

## Steve Corbeille

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**From:** JHS <hjmpnb04@yahoo.com>  
**Sent:** Friday, June 16, 2017 9:28 AM  
**To:** Steve Corbeille  
**Subject:** Re: Test

Hello,

This is in response to our phone conversation regarding the payment of property taxes. I am sending in the final payment although I hope the interest penalty can be dropped and just adjusted as a credit at some point.

Several things happened this year with property tax payments.

1. We did not receive a property tax bill for either of the properties we own in the city of Manitowoc. (mangled mail/wrong deliver to Talus Court rather than Talus Circle?) When I wanted to make the first payment I called and was told that statements were not sent out anymore. Someone suggested I look online. I did and found the tax for 2016 for both properties. It was suggested later by another employee that I may have called the county rather than city. I do remember in the January call saying the address of both properties...in the city and wonder why I wasn't referred to that dept. if I had call the county and a new copy could have been sent.

2. After finding the total online I made payments...never receiving a receipt which is done if I had sent in a regular tax bill. My determination of how much to pay was taking the total amount and dividing by four payments (For each property). I found out recently the accounting method used by the city for tax payments is not an equal division. In viewing websites in January and later I did not find a page that listed specific payments for each quarter...just found a total amount due/what was paid and that is why I continued sending in 1/4 payment of the total each time.

3. We were surprised to receive a letter we were delinquent in taxes....after paying this year and paying for over 30 years on these properties. I have been reassured the "delinquent" status will not be on record online. We have paid the balance of the taxes for this year but are a bit surprised to see a rate of 13.00 on an amount due of fifty cents.

As you can see getting the actual property tax statement original or copy with those specific tax payment per quarter would have solved this problem and hopefully next year will be a smoother process.

Thanks for any consideration on this issue and the time you have taken to talk with me concerning this.

Mrs Joann Schmitt

On Tuesday, June 13, 2017 8:34 AM, Steve Corbeille <scorbeille@manitowoc.org> wrote:

**Steven A. Corbeille** | Finance Director/Treasurer  
City of Manitowoc  
900 Quay St., Manitowoc, WI 54220  
Phone: 920-686-6961 Cell: 715-938-1133

[scorbeille@manitowoc.org](mailto:scorbeille@manitowoc.org)  
[www.manitowoc.org](http://www.manitowoc.org)

# Manitowoc County

Owner (s):  
**SCHMITT HENRY & JOANN**  
 Mailing Address:  
**SCHMITT HENRY & JOANN**  
**1623 TALUS CIR**  
**DE PERE, WI 54115**  
 Request Change

Location:  
 School District:  
**3290 - SCHOOL DISTRICT OF MANITOWOC**

Tax Parcel ID Number: **183005200** Tax District: **251-CITY OF MANITOWOC** Status: **Active** Acres: **0.1148**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):  
**BUELS RESUBD. OF LOTS 10 & 11 OF JONES SUBD. OF S 1/2 NE 1/4 S. 19 T. 19 R. 24 LOT 20**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*  
**846 NORTH 14TH ST MANITOWOC, WI 54220**

## Tax Payment History for 2016, Manitowoc County

Receipt #	Date	Received Of	Property Tax	Other	Interest	Penalty	Total
7025	1/19/2017	SCHMITT HENRY & JOANN	\$262.52	\$0.00	\$0.00	\$0.00	\$262.52
11720	3/31/2017	SCHMITT HENRY & JOANN	\$262.00	\$0.00	\$0.00	\$0.00	\$262.00
12543	5/9/2017	SCHMITT HENRY & JOANN	\$261.50	\$0.00	\$0.00	\$0.00	\$261.50
14642	6/19/2017	SCHMITT HENRY & JOANN	\$262.50	\$0.00	\$13.13	\$0.00	\$275.63

# Manitowoc County

Owner (s):  
**SCHMITT HENRY & JOANN**  
 Mailing Address:  
**SCHMITT HENRY & JOANN**  
**1623 TALUS CIR**  
**DE PERE, WI 54115**  
 Request Change

Location:  
 School District:  
**3290 - SCHOOL DISTRICT OF MANITOWOC**

Tax Parcel ID Number: **185000321** Tax District: **251-CITY OF MANITOWOC** Status: **Active** Acres: **0.1194**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):  
**BUELS & NICHOLS RESUBD. OF LOTS 3-4-5 S 2' OF LOT 31 & ALL OF LOT 32**

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*  
**936 NORTH 13TH ST MANITOWOC, WI 54220**

## Tax Payment History for 2016, Manitowoc County

Receipt #	Date	Received Of	Property Tax	Other	Interest	Penalty	Total
7025	1/19/2017	SCHMITT HENRY & JOANN	\$292.99	\$0.00	\$0.00	\$0.00	\$292.99
11720	3/31/2017	SCHMITT HENRY & JOANN	\$292.00	\$0.00	\$0.00	\$0.00	\$292.00
12543	5/9/2017	SCHMITT HENRY & JOANN	\$292.00	\$0.00	\$0.00	\$0.00	\$292.00
14642	6/19/2017	SCHMITT HENRY & JOANN	\$291.00	\$0.00	\$0.00	\$0.00	\$291.00

## Steve Corbeille

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**From:** Kim Lynch  
**Sent:** Tuesday, June 20, 2017 8:33 AM  
**To:** Kevin Loudon  
**Cc:** Steve Corbeille  
**Subject:** RE: Parcel 813404020

I will submit your letter to the City Clerk's office to be placed on the next Common Council agenda.

Interest on delinquent accounts are driven by WI State Statues (s.74.11(7) or 74.12 & 74.87) and not by the City of Manitowoc Municipal Code or the Common Council.

Your letter will be on the July 17, 2017 agenda, which means 6% interest on the unpaid balance will continue to accrue.

If you have further questions or concerns, please call me.

Kim Lynch | Comptroller/Deputy Treasurer  
City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220  
(920) 686-6962

-----Original Message-----

**From:** Kevin Loudon [mailto:kloudon@heniff.com]  
**Sent:** Monday, June 19, 2017 3:45 PM  
**To:** Kim Lynch <klynch@manitowoc.org>  
**Subject:** FW: Parcel 813404020

-----Original Message-----

**From:** Kevin Loudon  
**Sent:** Monday, June 19, 2017 3:44 PM  
**To:** 'scorbeille@manitowoc.org'  
**Subject:** Parcel 813404020

Mr. Corbeille - We have received (and paid) the attached invoice. Given the facts outlined in the attached letter we respectfully request that the interest charges be waived.

Regards,  
Kevin Loudon  
Heniff Transportation Systems, LLC



June 19, 2017

Mr. Steve Corbeille  
City Treasurer  
City of Manitowoc  
900 Quay Street  
Manitowoc, Wisconsin 54220

RE: Tax bill mailed to incorrect address

Dear Mr. Corbeille:

We received the attached invoice last week and immediately remitted payment of \$14,023.25. Based on discussions that my staff has had with your office it appears that the original billings were mailed to our operating facility in Manitowoc rather than to our corporate office in Illinois. However, upon moving into our facility during the first quarter of 2015 we requested that real estate tax invoices be mailed to:

Heniff Transportation Systems, LLC  
2015 Spring Road  
Suite 900  
Oak Brook, IL 60523

Further, our account number was changed at this time to avoid confusion. This was done at the suggestion of the City of Manitowoc. Given the facts and circumstances outlined in this letter we respectfully request that the interest charges be waived. Prior real estate tax bills have been paid timely.

Best regards,

A handwritten signature in black ink, appearing to read "Kevin Loudon". The signature is fluid and cursive.

Kevin Loudon  
Director of Corporate Finance

City Treasurer  
City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220  
(920) 686-6965

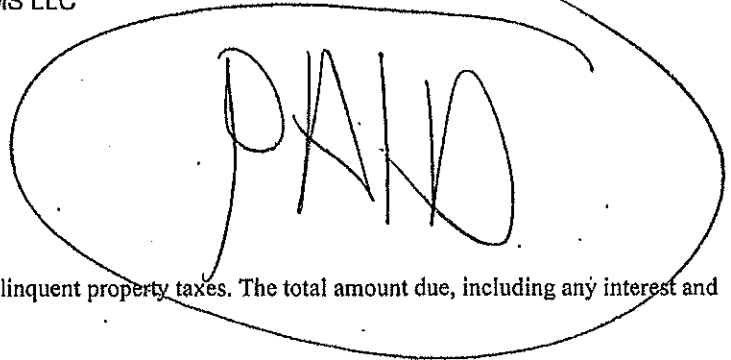
**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



6/8/2017

BRENNAN BROTHERS LLC  
C/O HENIFF TRANSPORTATION SYSTEMS LLC  
2015 SPRING RD  
OAK BROOK, IL 60523

**IMPORTANT TAX NOTICE**



Dear Taxpayer-

The purpose of this letter is to inform you that you have delinquent property taxes. The total amount due, including any interest and penalty, is shown below.

Year of Tax	Amount	Interest	Penalty	Total Amount Due	Cert. No.
<b>CITY OF MANITOWOC</b>					
Parcel 813404020					
2016	\$14,023.25	\$701.16	\$0.00	\$14,724.41	n/a
Subtotal for 813404020					
	\$14,023.25	\$701.16	\$0.00	\$14,724.41	
<b>TOTAL OF STATEMENT</b>					
	\$14,023.25	\$701.16	\$0.00	\$14,724.41	

Interest and penalty are calculated to 6/30/2017. Additional interest and penalty will be charged if your remittance reaches this office after that date.

Make checks payable to City of Manitowoc Treasurer.  
Please enclose this notice with your payment.

Steve Corbeille  
City Treasurer



## Steve Corbeille

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**From:** Kevin Loudon <kloudon@heniff.com>  
**Sent:** Monday, June 19, 2017 3:44 PM  
**To:** Steve Corbeille  
**Subject:** Parcel 813404020  
**Attachments:** 06192017153807-0001.pdf

Mr. Corbeille - We have received (and paid) the attached invoice. Given the facts outlined in the attached letter we respectfully request that the interest charges be waived.

Regards,  
Kevin Loudon  
Heniff Transportation Systems, LLC

## Kim Lynch

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**From:** Jack Yanda <jackyanda@gmail.com>  
**Sent:** Tuesday, June 20, 2017 8:26 AM  
**To:** Kim Lynch  
**Subject:** Fwd: Tax Statements

----- Forwarded message -----

**From:** Jack Yanda <jackyanda@gmail.com>  
**Date:** Fri, Jun 16, 2017 at 2:34 PM  
**Subject:** Re: Tax Statements  
**To:** Steve Corbeille <scorbeille@manitowoc.org>, Jack Yanda <jackyanda@gmail.com>

Steve,

These are the parcel #s of the properties.

Could you please tell me what you will be charging additional in interest on these if i pay them before June 30th?

187002040, 000117091, 000300120, 000245171, and 595001050.

Then you promised to ask the council to waive these additional charges. You can see by the post mark they were sent to your office before the due date. I have paid these taxes for over 30 years and never was late.

Thanks Steve..

Jack Yanda

On Thu, Jun 15, 2017 at 7:46 AM, Steve Corbeille <scorbeille@manitowoc.org> wrote:

Mr. Janda,

I have attached a couple of parcels owned by John H Yanda, which I presume is you?

You can decide which ones you own and disregard anything that is not yours. If you don't see a bill here for a parcel you own please let me know.

**Steven A. Corbeille** | Finance Director/Treasurer

City of Manitowoc

900 Quay St., Manitowoc, WI 54220