

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

DATE

February 24, 2026

RESPONSIBLE STAFF

Tess Wynn, Real Estate Sales Specialist
Department of City Development (414-286-5838)

BUYER INFORMATION

Milwaukee Community Crossroads, formerly Milwaukee Christian Center (“MCC”) is a non-profit organization that has been a cornerstone of positive change in Milwaukee for over a century, addressing community needs while empowering individuals to build brighter futures. MCC is looking to purchase seven City of Milwaukee vacant lots in 2026 and 2027, for construction of new single-family homes through their YouthBuild program.

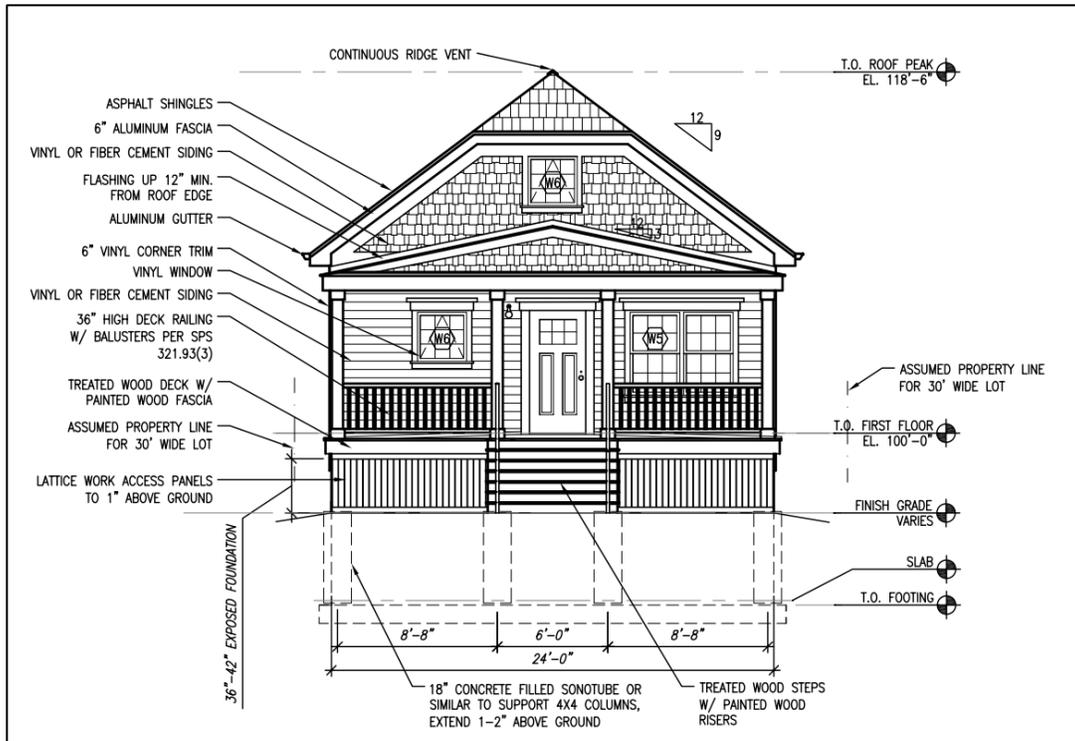
PROPOSED USE

MCC’s YouthBuild program, which dates back to 1975, equips young adults (ages 18-24) with hands-on training in skilled trades such as carpentry and construction. These young people, many of whom face significant barriers to education and employment, gain the credentials, and experience they need to succeed in the workforce through YouthBuild. Under expert guidance, vacant properties are transformed into safe, affordable housing for families, contributing to neighborhood stability. MCC plans to sell the homes to owner occupant buyers once completed.

PROPERTY DETAILS

MCC plans to build four new homes in 2026 and three in 2027. Here is the full list of lots and additional details:

Address	Tax Key	Neighborhood	Ald. District	Build Year
2523 W Mineral St	434-0149-000	Clarke Square	8	2026
1208 W Wright St	323-1153-110	Lindsay Heights	15	2026
1214 W Wright St	323-1154-000	Lindsay Heights	15	2026
1218 W Wright St	323-1155-000	Lindsay Heights	15	2027
3063 N 21 st St	310-0827-000	Amani	7	2027
3018 N 21 st St	310-0115-000	Amani	7	2026
2948 N 23 rd St	310-0319-000	Amani	7	2027



Above: Front elevation for MCC's home plans for the new builds

Below: Kitchen of finished YouthBuild home



OFFER TERMS AND CONDITIONS

The seven properties will be sold "as is" for \$1 per lot. All seven of these lots were acquired by the City of Milwaukee prior to March 24, 2024. Closings on the lots will occur by December 31, 2027. Closing is subject to Department of City Development ("DCD") approval of final house designs and site plans. The Purchase and Sale Agreement will include reversion of title provisions for non-performance. No earnest money or performance deposit will be required based on MCC YouthBuild's success with past YouthBuild projects.

DUE DILIGENCE CHECKLIST – MCC 2025 YOUTHBUILD LOTS

Market value of the property.	Vacant lots to be sold for \$1 per lot to create building sites for new home construction and owner-occupancy.
Full description of the development project.	Construction of seven single-family homes in 2026 and 2027. Each home will contain three bedrooms and one bath. Once completed, the homes will be sold to owner-occupants.
Complete site, operations and scope of work for development.	Please see the Land Disposition Report for details.
Developer's project history.	MCC's YouthBuild program has been successfully building new homes, and renovating existing homes, since 1975.
Capital structure of the project, including sources, terms and rights for all project funding.	MCC is providing all of their own funding, City of Milwaukee is not contributing any funds.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Department of City Development staff determined that there is very low risk in selling the property to MCC, based on their track record developing previous projects in Milwaukee.

<p>Tax consequences of the project for the City.</p>	<p>The deed of conveyance will contain a restriction prohibiting the Developer, its assignee or its successors from applying to the City for tax-exempt property status. Development of City and/or RACM-land with new homes will restore the properties to taxable status and will increase taxable value of the properties through building homes on vacant lots.</p>
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