

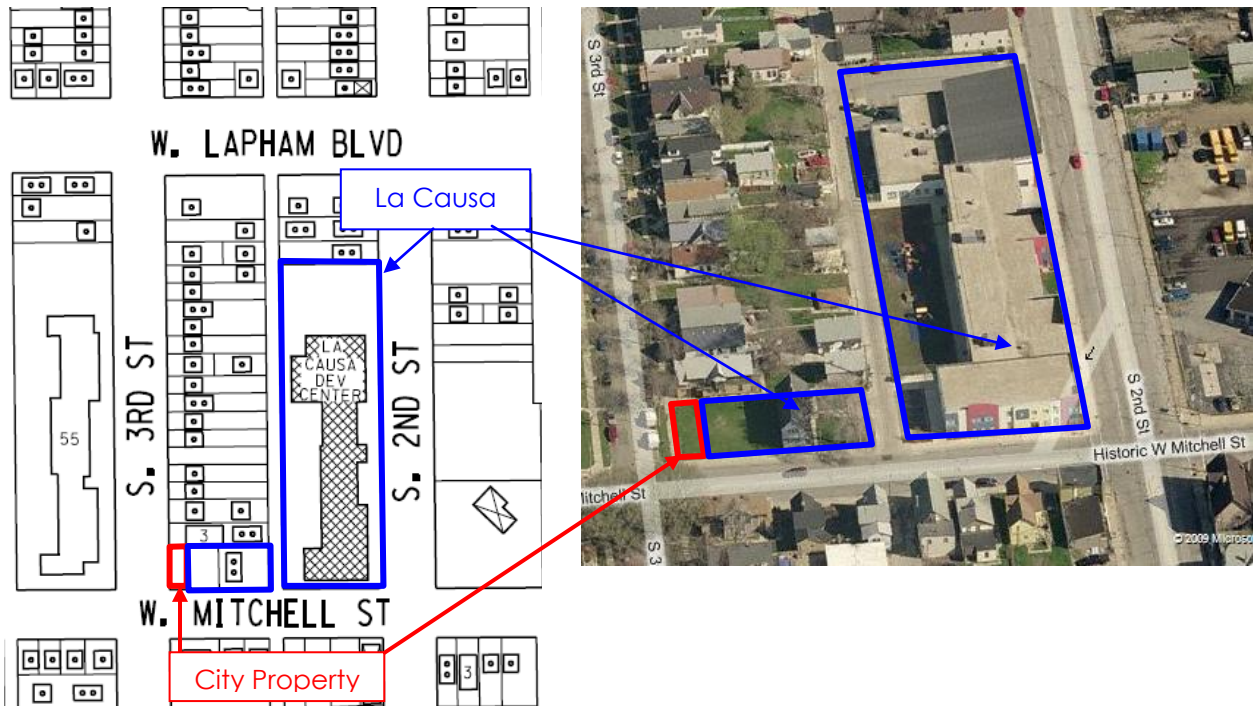
**LAND DISPOSITION REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**RESPONSIBLE STAFF**

Yves LaPierre, Real Estate Section (286-5762)

**Property**

238 West Mitchell Street, a 27'x60', 1,620 SF vacant lot. The lot was acquired in 1995 through In-Rem foreclosure.



**BUYER**

La Causa, Inc. ("La Causa"). La Causa is a Wisconsin corporation that has offered daycare and schooling in Milwaukee since 1972. La Causa operates a charter school and daycare at 1643 South 2nd Street.

**PROPERTY USE**

The Buyer proposes adding the City-owned vacant lot to its adjoining property to create a playground for the charter school it operates. The playground will be landscaped to City standards and fenced with brick piers and wrought iron.

**OFFER TERMS AND CONDITIONS**

The lot will be sold for \$1.00. The property will be sold "as is." Sale proceeds shall be credited to the Reserve For Tax Deficit Fund. Closing will occur once the Buyer has final plans for the playground approved for permitting, but no later than August 31, 2012. Construction is expected to commence within one month and be completed within three months. The parcel at 238 West Mitchell Street will be joined with 228-236 West Mitchell Street. Deed restrictions will require that 238 West Mitchell Street be maintained as green space and prohibit selling the lot separately from La Causa's adjoining property at 228-236 West Mitchell Street. Deed restrictions also will prohibit future development as parking or future application for tax exemption.