

Memo

To: Village Board

Fr: Brad Lange, Trevor Fuller

Re: ACTION RE: WHETHER OR NOT TO LIST THE PUMP HOUSE ON GREENE AVENUE

Date: September 29, 2016

The old pump station located on Greene Avenue has been out of service for many years. It was the recommendation of the Public Works Committee (2008) and approved by the Village Board (July 15, 2008) to sell the building. Subsequent discussion and action by the Plan Commission and Village Board regarded the zoning of the property (February 2015).

Discussion at the September 20, 2016 Village Board meeting was whether or not to list the Pump House on Greene Avenue. The Board asked staff to notify the property owners within 300' of the sale of the property (see attached). The Board also asked staff to answer some questions before taking further action (see below). Photos of the interior of the building are also attached for you reference.

- **What do we want the asking price to be?** The Village Assessor has given his opinion of the estimated assessed value being \$20,000. Based on the interior conditions of the building and potential work needed for the building, staff would recommend selling the property at or below the estimated assessed value. Currently, no taxes are being collected on the property and the property is costing money to be maintained. Selling the property will put the property on the tax roll. Additionally, all services and utilities to the building have been abandoned and will have to be reconnected.
- **Should we list it with a realtor or for sale by owner?** Given recent interest, listing the property with a realtor may not be needed. Staff suggests adding the property, along with all other property that is actively for sale to a page on the village website.
- **Should we rezone the property or leave it zoned "Village Owned/Government" and go through a PDD process upon receiving an offer?** Staff suggests waiting to do any zoning change until accepting an offer. If the proposed use is allowed under a current zoning, staff recommends rezoning it to the allowed use. Restrictions or covenants can always be added that would restrict the sale or change of use of the building.
- **Do we want to require the buyer to maintain the historic designation?** Yes. According to Wisconsin State Statutes 66.1111, *"If the political subdivision conveys historic property, the*

political subdivision shall obtain a conservation easement under s. 700.40 to protect the historic character and qualities of the property."

- **If not, how much has the village invested in approximate time and dollars to have the property listed on the historic register? How do we protect or recover our investment in placing the property on the historic register?** The total amount to do this project was about \$3400. The village received money from the State in the form of the CLG Grant (the same program funding the Miramar District). This money is allocated to the State by the Federal government, but is generated from off-shore drilling operations (so not tax-payer money).
- **Should we have an appraisal done? If so, how much would that cost?** The League of Wisconsin Municipalities advises municipalities to obtain an appraisal to eliminate the possibility of a successful taxpayer's suit challenging an adequacy of the purchased price. I also have a call into Adam Servi, Keystone Appraisal Group to see if he could get me a cost to have an appraisal completed.
- **What are the hazards and risks of selling the property "as is"?** The village can sell the property "as is," but doing so does not absolve the village of the legal responsibilities a seller has to disclose issues or problems with the property. Further it does not prevent the buyer from asking for credits, asking for repairs, or walking away from the deal if an inspection finds something wrong with full return of earnest money should they not like something that comes up.
- **What does the Certificate of Appropriateness mean?** Any alterations, rehabilitations, reconstructions, or additions to the building will first have to be approved by the Historic Preservation Committee. The decision by the Historic Preservation Committee can be appealed by the Village Board.



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September 28, 2016

Re: Village Property for Sale – 535 Greene Avenue

Dear Neighbor,

The Village of Allouez is selling property at 535 Greene Avenue (see attached). The property is the location of a formerly active water pump house and well. Although the structure remains, the property has been without any utilities (water, sewer, gas and electric) for the past several years. As a property owner within 300 feet, you are being notified.

The Village Board will be discussing the asking price, terms, and conditions of the sale at their next meeting. You are invited to attend the Village Board meeting on **Tuesday, October 4th at 6:30p.m.**, at the Village Hall to learn more about this process.

The property is currently zoned "Village Owned/Government" and will need to be rezoned for any proposed new use. Property owners within 200 feet of the property will be notified again when a rezoning takes place.

Please feel free to contact me at the information below with any questions or concerns..

Sincerely,

Brad Lange

Brad Lange
Village Administrator

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