

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

May 4, 2015

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

5601 West Vliet Street (the "Property") consists of a 1,408 SF building on a 5,865 SF corner lot. The Property was acquired through property tax foreclosure in 2013. The Property is located within the Hawthorne Glen Neighborhood.



BUYERS

Wyeast Pizza LLC ("Wyeast") is owned by James Durawa and Ann Brock ("Buyers"). Mr. Durawa was the sole proprietor of Wyeast for four years, while the business operated in Portland, Oregon. Mr. Durawa will be the pizzaiolo and in charge of the kitchen. Mr. Durawa currently works at West Allis Cheese and Sausage Shoppe, a family-owned business.

Ann Brock will manage ordering and sourcing ingredients, bookkeeping, hiring and the operations outside of the kitchen.

Wyeast began in a non-motorized food trailer in Portland, Oregon in 2009. It quickly established a loyal customer base, along with local and national recognition for its high-quality and specialized pizzas. In 2010, Wyeast was featured in a Rachel Ray magazine article. Wyeast closed its Portland location in 2013, when it decided to seek a permanent location in its hometown of Milwaukee. James Durawa and Ann Brock are graduates from the University of Wisconsin-Milwaukee.

PROJECT DESCRIPTION

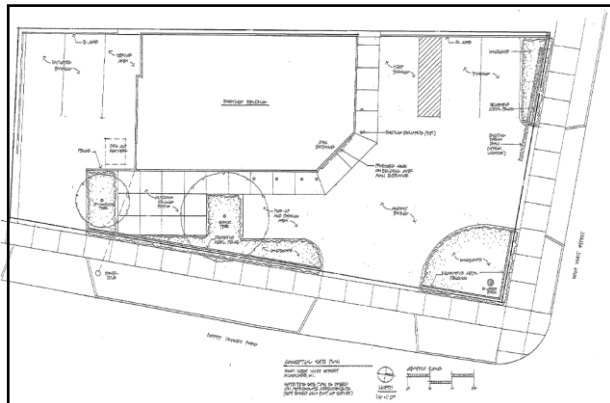
Wyeast began in a non-motorized food trailer in Portland, Oregon in 2009. Wyeast produces a handmade pizza, with a high-quality dough recipe, which is baked in an Italian dome-style oven. The dough is prepared the way artisan bread is made. Wyeast uses a very hot dome-shaped Italian oven that reaches temperatures of 800 degrees. According to the Buyers, it takes

an oven this hot to bake a pizza correctly. Wyeast will use local and regional ingredients whenever applicable. The menu will highlight where featured toppings are sourced. Wyeast will offer exceptional customer service in a fun and relaxed dining environment.

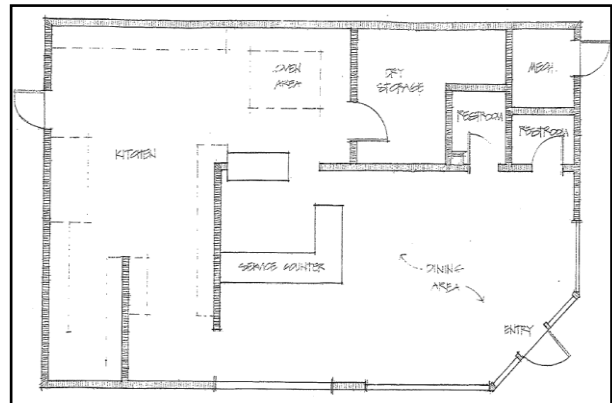
Wyeast will serve pizza, salads, appetizers, deserts, beer, wine and nonalcoholic beverages. The Buyers understand that it must apply for a Class B beer license and Class C wine license in order to serve beer and wine. Wyeast will offer primarily dine-in service that also will include to-go service, but not delivery service.

Wyeast will have a partially open kitchen so that the Italian dome-style oven will provide part of the ambience for customers during their dining experience. The customer also will be able to view its pie being hand-stretched, topped and put into the oven. The Buyers plan to have an outdoor patio area that will allow customers outdoor seating in the summer and will improve the vitality of the neighborhood. The Buyers agree to remove the existing free-standing sign at the corner. All landscaping along the street frontages will be in accordance with Milwaukee Code of Ordinance 295-405 (Milwaukee zoning code-landscaping) and Wisconsin Department of Natural Resources ("WDNR") guidelines. NOTE: The Property was a former gasoline station that had a leaking underground storage tank ("LUST"). The former owner obtained case closure for the LUST from the WDNR. The Buyers understand that portions of the property may have residual soil and/or groundwater contamination that must be properly managed, if encountered, in accordance with all applicable local, state and/or federal regulatory guidelines.

As with many of the locally owned and operated businesses along Vliet Street, the Buyers will integrate into the business community and local neighborhood so that Wyeast becomes a welcoming gathering place.



Preliminary Site Plan



Preliminary Floor Plan

The estimated renovation and improvement costs are \$250,000.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$35,000. The conveyance will be on an "as is, where is" basis, including environmental concerns, if any. The deed of conveyance will contain a restriction prohibiting the Buyers or its successors from applying to the City for tax-exempt property status. At closing, a commission will be paid to the commercial broker that submitted the offer on behalf of the Buyers. Also, a 30 percent development fee shall be paid to the Redevelopment Authority of the City of Milwaukee, less sale expenses, and the remaining proceeds shall be deposited in the Delinquent Tax Fund.