



Legislation Text

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THE CHAIR

Resolution declaring improved, tax-deed properties surplus to municipal needs and authorizing sales in the 3rd, 6th, 7th, 8th, 12th and 15th aldermanic districts. This 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 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 may 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

2823-25 North 2nd Street, TK #313-0309-000-5, \$10,000.00, 6th

2857-59 North 2nd Street, TK #313-1377-000-4, \$10,000.00, 6th
2911 North 11th Street, TK #312-0175-000-0, \$12,800.00, 6th
2751 North 12th Street, TK #312-3244-100-6, \$20,900.00, 15th
2941-43 North 12th Street, TK #312-2506-100-1, \$26,600.00, 6th
2740 North 13th Street, TK #312-2717-000-2, \$7,000.00, 15th
2857 North 13th Street, TK #311-3106-100-8, \$17,100.00, 6th
2423 North 15th Street, TK #324-1308-000-1, \$7,600.00, 15th
2829 North 16th Street, TK #311-2048-000-9, \$9,200.00, 6th
2817 North 19th Street, TK #311-1796-100-4, \$10,600.00, 6th
2753 North 20th Street, TK #310-0267-000-6, \$13,500.00, 15th
2975 North 21st Street, TK #310-9946-000-0, \$7,800.00, 7th
2866 North 23rd Street, TK #310-1357-000-3, \$9,000.00, 15th
2917 North 23rd Street, TK #310-1016-100-5, \$18,200.00, 7th
2049 North 24th Place, TK #350-2383-000-9, \$6,500.00, 15th
2768 North 27th Street, TK #310-1916-000-1, \$9,200.00, 7th
1627 North 28th Street, TK #365-0668-100-0, \$11,100.00, 15th
2062-64 North 28th Street, TK #349-1143-000-4, \$38,900.00, 15th
2149-51 North 28th Street, TK #349-1819-000-9, \$50,200.00, 15th
2225 North 28th Street, TK #349-1808-100-5, \$6,600.00, 15th
3209 North 29th Street, TK #286-1061-000-7, \$7,300.00, 7th
1834-A North 31st Street, TK #349-0729-100-8, \$6,400.00, 15th
1650 North 32nd Street, TK #365-0948-000-6, \$29,500.00, 15th
1415 North 35th Street, TK #366-1513-100-2, \$7,400.00, 15th
3524 West Brown Street, TK #348-0212-000-3, \$9,700.00, 15th
2506 North Buffum Street, TK #321-1543-000-8, \$39,100.00, 6th
3341-43 North Buffum Street, TK #281-1617-000-2, \$14,500.00, 6th
1648 South Cesar E. Chavez Drive, TK #460-1021-000-3, \$16,600.00, 12th
1219-21 West Clarke Street, TK #323-1132-000-8, \$17,100.00, 15th
2543 North Gordon Place, TK #320-0231-000-6, \$38,200.00, 3rd

2454-56 West Keefe Avenue, TK #270-1140-000-6, \$63,100.00, 6th

1039 West Maple Street, TK #461-0677-000-X, \$18,500.00, 12th

1929 South Muskego Avenue, TK #470-2704-000-0, \$17,900.00, 8th

2961 North Palmer Street, TK #313-0554-000-8, \$19,300.00, 6th

3113-15 West Walnut Street, TK #365-0944-000-4, \$9,300.00, 15th

1422 West Wright Street, TK #324-9995-100-X, \$9,800.00, 15th

; and

Whereas, The Zoning, Neighborhoods and Development Committee recommends selling said properties, authorizing the Commissioner of DCD, or designee, to accept offers to purchase on behalf of the City and directing the Commissioner of DCD 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 DCD 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 DCD 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 DCD 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 DCD shall deposit the proceeds from all sales, net of commissions, closing related expenses and a 20 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:mb
09/07/05/A