

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

**DATE**

December 15, 2020 – Common Council  
January 12, 2021 – Zoning, Neighborhood Development Committee

**RESPONSIBLE STAFF**

Yves LaPierre, Real Estate Analyst, Department of City Development

**PROPERTY**

2652 North 24th Place  
2656 North 24th Place  
2658 North 24th Place

Property measures 90 X 124.50, 11,205 square feet  
Residential, Neighborhood Property, Zoned RT4



 City Property to be sold

 Maccanon Brown Homeless Sanctuary, Inc.



**Street View of Property**

**BUYER**

Maccanon Brown Homeless Sanctuary, Inc. A community based organization providing services to Milwaukee's homeless population. Maccanon's facility is located at 2461 West Center Street.

**PROPERTY USE**

Maccanon has been gardening at this location for two years. Garden beds have been installed and a rain harvesting system is in the works. The goal is to continue developing the garden space and provide fresh food for the neighborhood and Milwaukee's homeless population.

**OFFER TERMS AND CONDITIONS**

The lots will be sold for \$1.00 each. Property will be sold "as is, where is." A deed restriction will be placed on the property stating that it remain taxable and be used as green space and cannot be sold for development purposes without approval of the Common Council of the City of Milwaukee.

**DUE DILIGENCE CHECKLIST****ADDRESS: 2652, 2656, 2658 NORTH 24TH PLACE**

|  |   |
|--|---|
| Market value of the property.  | The lot totals 11,205 square feet. The property is being sold "as is, where is," without any guarantees. Development of site will create a community amenity. Sales price is \$1.00 per lot.                          |
|  |   |
| Full description of the development project.   | Please see Land Disposition Report for full details.  |
|  |   |
| Complete site, operations and scope of work for development.                                   | Please see the Land Disposition Report for details.   |
|  |   |
| Developer's project history.   | Various community serving organizations   |
|  |   |
| Capital structure of the project, including sources, terms and rights for all project funding. | Development is funded with buyer's funds.   |
|  |   |
| Project cash flows for the lease term for leased property.                                     | Not applicable.   |
|  |   |
| List and description of project risk factors.  | Department of City Development staff determined that there is low risk in selling the vacant lot to Maccanon Brown Homeless Sanctuary, Inc. due to buyers experience with similar projects and community connections. |
|  |   |
| Tax consequences of the project for the City.  | Former vacant property will be added to City tax rolls and maintenance costs will be saved.   |