

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

23-40

DATE: June 23, 2023

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

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

SUBJECT: From the Director of Economic Development providing an informational report regarding Milwaukee County property inventory year to date 2023

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

Celia Benton

Celia Benton
Interim Director, Department of Economic Development

Attachment: 2023 Year-to-Date Property Inventory Sheet as of 06/2023

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 06/2023

ACTIVE LISTINGS						
Municipality	Address	Date	Property Type	Appraised Value	Back Taxes (PP&I)	Status
Greenfield	3918 W Plainfield	Feb-17	V	\$ 70,000	\$ 16,186	Actively listed on MLS with Broker
Greenfield	3922 W Plainfield	Feb-17	V	\$ 60,000	\$ 16,434	Actively listed on MLS with Broker
Greenfield	3914 W Plainfield	Feb-17	V	\$ 71,000	\$ 17,171	Actively listed on MLS with Broker
Cudahy	3677 E Carpenter	Feb-17	V	\$ 15,000	\$ 40,114	Relisted on MLS With Broker
Oak Creek	9600 S Howell Ave	Feb-17	V	\$ 107,000	\$ 14,477	Actively listed on MLS with Broker
Oak Creek	1834 E Oakwood Rd	Jun-16	V	\$ 106,000	\$ 56,518	Actively listed on MLS with Broker
West Allis	9201 W National Ave	Mar-22	V	\$ 90,000	\$ 49,615	Actively listed on MLS with Broker

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
Brown Deer	8601 N 64th St	Feb-23	R	In Process	\$74,607	Cleaning Out
Glendale	5681 N Sievers Pl	Feb-23	R	In Process	\$64,599	Raze Order
Shorewood	4440 N Wildwood Ave	Feb-23	R	In Process	\$156,009	Cleaning Out
Wauwatosa	2342 N 86th St	Feb-23	R	In Process	\$66,268	Cleaning Out
West Allis	2051 S 57th St	Feb-23	R	In Process	\$63,749	Cleaning Out
Saint Francis	2619 E Bolivar Ave	Feb-23	R	In Process	\$72,397	Cleaning Out
Cudahy	4910-12 S Packard Ave	Feb-23	C	In Process	\$81,243	Cleaning Out

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	ICC	See Exhibit A
Cudahy	5317-19 S Buckhorn	Jun-16	V	\$ 30,000	\$ 57,115	\$25,000	122	Morgan Gottschalk	Both	See Exhibit G
Cudahy	5331 S Buckhorn	Jun-16	V	\$ 33,000	\$ 55,976	\$25,000	122	Morgan Gottschalk	Both	See Exhibit G
Oak Creek	10568 S Alton	May-14	V	\$ 108,000	\$ 16,354	\$90,000	156	Tawfiq Nadi	Comp.	See Exhibit I
Oak Creek	3840 E Puetz Rd	Feb-17	V	\$ 347,000	\$ 269,354	\$175,000	119	Khalek Building Services, LLC	Comp.	See Exhibit F
West Allis	1619 S 57th St	Feb-23	V	\$ 20,000	\$ 62,867	\$20,000	43	Jose Luis Moran Perez, Ma. Esther Ibarra Hernandez	ICC	N/A
West Allis	6901 W Beloit Rd	Mar-22	C	\$ 85,000	\$ 60,989	\$55,000	N/A	City of West Allis	Comp.	See Exhibit H

INTERDEPARTMENT/MUNICIPAL TRANSFERS						
Municipality	Address	Date	Property Type	DEPARTMENT	Back Taxes (PP&I)	Transfer Complete?
Greendale	5616 Beaver Ct	Feb-23	R	Housing	\$58,224	Yes
Wauwatosa	8416 W Bluemound Rd	Feb-23	R	In Process	\$42,631	Awaiting Agreement
West Allis	6301 W Lapham St	Feb-23	R	In Process	\$70,040	Awaiting Agreement
West Allis	5529 W Rogers St	Feb-23	R	In Process	\$73,666	Awaiting Agreement
Cudahy	3342 E Mallory Ave	Feb-23	R	In Process	\$61,595	Awaiting Agreement
Greendale	5782 Rustic Ln	Feb-23	R	In Process	\$75,632	Awaiting Agreement
Franklin	3417 W Woodward Dr	Feb-23	R	In Process	\$52,917	Awaiting Agreement

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	1928 S 62nd St	Mar-23	V	\$ 1	\$ 720	\$1	357	1920 Sixty Second, LLC	ICC	See Exhibit D
Cudahy	5345 S Buckhorn	Mar-23	V	\$ 26,000	\$ 47,246	\$28,000	32	Ramiro Olea	Both	N/A
South Milwaukee	1315 Nicholson Ave	Feb-23	V	\$ 95,000	\$ 6,290	\$4,000	357	Gregg Willich	ICC	See Exhibit B
West Allis	52 Burnham St	Mar-23	V	\$ 850,000	\$ 3,520,737	\$1,600,000	N/A	City of West Allis	Both	See Exhibit E
West Allis	1606 S. 59th St	Mar-23	V	\$ 15,100	\$ 99,437	\$5,000	357	Veronica Romo	ICC	See Exhibit C
West Allis	5617 W National Ave	Apr-23	V	\$ 21,500	\$ 30,267	\$21,500	48	Gustavo Segura	Both	N/A
West Allis	912 S. 92nd St	May-23	V	\$ 21,500	\$ 72,319	\$21,500	41	Martin Alba & Renee Dunn	Both	N/A
Greenfield	9137 W Waterford Ave	Mar-22	V	\$ 51,000	\$ 24,870	\$51,000	14	Donald Berlin & Sharon Berlin	Comp.	N/A

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:

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.

Exhibit B

1315 Nicholson Ave

Property Information	
Property Street Address	1315 Nicholson Ave
Property City	South Milwaukee
Zoning Classification: 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 Environmental Repair (ERP) site.
RFP done?	Yes, 2 other offers received but backed out once they realized the Environmental Concerns
Background:	<p>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.</p>



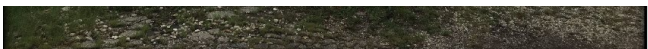


Exhibit E

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. 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>

Exhibit F

3840 E Puetz Rd

Property Information	
Property Street Address	3840 E Puetz Rd
Property City	Oak Creek
Zoning Classification: Name	Commercial
How Long MC has owned this parcel:	Since 2018
Buildable Lot?	Yes, but remediation would need to be completed
Any Environmental Remediation Needed:	Yes
RFP done?	Listed on MLS with no other offers received.
Background:	<p>The County foreclosed on 3840 E Puetz Rd in March of 2018 due to non payment of taxes. A County order appraisal done in July 2021 attached a fair market value of the parcel of \$347,000. This appraisal does not take into account the environmental remediation that is required for this site. This property was listed on MLS and received an offer to purchase for \$175,000. Given that the buyer is responsible for the environmental cleanup, Milwaukee County Environmental Engineers believe the potential cost to clean this site up justifies this purchase price to be reasonable. We also have received no other offers on this property. The back taxes not including interest and penalty equate to \$133,672.09 so this offer covers that.</p>

Exhibit G

5317-19 S Buckhorn & 5331 S Buckhorn

Property Information	
Property Street Address	5317-19 S Buckhorn & 5331 S Buckhorn
Property City	Cudahy
Zoning Classification: Name	Residential 1 and 2 family
How Long MC has owned this parcel:	5317-19 Since 11/2016 and 5331 since 03/2017
Buildable Lot?	Yes
Any Environmental Remediation Needed:	N/A No environmental studies have been done
RFP done?	Listed on MLS with no other offers
Background:	The County acquired 5317-19 S Buckhorn in November 2016 and 5331 S Buckhorn in March 2017. We received an offer to purchase from a single purchaser for both who wants to acquire the properties to build a house on them. Given that these properties have been on the books for Milwaukee County for a long time, and it allows us to sell 2 parcels at the same time, we think the purchase prices being below the appraised value are justified.

Exhibit H

6901 W Beloit Rd

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

Exhibit I

10568 S Alton

Property Information	
Property Street Address	10568 S Alton
Property City	Oak Creek
Zoning Classification: Name	Residential
How Long MC has owned this parcel:	Since March 2014
Buildable Lot?	Yes
Any Environmental Remediation Needed:	N/A No environmental studies have been done
RFP done?	Listed on MLS with no other offers
Background:	<p>A property located at 10568 S Alton Rd in Oak Creek, WI is currently owned by the county and acquired in 2014 for nonpayment of Real Estate Taxes. A County order appraisal done in July 2021 attached a fair market value of the parcel of \$108,000. This property was listed on MLS and received an offer to purchase for \$65,000. We countered back at \$90,000 considering that this has been on the County's inventory list for quite some time with no other offers.</p>