

## LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

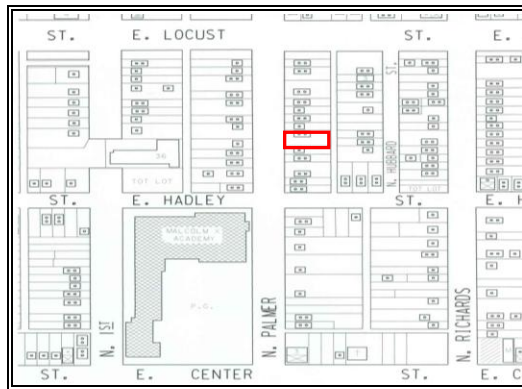
OCTOBER 4, 2006 AGENDA  
PUBLIC WORKS COMMITTEE

ITEM 24, FILE 060694  
Emma J. Stamps

File No. 060694 is a resolution removing a deed restriction from a former tax-deed, vacant lot formerly known as 2824 North Palmer Street, in the 6th Aldermanic District.

### Background

1. The Common Council declares city-owned properties surplus to municipal need and authorizes sale as a special use pursuant to Section 304-49-2, Milwaukee Code of Ordinances.
2. On March 14, 2002, a former city owned tax-deed, vacant lot at 2824 North Palmer Street was conveyed to 3000 St. Paul, LLC to be used as open space and assemblage with their adjoining property at 2830 North Palmer Street.



3. The deed of conveyance provides restrictions that the land conveyed and adjoining property:
  - shall be combined into a single parcel to be used as a unit
  - the newly combined parcel shall not be divided without Common Council approval
  - the vacant lot shall be maintained and used as open space with no principal building

### Discussion

4. In 2006, the 3000 St. Paul, LLC sold the combined property to Brilliant G. Nimmer. The new owner wants to build an owner-occupied, single-family home on the vacant portion of the property, but needs the deed restriction released to obtain a building permit.
5. The Commissioner of DCD recommends a conditional deed restriction release.
6. File 060694 authorizes the Commissioner of DCD to execute legal documents needed to remove the restriction contained in the deed dated March 14, 2002 and, to allow for construction of an owner-occupied, single-family home on said property upon DCD approval of final plans.

### Fiscal Impact

The fiscal impact is estimated at \$5,000, less sales expenses and the 25% RACM administration fee. Sale proceeds will be credited to the Reserve for Tax Deficit Fund.

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