

**LAND DISPOSITION REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

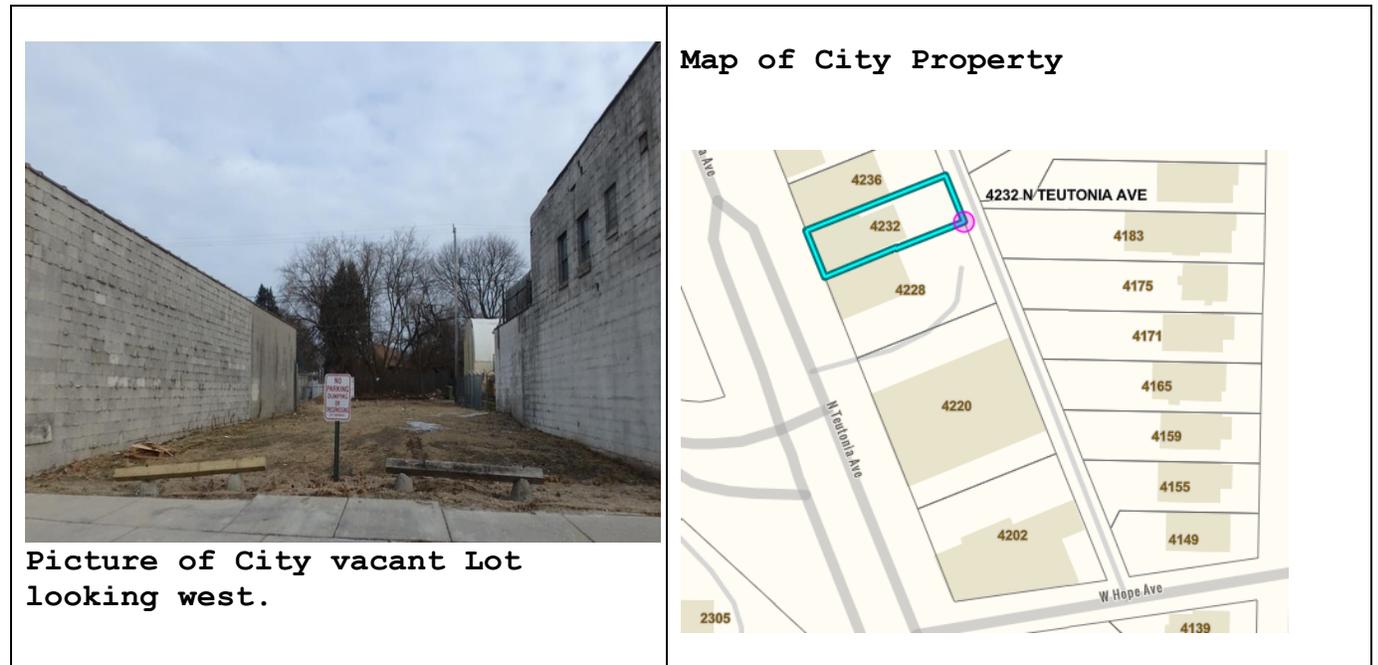
February 24, 2026

**RESPONSIBLE STAFF**

Rosita Ross, Real Estate Development Specialist, DCD

**PARCEL ADDRESS & DESCRIPTION**

4232 North Teutonia Avenue (the "Property") consists of a 4,775 square foot vacant lot. The Property was acquired through property tax foreclosure on July 28, 2008. The Property is zoned LB2 or Local Business and is located within the Rufus King Neighborhood.



**Picture of City vacant Lot looking west.**

**BUYER**

4220 Teutonia, LLC (the "Buyer") with its managing member David Michalski, owns the abutting commercial building at 4228 North Teutonia Avenue. The Buyer's abutting property is operated by the Buyer as restoration company and property management services.

**PROJECT DESCRIPTION**

The Buyer or its assignee, intends to maintain the vacant lot as green space and will add decorative fencing and landscaping to the street frontage in accordance with MCO 295-405-3.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$600.00. The conveyance will be on an "As Is, Where Is" basis including environmental concerns, if any. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. The lot will be joined to the adjoining property through a deed restriction. At Closing, subtracted from the sale proceeds and retained by the City will be the amount of property taxes, interest, and fees owed; and all costs and expenses incurred. Retained funds will be distributed between the Redevelopment Authority of the City of Milwaukee and the City's Tax Deficity Fund, with the balance of the proceeds, if any, to be returned to the former owner.



Birds eye view of City's parcel and Buyer's abutting building

Due Diligence Checklist  
Address: 4232 North Teutonia Avenue

The Commissioner's assessment of the market value of the property.	4232 North Teutonia Avenue, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$600.00 which adequately reflects the overall condition of the property, including the deferred maintenance.
Full description of the development project.	The Buyer plans to use the vacant lot as green space and will add fencing to prevent dumping. The buyer will follow the guidelines for street edge landscaping requirements per MCO 295-405-3.
Complete site, operation and landscaping plans and architectural renderings for new construction or redevelopment.	Please see Land Disposition Report for details.
Developer's development project history.	4220 Teutonia, LLC ("Buyer) the Buyer purchased the abutting commercial building at 4220 and 4228 North Teutonia Avenue in March 2023 where he operates his landscaping business. Buyer's mission is to help create a stronger neighborhood, buy purchasing the vacant lot for additional green space and to monitor for dumping.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer estimates the cost will be approximately \$1,000.00 for the landscaping and fencing. The Buyer will utilize personal funds.
Project cash flows for the lease term for leased property.	\$0.00
List and description of project risk factors.	Closing is contingent upon Buyer obtaining all necessary approvals.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer or assignees from applying to the City of Milwaukee for tax-exempt property status. Thus, a tax-exempt property will be returned to the property tax rolls.