



## Application for Zoning Change

Applicant Name: Greg Mackay, Sr. Vice President – Acquisitions, Devon Self Storage (US) LLC

Address: 2000 Powell Street, Suite 1240 City: Emeryville

State: CA Zip: 94608

Telephone: \_\_\_\_\_ Cell Phone: 404-353-0843

Email: gmackay@devonselfstorage.com

Agent Name: Matthew Clementi, PE - Stantec Consulting Services, Inc.

Address: 12075 Corporate Parkway, Suite 200 City: Mequon

State: WI Zip: 53092

Telephone: \_\_\_\_\_ Cell Phone: 262-617-9113

Email: matt.clementi@stantec.com

Property Address (Es): 1207 & 1215 State Street

Current Zoning: I-2

Proposed Zoning: Flex Zoning - Office and General Commercial

Current/Most Recent Property Use: Moving & Storage (Merchants)

Proposed Use: Office Space and Retail Self-Storage





The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code, (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (a) The plan commission shall submit recommendations to the common council within 60 days of receipt of the application for amendment. Extension of this time period may be allowed by mutual consent of applicant and plan commission. Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the plan commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

- 1) Existing uses of property within the general area of the property in question;

This Site: Former Site of Merchants Moving and Storage

Neighboring Properties: Julian Thomas Elementary School, other General Business uses.

- 2) The zoning classification of property within the general area of the property in question;

This Site: I-2

Neighboring Properties: B-2, B-3, I-2, and R-3 (School).

- 3) The suitability of the property in question to the uses permitted under the existing zoning classification;

Property is suited for uses permitted in Business or Light Industrial Categories

- 4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and

Due to close proximity to Downtown Racine, trend of development is away from industrial and toward Business and Commercial Uses.

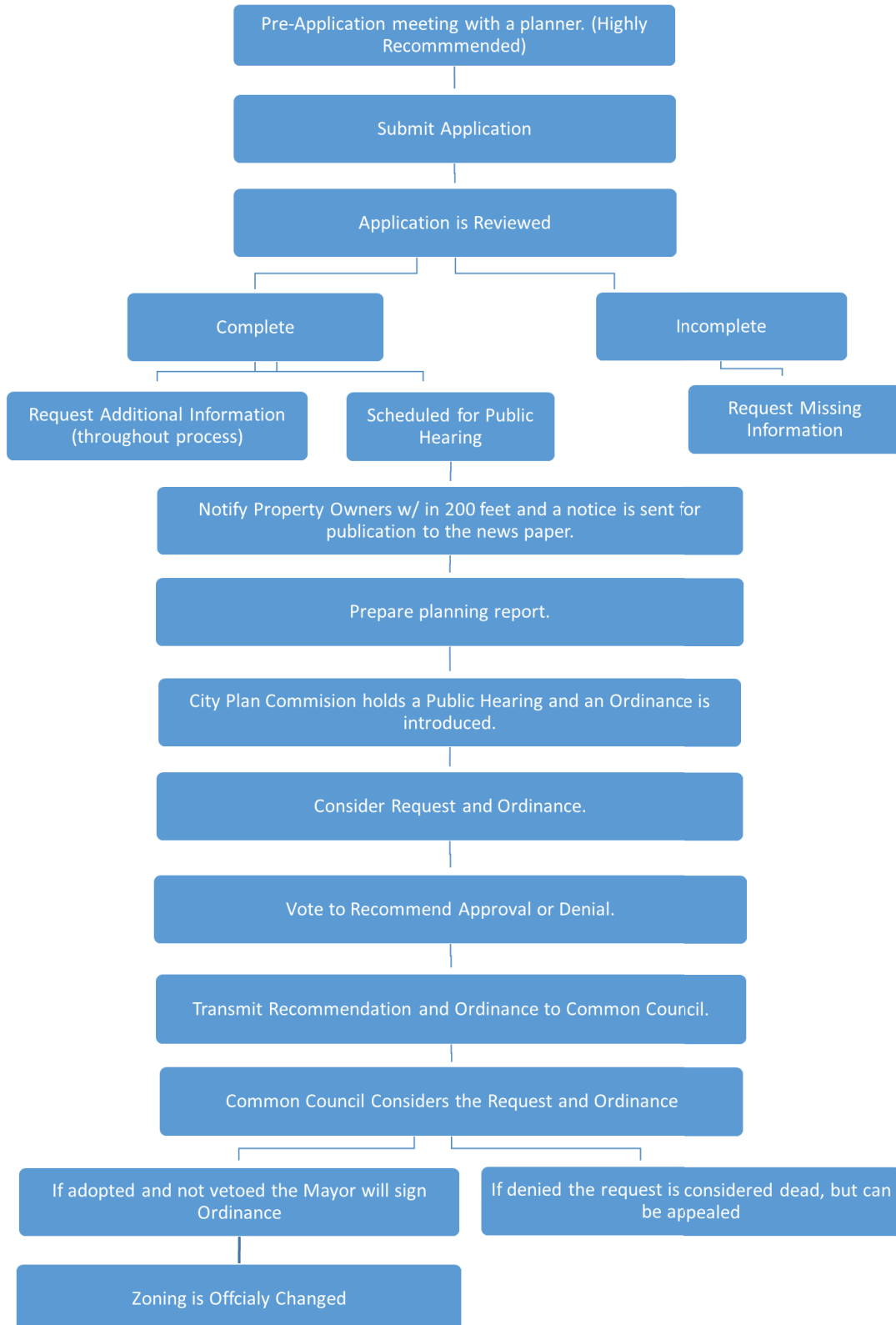
- 5) The objectives of the current land use plan for the city.

Map 2a of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 shows the subject property as "Commercial".

- (b) The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is not detrimental to the public interest. The plan commission may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this subsection, the R1 district shall be considered the lowest classification.



## Application Review Process





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

### **Required Submittal Format**

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Zoning Change Application		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	See attached Project Narrative <input type="checkbox"/>	
3. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces	See attached Project Narrative <input type="checkbox"/>	
4. Review Fee	<input type="checkbox"/>	

### **Acknowledgement and authorization signatures**

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature (acknowledgement): \_\_\_\_\_ Date: \_\_\_\_\_





---

To:	Jeff Hintz – Racine City Planner Department of City Development City of Racine, Wisconsin	From:	Matthew Clementi PE Stantec
File:	Devon Storage – 1215 State Street	Date:	September 13, 2021

---

**Reference:        Project Narrative – Devon Storage – Application for Zoning Change**

This Project Narrative accompanies an Application for Zoning Change for 1215 State Street – Racine, WI

- a) Office Hours:            Monday-Friday            9:30 a.m. to 6:00 p.m.  
                                 Saturday                    9:00 a.m. to 5:00 p.m.  
                                 Sunday                     Closed
- Access Hours:            Monday-Sunday            6:00 a.m. to 10:00 p.m.
- b) Anticipated delivery schedule: See Office Hours above
- c) Maintenance plan: On-going maintenance during Office Hours
- d) General use of the buildings and lot:

Existing 3-Story Brick Building: Building A on Site Plan - Office Space with limited storage. Building will be leased to one or multiple businesses for use similar to Business District Type – O – Restricted Office District. The O - Restricted Office District is intended to provide for individual or limited office, professional, and special services uses as generally described in the City of Racine Zoning Code Division 3, Subdivision II.

Existing Northeast Building and Southeast Building: Buildings B and C on Site Plan - Retail Self-Storage – Drive-Thru Access  
Building will be Retail Self-Storage constructed and accessed internal to the existing buildings. Customer vehicles will access storage units via Card-Access or PIN-pad automatic roll-up doors.

A portion of Building B is planned as a Leasing and Sales office for the facility. It will be staffed during the Office Hours listed above. In addition to site management and leasing operations, there will be limited retail sale of locks, boxes, packing materials and other items related to the self-storage use of the property. The facility will employ 3-4 full-time equivalent staff.

Existing Western Building: Building E on Site Plan - Retail Self-Storage – Drive-Up Access  
This existing building has existing roll-up doors along its eastern (interior to site) side. Building is currently undivided. Interior partitions will be constructed to generally conform to existing roll-up door locations.

Potential New Southwest Building: Building D on Site Plan - Retail Self-Storage – Drive-Up Access  
This potential future 4,800 sq. ft. building is the only proposed new construction on the site and will be utilized as self-storage with roll-up doors along its northern and eastern (interior to site) sides. Interior partitions will be constructed to generally conform to existing roll-up door locations.

**Reference:**      **Project Narrative – Devon Storage – Application for Zoning Change**

### Zoning Analysis Table

a. Land area (in acres and square feet)	4.3 Acres – 187,564 SF
b. Building area (in square feet)	<p>Building A – Northeast - 16,952 SF per floor 50,856 SF total 3 floors</p> <p>Building B – Northeast - 40,048 SF footprint</p> <p>Building A/B total footprint 57,036 SF Building A/B total floor area 90,940 SF</p> <p>Building C – Southeast - 28,295 SF</p> <p>Building E – West - 9,399 SF</p> <p>Existing Footprint Total – 94,730 Existing Floor Area Total – 123,834</p> <p>Potential New Building D – 4,800 SF</p> <p>Proposed Footprint Total – 99,530 Proposed Floor Area Total – 128,634</p>
c. Setbacks (required yards in feet)	Varies
d. Floor Area Ratio (building area divided by lot area)	Existing – 0.51      Proposed – 0.53
e. Lot Coverage (building footprint divided by lot area)	Existing – 0.66      Proposed – 0.68
f. Height of all buildings and structures	<p>Building A – West Portion – 48.2'</p> <p>Building B – Center Portion – 20' Approx Building B – East Portion – 35' Approx</p> <p>Building C – 34.8'</p> <p>Building E – 17.9'</p> <p>Potential New Building D – 18.0'</p>
g. Percentage of greenspace (landscaped areas divided by lot area)	<p>7.3%</p> <p>13,758 / 187,564</p>
h. Parking spaces	<p>27 Spaces dedicated to Building A and provided for Leased Office use</p> <p>9 Spaces dedicated to Self-Storage use PLUS flexible parking is provided at drive-up storage units interior to buildings B and C, and immediately adjacent to building D and the proposed building.</p>

September 13, 2021

Jeff Hintz – Racine City Planner

Page 3 of 5

**Reference:**      **Project Narrative – Devon Storage – Application for Zoning Change**

Project Description:

This project proposes the adaptive re-use of the existing buildings at 1215 State Street, the former Merchant's Moving and Storage facility as a combination of compatible uses.

Self-Storage Use

The majority of the buildings on the site (excluding only the 3-story brick building) will be re-developed as a retail self-storage facility.

The majority of the units will be climate controlled interior units of varying sizes and will be accessed internally for safe convenient year-round access.



Both drive-up and walk-up units will be provided, and elevators will be installed for access to second floor units.



September 13, 2021

Jeff Hintz – Racine City Planner

Page 4 of 5

**Reference:**      **Project Narrative – Devon Storage – Application for Zoning Change**

A leasing office will be constructed within Building B to provide leasing and maintenance services for the facility. Limited retail sales (boxes, locks, packing materials) will be provided at the office.

The site will be monitored year round 24-hours per day by off-site security.



#### Office Use:

The majority of the 3-story brick building on the site will be remodeled and leased as General Office Space.



Devon is an employee-owned, private real estate company founded in 1988 and is comprised with a seasoned senior management team that has worked together for an average of 20 years. Each member of the Devon senior management team has been instrumental in growing the company and executing a business plan which has resulted in approximately \$2.5 billion in self-storage transactions. As a leader in the self-storage industry, Devon has maintained a dedicated self-storage operating platform since 1993 and has owned and/or managed in excess of 183 facilities in 24 states and three European countries. Devon is ranked

Design with community in mind

mc \lus0501-ppfss01\workgroup\1938\active\193805393\permits\devon narrative 9-13-21.docx



September 13, 2021

Jeff Hintz – Racine City Planner

Page 5 of 5

**Reference:**      **Project Narrative – Devon Storage – Application for Zoning Change**

as a top private self-storage operator in the nation, and continuously strives to achieve the highest returns for its investment partners leveraging its experience. Devon currently operates 45 self-storage properties in 15 states, with a market value in excess of \$400 million.

Devon implements the best and latest self-storage technologies including online unit reservations and bill payment, managed lead tracking, and call center support, while benefiting from the utilization of various social media platforms. Devon's sophisticated operational platform is one advantage that sets them apart from the traditional "mom and pop" operators that lack in technology efforts and established partnerships with major financial organizations and industry peers. Devon has extensive market knowledge and utilizes proprietary acquisition and detailed market analysis specific to the self-storage industry. Devon also has a history of hiring team members with strong qualifications in their field of expertise, from property management and maintenance technicians to regional directors. Most Devon properties are secured by video surveillance and electronic alarm systems with a 24-hour dispatch center. Rental agreements are issued on a month-to-month basis and each of Devon's properties has at least one on-site manager.

Over the years, Devon has created more than a dozen relationships with several prominent institutions to execute sophisticated self-storage construction projects, which include ground-up developments and conversions/redevelopments. Devon has decades of experience in acquiring properties and converting them for other use or function from its original format. Devon's acquisition team meets weekly to evaluate and discuss conversion candidate properties, geographic markets, feasible site criteria, and the deal objectives of each project.

We look forward to working with the City of Racine on this exciting project.

**Submitted by:**  
**Stantec Consulting Services, Inc.**  
**Agent for: Devon Self Storage (US) LLC**

**Matthew Clementi** PE  
Senior Project Manager

Phone: 262-617-9113  
matt.clementi@stantec.com

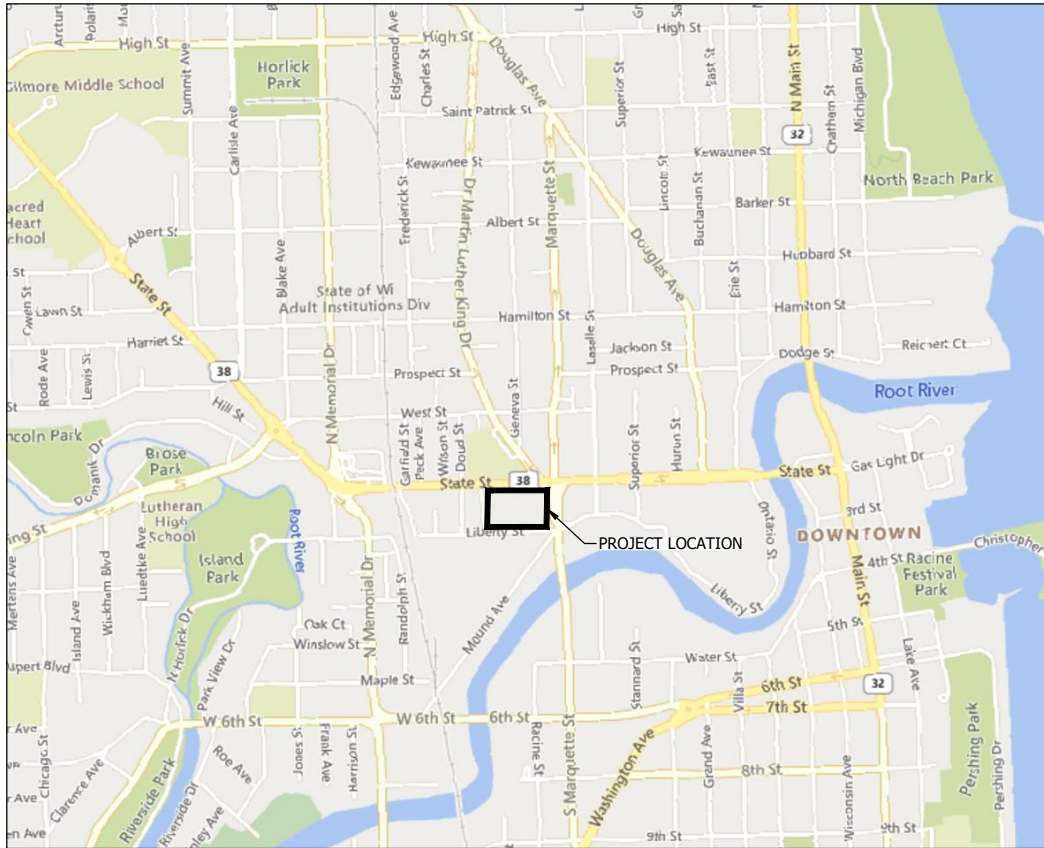
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 09/15/2021 - 5:05pm  
Drawing name: \\V:\193805393\CAD\Drawings\193805393\001.dwg  
User: jordan

# DEVON SELF STORAGE

## 1207 STATE STREET, CITY OF RACINE

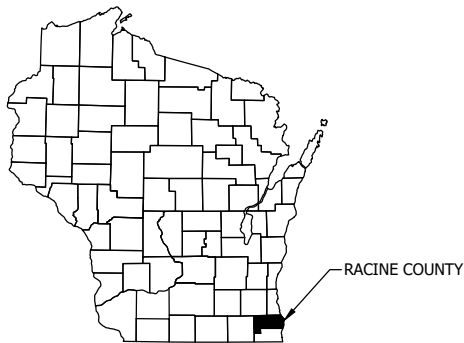
### RACINE COUNTY, WISCONSIN



CITY OF RACINE VICINITY MAP  
NO SCALE



LOCATION MAP  
NO SCALE



STATE OF WISCONSIN  
NO SCALE

#### PROJECT TEAM:

##### OWNER:

DEVON SELF STORAGE  
1207 STATE STREET  
RACINE, WI 53404

Contact:

##### SURVEYOR:

JSD PROFESSIONAL SERVICES, INC.  
1400 E TOUHY AVE SUITE 215  
DES PLAINES, IL 60018

Contact:

GALE GANGI  
847-812-5012  
GALE.GANGI@JSDINC.COM

##### CIVIL ENGINEER:

STANTEC CONSULTING SERVICES, INC.  
12075 CORPORATE PARKWAY, SUITE 200  
MEQUON, WI 53092

Contact:

MATT CLEMENTI  
262-617-9113  
MATT.CLEMENTI@STANTEC.COM

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



Call 811 3 Work Days Before You Dig  
Or Toll Free (800) 242-8511  
Hearing Impaired TDD (800) 542-2289  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

#### Sheet List Table

Sheet Number	Sheet Title
G0.01	TITLE SHEET
C0.01	EXISTING CONDITIONS AND DEMOLITION
C2.01	SITE PLAN
C2.02	INTERIOR UNIT LAYOUT
C3.01	GRADING AND EROSION CONTROL PLAN
C8.01	DETAILS

TITLE SHEET

DEVON SELF STORAGE  
RACINE, WISCONSIN

NO. REVISION DATE

0	09-13-2021

SURVEY	JSD
DRAWN	EKK
DESIGNED	EKK
CHECKED	MAB
APPROVED	MAC
PROJ. NO.	193805393

SHEET NUMBER

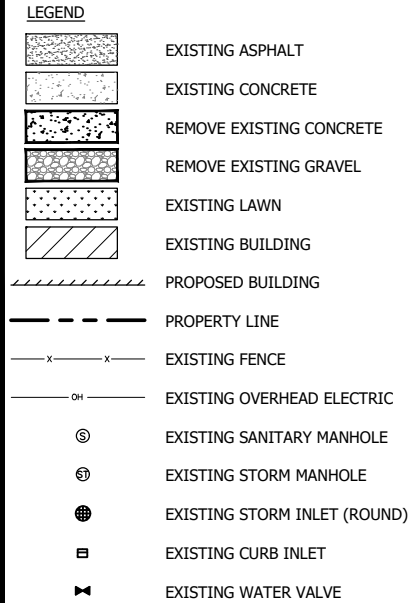
G0.01



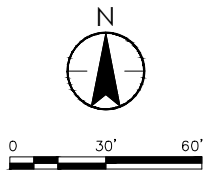
733 Marquette Avenue, Suite 1000  
Minneapolis, MN 55402  
[www.stantec.com](http://www.stantec.com)



Plot Date: 09/15/2021 - 5:06pm  
Drawing name: V:\1938\active\193805393\CAD\Dwg\sheets\193805393C001.dwg  
Scale: 1:250  
User: V:\1938\active\193805393\CAD\Dwg\sheets\193805393C001.dwg

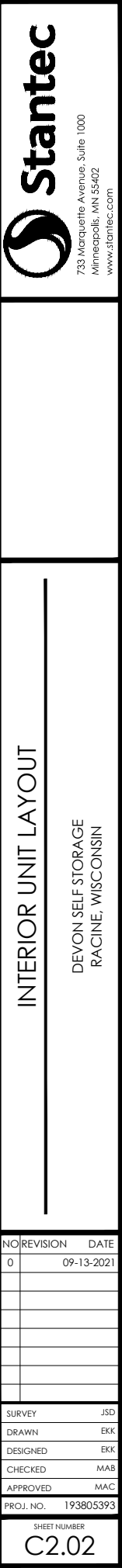


Plot Date: 09/15/2021 - 5:10pm  
Drawing name: V:\198\active\19805393\CAD\Drawings\19805393C201.dwg  
User: jgordon  
Host: jgordon  
Version: 1.0200  
Scale: 1:1000  
Sheet: 1 of 1  
Title: 19805393C201.dwg

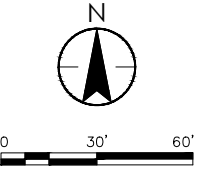


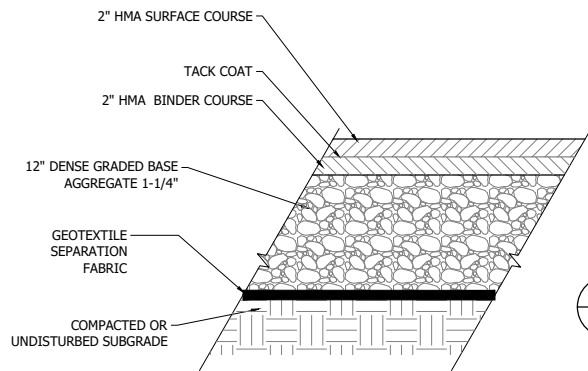


Plot Date: 09/15/2021 - 5:06pm  
Drawing name: V:\1938\active\193805393\CAD\Drawings\193805393C202.dwg  
V:\1938\active\193805393\CAD\Drawings\193805393C202.dwg



Plot Date: 09/15/2021 - 5:06pm  
Drawing name: V:\1938\_active\193805393\CAD\Drawings\193805393C301.dwg  
Scale: 1:2000 (Horizontal) 1:200 (Vertical)



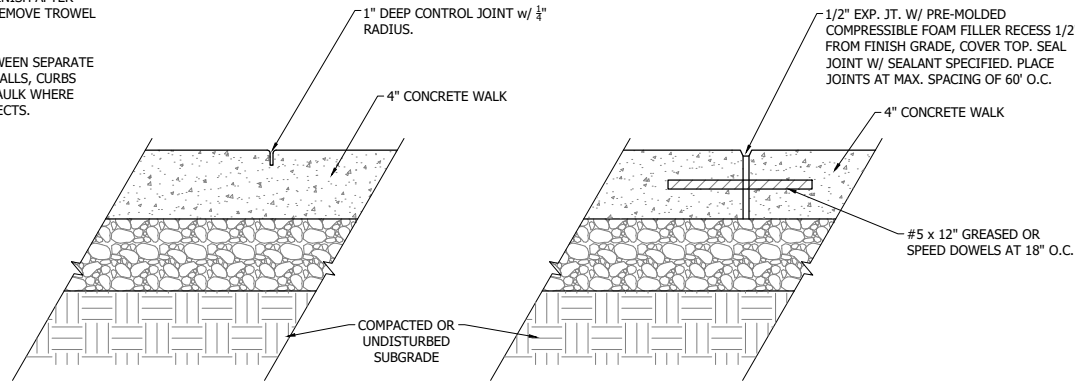


1 ASPHALT PAVEMENT  
C8.01 NTS

NOTE:

1. ALL OUTSIDE EDGER AND JOINTS SHALL BE TOOLED WITH A RADIUS. BROOM FINISH AFTER INSTALLING CONTROL JOINTS TO REMOVE TROWEL LINES OF SCORE JOINT TOOL.

2. PROVIDE EXPANSION JOINT BETWEEN SEPARATE CONCRETE POURS, STRUCTURES, WALLS, CURBS AND ALL OTHER OBSTRUCTIONS. CAULK WHERE ADJACENT TO FIXED VERTICAL OBJECTS.



2 CONCRETE SIDEWALK  
C8.01 NTS

3 CONCRETE EDGE WITH EXISTING CONCRETE  
C8.01 NTS

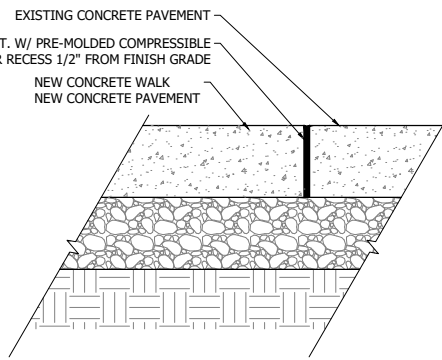
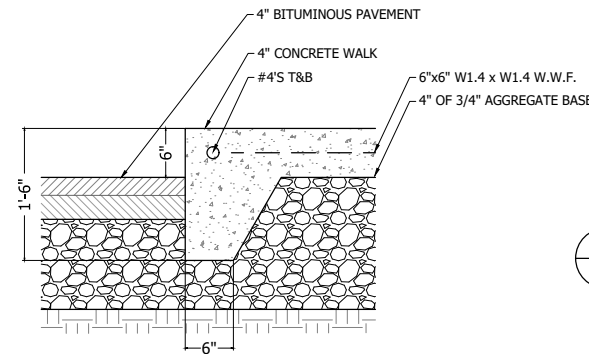


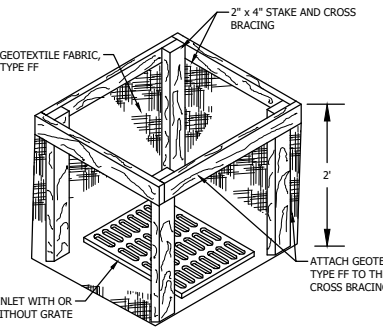
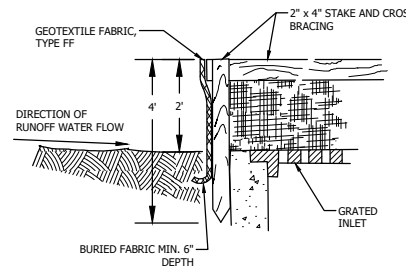
Table 1. Gradation for stone tracking pads	
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5



SLOPE STOP & SLAB AWAY FROM BUILDING 1/4" / FT. MIN.

5 TURNDOWN CURB  
C8.01 NTS

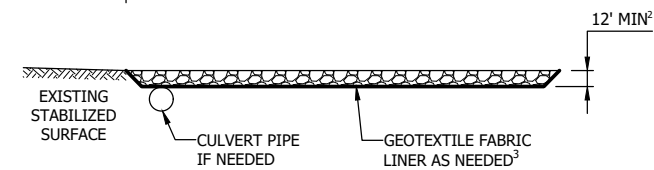
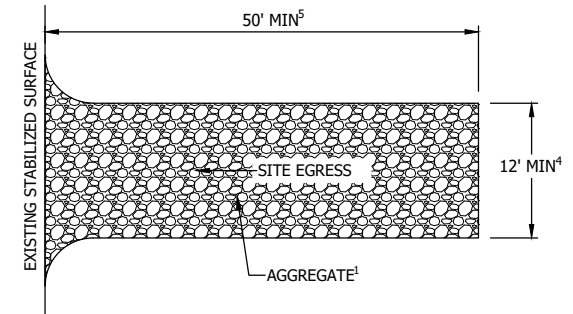
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



8 INLET PROTECTION  
C8.01 NTS

## NOTES

- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATIONS, SECTION 312, SELECT CRUSHED MATERIAL.
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PLACE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LAND A LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

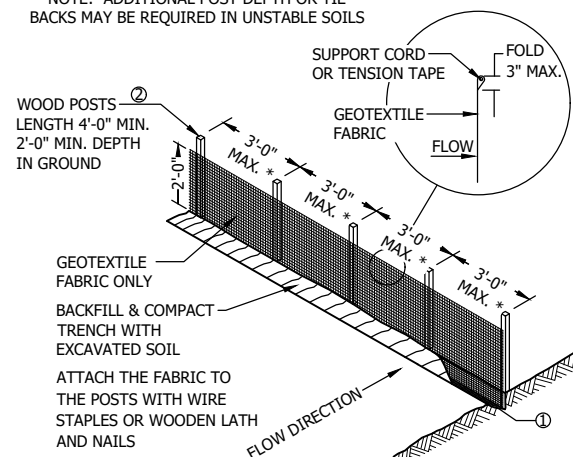


6 STONE TRACKING PAD  
C8.01 NTS

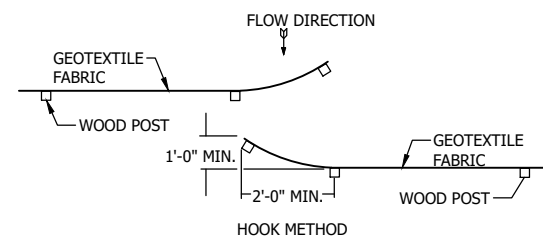
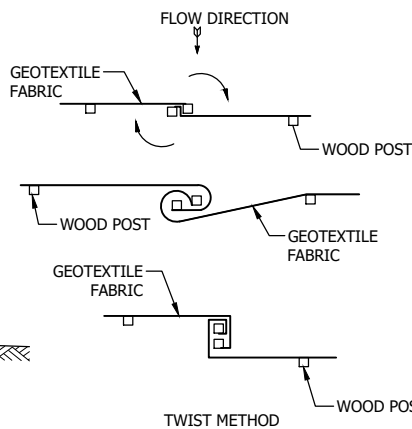
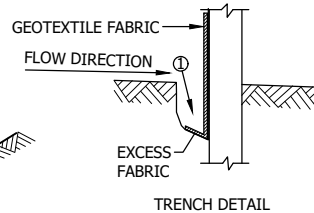
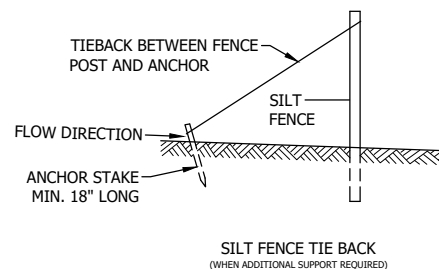
## GENERAL NOTES

- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



7 SILT FENCE  
C8.01 NTS

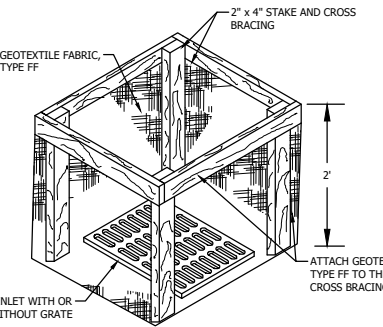
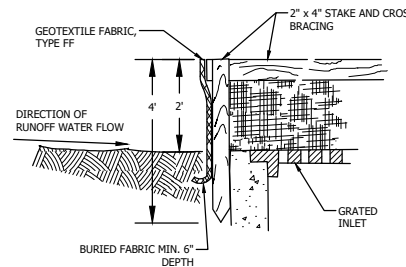


JOINING TWO LENGTH OF SILT FENCE

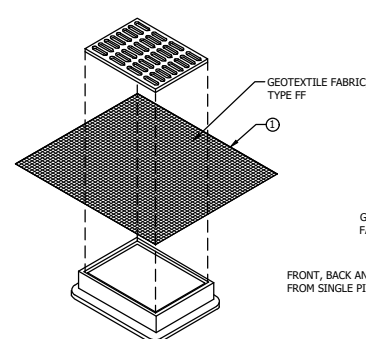
1/8"x1-1/2" CONTROL JOINT (TOOLED, NOT SAWED)  
SPACED 5' APART (TYP.)

5 TURNDOWN CURB  
C8.01 NTS

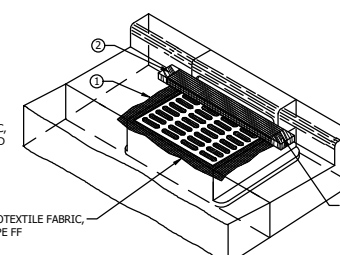
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



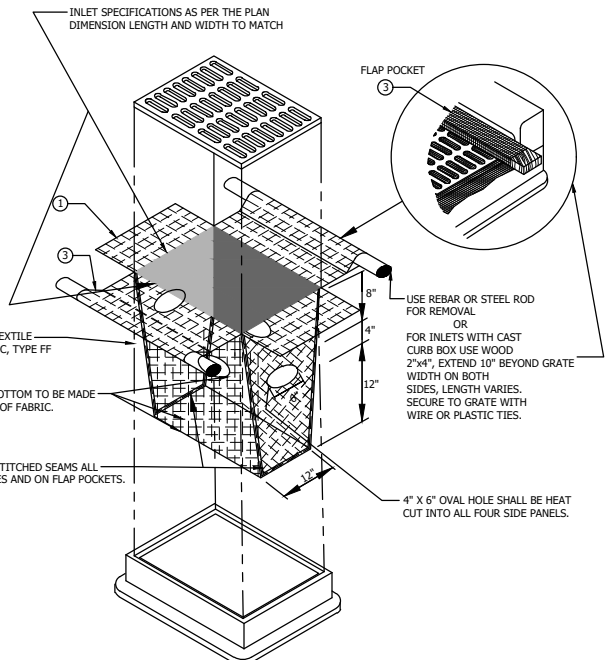
8 INLET PROTECTION  
C8.01 NTS



INLET PROTECTION, TYPE B  
(WITHOUT CURB BOX)  
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D  
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

**DIGGERS HOTLINE**

Call 811 3 Work Days Before You Dig  
Or Toll Free (800) 242-8511  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com



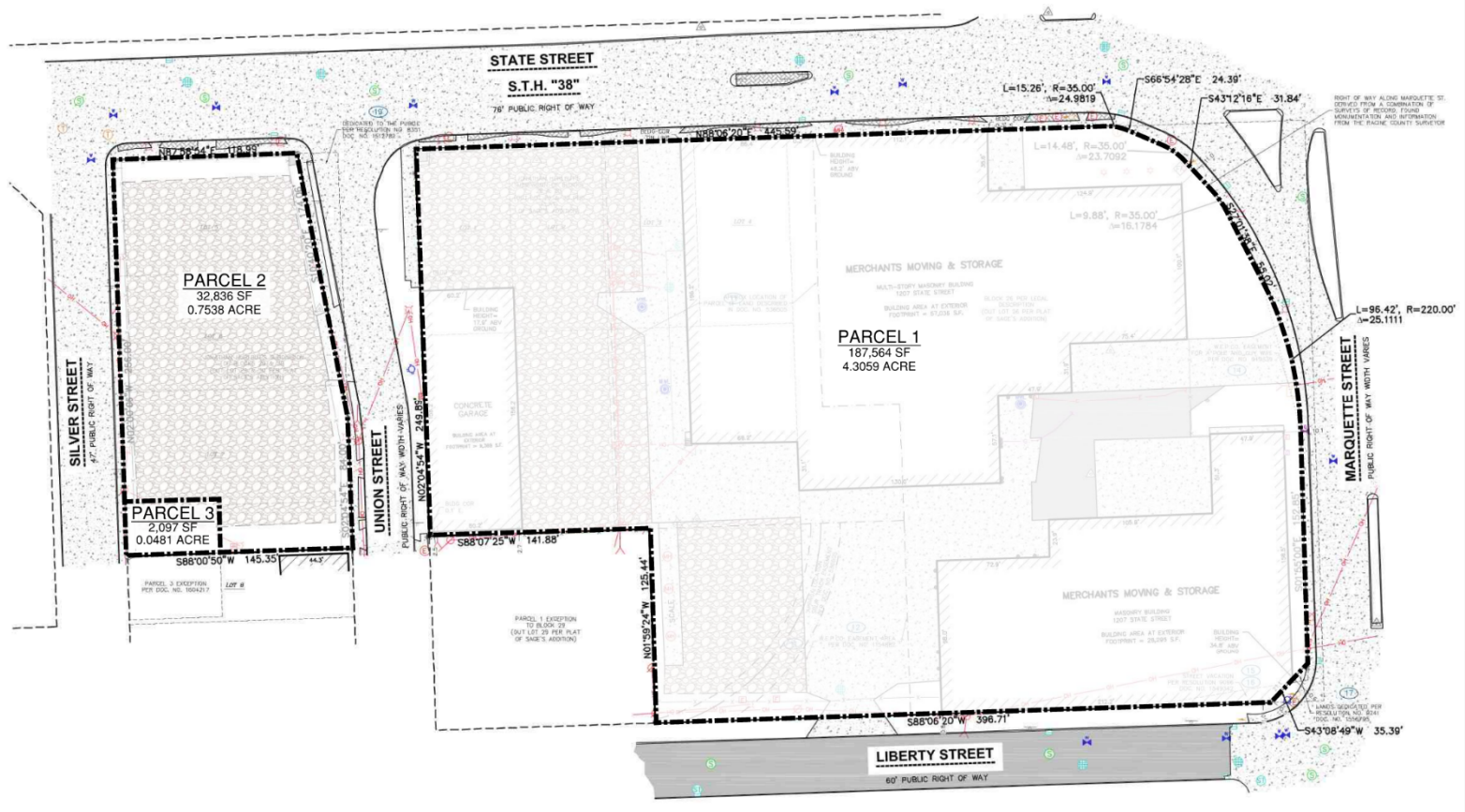
To: Jeff Hintz – Racine City Planner  
Department of City Development  
City of Racine, Wisconsin

File: Devon Storage – 1215 State Street

From: Matthew Clementi PE  
Stantec

Date: September 13, 2021

**Reference: Legal Description – Devon Storage – Application for Zoning Change**



**LEGAL DESCRIPTION**

**PARCEL 1:**

ALL OF BLOCK 26, SAGE'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPTING THEREFROM LAND CONVEYED FOR STREET PURPOSES.

ALSO: BLOCK 29, SAGE'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPTING THEREFROM THAT PART OWNED BY THE WISCONSIN ELECTRIC POWER COMPANY THAT IS DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE EAST LINE OF UNION STREET THAT IS LOCATED 125 FEET NORTH OF THE NORTH LINE OF LIBERTY STREET; THENCE EAST 142 FEET; THENCE SOUTH 125 FEET; THENCE WEST ALONG THE NORTH LINE OF LIBERTY STREET 142 FEET;

(continued...)

September 13, 2021

Jeff Hintz – Racine City Planner

Page 2 of 2

**Reference:**      **Legal Description – Devon Storage – Application for Zoning Change**

THENCE NORTH 125 FEET ALONG THE EAST LINE OF UNION STREET TO THE PLACE OF BEGINNING.

ALSO: LOTS 1, 2, 3 AND 4, JONATHAN HURLBUT'S SUBDIVISION OF BLOCKS 29 AND 30, SAGE'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPTING THEREFROM LANDS CONVEYED FOR STREET PURPOSES. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

TAX KEY NO.: 276-00-00-02-867-008

ADDRESS: 1207 STATE STREET

PARCEL 2:

ALL OF LOTS 5 AND 6; LOT 7, EXCEPT THE SOUTH 4 FEET OF THE WEST 60 FEET THEREOF, AND THE NORTH 31 FEET OF THE EAST 85 FEET OF LOT 8, ALL IN BLOCK 30, JONATHON HURLBUT'S SUBDIVISION OF BLOCK 29 AND 30, SAGE'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPTING THEREFROM LAND CONVEYED FOR STREET PURPOSES.

TAX KEY NO.: 276-00-00-02-9330-00

ADDRESS: 820 UNION STREET

PARCEL 3:

THE NORTH 72 FEET OF THE WEST 60 FEET OF LOT 8; AND THE SOUTH 4 FEET OF THE WEST 60 FEET OF LOT 7, BLOCK 30, JONATHAN HURLBUT'S SUBDIVISION OF BLOCKS 29 AND 30, SAGE'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. EXCEPTING THEREFROM THAT PART CONVEYED BY THAT PARTICULAR QUIT CLAIM DEED, FROM MERCHANTS DELIVERY MOVING AND STORAGE COMPANY, NOW KNOWN AS MERCHANTS MOVING, GRANTOR, TO TODD L. MONTY, DATED NOVEMBER 24, 1997, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, ON DECEMBER 1, 1997, IN VOLUME 2700 OF RECORDS, AT PAGE 721, AS DOCUMENT NO. 1604217, SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

TAX KEY NO.: 276-00-00-02

ADDRESS: 815 SILVER STREET