

**COUNTY OF MILWAUKEE**  
INTEROFFICE COMMUNICATION

**DATE:** March 17, 2023

**TO:** Supervisor Steve F. Taylor, Chair, Economic & Community Development Committee

**FROM:** Aaron Hertzberg, Director, Department of Administrative Services

**SUBJECT:** From the Director of Administrative Services providing an informational report regarding Milwaukee County property inventory year to date 2023

Attached is the March 2023 Milwaukee County Property Inventory Status Report.

*Aaron Hertzberg*

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Aaron Hertzberg  
Director, Department of Administrative Services

Attachment: 2023 Year-to-Date Property Inventory Sheet as of 03/2023

cc: David Crowley, County Executive  
Supervisor Steve F. Taylor, County Board Chairman  
Economic and Community 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

## 2023 YEAR-TO-DATE PROPERTY INVENTORY REPORT AS OF 03/2023

| ACTIVE LISTINGS |                                     |        |               |                 |                   |                                    |                    |
|-----------------|-------------------------------------|--------|---------------|-----------------|-------------------|------------------------------------|--------------------|
| Municipality    | Address                             | Date   | Property Type | Appraised Value | Back Taxes (PP&I) | Status                             | Listing Brokerage  |
| Cudahy          | <a href="#">5317-19 S Buckhorn</a>  | Jun-16 | V             | \$ 30,000       | \$ 57,115         | Actively listed on MLS with Broker | ACTS Housing       |
| Cudahy          | <a href="#">5331 S Buckhorn</a>     | Jun-16 | V             | \$ 33,000       | \$ 55,976         | Actively listed on MLS with Broker | ACTS Housing       |
| Greenfield      | <a href="#">3914 W Plainfield</a>   | Feb-17 | V             | \$ 71,000       | \$ 17,717         | Actively listed on MLS with Broker | ACTS Housing       |
| Greenfield      | <a href="#">3918 W Plainfield</a>   | Feb-17 | V             | \$ 70,000       | \$ 16,186         | Actively listed on MLS with Broker | ACTS Housing       |
| Greenfield      | <a href="#">3922 W Plainfield</a>   | Feb-17 | V             | \$ 60,000       | \$ 16,434         | Actively listed on MLS with Broker | ACTS Housing       |
| Oak Creek       | <a href="#">9600 S Howell Ave</a>   | Feb-17 | V             | \$ 107,000      | \$ 14,477         | Actively listed on MLS with Broker | Jason Scott Realty |
| Oak Creek       | <a href="#">1834 E Oakwood Rd</a>   | Jun-16 | V             | \$ 106,000      | \$ 56,518         | Actively listed on MLS with Broker | Jason Scott Realty |
| Oak Creek       | <a href="#">10568 S Alton</a>       | May-14 | V             | \$ 108,000      | \$ 16,354         | Actively listed on MLS with Broker | ACTS Housing       |
| Oak Creek       | <a href="#">3840 E Puetz Rd</a>     | Feb-17 | V             | \$ 347,000      | \$ 269,354        | Actively listed on MLS with Broker | Jason Scott Realty |
| West Allis      | <a href="#">9201 W National Ave</a> | Mar-22 | V             | \$ 90,000       | \$ 49,615         | Actively listed on MLS with Broker | Jason Scott Realty |

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                                 |
| Milwaukee                 | 1900 W Fiebrantz Ave  | Feb-20 | C             | \$ 1,520,000    | N/A               | RFP-1 Submission in Review             |
| West Allis                | 6901 W Beloit Rd      | Mar-22 | C             | \$ 85,000       | \$60,989          | Received offer from City of West Allis |
| Brown Deer                | 8601 N 64th St        | Feb-23 | R             | In Process      | \$74,607          | Appraising                             |
| Glendale                  | 5681 N Sievers Pl     | Feb-23 | R             | In Process      | \$64,599          | Appraising                             |
| Shorewood                 | 4440 N Wildwood Ave   | Feb-23 | R             | In Process      | \$156,009         | Appraising                             |
| Wauwatosa                 | 2342 N 86th St        | Feb-23 | R             | In Process      | \$66,268          | Appraising                             |
| Wauwatosa                 | 8416 W Bluemound Rd   | Feb-23 | R             | In Process      | \$42,631          | Appraising                             |
| West Allis                | 1619 S 57th St        | Feb-23 | V             | In Process      | \$62,867          | Appraising                             |
| West Allis                | 6301 W Lapham St      | Feb-23 | R             | In Process      | \$70,040          | Appraising                             |
| West Allis                | 2051 S 57th St        | Feb-23 | R             | In Process      | \$63,749          | Appraising                             |
| West Allis                | 5529 W Rogers St      | Feb-23 | R             | In Process      | \$73,666          | Appraising                             |
| Saint Francis             | 2619 E Bolivar Ave    | Feb-23 | R             | In Process      | \$72,397          | Appraising                             |
| Cudahy                    | 4910-12 S Packard Ave | Feb-23 | C             | In Process      | \$81,243          | Appraising                             |
| Cudahy                    | 3342 E Mallory Ave    | Feb-23 | R             | In Process      | \$61,595          | Appraising                             |
| Greendale                 | 5616 Beaver Ct        | Feb-23 | R             | In Process      | \$58,224          | Appraising                             |
| Greendale                 | 5782 Rustic Ln        | Feb-23 | R             | In Process      | \$75,632          | Appraising                             |
| Franklin                  | 3417 W Woodward Dr    | Feb-23 | R             | In Process      | \$52,917          | Appraising                             |

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

RFQ = 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      |
| Milwaukee        | <a href="#">7201 W Good Hope Rd.</a> | May-22 | V             | \$ 1,000,000    | N/A               | \$500,000   | N/A         | Weas MKSC LLC                 | ICC                     | See Exhibit A |
| Cudahy           | <a href="#">3677 E Carpenter</a>     | Feb-17 | V             | \$ 15,000       | \$ 40,114         | \$15,000    | 48          | Steve Morici                  | ICC                     | N/A           |
| Greenfield       | <a href="#">9137 W Waterford Ave</a> | Mar-22 | V             | \$ 51,000       | \$ 24,870         | \$51,000    | 14          | Donald Berlin & Sharon Berlin | Comp.                   | N/A           |
| Saint Francis    | <a href="#">2025 E Van Beck Ave</a>  | Mar-17 | V             | \$ 2,800        | \$ 3,325          | \$2,800     | N/A         | Johnpierre Minchillo          | Awaiting Signatures     | N/A           |
| West Allis       | <a href="#">52 Burnham St</a>        | Jun-16 | V             | \$ 850,000      | \$ 3,520,737      | \$1,600,000 | N/A         | City of West Allis            | Awaiting Signatures     | See Exhibit E |
| West Allis       | <a href="#">5617 W National Ave</a>  | May-14 | V             | \$ 21,500       | \$ 30,267         | \$21,500    | 48          | Gustavo Segura                | Both                    | N/A           |
| West Allis       | <a href="#">912 S. 92nd St</a>       | Jun-16 | V             | \$ 21,500       | \$ 72,319         | \$21,500    | 41          | Martin Alba & Renee Dunn      | Both                    | N/A           |

| INTERDEPARTMENT/MUNICIPAL TRANSFERS |         |      |               |             |                   |                    |
|-------------------------------------|---------|------|---------------|-------------|-------------------|--------------------|
| Municipality                        | Address | Date | Property Type | DEPARTMEN T | Back Taxes (PP&I) | Transfer Complete? |
|                                     |         |      |               |             |                   |                    |

| CLOSED TRANSACTIONS |                                    |             |               |                 |                   |            |             |                        |                         |               |
|---------------------|------------------------------------|-------------|---------------|-----------------|-------------------|------------|-------------|------------------------|-------------------------|---------------|
| Municipality        | Address                            | Date Closed | Property Type | Appraised Value | Back Taxes (PP&I) | Sale Price | Days on MLS | Purchaser              | Certification ICC/COMP. | Comments      |
| West Allis          | <a href="#">1928 S 62nd St</a>     | Mar-23      | V             | \$ 1            | \$ 720            | \$1        | 357         | 1920 Sixty Second, LLC | ICC                     | See Exhibit D |
| Cudahy              | <a href="#">5345 S Buckhorn</a>    | Mar-23      | V             | \$ 26,000       | \$ 47,246         | \$28,000   | 32          | Ramiro Olea            | Both                    | N/A           |
| South Milwaukee     | <a href="#">1315 Nicholson Ave</a> | Feb-23      | V             | \$ 95,000       | \$ 6,290          | \$4,000    | 357         | Gregg Willich          | ICC                     | See Exhibit B |
| West Allis          | <a href="#">1606 S. 59th St</a>    | Mar-23      | V             | \$ 15,100       | \$ 99,437         | \$5,000    | 357         | Veronica Romo          | ICC                     | See Exhibit C |

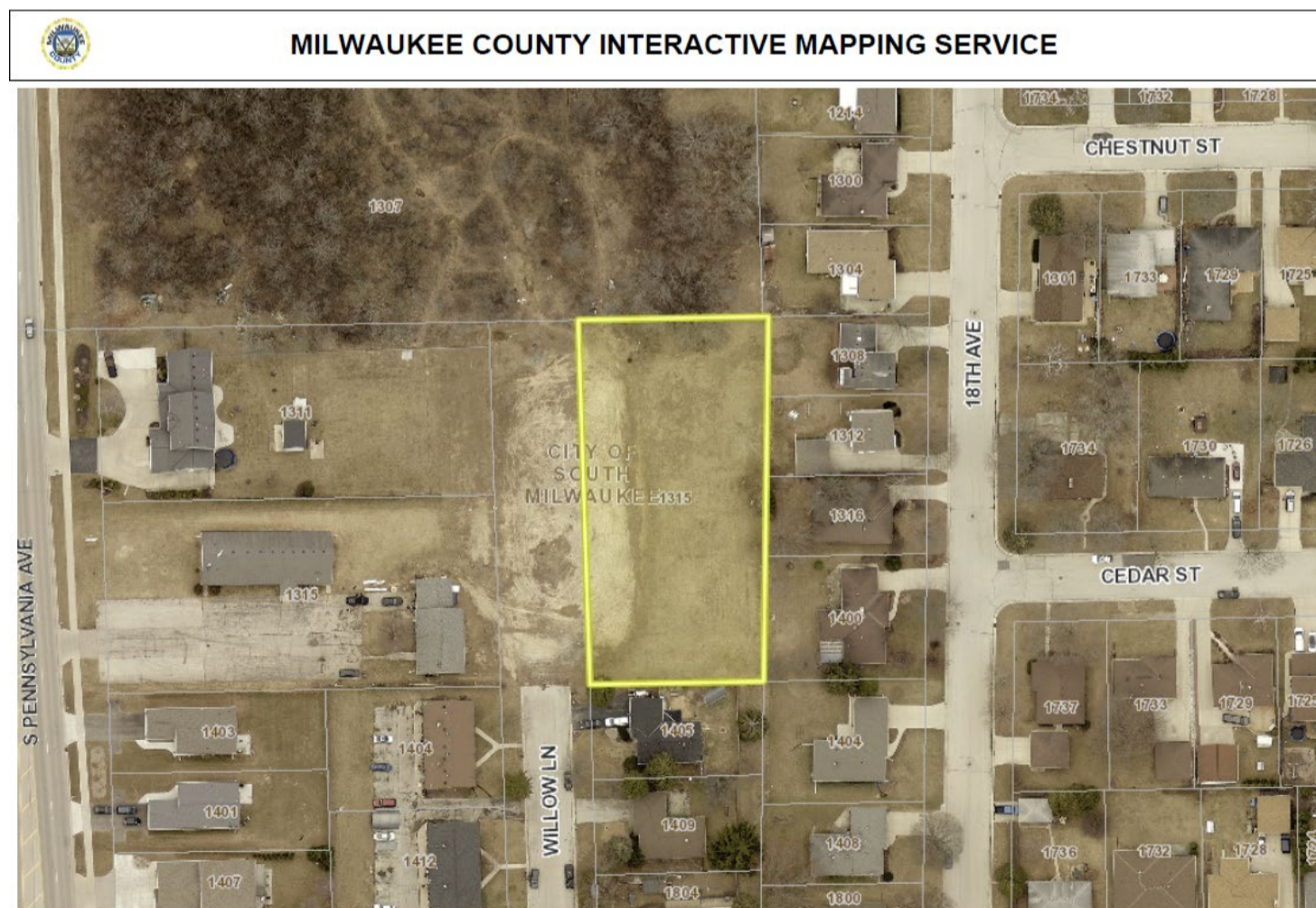
**Exhibit A****7201 W Good Hope Rd. Background**

|  |   |
|--|---|
| <b>Property Information</b>              |   |
| Property Street Address                  | 7201 W Good Hope Rd.  |
| Property City                            | Milwaukee   |
| Zoning Classification:<br>Name           | IL-1  |
| Zoning Classification:<br>Description    | Industrial  |
| How Long MC has owned<br>this parcel:    | Since 2002  |
| Buildable Lot:                           | Yes   |
| Any Environmental<br>Remediation Needed: | Yes   |
| RFP done?                                | Yes, and no submissions received  |
| Background:                              | <p>In 1994, Milwaukee County entered into a lease with the MKSC. Since the original lease, there have been four subsequent amendments. The MKSC leases the real estate, building and certain other improvements at 7101 West Good Hope Road from Milwaukee County (Parcel that is adjacent to this one). The County is the owner of the real estate and the buildings on the premises. In 2014, the MKSC exercised its option to renew the lease. The first renewal term began on November 1, 2014 and ends on October 31, 2029. The current lease permits the MKSC to renew the lease under the same terms and conditions for two additional 15 year periods. The Melody Top parcel was part of the Leased Premises at the time and MKSC originally hoped to develop the parcel, but the topography did not allow for development. The Fourth Amendment to the Lease removed the Melody Top parcel from the Leased Premises, but reserved parking rights for MKSC. In December 2019, the Milwaukee County Board of Supervisors adopted Resolution 19- 959 (“Resolution”). The Resolution directed Parks with the Department of Administrative Services (“DAS”), the Office of the Comptroller, and MKSC to explore the mutual benefits of Milwaukee County financing an indoor, full-sized soccer field and sports facility (“Indoor Sports Dome”) at Uihlein Soccer Park (“USP”). The County would be repaid by MKSC. The feasibility of the partnership was to be presented to the County Board during the March 2020 meeting cycle, but due to the pandemic the file was never heard. MKSC continued to pursue all avenues for development of the Indoor Sports Dome and this current offer to purchase the Melody Top parcel by a developer is the result. The offer to purchase is for \$500,000 and one of the contingencies is that MKSC needs to relinquish any rights identified in its lease with Milwaukee County Parks to the Melody Top parcel. During the December 2022 Board Meeting Cycle, Parks asked for the authorization to amend the lease in order to execute the amendment removing reference/requirements related to the Melody Top Parcel. Parks approved that request, allowing us to move forward with the sale. Economic Development is handling the sale of Melody Top (7201 W Good Hope Rd) due to it being zoned Industrial. Melody Top was originally acquired by the County in 2002. We purchased the property for approximately \$118,000. The County did do a formal RFP for this site back in 2016 with no offers submitted. It was shown that there was contamination at Melody Top in a Phase II Environmental Assessment back in 1994 which show definite remediation needs at the Melody Top site if it would be used for more activities. In our professional opinion, taking all of these factors into consideration, \$500,000 purchase price is justifiable for this site.</p> |

**Exhibit B**

**1315 Nicholson Ave**

|  |  |
|--|--|
| <b>Property Information</b>              |  |
| Property Street Address                  | 1315 Nicholson Ave   |
| Property City                            | South Milwaukee  |
| Zoning Classification:<br>Name           | Residential  |
| How Long MC has owned<br>this parcel:    | Since 2014   |
| Buildable Lot?                           | No-limited to recreation and open space  |
| Any Environmental<br>Remediation Needed: | N/A-No Environmental Studies Have been Done  |
| RFP done?                                | Yes, 1 submission received back in 2020 but buyer withdrew   |
| Background:                              | <p>1315 Nicholson Ave is a property the County foreclosed on due to non-payment of taxes back in 2014. This property shares the same address as the church SW to it, but has its own tax ID. The property is limited to recreation and open space, not including off-street automobile parking. Because of the location it is not that marketable. We had received one other submission back in 2020 which the buyer withdrew from once doing more investigating that the site is not buildable. It needs to be regraded to be usable as any sort of field for play sports. The interested buyer has talked with the City of South Milwaukee and said this would require plans getting approved by the City Engineer, which does not guarantee he could use it as he intends to, which is a soccer field especially since there is a drainage system in the right of way. On top of having the property physically graded, a survey needed, plans drawn by an engineer and for the property to be staked. The original appraisal we had done did not take these into account. We are having a new appraisal completed to take these items into consideration when coming up with an appraised value. The purchase price is justifiable given this information, and would allow the county to recoup some of the back tax losses and generate tax revenue moving forward. Below is a map of the site which shows it is land locked.</p> |



**Exhibit C****1606 S 59th St**

|  |   |
|--|---|
| <b>Property Information</b>              |   |
| Property Street Address                  | 1606 S 59th St  |
| Property City                            | West Allis  |
| Zoning Classification:<br>Name           | Residential   |
| How Long MC has owned<br>this parcel:    | Since 2016  |
| Buildable Lot?                           | Yes, but due to how narrow the lot is, would take a creative developer  |
| Any Environmental<br>Remediation Needed: | N/A-No Environmental Studies Have been Done   |
| RFP done?                                | Yes, listed on MLS and no submissions received  |
| Background:                              | 1606 S 59th St was foreclosed on by the County back in 2016 due to non-payment of taxes. The property was listed on MLS for over 300 days. Due to how narrow the lot is, it would take a creative developer to build a house on it. The neighbor who lives adjacent to the lot has submitted an OTP because she wants to extend her lot line and put in a garden at this lot. |



**Exhibit D****1928 S 62nd St.**

|  |   |
|--|---|
| <b>Property Information</b>              |   |
| Property Street Address                  | 1928 S 62nd St.   |
| Property City                            | West Allis  |
| Zoning Classification:<br>Name           | Manufacturing   |
| How Long MC has owned<br>this parcel:    | Since 2018  |
| Buildable Lot?                           | Yes, but remediation would need to be completed   |
| Any Environmental<br>Remediation Needed: | Yes-Wisconsin DNR Bureau of Remediation and Redevelopment Tracking Systems identifies the subject as an open Environmental Repair (ERP) site.   |
| RFP done?                                | Yes, 2 other offers received but backed out once they realized the Environmental Concerns   |
| Background:                              | 1928 S 62nd St. was foreclosed on by the county in 2018. The site has ultimately a negative market value due to the high cost of remediation needs that would need to happen. Other buyers had tried to purchase this site for parking, but the City of West Allis will not allow re-zoning of this site for parking. According to the Site Investigation and Preliminary Remedial Action Options Report prepared by AECOM Technical Services, Inc and obtained from the WDNR BRRTS database, the total contamination remediation costs range from \$250,000 to \$970,000 with the most cost effective being concluded at \$370,000. Other than the remediation concerns at this site, the site has been a consistent nuisance property with people leaving stolen vehicles here and trash. Our landscaping company has communicated with us that they sometimes don't even feel safe going to this site. The interested buyer owns a company adjacent to this site, and our professional opinion is that selling this site for \$1 is justified given all of these points. |



**Exhibit E****52 Burnham**

|  |  |
|--|--|
| <b>Property Information</b>              |  |
| Property Street Address                  | 52 Burnham   |
| Property City                            | West Allis   |
| Zoning Classification:<br>Name           | Manufacturing  |
| How Long MC has owned<br>this parcel:    | Since 2017   |
| Buildable Lot?                           | Yes, but remediation would need to be completed  |
| Any Environmental<br>Remediation Needed: | Yes  |
| RFP done?                                | Yes, 4 other offers received at time of RFP  |
| Background:                              | <p>The County foreclosed on 52 Burnham back in 2017. Due to the roof caving in on the building that was there, the City of West Allis added that demoliton cost to their tax bill. Therefore, when the County foreclosed on the property, it also absorbed that cost which is why such a high value is reflected on the back taxes amount. An appraisal done back in 2017 gave this site an appraised value of \$850,000. We accepted Ursidae's offer back in 2018 for \$860,000, whom is a private developer. The County has worked with him to extend his offer a few times to allow him the time to get site approvals, and close the funding gap he has on remediation costs of the site which are close to \$1,000,000. His offer expired on January 15th 2022. We received a secondary offer from the City of West Allis. They want to use this site to develop a new DPW building. After negotiations back and forth, we have come to an agreement to sell the property to them for \$1.6 million (double the appraised value) with a development agreement where they have to sell their current DPW site on 116th in Morgan to a taxable entity within 15 years or otherwise be penalized and owe the County an additional \$400,000.</p> |

|  |  |                                |
|--|--|--------------------------------|
|  | <b>Property Type:</b> Vacant Land                                    | <b>List Price:</b> \$30,000    |
|  | <b>Status:</b> Active  | <b>Taxes:</b> \$0              |
|  | <b>Tax Key:</b> 6360030002   | <b>Tax Year:</b> 2021          |
|  | <b>County:</b> Milwaukee   | <b>Est. Acreage:</b> 0.3       |
|  | <b>1 Story SqFt Min:</b> 1,200                                       | <b>Flood Plain:</b> No         |
|  | <b>2 Story 1st Flr SqFt:</b> 1,800<br><b>2 Story SqFt Min:</b> 1,000 | <b>Zoning:</b> Residential - S |
| <b>School District:</b> <a href="#">Cudahy</a> | <b>Subdivision:</b>  |                                |
| <b>High School:</b> Cudahy                     | <b>Subd. Dues/Yr.:</b> \$  |                                |
| <b>Middle School:</b> Cudahy                   | <b>Body of Water:</b>  |                                |
| <b>Elem. School:</b>                           | <b>Days On Market:</b> 5   |                                |

**Directions:** Grange Ave East to S. Whitnall Ave, North on Whitnall to Buckhorn.

|                             |                        |                               |                    |
|-----------------------------|------------------------|-------------------------------|--------------------|
| <b>Topography:</b>          | Level                  | <b>Terms/Misc:</b>            | In foreclosure/REO |
| <b>Location:</b>            | City                   | <b>Buildings Included:</b>    | None               |
| <b>Present Use:</b>         | Residential            | <b>Miscellaneous:</b>         | Other              |
| <b>Utilities Available:</b> | Other                  | <b>Development Status:</b>    | Raw Land           |
| <b>Conveyance Options:</b>  | Other                  | <b>Water/Waste Available:</b> | No Water Presently |
| <b>Road Frontage:</b>       | Town/City Road         | <b>Water/Waste Required:</b>  | Unknown            |
| <b>Zoning:</b>              | Residential - Single   | <b>Occupancy:</b>             | See Listing Broker |
| <b>Municipality:</b>        | City                   |                               |                    |
| <b>Documents:</b>           | Listing Contract; None |                               |                    |

**Remarks:**  
**Private Remarks:** Lot is owned by Milwaukee County. All land sales are subject to certification. Allow 30-60 days for acceptance. Use plans and rendering to show how the land will be utilized by the buyer. Include plans with offer. Plans must be in line with local zoning. There is no occupancy restriction. Buyer affidavit must be signed as part of sale. Quit claim deed used to convey unless buyer pays for warranty.

|   |  |  |                                 |
|---|--|--|---------------------------------|
| <b>Sub Agent Comm:</b> 2 %  | <b>Excl. Agency Contract:</b> N  | <b>Broker Owned:</b> N                   | <b>Electronic Consent:</b> Yes  |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N   | <b>Owner:</b> Milwaukee County Treasurer | <b>Listing Date:</b> 12/15/2022 |
| <b>Limited/Unserviced:</b> No   | <b>Named Prospects:</b> N  |  |                                 |
| <b>Listing Office:</b> ACTS CDC: actscdc  | <b>Listing Agent:</b> Deon Price : 26353                                     | <b>LA Address:</b> 2414 W Vliet St       |                                 |
| <b>Ph:</b> 414-933-2215   | <b>Ph:</b> 414-737-5158 <b>Cell:</b> 414-737-5158                            | Milwaukee, WI 53205                      |                                 |
| <b>Fax:</b> 414-933-1956  | <b>Fax:</b>  | <b>LO License #:</b> 835918-91           |                                 |
| <b>URL:</b> <a href="http://www.actshousing.org">http://www.actshousing.org</a> | <b>Email:</b> <a href="mailto:deon@actshousing.org">deon@actshousing.org</a> | <b>LA License #:</b> 80981-94            |                                 |

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2022 by Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Jenean Shorter on Monday, December 19, 2022 9:40 AM.



|  |   |   |
|--|---|---|
|  | <b>Property Type:</b> Vacant Land<br><b>Status:</b> Active<br><b>Tax Key:</b> 63900030003<br><b>County:</b> Milwaukee<br><b>1 Story SqFt Min:</b> 1,200<br><b>2 Story 1st Flr SqFt:</b> 1,800<br><b>2 Story SqFt Min:</b> 1,000<br><b>School District:</b> <a href="#">Cudahy</a><br><b>High School:</b> Cudahy<br><b>Middle School:</b> Cudahy<br><b>Elem. School:</b> | <b>List Price:</b> \$33,000<br><b>Taxes:</b> \$0<br><b>Tax Year:</b> 2021<br><b>Est. Acreage:</b> 0.2<br><b>Flood Plain:</b> No<br><b>Zoning:</b> two family<br><b>Subdivision:</b><br><b>Subd. Dues/Yr.:</b> \$<br><b>Body of Water:</b><br><b>Days On Market:</b> 5 |
|--|---|---|

**Directions:** Grange ave East to S. Whitnall Ave, North on Whitnall to Buckhorn

|                             |                        |                               |                    |
|-----------------------------|------------------------|-------------------------------|--------------------|
| <b>Topography:</b>          | Level                  | <b>Terms/Misc:</b>            | In foreclosure/REO |
| <b>Location:</b>            | City                   | <b>Buildings Included:</b>    | None               |
| <b>Present Use:</b>         | Residential            | <b>Miscellaneous:</b>         | Other              |
| <b>Utilities Available:</b> | Other                  | <b>Development Status:</b>    | Raw Land           |
| <b>Conveyance Options:</b>  | Other                  | <b>Water/Waste Available:</b> | Water Municipal    |
| <b>Road Frontage:</b>       | Town/City Road         | <b>Water/Waste Required:</b>  | Unknown            |
| <b>Zoning:</b>              | Other                  | <b>Occupancy:</b>             | Immediate          |
| <b>Municipality:</b>        | City                   |                               |                    |
| <b>Documents:</b>           | Listing Contract; None |                               |                    |

**Remarks:**  
**Private Remarks:** Lot is owned by Milwaukee County. All land sales are subject to certification. Allow 30-60 days for acceptance. Use plans and rendering to show how the land will be utilized by the buyer. Include plans with offer. Plans must be in line with local zoning. There is no occupancy restriction. Buyer affidavit must be signed as part of sale. Quit claim deed used to convey unless buyer pays for warranty.

|   |  |                                    |                                 |
|---|--|------------------------------------|---------------------------------|
| <b>Sub Agent Comm:</b> 2 %  | <b>Excl. Agency Contract:</b> N  | <b>Broker Owned:</b> N             | <b>Electronic Consent:</b> Yes  |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N   |                                    | <b>Listing Date:</b> 12/15/2022 |
| <b>Limited/Unserviced:</b> No   | <b>Named Prospects:</b> N  |                                    |                                 |
| <b>Listing Office:</b> ACTS CDC: actscdc  | <b>Listing Agent:</b> Deon Price : 26353                                     | <b>LA Address:</b> 2414 W Vliet St |                                 |
| <b>Ph:</b> 414-933-2215   | <b>Ph:</b> 414-737-5158 <b>Cell:</b> 414-737-5158                            | Milwaukee, WI 53205                |                                 |
| <b>Fax:</b> 414-933-1956  | <b>Fax:</b>  | <b>LO License #:</b> 835918-91     |                                 |
| <b>URL:</b> <a href="http://www.actshousing.org">http://www.actshousing.org</a> | <b>Email:</b> <a href="mailto:deon@actshousing.org">deon@actshousing.org</a> | <b>LA License #:</b> 80981-94      |                                 |

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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 Prepared by Jenean Shorter on Monday, December 19, 2022 9:40 AM.



**Property Type:** Vacant Land  
**Status:** Active  
**Tax Key:** 5758907005  
**County:** Milwaukee  
**1 Story SqFt Min:** 0  
**2 Story 1st Flr SqFt:** 0  
**2 Story SqFt Min:** 0  
**School District:** [Greenfield](#)  
**High School:** Greenfield  
**Middle School:** Greenfield  
**Elem. School:**

**List Price:** \$71,000  
**Taxes:** \$0  
**Tax Year:** 2022  
**Est. Acreage:** 0.42  
**Flood Plain:** No  
**Zoning:** R3  
**Subdivision:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 6

**Directions:** W Loomis Rd to W Plainfield Ave, West to lot

|                             |   |                               |   |
|-----------------------------|---|-------------------------------|---|
| <b>Topography:</b>          | Level; Wooded   | <b>Terms/Misc:</b>            | In foreclosure/REO  |
| <b>Location:</b>            | Suburban  | <b>Buildings Included:</b>    | None  |
| <b>Present Use:</b>         | None  | <b>Miscellaneous:</b>         | Existing Curb/Gutter; Near Public Transit; Near Recreation Area |
| <b>Utilities Available:</b> | Electricity Available; Natural Gas Available; Phone Available; Cable Available; High Speed Internet Available | <b>Development Status:</b>    | Raw Land; Finished Lots   |
| <b>Conveyance Options:</b>  | Sell in Entirety; Build to Suit   | <b>Water/Waste Available:</b> | Water Municipal; Sewer  |
| <b>Road Frontage:</b>       | Town/City Road; Paved Road  | <b>Water/Waste Required:</b>  | Water Municipal; Sewer  |
| <b>Zoning:</b>              | Residential - Single; Duplex  | <b>Occupancy:</b>             | Immediate; See Listing Broker                                   |
| <b>Municipality:</b>        | City  |                               |   |
| <b>Documents:</b>           | Listing Contract; Tax Bill; Abstract  |                               |   |

**Remarks:** Great home site in excellent location. 3 lots available, buy one, or combine all! Development potential. Currently zoned 1-2 family. Conveniently located, quiet dead-end street! Come check out your new build lot today!! Address is approximate - USPS has not yet assigned an address to this tax key.

**Private Remarks:** Lot is owned by Milwaukee County. All land sales are subject to certification. Allow 30-60 days for acceptance. Use plans and rendering to show how the land will be utilized by the buyer. Include plans with offer. Plans must be in line with local zoning. There is no occupancy restriction. Buyer affidavit must be signed as part of sale. Quit claim deed used to convey unless buyer pays for warranty.

**Showing Information:** Contact lister

**Inclusions:** none

**Exclusions:** none

|                               |                                 |  |                                 |
|-------------------------------|---------------------------------|--|---------------------------------|
| <b>Sub Agent Comm:</b> 2 %    | <b>Excl. Agency Contract:</b> Y | <b>Broker Owned:</b> N                   | <b>Electronic Consent:</b> Yes  |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N            | <b>Owner:</b> Milwaukee County Treasurer | <b>Listing Date:</b> 12/14/2022 |
| <b>Limited/Unserviced:</b> No | <b>Named Prospects:</b> N       |  |                                 |

**Listing Office:** ACTS CDC: actscdc  
**Ph:** 414-933-2215  
**Fax:** 414-933-1956  
**URL:** <http://www.actshousing.org>

**Listing Agent:** Tess Wynn : 27799  
**Ph:** 414-378-5018 **Cell:** 414-378-5018  
**Fax:**  
**Email:** [tess@actshousing.org](mailto:tess@actshousing.org)

**LA Address:** 2414 W. Vliet St.  
 Milwaukee, WI 53205  
**LO License #:** 835918-91  
**LA License #:** 84743-94

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Prepared by Jenean Shorter on Monday, December 19, 2022 9:40 AM.



**Property Type:** Vacant Land  
**Status:** Active  
**Tax Key:** 5758907006  
**County:** Milwaukee  
**1 Story SqFt Min:** 0  
**2 Story 1st Flr SqFt:** 0  
**2 Story SqFt Min:** 0  
**School District:** [Greenfield](#)  
**High School:** Greenfield  
**Middle School:** Greenfield  
**Elem. School:**

**List Price:** \$70,000  
**Taxes:** \$0  
**Tax Year:** 2022  
**Est. Acreage:** 0.32  
**Flood Plain:** No  
**Zoning:** R3  
**Subdivision:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 6

**Directions:** W Loomis Rd to W Plainfield Ave, West to lot

**Topography:** Level; Wooded

**Location:** Suburban

**Present Use:** None

**Utilities Available:** Electricity Available; Natural Gas Available; Phone Available; Cable Available; High Speed Internet Available

**Conveyance Options:** Sell in Entirety; Build to Suit

**Road Frontage:** Town/City Road; Paved Road

**Zoning:** Residential - Single; Duplex

**Municipality:** City

**Documents:** Listing Contract; Other

**Terms/Misc:** In foreclosure/REO

**Buildings Included:** None

**Miscellaneous:** Existing Curb/Gutter; Near Public Transit; Near Recreation Area

**Development Status:** Raw Land; Finished Lots

**Water/Waste Available:** Water Municipal; Sewer

**Water/Waste Required:** Water Municipal; Sewer

**Occupancy:** Immediate; See Listing Broker

**Remarks:** Great home site in excellent location. 3 lots available, buy one, or combine all! Development potential. Currently zoned 1-2 family. Conveniently located, quiet dead-end street! Come check out your new build lot today!! Address is approximate - USPS has not yet assigned an address to this tax key.

**Private Remarks:** Lot is owned by Milwaukee County. All land sales are subject to certification. Allow 30-60 days for acceptance. Use plans and rendering to show how the land will be utilized by the buyer. Include plans with offer. Plans must be in line with local zoning. There is no occupancy restriction. Buyer affidavit must be signed as part of sale. Quit claim deed used to convey unless buyer pays for warranty.

**Showing Information:** Call Lister

**Inclusions:** none

**Exclusions:** none

**Sub Agent Comm:** 2 %

**Excl. Agency Contract:** Y

**Broker Owned:** N

**Electronic Consent:** Yes

**Buyer Agent Comm:** 2 %

**Var. Comm.:** N

**Owner:** Milwaukee County Treasury

**Listing Date:** 12/14/2022

**Limited/Unserviced:** No

**Named Prospects:** N

**Listing Office:** ACTS CDC: actscdc

**Ph:** 414-933-2215

**Fax:** 414-933-1956

**URL:** <http://www.actshousing.org>

**Listing Agent:** Tess Wynn : 27799

**Ph:** 414-378-5018 **Cell:** 414-378-5018

**Fax:**

**Email:** [tess@actshousing.org](mailto:tess@actshousing.org)

**LA Address:** 2414 W. Vliet St.

Milwaukee, WI 53205

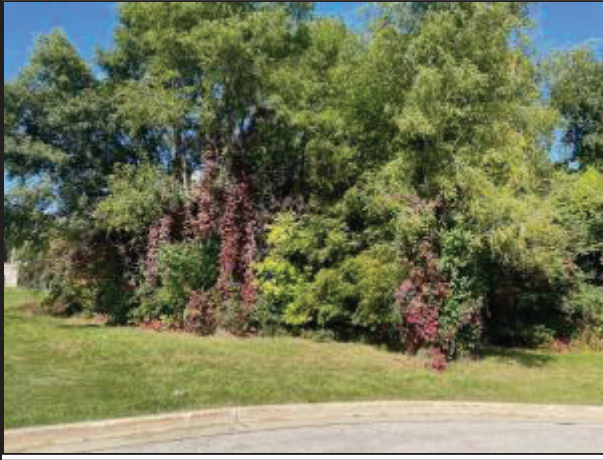
**LO License #:** 835918-91

**LA License #:** 84743-94

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Prepared by Jenean Shorter on Monday, December 19, 2022 9:40 AM.



**Property Type:** Vacant Land  
**Status:** Active  
**Tax Key:** 5758907007  
**County:** Milwaukee  
**1 Story SqFt Min:** 0  
**2 Story 1st Flr SqFt:** 0  
**2 Story SqFt Min:** 0  
**School District:** [Greenfield](#)  
**High School:** Greenfield  
**Middle School:** Greenfield  
**Elem. School:**

**List Price:** \$60,000  
**Taxes:** \$0  
**Tax Year:** 2022  
**Est. Acreage:** 0.29  
**Flood Plain:** No  
**Zoning:** R3  
**Subdivision:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 6

**Directions:** W Loomis Rd to W Plainfield Ave, West to lot

|                             |   |                               |   |
|-----------------------------|---|-------------------------------|---|
| <b>Topography:</b>          | Level   | <b>Terms/Misc:</b>            | In foreclosure/REO  |
| <b>Location:</b>            | Suburban  | <b>Buildings Included:</b>    | None  |
| <b>Present Use:</b>         | None  | <b>Miscellaneous:</b>         | Existing Curb/Gutter; Near Public Transit; Near Recreation Area |
| <b>Utilities Available:</b> | Electricity Available; Natural Gas Available; Phone Available; Cable Available; High Speed Internet Available | <b>Development Status:</b>    | Raw Land; Finished Lots   |
| <b>Conveyance Options:</b>  | Sell in Entirety; Build to Suit   | <b>Water/Waste Available:</b> | Water Municipal; Sewer  |
| <b>Road Frontage:</b>       | Town/City Road; Paved Road  | <b>Water/Waste Required:</b>  | Water Municipal; Sewer  |
| <b>Zoning:</b>              | Residential - Single; Duplex  | <b>Occupancy:</b>             | Immediate; See Listing Broker                                   |
| <b>Municipality:</b>        | City  |                               |   |
| <b>Documents:</b>           | Listing Contract; Other   |                               |   |

**Remarks:** Great home site in excellent location. 3 lots available, buy one, or combine all! Development potential. Currently zoned 1-2 family. Conveniently located, quiet dead-end street! Come check out your new build lot today!! Address is approximate - USPS has not yet assigned an address to this tax key.

**Private Remarks:** Lot is owned by Milwaukee County. All land sales are subject to certification. Allow 30-60 days for acceptance. Use plans and rendering to show how the land will be utilized by the buyer. Include plans with offer. Plans must be in line with local zoning. There is no occupancy restriction. Buyer affidavit must be signed as part of sale. Quit claim deed used to convey unless buyer pays for warranty.

**Showing Information:** Contact Lister

**Inclusions:** none

**Exclusions:** none

|                               |                                 |  |                                 |
|-------------------------------|---------------------------------|--|---------------------------------|
| <b>Sub Agent Comm:</b> 2 %    | <b>Excl. Agency Contract:</b> N | <b>Broker Owned:</b> N                   | <b>Electronic Consent:</b> Yes  |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N            | <b>Owner:</b> Milwaukee County Treasurer | <b>Listing Date:</b> 12/14/2022 |
| <b>Limited/Unserviced:</b> No | <b>Named Prospects:</b> N       |  |                                 |

**Listing Office:** ACTS CDC: actscdc  
**Ph:** 414-933-2215  
**Fax:** 414-933-1956  
**URL:** <http://www.actshousing.org>

**Listing Agent:** Tess Wynn : 27799  
**Ph:** 414-378-5018 **Cell:** 414-378-5018  
**Fax:**  
**Email:** [tess@actshousing.org](mailto:tess@actshousing.org)

**LA Address:** 2414 W. Vliet St.  
 Milwaukee, WI 53205  
**LO License #:** 835918-91  
**LA License #:** 84743-94

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Prepared by Jenean Shorter on Monday, December 19, 2022 9:40 AM.



|  |                                |
|--|--------------------------------|
| <b>Property Type:</b> Vacant Land                                | <b>List Price:</b> \$107,000   |
| <b>Status:</b> Active  | <b>Taxes:</b> \$1,500          |
| <b>Tax Key:</b> 9079982000                                       | <b>Tax Year:</b> 2017          |
| <b>County:</b> Milwaukee   | <b>Est. Acreage:</b> 0.68      |
| <b>1 Story SqFt Min:</b> 0                                       | <b>Flood Plain:</b> Unknown    |
| <b>2 Story 1st Flr SqFt:</b> 0                                   | <b>Zoning:</b> rs3- Single Fam |
| <b>2 Story SqFt Min:</b> 0                                       |                                |
| <b>School District:</b> <a href="#">Oak Creek-Franklin Joint</a> | <b>Subdivision:</b>            |
| <b>High School:</b> Oak Creek                                    | <b>Subd. Dues/Yr.:</b> \$      |
| <b>Middle School:</b>  | <b>Body of Water:</b>          |
| <b>Elem. School:</b>   | <b>Days On Market:</b> 2       |

**Directions:**

|  |  |
|--|--|
| <b>Topography:</b> Level                         | <b>Buildings Included:</b> None  |
| <b>Location:</b> City; Suburban                  | <b>Miscellaneous:</b> Existing Sidewalk; Existing Curb/Gutter; Near Public Transit |
| <b>Present Use:</b> None                         | <b>Development Status:</b> Other   |
| <b>Utilities Available:</b> None                 | <b>Water/Waste Available:</b> None   |
| <b>Conveyance Options:</b> Sell in Entirety      | <b>Water/Waste Required:</b> Water Municipal; Sewer                                |
| <b>Road Frontage:</b> Town/City Road; Paved Road | <b>Occupancy:</b> See Listing Broker   |
| <b>Zoning:</b> Residential - Single              |  |
| <b>Municipality:</b> City                        |  |
| <b>Documents:</b> Listing Contract; Other        |  |

**Remarks:** Come experience all of the beauty and tranquility that Oak Creek has to offer. build your New Home here and enjoy the experience for a life time.  
**Private Remarks:** Email Offers to Jason@jsrm.net. This is a Milwaukee County owned lot. All offers are subject to approval and you must allow 30-60 days for acceptance. Please include plans/rendering when submitting an offer. Plans must conform with local zoning. Quit claim deed used unless buyer pays for warranty deed. Buyer to verify zoning and restrictions

**Showing Information:** Vacant Land- available to be walked

|                               |                                 |                        |                                    |
|-------------------------------|---------------------------------|------------------------|------------------------------------|
| <b>Sub Agent Comm:</b> 2 %    | <b>Excl. Agency Contract:</b> N | <b>Broker Owned:</b> N | <b>Electronic Consent:</b> No      |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N            |                        | <b>Listing Date:</b> 12/14/2022    |
| <b>Limited/Unserviced:</b> No | <b>Named Prospects:</b> N       |                        | <b>Expiration Date:</b> 12/14/2023 |

|  |  |   |
|--|--|---|
| <b>Listing Office:</b> Jason Scott Realty & Management, LLC: jason | <b>Listing Agent:</b> Jason Fernhaber : 4506                 | <b>LA Address:</b> 4931 W GREENFIELD WEST MILWAUKEE, WI 53214 |
| <b>Ph:</b> 414-467-8665 103  | <b>Ph:</b> 414-467-8665 103 <b>Cell:</b>                     | <b>LO License #:</b> 700998-91                                |
| <b>Fax:</b> +1 888-203-3684  | <b>Fax:</b>  | <b>LA License #:</b> 52084-90                                 |
| <b>URL:</b> <a href="http://www.jsrm.net">http://www.jsrm.net</a>  | <b>Email:</b> <a href="mailto:reo@jsrm.net">reo@jsrm.net</a> |   |

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Prepared by Jason Fernhaber on Thursday, December 15, 2022 4:27 PM.



|  |                                |
|--|--------------------------------|
| <b>Property Type:</b> Vacant Land                                | <b>List Price:</b> \$106,000   |
| <b>Status:</b> Active  | <b>Taxes:</b> \$3,912          |
| <b>Tax Key:</b> 9219037000                                       | <b>Tax Year:</b> 2016          |
| <b>County:</b> Milwaukee   | <b>Est. Acreage:</b> 0.43      |
| <b>1 Story SqFt Min:</b> 0                                       | <b>Flood Plain:</b> Unknown    |
| <b>2 Story 1st Flr SqFt:</b> 0                                   | <b>Zoning:</b> RS3- SINGLE FAM |
| <b>2 Story SqFt Min:</b> 0                                       |                                |
| <b>School District:</b> <a href="#">Oak Creek-Franklin Joint</a> | <b>Subdivision:</b>            |
| <b>High School:</b> Oak Creek                                    | <b>Subd. Dues/Yr.:</b> \$      |
| <b>Middle School:</b>  | <b>Body of Water:</b>          |
| <b>Elem. School:</b>   | <b>Days On Market:</b> 2       |

**Directions:**

|   |   |
|---|---|
| <b>Topography:</b> Level                              | <b>Terms/Misc:</b> In foreclosure/REO               |
| <b>Location:</b> City                                 | <b>Buildings Included:</b> None                     |
| <b>Present Use:</b> None                              | <b>Miscellaneous:</b> Fenced                        |
| <b>Utilities Available:</b> None                      | <b>Development Status:</b> Other                    |
| <b>Conveyance Options:</b> Sell in Entirety           | <b>Water/Waste Available:</b> None                  |
| <b>Road Frontage:</b> Town/City Road; High Visibility | <b>Water/Waste Required:</b> Water Municipal; Sewer |
| <b>Zoning:</b> Residential - Single                   | <b>Occupancy:</b> See Listing Broker                |
| <b>Municipality:</b> City                             |   |
| <b>Documents:</b> Listing Contract; Other             |   |

**Remarks:** Almost an acre land awaits your building plans and ideas for your new home in OaK Creek.

**Private Remarks:** Email Offers to Jason@jsrm.net. This is a Milwaukee County owned lot. All offers are subject to approval and you must allow 30-60 days for acceptance. Please include plans/rendering when submitting an offer. Plans must conform with local zoning. Quit claim deed used unless buyer pays for warranty deed. Buyer to verify zoning and restrictions

**Showing Information:** Vacant Land- available to be walked

|                               |                                 |                        |                                    |
|-------------------------------|---------------------------------|------------------------|------------------------------------|
| <b>Sub Agent Comm:</b> 2 %    | <b>Excl. Agency Contract:</b> N | <b>Broker Owned:</b> N | <b>Electronic Consent:</b> No      |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N            |                        | <b>Listing Date:</b> 12/14/2022    |
| <b>Limited/Unserviced:</b> No | <b>Named Prospects:</b> N       |                        | <b>Expiration Date:</b> 12/14/2023 |

|  |  |   |
|--|--|---|
| <b>Listing Office:</b> Jason Scott Realty & Management, LLC: jason | <b>Listing Agent:</b> Jason Fernhaber : 4506                 | <b>LA Address:</b> 4931 W GREENFIELD WEST MILWAUKEE, WI 53214 |
| <b>Ph:</b> 414-467-8665 103  | <b>Ph:</b> 414-467-8665 103 <b>Cell:</b>                     | <b>LO License #:</b> 700998-91                                |
| <b>Fax:</b> +1 888-203-3684  | <b>Fax:</b>  | <b>LA License #:</b> 52084-90                                 |
| <b>URL:</b> <a href="http://www.jsrm.net">http://www.jsrm.net</a>  | <b>Email:</b> <a href="mailto:reo@jsrm.net">reo@jsrm.net</a> |   |

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Prepared by Jason Fernhaber on Thursday, December 15, 2022 4:26 PM.



|  |                              |
|--|------------------------------|
| <b>Property Type:</b> Vacant Land                                | <b>List Price:</b> \$108,000 |
| <b>Status:</b> Active  | <b>Taxes:</b> \$783.65       |
| <b>Tax Key:</b> 9620042000                                       | <b>Tax Year:</b> 2014        |
| <b>County:</b> Milwaukee   | <b>Est. Acreage:</b> 0.61    |
| <b>1 Story SqFt Min:</b> 0                                       | <b>Flood Plain:</b> No       |
| <b>2 Story 1st Flr SqFt:</b> 0                                   | <b>Zoning:</b> R3            |
| <b>2 Story SqFt Min:</b> 0                                       |                              |
| <b>School District:</b> <a href="#">Oak Creek-Franklin Joint</a> | <b>Subdivision:</b>          |
| <b>High School:</b> Oak Creek                                    | <b>Subd. Dues/Yr.:</b> \$    |
| <b>Middle School:</b>  | <b>Body of Water:</b>        |
| <b>Elem. School:</b>   | <b>Days On Market:</b> 6     |

**Directions:**

|  |  |
|--|--|
| <b>Topography:</b> Level   | <b>Terms/Misc:</b> In foreclosure/REO            |
| <b>Location:</b> City  | <b>Buildings Included:</b> None                  |
| <b>Present Use:</b> None   | <b>Miscellaneous:</b> Other                      |
| <b>Utilities Available:</b> Electricity Available; Natural Gas Available | <b>Development Status:</b> Raw Land              |
| <b>Conveyance Options:</b> Sell in Entirety                              | <b>Water/Waste Available:</b> No Water Presently |
| <b>Road Frontage:</b> Town/City Road                                     | <b>Water/Waste Required:</b> Water Municipal     |
| <b>Zoning:</b> Residential - Single                                      |  |
| <b>Municipality:</b> City  | <b>Occupancy:</b> Immediate; See Listing Broker  |
| <b>Documents:</b> Listing Contract                                       |  |

**Remarks:** A great opportunity in Oak Creek! Over 1/2 acre to build a new in a home.

**Private Remarks:** Lot is owned by Milwaukee County. All land sales are subject to certification. Allow 30-60 days for acceptance. Use plans and rendering to show how the land will be utilized by the buyer. Include plans with offer. Plans must be in line with local zoning. There is no occupancy restriction. Buyer affidavit must be signed as part of sale. Quit claim deed used to convey unless buyer pays for warranty.

|                               |                                 |                        |                                    |
|-------------------------------|---------------------------------|------------------------|------------------------------------|
| <b>Sub Agent Comm:</b> 2 %    | <b>Excl. Agency Contract:</b> N | <b>Broker Owned:</b> N | <b>Electronic Consent:</b> Yes     |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N            |                        | <b>Listing Date:</b> 12/14/2022    |
| <b>Limited/Unserviced:</b> No | <b>Named Prospects:</b> N       |                        | <b>Expiration Date:</b> 12/05/2023 |

|   |  |                                |
|---|--|--------------------------------|
| <b>Listing Office:</b> ACTS CDC: actscdc  | <b>Listing Agent:</b> Jenean Shorter : 27020                                     | <b>LA Address:</b>             |
| <b>Ph:</b> 414-933-2215   | <b>Ph:</b> 414-737-5160 <b>Cell:</b> 414-737-5160                                | <b>LO License #:</b> 835918-91 |
| <b>Fax:</b> 414-933-1956  | <b>Fax:</b>  | <b>LA License #:</b> 82779-94  |
| <b>URL:</b> <a href="http://www.actshousing.org">http://www.actshousing.org</a> | <b>Email:</b> <a href="mailto:jenean@actshousing.org">jenean@actshousing.org</a> |                                |

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Prepared by Jenean Shorter on Monday, December 19, 2022 9:40 AM.



|  |                              |
|--|------------------------------|
| <b>Property Type:</b> Vacant Land                                | <b>List Price:</b> \$347,000 |
| <b>Status:</b> Active  | <b>Taxes:</b> \$1,326        |
| <b>Tax Key:</b> 8229002000                                       | <b>Tax Year:</b> 2021        |
| <b>County:</b> Milwaukee   | <b>Est. Acreage:</b> 3.23    |
| <b>1 Story SqFt Min:</b> 0                                       | <b>Flood Plain:</b> Unknown  |
| <b>2 Story 1st Flr SqFt:</b> 0                                   | <b>Zoning:</b> M1            |
| <b>2 Story SqFt Min:</b> 0                                       |                              |
| <b>School District:</b> <a href="#">Oak Creek-Franklin Joint</a> | <b>Subdivision:</b>          |
| <b>High School:</b> Oak Creek                                    | <b>Subd. Dues/Yr.:</b> \$    |
| <b>Middle School:</b>  | <b>Body of Water:</b>        |
| <b>Elem. School:</b>   | <b>Days On Market:</b> 2     |

**Directions:**

|  |   |
|--|---|
| <b>Topography:</b> Level                             | <b>Terms/Misc:</b> In foreclosure/REO   |
| <b>Location:</b> City; Suburban                      | <b>Buildings Included:</b> None         |
| <b>Present Use:</b> None                             | <b>Miscellaneous:</b> Existing Sidewalk |
| <b>Utilities Available:</b> None                     | <b>Development Status:</b> Other        |
| <b>Conveyance Options:</b> Sell in Entirety          | <b>Water/Waste Available:</b> None      |
| <b>Road Frontage:</b> Town/City Road                 | <b>Water/Waste Required:</b> None       |
| <b>Zoning:</b> Industry/Commerce                     | <b>Occupancy:</b> Immediate             |
| <b>Municipality:</b> City                            |   |
| <b>Documents:</b> Listing Contract; Perc Test; Other |   |

**Remarks:** Opportunities Like this don't come along too often. Over 3 acres of vacant land that is zoned for Commercial & Light Industrial use is being offered by Milwaukee County as your new business site. This won't last long!

**Private Remarks:** Email Offers to Jason@jsrm.net. This is a Milwaukee County owned lot. All offers are subject to approval and you must allow 30-60 days for acceptance. Please include plans/rendering when submitting an offer. Plans must conform with local zoning. Quit claim deed used unless buyer pays for warranty deed. Buyer to verify zoning and restrictions

**Showing Information:** Vacant Land- available to be walked

|                               |                                 |                        |                                    |
|-------------------------------|---------------------------------|------------------------|------------------------------------|
| <b>Sub Agent Comm:</b> 2 %    | <b>Excl. Agency Contract:</b> N | <b>Broker Owned:</b> N | <b>Electronic Consent:</b> No      |
| <b>Buyer Agent Comm:</b> 2 %  | <b>Var. Comm.:</b> N            |                        | <b>Listing Date:</b> 12/14/2022    |
| <b>Limited/Unserviced:</b> No | <b>Named Prospects:</b> N       |                        | <b>Expiration Date:</b> 12/28/2023 |

|  |  |   |
|--|--|---|
| <b>Listing Office:</b> Jason Scott Realty & Management, LLC: jason | <b>Listing Agent:</b> Jason Fernhaber : 4506                 | <b>LA Address:</b> 4931 W GREENFIELD WEST MILWAUKEE, WI 53214 |
| <b>Ph:</b> 414-467-8665 103  | <b>Ph:</b> 414-467-8665 103 <b>Cell:</b>                     | <b>LO License #:</b> 700998-91                                |
| <b>Fax:</b> +1 888-203-3684  | <b>Fax:</b>  | <b>LA License #:</b> 52084-90                                 |
| <b>URL:</b> <a href="http://www.jsrm.net">http://www.jsrm.net</a>  | <b>Email:</b> <a href="mailto:reo@jsrm.net">reo@jsrm.net</a> |   |





|   |                                |
|---|--------------------------------|
| <b>Property Type:</b> Vacant Land                                 | <b>List Price:</b> \$90,000    |
| <b>Status:</b> Active   | <b>Taxes:</b> \$1,710          |
| <b>Tax Key:</b> 4790779002  | <b>Tax Year:</b> 2021          |
| <b>County:</b> Milwaukee  | <b>Est. Acreage:</b> 0.19      |
| <b>1 Story SqFt Min:</b> 1,200                                    | <b>Flood Plain:</b> Unknown    |
| <b>2 Story 1st Flr SqFt:</b> 1,200                                | <b>Zoning:</b> C-2: Neighborho |
| <b>2 Story SqFt Min:</b> 800                                      |                                |
| <b>School District:</b> <a href="#">West Allis-West Milwaukee</a> | <b>Subdivision:</b>            |
| <b>High School:</b>   | <b>Subd. Dues/Yr.:</b> \$      |
| <b>Middle School:</b>   | <b>Body of Water:</b>          |
| <b>Elem. School:</b>  | <b>Days On Market:</b> 2       |

**Directions:**

|   |  |
|---|--|
| <b>Topography:</b> Level                                  | <b>Terms/Misc:</b> In foreclosure/REO  |
| <b>Location:</b> City; Suburban; Corner Lot               | <b>Buildings Included:</b> None  |
| <b>Present Use:</b> None                                  | <b>Miscellaneous:</b> Existing Sidewalk; Existing Curb/Gutter; Near Public Transit |
| <b>Utilities Available:</b> None                          | <b>Development Status:</b> Other   |
| <b>Conveyance Options:</b> Sell in Entirety               | <b>Water/Waste Available:</b> None   |
| <b>Road Frontage:</b> Town/City Road; High Visibility     | <b>Water/Waste Required:</b> Water Municipal; Sewer                                |
| <b>Zoning:</b> Industry/Commerce; General Business; Other | <b>Occupancy:</b> See Listing Broker   |
| <b>Municipality:</b> City                                 |  |
| <b>Documents:</b> Listing Contract; Other                 |  |

**Remarks:** Location, Location, Location- National Ave is well traveled at all times of the day and night and this Commercial zoned space offers the ULTIMATE VISIBILITY for your business. this is PRIME Building space, make it your today.

**Private Remarks:** Email Offers to Jason@jsrm.net. This is a Milwaukee County owned lot. All offers are subject to approval and you must allow 30-60 days for acceptance. Please include plans/rendering when submitting an offer. Plans must conform with local zoning. Quit claim deed used unless buyer pays for warranty deed. Buyer to verify zoning and restrictions

**Showing Information:** Vacant Land- available to be walked

|                               |                                 |                        |                                    |
|-------------------------------|---------------------------------|------------------------|------------------------------------|
| <b>Sub Agent Comm:</b> 2 %    | <b>Excl. Agency Contract:</b> N | <b>Broker Owned:</b> N | <b>Electronic Consent:</b> No      |
| <b>Buyer Agent Comm:</b> 2 \$ | <b>Var. Comm.:</b> N            |                        | <b>Listing Date:</b> 12/14/2022    |
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The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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Prepared by Jason Fernhaber on Thursday, December 15, 2022 4:25 PM.