



Legislation Details (With Text)

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Title: Resolution removing deed restrictions from a former City-owned vacant lot that was conveyed and developed as a manufacturing facility at 8301 West Parkland Court, in the 9th Aldermanic District.

Sponsors: ALD. PUENTE

Indexes: DEED RESTRICTIONS

Attachments: 1. Release of Deed Restrictions.pdf, 2. Photos and Map.pdf

Date	Ver.	Action By	Action	Result	Tally
1/19/2016	0	COMMON COUNCIL	ADOPTED	Pass	15:0
1/28/2016	0	MAYOR	SIGNED		

IMMEDIATE ADOPTION

151427
ORIGINAL

ALD. PUENTE

Resolution removing deed restrictions from a former City-owned vacant lot that was conveyed and developed as a manufacturing facility at 8301 West Parkland Court, in the 9th Aldermanic District.

This resolution will remove deed restrictions imposed by the City of Milwaukee on a former City-owned vacant lot that required certain setback provisions, parking requirements, minimum square footage requirements and building configuration requirements.

Whereas, The City of Milwaukee ("City") conveyed the real property at 8301 West Parkland Court ("Property") to Normandale Properties, Inc., by a deed dated August 20, 1981 ("Deed") that was recorded with the Milwaukee County Register of Deeds on August 28, 1981 as Document No. 5497066; and

Whereas, The Property is now legally described as Parcel 2 of Certified Survey Map No. 3843, recorded March 20, 1980 in Reel 1284, Images 1141 to 1144, inclusive, as Document No. 5388814, being a division of Parcel 3 of Certified Survey Map No. 3726, being a part of the Northeast 1/4 and Northwest 1/4 of Section 16, Township 8 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin; and

Whereas, Exhibit A of the Deed contained restrictions providing that the new buildings shall not be constructed nearer than 40 feet from the front line of the Property, 10 feet to any interior side lot line in said Property and 20 feet to any rear lot line; and

Whereas, The Deed restrictions include a right of the City to repurchase the premises if a structure of less than 120,000 square feet of combined office and/or warehouse area is not built on the property; and

Whereas, The restrictions run with the land and are binding for a period of ten years from the date of recording after which time said restrictions shall be automatically

extended for successive periods of ten years each, unless a resolution by the Common Council of the City of Milwaukee has been recorded, agreeing to change, modify or amend the restrictions in whole or in part; and

Whereas, The current owner desires to convey the Property to a new owner in a sale-leaseback transaction; and

Whereas, The City does not object to the conveyance of the Property so long as the use is in compliance with City building codes and ordinances; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the deed restrictions dated August 20, 1981 and recorded with the Milwaukee County Register of Deeds on August 28, 1981 as Document No. 5497066 are hereby forever released and shall be of no further force and effect.

PARCEL ADDRESS

8301 West Parkland Court (Tax Key No. 081-0222-6)

DCD:Amy.Turim:aet

01/19/16/A