

COMMISSION FILE NO: 26-090-7 **DATE INTRODUCED:** July 13, 2026

INTRODUCED BY: Executive Director (Signature on File in the Office of the Commission)

REFERRED BY COMMISSION CHAIRPERSON TO: Policy, Finance, and Personnel Committee

RELATING TO: Declaration of Excess Land Interests and Authority to Transfer Ownership Subject to District Easements at 2112 and 2122 South 4th Street

SUMMARY:

The Commission is requested to declare certain property interests associated with adjacent properties located at 2112 South 4th Street and 2122 South 4th Street, Milwaukee, Tax Keys #4671521000 and #4671522000, excess and to authorize the Executive Director to convey excess interests in the properties, subject to appropriate District easements.

The properties are located at the southeast corner of South 4th Street and West Becher Street and are a total of 1.5 acres. The parcels were purchased for the Kinnickinnic-Lake Michigan Tunnel in 1985. The facilities at this location, known as KK3, include the tunnel, which crosses both properties, a junction chamber and trash rack on 2112 South 4th Street, and a drop shaft and air vent on 2122 South 4th Street. Other than District facilities, the parcels are vacant. The topography of the parcels is level near the street transitioning to a steep slope to the river.

The Kinnickinnic River Riverwalk currently ends on the north side of West Becher Street. The Harbor District is in the process of coordinating a project to extend the Riverwalk on the west side of the river from West Becher Street to West Lincoln Avenue. The properties are immediately south of West Becher Street. The requirement to construct the riverwalk is triggered when properties are redeveloped. Since the District's property will not be redeveloped, there will not be a requirement to construct the riverwalk across these properties, resulting in a gap in the riverwalk. The Harbor District has offered to cover costs for the construction of the riverwalk improvements along the KK3 river frontage using grant funds. If the District held the property, this would have resulted in the District being responsible for ongoing maintenance of the riverwalk and any future repairs to the riverwalk, which could become costly.

ATTACHMENTS: **BACKGROUND** ☐ **KEY ISSUES** ☐ **RESOLUTION** ☒
FISCAL NOTE ☐ **SBE** ☐ **OTHER** ☒ Map

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COMMITTEE ACTION: _____ **DATE:** _____

COMMISSION ACTION: _____ **DATE:** _____

SUMMARY (Cont'd)

Declaration of Excess Land Interests and Authority to Transfer Ownership Subject to District Easements at 2112 and 2122 South 4th Street

District Real Estate staff have received an inquiry from an abutting owner who is interested in purchasing the southern property at 2122 South 4th Street to expand his parking lot. The parking lot would be on the west half of the property, and the east half of the property will have the riverwalk on it. In addition, the abutting owner would also be willing to take responsibility for maintenance and future repairs of the riverwalk where it crosses 2112 South 4th Street.

To ensure that all appropriate real estate rights are secured, the District proposes to sell the fee interest of 2122 South 4th Street, while retaining a permanent sewer easement for District facilities on the parcel. The District will continue to hold the fee interest in 2112 South 4th Street and will give an easement for the riverwalk on the eastern part of the property to the adjacent owner. Staff offered the property to the City of Milwaukee, but the City of Milwaukee declined.

District staff have reviewed the parcel and indicate that the current operational needs would not be compromised by selling the fee interest of 2122 South 4th Street and obtaining a permanent easement for the riverwalk on 2112 South 4th Street.

By selling ownership of this parcel, the District transfers ongoing maintenance responsibilities and potential future costs associated with the riverwalk and puts the southern parcel on the City of Milwaukee tax roll. The declaration of excess land by the Commission is necessary to comply with District practice and Wis. Stats. Sec. 200.43(4).

RESOLUTION

Declaration of Excess Land Interests and Authority to Transfer Ownership Subject to
District Easements at 2112 and 2122 South 4th Street

RESOLVED, by the Milwaukee Metropolitan Sewerage Commission, that the property located at 2122 South 4th Street, Milwaukee, Tax Key #4671522000, be declared excess and that the Executive Director is authorized to sell this property, subject to the condition that the buyer of the parcel enter into a permanent sewer easement with the District for 2122 South 4th Street, and that the property located at 2112 South 4th Street Milwaukee, Tax Key #4671521000, be declared excess and that the Executive Director is authorized to obtain a permanent easement for riverwalk purposes on this parcel.