

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

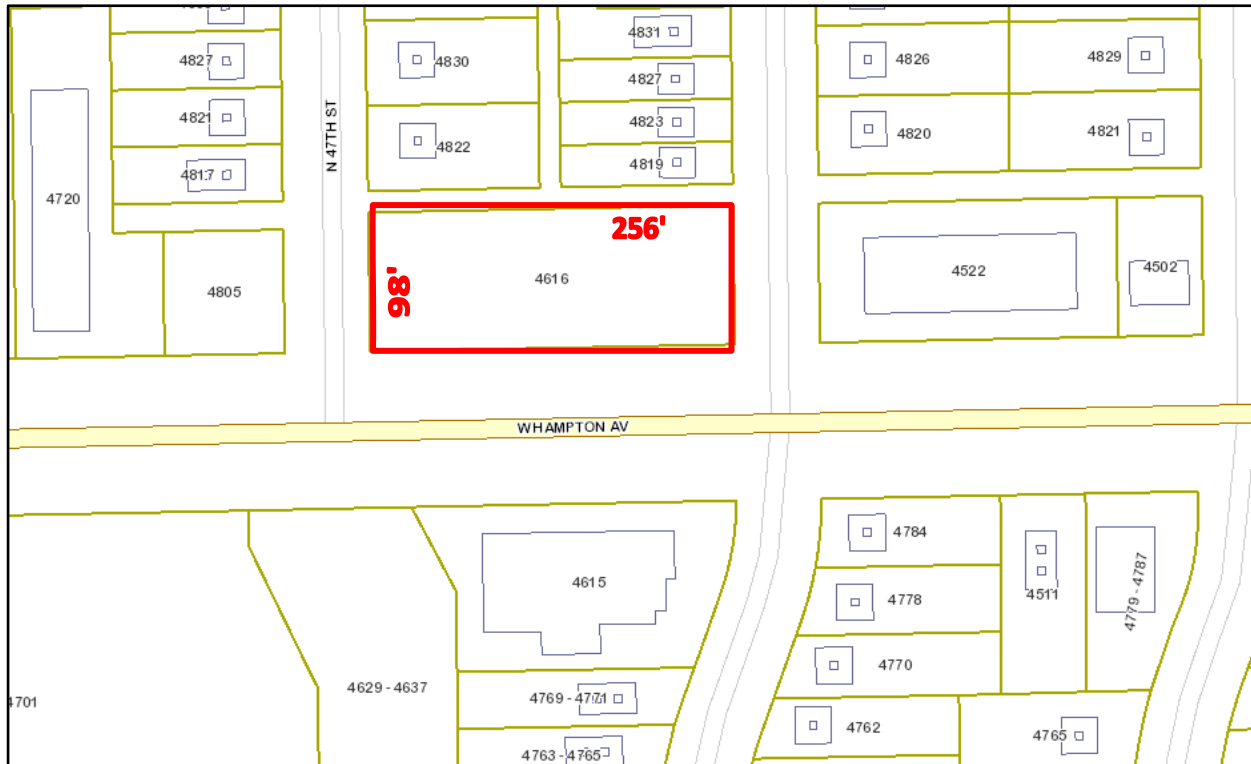
August 24, 2015

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

4616 West Hampton Avenue (the "Property"): A vacant lot that is approximately 98' x 256' or 25,088 SF located in the Hampton Heights neighborhood. The Property was acquired through property tax foreclosure in 2015.



 City Property

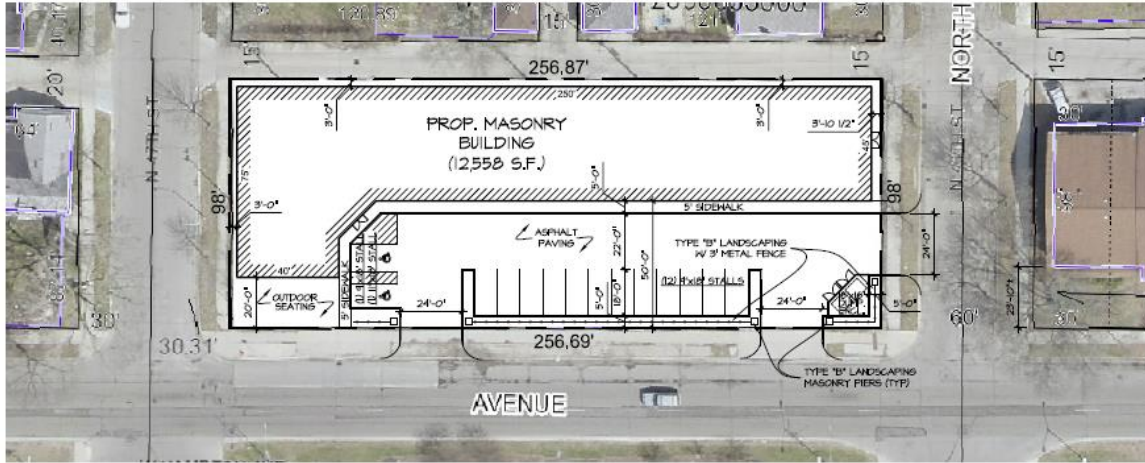
BUYER

Charanjit Kaur ("Buyer") began leasing 1301 West Atkinson Avenue as a grocery store in 1989. The Buyer purchased 1301 West Atkinson Avenue in 2002. In 2007, the Buyer acquired 1317-37 West Atkinson Avenue from the Redevelopment Authority. The Buyer added approximately 5,650 SF of new commercial space along the Atkinson Avenue frontage. The Buyer currently operates the grocery, deli, beauty supply and liquor store, laundromat, dry cleaners and take-out cafe from this location. The Buyer leases out two commercial spaces as a fashion clothing shop and a cell phone store.

PROJECT DESCRIPTION

The Buyer proposes to construct a one-story approximately 12,550 SF commercial building, with outdoor seating and approximately 14 surface parking spaces. The Buyer proposes to use the building as a grocery, deli, beauty supply store, liquor store and laundromat and dry cleaners.

4616 W. HAMPTON MILWAUKEE, WI



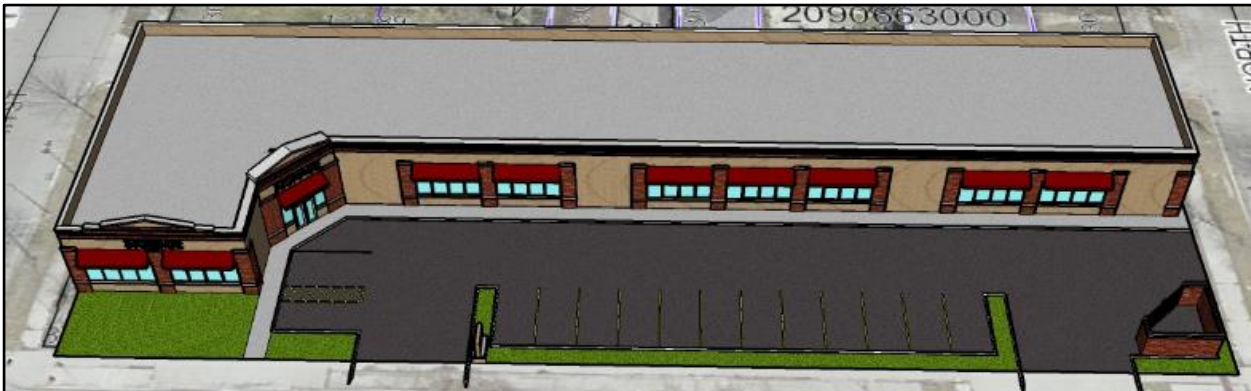
SITE DATA:

LOT AREA:	25,164 S.F.
PROPOSED GREEN SPACE:	1,800 S.F. (7.2%)
PROPOSED BUILDING:	12,558 S.F.
REQUIRED PARKING:	1 PER 1,000 S.F. (MIN) = 12.6 (295-403-2-a) 3.5 PER 1,000 S.F. (MAX) = 43.9
PROPOSED PARKING:	14 STALLS (1.2 PER 1,000) (INCL. 2 ADA STALLS)



SITE DEVELOPMENT PLAN

1" = 30'-0"



4616 West Hampton South View



4616 West Hampton Southeast View



4616 West Hampton Southwest View

The Buyer intends to install new landscaping along the street frontages that will meet the intent of the Milwaukee Code of Ordinances Section 295-405, Type B (Milwaukee Zoning Code-Landscaping).

The Buyer understands that the proposed project may require certain City approvals in addition to the approval of the Land Disposition Report. The additional approvals may include, but may not be limited to: Licenses Committee approval of a Class A liquor and/or beer license; Board of Zoning approval may be needed for a dimensional variance. Closing is contingent upon the Buyer obtaining all necessary approvals and financing and DCD approval of the final building elevations and landscaping plan.

The estimated improvement cost for the Property is \$1,200,000.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$38,000. The conveyance will be on an "as is, where is" basis, including all environmental and geotechnical conditions, if any. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. At closing, the sale proceeds shall be deposited in the Delinquent Tax Fund.