



DEPARTMENT OF
NEIGHBORHOOD SERVICES

ENGAGING NEIGHBORHOODS • **ENSURING SAFETY** • **ENHANCING DEVELOPMENT**

MILWAUKEE.GOV/DNS

DNS Demolition/Deconstruction Update

April 9, 2019

Raze Inventory*

Property Type	Residential	Commercial	Total
City owned	194	33	227
Privately Owned	159	35	194
Total:	353	68	421

*Approximately 60-70 properties expected to be added from recent In Rem actions in January and February 2019.

Raze Inventory by District

Aldermanic District	# of Raze Cases	Percentage	Cumulative Percentage
15	152	36.1%	36.1%
6	78	18.5%	54.6%
7	75	17.8%	72.4%
1	40	9.5%	81.9%
12	20	4.8%	86.7%
4	22	5.2%	91.9%
All Other Districts	34	8.1%	100.0%
Total:	421	100.0%	

Priority Count			# of Raze Cases
Emergency	Highest Priority	Imminent threat to life & safety	4
1	Highly Unreasonable to repair	Significant structural and interior/exterior damage, building uninhabitable	38
2	Moderately Repairable	Structural damage, interior/exterior vandalized and/or stripped, repair costs higher than assessed value	366
3	Repairs Possible	Reasonably secure, mostly intact interior, missing or defective building systems, moderate need of rehab, repair cost less than assessed value	13
		Total:	421

2019 Capitol Budget and 2018 Carry-over

\$2,750,000 – 2019 Capitol Budget

355,000 – 2018 Carry-over funds

\$3,105,000 – Funds available in 2019

2019 Demolition/Deconstruction Activity

Amount	Expenditures	Razed Buildings
\$1,200,000	Deconstruction-Amendment 63A	50
\$250,000	Concentrated Blight-Amendment 59A	34
\$171,000	CDBG Funded	13
\$491,000	DPW Demolitions*	20-25
\$2,112,000	Totals	117-122

*It's expected DPW to complete 20-25 demolitions depending on available funding.

Other Expenditures (Set-up Costs)

\$100,000	We Energies Disconnects
\$100,000	Pre-Demolition/Deconstruction Environmental Reports
\$575,000	Pre-Demolition/Deconstruction Asbestos Abatement
\$18,000	Pre-Demolition/Deconstruction Plumbing Seals
\$100,000	Post Demolition/Deconstruction Landscaping Contract
\$100,000	DNS Salaries-per 2019 Budget
\$993,000	Total

Reporting

Funded By	Private Vendors	Deconstruction	City-DPW	Total
2019 Goals	47	50	20-25	117-122
Queue	13	25	14	52
Bid	32	50	0	82
Complete	0	0	0	0
% Complete	0%	0%	0%	0%
Average Cost/Parcel	\$15,170*	\$31,853**	\$20,000***	

* Actual current average cost includes DNS set-up costs.

** Base contractor cost of \$25,000/parcel plus DNS set-up costs.

*** Estimated DPW cost plus DNS set-up costs.

Update: Wisconsin DFI grant (\$1 million)

Demolition/Deconstruction

- 60 properties reimbursed or submitted for reimbursement
- Estimate 43 more demolition/deconstruction projects will exhaust \$1 million grant
- Reimbursement requests must be submitted by December 1, 2019

Deconstruction Contractor

Spencer Renovation & Construction

Questions?



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