

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: February 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 February 2023 Milwaukee County Property Inventory Status Report.

Aaron Hertzberg

Aaron Hertzberg
Director, Department of Administrative Services

Attachment: 2023 Year-to-Date Property Inventory Sheet as of 02/2023

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 02/2023

ACTIVE LISTINGS							
Municipality	Address	Date	Property Type	Appraised Value	Back Taxes (PP&I)	Status	Listing Brokerage
Cudahy	5317-19 S Buckhorn	Jun-16	V	\$ 30,000	\$ 57,115	Actively listed on MLS with Broker	ACTS Housing
Cudahy	5331 S Buckhorn	Jun-16	V	\$ 33,000	\$ 55,976	Actively listed on MLS with Broker	ACTS Housing
Greenfield	3914 W Plainfield	Feb-17	V	\$ 71,000	\$ 17,717	Actively listed on MLS with Broker	ACTS Housing
Greenfield	3918 W Plainfield	Feb-17	V	\$ 70,000	\$ 16,186	Actively listed on MLS with Broker	ACTS Housing
Greenfield	3922 W Plainfield	Feb-17	V	\$ 60,000	\$ 16,434	Actively listed on MLS with Broker	ACTS Housing
Oak Creek	9600 S Howell Ave	Feb-17	V	\$ 107,000	\$ 14,477	Offer Received	Jason Scott Realty
Oak Creek	1834 E Oakwood Rd	Jun-16	V	\$ 106,000	\$ 56,518	Offer Received	Jason Scott Realty
Oak Creek	10568 S Alton	May-14	V	\$ 108,000	\$ 16,354	Offer Received	ACTS Housing
Oak Creek	3840 E Puetz Rd	Feb-17	V	\$ 347,000	\$ 269,354	Actively listed on MLS with Broker	Jason Scott Realty
West Allis	5617 W National Ave	May-14	V	\$ 21,500	\$ 30,267	Offer Received	Jason Scott Realty
West Allis	9201 W National Ave	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-Two Proposals Received in Review
West Allis	6901 W Beloit Rd	Mar-22	C	\$ 85,000	\$60,989	Received inquiry from City of West Allis
West Allis	52 Burnham St	Jun-16	V	\$ 850,000	\$ 3,520,737	Offer Received-See Exhibit E
Brown Deer	8601 N 64th St	Feb-23	R	In Process	\$74,607	Just entered inventory
Glendale	5681 N Sievers Pl	Feb-23	R	In Process	\$64,599	Just entered inventory
Shorewood	4440 N Wildwood Ave	Feb-23	R	In Process	\$156,009	Just entered inventory
Wauwatosa	2342 N 86th St	Feb-23	R	In Process	\$66,268	Just entered inventory
Wauwatosa	8416 W Bluemound Rd	Feb-23	R	In Process	\$42,631	Just entered inventory
West Allis	1619 S 57th St	Feb-23	V	In Process	\$62,867	Just entered inventory
West Allis	6301 W Lapham St	Feb-23	R	In Process	\$70,040	Just entered inventory
West Allis	2051 S 57th St	Feb-23	R	In Process	\$63,749	Just entered inventory
West Allis	5529 W Rogers St	Feb-23	R	In Process	\$73,666	Just entered inventory
Saint Francis	2619 E Bolivar Ave	Feb-23	R	In Process	\$72,397	Just entered inventory
Cudahy	4910-12 S Packard Ave	Feb-23	C	In Process	\$81,243	Just entered inventory
Cudahy	3342 E Mallory Ave	Feb-23	R	In Process	\$61,595	Just entered inventory
Greendale	5616 Beaver Ct	Feb-23	R	In Process	\$58,224	Just entered inventory
Greendale	5782 Rustic Ln	Feb-23	R	In Process	\$75,632	Just entered inventory
Franklin	3417 W Woodward Dr	Feb-23	R	In Process	\$52,917	Just entered inventory

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	7201 W Good Hope Rd.	May-22	V	\$ 1,000,000	N/A	\$500,000	N/A	Weas MKSC LCC	County Exec & ICC Appointee	See Exhibit A
Cudahy	3677 E Carpenter	Feb-17	V	\$ 15,000	\$ 40,114	\$15,000	48	Steve Morici	Awaiting Signatures	N/A
Cudahy	5345 S Buckhorn	Jun-16	V	\$ 26,000	\$ 47,246	\$28,000	32	Ramiro Olea	Comptroller, ICC Appointee	N/A
Greenfield	9137 W Waterford Ave	Mar-22	V	\$ 51,000	\$ 24,870	\$51,000	14	Donald Berlin & Sharon Berlin	Awaiting Signatures	N/A
South Milwaukee	1315 Nicholson Ave	May-14	V	\$ 95,000	\$ 6,290	\$4,000	357	Gregg Willich	ICC appointee & Exec	See Exhibit B
West Allis	912 S. 92nd St	Jun-16	V	\$ 21,500	\$ 72,319	\$21,500	41	Martin Alba & Renee Dunn	Awaiting Signatures	N/A
West Allis	1606 S. 59th St	Jun-16	V	\$ 15,100	\$ 99,437	\$5,000	357	Veronica Romo	County Exec & ICC Appointee	See Exhibit C
West Allis	1928 S 62nd St	Oct-18	V	\$ 1	\$ 720	\$1	357	1920 Sixty Second, LLC	County Exec & ICC Appointee	See Exhibit D

INTERDEPARTMENT 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.	Treasurer (≤\$300)	Corp Counsel (≤\$500) ED (≤\$5,000) ED Costs

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

Property Information	
Property Street Address	7201 W Good Hope Rd.
Property City	Milwaukee
Zoning Classification: Name	IL-1
Zoning Classification: Description	Industrial
How Long MC has owned this parcel:	Since 2002
Buildable Lot:	Yes
Any Environmental 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**

Property Information	
Property Street Address	1315 Nicholson Ave
Property City	South Milwaukee
Name	Residential
How Long MC has owned this parcel:	Since 2014
Buildable Lot?	No-limited to recreation and open space
Any Environmental 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>



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Exhibit C

1606 S 59th St

Property Information	
Property Street Address	1606 S 59th St
Property City	West Allis
Zoning Classification: Name	Residential
How Long MC has owned this parcel:	Since 2016
Buildable Lot?	Yes, but due to how narrow the lot is, would take a creative developer
Any Environmental 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.**

Property Information	
Property Street Address	1928 S 62nd St.
Property City	West Allis
Zoning Classification: Name	Manufacturing
How Long MC has owned this parcel:	Since 2018
Buildable Lot?	Yes, but remediation would need to be completed
Any Environmental Remediation Needed:	Yes-Wisconsin DNR Bureau of Remediation and Redevelopment Tracking Systems identifies the subject as an open Enviornmental 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**

Property Information	
Property Street Address	52 Burnham
Property City	West Allis
Zoning Classification: Name	Manufacturing
How Long MC has owned this parcel:	Since 2017
Buildable Lot?	Yes, but remediation would need to be completed
Any Environmental 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 so 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 and are in current negotiations with that interested party.</p>



Property Type: Vacant Land
Status: Active
Tax Key: 9219037000
County: Milwaukee

List Price: \$106,000
Taxes: \$3,912
Tax Year: 2016
Est. Acreage: 0.43
Flood Plain: Unknown
Zoning: RS3- SINGLE FAM

1 Story SqFt Min: 0
2 Story 1st Flr SqFt: 0
2 Story SqFt Min: 0

School District: [Oak Creek-Franklin Joint](#)

High School: Oak Creek

Middle School:

Elem. School:

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 2

Directions:

Topography: Level

Location: City

Present Use: None

Utilities Available: None

Conveyance Options: Sell in Entirety

Road Frontage: Town/City Road; High Visibility

Zoning: Residential - Single

Municipality: City

Documents: Listing Contract; Other

Terms/Misc: In foreclosure/REO

Buildings Included: None

Miscellaneous: Fenced

Development Status: Other

Water/Waste Available: None

Water/Waste Required: Water Municipal; Sewer

Occupancy: See Listing Broker

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

Sub Agent Comm: 2 %

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: No

Buyer Agent Comm: 2 %

Var. Comm.: N

Listing Date: 12/14/2022

Limited/Unserviced: No

Named Prospects: N

Expiration Date: 12/14/2023

Listing Office: Jason Scott Realty & Management, LLC: jason

Ph: 414-467-8665 103

Fax: +1 888-203-3684

URL: <http://www.jsrm.net>

Listing Agent: Jason Fernhaber : 4506

Ph: 414-467-8665 103 **Cell:**

Fax:

Email: reo@jsrm.net

LA Address: 4931 W GREENFIELD WEST MILWAUKEE, WI 53214

LO License #: 700998-91

LA License #: 52084-90

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

**Property Type:** Vacant Land**Status:** Active**Tax Key:** 8229002000**County:** Milwaukee**1 Story SqFt Min:** 0**2 Story 1st Flr SqFt:** 0**2 Story SqFt Min:** 0**School District:** [Oak Creek-Franklin Joint](#)**High School:** Oak Creek**Middle School:****Elem. School:****List Price:** \$347,000**Taxes:** \$1,326**Tax Year:** 2021**Est. Acreage:** 3.23**Flood Plain:** Unknown**Zoning:** M1**Subdivision:****Subd. Dues/Yr.:** \$**Body of Water:****Days On Market:** 2**Directions:****Topography:** Level**Location:** City; Suburban**Present Use:** None**Utilities Available:** None**Conveyance Options:** Sell in Entirety**Road Frontage:** Town/City Road**Zoning:** Industry/Commerce**Municipality:** City**Documents:** Listing Contract; Perc Test; Other**Terms/Misc:** In foreclosure/REO**Buildings Included:** None**Miscellaneous:** Existing Sidewalk**Development Status:** Other**Water/Waste Available:** None**Water/Waste Required:** None**Occupancy:** Immediate**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**Sub Agent Comm:** 2 %**Buyer Agent Comm:** 2 %**Limited/Unserviced:** No**Excl. Agency Contract:** N**Var. Comm.:** N**Named Prospects:** N**Broker Owned:** N**Electronic Consent:** No**Listing Date:** 12/14/2022**Expiration Date:** 12/28/2023**Listing Office:** Jason Scott Realty & Management, LLC: Jason**Ph:** 414-467-8665 103**Fax:** +1 888-203-3684**URL:** <http://www.jsrm.net>**Listing Agent:** Jason Fernhaber : 4506**Ph:** 414-467-8665 103 **Cell:****Fax:****Email:** reo@jsrm.net**LA Address:** 4931 W GREENFIELD WEST MILWAUKEE, WI 53214**LO License #:** 700998-91**LA License #:** 52084-90



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

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

Sub Agent Comm: 2 %	Excl. Agency Contract: Y	Broker Owned: N	Electronic Consent: Yes
Buyer Agent Comm: 2 %	Var. Comm.: N	Owner: Milwaukee County Treasurer	Listing Date: 12/14/2022
Limited/Unserviced: No	Named Prospects: N		
Listing Office: ACTS CDC: actscdc	Listing Agent: Tess Wynn : 27799	LA Address: 2414 W. Vliet St.	
Ph: 414-933-2215	Ph: 414-378-5018 Cell: 414-378-5018	Milwaukee, WI 53205	
Fax: 414-933-1956	Fax:	LO License #: 835918-91	
URL: http://www.actshousing.org	Email: tess@actshousing.org	LA License #: 84743-94	

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.



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	Terms/Misc:	In foreclosure/REO
Location:	Suburban	Buildings Included:	None
Present Use:	None	Miscellaneous:	Existing Curb/Gutter; Near Public Transit; Near Recreation Area
Utilities Available:	Electricity Available; Natural Gas Available; Phone Available; Cable Available; High Speed Internet Available	Development Status:	Raw Land; Finished Lots
Conveyance Options:	Sell in Entirety; Build to Suit	Water/Waste Available:	Water Municipal; Sewer
Road Frontage:	Town/City Road; Paved Road	Water/Waste Required:	Water Municipal; Sewer
Zoning:	Residential - Single; Duplex	Occupancy:	Immediate; See Listing Broker
Municipality:	City		
Documents:	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: 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	Listing Agent: Tess Wynn : 27799	LA Address: 2414 W. Vliet St.	
Ph: 414-933-2215	Ph: 414-378-5018 Cell: 414-378-5018	Milwaukee, WI 53205	
Fax: 414-933-1956	Fax:	LO License #: 835918-91	
URL: http://www.actshousing.org	Email: tess@actshousing.org	LA License #: 84743-94	

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.



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

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

Sub Agent Comm: 2 %	Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Buyer Agent Comm: 2 %	Var. Comm.: N	Owner: Milwaukee County Treasurer	Listing Date: 12/14/2022
Limited/Unserviced: No	Named Prospects: N		
Listing Office: ACTS CDC: actscdc	Listing Agent: Tess Wynn : 27799	LA Address: 2414 W. Vliet St.	
Ph: 414-933-2215	Ph: 414-378-5018 Cell: 414-378-5018	Milwaukee, WI 53205	
Fax: 414-933-1956	Fax:	LO License #: 835918-91	
URL: http://www.actshousing.org	Email: tess@actshousing.org	LA License #: 84743-94	

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.

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

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

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

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

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

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

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

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



Property Type: Vacant Land
Status: Active
Tax Key: 4380554000
County: Milwaukee

List Price: \$21,500
Taxes: \$287
Tax Year: 2021
Est. Acreage: 0.09

1 Story SqFt Min: 1,200
2 Story 1st Flr SqFt: 1,200
2 Story SqFt Min: 800

Flood Plain: Unknown
Zoning: C-2: Neighborho

School District: [West Allis-West Milwaukee](#)

Subdivision:

High School:

Subd. Dues/Yr.: \$

Middle School:

Body of Water:

Elem. School:

Days On Market: 2

Directions:

Topography: Level

Location: City

Present Use: None

Utilities Available: None

Conveyance Options: Sell in Entirety

Road Frontage: Town/City Road; High Visibility

Zoning: Industry/Commerce; Manufacturing-Light

Municipality: City

Documents: Listing Contract; Other

Terms/Misc: In foreclosure/REO

Buildings Included: None

Miscellaneous: Existing Sidewalk; Near Public Transit

Development Status: Other

Water/Waste Available: None

Water/Waste Required: Water Municipal; Sewer

Occupancy: See Listing Broker

Remarks: This vacant land is zoned commercial and could be the perfect location for your new business. National Ave is a Busy and well traveled main street that would offer high visibility to your business. In this area the vacant land wont 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

Sub Agent Comm: 2 %

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: No

Buyer Agent Comm: 2 %

Var. Comm.: N

Listing Date: 12/14/2022

Limited/Unserviced: No

Named Prospects: N

Expiration Date: 12/14/2023

Listing Office: Jason Scott Realty & Management, LLC: Jason

Ph: 414-467-8665 103

Fax: +1 888-203-3684

URL: <http://www.jsrm.net>

Listing Agent: Jason Fernhaber : 4506

Ph: 414-467-8665 103 **Cell:**

Fax:

Email: reo@jsrm.net

LA Address: 4931 W GREENFIELD WEST MILWAUKEE, WI 53214

LO License #: 700998-91

LA License #: 52084-90

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 Jason Fernhaber on Thursday, December 15, 2022 4:22 PM.



Property Type: Vacant Land
Status: Active
Tax Key: 4790779002
County: Milwaukee

List Price: \$90,000
Taxes: \$1,710
Tax Year: 2021
Est. Acreage: 0.19

1 Story SqFt Min: 1,200
2 Story 1st Flr SqFt: 1,200
2 Story SqFt Min: 800

Flood Plain: Unknown
Zoning: C-2: Neighborho

School District: [West Allis-West Milwaukee](#)

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 2

High School:
Middle School:
Elem. School:

Directions:

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

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

Listing Office: Jason Scott Realty & Management, LLC: Jason
Ph: 414-467-8665 103
Fax: +1 888-203-3684
URL: <http://www.jsrm.net>

Listing Agent: Jason Fernhaber : 4506
Ph: 414-467-8665 103 **Cell:**
Fax:
Email: reo@jsrm.net

LA Address: 4931 W GREENFIELD
 WEST MILWAUKEE, WI 53214
LO License #: 700998-91
LA License #: 52084-90

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



Property Type: Vacant Land
Status: Active
Tax Key: 9079982000
County: Milwaukee

List Price: \$107,000
Taxes: \$1,500
Tax Year: 2017
Est. Acreage: 0.68
Flood Plain: Unknown
Zoning: rs3- Single Fam

1 Story SqFt Min: 0
2 Story 1st Flr SqFt: 0
2 Story SqFt Min: 0

School District: [Oak Creek-Franklin Joint](#)
High School: Oak Creek
Middle School:
Elem. School:

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 2

Directions:

Topography: Level

Location: City; Suburban

Present Use: None

Utilities Available: None

Conveyance Options: Sell in Entirety

Road Frontage: Town/City Road; Paved Road

Zoning: Residential - Single

Municipality: City

Documents: Listing Contract; Other

Buildings Included: None

Miscellaneous: Existing Sidewalk; Existing Curb/Gutter; Near Public Transit

Development Status: Other

Water/Waste Available: None

Water/Waste Required: Water Municipal; Sewer

Occupancy: See Listing Broker

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

Sub Agent Comm: 2 %

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: No

Buyer Agent Comm: 2 %

Var. Comm.: N

Listing Date: 12/14/2022

Limited/Unserviced: No

Named Prospects: N

Expiration Date: 12/14/2023

Listing Office: Jason Scott Realty & Management, LLC: jason

Ph: 414-467-8665 103

Fax: +1 888-203-3684

URL: <http://www.jsrm.net>

Listing Agent: Jason Fernhaber : 4506

Ph: 414-467-8665 103 **Cell:**

Fax:

Email: reo@jsrm.net

LA Address: 4931 W GREENFIELD WEST MILWAUKEE, WI 53214

LO License #: 700998-91

LA License #: 52084-90

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

**Property Type:** Vacant Land**Status:** Active**Tax Key:** 9620042000**County:** Milwaukee**1 Story SqFt Min:** 0**2 Story 1st Flr SqFt:** 0**2 Story SqFt Min:** 0**School District:** [Oak Creek-Franklin Joint](#)**High School:** Oak Creek**Middle School:****Elem. School:****List Price:** \$108,000**Taxes:** \$783.65**Tax Year:** 2014**Est. Acreage:** 0.61**Flood Plain:** No**Zoning:** R3**Subdivision:****Subd. Dues/Yr.:** \$**Body of Water:****Days On Market:** 6**Directions:****Topography:** Level**Location:** City**Present Use:** None**Utilities Available:** Electricity Available; Natural Gas Available**Conveyance Options:** Sell in Entirety**Road Frontage:** Town/City Road**Zoning:** Residential - Single**Municipality:** City**Documents:** Listing Contract**Terms/Misc:** In foreclosure/REO**Buildings Included:** None**Miscellaneous:** Other**Development Status:** Raw Land**Water/Waste Available:** No Water Presently**Water/Waste Required:** Water Municipal**Occupancy:** Immediate; See Listing Broker**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.**Sub Agent Comm:** 2 %**Excl. Agency Contract:** N**Broker Owned:** N**Electronic Consent:** Yes**Buyer Agent Comm:** 2 %**Var. Comm.:** N**Listing Date:** 12/14/2022**Limited/Unserviced:** No**Named Prospects:** N**Expiration Date:** 12/05/2023**Listing Office:** ACTS CDC: actscdc**Ph:** 414-933-2215**Fax:** 414-933-1956**URL:** <http://www.actshousing.org>**Listing Agent:** Jenean Shorter : 27020**Ph:** 414-737-5160 **Cell:** 414-737-5160**Fax:****Email:** jenean@actshousing.org**LA Address:****LO License #:** 835918-91**LA License #:** 82779-94

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.