

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE
 September 1, 2011

RESPONSIBLE STAFF
 Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS & DESCRIPTION
 3710-12 West North Avenue: A vacant, dilapidated, 3,600 SF mixed-use building situated on a 3,600 SF parcel. The property was acquired by the City on March 1, 2010 through property tax foreclosure.



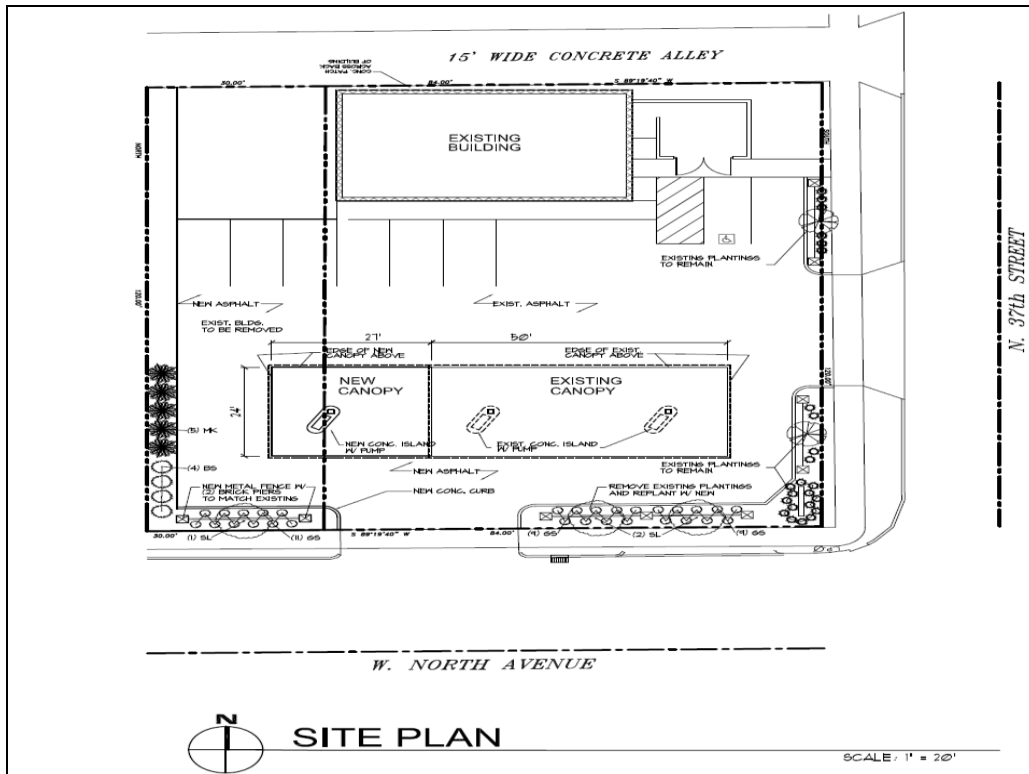
City Property **Buyer's Adjacent Property**

BUYER

North Avenue Gas and Food Corporation is a Wisconsin company, owned by Mandeep Dhawan. Mr. Dhawan purchased the operating service station at 3708 West North Avenue on March 4, 2011. Mr. Dhawan owns several other Milwaukee area service stations at 4950 West Lisbon Avenue, 1605 West Oklahoma Avenue, 2630 West Wisconsin Avenue and 3510 West Lincoln Avenue.

PROJECT DESCRIPTION

The existing City building will be razed and assembled with the adjacent property. The expansion consists of adding a service pump, expanding the canopy of the service station and adding three additional parking spaces. In addition, new landscaping, ornamental fencing and masonry piers will be added to the North Avenue frontage. The estimated budget for these improvements exceeds \$82,000.



The Board of Zoning Appeals approved a Special Use permit on July 7, 2011 to expand the service station and to continue occupying the premises as a service station in conjunction with the property at 3710 West North Avenue. The Special Use permit expires on December 22, 2020.

OPTION TERMS AND CONDITIONS

The purchase price will be \$10,000. The Buyer will be solely responsible for razing the City building. The conveyance will be on an "as is, where is" basis.

Sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to RACM, will be deposited in the Reserve For Tax Deficit Fund.

City closing contingencies include DCD approval of final expansion plans, evidence of firm financing and execution of a Purchase and Sale Agreement. The Purchase and Sale Agreement may contain reversion of title provisions for non-performance and submission of a performance deposit to be held until satisfactory completion of the project. The final building plans must be consistent with preliminary plans the Buyer submitted for sale approval.