON THE WEST PARCEL.	RECYCLE TIRES	
59024355290	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM

PARCEL	COMMENTS	RECOMMENDATION (S)	EST. COST
59101491870	THIS PARCEL CONTAINS A BUILDING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
	THE BRRTS REVIEW INDICATED AN OPEN LUST CASE AT THIS PROPERTY.	FURTHER REVIEW OF THE AVAILABLE ENVIRONMENTAL INFORMATION, AND PHASE II SOIL BORINGS WITH TESTING, ARE RECOMMENDED.	\$5,000 FOR ENVIRONMENTAL ASSESSMENT
	PARCEL CONTAINS PILES OF DEBRIS (INCLUDING CONTAINERS AND MISC. RUBBISH)	IT IS RECOMMENDED THAT THE DEBRIS PILE BE EVALUATED FOR POTENTIALLY HAZARDOUS MATERIALS (E.G. ASBESTOS CONTAINING MATERIALS, LIQUIDS) PRIOR TO DISPOSAL.	\$500 FOR EVALUATION
59281002840	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281201380	THE BRRTS REVIEW INDICATED A CLOSED LUST CASE AT THIS PROPERTY.	NO ADDITIONAL ENVIRONMENTAL ASSESSMENTS ARE RECOMMENDED AT THIS TIME. HOWEVER, SIGNIFICANT RISKS REMAIN AT SITE.	
59281203560	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281305080	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM

PARCEL	COMMENTS	RECOMMENDATION (S)	EST. COST
59281307850	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281312090	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281312430	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281314190	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281400390	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281401430	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281424580	NO ENVIRONMENTAL ISSUES OR CONCERNS WERE IDENTIFIED.		

PARCEL	COMMENTS	RECOMMENDATION (S)	EST. COST
59281508280	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281511910	THIS PARCEL CONTAINS A BUILDING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
	THE BRRTS REVIEW INDICATED A CLOSED LUST CASE AT THIS PROPERTY.	NO ADDITIONAL ENVIRONMENTAL ASSESSMENTS ARE RECOMMENDED AT THIS TIME. HOWEVER, SIGNIFICANT RISKS REMAIN AT SITE.	
59281600900	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281620580	NO ENVIRONMENTAL ISSUES OR CONCERNS WERE IDENTIFIED.		
59281703550	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281713820	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59281719030	A RESIDENCE WAS PREVIOUSLY RAZED AT THIS PARCEL. NO ENVIRONMENTAL ISSUES OR CONCERNS WERE IDENTIFIED.		

PARCEL	COMMENTS	RECOMMENDATION (S)	EST. COST
59282910190	THIS PARCEL CONTAINS A DWELLING THAT, DUE TO ITS AGE, MAY HAVE BEEN CONSTRUCTED WITH ASBESTOS CONTAINING MATERIALS AND/OR LEAD-BASED PAINT.	IF THE BUILDING ON THIS PROPERTY IS RAZED, AN INSPECTION WILL BE REQUIRED FOR THIS PROPERTY.	\$1,500 FOR THE INSPECTION COMPLETED BY FEHR GRAHAM
59282919365	NO ENVIRONMENTAL ISSUES OR CONCERNS WERE IDENTIFIED.		