

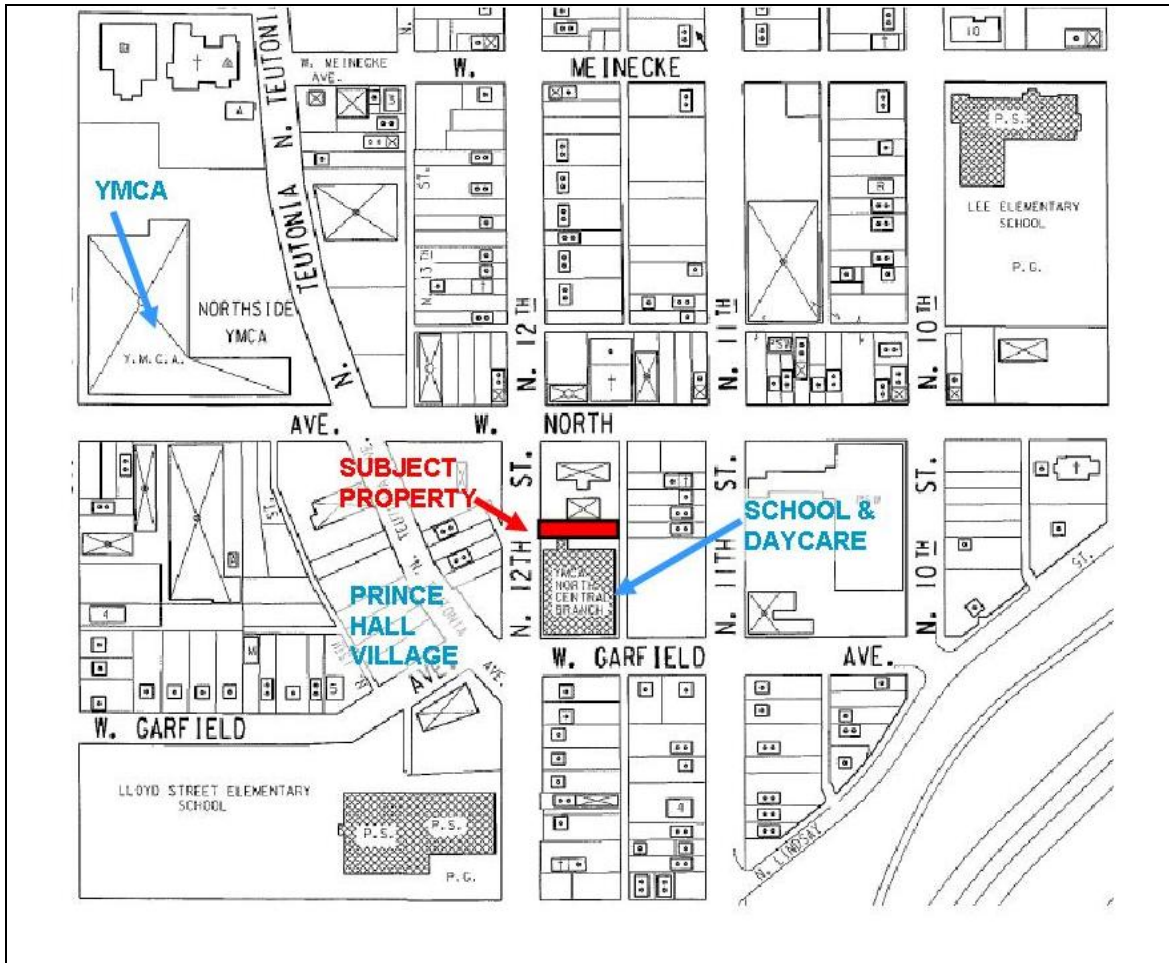
**LAND DISPOSITION REPORT**  
**COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**RESPONSIBLE STAFF**

Yves LaPierre, Real Estate Section (286-5762)

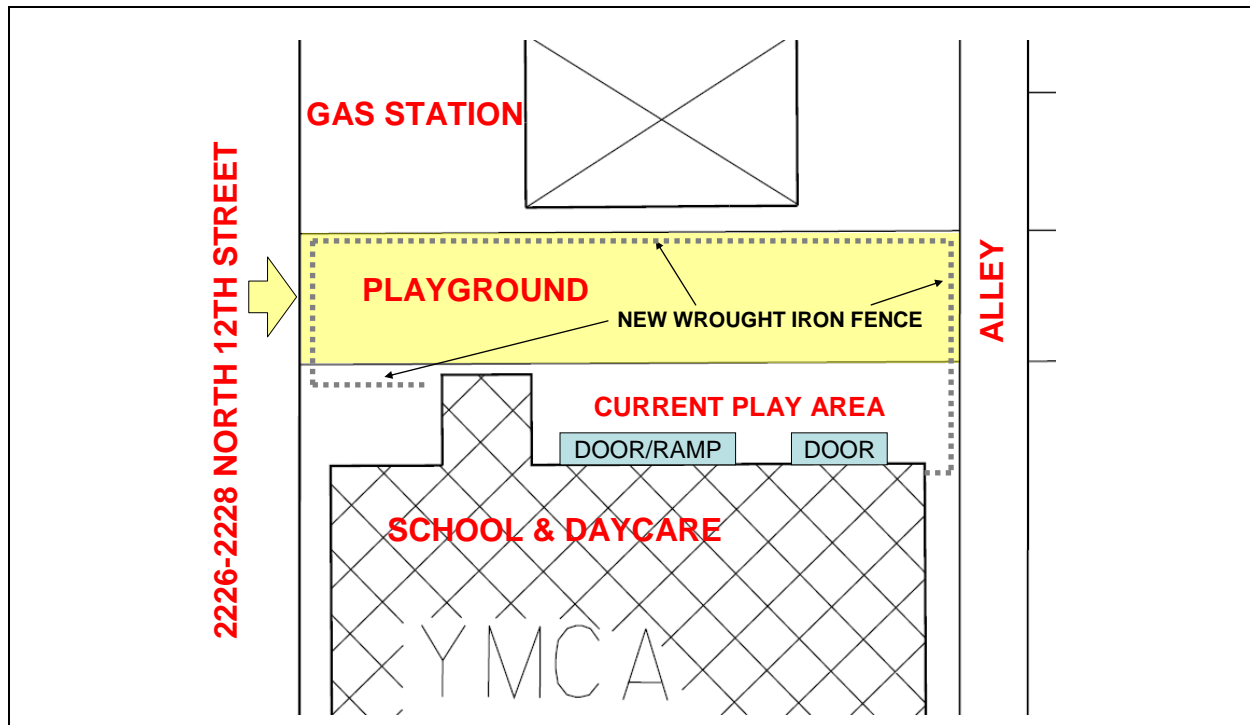
**PROPERTY**

2226-28 North 12th Street: Vacant lot north of and adjacent to the former YMCA at North 12th and West Garfield Streets. Total dimensions measure 30 feet wide by 142.50 feet deep for a total of 4,275 square feet with alley access.



**BUYER**

Bachan Singh of West Garfield Property, LLC, a domestic limited liability company and owner of the former YMCA building at 2212 North 12th Street.



Site Plan

**PROPOSED DEVELOPMENT**

The Buyer proposes adding the city-owned vacant lot to its property in order to create a viable playground for its tenants Kidz R Kidz Daycare and the Milwaukee Renaissance Academy. The playground will be landscaped to City standards and surrounded by wrought iron fencing that will match the current fencing around the former YMCA building.

**OFFER TERMS AND CONDITIONS**

The lot will be sold for \$8,550 (\$2 per square foot). The property will be sold "as is." Sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Reserve For Tax Deficit Fund. Closing will occur once the Buyer has final plans for the playground approved for permitting, but no later than March 31, 2008. Construction is expected to commence within one month and be completed within three months. The parcel at 2226-2228 North 12th Street will be joined to 2212 North 12th Street. Deed restrictions will require that 2226-2228 North 12th Street be maintained as green space and prohibit selling the lot separately from the 2212 North 12th Street property.