



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission
NIDC

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

October 18, 2006

Ald. Willie Hines, Jr.
President
Common Council of the City of Milwaukee

Subject: Revised Milwaukee Code of Ordinances, sect. 304-49

Dear Ald. Hines:

The long-awaited revision of the City real estate sales ordinance is finally ready for your review. The proposed revisions, developed by the Office of the City Attorney, are significant. We believe these changes will markedly streamline the real estate sales process by reducing complexity for sales of one- to four-family in rem property and vacant lots suitable for residential construction, while providing for full Council deliberation on the sale of property appropriate for multi-family, mixed-use, commercial and industrial development.

Please keep several points in mind as you review the text:

- 1) The revisions establish two general paths for the sale of City-owned property. Sales of improved commercial, industrial, multi-family and mixed-use improved property and vacant lots suitable for such development may be sold only by resolution of the Common Council. Sales of the smallest properties (one- to four-family tax-foreclosed homes, or individual vacant lots suitable for construction of a one- or two-family home) generally will be handled administratively, unless an individual alderman requests full Council action to approve a particular sale.
- 2) At the advice of the City Attorney, the draft provides a basic framework for property sales and some buyer prohibitions. Detailed sales procedures have been removed from the ordinance, but are listed in the attached document titled Property Sale Policies. This will be made part of the file.
- 3) The ordinance change was prompted in part by your desire to define a "buildable lot." As you may be aware, buildable lots are defined in chapter 295 of the Milwaukee Code of Ordinances. Per the advice of the City Attorney, the attached sales policies note that chapter 295 will be used as the primary source to determine whether a lot is buildable.

I have asked Bunkie Miller, real estate manager, to meet with you at your convenience to discuss any questions you have about this approach to ordinance revisions. We hope to have this matter heard at the October 31, 2006 meeting of the Public Works Committee and at the November 8, 2006 meeting of the Zoning, Neighborhoods and Development Committee.

Thank you for your assistance in this matter.

Sincerely,

Martha L. Brown
Deputy Commissioner

Attachments

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T.D.D. Numbers: Rent Assistance 286-2921 and Community Services 286-3504