

## 4522 W. Lisbon Ave.

### 1. Identification

- 4522 W. Lisbon Ave.
- 347-0215-000-2
- \$7,200 land, \$0 Improvements, \$7,200 total
- Corrine Scheffler

### 2. Years Tax Delinquent

- 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991
- No Bankruptcy
- \$31,661.87

### 3. Confirm In-Rem Eligibility

- It seems there are many years eligible

### 4. Reason To Foreclose

- No 75.106 deal
- There has been interest on the part of two developers over the past several years in this property for a restaurant use if it could be assembled with 4530 Lisbon and some other neighboring private properties. We believe that if the issues of assembly, ownership and back taxes are taken care of, that we'd be able to sell this site and get it redeveloped.

### 5. Environmental

- Parcel has been on the "Do Not Acquire" List
- Historical uses of concern including muffler shop and auto repair
- Yes a Phase I has been completed. Above uses of concern and two possible tanks were indicated.
- A 1996 Phase II indicated soil contamination by petroleum products (SVOCs) in the SW corner. One tank was removed in 1996. Records indicated a second tank might exist. However a magnetometer survey conducted in 2000 showed there was no second tank still on the site. A portion of the estimated \$20,000 to get closure on the property is likely to be PECFA reimbursable. The \$10,000 deductible for PECFA could be paid for using EPA Petroleum testing funds. Overall, sale of the property would probably cover most, if not all, of environmental costs on the property.
- There are no aboveground containers with unidentified substances.
- DCD doesn't know of any unusual conditions.
- Most likely we will deal with the PECFA eligible items on the site prior to selling. If we were unable to do that in a timely fashion we would fence the property and possibly would use municipal liability exemption until we had an interested buyer.
- No real option for cost recovery.

**6. Lease**

- No lease.

**7. Timing and Costs**

- We are not aware of an upcoming in rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try to get it into the last batch- but that apparently did not happen. This property could possibly wait for piggy backing. Please inform DCD as to when the next batch is likely to move forward.
- We would use Brownfields Development Fund or CDBG brownfields funds depending on timing but would hope to be able to piggyback.
- No receivership needed.

## 4530 W. Lisbon Ave.

### 1. Identification

- 4530 W. Lisbon Ave.
- 347-0215-000-7
- \$3,600 land, \$0 Improvements, \$3,600 total
- Elroy Cade

### 2. Years Tax Delinquent

- 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991
- No Bankruptcy
- \$71,236.62

### 3. Confirm In-Rem Eligibility

- It seems there are many years eligible

### 4. Reason To Foreclose

- No 75.106 deal
- There has been interest on the part of two developers over the past several years in this property for a restaurant use if it could be assembled with 4522 Lisbon and some other neighboring private properties. We believe that if the issues of assembly, ownership and back taxes are taken care of, that we'd be able to sell this site and get it redeveloped.

### 5. Environmental

- Site has been on the DNA list.
- Former uses including plumbing and heating contractor and a mobile glass service.
- A Historical Land Use Investigation was conducted. Concerns included the above former uses and records of a tank. One tank was removed in 1996.
- Yes, we have results from Phase II showing PVOC impacts around the former tanks area. Groundwater monitoring also shows PVOC impacts. There is a chance that additional work on the site will be PECFA eligible since historical records show the tank was a dual use tank. 4 more wells are recommended to delineate the area of contamination. Total additional costs are estimated at \$45,000 with most of those costs being offset by EPA Petroleum Funds and PECFA reimbursement.
- There are no aboveground containers with unidentified substances.
- DCD doesn't know of any unusual conditions.
- Most likely we will deal with the PECFA eligible items on the site prior to selling. If we were unable to do that in a timely fashion we would fence the property and possibly would use municipal liability exemption until we had an interested buyer.
- No real option for cost recovery or insurance archeology.

## **6. Lease**

- No lease.

## **7. Timing and Costs**

- We are not aware of an upcoming in-rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try to get it into the last batch- but that apparently did not happen. This one could possibly wait for piggy backing. Please inform DCD as to when the next batch is likely to move forward.
- We would use Brownfields Development Fund or CDBG brownfields funds depending on timing but would hope to be able to piggy back it with another Treasurer's batch.
- No receivership needed.

## **4227 N. Teutonia Av.**

### **1. Identification**

- 4227 N. Teutonia Ave.
- 245-1913-000-5
- \$31,000 land, \$57,000 Improvements, \$88,000 total
- Hazel Adkins

### **2. Years Tax Delinquent**

- 2002, 2001, 1998, 1997, 1995, 1994, 1993, 1992- Coded 5K
- Bankruptcy- we would like to request that the City Attny's office seek to waive the stay in bankruptcy; we'd like to go to Council even if that is not yet done- so that if successful we can proceed with foreclosure.
- \$55,161.62

### **3. Confirm In-Rem Eligibility**

- It seems that there are many years eligible if the bankruptcy issues are cleared up.

### **4. Reason To Foreclose**

- We believe it is a marketable site with high redevelopment potential because of high traffic counts and a good location for retail/commercial. There has been a party interested in a 75.106 deal for several years but he has been unable to propose a development and financial plan of sufficient detail. The site is PECFA eligible and we have EPA Petroleum funds to conduct the work for the deductible. If recommended for foreclosure, the city would be well positioned to obtain a DNR SAG grant to pull any underground storage tanks. If we were able to successfully obtain a SAG grant for tanks pulls, there would be no costs that the City would have to incur in order to cleanup the property.

### **5. Environmental**

- Site has been on the DNA list
- It's a former gas station
- A Phase I was conducted showing it was a former gas station and had at least six USTs at one time.
- No Phase II testing. However, it does not make sense to do Phase II work that will be PECFA eligible when we are not the owner. In that case we cannot get PECFA reimbursement that we would qualify for if the City was the owner.
- There are no above ground storage containers.
- No unusual conditions noted or reported.
- We don't really see a need for using municipal liability exemption because cleanup would likely be taken immediately using SAG Grants, EPA Petroleum Funds, and PECFA. If SAG grants for the tank pull are not

obtained we would likely use RACM or block grant funds to address and then try to recover those costs at the time of sale.

- Cost recovery might be an option here. There is a major oil company that operated the site a number of years ago.
- Insurance archeology might possibly be worth looking into- however the amount to recover may be too small to bother with.

**7. Lease**

- No lease.

**7. Timing and Costs**

- We are not aware of an upcoming in-rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try to get it into the last batch- but that apparently did not happen. Because some work in bankruptcy court must be completed first, we would need to wait until that work was done before it could be piggy backed with another Treasurer's batch. We would like to proceed to the Council vote however, so that in the event that the bankruptcy stay is lifted, that the City could proceed with foreclosure.
- We would use Brownfields Development Fund or CDBG brownfields funds depending on timing.
- No receivership needed.

## **3326 W. Capitol Dr.**

### **1. Identification**

- 3326 W. Capitol Dr.
- 246-003-100-3
- \$37,600 land, \$0 Improvements, \$37,600 total
- L & L Capitol Prop Inc.

### **2. Years Tax Delinquent**

- 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991
- No bankruptcy
- \$31,519.03

### **3. Confirm In-Rem Eligibility**

- It seems that there are many years eligible.

### **4. Reason To Foreclose**

- The City would be well positioned to obtain a DNR Site Assessment Grant for a magnetometer survey, tank pulls and some initial investigation if we could get ownership points by recommending the property for foreclosure. An already awarded EPA petroleum grant could be used for the PECFA deductible and the remainder of cleanup would be likely to be PECFA eligible. There has been interest by a day care provider to move forward with a 75.106 deal, however, that development opportunity seems to have gone away. The property is on a busy street. Future potential redevelopment of the Tower property may make it attractive in coming years.

### **5. Environmental**

- Site has been on the DNA list.
- Former uses including dairy manufacturing and lawn service.
- A Historical Land Use Investigation was conducted. Concerns included the above former uses and records of a petroleum tank and two unspecified tanks. A filling station, auto body shop and railroad tracks are located next to this site.
- There has been no Phase II conducted. However, the City would be well positioned to obtain a DNR Site Assessment Grant for a magnetometer survey, tank pulls and some initial investigation if we could get ownership points by recommending the property for foreclosure. An already awarded EPA petroleum grant could be used for the PECFA deductible. If we are unable to secure a SAG grant- we could use the EPA petroleum grant to cover all costs except for tank pulls. The City would likely pull those tanks with block grant funds or Development Brownfields funds and then do the PECFA work..
- There are no above ground containers.

- No unusual conditions noted or reported.
- We don't really see a need for using municipal liability exemption because we believe we can deal with all cleanup issues with grant funds. If we are unable to secure SAG grant funds, the portion not covered by current grants would be covered with the Development Fund or block grant brownfields funds or we would fence the site and wait until a developer was interested or we were able to attract grant funds to the site.

**8. Lease**

- No lease.

**7. Timing and Costs**

- We are not aware of an upcoming in-rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try to get it into the last batch- but that apparently did not happen. We would like this property to go to Council for a vote so that for the grant application we can show intent to foreclose, however the actual notice period could probably wait up to 6 months to allow for piggy backing. Please inform DCD as to when the next batch is likely to move forward.
- We would use Brownfields Development Fund or CDBG brownfields funds depending on timing.
- No receivership needed.

## 946-952 N. 27<sup>th</sup> St.

### 1. Identification

- 946-952 N. 27<sup>th</sup> St.
- 389-0897-000-1
- \$18,600 land, \$2,100 Improvements, \$20,700 total
- Milwaukee Indian Health Board Inc.

### 2. Years Tax Delinquent

- 2002, 2001, 1999, 1998- Coded 4R
- No bankruptcy
- \$7,297.60

### 3. Confirm In-Rem Eligibility

- It seems that there are many years eligible- we are unsure what the 4R coding indicates.

### 4. Reason To Foreclose

- We believe it is a marketable site with high redevelopment potential because of several interested parties including West End Development Corp. and Ameritech. We have been seeking an inspection warrant to test the site, but have not yet received it. If it turns out that it is more contaminated than can be handled through a sale or available cleanup funds, then the City would fence the site and use municipal liability exemption. We would then apply for cleanup grants to bring it to a marketable state.

### 5. Environmental

- Site has been on the DNA list.
- Only former use of concern was a cleaner supply.
- A Historical Land Use Investigation was conducted. Only concern was the above former use.
- No. We have been seeking an inspection warrant to test the site, but have not yet received it.
- There are no above ground containers.
- No unusual conditions noted or reported.
- If our testing demonstrates that it is more contaminated than can be handled through a sale or available cleanup funds, then the City would fence and use municipal liability exemption to give us time. We would then apply for cleanup grants to bring it to a marketable state but could wait for as long as needed because of the municipal liability exemption.
- We are not aware of any financially viable responsible parties that we could pursue.
- It is extremely unlikely that the cleaner supply company or a successor owner had an insurance policy that would cover this cleanup even per recent decision Johnson Controls, Inc. v. Employers Insurance of Wausau. Attorneys have

told us that our best bet for insurance archeology are larger companies like railroads, utilities etc. We've also been told that we'd need a several hundred thousand dollar cleanup to make this decision useful.

**6. Lease**

- No lease.

**7. Timing and Costs**

- We are not aware of an upcoming in-rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try to get it into the last batch- but that apparently did not happen. This property could wait for the next batch from the Treasurer's Office to piggyback.
- We would use Brownfields Development Fund or CDBG brownfields funds depending if we were unable to piggyback.
- No receivership needed.

## **1010 E. Layton Blvd.**

### **1. Identification**

- 1010 E. Layton Blvd.
- 593-9922-000-3
- \$88,700 land, \$0 Improvements, \$88,700 total
- Kenneth Posto and Raymond L Schultz

### **2. Years Tax Delinquent**

- 2002, 2001, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991
- No bankruptcy
- \$73,501.49

### **3. Confirm In-Rem Eligibility**

- It seems that there are many years eligible

### **4. Reason To Foreclose**

- We believe it is a marketable site with high redevelopment potential. We almost had a 75.106 deal on this site but it fell through. All of the environmental issues on the site are being dealt with through the PECFA program. Thus we believe the resale value of the property will far exceed any cost the City might incur on environmental cleanup.

### **5. Environmental**

- Site has been on the DNA list
- Only former use of concern was as a gas station.
- A Historical Land Use Investigation was conducted. Only concern was the above former use.
- Significant Phase II work has been conducted by the owner. Work is PECFA eligible.
- There are no above ground containers.
- No unusual conditions noted or reported.
- The City would complete the PECFA eligible work and sell so we do not believe municipal liability exemption would be needed.
- We are not aware of any financially viable responsible parties that we could pursue.

### **6. Lease**

- No lease.

### **7. Timing and Costs**

- We are not aware of an upcoming in-rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try

to get it into the last batch- but that apparently did not happen. This property could wait for the next batch from the Treasurer's Office to piggyback.

- We would use Brownfields Development Fund or CDBG brownfields funds depending if we were unable to piggyback.
- No receivership needed.

## **7132 W. Bradley Rd.**

### **1. Identification**

- 7132 W. Bradley Rd.
- 069-9992-100-9
- \$97,000 land, \$29,500 Improvements, \$126,500 total
- Robert Betz Testamentary

### **2. Years Tax Delinquent**

- 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994
- No bankruptcy
- \$58,149

### **3. Confirm In-Rem Eligibility**

- It seems there are many years eligible

### **4. Reason To Foreclose**

- No 75.106 deal
- MEDC owns a number of adjacent properties and is focusing efforts on trying to attract industrial users to this area. This is a large parcel that would be suitable for industrial use. There has been interest from a developer in a 76.106 deal to build a self-storage facility but DCD believes there is a higher use for the property. If recommended for foreclosure, DCD can apply for a \$200,000 EPA cleanup grant to address the environmental issues on the site. The site is currently fenced and no abandoned containers exist. Thus if we were not successful in getting a cleanup grant, we would use municipal liability exemption to wait either for another cleanup grant or an interested buyer.

### **5. Environmental**

- There is a Phase I investigation that has been conducted by DNR.
- Industrial uses were of concern.
- Yes. DNR and EPA have both conducted Phase II work on the site. A variety of soil impacts have been demonstrated.
- There are no above ground containers.
- No unusual conditions noted or reported.
- The site is already fenced. We would use municipal liability exemption to give us time to secure a cleanup grant on the site.
- No cost recovery or insurance archeology needed.

### **6. Lease**

- No lease.

### **7. Timing and Costs**

- We are not aware of an upcoming in-rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try to get it into the last batch- but that apparently did not happen. We would like this property to go to Council for a vote so that for the grant application we can show intent to foreclose, however the actual notice period could probably wait up to 6 months to allow for piggy backing. Please inform DCD as to when the next batch is likely to move forward.
- We would use Brownfields Development Fund or CDBG brownfields funds depending on timing.
- No receivership needed.

## **3009 N. Humboldt Blvd.**

### **1. Identification**

- 3009 N. Humboldt Blvd.
- 281-1049-000-5
- \$37,900 land, \$0 Improvements, \$37,900 total
- Humboldt Properties Inc.

### **2. Years Tax Delinquent**

- 2002, 2001, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991- 2U Coded
- No bankruptcy
- \$249,019.21

### **3. Confirm In-Rem Eligibility**

- It seems that there are many years eligible

### **4. Reason To Foreclose**

- It parcel has a good location along Humboldt. We've had several parties interested in a possible 75.106 deal on the site for an apartment complex or a commercial building. We have recently cleanup the two properties just south of this property.

### **5. Environmental**

- Site has been on the DNA list
- Former use of concern as a dry cleaner supply, tanks removed as part of city demolition.
- A Historical Land Use Investigation was conducted. Concerns consistent with dry cleaner and tanks.
- Yes. Phase II work indicates high levels of chlorinated solvents on the site. Additional testing is underway to define a cleanup cost. Cleanup could be significant. Our intent is to fence the site using Development Fund Brownfields funds and apply for an EPA Cleanup grant.
- There are no above ground containers.
- No unusual conditions noted or reported.
- If our testing demonstrates that it is more contaminated than can be handled through a sale or available cleanup funds, then the City would fence and use municipal liability exemption to give us time. We would then apply for cleanup grants to bring it to a marketable state but could wait for as long as needed because of the municipal liability exemption.
- We would like to look into cost recovery as an option on this property.
- It is extremely unlikely that there was an insurance policy that would cover this cleanup even per recent decision Johnson Controls, Inc. v. Employers Insurance of Wausau.

**6. Lease**

- No lease.

**7. Timing and Costs**

- We are not aware of an upcoming in-rem foreclosure action that the Treasurer is already bringing. This property was forwarded approximately a year ago to try to get it into the last batch- but that apparently did not happen. This property could wait for the next batch from the Treasurer's Office to piggyback.
- We would use Brownfields Development Fund or CDBG brownfields funds depending if we were unable to piggyback.
- No receivership needed.