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ROBERT J. BAUMAN
ALDERMAN, 4TH DISTRICT

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- Steering and Rules Committee
- Historic Preservation Commission
- Housing Trust Fund Advisory Board
- Transportation & Infrastructure Services (TIS) Committee of the National League of Cities
- Wisconsin Center District (Board Member)

Historic Designation and city renovation programs save historic home in the Merrill Park Neighborhood that is now being listed for sale at \$439,900

Statement of Alderman Robert J. Bauman March 28, 2024

The single family home at 3402 W. St. Paul Ave. is an architect designed cream city brick structure built in 1889. The current owner of this property has listed the home for sale at \$439,900.

The evolution of this property over the last 15 years is an excellent case study in the successful operation of the city's Historic Preservation Ordinance and the city's housing renovation programs.

In 2008 this property was owned by an absentee investor owner and divided into several units. It had been neglected for many years. Neighbors were complaining to my office about the condition of the property and nuisance activity. The ornate front porch was falling apart and there were several roof leaks causing interior damage. DNS issued a raze order in July 2008.

Demolition was the next step but that would just create a vacant lot producing no property taxes. Instead, the property was nominated for historic designation under the Historic Preservation Ordinance. The Common Council approved historic designation on July 28, 2009.

Subsequently, the absentee investor owner defaulted on their property taxes and the city acquired the property through tax foreclosure in November 2010.

Instead of demolition, the city allocated funds for a complete exterior renovation including a new roof, and extensive masonry repairs to the front porch under the city's Housing Infrastructure Preservation Fund. The Housing Infrastructure Preservation Fund was a program I created to provide funding to perform big ticket exterior repairs on significant 1 & 2 family homes that had fallen into disrepair due to neglect. The idea was for the city to complete these exterior repairs to render the property more attractive to owner-occupant buyers who would then undertake the interior renovations. The city invested \$117,200 in these exterior repairs.

-More-

City Hall Room 205 • 200 East Wells Street • Milwaukee, WI 53202

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CALL FOR ACTION: (414) 286-2489 SIGN UP FOR E-NOTIFY: city.milwaukee.gov/News-Events/enotify



Once the work was complete, the city marketed the property for owner-occupancy. The current owner purchased the property in July 2013 for \$50,000. The city's net investment in preserving this property was about \$67,000 and the property was returned to the tax rolls.

The new owner undertook a complete interior renovation of the home and in the winter of 2024 decided to list the property for sale at \$439,900.

In 2008, 3402 W. St. Paul was a neglected and deteriorating home that was a blight in the neighborhood and on a path toward demolition. In 2024, it is a beautifully restored historic home that will be on the tax rolls with an assessed value in excess of \$400,000 thanks to the intervention of the Historic Preservation process and the City's Housing Infrastructure Preservation Fund coupled with the work of a dedicated and skilled homeowner. A true success story: housing stock preserved, tax base expanded.

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Jim Owczarski
City Clerk

Keith Broadnax
LRB Manager

City Clerk's Office Legislative Reference Bureau

MEMORANDUM

To: Ald. Robert J. Bauman, 4th District
From: Ned Littlefield, Legislative Fiscal Analyst - Lead
Date: October 25, 2024
Subject: Summary of the City's Housing Infrastructure Preservation Fund

The Housing Infrastructure Preservation Fund (HIPF) is a Department of City Development-administered capital improvement account that finances exterior rehabilitation of City-owned *in rem* properties that are often uninhabitable, plagued with code violations, and headed towards demolition, but deemed architecturally significant and worthy of preservation. The City uses HIPF to rehabilitate properties before selling them to private owners or, in a few instances, uses HIPF for rehabilitation loans after sale of properties to private owners.

The City has sold 56 properties rehabilitated with HIPF since 2011, using a total of \$4,248,427 for rehabilitations. The total of sale proceeds is \$697,356, resulting in a net subsidy of \$3,551,071. After restoration and sale to private owners, mostly owner occupants, these properties become assets to surrounding neighborhoods and are returned to the City's tax rolls. The total assessed value (2024) of the properties is now \$8,687,300, producing over \$80,000 in annual property tax revenues for the City.

It should be noted that but for the HIPF, most, if not all, of these properties would have been demolished resulting in minimal or zero 2024 assessed value. The below table summarizes the 56 HIPF properties, further details on which appear in the attachment.

Figure	HIPF Rehabilitation Cost	Sales Price	Net Subsidy	2024 Assessed Value
Total	\$4,248,427	\$697,356	\$3,551,071	\$8,687,300
Average	\$75,865	\$12,453	\$63,412	\$155,130
Low	\$3,500	\$1	\$0	\$0
High	\$181,573	\$52,000	\$159,573	\$428,800



Jim Owczarski
City Clerk

Keith Broadnax
LRB Manager

City Clerk's Office Legislative Reference Bureau

MEMORANDUM

To: Ald. Robert J. Bauman, 4th District
From: Ned Littlefield, Legislative Fiscal Analyst - Lead
Date: October 30, 2024
Subject: Housing Units Constructed Vs. Demolished Since January 1, 2017

You requested data on October 29 about the number of one- to four-family housing units that were constructed versus demolished in the city of Milwaukee from January 1, 2017, to October 25, 2024. Department of Neighborhood Services (DNS) data show that 258 more units were demolished than constructed, as per the below table:

Property type ⁱ	Units constructed ⁱⁱ	Units demolished ⁱⁱⁱ	Difference (constructed - demolished)
One-family	252	195	+57
Two-family	182	456	-274
Three-family	12	33	-21
Four-family	0	20	-20
Total	446	704	-258

LRB 180195-9

ⁱ DNS provided property-level data that did not specify the number of units per property in all instances. The LRB assumes that the number of families per property type (i.e., one-, two-, three-, or four-family property) corresponds with the number of units per property type (i.e., one, two, three, or four units).

ⁱⁱ DNS provided data on permits for new residential (i.e., one- or two-family) and new commercial (i.e., three- or four-family) construction that the City has issued to public versus private entities. The LRB aggregates permits for public and private entities. All one- to four-family construction permits that DNS issued from January 1, 2017, to October 25, 2024, have a status of "issued", "complete", or "closed".

ⁱⁱⁱ DNS provided data on properties that the City has razed by ownership type (i.e., City- or privately-owned) and by property type. The LRB aggregates City- and privately-owned properties. The LRB excludes from three- and four-family property types those properties that DNS data identified as "apartment bldg.", "apts", or "multi-family". The City funds demolition of City-owned properties through a combination of private contractors and Department of Public Works staff. For private property demolitions, DNS contracts the work and bills owners accordingly.

HOUSING INFRASTRUCTURE PRESERVATION FUND PROJECTS (2011-2024)

Property Number	Acquisition Year	Address	Ald. Dist.	HIPF Rehabilitation Category	HIPF Rehabilitation		Sales Price	Net Subsidy	2024 Assessed Value	
					Cost - Category	Cost - Total				
1	2011	3320-3322 W. St. Paul Ave. 4010187000	10	Foundation	\$32,381.00	\$125,719.16	\$8,600.00	\$117,119.16	\$170,100	
				Roof	\$19,190.00					Sold 5/17/2013
				Masonry	\$1,758.03					
				Carpentry	\$71,590.13					
				Engineer	\$800.00					
2	2011	817 N. 28th St. 3880117100	4	Masonry	\$1,138.71	\$43,957.56	\$5,000.00	\$38,957.56	\$41,000	
				Roof	\$13,878.50					Sold 11/6/2017
				Carpentry	\$28,940.35					
3	2011	805 N. 28th St. 3880118000	4	Roof	\$16,630.00	\$44,830.65	\$10,000.00	\$34,830.65	\$0*	
				Masonry	\$1,346.70					Sold 8/6/2015
				Carpentry	\$25,313.95					
				Fencing	\$1,540.00					
4	2011	2808 W. Wells St. 3880119000	4	Masonry	\$1,091.25	\$28,131.97	\$6,750.00	\$21,381.97	\$128,200	
				Carpentry	\$27,040.72					Sold 11/20/2015
5	2011	2812 W. Wells St. 3880120000	4	Roof	\$11,910.00	\$47,067.54	\$6,000.00	\$41,067.54	\$79,900	
				Masonry	\$2,862.51					Sold 11/20/2015
				Carpentry	\$32,295.03					
6	2011	2637-2643 N. 2nd St. 3220065000	6	Masonry	\$10,703.16	\$125,206.33	\$1.00	\$125,205.33	\$310,200	
				Roofing	\$15,910.00					Sold-NIDC 12/11/2012
				Porch	\$0.00					
				Carpentry	\$98,593.17					
7	2011	2563-2565 N. 2nd St. 3220032100	6	Masonry	\$4,217.91	\$38,045.11	\$15,100.00	\$22,945.11	\$343,800	
				Roof	\$27,990.00					Sold 9/22/2011
				Carpentry	\$5,837.20					
8	2011	125 E. Lloyd St. 3530488000	6	Roof	\$13,042.00	\$43,486.61	18,000.00	\$25,486.61	\$148,000	
				Carpentry	\$14,138.59					Sold 1/10/2012
				Masonry	\$16,306.02					
9	2011	318 E. Schiller St. 5050614000	14	Foundation	\$54,582.04	\$122,400.39	\$28,000.00	\$94,400.39	\$346,800	
				Sidewalks	\$425.58					Sold 10/17/2012
				Masonry	\$4,912.73					
				Roof	\$16,350.00					
				Carpentry / porch	\$46,130.04					
10	2011	2742 W. State St. 3881545000	4	Masonry	\$29,691.90	\$181,573.17	\$22,000.00	\$159,573.17	\$151,900	
				Roof	\$43,305.00					Sold 6/10/2015
				Gutters	\$4,500.00					

HOUSING INFRASTRUCTURE PRESERVATION FUND PROJECTS (2011-2024)

Property Number	Acquisition Year	Address	Ald. Dist.	HIPF		HIPF		Sales Price	Net Subsidy	2024 Assessed Value
				HIPF Rehabilitation Category	HIPF Rehabilitation Cost - Category	HIPF Rehabilitation Cost - Total				
				Carpentry	\$103,214.27					
				Fencing	\$862.00					
11	2011/2012	3402 W. St. Paul Ave.	10	Masonry	\$8,689.69	\$125,800.72		\$50,000.00	\$75,800.72	\$197,000**
		4010214000		Tuckpointing	\$18,406.03		Sold 7/19/2013			
				Engineering	\$1,200.00					
				Roof	\$28,905.00					
				Porch rebuild	\$65,980.00					
				Porch drawing	\$2,620.00					
12	2012	749 N. 31st St.	4	Rebuild porch	\$733.98	\$63,738.98		\$7,000.00	\$56,738.98	\$195,200
		3880216000		Paint & siding	\$60,725.00		Sold 4/27/2018			
				Gutters/downspout	\$2,280.00					
13	2012	2217 N. Sherman Blvd.	15	Engineering	\$1,400.00	\$86,265.50		\$1,000.00	\$85,265.50	\$274,000
		3470905000		Drain inspection	\$0.00		Sold 5/14/2014			
				Foundation	\$20,838.00					
				Porch restore	\$0.00					
				Brick, stucco	\$0.00					
				Rebuild eaves	\$0.00					
				General contractor	\$64,027.50					
14	2012	2325 W. McKinley Ave.	15	Full exterior	\$101,149.66	\$101,149.66		\$11,865.00	\$89,284.66	\$279,800
		3641528100					Sold 10/16/2013			
15	2012	3229 W. McKinley Blvd.	4	Full exterior	\$116,400.00	\$116,400.00		\$19,000.00	\$97,400.00	\$104,900
		3651422000					Sold 4/23/15			
16	2012	2449 N. 2nd St.	6	Roof	\$37,045.00	\$37,045.00		\$1.00	\$37,044.00	\$253,000
		3220767000		Chimney	\$0.00		Sold-NIDC 10/1/2012			
				Remove siding	\$0.00					
17	2012	2534 N. 1st St.	6	Roof siding	\$70,000.00	\$158,250.00		\$17,201.00	\$141,049.00	\$109,500
		3220537000		Porch	\$88,250.00		Sold 7/6/2016			
18	2012	2807 W. State St.	4	Full exterior	\$105,000.00	\$128,142.80		\$7,500.00	\$120,642.80	\$103,900
		3881804000			\$23,458.00		Sold 5/25/2018			
19	2013	2429 N. 2nd St.	6	Full exterior	\$66,685.00	\$66,685.00		\$8,000.00	\$58,685.00	\$165,300
		3220770000					Sold 6/6/2014			
20	2013	2676 N. Sherman Blvd.	15	Clay tile roof	\$55,310.14	\$55,311.00		\$20,000.00	\$35,311.00	\$256,900
		3271324000		Gutters			Sold 5/9/2014			
21	2013	4485 N. 26th St.	1	Full exterior	\$47,689.00	\$47,689.00		\$2,880.00	\$44,809.00	\$79,900

HOUSING INFRASTRUCTURE PRESERVATION FUND PROJECTS (2011-2024)

Property Number	Acquisition Year	Address	Ald. Dist.	HIPF Rehabilitation Category	HIPF		Sales Price	Net Subsidy	2024 Assessed Value
					Rehabilitation Cost - Category	Rehabilitation Cost - Total			
		23108010002					Sold 1/23/2018		
22	2013	4447 N. 26th St. 2310808000	1	Full exterior	\$104,854.00	\$104,854.00	\$1.00	\$104,853.00	\$133,700
							Sold 8/3/2022		
23	2013	832 N. 29th St. 3880127000	4	Full exterior Porch	\$109,000.00 \$34,437.00	\$143,437.00	\$7,500.00	\$135,937.00	\$102,900
							Sold 9/22/2015		
24	2013	1231 N. 32nd St. 3651445000	4	Roof - Eaves Engineer	\$61,725.00 \$300.00	\$62,025.00	\$2,700.00	\$59,325.00	\$29,300
							Sold 12/13/2019		
25	2013	2425 W. McKinley Ave. 3641456000	15	Roof - Eaves Porch-Siding	\$63,450.00 \$100,240.00	\$163,690.00	\$7,000.00	\$156,690.00	\$116,600
							Sold 11/23/15		
26	2014	2372 N. 2nd St. 3220730100	6	Full exterior	\$71,737.00	\$71,737.00	\$14,500.00	\$57,237.00	\$78,500
							Sold 12/2/2014		
27	2014	2325 N. Sherman Blvd. 3280508000	15	Masonry Porch	\$59,000.00 \$0.00	\$59,000.00	\$8,600.00	\$50,400.00	\$89,200
							Sold 6/17/2015		
28	2014	4401 N. 26th St. 2310088000	1	Roof Eaves	\$20,794.45 \$0.00	\$20,794.45	\$1.00	\$20,793.45	\$109,700
							Sold 8/3/2022		
29	2014	4366 N. 26th St. 2310053000	1	Roof Eaves	\$14,494.45 \$0.00	\$14,494.45	\$1.00	\$14,493.45	\$127,800
							Sold 8/3/2022		
30	2014	2602 W. Port Sunlight Way 2310809000	1	Roof Eaves	\$26,450.00 \$0.00	\$26,450.00	\$7,000.00	\$19,450.00	\$80,800
							Sold 5/29/2018		
31	2014	964 N. 35th St. 3880650000	4	Clay tile roof Eaves, Gutters	\$134,200.00 \$0.00	\$134,200.00	\$10,000.00	\$124,200.00	\$137,900
							Sold 9/26/2019		
32	2015	3024 W. Juneau Ave. 3651479000	4	Roof Change order	\$19,964.00 \$0.00	\$19,964.00	\$3,850.00	\$16,114.00	\$70,500
							Sold 7/11/2019		
33	2015	2844 W. Kilbourn Ave. 3880921000	4	Full exterior Porch	\$99,900.00 \$0.00	\$99,900.00	\$15,961.00	\$83,939.00	\$129,500
							Sold 6/1/2018		
34	2015	3316 W. McKinley Blvd. 3651383000	4	Full exterior Porch	\$92,600.00 \$0.00	\$92,600.00	\$16,500.00	\$76,100.00	\$90,400
							Sold 1/5/2017		
35	2015	4459 N. 26th St. 2310806000	1	Roof Porch	\$29,030.00 \$0.00	\$29,030.00	\$2,500.00	\$26,530.00	\$80,800
							Sold 01/11/2018		
36	2015	2402 N. Sherman Blvd.	15	Full exterior	\$109,500.00	\$109,500.00	\$32,000.00	\$77,500.00	\$144,500

HOUSING INFRASTRUCTURE PRESERVATION FUND PROJECTS (2011-2024)

Property Number	Acquisition Year	Address	Ald. Dist.	HIPF Rehabilitation Category	HIPF		Sales Price	Net Subsidy	2024 Assessed Value
					Rehabilitation Cost - Category	Rehabilitation Cost - Total			
		3270513000					Sold 12/27/2016		
37	2015	3330 W. McKinley Blvd. 3651380000	4	Full exterior Porch	\$99,700.00 \$0.00	\$99,700.00	\$15,900.00 Sold 8/9/2018	\$83,800.00	\$90,400
38	2016	2330 W. McKinley Blvd. 3641370100	15	Full exterior Porch	\$103,111.00 \$0.00	\$103,111.00	\$30,000.00 Sold 4/9/2018	\$73,111.00	\$143,700
39	2016	1851 N. 2nd St. 3530828000	6	Full exterior Porch & foundation	\$98,773.00 \$0.00	\$98,773.00	\$40,000.00 Sold 4/25/2018	\$58,773.00	\$428,800
40	2016	942 N. 29th St. 3880911000	4	Full exterior Porch	\$98,500.00 \$0.00	\$98,500.00	\$23,000.00 Sold 12/21/2017	\$75,500.00	\$92,700
41	2016	3307 W. McKinley Blvd. 3651392000	4	Full exterior Porch change order	\$67,550.00 \$0.00	\$67,550.00	\$2,500.00 Sold 3/26/2019	\$65,050.00	\$90,100
42	2016	4700 W. North Ave. 3281228000	15	Flat roof Gutters	\$61,530.00 \$0.00	\$61,530.00	\$15,000.00 sold 6/9/2017	\$46,530.00	\$60,200
43	2016	4437-4441 N. 25th St. 2310057000	1	Roof Gutters	\$21,489.00 \$0.00	\$21,489.00	\$1.00 Sold 8/3/2022	\$21,488.00	\$129,900
44	2017	2813 W. Kilbourn Ave. 3880811000	4	Full exterior Porch	\$99,299.00 \$0.00	\$99,299.00	\$5,500.00 Sold 8/23/2018	\$93,799.00	\$200,100
45	2017	2430 N. 2nd St. 3220810000	6	Full exterior Porch & foundation	\$117,325.00 \$0.00	\$117,325.00	\$34,600.00 Sold 9/24/2019	\$82,725.00	\$326,500
46	2017	2833 W. State St. 3881808000	4	Full exterior Porch	\$92,436.00 \$6,062.00	\$98,498.00	\$27,225.00 Sold 6/1/2020	\$71,273.00	\$100,500
47	2017	2361 N. Vel R. Phillips Ave. 3221190110	6	Full exterior Porch change order	\$69,760.00 \$0.00	\$69,760.00	\$10,500.00 Sold 6/27/2019	\$59,260.00	\$354,000
48	2018	3005 W. Kilbourn Ave. 3880033000	4	Gut east wall	\$5,000.00	\$5,000.00	\$5,000.00 Sold 5/31/2019	\$0.00	\$125,600
49	2018	4369 N. 26th St. 2310093000	1	Roof Garage demo	\$31,635.00 \$1,700.00	\$33,335.00	\$1.00 Sold 8/3/2022	\$33,334.00	\$94,400
50	2018	4481 N. 25th St. 2310071000	1	Tree removal	\$3,500.00	\$3,500.00	\$1.00 Sold 8/3/2022	\$3,499.00	\$122,000

HOUSING INFRASTRUCTURE PRESERVATION FUND PROJECTS (2011-2024)

Property Number	Acquisition Year	Address	Ald. Dist.	HIPF Rehabilitation Category	HIPF		Sales Price	Net Subsidy	2024 Assessed Value
					Rehabilitation Cost - Category	Rehabilitation Cost - Total			
51	2019	2673 N. Martin Luther King Dr. 3220901000	6	Interior safety	\$3,095.00	\$3,095.00	Not yet sold	Not yet sold	\$72,600
				Emergency	\$0.00		On the market		
				Roof, exterior	\$0.00				
52	2019	2249 N. Humboldt Ave. 3540501100	6	Roof waterproof	\$4,720.00	\$4,720.00	Not yet sold	Not yet sold	\$340,000
				Emergency	\$0.00		On the market		
				Roof, exterior	\$0.00				
53	2019	540 W. North Ave. 3232025100	6	Roof, eaves	\$56,243.00	\$56,243.00	\$52,000.00	\$4,243.00	\$86,500
				Gutters	\$0.00		Sold 5/22/203		
54	2019	2216 N. Sherman Blvd. 3489992000	15	Roof, siding, porch	\$99,550.00	\$99,550.00	\$39,000.00	\$60,550.00	\$98,400
							Sold 7/30/2020		
55	2019	2864 N. Sherman Blvd. 3080524000	15	Roof, eaves, gutters	\$61,697.00	\$64,692.00	\$113.00	\$64,579.00	\$189,300
				tree removal	\$2,995.00		Sold 7/22/2021		
56	2019	2330 W. Vine St. 3500333000	15	Roof, eaves, gutters	\$63,500.00	\$63,500.00	\$5,000.00	\$58,500.00	\$300,700
				Tree removal	\$0.00		Sold 6/18/2020		
57	2019	3405 W. St. Paul Ave. 4010726000	10	Grant/loan	\$23,500.00	\$23,500.00	\$1.00	\$23,499.00	\$175,800
							Loan forgiven		
58	2020	519 N. 28th St. 4010954000	10	Grant/loan	\$25,000.00	\$25,000.00	\$2.00	\$24,998.00	\$216,300
							Loan forgiven		
59	2021	2825 W. State St. 3881807000	4	Roof/gutters/eaves	\$62,650.00	\$50,000.00	Not yet sold	Not yet sold	\$55,600
							On the market via HOMES MKE program		
60	2021	4444 N. 26th St. 2310078000	1	Demo & yard clean up	\$25,000.00	\$25,000.00	Not yet sold	Not yet sold	\$34,300
							On the market via HOMES MKE program		

* This property now is a City-owned vacant lot.

** This property was sold by its owner on 04/29/2024 for \$414,000. This sale price is not reflected in its 2024 assessed value.