

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

October 6, 2015

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

827-29 East Brady Street (the "Property") consists of a 2,846 SF mixed-use building on a 2,215 SF parcel. The building was constructed in 1916 and is located in the Brady Street Historic District, which has both a local historic designation and a National Register listing. The Property was acquired through property tax foreclosure in July, 2012. The Property is located within the Lower East Side Neighborhood.



BUYER

Russell Drewry and John Miceli formed a limited liability corporation known as Peperoni Cannoli LLC (the "Buyer"). Mr. Drewry is an Associate Vice President at HGA Architects and Engineers and was formerly the President of the Brady Street Association. Mr. Miceli is a Vice President with Epstein Uhen Architects, where he is completing a 2nd "Scattered Sites" project with Brinshore and Maures Development involving the rehab of 26 City-owned single-family and duplex foreclosures in the Harambee and Lindsay Heights Neighborhoods. His civic involvement has included serving on the Journey House Board for the past 13 years and more recently on the Clarke Square Neighborhood Initiative Board.

PROJECT DESCRIPTION

The Buyer proposes to renovate the interior of the building to create two studio apartments, an one-bedroom apartment and a 430 SF commercial space. The Buyer plans to provide an electric range, refrigerator, dishwasher and stacked washer and dryer in each residential unit. The one-bedroom residential tenant(s) also will have access to a new wood roof deck.

The Buyer understands that the building is located in the Brady Street Historic District, which has both local and national historic designations. The Buyer has obtained a Certificate of Appropriateness (Attachment A) for the following renovations, including, but not limited to: replacement of existing vinyl windows, with new wood windows; restoration of the commercial storefront, with a new wood storefront, featuring one large pane of clear, low-e glass and transom; installation of a new full-lite door; re-sheath the commercial building's flat roof with new EPDM and add a wood deck behind the parapet wall; retention of the clay tile roof and installation of a new full-lite front door on the residential unit.

The Buyer also is seeking Historic Preservation Commission approval to install rear decks and a circular staircase in the rear of the building.

The estimated renovation and improvement costs are \$335,000. The Buyer is considering conventional financing, private investors and/or personal equity, while exploring available City of Milwaukee ("City") grants that may be applicable. The Buyer is evaluating the project eligibility for federal and state historic tax credits for this project.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$54,100. The conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City for tax-exempt property status. Pursuant to Wisconsin Statutes, Section 66.1111, the City shall record a Historic Preservation Easement on the property that will remain in effect for ten years from the date of recording. At closing, a commission will be paid to the commercial broker that submitted the offer on behalf of the Buyer. Also, a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, less sale and marketing expenses, shall be deposited in the Delinquent Tax Fund.

ATTACHMENT A



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION

LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 827 – 829 E. BRADY ST. Brady Street Historic District

Description of work The property at 827-829 East Brady Street consists of a small retail building (formerly Peccoraro's) and a residential building. The buildings will be rehabilitated to maintain their historic appearance. The proposed work will include the following:

New wood windows will replace the current vinyl ones

The commercial storefront will be rebuilt with a new wood storefront featuring one large pane of clear, low-e glass and transom. A new full-lite door will be installed.

The commercial building's flat roof will be re-sheathed with new EPDM and feature a wood deck that will be hidden by the parapet wall. On the rear elevation, a small existing window will be infilled and an existing opening under the rear windowsill of another window will be infilled.

The roof of the residential building will be resheathed in asphalt. The clay tile pent roof at the front will be retained. The front elevation of the residential unit will feature a new full-lite front door.

Date issued 9/8/2015 PTS ID 105376 COA

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work to be carried out as per application.

NOTE: At the residential building, demolition of the rear concrete block addition, and the construction of new rear decks and spiral stairs will be reviewed by the full HPC.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Carlen Hatala of the Historic Preservation staff as follows: Phone: (414) 286-5722 Fax: (414) 286-3004 E-mail: chatal@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

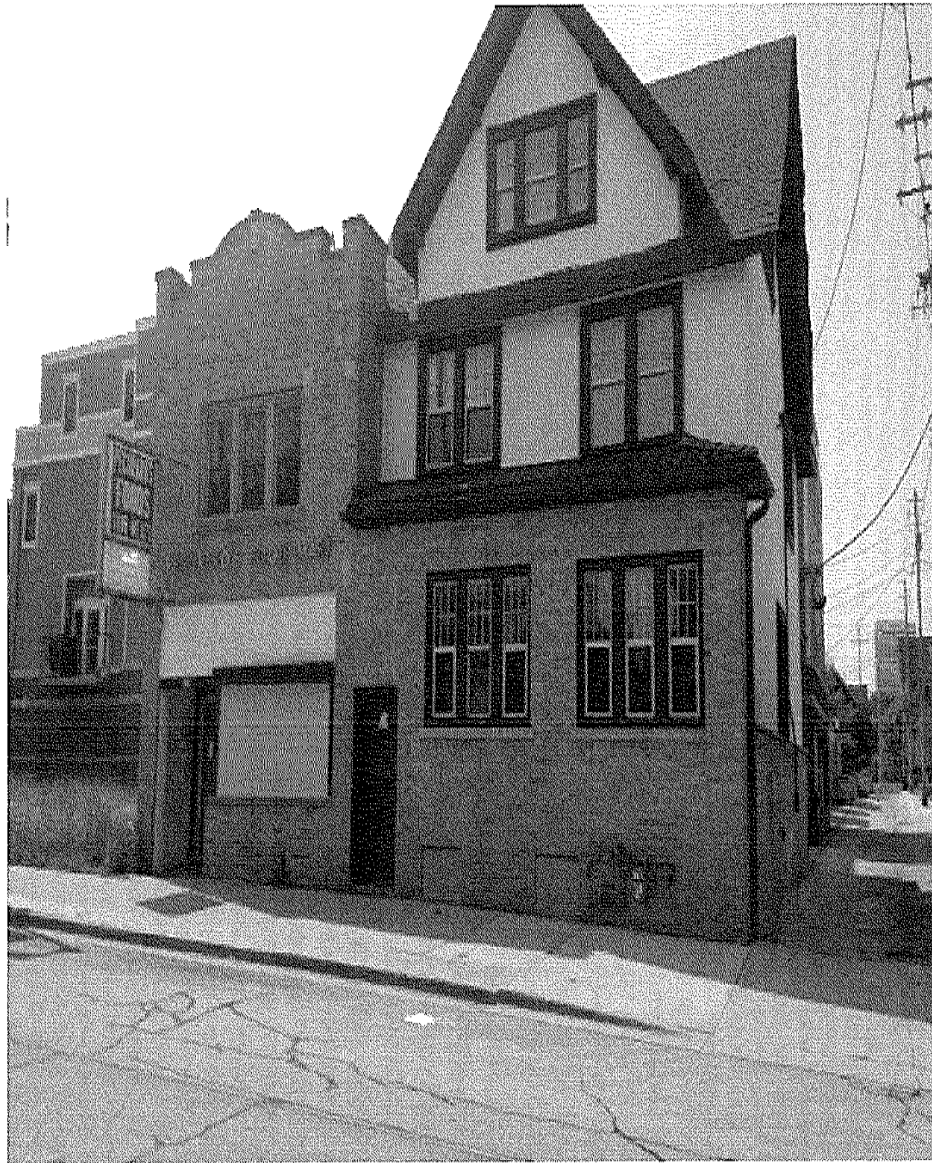


City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor , Inspector Peter Schwartz (286-2537)



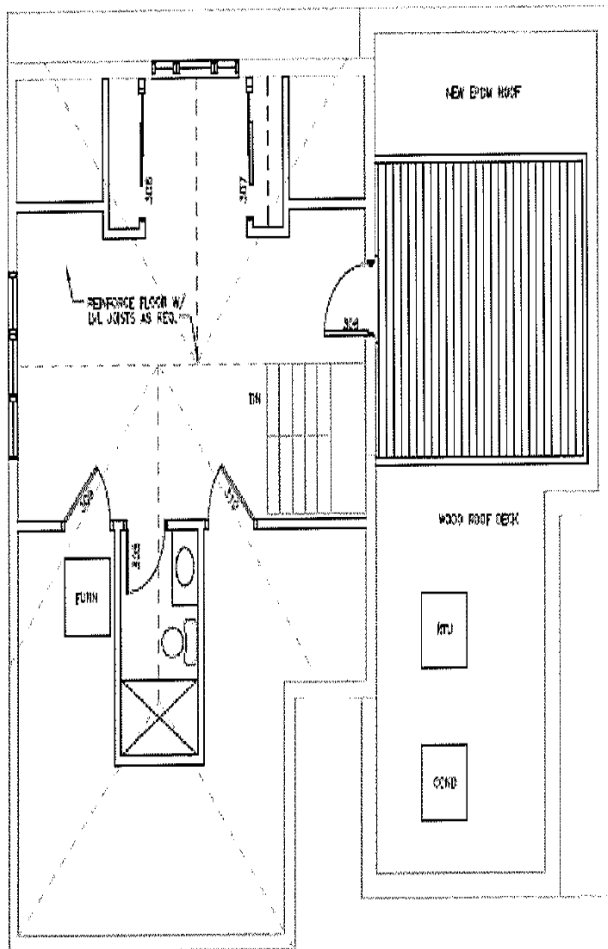
Photo from 2013. Signage has since been removed.



Renovations include new wood windows, opening up storefront and transom, installing new full lite doors at store and apartment entrances.



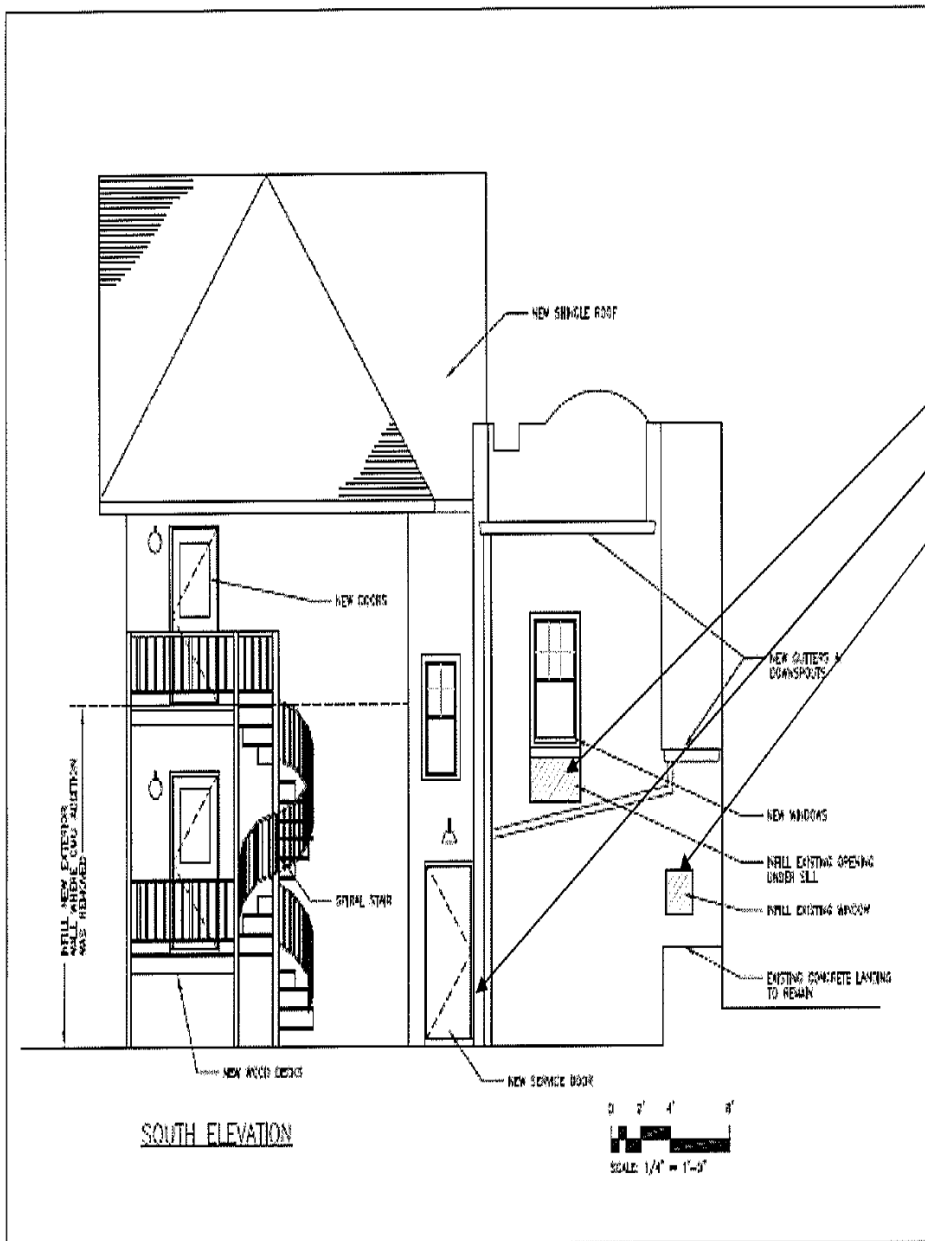
New asphalt shingle roof to be installed. Tile pent roof to remain.



New wood deck on rooftop will be screened by parapet wall.

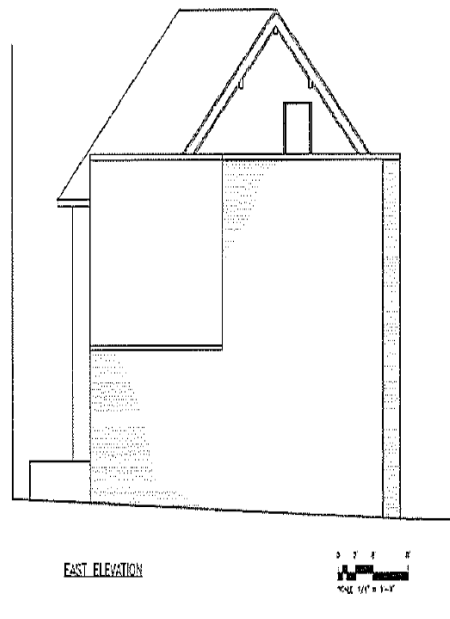
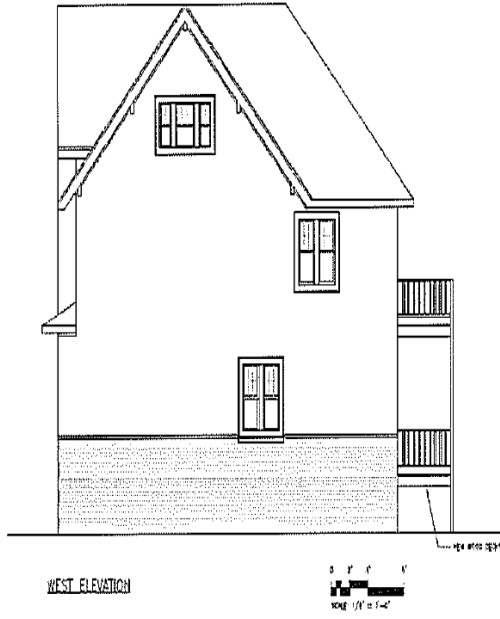
ATTIC FLOOR PLAN





Note: new service door, infill at opening below window and infill at small window

Rear decks and spiral stairs will be built after concrete block addition is removed. Removal of this addition and the construction of the porches will go before the HPC for approval.



East and west elevations to remain the same with the exception of new windows