

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

**RESPONSIBLE STAFF**

Yves LaPierre, Real Estate Section (286-5762)

**PROPOSED ACTIVITY**

Authorize the sale of City of Milwaukee vacant lots for Milwaukee Habitat for Humanity's 2011 building program. The action also would approve conveyance of three Redevelopment Authority properties to Habitat.

**BUYER**

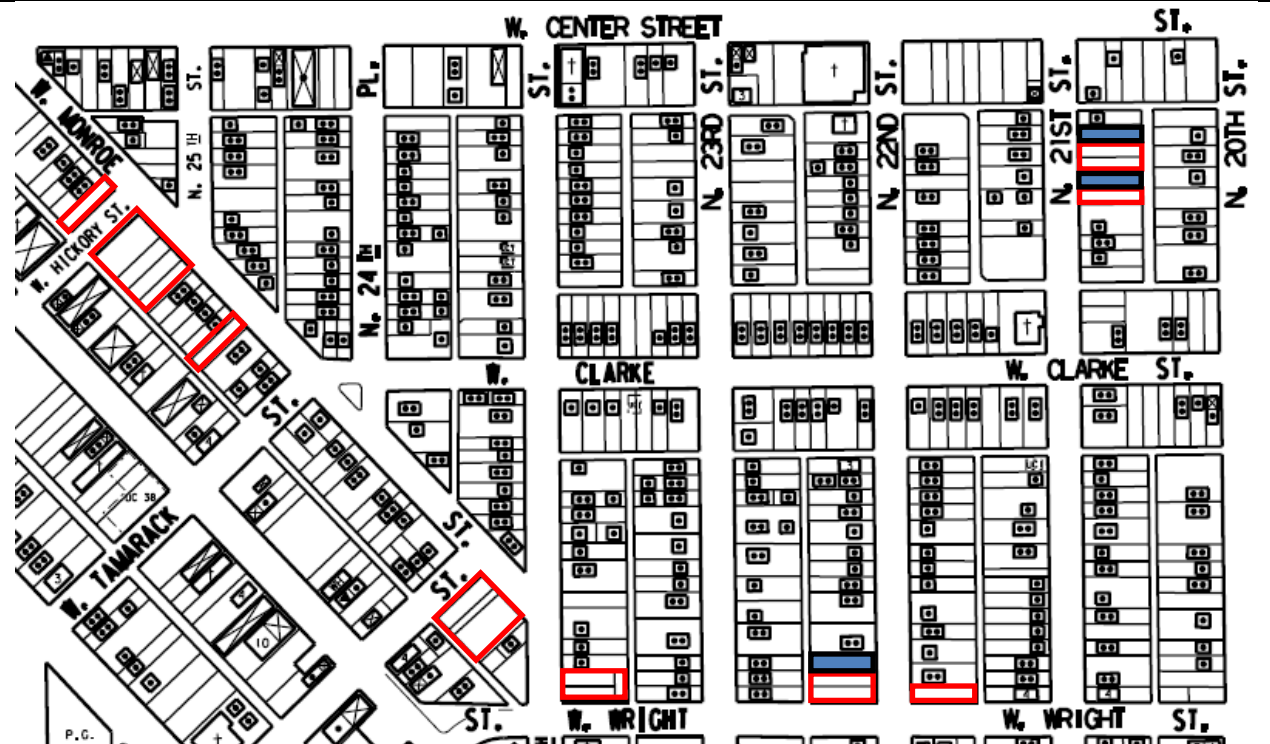
Milwaukee Habitat for Humanity, Inc. is a local organization that is part of a nationwide effort to build new homes for first-time, low- to moderate-income buyers. Volunteer labor, including required sweat equity by future buyers, and homebuyer counseling are key to Habitat's success. Its Executive Director is Brian Sonderman. Since 1984, Habitat has built over 400 homes for Milwaukee families.

**PROPERTIES**

40 vacant lots to create 42 building sites in three neighborhoods: Park West - 21 building sites, North Division - 10 building sites, Washington Park - 9 building sites. If any lots are determined to be infeasible for construction, as Habitat prepares building plans or certified survey maps or additional lots become City-owned, the Commissioner of DCD may substitute a similar lot in the target areas upon approval from the local alderperson.

<b>WASHINGTON PARK NEIGHBORHOOD</b>			
		<p data-bbox="1036 1472 1430 1528"><b>Habitat for Humanity 2010 New Home</b></p> <p data-bbox="1036 1570 1198 1612"> City lots</p>	
<b>Address</b>	<b>Tax Key</b>	<b>Address</b>	<b>Tax Key</b>
3912 West Lloyd Street	348-0610-000	2208 North 41st Street	348-0440-000
2103 North 39th Street	348-0609-000	2224 North 41st Street	348-0436-000
2107 North 39th Street	348-0608-000	2228 North 41st Street	348-0435-000
2156 North 38th Street	348-1056-000	2232 North 41st Street	348-0434-000
2160 North 38th Street	348-1057-000		

**PARK WEST NEIGHBORHOOD**



 City lots     RACM lots

Address	Tax Key
2638 North 21st Street	325-0615-000
2642 North 21st Street RACM	325-0614-000
2646 North 21st Street	325-0613-000
2650 North 21st Street	325-0612-000
2654 North 21st Street RACM	325-0611-000
2500 North 22nd Street	325-0340-000
2501 North 22nd Street	325-0361-000
2507 North 22nd Street	325-0358-000
2509 North 22nd Street RACM	325-0357-000
2320 West Wright Street	325-0379-000
2500 North 24th Street	325-0380-000

Address	Tax Key
2504 North 24th Street	325-0378-000
2405 West Monroe Street	325-0946-100
2407 West Monroe Street	325-0944-120
2415 West Cypress Street	325-0944-110
2471 West Monroe Street	325-1419-100
2487 West Monroe Street	325-1414-000
2489 West Monroe Street	325-1413-000
2493 West Monroe Street	325-1412-000
2495 West Monroe Street	325-1411-100
2515 West Monroe Street	325-1396-000

**NORTH DIVISION NEIGHBORHOOD**

<p><b>Address</b></p> <p>2732 North 17th Street                  2736 North 17th Street                  2817 North 17th Street                  2821 North 17th Street                  2863 North 18th Street</p>	<p><b>Tax Key</b></p> <p>311-2072-110                  311-2071-000                  311-1724-000                  311-1725-000                  311-1776-100</p>	<p><b>Address</b></p> <p>2740 North 19th Street                  2746 North 19th Street                  2748 North 19th Street                  2836 North 19th Street                  2840 North 19th Street</p>	<p><b>Tax Key</b></p> <p>311-1838-000                  311-1837-000                  311-1836-000                  311-1751-000                  311-1750-100</p>

**PROPOSED USE**

Construction of 42 single-family, owner-occupied homes. Four different models will be constructed beginning in Spring 2011. Each home will be approximately 1,100-1,400 SF and have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$85,000 to \$90,000.

**OFFER TERMS AND CONDITIONS**

The properties will be sold "as is" for \$1 per lot. Closing will occur within six months of Common Council approval, but in advance of construction to allow Habitat to obtain needed certified survey maps to create building sites. Closing is subject to DCD approval of final house designs and site plans. Given Habitat's history of satisfactory performance, an Agreement for Sale and Performance Deposit will not be required.

**REDEVELOPMENT AUTHORITY ACTIONS**

The Redevelopment Authority held a public hearing on February 14, 2011, on the proposed transfer of 2642 and 2654 North 21st Street and 2509 North 22nd Street to Habitat as required by Wisconsin Statutes. After the hearing, the Authority authorized conveyance to Habitat subject to approval of the Common Council.