

Plan Commission Report

Agenda Item: Discussion and Possible Action Regarding the Purchase of Property Along Arthur Drive
Meeting Date: October 4, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Rock County Treasurer will be foreclosing on a vacant property located along Arthur Drive in the City of Milton for unpaid taxes. Under Wisconsin State Statutes, if a county forecloses on a property due to unpaid property taxes, the municipality in which the property lies has the first right to purchase the property for the price of unpaid property taxes and interest. The City of Milton would like to execute their rights to purchase the subject property along Arthur Drive.

Analysis and Key Issues

The subject site has not paid property taxes in excess of 3 years. Therefore, the County is seeking to foreclose on the property due to this unpaid obligation to the taxpayers. Due to the property's strategic location within the City of Milton, the City would like to exercise its right to purchase the property to ensure it returns to a useful purpose.

The unpaid taxes for the site are as follows:

Year	Beg Balance	Sep 2022 Due	Oct 2022 Due	Nov 2022 Due
2016	3,203.76	6,471.60	6,519.65	6,567.71
2017	3,321.39	6,111.36	6,161.18	6,211.00
2018	3,038.44	5,043.81	5,089.39	5,134.96
2019	4,503.01	6,664.45	6,732.00	6,799.55
2020	6,512.89	8,466.76	8,564.45	8,662.14
2021	7,794.27	8,729.58	8,846.50	8,963.41
	28,373.76	41,487.56	41,913.17	42,338.77

Therefore, the City's obligation to purchase the site would \$41,487.56 plus \$500.00 foreclosure fee so total would be \$41,987.56. Once purchased, the City would immediately make the property for sale for multifamily development and seek to sell the site for the amount the City paid to obtain ownership.



The Plan Commission's role in this transaction is to ensure the proposed acquisition is consistent with established City Plans. Because this site is zoned for multi-family development and is shown on the Comprehensive Plan as such, the acquisition and subsequent redevelopment of the site would be consistent with established City Plans.

The City of Milton took similar action in August of 2016 on a foreclosed property along King Park.

Fiscal Impact

The City's obligation to purchase the site would be \$41,487.56 plus \$500.00 foreclosure fee so total would be \$41,987.56. Funding for this purchase would initially be provided by Tax Incremental Financing District #10. Once purchased, the City would immediately make the property for sale for multifamily development and seek to sell the site for the amount the City paid to obtain ownership.

Recommended Motion

The City Administration recommends the Plan Commission forward a favorable recommendation to the Common Council to authorize the purchase of the subject site along Arthur Drive.

Attachments

- Resolution 2022-23
- Location Map