



**LISTING PRICE: \$50,000**

**Building:** 2,464 SF mixed-use building constructed in 1904  
**Lot Area:** 7,200 SF  
**Zoning:** RT4, Residential uses and neighborhood commercial uses.  
 Assessor records, photographs and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

**BUYER DEVELOPMENT OBLIGATIONS**

- Restore building and site in a timely manner.
- Restore first floor window along N. Palmer Street to original window opening size.
- Install and maintain clear glazing along both street frontages.

**POTENTIAL COMMERCIAL USES**

- Retail, Office, Service business, Recording Studio, Live-work unit, etc.

**Note:** Property must be taxable and some uses may need BOZA approval  
Proposals will not be accepted for the following uses: Principal use parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, or other uses prohibited by zoning.

**Special Note - Daycare:** 2979 N. Palmer St. was previously used as a day care. The property has lost its Special Use status for a day care center. The daycare Special Use is no longer allowed because there has not been a day care center continuously operating for over 12 months. There is also an alcohol beverage license within 300 feet of 2979 N Palmer. This is important because a new day care center use would be subject to s.295-311-2-h-2, meaning that they would now need to apply to the Board of Zoning Appeals (BOZA) for a **Use Variance** instead of a **Special Use**. The Department would not support a Use Variance for a daycare.

**AVAILABLE RESOURCES**

- **Facade Grants:** [www.city.milwaukee.gov/facade](http://www.city.milwaukee.gov/facade)
- **Retail Investment Fund:** [www.city.milwaukee.gov/rif](http://www.city.milwaukee.gov/rif)
- **White Box Program:** [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)



**CITY SALE CONDITIONS:**

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at [www.milwaukee.gov/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings)
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing.
- Closing contingent on firm financing and DCD approval of building and site plan.
- Buyers must not violate City Buyer Policies. See website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)
- Rehabilitation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate broker or contact (414)286-5730 for access.

Submittal: 1) Completed "Proposal Summary" on the form available at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)  
 2) Provide a detailed Scope of Work for renovation including a scaled rendering of the building identifying exterior building materials and site plan for construction.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Matt Haessly. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Matt Haessly, Department of City Development, (414)286-5736 or [mhaess@milwaukee.gov](mailto:mhaess@milwaukee.gov).

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. The Department of City Development may reject proposals for any reason including no reason. Additional information on the process for purchasing City owned real estate can be viewed at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)