

**LRB – FISCAL REVIEW SECTION ANALYSIS**

**JUNE 7, 2005 AGENDA**

**ITEM 3, FILE 050189**

**ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE**

**Emma J. Stamps**

File No. 050189 is a resolution amending Common Council File No. 030298 to extend for an additional two years the one dollar City-owned vacant lot sale program in various Aldermanic Districts. (DCD)

**Background**

1. The Department of City Development maintains a comprehensive program for sale of small and often irregular sized City-owned vacant lots to adjoining residential property owners for a one dollar purchase price for use as sideyards, gardens, or open space.
2. The Common Council endorsed the strategy by adopting Resolution File No. 901699 and renewed by Resolution File Nos. 912020, 921705, 931649, 941639, 951631, 961842, 971891, 990111, 001802 and 030298.

**Discussion**

1. File No. 050189 authorizes an extension of the dollar lot program for a two year period, grandfathering any vacant lot sales processed or closed since expiration of the last enabling legislation and prior to adoption thereof.
2. The terms and conditions of the program are stated in the original legislation, Common Council Resolution File No. 901699, including but not limited to:
  - Vacant parcels are located in the target area and are undersized residential lots as specified in Section 304-49 of the Milwaukee Code of Ordinances
  - Splitting among multiple adjoining property owners promotes good platting practices as determined by the DCD
  - Lots would only be sold to abutting owners and for accessory residential use only
  - No offers to purchase would be accepted from persons owning any real estate on which taxes have become and remain delinquent
  - No offers to purchase would be accepted from persons who have been convicted for failure to comply with an order from the Department of Neighborhood Services to correct building code violations within the last 12 months preceding the date of the purchase offer.

**Fiscal Impact**

The fiscal impact is unknown due to fluctuations in annual City-owned vacant lot inventories and interest among adjoining residential property owners to purchase those lots.

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