

06-2398

Schweitzer, Debbie

From: Jones, Richard
Sent: Thursday, August 17, 2006 1:29 PM
To: Schweitzer, Debbie
Cc: Rooney, John
Subject: FW: Point Blue property
Attachments: pin 276 0000 02468 000.pdf

I need to submit a communication to Council recommending that the northern parcel of the Walker property be transferred to the Racine Water Utility and that the land transfer be recorded with the Register of Deeds.

From: Mandli, Doug
Sent: Thursday, August 17, 2006 9:01 AM
To: Jones, Richard
Subject: Point Blue property

Stacey Salvo said to me that the Water Department can now own property. The north end of the Walker Property can now be transferred to the Water Department. The attached file describes the parcel that is presently occupied by the Water Department. This transfer will clear up the confusion stated below.

From: OConnell, Brian
Sent: Monday, August 14, 2006 5:44 PM
To: Mandli, Doug; Salvo, Stacey; Kienbaum, Thomas
Cc: Haas, Keith; Jones, Richard; Bunker, Thomas
Subject: RE: Point Blue property

I think I've figured out what is going on here; see if you agree. The remnant Walker property was split from the Water Utility portion via a deed in what is known as the "splits and joiners" process. This process does not require that a deed be recorded for the now- reduced "parent" parcel.

I have assumed that the existing property description and deed for the remnant are sufficient for a transfer to KeyBridge, the developer. It was assumed to be sufficient for transfer to the museum, when that was pending (before my time). As a result, no one is currently working on a CSM for the site. But we have at least two firms, Singh and National Survey, with the data needed for a CSM. If one is needed for other reasons, a CSM can readily be prepared. The only questions are: what's needed to satisfy the DNR and who will pay for it. (I don't have a budget for it.)

- Brian

From: Mandli, Doug
Sent: Friday, August 11, 2006 2:29 PM
To: Salvo, Stacey
Cc: Haas, Keith; Jones, Richard; Bunker, Thomas; OConnell, Brian
Subject: Point Blue property

Attached is a copy of the description for the north portion of the property. The south portion of the property is described in the e-mail from Stacey.

08/21/2006

9481 Doug Mandli

From: Salvo, Stacey
Sent: Friday, August 11, 2006 12:54 PM
To: Haas, Keith; Jones, Richard
Cc: Bunker, Thomas; OConnell, Brian; Mandli, Doug
Subject: RE: Point Blue property

These are what are recorded . . .

A split is simple if someone draws up a legal description for me

From: Haas, Keith
Sent: Friday, August 11, 2006 11:53 AM
To: Salvo, Stacey; Jones, Richard
Cc: Bunker, Thomas; OConnell, Brian; Mandli, Doug
Subject: RE: Point Blue property

Stacy:
The issue as explained to me is that there are not 2 unique deeds recorded at the courthouse for these 2 parcels. The water Utility remnant was recorded possibly as an exception to the original 14 acre site. Since Racine has not yet transferred the parcel to Point Blue maybe Brian O Connell is working on a separate CSM to record 2 distinct deeds at the courthouse. Maybe the discrepancy is 1201 Michigan vs 1129 Michigan. Is there a deed recorded for 1129 Michigan at the courthouse?

Keith

From: Salvo, Stacey
Sent: Fri 8/11/2006 11:50 AM
To: Haas, Keith; Jones, Richard
Cc: Bunker, Thomas; OConnell, Brian; Mandli, Doug
Subject: RE: Point Blue property

Right now, there are separate tax numbers for 1231 Michigan Blvd and 1129 Michigan Blvd. Are we splitting further?

From: Haas, Keith
Sent: Friday, August 11, 2006 11:45 AM
To: Jones, Richard
Cc: Bunker, Thomas; OConnell, Brian; Mandli, Doug; Salvo, Stacey
Subject: Point Blue property

Dear Rick and others:

It is my understanding that in attempting to get site closure and keep environmental history clean on the 250 feet of the walker property and remaining 10 acres segregated for point Blue, the DNR needs to have a recorded deed at the courthouse documented for the parcel at 1201 Michigan Blvd(Point Blue) and 1231 Michigan Blvd (water Utility) this will be the cleanest way for the land transfer to move forward and keep environmental records at the State DNR clean and consistent.

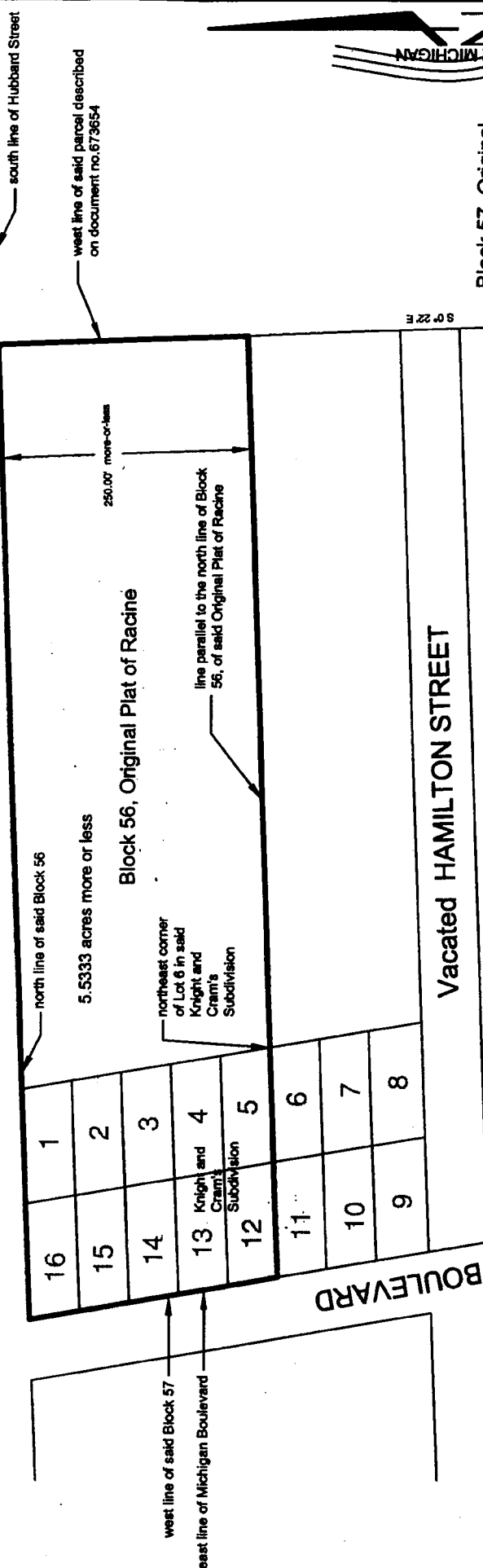
Can anyone confirm that this effort to record separate deeds is being done by someone at City hall and if so who that party is?

Thanks

08/21/2006

HUBBARD STREET

N 89° 55' E 990.40'



north line of said Block 56
5.5333 acres more or less

west line of said Block 57
east line of Michigan Boulevard

Block 56, Original Plat of Racine

northeast corner of Lot 6 in said Knight and Cram's Subdivision

line parallel to the north line of Block 56, of said Original Plat of Racine

west line of said parcel described on document no. 673654

south line of Hubbard Street

5 9 2 2 8

VACATED HAMILTON STREET

MICHIGAN BOULEVARD

REICHERT COURT

Block 57, Original Plat of Racine

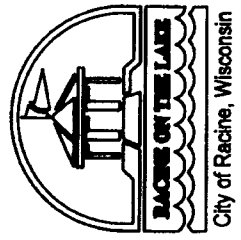
Plot Plan : Water Department

All of Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 & 16, Knight and Cram's Subdivision of Block 56, Original Plat of Racine, according to the recorded plat of said Subdivision. Also that part of Block 56, Original Plat of Racine, as surveyed by Moses Vilas, according to the recorded plat thereof, lying Easterly of the recorded plat of Knight and Cram's Subdivision that tract of land that is north of a line that begins at the northeast corner of Lot 6 of Knight and Cram's Subdivision and extends east to Lake Michigan, said extended line is parallel to the north line of Block 56, of said Original Plat of Racine. Excepting therefrom the real estates described in Quit Claim Deed from Walker Manufacturing Company of Wisconsin to the City of Racine dated March 21, 1959 and recorded April 21, 1959 in Volume 622 of Deeds, page 507, Document No. 673654, as follows: "All that certain piece or parcel of land located in Northeast 1/4 Section 9-3-23 East, lying South of the South line of Hubbard Street and East of line described as follows: Begin at a point in North line of Block 56 produced East, being Southerly line of Hubbard Street, which point is 980.40 feet North 89 degrees 35 minutes East from Northwest corner of Block 56, Original Plat of City of Racine; run thence from said point South 0 degree 22 minutes East to a point in Northerly boundary line of lands conveyed by Walker Manufacturing Company of Wisconsin, a Wisconsin Corporation, to W. H. Pugh Coal Company, a Wisconsin Corporation, by Warranty Deed dated October 18, 1955 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on October 20, 1955 in Volume 582 of Deeds, page 83, as Document No. 636690. Said land being in the City of Racine, County of Racine and State of Wisconsin." said described tract containing 5.5333 acres more or less.

(NE 1/4 Section 09-T3N-R23E) Q-03



Scale : 1" = 150'



CITY ENGINEER'S OFFICE RACINE, WISCONSIN CODE : 18111 (N.E. 1/4 SECTION 09 T.3N. R.23E.) Q-03

Revisions :

Revisions :

Scale : 1"=150'

Michigan

Parcel Identification Number : 276 0000 02468 000

APPROVED : JUE DATE : 10-25-2001

DRAWN : D R M DATE : 10-2001

RESOLUTION NO :

VOLUME :

PAGE :

DOCUMENT NUMBER :

FILE NUMBER : LA