

**LAND DISPOSITION REPORT – WISCONSIN STATUTES 75.106  
COMMON COUNCIL OF THE CITY OF MILWAUKEE  
CAO 224391**

**DATE**

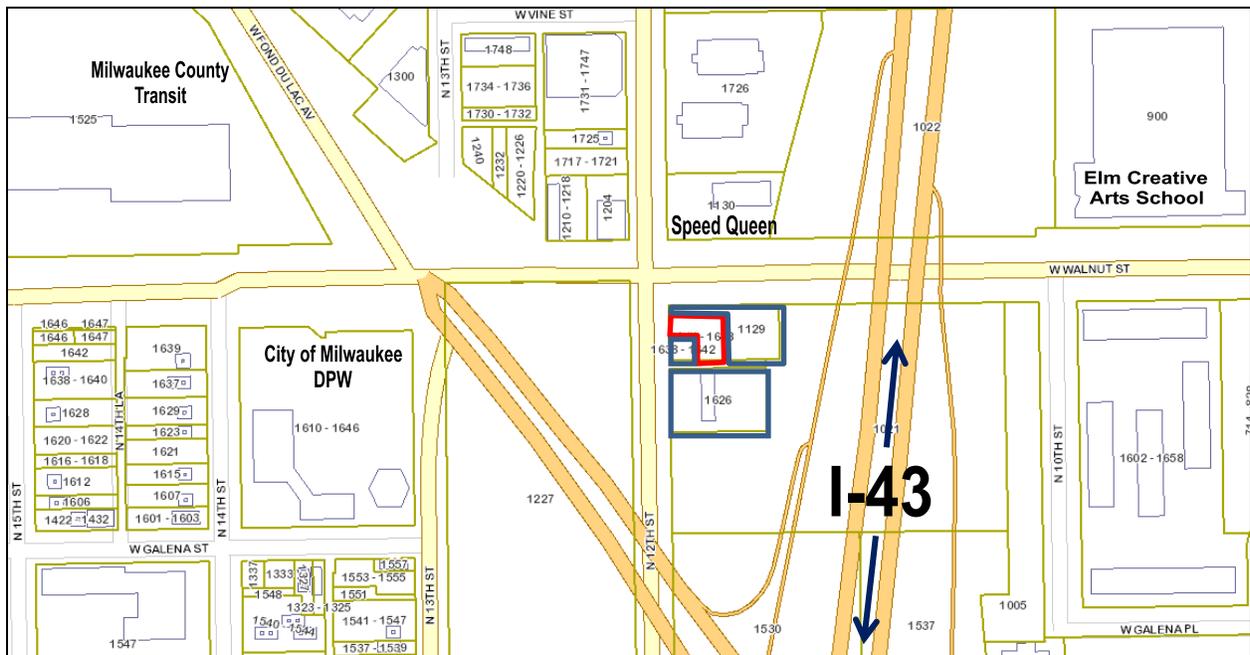
January 19, 2016

**RESPONSIBLE STAFF**

Matt Haessly, Real Estate Specialist, DCD

**PARCEL ADDRESS AND DESCRIPTION**

1644-48 North 12<sup>th</sup> Street (the "Property"): The Property is a privately owned tax-delinquent brownfield. The lot size is approximately 6,616 SF. Prior to 1965, the Property likely had the following uses: tire and supply, auto repair and dry cleaner. Based upon these historical uses and the potential environmental liabilities associated with them, the Property was placed on the City's Do Not Acquire List. The Property is located within the Triangle North Neighborhood.



 1644-48 North 12<sup>th</sup> Street

 Properties owned by TJM Holdings, LLC

**TJM EXISTING CAR WASH**

TJM Holdings, LLC ("TJM"), Thomas J. McHugh, Jr., Sole Manager and Member, owns the existing automatic car wash at 1626 North 12<sup>th</sup> Street and two vacant parcels at 1638-42 North 12<sup>th</sup> Street and 1129 West Walnut Street.

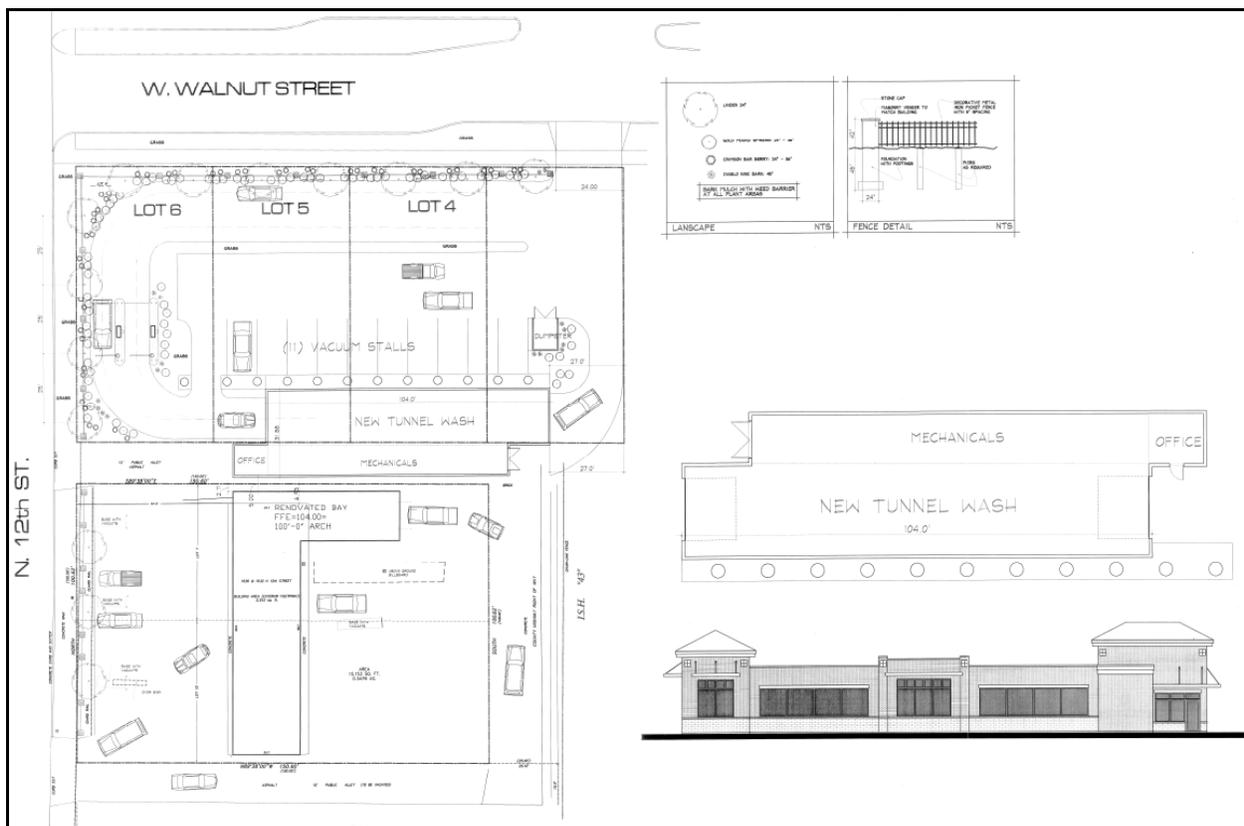
TJM purchased the existing car wash in 2001 when it was originally a five-bay operation. In 2007, TJM renovated one of the bays into the existing glass bay, full-service, stationary, car wash.

### PROJECT DESCRIPTION – 75.106 DEAL FOR TAX DELINQUENT PARCEL

TJM wants to use Wisconsin Statutes 75.106 to acquire the Property by getting an assignment of the City's right to a property tax-foreclosure judgment against the Property. If the Court grants TJM the assignment, TJM will own the Property and TJM will combine it with other parcels to expand TJM's car wash.

TJM recently renovated the existing car wash bays and proposes to expand the car wash by adding a new tunnel wash, along with approximately ten additional vacuum stalls. The expansion will be within TJM's existing parcels, plus the Property and an alley that now runs between them. TJM has met with a City Plan Examiner. No Board of Zoning Appeals ("BOZA") approval is necessary at this time. All landscaping along the street frontages will be in accordance with Milwaukee Code of Ordinances Sections 295-405 (Milwaukee Zoning Code-Landscaping).

The expansion will entail vacating the existing east-west alley (TJM has a vacation application pending) and combining parcels (TJM's existing parcels and the Property and the vacated alley), with a Certified Survey Map (TJM has a CSM application pending). TJM believes the expansion will allow it to hire an on-site manager and up to two part-time employees. The estimated budget for the renovation and expansion exceeds \$1,600,000.



### CONVEYANCE TERMS AND CONDITIONS

TJM will pay: \$5,000, as an assignment fee; Year 2015 unenclosed taxes; and \$3,500 of foreclosure expenses. Also, TJM will remediate environmental issues at the Property as the Wisconsin DNR may require.