

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

October 31, 2017

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

5151 North 35th Street (the "Property"): A 9,864 SF, vacant two-story block building of red brick, with a tower reaching 56 feet, which was constructed in 1901. The building once served as the home of the North Milwaukee Fire Station and Village Hall. The Property was acquired through property tax foreclosure in December 2012.



City Property

BUYER

Brian Rott (the "Buyer") is President/CEO and Producing Artistic Director of Quasimondo Physical Theatre. The organization is committed to enriching Milwaukee through theatre that communicates in common sensory language, celebrates diversity and inspires audiences. Since 2012, the group has presented over 30 original productions and projects to the community. To fulfill its mission, the Buyer believes it is imperative that the organization own and manage its own space.

After visiting nearly 100 properties, the Buyer found the former North Milwaukee Fire Station and Town Hall to be an excellent fit for the company's needs; with hardwood floors, high ceilings and ample space for programming. The company plans to use the second floor interchangeably as rehearsal halls, dance studios and classrooms; and the ground floor space for administrative offices and scenic/costume shops. The Buyer is compelled by the property's historic import and is committed to enriching the community through preservation efforts. The company's project title, "North Milwaukee Art Haus," draws on the area's rich German heritage and the building's historic use as a firehouse.

Quasimondo is inherently collaborative and has a successful track record of project management and leveraging partnerships and has worked with Milwaukee Opera Theatre, Present Music, Milwaukee Art Museum, Villa Terrace Decorative Arts Museum, The Milwaukee Historical Society and Old World Wisconsin, to name a few.

Historic preservation efforts will include interior and exterior restoration, tuck pointing repair and restoration of windows and doors. Wherever practical, the Buyer plans to add energy efficient features. All new mechanicals, roof repair, asbestos removal and water damage repair.

PROJECT DESCRIPTION

The Buyer is proposing to redevelop 5151 North 35th Street as a mixed-use performance venue for its theatre group, with administrative offices and scenic/costume shops on the ground floor and interchangeable uses to include rehearsal halls, dance studios and classrooms on the second floor.

Mr. Rott has many years of experience in Milwaukee's theatrical industry and has presented 30 original productions and projects to the community. The estimated cost to renovate the property is \$190,000.



6/8/17

Exterior Improvements

PURCHASE TERMS AND CONDITIONS

The purchase price is \$45,000. The estimated cost to renovate the Property is \$190,000. The Buyer has applied for the Greater Milwaukee Foundation's "Strengthening Neighborhoods" Grant, Herzfeld Foundation Grant and will seek conventional financing from Wells Fargo Bank as well as available City funding resources to assist with the project.

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.