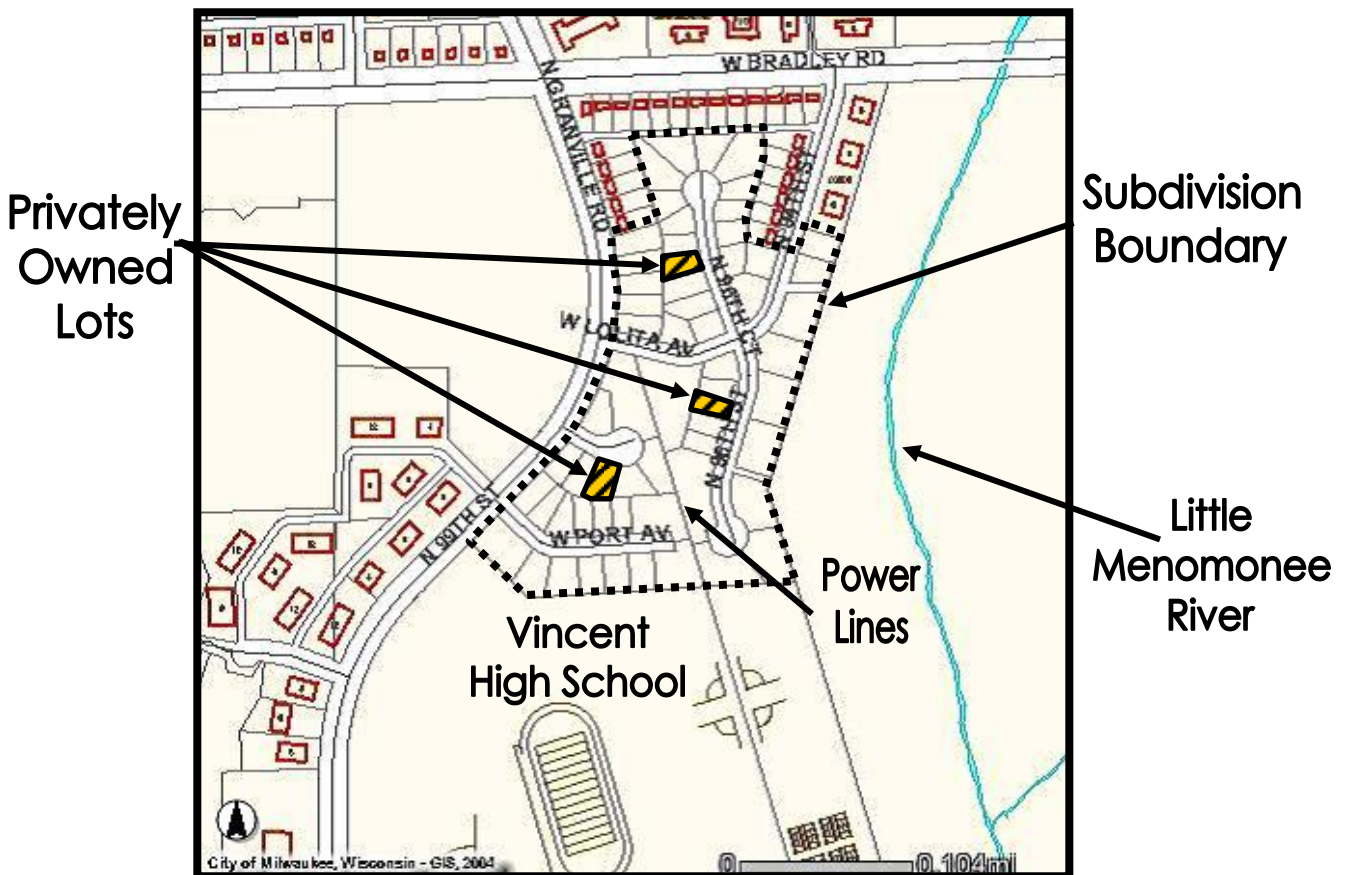


## LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

### PROPERTY

57 undeveloped City-owned vacant lots containing about 20 acres of land area in the Calumet Farms Subdivision between the Little Menomonee River and Granville Road, South of Bradley Road and North of Vincent High School. The City acquired all but three lots in this undeveloped subdivision in 1991 through tax foreclosure from John DeBelak & Daniel Drobac. The addresses and tax key numbers of the City properties are attached as Exhibit A.

The subdivision, although legally platted, has no streets or utilities to the individual lots. Since the former owner retained three strategically placed lots, the City was unable to sell the individual lots or make the public improvements. The site is also impacted by the Little Menomonee River and associated wetlands that were recently delineated by the Southeastern Wisconsin Regional Planning Commission. A portion of the site is also encumbered by overhead power lines and old water mains in vacated Granville Road that formerly extended through the site before being rerouted when Vincent High School was constructed.



### BUYER & PROPERTY USE

Shechtman Enterprises, LLC, acquired the three privately owned undeveloped lots in September 2001 from the John and Frances Debelak Survivor's Trust. Shechtman Enterprises has been involved in sales of commercial real estate and land development in the Milwaukee area for over 50 years. Morris Shechtman is the President. Other development team members include Inland Development, which is the broker for lot sales, and Losik Engineering & Design, which is preparing all of the subdivision and utility plans, and Mariner Land Development for site preparation.

Direct sale under Ordinance 304-49-17 is appropriate since cooperation for replatting the subdivision, vacating portions of streets and constructing public improvements is the most cost effective and simplest approach to achieve development in a timely manner.

**PROPOSED DEVELOPMENT**

The City land will be assembled with Shechtman's three lots and reconfigured into a new 57-lot, single-family subdivision named River View. The new subdivision plat will create three outlots in the delineated wetland areas. In addition to typical subdivision improvements, the developer will go the extra mile to relocate the overhead electrical lines and abandoned water and sewer lines in vacated Granville Road. The conceptual subdivision plat is attached as Exhibit B and the final plat will be considered by the Common Council concurrently with the land sale resolution.

Shechtman Enterprises will develop the site into finished lots that will be sold to individuals for home construction. Hard costs for site preparation are approximately \$2.5 million. Finished lot sales are expected to be about \$50,000 per lot. Finished home costs are expected to be in the \$200,000 to \$250,000 range. Total value of the project could be \$12 to \$13 million when finished.

Since Shechtman Enterprises will not construct the homes, the sale will require some minor design guidelines for the new homes to be enforced through a site plan overlay district and through deed restrictions. The requirements include single-family use, minimum setbacks and placement of the garage behind the primary façade to emphasize the house as the primary element.

**OFFER TERMS AND CONDITIONS**

The purchase price will be \$10,000, which will cover sale and administrative expenses. An independent appraisal indicated a negative value for the property due to high infrastructure and site improvement costs. The developer plans to achieve cost reductions by constructing many of the public improvements through an out-of-program agreement with the Department of Public Works.

The City Attorney's office drafted the final offer terms with the developer. The buyer expects to close the sale in late summer and start construction, but closing is contingent on WDNR approval of the buyer's subdivision plan for wetland purposes. In addition, Milwaukee County must grant drainage rights to the Little Menomonee River. Accordingly, the Buyer will be given up to nine months following Council approval by the Council to close the transaction. \$1,000 earnest money is required upon approval, but a performance deposit will not be required at closing since the developer will make significant financial deposits with the Department of Public Works for the out-of-program agreement. Site preparation will commence within 30 days of closing.

**Exhibit A**  
**City Properties for River View Subdivision**

<b>Tax Key No.</b>	<b>Address</b>	<b>Tax Key No.</b>	<b>Address</b>
079-0025-000-8	7872 North 96th Court	079-0113-000-5	9729 West Port Avenue
079-0072-000-3	7901 North 94th Street	079-0114-000-0	7780 North 99th Street
079-0073-000-9	7900 North 94th Street	079-0121-000-9	9820 West Parkland Court
079-0074-000-4	7868 North 94th Street	079-0122-100-7	7918 North 94th Street
079-0075-000-X	7846 North 96th Street	079-0071-000-0	9808 West Parkland Court
079-0076-000-5	7832 North 96th Street	079-0123-000-X	9837 West Parkland Court
079-0077-000-0	7810 North 96th Street	079-0124-000-5	9829 West Parkland Court
079-0078-000-6	7792 North 96th Street	079-0126-000-6	9813 West Parkland Court
079-0079-000-1	7782 North 96th Street	079-0127-000-1	9803 West Parkland Court
079-0080-100-3	7772 North 96th Street	079-0131-000-3	9706 West Lolita Avenue
079-0081-000-2	7843 North 96th Street	079-0132-000-9	7877 North 96th Court
079-0082-000-8	7831 North 96th Street	079-0133-000-4	7881 North 96th Court
079-0084-000-9	7813 North 96th Street	079-0135-000-5	7911 North 96th Court
079-0085-000-4	7805 North 96th Street	079-0136-000-0	7923 North 96th Court
079-0086-100-6	7801 North 96th Street	079-0137-000-6	7931 North 96th Court
079-0087-000-5	7867 North 96th Court	079-0138-000-1	7939 North 96th Court
079-0101-100-6	9624 West Port Avenue	079-0139-000-7	7945 North 96th Court
079-0102-000-5	9634 West Port Avenue	079-0140-000-2	7944 North 96th Court
079-0103-000-0	9702 West Port Avenue	079-0141-000-8	7938 North 96th Court
079-0104-000-6	9710 West Port Avenue	079-0142-000-3	7930 North 96th Court
079-0105-000-1	9722 West Port Avenue	079-0143-000-9	7922 North 96th Court
079-0106-000-7	9804 West Port Avenue	079-0144-000-4	7912 North 96th Court
079-0107-000-2	9814 West Port Avenue	079-0145-000-X	7900 North 96th Court
079-0108-100-4	9619 West Port Avenue	079-0171-000-1	7906 North Granville Road
079-0109-000-3	9629 West Port Avenue	079-0172-000-7	7896 North Granville Road
079-0110-000-9	9639 West Port Avenue	079-0173-000-2	7888 North Granville Road
079-0111-000-4	9709 West Port Avenue	079-0174-000-8	7880 North Granville Road
079-0112-000-X	9719 West Port Avenue	079-0175-000-3	7872 North Granville Road
		079-9996-114-7	7832 North Granville Road



**Exhibit B**  
**Conceptual Subdivision Plan**  
**River View Subdivision**



**SCALE: 1" = 200'**

**LOSIK ENGINEERING**  
**DESIGN GROUP**

**3815 N. Brookfield Road Ste. 201**  
**Brookfield, WI 53045**

Phone: (262) 790-1490  
Fax: (262) 790-1481  
E-mail: ledg@blswlrr.com  
DATE: 09-14-04

**PROJECT STATISTICS:**

1. PROJECT AREA = 21.1792 ACRES
2. 57 SINGLE FAMILY LOTS & 3 OUTLOTS
3. MIN. LOT SIZE = 9000 SF  
75' WIDTH @ 30' FSB  
FRONT SETBACK = 30'  
SIDE SETBACK = 5'  
REAR SETBACK = 20'

**PREPARED FOR:**  
MORRIS SHECHTMAN

