



CITY OF MADISON  
**CITY ATTORNEY'S OFFICE**  
Room 401, CGB  
266-4511

**MEMORANDUM**

TO: Kevin Briski, Parks Superintendent  
Don Marx, Manager, Office of Real Estate Services  
Jeanne Hoffman, Facilities and Sustainability Manager, Eng. Division

FROM: Doran Viste, Assistant City Attorney

DATE: January 18, 2011

RE: Brittingham Park: Title summary and ability to locate community gardens therein

Jeanne Hoffman recently raised the question with the Office of Real Estate Services and the City Attorney's Office of whether community gardens could be located in Brittingham Park, and if so, are there any restrictions on where said gardens could be located. I have had the opportunity to review records assembled by City staff and have concluded that there are portions of Brittingham Park where community gardens could be located, but the areas are greatly limited. Attached to this memo as Exhibit 1 is a map showing the areas of the park where a community garden may be located, and attached to this memo as Exhibit 2 is a summary of my title search for the park property.

Brittingham Park was assembled by the Madison Park and Pleasure Drive Association (MPPDA) from 1903 through 1908, and subsequently conveyed to the City in 1937. A map of these acquisitions is attached to this memo as Exhibit 3. The Park extends from Bernie's Beach near the intersection of John Nolan Drive, all the way around Monona Bay to the approximate intersection of Hamilton Street extended to Lake Monona. Much of the parkland is fill that the MPPDA and the City improved in the early 1900s.

Except as noted below, community gardens are not permitted on most of the parcels making up the Park. The parkland located along South Shore Drive and West Shore Drive is land subject to the 999-year MPPDA lease between the City, as successor to MPPDA, and the adjacent property owners and is off limits to the placement of community gardens due to the lease restrictions. In addition, other portions of the Park were conveyed to MPPDA with express reversionary clauses that would return the property back to the "owner" (or his or her heirs or successors in interest) if the City uses the parkland for private use. Because a community garden necessarily entails converting otherwise open parkland into limited access space for private use, the use of parkland as a community garden would be contrary to such provisions, meaning that a community garden cannot be located on portions of the Park where the use is restricted in this manner.

However, in reviewing the title records for the Park, there are areas where there are either no restrictions on the use of the parkland, or where the City's title is not subject to

a reversionary clause. Placement of a community garden within these areas is permissible, although in choosing the actual sites priority should be given, in descending order, as follows:

- Unrestricted Parcels (Designated by red on Exhibit 1, and listed as parcels 17 and 13 on Exhibits 2 and 3): These portions of the Park were obtained in fee, free of any use restrictions. There are three such areas in the Park—one is located near the W. Washington/S. Park/Vilas intersections and the adjacent to the end of West Shore Drive; the other two are located at the bend where Proudfit turns into North Shore Drive. These areas should be given the highest priority for the placement of community gardens.
- Limited Restricted Parcels (Designed by green on Exhibit 1, and listed as parcel 16 on Exhibits 2 and 3): There is one such parcel that is restricted for a “public park or boulevard.” This conveyance did not have a reversionary clause, hence even if it could be argued that a community garden is contrary to this deed restriction (which I do not think would be a successful argument given the broad language used), the only recourse would be for the “owner” to sue the City to enforce compliance with this term. Given the likelihood that such an action would not arise, or be successful, this area can be used for a community garden. This parcel is located adjacent to the unrestricted W. Washington/S. Park/Vilas parcel, and mostly consists of the Brittingham Park parking lot.
- Uncertain Restricted Parcels (Designed by yellow on Exhibit 1, and shown between parcels 14 and 15 on Exhibit 3): There is one parcel where the City has not been able to track down the title. This parcel, located adjacent to W. Main St. extended, was apparently acquired by MPPDA around 1904-1905 for \$3,000 as noted in the 1905 MPPDA minutes (p. 44). However, no recorded document has been found establishing title thereto. As this parcel has been part of the Park for well over 100 years, the City has sufficiently established title thereto. In addition, as the City cannot even locate the deed at this point, it is doubtful a successor to the owner who conveyed the property to the MPPDA in 1904-1905 would be able to come forward to oppose the use of a portion of this land for a community garden. Hence, while this area’s title is somewhat uncertain, it is highly likely that use of this land as a community garden would not be contrary to the City’s interests.
- Restricted Parcels (Designed by blue on Exhibit 1, and listed as parcel 15 on Exhibits 2 and 3): This parcel is restricted to use as “public park purposes only.” A community garden could be viewed as being contrary to this deed restriction. However, this deed did not include a reversionary clause, and therefore even if the City is found to be in violation of this term in a suit brought by the “owner”, the City would not lose title to the land but would merely have to cease the use thereof for a community garden. As it is unlikely such an “owner” exists who would bring such a suit, a community garden could be placed on this area,

January 18, 2011

Page 3

despite the deed restriction. However, it is strongly suggested that this area only be used if the other more preferable areas above cannot be utilized.

In summary, there are some areas where, subject to underground utilities, other easements, and existing uses, community gardens could be placed. Let me know if you have any questions.



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Doran Viste

**Exhibit 1: Brittingham Park Title Search—Possible Community Garden Locations**



Key:

Red: No Restrictions on Use

Green: Restricted to public park use, but no reversion clause

Yellow: Uncertain restrictions, but no known record of conveyance

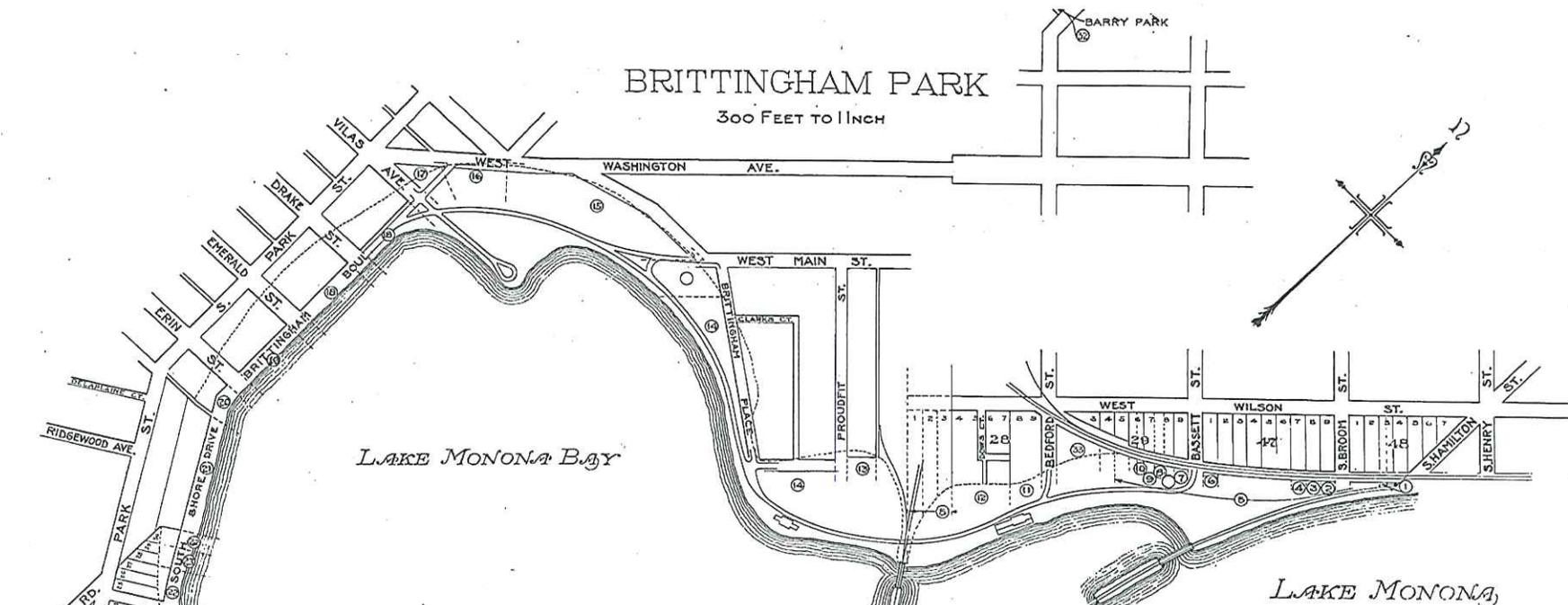
Blue: Restricted to public park purposes only, but no reversion clause

Exhibit 2--Brittingham Park Title Search Summary

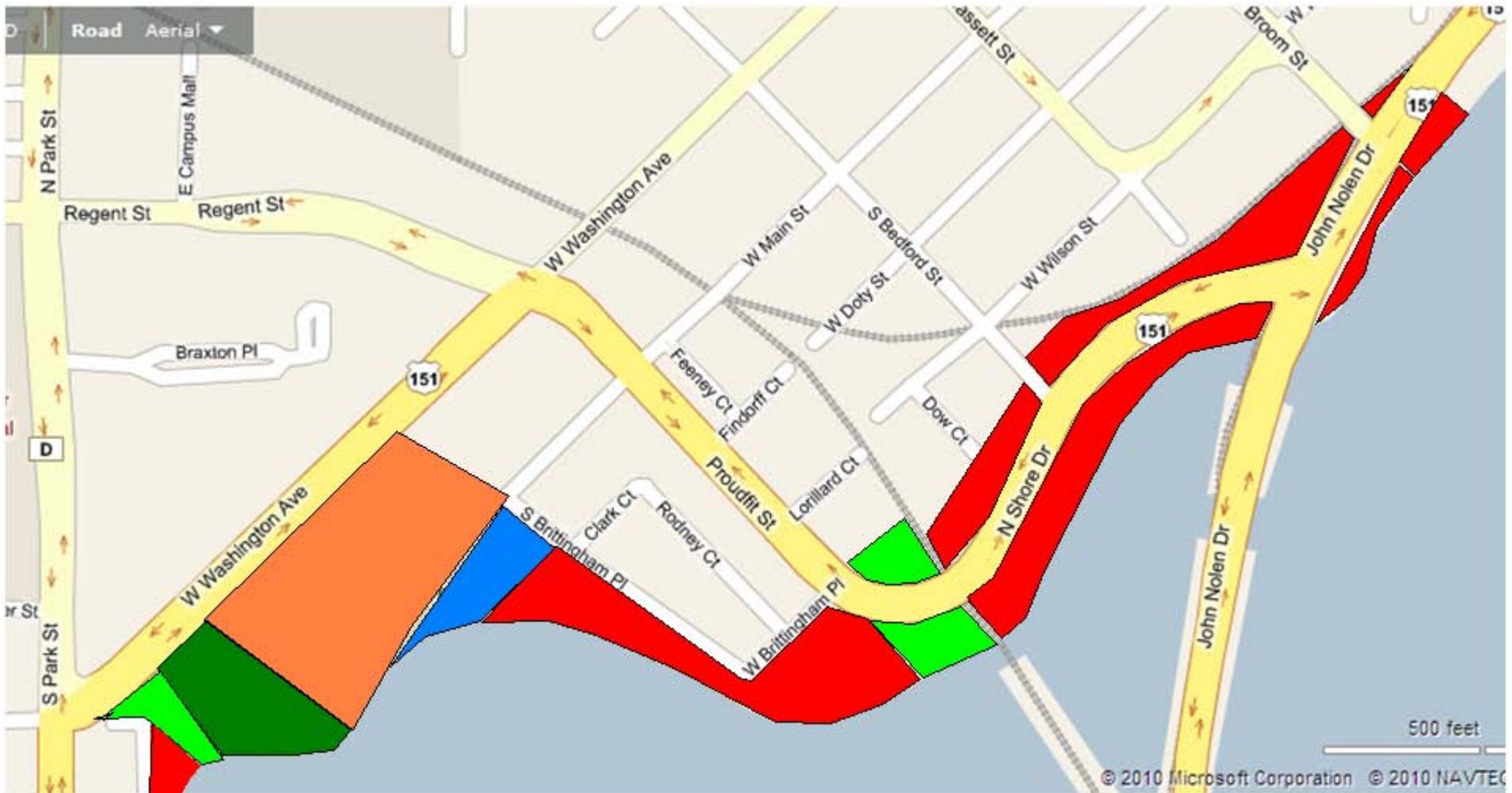
Parcel	From	To	Doc	Restrictions	Rev	Lot/Parcels
1	Slightam	MPPDA	284726	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 4, Block 48, Plat of Madison
2	Burchell	MPPDA	284727	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 9, Block 47, Plat of Madison
3	Siebecke	MPPDA	284721	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 8, Block 47, Plat of Madison
4	Burdick (Mary & Alice)	MPPDA	284716	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 7, Block 47, Plat of Madison
5	Chi., Milw., & St. Paul RR Co	MPPDA	284722	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	From Lot 1, Block 28, to Lot 4, Block 48, Plat of Madison
6	Greig	MPPDA	284719	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 1, Block 47, Plat of Madison
7	Stacy	MPPDA	284724	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 9, Block 29, Plat of Madison
8	Smith (Edward)	MPPDA	284723	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 8, Block 29, Plat of Madison
9	Gallagher	MPPDA	284715	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 7, Block 29, Plat of Madison
10	Small	MPPDA	284720	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 6, Block 29, Plat of Madison
11	Findorff	MPPDA	284717	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lots 7, 8 & 9, Block 28, Plat of Madison
12	Dow	City	288350	Shall use for park and pleasure drive purposes	Yes	Lots 4-7, Block 28, Plat of Madison
13	Smith (William)	City	273153	No use restrictions	No	Lot 13 Warrens Addition
14	Monona Bay Land Co.	MPPDA	284725	To be used for park and pleasure drive purposes	Yes	Lots 14 and 33 Warrens Addition
15	Burdick (Maria)	City	261423	Forever used by the City as and for public park purposes only	No	
16	Smith (Alfred)	City	259002	Conveyed "for a public park or boulevard."	No	
17	Beyler	City	261474	No use restrictions	No	Block 13 of Greenbush Addition
18	Beyler (et al)	City	276601	Conveyed 66 feet for street purposes only; from street to shore for park purposes only (incl. no buildings or structures)	Yes	Lots 14 & 19 of Greenbush Addition
19	Gallagher	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive
20	Hoven	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive
21	Newman	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive
22	Richmond (T.C.)	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive
23	Chase	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive
24	Butler	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
25	Richmond (R.M.)	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
26	Baker	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
27	Russell	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
28	Porter (Susan & Eva)	MPPDA	288777	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
29	Porter (Eva)	MPPDA	288777	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
30	Levin	MPPDA	415928	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
31	Chase	MPPDA	290004	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive
32	Ill. Central RR Co.	City	466913			School District Lot
33	Ill. Central RR Co.	City				

**Exhibit 2--Brittingham Park Title Search Summary**

<u>Parcel</u>	<u>Current land description</u>	<u>Rights conveyed</u>
1	Triangular piece behind North Shore Condos and between RR Tracks (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
2	Wedge between tracks adjacent to Broom Street (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
3	Between tracks, behind 409 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
4	Between tracks, behind 415 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
5	Shoreland and RR ROW	Conveyed all rights to lot extended, including riparian rights to infill
6	Between tracks, adjacent to Bassett extended and 451 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
7	Between tracks, adjacent to Bassett extended and 312 S. Bassett (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
8	Between tracks and shore, and behind 507 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
9	Between tracks and shore, and behind 515 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
10	Between tracks and shore, and behind 519 & 521 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
11	From specified line on property to lakeshore, extended (strip adjacent to Findorff Lot and the Brittingham Boathouse)	Conveyed all rights to lot extended, including riparian rights to infill
12	57 foot strip along lots adjacent to lakeshore, extended (strip adjacent to Findorff Lot and the Brittingham Boathouse)	Conveyed all rights to lot extended, including riparian rights to infill
13	Park parcel on north section of Proudfit/North Shore Drive "intersection" & along lake on south side between tracks and Proudfit extend	Conveyed all rights to lot extended, including riparian rights to infill
14	Lake shore strip from roughly just north of Clark Court southeast to Proudfit extended	Conveyed all rights associated with land
15	From roughly W. Main extended to the Lake circling northwest to Chandler St. extended to W. Wash and extended to Lake	Conveyed all rights, including to fill
16	From Chandler St. extended to W. Wash, circling northwest to roughly Asian Market driveway and extended to Lake	Conveyed all rights associated with land
17	Wedge in between W. Wash on north, S. Park on west, W. Shore Drive turning circle on south, and extended to Lake	Conveyed all rights associated with land
18	Shore from Emerald Street north and east, bounded by roughly Vilas extended on north at 70 degrees to Lake	Conveyed all rights to lot, reserving right to a boathouse and crossing
19	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
20	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
21	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
22	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
23	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
24	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
25	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
26	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
27	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
28	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
29	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
30	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
31	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
32		N/A
33		



PARCEL	ACQUIRED	FROM	TO	BY	NUMBER	RECORDED IN	PAGE
①	12/20/1906	DAVID SLIGHTAM	MAD.P&PDA&N	CONTRACT	284 726	VOL.25 M. P.201	4A
②	12/19/1906	MILLICENT L.BURCHELL	" " " "	" " " "	284 727	" " P.203	"
③	11/ 9/1906	ROBERT G.SIEBECKER	" " " "	" " " "	284 721	" " P.193	"
④	11/ 9/1906	MARY L.PALICE L.BURDICK	" " " "	" " " "	284 716	" " P.183	"
⑤	4/19/1907	CH.L.MIL. & EX.P. RY. CO.	" " " "	" " " "	284 722	" " P.195	"
⑥	1/10/1907	JOHN OREIG	" " " "	" " " "	284 719	" " P.189	"
⑦	11/10/1906	GEORGE B. STACY	" " " "	" " " "	284 724	" " P.199	"
⑧	11/12/1906	EDWARD H.SMITH ETAL	" " " "	" " " "	284 723	" " P.197	"
⑨	11/12/1906	JOHN GALLAGHER	" " " "	" " " "	284 715	" " P.181	"
⑩	12/31/1906	ALVAN E.SMALL ETAL	" " " "	" " " "	284 720	" " P.191	"
⑪	11/22/1906	J.H.FINDORFF	" " " "	" " " "	284 717	" " P.185	"
⑫	2/29/1908	GEO.DOW JR.& ROBE DOW	CITY OF MADISON	W-D	288 380	VOL. 213, P. 49	"
⑬	6/ 9/1906	WILLIAM J. SMITH	" " " "	QCD	273 153	VOL. 199, P. 347	4B
⑭	7/14/1905	MONONA BAY LAND CO.	MAD.P&PDA&N	QCD	284 725	VOL. 194, P. 515	"
⑮	11/24/1904	MARIA B.BURDICK	CITY OF MADISON	QCD	261 423	VOL. 181, P. 155	"
⑯	3/17/1904	ALFRED A.SMITH ETAL	" " " "	QCD	259 002	VOL. 188, P. 365	"
⑰	12/ 2/1904	CHAS. H. BEYLER	" " " "	W-D	261 474	VOL. 200, P. 162	"
⑱	12/15/1906	CHAS. H. BEYLER ETAL	" " " "	QCD	276 601	VOL. 194, P. 261	4C
⑲	10/15/1907	JAMES GALLAGHER	MAD.P&PDA&N	LEASE	284 849	VOL. 25 M. P. 208.	"
⑳	10/15/1907	HELENA HOVEN ETAL	" " " "	" " " "	" " " "	" " " "	"
㉑	10/15/1907	MIKE NEWMAN ETAL	" " " "	" " " "	" " " "	" " " "	"
㉒	10/15/1907	T.G.RICHMOND	" " " "	" " " "	" " " "	" " " "	4C, 4D
㉓	10/15/1907	WILFRED E. CHASE	" " " "	" " " "	" " " "	" " " "	"
㉔	10/15/1907	D.R.BUTLER	" " " "	" " " "	" " " "	" " " "	4D
㉕	10/15/1907	R.M.RICHMOND	" " " "	" " " "	" " " "	" " " "	"
㉖	10/15/1907	E.L.BAKER	" " " "	" " " "	" " " "	" " " "	"
㉗	10/15/1907	GEO. C. RUSSELL	" " " "	" " " "	" " " "	" " " "	"
㉘	1/ 2/1908	SUSAN & EVA B. PORTER	" " " "	" " " "	288 777	" " P. 292	"
㉙	1/ 2/1908	EVA B. PORTER ETAL	" " " "	" " " "	288 777	" " P. 292	"
㉚	10/ 3/1922	MAX J. LEVIN	" " " "	" " " "	415 928	VOL. 60 M. P. 73	"
㉛	10/ 1/1908	WILFRED E. CHASE	" " " "	" " " "	290 004	VOL. 25 M. P. 337	"
㉜	9/ 2/1926	ILL. CENTRAL RR. CO.	CITY OF MADISON	W-D	446 913	VOL. 326 P. 129	4B
㉝	9 5 1903	" " " "	" " " "	LEASE	" " " "	" " " "	4A



Brittingham Park Use Restrictions: Note—all areas are estimates and will need to be property surveyed if necessary

Key: **Unavailable for private/non-park use;** **Unknown status;** **Unrestricted Use—Top priority;** **Unrestricted—Medium Priority;** **Possible unrestricted—Lowest Priority**

Parcel	From	To	Doc	Restrictions	Reversion	Lot/Parcels	Current land description	Rights conveyed
1	Slightam	MPPDA	284726	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 4, Block 48, Plat of Madison	Triangular piece behind North Shore Condos and between RR Tracks (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
2	Burchell	MPPDA	284727	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 9, Block 47, Plat of Madison	Wedge between tracks adjacent to Broom Street (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
3	Siebecke	MPPDA	284721	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 8, Block 47, Plat of Madison	Between tracks, behind 409 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
4	Burdick (Mary & Alice)	MPPDA	284716	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 7, Block 47, Plat of Madison	Between tracks, behind 415 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
5	Chi, Milw., & St. Paul RR Co	MPPDA	284722	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	From Lot 1, Block 28, to Lot 4, Block 48, Plat of Madison	Shoreland and RR ROW	Conveyed all rights to lot extended, including riparian rights to infill
6	Greg	MPPDA	284719	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 1, Block 47, Plat of Madison	Between tracks, adjacent to Bassett extended and 451 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
7	Stacy	MPPDA	284724	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 9, Block 29, Plat of Madison	Between tracks, adjacent to Bassett extended and 312 S. Bassett (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
8	Smith (Edward)	MPPDA	284723	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 8, Block 29, Plat of Madison	Between tracks and shore, and behind 507 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
9	Gallagher	MPPDA	284715	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 7, Block 29, Plat of Madison	Between tracks and shore, and behind 515 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
10	Small	MPPDA	284720	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lot 6, Block 29, Plat of Madison	Between tracks and shore, and behind 519 & 521 W. Wilson (to Lake)	Conveyed all rights to lot extended, including riparian rights to infill
11	Findorff	MPPDA	284717	Shall forever remain free and open to the public to be used for park and pleasure driveway purposes	Yes	Lots 7, 8 & 9, Block 28, Plat of Madison	From specified line on property to lakeshore, extended (strip adjacent to Findorff Lot and the Brittingham Boathouse)	Conveyed all rights to lot extended, including riparian rights to infill
12	Dow	City	288350	Shall use for park and pleasure drive purposes	Yes	Lots 4-7, Block 28, Plat of Madison	57 foot strip along lots adjacent to lakeshore, extended (strip adjacent to Findorff Lot and the Brittingham Boathouse)	Conveyed all rights to lot extended, including riparian rights to infill
13	Smith (William)	City	273153	No use restrictions	No	Lot 13 Warrens Addition	Park parcel on north section of Proudfitt/North Shore Drive "intersection" & along lake on south side between tracks and Proudfitt extended	Conveyed all rights to lot extended, including riparian rights to infill
14	Monona Bay Land Co.	MPPDA	284725	To be used for park and pleasure drive purposes	Yes	Lots 14 and 33 Warrens Addition	Lake shore strip from roughly just north of Clark Court southeast to Proudfitt extended	Conveyed all rights associated with land
15	Burdick (Maria)	City	261423	Forever used by the City as and for public park purposes only	No		From roughly W. Main extended to the Lake circling northwest to Chandler St. extended to W. Wash and extended to Lake	Conveyed all rights, including to fill
16	Smith (Ahnad)	City	259022	Conveyed "for a public park or boulevard"	No		From Chandler St. extended to W. Wash, setting northwest to roughly Adams Market driveway and extended to Lake	Conveyed all rights associated with land
17	Beyler	City	261474	No use restrictions	No	Block 13 of Greenbush Addition	Wedge in between W. Wash on north, S. Park on west, W. Shore Drive turning circle on south, and extended to Lake	Conveyed all rights associated with land
18	Beyler (et al)	City	276601	Conveyed 66 feet for street purposes only, from street to shore for park purposes only (incl. no buildings or str	Yes	Lots 14 & 19 of Greenbush Addition	Shore from Emerald Street north and east, bounded by roughly Vilas extended on north at 70 degrees to Lake	Conveyed all rights to lot, reserving right to a boathouse and crossing
19	Gallagher	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
20	Heven	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
21	Newman	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
22	Richmond (T.C.)	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
23	Chase	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	West Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
24	Butler	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
25	Richmond (R.M.)	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
26	Baker	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
27	Russell	MPPDA	284849	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
28	Porter (Susan & Eva)	MPPDA	288777	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
29	Porter (Eva)	MPPDA	288777	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
30	Levin	MPPDA	415928	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
31	Chase	MPPDA	290004	Road and Park purposes only (no buildings, maintenance and landscaping restrictions, piers OK)	Yes	South Shore Drive	Shore from Emerald Street south and east to Gilson St.	999-Yr. Lease; riparian rights maintained
32	Ill. Central RR Co.	City	466913		No	School District Lot		N/A
33	Ill. Central RR Co.	City			No			



These are the documents that were reviewed by the City Attorneys' Office in preparing the Brittingham Park map and excel spreadsheet.

Parcel 11

[M:\Mapping\Recorded\\_Documents\PDF Land Records Documents by ROD Document Number\0284717.pdf](M:\Mapping\Recorded_Documents\PDF_Land_Records_Documents_by_ROD_Document_Number\0284717.pdf)

Parcel 12

[M:\Mapping\Recorded\\_Documents\PDF Land Records Documents by ROD Document Number\0288350.pdf](M:\Mapping\Recorded_Documents\PDF_Land_Records_Documents_by_ROD_Document_Number\0288350.pdf)

Parcel 13

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Parcel 16

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Parcel 17

[M:\Mapping\Recorded\\_Documents\PDF Land Records Documents by ROD Document Number\0261474.pdf](M:\Mapping\Recorded_Documents\PDF_Land_Records_Documents_by_ROD_Document_Number\0261474.pdf)

These docs also have "shortcut" links to them stored in:

[M:\Mapping\Recorded\\_Documents\PDF Land Records Documents by ROD Document Number\MadisonParkPleasureDrive](M:\Mapping\Recorded_Documents\PDF_Land_Records_Documents_by_ROD_Document_Number\MadisonParkPleasureDrive)