

Land Disposition Procedure Step-by-Step

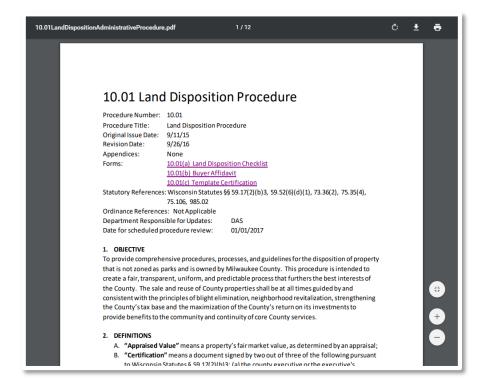
Tax Foreclosed and Remnant Parcels outside the City of Milwaukee

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10.01 Land Disposition Administrative Procedure

The Land Disposition Administrative Procedure creates a uniform practice for a fair, transparent, and equitable service for the betterment of the community.









- WHAT: Surplus, Remnant and Tax Foreclosed (outside City of Milwaukee) Parcels
- WHY: Milwaukee County often serves as the owner of last resort. We take properties with the role of repurposing. Municipalities are made whole on taxes.
- WHO: Land sale (unless zoned Parks) requires approval of the <u>County Executive</u> and one of either:
 - 1. Comptroller
 - 2. Intergovernmental Cooperation Council (ICC) Appointee: a real estate "expert" nominated by each municipality





Overview

Assess
Prepare
Appraise

County Department Heads Municipality

> Other Governmental Agencies

Preparation Notification Publication Submission Evaluation

Selection





Acquiring Property

- Acquire
- Assess for marketability
- Prepare for sale or Transfer
- Order appraisal





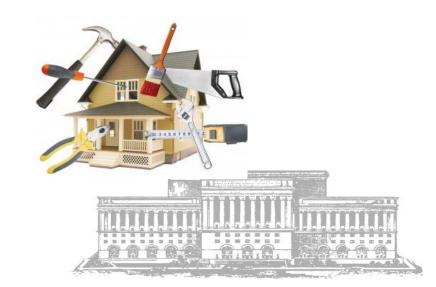


Preparing the Property

- Vacant? If no, support/evict
- Locksmith
- Cleanout
- Assess for repairs
- Complete necessary repairs









Consider Public Use

- County Department Heads
- Municipality
- Other Governmental Agencies







Elements of Sealed Bidding

- Preparation of invitation for bids.
- Notification of neighboring properties.
- Publicizing the invitation for bids.
- Submission of bids.
- Evaluation of bids.
- Selection of bid.







Consideration of Bids

- Recouping outstanding taxes
- Value relative to appraisal
- Productive re-use
- Tax producing
- Time on the market
- Costs of continued maintenance



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Successful Bidder

Verify documentation

- Notify non-winners
- Submit for approval

No Successful Bidders

- Market on MLS & County Website
- Wait for viable offer
- Submit for approval



10.01 Land Disposition Procedure



- Parcels of land lacking those characteristics necessary for independent development. These parcels have the potential for assemblage with an abutting property.
- Parcels often become remnants when the fraction remaining after a parcel of land has been divided is so small and of such shape that it is separately of negligible value.





Examples of Remnant Parcels









Remnant Parcels Managed by Milwaukee County Economic Development



When a parcel is deemed a remnant it is consequently deemed invaluable eliminating the requirement for an appraisal and condensing the disposition process as follows:





Summary

Offer real estate to other departments

- If interested, transfer via jurisdictional transfer agreement (signed by DAS Director)
- In the absence of interest, offer to municipality
 - If interested, transfer via Intergovernmental Cooperation Agreement.
- Sale of tax foreclosure properties via sealed bidding.
 - If a suitable bid is submitted, the sale process begins(DAS director signature required)
- Sale of tax foreclosure properties on the open market.
 - If a suitable offer is submitted, the sale process begins(DAS director signature required)

