

LAND DISPOSITION REPORT
CITY OF MILWAUKEE
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

January 30, 2024: Zoning, Neighborhoods and Development

RESPONSIBLE STAFF

Tess Wynn, Department of City Development, Real Estate
Dave Misky, Department of City Development, Real Estate

PROJECT DESCRIPTION

Lease Agreement with St. Anthony and St. Hyacinth Catholic Parishes for youth soccer programming at 1335 West Becher Street and 1431 West Becher Street.

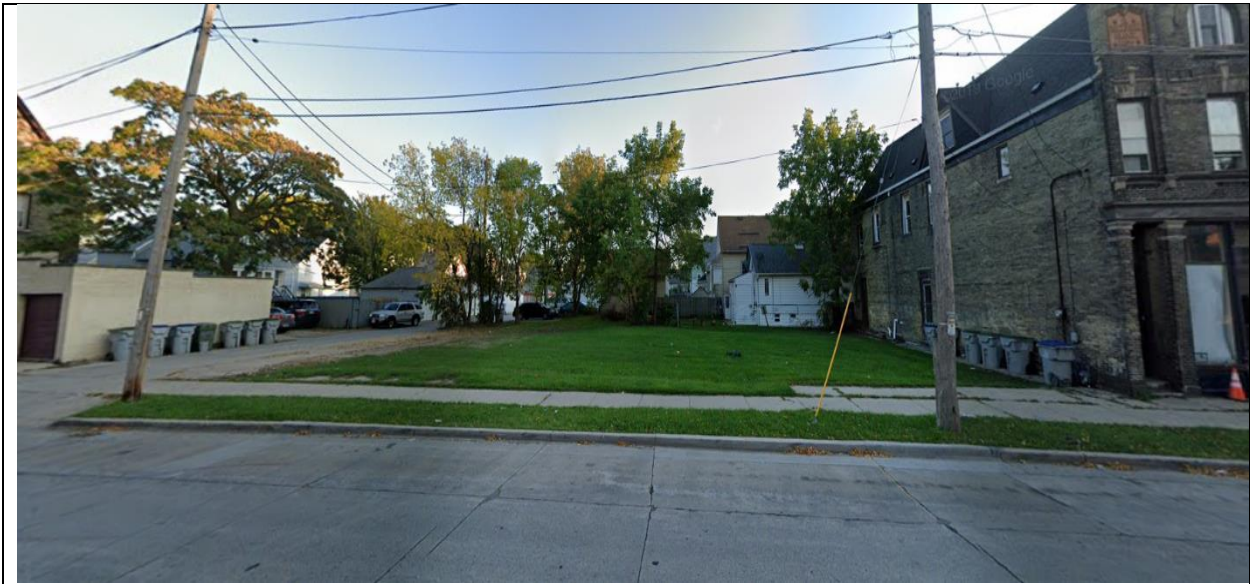


PARCEL ADDRESS & DESCRIPTION

1335 W Becher Street, a 5,000 square foot City-owned vacant lot, and 1431 W Becher Street, an 8,220 square foot City-owned vacant lot.



VIEW TO SOUTH OF 1335 WEST BECHER STREET



VIEW TO SOUTH OF 1431 WEST BECHER STREET

PAST ACTIONS

1335 West Becher Street was a residential multifamily building that was demolished around early 2009. The City foreclosed on the parcel as a vacant lot in 2012 and has been maintaining the lot since then.

1431 West Becher Street was a gasoline service station from 1925-2005. The abandoned building was demolished in 2005 with the parcel being vacant since that time. The City foreclosed on the property in 2005 and has been maintaining the lot since then. The site was remediated of soil contamination in 2013 with the site receiving case closure from

the State of Wisconsin Department of Natural Resources. Additional remediation would need to occur were there to be soil disturbance from future construction activity.

FUTURE ACTIONS

A five-year lease with two five-year extensions has been drafted to engage St. Anthony and St. Hyacinth Catholic Parishes in order for them to utilize the lots for children's soccer programming and community green space. The Tenant has agreed there will be no soil disturbance to either site. Lease fee will be \$1.00 per year and Tenant will hold a valid insurance policy throughout the lease term. Tenant will maintain the lots, mowing grass and shoveling snowfall. The agreement will be reviewed yearly for compliance and may be renewed and approved by the appropriate officers of the City of Milwaukee.

Due Diligence Checklist

Address: 1335 West Becher Street and 1431 West Becher Street

Market value of the property.	City-owned vacant lots, one with closed soil contamination. Limited value.
Full description of the development project.	Activation of the two lots for children's soccer programming and green space.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	N/A
Capital structure of the project, including sources, terms and rights for all project funding.	N/A
Project cash flows for the lease term for leased property.	\$1.00 annual fee
List and description of project risk factors.	Department of City Development staff determined that there is low risk in leasing the property to St. Anthony and St. Hyacinth Catholic Parishes due to structure of lease agreement and stable neighborhood presence of the Parishes.
Tax consequences of the project for the City.	Property remains owned by City and is not tax generating.