



Legislation Details (With Text)

File #: 131480 **Version:** 0

Type: Resolution **Status:** Passed

File created: 2/11/2014 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:** 3/4/2014

Effective date:

Title: Resolution authorizing the sale of the City-owned vacant lots at 3319-23 West Lisbon Avenue to Stephanie Shipley, owner of the adjacent property at 3327 West Lisbon Avenue, for garden use and business expansion, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Indexes: AGRICULTURE, CITY PROPERTY, PROPERTY SALES, VACANT LOTS

Attachments: 1. Fiscal Impact Statement, 2. Land Disposition Report, 3. Property Sale Checklist, 4. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
2/11/2014	0	COMMON COUNCIL	ASSIGNED TO		
2/18/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/18/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/18/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/19/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/19/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/19/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/25/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
3/4/2014	0	COMMON COUNCIL	ADOPTED	Pass	14:0
3/7/2014	0	MAYOR	SIGNED		

131480
ORIGINAL

THE CHAIR

Resolution authorizing the sale of the City-owned vacant lots at 3319-23 West Lisbon Avenue to Stephanie Shipley, owner of the adjacent property at 3327 West Lisbon Avenue, for garden use and business expansion, in the 15th Aldermanic District.

This resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report pursuant to Sections 304-49-5 and 304-49-7, Milwaukee Code of Ordinances.

Whereas, Stephanie Shipley, owner of the property at 3327 West Lisbon Avenue that houses Amaranth Bakery, has been leasing the City-owned Development Property at 3319-23 West Lisbon Avenue for green space and a garden since 2010; and

Whereas, Stephanie Shipley desires to construct an ADA accessible entrance on the east

side of her building and maintain the existing gardens and has submitted an unsolicited Offer to Purchase the subject vacant lots; and

Whereas, A Land Disposition Report, a copy of which is attached to this Common Council File, summarizes the conveyance terms and conditions for the transaction; and

Whereas, Section 304-49-5, Milwaukee Code of Ordinances, requires Common Council approval of the sale of Development Property and Section 304-49-7, Milwaukee Code of Ordinances, allows the City of Milwaukee ("City") to accept unsolicited Offers to Purchase property when the City receives fair compensation, whether monetary or non-monetary; and

Whereas, The Department of City Development ("DCD") has reviewed the use proposal and has determined that the sale of the lots for continued use as an urban garden and business expansion represents fair compensation to the City considering the contribution to the neighborhood and support of an existing business; and

Whereas, The deed of conveyance shall require that the City lots that are conveyed be fully taxable for real estate tax purposes pursuant to Section 304-49-12, Milwaukee Code of Ordinances; and

Whereas, The conveyance will include a restriction that the lots be used for open space and that it must be joined to the adjoining property to create a single parcel that cannot be separated, except upon approval of the Common Council; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Commissioner of DCD, or designee, is authorized to accept the unsolicited Offer to Purchase submitted by Stephanie Shipley as outlined in the Land Disposition Report; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to close the transaction, release any deed restrictions and execute other legal documents on behalf of the City and to close the transaction according to the terms of the Land Disposition Report; and, be it

Further Resolved, That the sales proceeds, less sales expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Tax Deed Fund Account No. 0001-334106.

DCD/Real Estate

YSL:ysl

02/11/14/A