

**LAND DISPOSITION REPORT**  
**COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

October 26, 2015

**RESPONSIBLE STAFF**

Rhonda Szallai, Real Estate Specialist, DCD

**PARCEL ADDRESS AND DESCRIPTION**

1900 West Morgan Avenue (the "Property"): A mixed-use building with 1,979 SF located on a 4,830 SF lot in the Morgandale neighborhood. The Property was acquired through property tax foreclosure in 2014.



**BUYER**

Michelle Quinn of Attic Design Company ("Buyer") owns and has operated a design and photography business in the Milwaukee metropolitan area since 1991. She transforms interior spaces, does professional and individual photography along with graphic design projects.

**PROJECT DESCRIPTION**

The Buyer proposes to renovate the existing building into her work studio and personal living space. She proposes to use the commercial space for her Attic Design Company and add a photography studio. She plans to use the residential space in the building as her personal living quarters.



**Aerial View**



**Before Photo**



**After Photo**

The Buyer understands that the proposed project may require certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all of the necessary approvals and financing and DCD approval of the final building elevations and landscaping plan.

The estimated improvement cost for the Property is \$100,000 - \$150,000.

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$20,000. The conveyance will be on an "as is, where is" basis, including all environmental and geotechnical conditions, if any. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. At closing, subtracted from the sale proceeds will be sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee; the remaining sale proceeds shall be deposited in the Delinquent Tax Fund.