

From: Ashenfelter, Barry J - DNR
Sent: Wednesday, August 18, 2021 11:03 AM
To: Robert R. Gagan
Cc: Beggs, Tauren R - DNR
Subject: FW: City of Marinette - Resolution and Recorded Deed
Attachments: 3893256_Signed Resolution Declaring a Blighted Area.pdf; 3924233_2076738 Recorded Deed.pdf.pdf

Thanks Bob.

Looks good.

Barry

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Barry Ashenfelter

Program & Policy Analyst – Remediation and Redevelopment

Wisconsin Department of Natural Resources

Phone: (920) 470-1905

barry.ashenfelter@wisconsin.gov



dnr.wi.gov



From: Robert R. Gagan <RRG@lcojlaw.com>
Sent: Wednesday, August 18, 2021 10:41 AM
To: Ashenfelter, Barry J - DNR <Barry.Ashenfelter@wisconsin.gov>
Subject: City of Marinette - Resolution and Recorded Deed

Barry,

Attached please find the recorded deed and resolution regarding the City of Marinette.

Please contact me with any questions.

Thank you,

Bob

ROBERT R. GAGAN

Attorney

Law Firm of Conway, Olejniczak & Jerry, S.C.

2015-2020 BEST OF THE BAY WINNER – BEST LAW FIRM

231 S. Adams Street | P.O. Box 23200

Green Bay, WI 54305

P: 920-437-0476 F: 920-437-2868

E: RRG@lcojlaw.com | lcojlaw.com



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From: Ashenfelter, Barry J - DNR <Barry.Ashenfelter@wisconsin.gov>

Sent: Wednesday, June 23, 2021 3:08 PM

To: Robert R. Gagan <RRG@lcojlaw.com>

Subject: RE: City of Marinette - Resolution

Sounds good.

The city should be in good shape liability-wise after the resolution is passed and they take title.

Just fyi, here's a short info-sheet about the LGU environmental liability exemption if anyone has questions: <https://dnr.wi.gov/files/PDF/pubs/rr/RR055.pdf>

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Barry Ashenfelter

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From: Robert R. Gagan <RRG@lcojlaw.com>

Sent: Wednesday, June 23, 2021 3:03 PM

To: Ashenfelter, Barry J - DNR <Barry.Ashenfelter@wisconsin.gov>

Subject: RE: City of Marinette - Resolution

I will edit with your recommendation and send back to you.

ROBERT R. GAGAN

Attorney

Law Firm of Conway, Olejniczak & Jerry, S.C.

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From: Ashenfelter, Barry J - DNR <Barry.Ashenfelter@wisconsin.gov>
Sent: Wednesday, June 23, 2021 3:01 PM
To: Robert R. Gagan <RRG@lcojlaw.com>
Subject: RE: City of Marinette - Resolution

Bob –

The draft resolution you sent is likely fine as is, however, if you want to be certain, you could add a clause or sentence in the “Be it Resolved” section stating that the city is acquiring the property for the purpose of blight elimination. That is the language in the relevant statute: see Wis. Stat. sec. 292.11(9)(e)1m.d.

If you want to insert that additional language please send me an updated copy, or just let me know if you want to go with the first draft you sent and I will ask a DNR attorney to give it a read.

Thanks.

Barry

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Barry Ashenfelter

Program & Policy Analyst – Remediation and Redevelopment

Wisconsin Department of Natural Resources

Phone: (920) 470-1905

barry.ashenfelter@wisconsin.gov



From: Robert R. Gagan <RRG@lcojlaw.com>
Sent: Wednesday, June 23, 2021 2:39 PM

To: Ashenfelter, Barry J - DNR <Barry.Ashenfelter@wisconsin.gov>
Subject: City of Marinette - Resolution

Barry,

Thank you for taking my call today. Attached is a proposed resolution regarding the property we discussed. Please call me at your convenience.

Regards,

Bob

ROBERT R. GAGAN

Attorney

Law Firm of Conway, Olejniczak & Jerry, S.C.

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CITY OF MARINETTE, WISCONSIN

RESOLUTION NO. 09 – 2021

Resolution Declaring A Blighted Area

WHEREAS, Section 66.1331 of the Wisconsin Statutes, (the “Act”), states that it is the policy of the state to protect and promote the health, safety, and general welfare of the people of the state in which blighted areas exist by the elimination and prevention of such areas; and

WHEREAS, the Act authorizes the City of Marinette to undertake certain activities within the City, for the purpose of carrying out redevelopment, blight elimination, blight prevention, and urban renewal programs and projects, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and

WHEREAS, the City has studied the facts and circumstances regarding this property and due to the deterioration of the property, it has been determined that conditions exist on this parcel to justify a finding of blight as defined by Wisconsin Statutes 66.1333(2m)(bm)

WHEREAS, this Common Council now finds it necessary and in the public interest that the City undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of property in the City; and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Marinette, Wisconsin as follows:

1. The Common Council designates the property known as Tax Parcel Number 251-00929.003 as blighted property which substantially impairs the sound growth of the community. This property is approximately .42 acres. The property is designated on the map attached as Exhibit A.
2. The City is acquiring Tax Parcel Number 251-00929.003 for the purpose of blight elimination.

This Resolution shall take effect immediately upon its adoption and approval.

Adopted and approved this 6th day of July 2021.

Resolution introduced and adoption moved by Alderperson Kowalski.


Motion for adoption seconded by Alderperson Polzin.

On roll call, motion adopted by a vote of 6 ayes to 2 nays (Flatt & Oitzinger).



STEVE GENISOT,
MAYOR
CITY OF MARINETTE

ATTEST:


Lana Bero, City Clerk

CERTIFICATION

I, Lana Bero, City Clerk of the City of Marinette certify that the foregoing Resolution was duly and regularly adopted by the Common Council of the City of Marinette at a duly scheduled meeting held on July 6th, 2021. Motion by Aldersperson Kowalski, seconded by Aldersperson Polzin to adopt the Resolution.

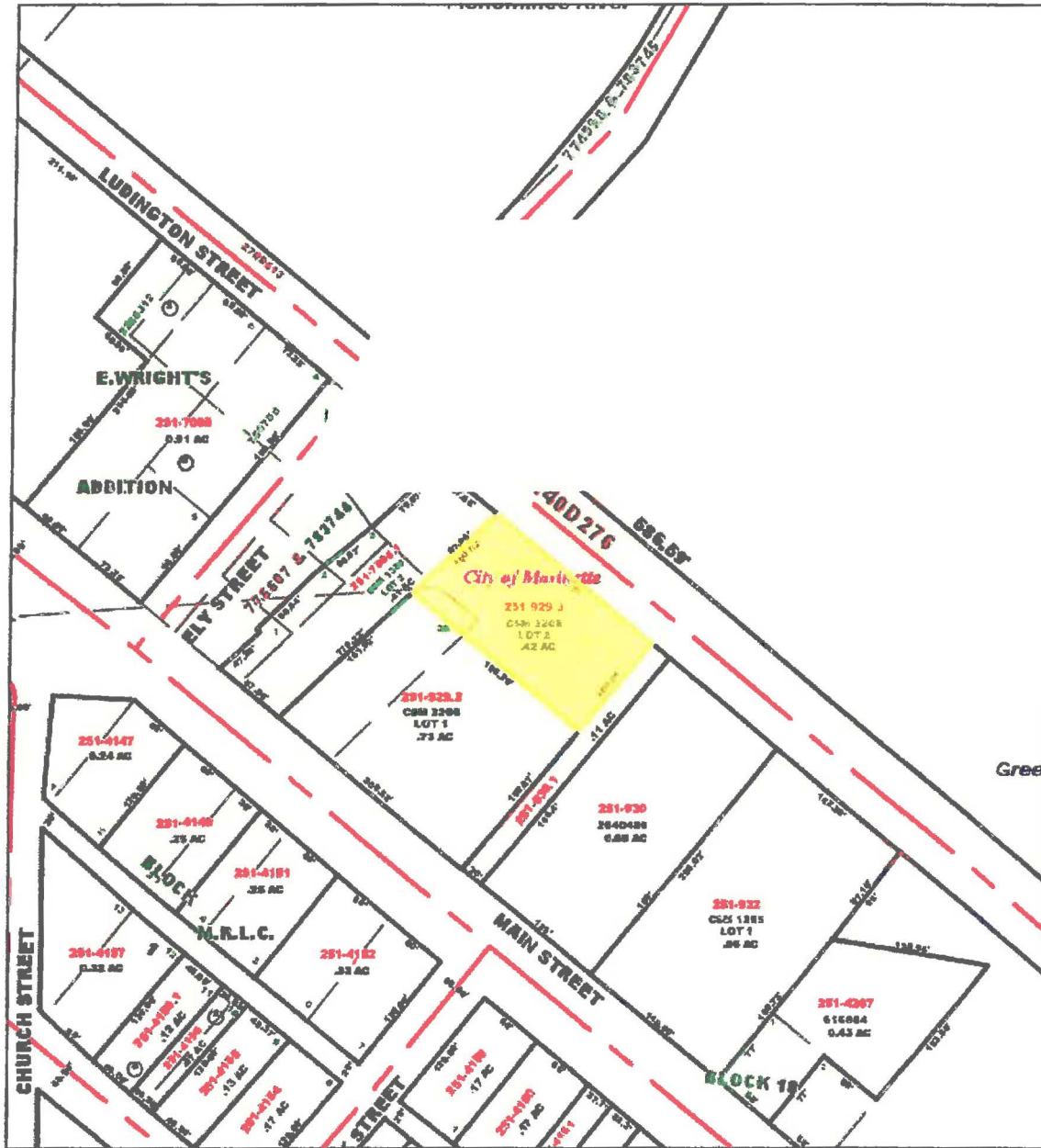
Vote: 6 Yes 2 No

Resolution Adopted.

 Lana A. Bero, City Clerk

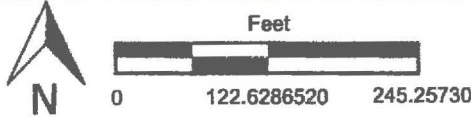
EXHIBIT A

Marinette County Land Information Portal



<https://mcgls.marinettecounty.com>

6/23/2021 2:22:19 PM



Notice/Disclaimer: The land records site is intended to be a general guide to property and land information, and does not represent a survey of real property nor should it be used or referenced to for conveyance of real property, guaranteeing title thereto or making official determinations of building development, permitting or other activity. Contact the appropriate County Department to obtain original source documents or for official determinations. This information has been developed from various sources and although efforts have been made to ensure accuracy and reliability, errors, omissions and variable conditions originating from compilation and sources used to develop the information may be reflected herein. In addition, land information is constantly changing and the most current or accurate data might not be representative. The information accessible through this site is represented "as is" without warranty of any kind, either expressed or implied, or statutory, including, but not limited to, the implied warranties or merchantability and fitness for a particular purpose. No guarantee of accuracy, completeness or currency is granted nor is any responsibility for reliance thereon assumed. The user assumes the entire risk as to the quality, use and reliability of the online information. Marinette County does not accept any liability for damages or misrepresentation of any kind caused by inaccuracies in the information and in no event shall Marinette County, its elected or appointed officials or employees be liable for direct, indirect, incidental, consequential or special damages of any kind.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

*The above recording information verifies this document has been electronically recorded
Returned to KBTS - Menominee

THIS DEED, made between

John A. Bournonville, Sr. and Susan M. Bournonville, husband and wife

("Grantor," whether one or more), and

City of Marinette

("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 Marinette County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 2 of Certified Survey Map No. 3208, recorded in Volume 21 of Certified Survey Maps on Page 298 as Document No. 715846; being part of the Subdivision of Section 6, Township 30 North, Range 24 East and part of Government Lot 4 of Section 6, Township 30 North, Range 24 East, City of Marinette, Marinette County, Wisconsin.

Recording Area

Name and Return Address:

City of Marinette
1909 Hall Ave
Marinette WI 54143 2076738

251-00929.003

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in the Grantor's (Seller's) Real Estate Condition Report, if any, and in the Offer to Purchase for the Property between the Grantor and Grantee, if any, and general taxes levied in the year of closing and will warrant and defend the same.

Dated: July 28th 2021

John A. Bournonville
John A. Bournonville, Sr.

Susan M. Bournonville
Susan M. Bournonville

AUTHENTICATION

Signature(s): John A. Bournonville, Sr. and Susan M. Bournonville, husband and wife authenticated on

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

THIS INSTRUMENT DRAFTED BY:

Katlyn Kuras Scrivener / 2076738
Knight Barry Title Services LLC
1101 11th Ave, Ste 6
Menominee, MI 49858

ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OF MENOMINEE

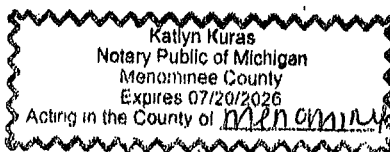
The instrument was acknowledged before me on July 28th, 2021, by John A. Bournonville, Sr. and Susan M. Bournonville (the signer).

The signer was:

physically in my presence OR
 in my presence involving the use of communication technology

Katlyn Kuras
Notary Public, Katlyn Kuras

Notary Public, State of MICHIGAN
My commission (is permanent)(expires: 07/20/2026)



(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.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

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Document Name

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ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY

Date: July 29 2021

Doc No: 2076738

Knight Barry Title Group

www.knightbarry.com

Recording Area

Name and Return Address:

City of Marinette

1905 Hall Ave

Marinette WI 54143

2076738

251-00929.003

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in the Grantor's (Seller's) Real Estate Condition Report, if any, and in the Offer to Purchase for the Property between the Grantor and Grantee, if any, and general taxes levied in the year of closing and will warrant and defend the same.

Dated: July 28th 2021

John A. Bournonville

John A. Bournonville, Sr.

Susan M. Bournonville

Susan M. Bournonville

AUTHENTICATION

Signature(s): John A. Bournonville, Sr. and Susan M. Bournonville, husband and wife authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Katlyn Kuras Scrivener / 2076738
Knight Barry Title Services LLC
1101 11th Ave, Ste 6
Menominee, MI 49858

ACKNOWLEDGMENT

STATE OF MICHIGAN
COUNTY OF MENOMINEE

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The signer was:

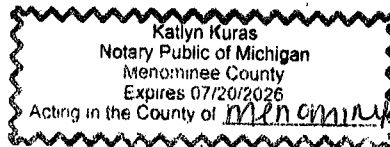
physically in my presence OR
 in my presence involving the use of communication technology

Katlyn Kuras

Notary Public, Katlyn Kuras

Notary Public, State of MICHIGAN

My commission (is permanent)(expires: 07/20/2026)



(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.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures