

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

**DATE**

March 18, 2004

**REDEVELOPMENT PROJECT AREA**

Blight Elimination: The proposed building site is located in the Harley Targeted Investment Neighborhood (TIN) and is part of the Washington Park Partnership neighborhood. In 2003, Habitat for Humanity and Neighborhood Improvement Development Corporation built 9 new homes in the Harley TIN. Harley Davidson recently completed major landscaping improvements on W. McKinley Avenue, and in 2003 donated land for a tot lot on N. 37<sup>th</sup> Street.

**REDEVELOPER**

West End Development Corporation will purchase the land and build 7 owner-occupied condominium units.

**PARCEL ADDRESS & DESCRIPTION**

3705-07, 3715, and 3717-19 W. Vliet Street will be combined with City-owned parcels at 3701-03 and 3711 W. Vliet Street. The site is approximately 156' X 120', or 0.4 acres.

**PROJECT DESCRIPTION**

RACM will raze the existing substandard structures prior to sale of the properties. West End Development Corporation will build a 7-unit rowhouse-style condominium structure with 3 bedrooms, 2-1/2 baths, and approximately 1700 square feet per unit. All units will have attached garages.

The estimated costs of construction are \$945,000. All units will be sold to owner-occupants.

**OPTION TERMS AND CONDITIONS**

The sale price is \$1 per lot.

The Redeveloper shall execute an Agreement for Sale. A \$1,000 performance deposit is required and shall be held until satisfactory completion of the project.

In addition to the aforesaid terms, the sale will be further conditioned as required in the Redevelopment Authority resolution adopted on March 18, 2004, and in the Option to Purchase submitted by the Redeveloper.

**PAST ACTIONS**

The Redevelopment Authority held a public hearing on March 18, 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 Redevelopment Authority will enter into said Agreement for Sale and proceed to close in accordance with the terms and conditions expressed herein and contained in the form of contract and resolution referred to above.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

A handwritten signature in black ink, appearing to read "Gregory J. Shelko". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gregory J. Shelko  
Assistant Executive Director-Secretary