

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

**DATE**  
May 2, 2017

**RESPONSIBLE STAFF**  
Dwayne Edwards, Program Manager, DCD

**PARCEL ADDRESS AND DESCRIPTION**  
4700-06 West North Avenue (the "Property"): A two story, 14,440 SF mixed-use brick building situated on a 7,200 SF parcel located in the Uptown Crossing neighborhood and is part of Business Improvement District No. 16 (BID No. 16). The Property, constructed in 1926, was acquired through property tax foreclosure on July 9, 2012.



City Property existing view – North Avenue



**BUYER**  
Seon Joo Oh (the "Buyer") established her clothing, beauty supply and service business in 2010. The Buyer currently operates Cool Beauty retail clothing and beauty products store at 2241 North Dr. Martin Luther King Jr. Drive. The Buyer is seeking an additional location to expand her business in the greater Milwaukee area.

**PROJECT DESCRIPTION**  
The Buyer proposes to renovate the commercial space into a retail clothing store, nail salon and create offices for her growing beauty consulting business.

Seon Joo Oh proposes to renovate the exterior of the building by installing new windows along West North Avenue and North 47<sup>th</sup> Street, tuck-pointing as needed, installing new signage, removing existing boards and restoring the existing commercial storefronts by installing clear glazing along both street frontages. The estimated cost to renovate the Property is \$150,000.



Conceptual rendering - North Avenue elevation



Conceptual rendering - front view of 4700-06 West North Avenue



*N 47th St Elevation*

Conceptual rendering - North 47<sup>th</sup> Street elevation

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$15,000. The conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. At closing, the sale proceeds, less all sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Delinquent Tax Fund.