

Vacant Lots in Milwaukee

Report to the Zoning, Neighborhoods
and Development Committee

July 15, 2014

2452 vacant lots in inventory

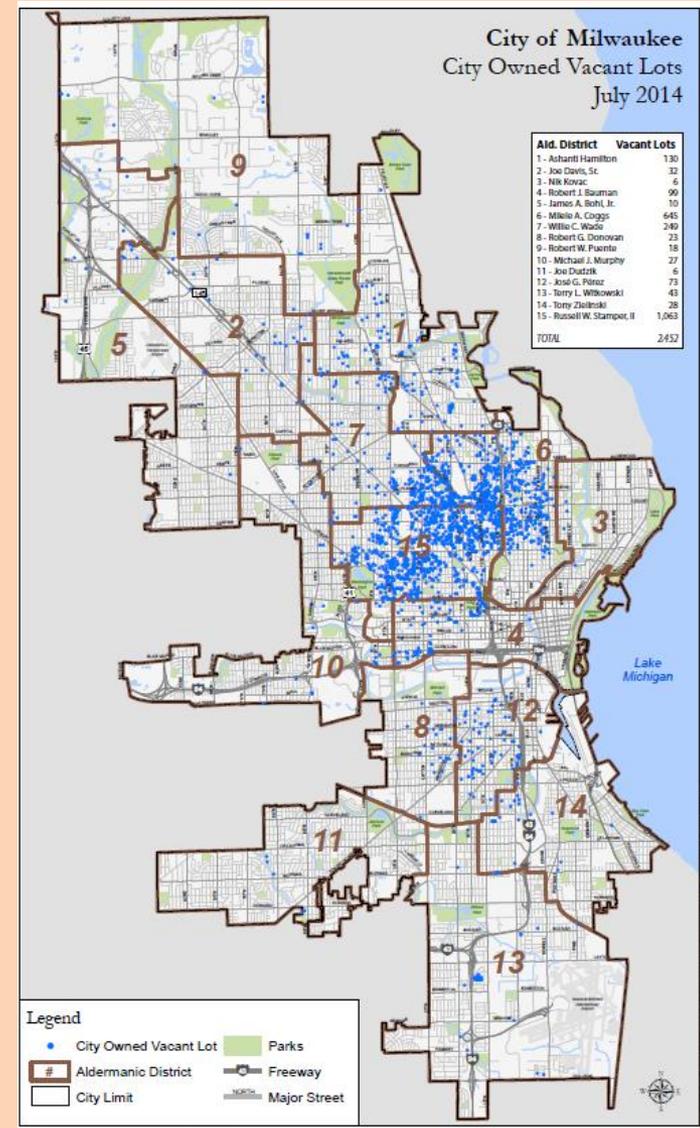
- 2098 located in areas with residential zoning
- 354 located in areas with industrial or commercial zoning



Distribution by aldermanic district

Ald. District Vacant Lots

1 - Ashanti Hamilton	130
2 - Joe Davis, Sr.	32
3 - Nik Kovac	6
4 - Robert J. Bauman	99
5 - James A. Bohl, Jr.	10
6 - Milele A. Coggs	645
7 - Willie C. Wade	249
8 - Robert G. Donovan	23
9 - Robert W. Puente	18
10 - Michael J. Murphy	27
11 - Joe Dudzik	6
12 - José G. Pérez	73
13 - Terry L. Witkowski	43
14 - Tony Zielinski	28
15 - Russell W. Stamper, II	1,063



Vacant lot marketing

Goal:

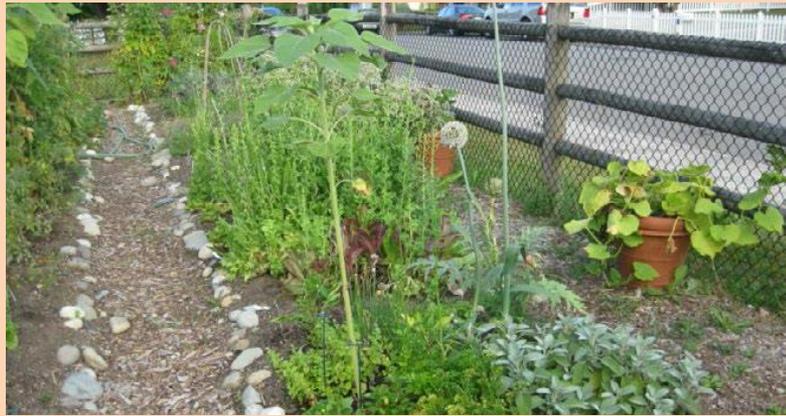
- Return vacant lots to productive uses that add value to the neighborhood
 - Responsible owner/tenant
 - Permitted land use
 - High-quality design for new construction

Challenges:

- Continuing influx of tax-foreclosed improved properties
- Demolition creating 500 more vacant lots
- Lots most prevalent in neighborhoods with lower rates of owner-occupancy and housing values

Target markets for lot sales

- New housing construction
 - Single & multi-family
 - Individuals and developers
- Owner-occupants
 - Side lot sales
- Urban agriculture
 - Community gardens



Sales for in-fill housing

- In-fill lots
 - 444 listed for sale
 - Major customers: Habitat for Humanity, Housing Authority, supportive housing developers
 - 29 sold since 1/1/2013
- Marketing strategies
 - Sites listed and mapped on DCD web site
 - New home catalog provides design guidance
 - Pre-approved models for new homes on city lots

Adjacent Lot for Single-Family Development Listing Details Aerial View << Back

2928 North 19th Street DCD Site #: 311-32-01

Lot Size:	3600 Sq. Ft.
Dimensions:	30' x 120'
Price:	\$3,000.00
Neighborhood:	North Division
Ald. District:	6 (Milele Coggs)
Status:	Available
Special Conditions:	Subsurface conditions are unknown and likely contain old building foundation. No survey is available.

House Design Requirements

House Style:	Traditional 1.5 to 2.5 story
Driveway:	Alley
Zoning:	RT4
Minimum House Width:	0
Minimum House Height:	20



Lots located in subdivisions

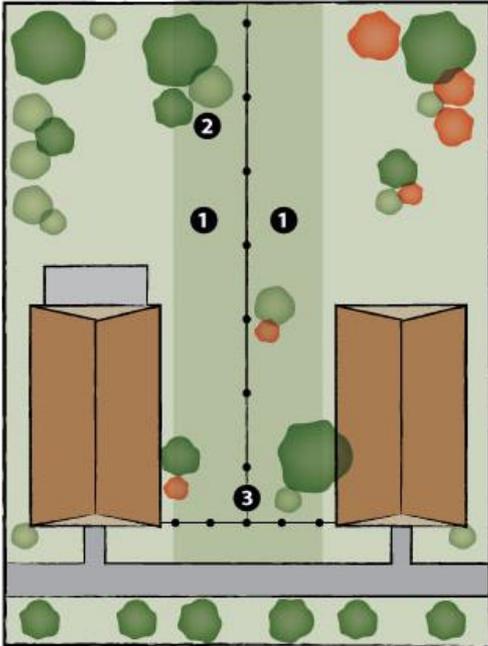
- Central city subdivisions
 - Walnut Circle: 29 lots available/3 homes built
 - Josey Heights: 34 lots available/3 homes built
 - Legacy: 51 lots available/2 homes built
- Lot sales stagnant since 2008 financial crisis
 - Permits for market rate single-family homes (citywide)
 - 2005: 146
 - 2012 – 6/2014: 26
- Marketing strategies
 - Walnut Circle lots advertised on DCD web site
- Refining strategies for Josey Heights and Walnut Circle
 - Affordability (lot price, design)
 - Qualified builders
 - Financing products

Side lot sales to owner-occupants

- Price varies by lot size (\$100 - \$300)
- 15th district: \$1 sale pilot program now underway
- 34 side lots sold since 1/1/13
- Marketing strategies
 - DCD web site
 - Media attention for \$1 lot program

Side Yard Expansion

Do you have a City-owned vacant lot next to your home? If so, you may be able to buy the lot and combine it with your property for added yard space. Contact us to see if a lot is available.



The sale of a vacant lot to an adjoining owner is possible if:

- Adjoining owner is an owner-occupant of their home
- Adjoining owner is in good standing with the City of Milwaukee, current on property taxes and has no outstanding code violations
- Vacant lot has no current development proposals or lacks future development potential
- Local Alderperson approves the sale

If a City-owned vacant lot is bordered by two qualified buyers, the City may divide the lot resulting in equal sized lots for each adjoining owner.

1-Lawn Expansion 2-Trees, Shrubs 3-Fence

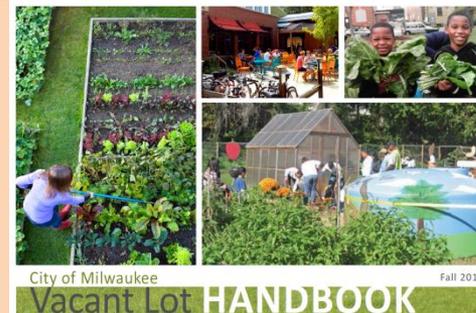
Sales for urban agriculture

- 70 lots used for urban agriculture
 - 61 seasonal permits
 - 9 three-year leases
 - Leasing handled by Milwaukee Urban Gardens
- 2 lots sold since 1/1/2013 to Victory Gardens Initiative and Walnut Way



Increasing sales

- Selling improved properties with vacant lot next door
- Improved web site
- Monthly City real estate e-news (6000 subscribers)
- Vacant lot handbook
- \$1 side lot pilot program
 - On-line offer to purchase will be modified for other residential lot sales



3181-83 North 13th Street

Includes vacant lot at 3201 North 13th Street

Other vacant lot efforts

- Strong Neighborhoods Plan beautification of City-owned lots
 - DPW Forestry
 - HOME GR/OWN
- Land stewardship agreement
- Urban agriculture zoning changes
- Stormwater retention

