



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

Patricia S. Algiers
Commissioner

Steven J. Jacquart
Deputy Commissioner

May 18, 2004

Honorable Robert Bauman, Chairman
Public Improvements Committee
City of Milwaukee
200 East Wells Street, Room 205

Dear Chairman Bauman:

At your request, we are providing the following information regarding the proposed sale of 2816 West State Street to an adjoining owner for greenspace.

Property history. The City of Milwaukee acquired this property as a vacant lot through tax foreclosure on May 21, 1990, from Tom Hardenbrook. A search of Assessor ownership file with information from 1910 to the present shows no City ownership until the In Rem action in 1990. In 1991, sale of the lot was authorized to the property owner to the west, but the owners never executed the required sale agreement. In January 1993, the sale was terminated and the lot was placed in the Department of City Development (DCD) buildable lot inventory. The sale termination letter also requested that the western adjoining owner to remove the fencing and playground equipment that had been placed on the property.

Buildable Lot Sales Activity. Resolution No. 020650 approved in September 2002 included an initial list of approximately 400 buildable lots. Of the original 400 sites, one lot was redeemed by the former owner and 36 sites were sold for development. This resolution also authorized sale of additional lots only upon approval of a surplus declaration by the City Plan Commission. In 2003, the original and added lots resulted in sale of 103 building sites for an estimated investment of \$20 million. These activities do not include sales by the Redevelopment Authority.

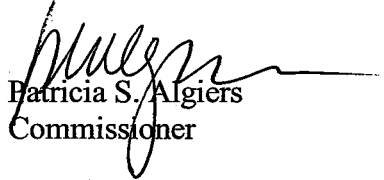
Current Inventory. DCD has listed 789 buildable sites on our website. We are currently planning specialized marketing efforts to highlight selected lots for purchase and development. Yard signs are being designed and special promotions will be listed on our webpage. We would like to work with each Alderman as well as community organizations to assist DCD's efforts to publicize these lots for appropriate development.

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Our department respects the key role the Common Council has played over the years in setting the City of Milwaukee's real estate policies. It is only natural for policymakers, as the Public Improvements Committee is doing, to periodically review and modify citywide policies and individual land sales decisions in response to market changes and neighborhood conditions.

We hope this answers your questions. Please contact us if you desire additional information.

Sincerely,



Patricia S. Algiers
Commissioner

c: Members of the Public Improvements Committee
Members of the Zoning, Neighborhoods & Development Committee