



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

July 19, 2022

To the Honorable Members of the Common Council
City of Milwaukee

Dear Common Council Members:

Attached is a proposed certified survey map listed as follows:

DCD #3327- Owner: Bronzeville Estates, LLC, Redevelopment Authority of the City of Milwaukee
Tax Key No.: 353-0683-100, 353-0682-100, 353-0684-000, 353-0685-000, 353-0686-000

The Department of City Development received an application requesting approval of this certified survey map on January 3, 2022. Chapter 119 of Milwaukee Code of Ordinances allows the Common Council to conditionally approve certified survey map applications and state in writing any conditions for approval.

The purpose of the map is to re-divide properties for redevelopment. Currently the properties are under separate ownership. The property owned by the Redevelopment Authority of the City of Milwaukee will be transferred to Bronzeville Estates, LLC in the future.

Therefore, conditional approval of the above listed map is recommended, with the condition that the final Certified Survey Map shall not be released for recording until Bronzeville Estates, LLC has completed acquisition of parcels currently owned by the Redevelopment Authority of the City of Milwaukee that are included within the boundaries of this CSM.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Attachment

C: Ald. Milele A. Coggs



..Number

..Version

ORIGINAL

..Reference

..Sponsor

..Title

Resolution conditionally approving a final certified survey map.

..Analysis

This resolution conditionally approves a final certified survey map

..Body

Whereas, the Department of City Development received an application requesting the approval of a final certified survey map by Bronzeville Estates, LLC and the Redevelopment Authority of the City of Milwaukee; and

Whereas, this final certified survey map re-divides properties for redevelopment; and

Whereas, Section 119-5 of the Milwaukee Code of Ordinances allows for conditional approval of final certified survey maps; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following certified survey maps be and hereby are conditionally approved, with the conditions outlined in Attachment A:

NAME

Bronzeville Estates, LLC; The Redevelopment Authority of the City of Milwaukee (3327)

TAX KEY NUMBER(S)

353-0683-100, 353-0682-100, 353-0684-000, 353-0685-000, 353-0686-000

..Drafter

DCD:Kevin.Kuschel:kmk

07/28/22/B

ATTACHMENT A

CONDITIONS

The final Certified Survey Map shall not be deemed approved and be released for recording until Bronzeville Estates, LLC has completed acquisition of parcels currently owned by the Redevelopment Authority of the City of Milwaukee that are included within this CSM.

DOC # 11205478
RECORDED
01/06/2022 06:03 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE: 945.00
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

TREASURER COPY

State Bar of
SPECIAL

Document Number

THIS DEED, made between CUPED Corporation, a Wisconsin non-stock corporation

(Grantor," whether one or more), and Bronzeville Estates LLC, a Wisconsin limited liability company

(Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto.

Recording Area

Name and Return Address

Marvin C. Bynum II
Godfrey & Kahn, S.C.
833 E. Michigan Avenue, Suite 1800
Milwaukee, WI 53202

See Exhibit A

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and those permitted exceptions shown on Exhibit B attached hereto.

Dated December 21, 2021

CUPED Corporation

Melissa N. Allen
* Melissa N. Allen, Chair of the Board of Directors

(SEAL)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) *Melissa N. Allen*

authenticated on 12-21-2021

Caroline Mitt
Caroline Verbeten

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Marvin C. Bynum II, Godfrey & Kahn, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF MILWAUKEE) ss.

Personally came before me on December, 2021, the above-named Melissa N. Allen

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SPECIAL WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 6-2003

* Type name below signatures.

EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION

The West 100 feet of the North 25 feet of Lot 2, in Block 28, in Sherman's Addition, in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

AND

The North 25 feet of the East 50 feet of Lot 2, in Block 28, in Sherman's Addition, in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

For informational purposes only:

Property Address: 1950 North Doctor Martin L King Jr Drive, Milwaukee, WI 53212

Tax Key Number: 353-0683-100

Exhibit B to Special Warranty Deed

PERMITTED EXCEPTIONS

1. Rights of tenants in possession, as tenants only, under unexpired, unrecorded leases with no rights to purchase or rights of first refusal.
2. General Real Estate Taxes for 2021 and subsequent years, none now due but payable.
3. Provisions for taxes or assessments as contained in BID #8 - Historic King Drive, none now due or payable at the Date of Policy.
4. Covenants, conditions, restrictions and other matters contained in the Warranty Deed recorded November 11, 1994, on Reel 3415 at Image 459 as Document No. 7024155.
5. Any rights, easements, interest or claims which may exist by reason of, or reflected by, the following matters as referenced on the ALTA/NSPS Land Title Survey prepared by Donald C. Chaput of Chaput Land Surveys dated December 8, 2021 as Drawing No. 3874-far:
 - A. Rights of utility companies and municipalities to maintain their facilities and lines located in areas not provided for by recorded easements;
 - B. Encroachment of building upon or over the North line to the extent of 0.1 feet; and
 - C. Encroachment of concrete ramp sign along the South lot line to the extent of 1.1 feet.

Electronic Real Estate Transfer Receipt

6W6G8

Wisconsin Department of Revenue**Instructions**

1. Grantors and grantees must review this receipt, noting grantor and grantee responsibilities
2. Mail or deliver the following items:

Milwaukee County Register of Deeds, 901 N 9TH ST, RM 103, MILWAUKEE, WI 53233-1458

- This receipt page and a transfer fee of \$945.00
- The deed or instrument of conveyance and a recording fee of \$30.00 (regardless of the number of pages)

To view real estate transfer return details online, visit:

<https://ww2.revenue.wi.gov/RETRWebPublic/application>. You will need your receipt number, total value of real estate transferred, and the last name of one grantor or grantee.Receipt **6W6G8**. Filed December 23, 2021, 8:31 AM - **Milwaukee County**. Conveyance date **2021-12-21**.

Value transferred	\$315,000	Transfer fee	\$945.00
Value subject to fee	\$315,000	Fee exemption number	

Grantors	CUPED Corporation
Grantees	Bronzeville Estates LLC
Tax bill address	Bronzeville Estates LLC, 1420 West Center Street, Suite 2, Milwaukee, Wisconsin 53206
Property Location	1950 North Dr. Martin Luther King Jr. Drive (City of Milwaukee)
Parcels	353-0683-100 (S20/T7N/R22E)
Legal description	The West 100 feet of the North 25 feet of Lot 2, in Block 28, in Sherman's Addition, in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin. AND The North 25 feet of the East 5

Grantor responsibilities: Grantors are responsible for paying the proper fee amount—verify the total property value, fee amount and fee exemption before sending this receipt to the county Register of Deeds.**Grantee responsibilities:** Grantees assert that this property is not a primary residence.

Preparer	Godfrey & Kahn, S.C., Attn: Marvin C. Bynum II, 414-273-3500, mbynum@gklaw.com
Grantor agent	Godfrey & Kahn, S.C., Attn: Marvin C. Bynum II, 414-273-3500, mbynum@gklaw.com
Grantee agent	Godfrey & Kahn, S.C., Attn: Marvin C. Bynum II, 414-273-3500, mbynum@gklaw.com

If you have questions on the Real Estate Transfer Return (RETR), visit the Wisconsin Department of Revenue's Real Estate Transfer Fee web page at: revenue.wi.gov/retr/index.html, or contact your County Register of Deeds. To locate your Register of Deeds, visit: wrdaonline.org. Information on a real estate transfer return is used to administer various Wisconsin laws, including: income tax, real estate transfers, rental unit energy efficiency, lottery tax credit, and general property tax. Whether you are a resident, part-year resident, or non-resident, you must report the transfer of Wisconsin real estate in a taxable transaction on your Wisconsin income tax return. If you are a non-resident, you must file Form 1NPR to report the sale.

Penalties imposed under the following Wisconsin Statutes or Administrative Code:

Using an improper exemption - sec. 77.26(8), Wis. Stats.; falsifying the property value - sec. 77.27, Wis. Stats.; improperly claiming lottery and gaming credit as primary residence - chapter tax 20.12, Wis. Adm. Code. Weatherization program under sec. 101.122, Wis. Stats., no longer exists.