

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

**DATE**  
September 10, 2019

**RESPONSIBLE STAFF**  
MATT HAESSLY, REAL ESTATE SPECIALIST

**PARCEL ADDRESS & DESCRIPTION**  
7-acre portion (the "Site") of the approximately 27.51-acre parcel at 6767 N. 60th Street (the "**6767 Parcel**"). The Property is owned by the Redevelopment Authority of the City of Milwaukee ("**RACM**"). RACM also owns the adjoining parcel to the north, 6112 West Green Tree Road (the "**6112 Parcel**").

The 6767 Parcel and the 6112 parcel are together known as Bacher Farms, and they are both in the Green Tree Business Park Project Area. The 6767 Parcel, the 6112 Parcel, and what is now the Job Corps site at 6665 North 60th Street, were all acquired initially to assemble land for the Job Corps Site at 6665 North 60th Street.

The 6767 Parcel (including the Site) is vacant and zoned IL1 or Industrial-Light.



**Proposed project: 7 Acre Portion of 6767 North 60<sup>th</sup> Street** 



 Remaining ~ 33 Acre RACM Parcel After Sale

 Potential road extension

**BUYER PROJECT DESCRIPTION**

The Buyer of the 7-acre Site is Veterans Outreach of Wisconsin, Inc. (or its assignee) ("**VOW**"), a nonprofit corporation organized to assist veterans and the community.

VOW currently operates a highly successful "tiny homes" village and community building in Racine, Wisconsin at 1624 Yout Street. At VOW's Racine operation, there are 15 tiny homes, 120 square-foot each, that house homeless veterans. The community building in Racine has restrooms, showers, a community kitchen, computer space, and space for classes and counseling.

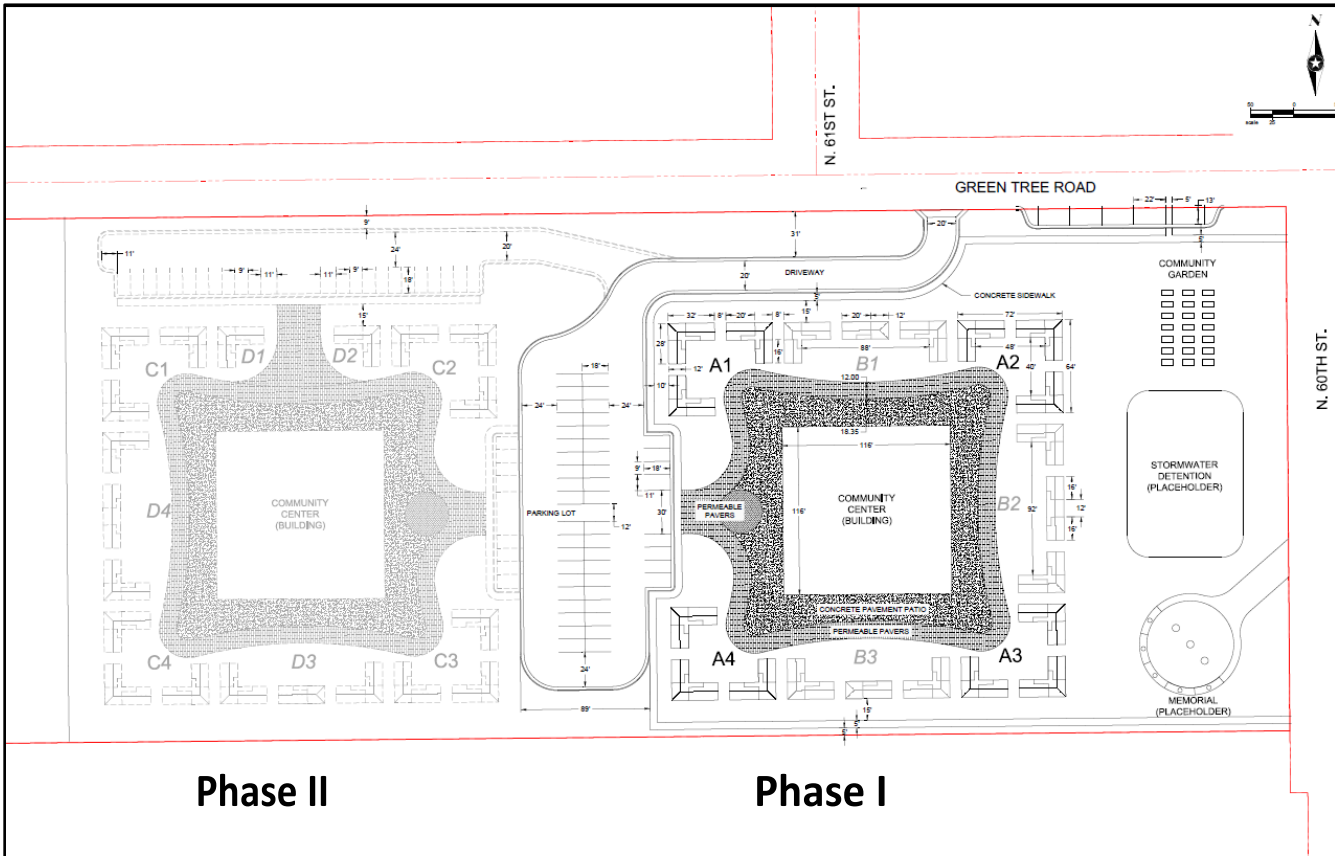
VOW's Racine operation has been highly successful and inspirational. VOW has had visitors from around the U.S. and other countries tour the operation for possible replication in their jurisdictions.

**PROJECT DESCRIPTION**

VOW intends to replicate its successful Racine operation at the Site with roughly 36-48 tiny homes, approximately 240 square-foot, and a community building, and homeless recovery programs. VOW believes this working model could be further replicated to help with veteran homelessness in all of Milwaukee County.

VOW intends on seeking Detailed Plan Development Zoning ("**DPD**").

VOW's initial project estimate is over \$2M for this Site and its improvement.



- Preliminary site plan. Final site plan and building elevations will be included in the Detailed Planned Development.

## **CONVEYANCE TERMS AND CONDITIONS**

Closing is contingent upon:

- VOW paying the \$35,000 purchase price for the Site
- VOW providing plans for the tiny homes and community building acceptable to DCD
- VOW providing evidence of financing acceptable to DCD
- VOW applying for and obtaining DPD zoning approval
- The RACM Board and the Milwaukee Common Council amending, modifying, and terminating the RACM Redevelopment Plan for the Green Tree Business Park Project Area. Post termination, DPD zoning will control Site development and use.
- VOW applying for and obtaining an approved Certified Survey Map
- VOW applying for property tax exemption with the City Assessor
- VOW entering into a PILOT (payment in lieu of taxes) agreement whereby VOW will make annual PILOT payments to the City of Milwaukee of \$2,760 per year if the Assessor determines that the Site is property tax exempt

## **PURCHASE TERMS AND CONDITIONS**

The purchase price is \$35,000. VOW must also make an annual PILOT to the City of \$2,760. The conveyance will be on an "as is, where is" basis, including environmental, geotechnical and infrastructure concerns, if any. At closing, the sale proceeds shall be paid to the Redevelopment Authority (the seller), less sale and marketing expenses, if any.