

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

**DATE**

November 5, 2013

**RESPONSIBLE STAFF**

Yves LaPierre, Real Estate Section (286-5762)

**BUYER**

Milwaukee Habitat for Humanity, Inc. is a local organization that is part of a nationwide effort to build new homes for first-time, low to moderate-income buyers. Volunteer labor, including required sweat equity by future buyers, and homebuyer counseling are key to Habitat's success. Its Executive Director is Brian Sonderman. Since 1984, Habitat has built over 500 homes for Milwaukee families. Habitat has committed to a multi-year effort to build new homes and renovate existing homes in the Washington Park Neighborhood. In 2014, Habitat will be constructing new homes on city-owned lots as well as lots it has acquired in the past.

**PROPOSED USE**

Construction of ten single-family, owner-occupied homes beginning in Spring 2014. Four different models will be constructed. Each home will be approximately 1,100-1,400 SF and have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$85,000 to \$90,000. Each owner is required to contribute "sweat equity" to the new home.

**OFFER TERMS AND CONDITIONS**

The properties will be sold "as is" for \$1 per lot. Closing will occur within six months of Common Council approval, but in advance of construction to allow Habitat to obtain needed certified survey maps to create building sites. Closing is subject to DCD approval of final house designs and site plans. The Purchase and Sale Agreement will include reversion of title provisions for non-performance. No earnest money or performance deposit will be required based on Habitat's past performance.

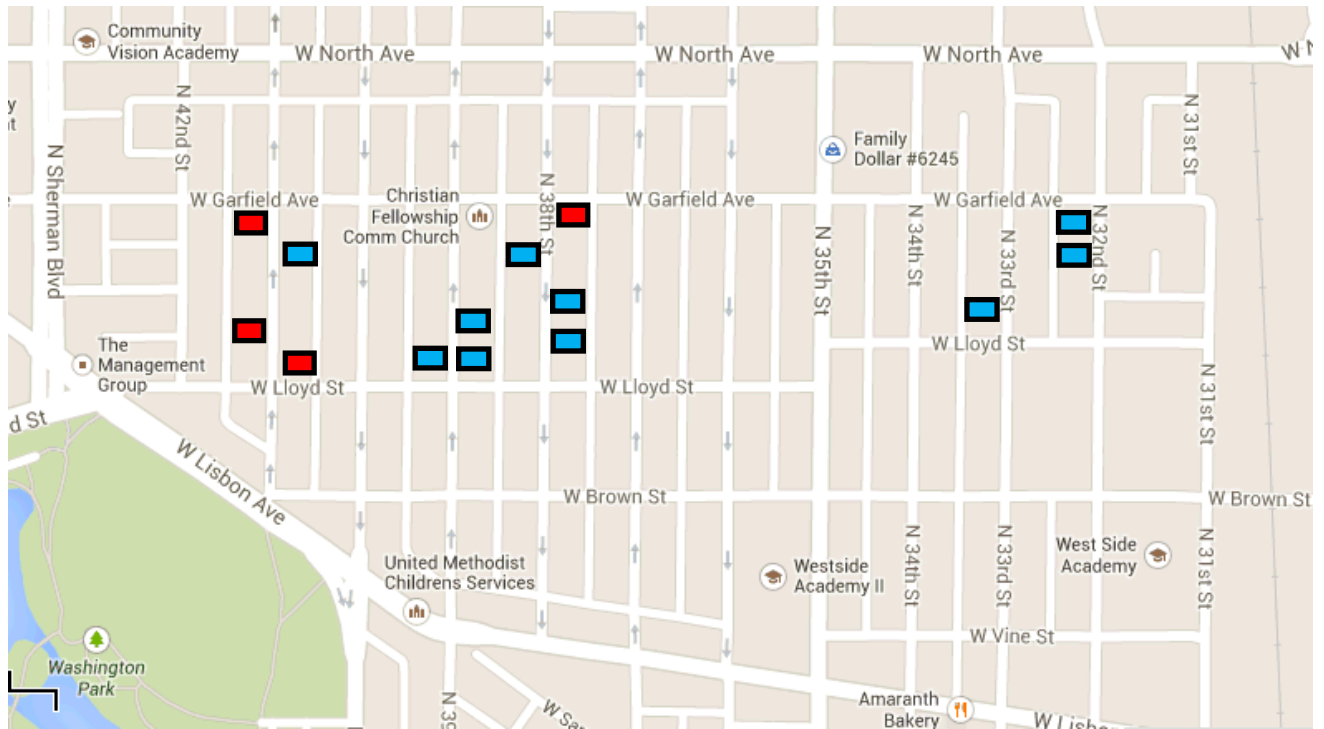


Sample House Design

**PROPERTIES**

Ten vacant lots for ten building sites in the Washington Park Neighborhood. If any lots are determined to be infeasible for construction, as Habitat prepares building plans or certified survey maps or additional lots become City-owned, the Commissioner of DCD may substitute a similar lot in the target area upon approval from the local alderperson.

Address	Tax Key	Address	Tax Key
2147 North 38 <sup>th</sup> Street	348-0998-000	2121 North 39 <sup>th</sup> Street	348-0605-000
2134 North 38 <sup>th</sup> Street	348-1051-000	2122 North 39 <sup>th</sup> Street	348-1015-000
2134 North 41 <sup>st</sup> Street	348-0528-000	2106 North 33 <sup>rd</sup> Street	349-0325-000
2110 North 39 <sup>th</sup> Street	348-1012-000	2139 North 32 <sup>nd</sup> Street	349-0526-000
2111 North 39 <sup>th</sup> Street	348-0607-100	2151 North 32 <sup>nd</sup> Street	349-0523-000



Location of 2014 Habitat building sites in the Washington Park Neighborhood

City-owned lots

Habitat-owned lots