

**LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS**

**JUNE 27, 2007 AGENDA  
PUBLIC WORKS COMMITTEE**

**ITEM 7 FILE 070374**

**JULY 3, 2007 AGENDA (SUBJECT TO REFERRAL)  
ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE**

**ITEM 8 FILE 070374  
Emma J. Stamps**

File No. 070374 is a resolution authorizing the sale of the City-owned vacant lot at 3613 North Palmer Street to Medo, LLC for industrial expansion and to dedicate a portion of the assembled property as public right-of-way, in the 6th Aldermanic District.

**Background**

1. Section 304-49-7 of the Milwaukee Code of Ordinances allows the City of Milwaukee (“City”) to accept unsolicited offers to purchase property when the City receives fair compensation, whether monetary or non-monetary.

**Discussion**

1. Medovations Inc., established in 1982, is a research based medical device manufacturer headquartered in a historic 80,000 square foot building at 102 East Keefe Avenue. The state-of-the-art, high tech medical manufacturing facility is adjacent to 3613 North Palmer Street, a city-owned tax-deed vacant lot that has received significant city and grant funds for remediation.
2. Medo, LLC, operator of Medovations, Inc., is planning a business expansion that requires acquisition and use of an adjacent city-owned tax-deed vacant lot located at 3613 North Palmer Street. The developer agrees to:
  - Pay \$1 for the land, a value based on the environmental condition of the property
  - Construction costs estimated at \$5.015 million
  - Increase number of full time employees by 12, from 42 to 54
  - Build a new alley exit to North Palmer Street
  - Dedicate the alley to the City as a public right-of-way by deed
  - Close within 6-months of City of Milwaukee completing soil removal remediation
  - Complete site improvements within 12 months
3. Adopting File 070374 authorizes the acceptance of Medo, LLC unsolicited offer to purchase and the sale of the city-owned vacant lot at 3613 North Palmer Street to Medo LLC for industrial expansion. The file also authorizes acceptance of a deed to dedicate the portion of the assembled property as public right-of-way (alley).
4. This matter may be referred to the Zoning, Neighborhoods & Development Committee.

**Fiscal Impact**

The \$1 sale proceeds will be credited to the Reserve For Tax Deficit Fund Account. Several grant sources have offset site clean up and remediation costs. As of this writing DCD had not provided the amount spent on and estimated amount need complete remediation of the city owned property, 3613 North Palmer Street.