

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

**DATE**

December 14, 2021 – Common Council

**RESPONSIBLE STAFF**

Deborah McCollum-Gathing, In-Rem Property Disposition Manager, Department of City Development

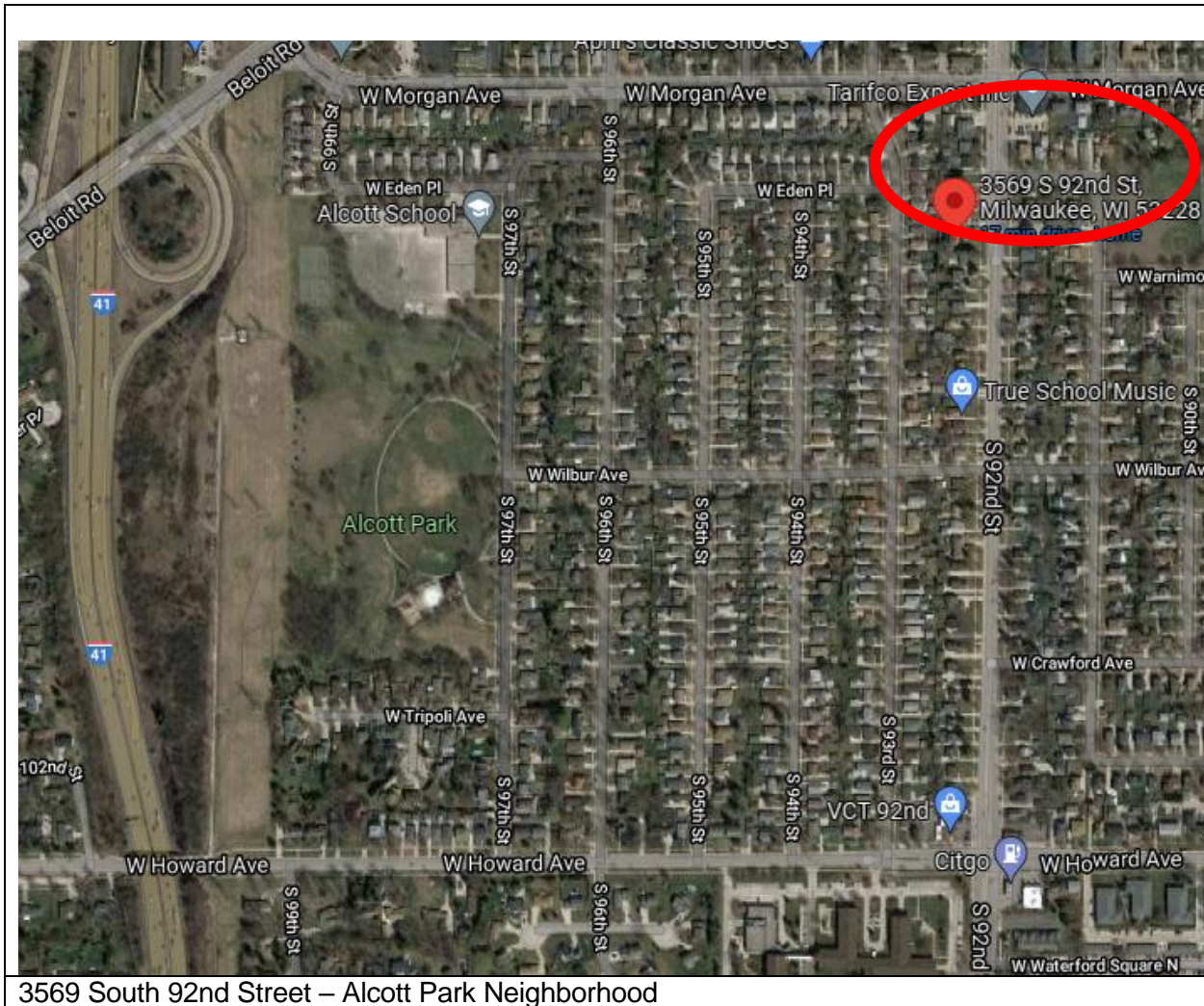
**PARCEL ADDRESS & DESCRIPTION**

3569 South 92nd Street: A 1,554 square foot single-family home, built in 1954 on a 12,600 square foot lot, acquired by the City of Milwaukee through tax foreclosure in November of 2019. The property is located in the Alcott Park neighborhood.



**BUYER**

Former owner, Phillip Krawczyk (the "Buyer"). The former owner fell behind in property taxes and lost the property through tax foreclosure. The Buyer meets all other guidelines to purchase a City property.



3569 South 92nd Street – Alcott Park Neighborhood

**PROJECT DESCRIPTION**

Return of home to former owner through a City sale and to be maintained as an owner-occupied home.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$32,692.81. The conveyance will be on an “as is, where is” basis including all environmental and geotechnical conditions, if any. At closing, subtracted from the sale proceeds will be sales expenses and a 30 percent disposition fee shall be paid to the Redevelopment Authority of the City of Milwaukee. The remaining sale proceeds shall be deposited in the Tax Deficit Fund.

**Due Diligence Checklist**  
**Address: 3569 South 92nd Street**

<p>The Commissioner's assessment of the market value of the property.</p>	<p>An occupied single-family residential property located in the Alcott Park neighborhood. The Property was acquired through property tax foreclosure in November of 2019. The property is being sold "as is, where is," including all environmental and geotechnical conditions, without any guarantees.</p> <p>The price for the Property will be \$32,692.81.</p>
<p>Full description of the development project.</p>	<p>The Buyer, Phillip Krawczyk, will renovate and occupy as an owner occupant.</p> <p>The Buyer understands they will be responsible for ensuring the property is up to code and all other City ordinances related to occupancy are followed.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Not applicable.</p>
<p>Developer's development project history.</p>	<p>Buyer is former owner of house.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>Not applicable.</p>
<p>Project cash flows for the lease term for leased property.</p>	<p>Not Applicable.</p>
<p>List and description of project risk factors.</p>	<p>Not Applicable.</p>
<p>Tax consequences of the project for the City.</p>	<p>The property will be returned to the tax rolls.</p>