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RAZE ORDER

Notice is given by the City of Watertown Building, Safety & Zoning Department, under authority of Wisconsin § 66.0413(1)(b), Wisconsin § 66.0413(1)(c), and Watertown Municipal Ordinance § 253-5, that Zsa Zsa Sterwalt from the date of this recording is to raze all principal and accessory structures located within the boundaries of the following property described below.

Failure to comply may result in actions under Wisconsin § 66.0413(1)(f) and/or Wisconsin § 66.0413(1)(f).

Return to:

City Clerk
106 Jones Street, P.O. Box 477
Watertown, WI 53094

Parcel Number:

291-0815-0424-088

1. Address of premises: 100 Western Avenue, Watertown, WI 53094

2. Legal description of premises:

The South Fifty-Two and One-half feet of Lot Four, Block Thirty-eight of Cole, Bailey and Co's plat, the same being the original plat of the East side of the City of Watertown (PIN: 291-0815-0424-088).

3. The basis for this Raze Order is as noted on the attached Exhibit A, which is incorporated and made a part of this Raze Order.

CITY OF WATERTOWN

Dated this 22 day of March, 2023

By: [Signature]

STATE OF WISCONSIN)
(SS
JEFFERSON COUNTY)

Personally came before me this 22nd day of March, 2023, to me known to be the person who executed the foregoing instrument.

Print name: Steven T. Cherebro

Notary Public: Steven T. Cherebro Jefferson County, WI

My commission is permanent. If not, state expiration date: _____



RAZE ORDER

March 22, 2023

In the Matter of the Razing of a Principal Structure Situated on Premises Located in the County of Jefferson, State of Wisconsin, Legally Described as:

100 Western Ave, Watertown, Wisconsin, on premises described as:

The South Fifty-Two and One-half feet of Lot Four, Block Thirty-eight of Cole, Bailey and Co's plat, the same being the original plat of the East side of the City of Watertown (PIN: 291-08150424-088).

OWNER:

RENEE R STERWALT F/K/A ZSA ZSA STERWALT
5601 E MOOSE STREET
WASILLA AK 99654

INTERESTED PARTIES:

Jefferson County Clerk
Jefferson County Courthouse
311 S. Center Avenue, RM 109
Jefferson, WI 53549

Jefferson County Treasurer
Jefferson County Courthouse
311 S. Center Avenue, RM 107
Jefferson, WI 53549

✓ City Clerk/Treasure
City of Watertown
106 Jones Street
Watertown, WI 53094

Shannon Arenz
912 Sand Street
Watertown, WI 53094

Specialized Loan Servicing, LLC
6200 S. Quebec Street
Greenwood Village, CO 80111

Service Link
3220 El Camino Real
Irvine, CA 92602

Sterling Claims Management
3944 Murphy Canyon Road, C204
San Diego, CA 92123

Pursuant to sec. 66.0413(1)(b), Wis. Stats., and on the finding by the Building Inspector of the City of Watertown that the principal structure located on the above-described premises is so dilapidated, damaged and out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use; and on the determination by said Building Inspector that the cost of such repairs would exceed fifty (50) percent of the assessed value of such buildings divided by the ratio of the assessed value to the recommended value as last published by the Department of Revenue for this municipality in that said improvements were last assessed at eighty-seven thousand eight hundred (\$87,800) dollars, which assessment was at 101.31% of full value level, thus making the full assessed value of the principal and accessory structure eighty-six thousand six hundred forty-nine and 82/100 (\$86,649.82) dollars. The necessary repairs for said principal and accessory structure would exceed fifty (50) percent of this amount.

NOW, THEREFORE, IT IS HEREBY ORDERED that the structure(s) located at 100 Western Ave, Watertown, Wisconsin, on premises described as:

The South Fifty-Two and One-half feet of Lot Four, Block Thirty-eight of Cole, Bailey and Co's plat, the same being the original plat of the East side of the City of Watertown (PIN: 291-0815-0424-088)

be razed and removed and the site restored to a dust-free and erosion-free condition by the owner of said premises within thirty (30) days of service of this Order.

NOTICE IS HEREBY GIVEN that, in the event of failure or refusal to comply with this Order within the time prescribed herein, the principal and accessory structures shall be razed and removed and the site restored to a dust-free and erosion-free condition in accordance with sec. 66.0413(1)(f), Wis. Stats., and the cost of such razing, removal and restoration of the site to a dust-free and erosion-free condition shall be charged against the above-described real estate upon which such principal and accessory structures are located and shall be a lien upon such real estate, and may be assessed and collected as a special tax.

NOTICE IS FURTHER GIVEN that, in the event the principal and accessory structures contains personal property or fixtures which will unreasonably interfere with the razing of said principal and accessory structures, or if the razing of the principal and accessory structures makes necessary the removal, sale or destruction of such personal property or fixtures, the Building Inspector further orders the removal of said personal property and fixtures, pursuant to sec. 66.0413(1)(i), Wis. Stats., by April 9, 2023.

REMEDY FROM ORDER. Any person affected by Orders issued under this subsection may within thirty (30) days of service of the Order, apply to the Circuit Court for an Order restraining the City and the Building Inspector from entering on the premises and razing the structure, or be forever barred. The Court upon receiving the application shall determine the reasonableness of the Order to raze the Structure.

CITY OF WATERTOWN, WISCONSIN

Doug G. Zwieg
Building Inspector

DZ/nmz