



**CITY OF GLENDALE
Zoom Meeting**

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This meeting is in person, but will broadcast over Zoom.

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AGENDA-COMMUNITY DEVELOPMENT AUTHORITY MEETING

Monday, July 13, 2026
4:30 PM

- 1. Call to Order / Roll Call**
- 2. Review and Consideration**
 - a. Review and Possible Action: Approval - Transfer of the Following Properties Back to the City of Glendale Via Warranty Deed for 4100 N. Hubbard St. (Parcel 2421001000), 4172 N. Hubbard St. (2421004003), 4182 N. Hubbard St. (Parcel 2421004006), and E. Reindl Way (Parcel 23311900003).
- 3. Adjournment**

NOTICE: Although this is NOT a meeting of the Glendale Common Council, a majority of Council members may be in attendance. No action or deliberation by the Council will take place.

The Common Council of Glendale currently holds meetings in person at City Hall, or an alternative physical location as allowed by the City Ordinance. As a courtesy to residents, Council meetings will also be made available live on Zoom virtual platform for viewing and possible participation. However, the City cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously. The only way to guarantee the ability to offer public comment, or view the meeting uninterrupted, is to appear in person. If the Zoom platform fails, the meeting will continue as scheduled.

SUBJECT: Transfer of the Following Properties Back to the City of Glendale Via Warranty Deed for 4100 N. Hubbard St. (Parcel 2421001000), 4172 N. Hubbard St. (2421004003), 4182 N. Hubbard St.(Parcel 2421004006), and E. Reindl Way (Parcel 23311900003).

FROM: Karl Warwick. City Administrator

MEETING: July 13, 2026, Community Development Authority Meeting

MEETING DATE: July 13, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

BACKGROUND & ANALYSIS: The properties listed are owned by the Glendale Community Development Authority (CDA).

The City has been asked to approve a WE Energies Easement on one of these properties.

Furthermore, if the City desires to sell these properties to the Village of Shorewood, gaining ownership control is an appropriate course of action, since we have collectively been working with them on zoning matters, a possible vacation of the roadway, and the sale price.

RECOMMENDATION: Consider approval of the Warranty Deed for the above-mentioned parcels.

ACTION REQUESTED: Motion to approve the transfer of properties back to the City of Glendale via Warranty Deeds for 4100 N. Hubbard St. (Parcel 2421001000), 4172 N. Hubbard St. (2421004003), 4182 N. Hubbard St.(Parcel 2421004006), and E. Reindl Way (Parcel 23311900003).

ATTACHMENTS:

29C0298-Exhibits A and B for Warranty Deed for 4182 N Hubbard Street, 29C0335-Warranty Deed for 4182 N Hubbard Street, 29C0446-Exhibits A and B for Warranty Deed for 4172 N Hubbard Street, 29C0505-Warranty Deed for 4172 N Hubbard Street, 29C0490-Exhibits A and B for Warranty Deed for 4100 N Hubbard Street, 29C0513-Warranty Deed for 4100 N Hubbard Street, 29C0666-Warranty Deed for property on Reindl Way with No Address, 29C0708-Exhibits A and B for Warranty Deed for Property on Reindl Way with No Address

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY LOCATED AT 4182 N. HUBBARD ST. GLENDALE WI

JOS. BUCHTA'S SUBD. SE 1/4 SEC. 5-7-22, N 6.06' LOT 33 & LOTS 34 THRU 39, BLK 1 EXC COM ON E LI SD BLK 1 51.67' S OF NE COR SD BLK 1, TH SW 39.62' S 66D 53M 52S W TO A PT IN W LI SD BLK 1 WH IS THE SE COR OF VAC HUBBARD ST, N TO N LI SD LOT 39, E TO NE COR SD LOT 39, TH S TO P.O.B.

EXHIBIT B
TO WARRANTY DEED FROM GLENDALE CDA TO THE CITY OF GLENDALE, WI

Permitted Encumbrances

1. General taxes not yet due and payable.
2. Easements or claims of easements shown or not shown by the public records.
3. Covenants, conditions and restrictions but omitting any covenants or conditions, if any, including but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identify, gender expression, medical condition or genetic information, as set for in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the original quit deed for this property.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between The City of Glendale C.D.A., a Community Development Authority Created under Wis. Stat. Sec. 66.1335

_____, (“Grantor,” whether one or more),
and The City of Glendale, a Wisconsin Municipal Corporation

_____, (“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, Legal Description for property located at 4182 N Hubbard St Glendale, WI 53212

Recording Area

Name and Return Address

ATTN: City Clerk
5909 North Milwaukee River Parkway
Glendale, WI 53209

2421004006

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 except:

Those permitted exceptions as set forth on Exhibit B.

Dated _____.

_____, (SEAL) _____, (SEAL)

* _____ * Chair of The City of Glendale C.D.A.

_____, (SEAL) _____, (SEAL)

* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____.

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Nathan Bayer, Esq.

SBN 1032312

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

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.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY LOCATED AT 4172 N. HUBBARD ST. GLENDALE WI

JOS. BUCHTA'S SUBD. SE1/4 SEC 5-7-22, N 21' LOT 29, ALL LOTS 30 THRU 32, & ALL EX N 6.06'
LOT 33, BLK 1.

EXHIBIT B
TO WARRANTY DEED FROM GLENDALE CDA TO THE CITY OF GLENDALE, WI

Permitted Encumbrances

1. General taxes not yet due and payable.
2. Easements or claims of easements shown or not shown by the public records.
3. Covenants, conditions and restrictions but omitting any covenants or conditions, if any, including but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identify, gender expression, medical condition or genetic information, as set for in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the original quit deed for this property.

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See Exhibit A, Legal Description for property located at 4172 N Hubbard St
Glendale, WI 53212

Recording Area

Name and Return Address

ATTN: City Clerk
5909 North Milwaukee River Parkway
Glendale, WI 53209

2421004003

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 except:

Those permitted exceptions as set forth on Exhibit B.

Dated _____.

_____, (SEAL) _____, (SEAL)

* _____ * Chair of The City of Glendale C.D.A.

_____, (SEAL) _____, (SEAL)

* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____.

* _____

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Nathan Bayer, Esq.

SBN 1032312

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

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.)

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WARRANTY DEED

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FORM NO. 1-2003

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EXHIBIT A

LEGAL DESCRIPTION OF THE REAL PROPERTY LOCATED AT 4100 N. HUBBARD ST. GLENDALE WI

JOS BUCHTA'S SUBD SE1/4 SEC 5-7-22E W 40' OF LOTS 21, 22, & 23 BLK 1.

EXHIBIT B
TO WARRANTY DEED FROM GLENDALE CDA TO THE CITY OF GLENDALE, WI

Permitted Encumbrances

1. General taxes not yet due and payable.
2. Easements or claims of easements shown or not shown by the public records.
3. Covenants, conditions and restrictions but omitting any covenants or conditions, if any, including but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identify, gender expression, medical condition or genetic information, as set for in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the original quit deed for this property.

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See Exhibit A, Legal Description for property located at 4100 N Hubbard St
Glendale, WI 53212

Recording Area

Name and Return Address

ATTN: City Clerk
5909 North Milwaukee River Parkway
Glendale, WI 53209

2421001000

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 except:
Those permitted exceptions as set forth on Exhibit B.

Dated _____.

_____, (SEAL) _____, (SEAL)

* _____ * Chair of The City of Glendale C.D.A.

_____, (SEAL) _____, (SEAL)

* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____.

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
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SBN 1032312

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) ss.
_____ COUNTY)

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the above-named _____

to me known to be the person(s) who executed the foregoing
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Notary Public, State of Wisconsin
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FORM NO. 1-2003

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See Legal Description on Exhibit A, incorporated herein by reference.

Recording Area

Name and Return Address

ATTN: City Clerk
5909 North Milwaukee River Parkway
Glendale, WI 53209

2331190003

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 except:
Those permitted exceptions as set forth on Exhibit B.

Dated _____.

_____, (SEAL) _____, (SEAL)

* _____ * Chair of The City of Glendale C.D.A.

_____, (SEAL) _____, (SEAL)

* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____.

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to me known to be the person(s) who executed the foregoing
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Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

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WARRANTY DEED

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FORM NO. 1-2003

* Type name below signatures.

EXHIBIT A

**LEGAL DESCRIPTION OF THE REAL PROPERTY WITH NO ASSIGNED ADDRESS LOCATED AT THE
CORNER OF E. REINDEL WAY AND N. HUBBARD ST. GLENDALE WI**

CERTIFIED SURVEY MAP NO 8683 SE 5-7-22 LOT 2.

EXHIBIT B
TO WARRANTY DEED FROM GLENDALE CDA TO THE CITY OF GLENDALE, WI

Permitted Encumbrances

1. General taxes not yet due and payable.
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