



Legislation Details (With Text)

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Title: Substitute resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in various aldermanic districts.

Sponsors: THE CHAIR

Indexes: PROPERTY SALES, SURPLUS PROPERTY

Attachments: 1. Fiscal Note.pdf, 2. CPC letter.pdf

Date	Ver.	Action By	Action	Result	Tally
9/4/2002	0	COMMON COUNCIL	ASSIGNED TO		
9/4/2002		PUBLIC WORKS COMMITTEE	REFERRED TO		
9/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
9/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
9/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
9/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
9/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
9/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
9/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
9/6/2002	1	CITY CLERK	DRAFT SUBMITTED		
9/10/2002	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/11/2002	1	PUBLIC WORKS COMMITTEE	RECOMMENDED FOR ADOPTION AND ASSIGNED	Neither	
9/17/2002	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
9/24/2002	1	COMMON COUNCIL	ADOPTED	Pass	17:0
10/3/2002	1	MAYOR	SIGNED		

020741
SUBSTITUTE 1

THE CHAIR

Substitute resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in various aldermanic districts.

This substitute resolution authorizes the Commissioner of City Development to dispose of improved, tax-deed property in accordance with the Milwaukee Code of Ordinances and with supplemental procedures described herein.

Whereas, Chapter 304-49 of the Milwaukee Code of Ordinances ("Code") specifies the disposition process for surplus, City-owned real estate; and

Whereas, The Common Council of the City of Milwaukee ("Common Council") has, by adoption of resolution and other policy direction, supplemented the Code with procedural steps designed to streamline the process for returning property back to the tax roll and into the hands of responsible parties; and

Whereas, Those steps in the surplus property disposition process can be summarized as follows:

After the City Plan Commission declares property surplus to municipal needs and the Common Council approves an asking price, the Department of City Development ("DCD") shall market property in the following preferential order:

1. To qualified nonprofit organizations who can purchase property prior to being placed on the market either at the specified asking price if over \$10,000, or for \$750 if valued at \$10,000 or less, provided that the proposed use and the contemplated improvements are deemed to be compatible with neighborhood context in all respects. (Whenever a nonprofit organization is acting as a facilitator of a transaction for a homebuyer/owner-occupant, DCD may convey property directly to a third party deemed qualified by the nonprofit organization.)
2. If there is no nonprofit organization interest, area residents shall be given an exclusive opportunity to purchase property for 30 days prior to property being exposed to the open market.
3. If no acceptable area resident offers are received, property shall be advertised to the general public with stipulated bid due dates via an open listing method.
4. If no acceptable offers are received after initial open listing, property then goes on an extended listing and offers can be accepted at any time on a first-come basis.

; and

Whereas, The City Plan Commission and the Public Improvements Committee have determined that the following properties have no possible municipal use:

PROPERTY ADDRESS, TAX KEY NUMBER, LISTING PRICE, ALDERMANIC DISTRICT

2931 North 5th Street, TK #313-2028-000-4, \$18,300.00, 6th

3060-60A North 7th Street, TK #312-1557-000-5, \$10,900.00, 6th

3170 North 7th Street, TK #283-1107-000-4, \$31,700.00, 6th

3019-21 North 9th Street, TK #312-1413-000-1, \$11,300.00, 6th

3282-84 North 9th Street, TK #283-1249-000-7, \$28,800.00, 6th

3614 North 9th Street, TK #272-2214-000-0, \$22,600.00, 6th

3526 North 10th Street, TK #272-1610-000-5, \$27,400.00, 6th

3575 North 10th Street, TK #272-0819-000-3, \$30,100.00, 10th

3949 North 13th Street, TK #271-0606-000-8, \$37,500.00, 1st

3921 North 14th Street, TK #271-2412-000-X, \$19,200.00, 1st

4107 North 14th Street, TK #244-0814-000-1, \$49,000.00, 1st

3067 North 20th Street, TK #310-0805-100-6, \$9,000.00, 7th

3039 North 22nd Street, TK #310-0141-000-0, and the vacant lot at 3043 North 22nd Street, TK #310-0853, \$15,000.00, 10th

3812 North 26th Street, TK #270-0959-000-0, \$41,200.00, 10th

2952-54 North 28th Street, TK #309-0286, and the vacant lot at 2956-58 North 28th Street, TK #309-0287, \$37,000.00, 10th

1519-21 North 32nd Street, TK #365-1115-000-5, \$12,700.00, 4th

2121-23 North 32nd Street, TK #349-0530-000-X, \$8,800.00, 17th

5116 North 32nd Street, TK #207-0160-000-3, \$39,500.00, 1st

2537 North 34th Street, TK #326-1486-000-5, \$12,400.00, 7th

2777-79 North 34th Street, TK #309-0838-000-9, \$25,700.00, 7th

3168 North 34th Street, TK #286-0465-100-1, \$21,800.00, 10th

3263 North 35th Street, TK #287-1130-000-9, \$14,200.00, 10th

2639-41 North 36th Street, TK #327-1573-000-5, \$36,300.00, 7th

5422 North 36th Street, TK #192-0573-000-4, \$55,300.00, 9th

2538-40 North 37th Street, TK #327-0323-000-7, \$19,900.00, 7th

2701-03 North 37th Street, TK #308-0953-000-7, \$8,900.00, 7th

5968-70 North 37th Street, TK #171-0027-000-5, \$55,900.00, 9th

1539 North 38th Street, TK #366-1852-000-X, \$9,200.00, 17th

5456-58 North 38th Street, TK #192-0058-000-4, \$56,200.00, 9th

2469-71 North 39th Street, TK #327-0584-000-7, \$12,500.00, 17th

5004 North 39th Street, TK #208-0847-000-5, \$21,500.00, 1st

2651-53 North 40th Street, TK #327-1354-000-4, \$48,400.00, 7th

5949 North 42nd Street, TK #171-9778-000-2, \$11,000.00, 9th

4861 North 45th Street, TK #209-1714-000-7, \$33,500.00, 1st

2779 North 51st Street, TK #306-1383-000-2, \$44,000.00, 7th

6215 North 84th Street, TK #152-0614-000-0, \$109,000.00, 15th

8091 North 94th Street, TK #072-0659-000-3, \$59,500.00, 15th

2334 North Buffum Street, TK #321-1248-100-0, \$17,600.00, 6th

2366 North Buffum Street, TK #321-1255-000-2, \$16,000.00, 6th

4828 West Capitol Drive, TK #248-0439-000-2, \$50,900.00, 2nd

140 West Hadley Street, TK #313-2279-000-X, \$15,800.00, 6th
2408-10 West Highland Avenue, TK #389-0791-000-5, \$14,000.00, 4th
2214-16 West Keefe Avenue, TK #270-0001-000-1, \$36,100.00, 10th
10422 West Lancaster Avenue, TK #216-9918-000-6, \$116,100.00, 15th
2619 West Linwal Lane, TK #206-0504-000-5, \$40,100.00, 1st
8820 West Mill Road, TK #143-9978-212-1, \$85,200.00, 15th
3171 North Palmer Street, TK #282-2743-000-3, \$11,500.00, 6th
2831 North Pierce Street, TK #314-0841-000-5, \$34,300.00, 6th
549-51 West Ring Street, TK #283-1129-000-4, \$29,600.00, 6th
4144 North Toronto Street, TK #247-0515-000-8, \$55,100.00, 1st
2436 North Weil Street, TK #321-0327-000-5, \$63,600.00, 6th

; and

Whereas, The Zoning, Neighborhoods and Development Committee recommends selling said properties, authorizing the Commissioner of City Development to accept offers to purchase on behalf of the city of Milwaukee and directing the Commissioner of City Development to close those transactions provided that:

1. Offers conform in all respects to procedural guidelines.
2. Offers, net of commissions, are greater than 75 percent of list price.
3. Buyers are not delinquent on the payment of real estate taxes, special assessments or any other municipal charges for any property a buyer may own in the city of Milwaukee, whether such property is owned individually or in partnership with others and/or under any other name.
4. Buyers do not have outstanding orders to correct code or other violations issued by any enforcement agency for any property a buyer may own in the city of Milwaukee, or have a history of non-compliance with any such agencies, whether such property is owned individually or in partnership with others and/or under any other name.
5. Buyers are not known to have been convicted of crimes the nature of which can be reasonably assumed to be detrimental to the health and quality of life in neighborhoods including, but not by way of limitation, mortgage fraud, property flipping, drug trafficking, sexual assault and other violent crime.
6. Buyers agree to bring property into code compliance within the time specified by the Department of Neighborhood Services.

; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that said properties are declared surplus; and, be it

Further Resolved, That the Commissioner of City Development is authorized and directed to dispose of the property in accordance with the procedures described herein; and, be it

Further Resolved, That the Commissioner of City Development is authorized and directed to

market unbuildable adjoining vacant lots with said property, said vacant lots being declared surplus as if fully set forth herein; and, be it

Further Resolved, That the Commissioner of City Development is authorized and directed to make price reductions of up to 25 percent if and when property attracts no offers to purchase after being exposed to the market on at least two occasions; and, be it

Further Resolved, That the Commissioner of City Development shall deposit the proceeds from all sales, net of commissions, closing related expenses and a 15 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, into the Reserve for Tax Deficit Fund Account No. 0001-334106.

DCD:KT:kt

09/06/02