

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

May 28, 2015

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESSES AND DESCRIPTION

4120 West Villard Avenue (the "Property"): A 2,304 SF vacant one-story building having a lot area of approximately 5,446 SF. The City of Milwaukee (the "City") acquired the property in October, 2013 through tax foreclosure.



City-owned Property

BUYER

Mr. Jeff Hanewall is employed by Engberg Anderson. In 1997, he obtained a Master's Degree in Architecture and works as a designer and project manager on a wide-range of buildings, including hospitals and libraries.

From 1985 through 1995, the Buyer was self-employed as a remodeler and cabinet/furniture maker. Mr. Hanewall still maintains his current shop in Milwaukee and is seeking more space to meet future demands, since his remodeling and cabinet/furniture-making business continues to grow.

Also, Mr. Hanewall was a former trustee with the village of Shorewood and understands the importance of having an attractive, clean and well-lit building.

The Buyer plans to use his own expertise to renovate 4120 West Villard Avenue and will use licensed contractors to renovate the electrical and plumbing. He plans to be a committed partner and a valuable asset in the Villard Avenue commercial corridor.

PROJECT DESCRIPTION

Mr. Hanewall will purchase, renovate and add improvements for his remodeling and cabinet-making business. His future plans may include a retail component in a portion of the space. The

Buyer's scope of work includes electrical and plumbing upgrades, new flooring, painting, roof repair and ceiling work. Exterior repairs include graffiti removal, security doors and lighting enhancements, among other improvements. The Buyer's renovation costs are \$9,200, and he will complete the work through "sweat equity" and relationships with local tradespeople. Mr. Hanewall projects that the work will be completed within nine months of closing.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$20,000, which factors in the building's overall condition. Mr. Hanewall will not seek any City of Milwaukee funding assistance for the project.

The conveyance of the property will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer, or his successors, from applying to the City of Milwaukee for tax-exempt property status.