



## Legislation Text

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**File #: 020741, Version: 1**

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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