Legislation Details (With Text)

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Title: Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in various aldermanic districts. (DCD)

Sponsors: THE CHAIR

Indexes: PROPERTY SALES, SURPLUS PROPERTY

Attachments: 1. Fiscal Note.pdf, 2. CPC Letter.pdf, 3. DCD letter.PDF

Date	Ver.	Action By	Action	Result	Tally
6/4/2002	0	COMMON COUNCIL	ASSIGNED TO		
6/5/2002		PUBLIC WORKS COMMITTEE	REFERRED TO		
6/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
6/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
6/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
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6/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
6/6/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
6/12/2002	0	PUBLIC WORKS COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
6/18/2002	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	NOT ACTED ON		
6/27/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
6/27/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
6/27/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
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6/27/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
6/27/2002	0	PUBLIC WORKS COMMITTEE	HEARING NOTICES SENT		
7/1/2002	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/3/2002	0	PUBLIC WORKS COMMITTEE	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	4:0

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7/10/2002	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	3:0
7/16/2002	0	COMMON COUNCIL	ADOPTED	Pass	16:0
7/25/2002	0	MAYOR	SIGNED		

020306
ORIGINAL

THE CHAIR
Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in various aldermanic districts. (DCD)
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 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.

2. If there is no non-profit 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

2538 South 10th Street, TK #497-0658-000-9, $47,800, 8th

3243 North 13th Street, TK #284-1103-000-X, $14,800, 10th

3646 North 16th Street, TK #271-0877-000-2, $17,700, 10th

1434 North 18th Court, TK #363-2866-000-2, $41,100, 17th

2936-38 North 18th Street, TK #311-1343-000-4, $11,900, 7th

3730-32 North 21st Street, TK #270-1422-000-9, $17,400, 10th

824 South 21st Street, TK #434-0074-000-4, $10,200, 12th

2951 North 22nd Street, TK #310-0317-000-7, $7,100, 7th

2741 North 23rd Street, TK #310-0210-000-5, and the vacant lot at 2745 North 23rd Street, TK #310-0209, $18,900, 7th

3200-02 North 23rd Street, TK #285-1080-000-3, $22,500, 10th

2608 North 36th Street, TK #327-1525-000-3, $28,200, 7th

2001-03 North 38th Street, TK #348-0265-000-2, $35,400, 17th

2149 North 39th Street, TK #348-0600-000-2, $25,000, 17th

2144 North 40th Street, TK #348-0619-000-6, $37,900, 17th

2872-74 North 44th Street, TK #307-1230-000-7, $70,800, 7th

5800-02 North 83rd Street, TK #176-0427-000-6, $53,100, 5th

3231 North Achilles Street, TK #282-1829-000-2, $17,100, 6th

316-20 East Archer Avenue, TK #466-0302-000-6, $68,200, 14th

2215 West Becher Street, TK #470-2520-000-0, $38,400, 8th

1422 West Grant Street, TK #469-0654-000-2, $50,700, 12th

2224-26 West Greenfield Avenue, TK #434-2204-000-6, $24,400, 12th

3502 West Kilbourn Avenue, TK #387-0726-000-6, $48,300, 16th

3708 West Lisbon Avenue, TK #348-0312-000-7, $5,500, 17th

2607-09 North Palmer Street, TK #322-0615-000-8, $17,400, 6th

3235-37 North Palmer Street, TK #282-2524-000-2, $12,600, 6th

2529-31 North Richards Street, TK #322-0458-000-5, $7,400, 6th

8637 North Servite Drive, Unit 100, TK #43-0321-000-3, $85,000, 9th

3005-07 West Vliet Street, TK #365-0041-000-5, $5,900, 4th

4135 West Vliet Street, TK #366-0201-000-1, $38,000, 16th

; 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.

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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
06/04/02/A