



Legislation Text

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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 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 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

3363 North 2nd Street, TK #282-1402-000-0, \$31,300.00, 6th

3738 North 3rd Street, TK #273-0418-000-0, \$5,700.00, 6th

2830 North 6th Street, TK #312-0903-000-7, and the vacant lot at 2834 North 6th Street, TK #312-0902-1, \$18,000.00, 6th

2846 North 6th Street, TK #312-1731-000-0, \$13,600.00, 6th

2971 North 6th Street, TK #312-1661-000-0, \$16,700.00, 6th

2005 South 7th Street, TK #468-1111-000-0, \$9,000.00, 12th

2401-03 South 8th Street, TK #497-0326-000-3, \$16,800.00, 8th

2739 North 9th Street, TK #312-3407-110-9, \$13,400.00, 17th

3851 North 9th Street, TK #272-2308-000-1, \$38,800.00, 6th

1912 North 13th Street, TK #351-2522-000-0, and the vacant lot at 1908 North 13th Street, TK #351-2521-5, \$6,100.00, 17th

2535 North 14th Street, TK #324-2115-000-0, \$4,500.00, 17th

3442 North 14th Street, TK #284-2163-000-5, \$30,700.00, 10th

2528 North 16th Street, TK #324-2123-100-0, \$12,300.00, 17th

1745 South 16th Street, TK #460-1844-000-8, \$21,600.00, 12th

2435 North 18th Street, TK #324-1587-000-X, \$16,500.00, 17th

2757-59 North 18th Street, TK #311-1864-000-7, \$7,900.00, 7th

2848 North 18th Street, TK #311-1708-000-8, \$14,600.00, 7th

3017-19 North 21st Street, TK #310-0126-000-9, \$21,000.00, 7th

1959-61 North 22nd Street, TK #350-2601-000-2, \$19,000.00, 17th

3035 North 22nd Street, TK #310-0142-000-6, \$21,100.00, 10th

3439 North 22nd Street, TK #285-0474-000-7, \$9,100.00, 10th

1562 South 23rd Street, TK #459-0159-000-5, \$12,700.00, 12th

2131-33 North 24th Place, TK #350-2210-000-7, \$12,300.00, 7th

2744 North 24th Street, TK #310-0212-000-6, \$21,600.00, 7th

2828 North 25th Street, TK #310-2516-000-5, \$7,200.00, 7th

2748 North 26th Street, TK #310-1911-000-4, \$21,200.00, 7th

2038 North 31st Street, TK #349-0704-000-5, \$12,900.00, 17th

2555 North 36th Street, TK #327-0303-000-8, \$7,000.00, 7th

2617 North 37th Street, TK #327-1602-000-1, \$7,800.00, 7th

1418-20 North 38th Street, TK #366-1719-000-6, \$10,700.00, 17th

1457 North 38th Street, TK #366-1727-000-X, \$23,700.00, 17th

1933 North 38th Street, TK #348-0281-000-X, \$13,400.00, 17th

2009 North 38th Street, TK #348-0264-000-7, and the vacant lot at 2011-13 North 38th Street, TK #348-0263-1, \$26,500.00, 17th

2025 North 38th Street, TK #348-0260-000-5, \$8,300.00, 17th

2118-20 North 38th Street, TK #348-1047-000-5, \$31,200.00, 17th

5226-26A North 38th Street, TK #192-0751-000-1, \$28,900.00, 9th

3261 North 40th Street, TK #287-0019-000-7, \$28,200.00, 7th

2174 North 44th Street, TK #347-0818-000-0, \$20,100.00, 17th

2654 North 49th Street, TK #328-0428-000-5, \$31,000.00, 7th

4939 North 49th Street, TK #209-0906-000-2, \$51,300.00, 1st

633 West Burleigh Street, TK #312-1560-000-1, \$14,300.00, 6th

1840-42 West Fond du Lac Avenue, TK #351-2691-000-0, \$18,500.00, 17th

3705-07 West Galena Street, TK #366-1802-000-7, \$27,500.00, 17th

2467 West Garfield Avenue, TK #350-2203-000-9, \$10,700.00, 7th

1020 West Hadley Street, TK #312-2444-000-9, \$23,300.00, 17th

1138 West Hadley Street, TK #312-1907-000-7, \$7,000.00, 17th

2325 West Hopkins Street, TK #285-1009-000-6, \$17,500.00, 10th

2459-61 West Hopkins Street, TK #285-1102-000-1, \$17,100.00, 10th

2533-35 North Hubbard Street, TK #322-0487-000-3, and the vacant lot at 2529 North Hubbard Street, \$14,200.00, 6th

519-21 West Keefe Avenue, TK #282-0204-100-2, \$15,500.00, 6th

8720 West Lynx Avenue, TK #152-0116-000-3, \$74,000.00, 15th

1937-39 North M. L. King, Jr. Drive, TK #353-0669-000-9, \$43,700.00, 6th

2429 West Monroe Street, TK #325-0929-000-7, \$22,800.00, 7th

3621-23 North Port Washington Avenue, TK #272-1324-000-0, \$17,600.00, 6th

3711 West Vliet Street, TK #366-0103-000-9, \$5,700.00, 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.
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.

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07/16/02/A