

**LAND DISPOSITION REPORT
TO THE
REDEVELOPMENT AUTHORITY
AND THE
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

September 16, 2004

REDEVELOPMENT PROJECT AREA

South 3rd St. - West Bruce St.

REDEVELOPER

Juli and Mike Kaufmann currently rent in the Brewers' Hill neighborhood and are proposing to build a single-family owner-occupied home and carriage house.

PARCEL DESCRIPTION & PROPOSED REUSE

602 South 3rd Street. This is a buildable vacant lot containing approximately 7,200 square feet. The property is located within the Walker's Point National Historic District. The Kaufmann's are proposing to construct a Late Federal Revival style house that will be approximately 2,160 square feet and a carriage house with an estimated budget of \$300,000.

According to Planning staff, the property is incorrectly zoned RM2 and will be rezoned to RM4 which is more appropriate for the neighborhood. The carriage house use being proposed by the Kaufmann's is contingent upon the successful amendment of the zoning classification.

The property was formerly occupied by an armory and junk dealer. As a result of the former land uses, the soil is impacted with polynuclear aromatic hydrocarbons and lead that will be managed properly by the redeveloper during construction.

OFFER TERMS AND CONDITIONS

The purchase price will be \$3,500.00, which recognizes the environmental condition of the site. Pursuant to the Authority's fee schedule, a \$250 Option Fee and a \$1,000 Performance Deposit are required. The Option Fee shall be credited toward purchase price if Redeveloper closes within the initial option period. The performance deposit will be retained by the Redevelopment Authority in accordance with the terms of the Agreement for Sale so as to guarantee completion of the improvements.

The base option term is six months to allow the Redeveloper to obtain final building plans and financing. The option may be extended by the Executive Director for two additional three-month periods upon submission of a written progress report and a \$250.00 renewal fee for each request. RACM will deduct a 20% development fee and other expenses at closing.

The property would be conveyed by quit claim deed.

PAST ACTIONS

The Redevelopment Authority held a public hearing on September 16, 2004, after which it conditionally accepted the Option to Purchase of the named Redeveloper.

FUTURE ACTIONS

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the Authority will close the transaction according to the terms of this report.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

Joel T. Brennan
Assistant Executive Director-Secretary