

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: April 19, 2024

TO: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

FROM: Celia Benton, Economic Development Director, Department of Administrative Services

SUBJECT: From the Director of Economic Development providing an informational report regarding Milwaukee County property inventory year to date 2024

Attached is the April 2024 Milwaukee County Property Inventory Status Report.

Celia Benton

Celia Benton
Director, Department of Economic Development

Attachment: 2024 Year-to-Date Property Inventory Sheet as of 04/2024

cc: David Crowley, County Executive
Community, Environment and Economic Development Committee Members
Mary Jo Meyers, Chief of Staff, Office of the County Executive
Aaron Hertzberg, Director, Department of Administrative Services
Kelly Bablitch, Chief of Staff, County Board of Supervisors
Ken Smith, County Board Research Analyst
Allyson R. Smith, Committee Coordinator

2024 YEAR-TO-DATE PROPERTY INVENTORY REPORT AS OF 04/2024

ACTIVE LISTINGS								
Municipality	Address	Date	Property Type	Appraised Value	Back Taxes (PP&I)	Status	Listing Brokerage	Supervisor District
West Allis	9201 W National Ave	Mar-22	V	\$ 96,000	\$ 49,615	Actively listed on MLS with Broker	Jason Scott Realty	16

V = Vacant Land, R = Residential, C = Commercial, Rem = Remnant

PROPERTIES NOT YET LISTED							
Municipality	Address	Date	Property Type	Appraised Value	Back Taxes (PP&I)	Status	Supervisor District
Glendale	5681 N Stevens Pl	Feb-23	R		\$64,599	Raze Order	1
Cudahy	4910-12 S Packard Ave	Feb-23	C	In Process	\$81,243	Clearing Out	8
Brown Deer	9091 N Silver Brook Ln	Mar-24	V	In Process	\$74,752	Ordering Appraisal	2
Fox Point	7338 N Seneca Rd	Mar-24	R	In Process	\$81,348	Clearing Out	1
Wauwatosa	4543 N 100th St	Mar-24	R	In Process	\$59,028	Clearing Out	5
Wauwatosa	2123 N 68th St	Mar-24	R	In Process	\$57,793	Clearing Out	6
West Allis	5632 W Burnham St	Mar-24	C	In Process	\$90,633	Clearing Out	15
West Allis	2235 S 57 St	Mar-24	R	In Process	\$57,346	Clearing Out	15
West Allis	2172 S 76th St	Mar-24	R	In Process	\$70,563	Clearing Out	16
West Allis	2235 S 73 St	Mar-24	R	In Process	\$53,919	Clearing Out	16
West Allis	7828 W Becher St	Mar-24	R	In Process	\$53,328	Clearing Out	16
West Allis	2323 S 63rd St	Mar-24	R	In Process	\$60,770	Clearing Out	15
West Allis	2959 S 99th St	Mar-24	R	In Process	\$33,731	Clearing Out	16
Greenfield	3440 W Howard Ave	Mar-24	V	In Process	\$11,088	Ordering Appraisal	11
Greenfield	7007 W Plainfield Ave	Mar-24	R	In Process	\$69,377	Clearing Out	13
Saint Francis	4043 S Kansas Ave	Mar-24	R	In Process	\$76,111	Clearing Out	8
Saint Francis	4010 S Kildare Ave	Mar-24	V	In Process	\$61,289	Ordering Appraisal	8
Cudahy	3652 E Bottsford Ave	Mar-24	R	In Process	\$70,351	Clearing Out	8
Greenfield	6100 W Stonehedge Dr # 211	Mar-24	R	In Process	\$31,917	Clearing Out	11
Cudahy	3756 E Pulaski Ave	Mar-24	R	In Process	\$60,695	Clearing Out	8
Cudahy	5444 S Packard Ave	Mar-24	C	In Process	\$92,670	Clearing Out	8
Cudahy	5821 23 S Illinois Ave	Mar-24	R	In Process	\$73,203	Clearing Out	8
Franklin	11729 W James Ave	Mar-24	R	In Process	\$64,450	Clearing Out	9
South Milwaukee	1512 Chestnut St	Mar-24	V	In Process	\$59,999	Ordering Appraisal	8
Franklin	8008 S 66th St	Mar-24	R	In Process	\$227,397	Clearing Out	9
Cudahy	4902 S Packard Ave	Mar-24	V	In Process	\$22,479	Ordering Appraisal	8
West Allis	6303 W Lapham	Feb-23	R	In Process	\$70,040	Transferred back from Housing	15
Franklin	3417 W Woodward Dr	Feb-23	R	In Process	\$52,917	Transferred back from Housing	17

NTR = Nothing Substantial to Report, BOM = Back on Market

RQ = Request for Qualifications, OTP = Offer to Purchase

PENDING CLOSINGS											
Municipality	Address	Date	Property Type	Appraised Value	Back Taxes (PP&I)	Sale Price	Days on MLS	Purchaser	Certification ICC/Comp.	Comments	Supervisor District
Milwaukee	1900 W Fabrantz Ave	Feb-20	C	\$ 4,520,000	N/A	\$500,000	N/A	MKE Northside, LLC	Both	See Legistar File #23-815	2

INTERDEPARTMENT/MUNICIPAL TRANSFERS							
Municipality	Address	Date	Property Type	DEPARTMENT	Back Taxes (PP&I)	Transfer Complete?	Supervisor District

CLOSED TRANSACTIONS											
Municipality	Address	Date Closed	Property Type	Appraised Value	Back Taxes (PP&I)	Sale Price	Days on MLS	Purchaser	Certification ICC/COMP.	Comments	Supervisor District
West Allis	6901 W Beloit Rd	Apr-24	C	\$ 85,000	\$60,989	\$55,000	N/A	City of West Allis	Comp.	See Exhibit A	15

Exhibit A

6901 W Beloit Rd

Property Information	
Property Street Address	6901 W Beloit Rd
Property City	West Allis
Zoning Classification: Name	Commercial
How Long MC has owned this parcel:	Since June 2022
Buildable Lot?	Yes
Any Environmental Remediation Needed:	Yes
RFP done?	N/A City it resides in was interested.
Background:	<p>A property located at 6901 W Beloit Rd in West Allis is currently owned by the county and acquired in 2022 for nonpayment of Real Estate Taxes. A County order appraisal done in June 2022 attached a fair market value of the parcel of \$85,000. The property files at the City, state the property was a filling station, so there is concern about the perceived environmental on the property which the appraisal report does not take into consideration. Even if tanks were removed, the standards for this have changed over time. The municipality in which is resides, the City of West Allis, has an interest in considering affordable single-family homes at this site. The \$55,000 purchase price counter is driven from the principal amount owed in taxes and does not include the interest or penalty. At this time we are waiting for the adjacent parcel to go into foreclosure as it came up in the title search that it wasn't a part of this parcel, which is expected to happen March 13th, 2024.</p>