

LAND DISPOSITION REPORT AND DUE DILIGENCE CHECKLIST
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

September 16, 2025

RESPONSIBLE STAFF

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Department of City Development, Real Estate Section

PARCEL ADDRESS AND DESCRIPTION

3774 South 27th Street (the "Property"), is a 4,381 square foot former Jacob Nunnemacher Mansion building that was originally built in the early 1840's and has a lot size of approximately 1.87 acres with 198 lineal feet of frontage on South 27th Street. The building is a designated historic site. The current structure on the property was originally built in 1867 as a single-family residence. It has had several subsequent uses including a distillery and the home of the Wildenberg's Evergreen Hotel. The building has been vacant and boarded since at least 2013.

The Property is surrounded by commercial businesses on three sides and its east property line is bounded by the Wilson Park Creek flowage. The Property is zoned LB1 or Local Business and is located within the Business Improvement District No. 43 and within a Development Zone Overlay District known as South 27th/Howard. The City of Milwaukee ("City") acquired the property on August 16, 2013 through property tax foreclosure.



BUYER

Mandeep Dhawan, (the "Buyer"), has been very active in local real estate development in the last 28 years since immigrating to the United States. He currently owns and

operates 10 gas/convenience store businesses in Milwaukee. Once he acquires a property, he has infused a substantial investment into it, to greatly improve a neighborhood and community which he serves. It is his intention to invest nearly \$5M into the rejuvenation and expansion of this architectural gem, originally built over a century and a half ago.

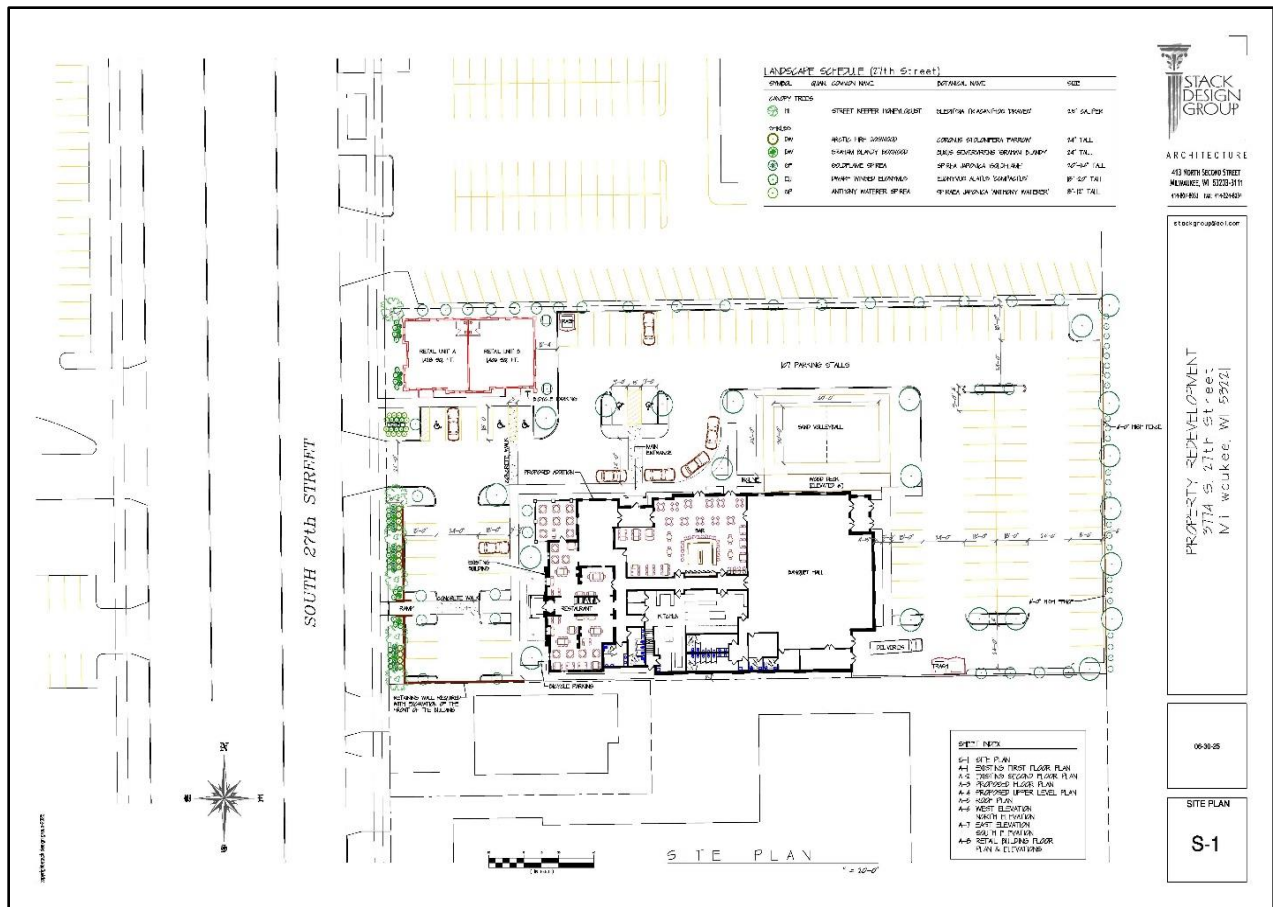
PROJECT DESCRIPTION

The Jacob Nunnemacher mansion currently exists in an extremely dilapidated state. The proposed redevelopment of the property will include a complete restoration of the original architectural features of the building. The Buyer, is proposing to renovate the historically designated building and expand onto the existing building. On August 4, 2025 the Historic Preservation Committee conditionally approved File No. 250544, a Certificate of Appropriateness (the "COA") for the building that entails restoring the exterior of the building in accordance with the approved COA.

The existing building is approximately 2,411 square feet and will be primarily used as a sit-down restaurant. The addition, on the east or rear of the building will be approximately 14,490 square feet and will contain a sports themed bar, banquet hall and commercial kitchen with an intended seating capacity of around 275 people.

The Buyer is proposing to construct a commercial building with two tenants along the north property line. These retail suites will range in size from approximately 1,406 square feet and 1,428 square feet. The east side of the building has a deep patio designed to be used as an outdoor dining patio.





Improvements at the Wildenberg hotel will include, but not be limited to, remodeling the space to accommodate a sports bar, banquet hall and commercial kitchen. The Buyer may seek Commercial Corridor Funding resources for the project if available. The Buyer will complete all renovations and obtain a Certificate of Occupancy ("COO") within 24 months of the City's Closing date.

The Buyer's financing will come from a local lender, personal equity and City funding resources, if applicable. The Buyer's project may require certain City approvals in addition to the approval of the Land Disposition Report. As a condition of closing, the Buyer will obtain all necessary approvals, financing and DCD approval of the final building exterior elevations and landscaping plan. Total estimated renovation and construction budget is \$5,000,000.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$200,000 and Buyer shall pay all closing costs at closing. The conveyance will be on an "As Is, Where Is" basis. The Buyer agrees to obtain all necessary City permits and approvals and Board of Zoning Appeals approvals, as needed. The Buyer will pay a \$10,000 performance deposit regarding Buyer's duty to substantially complete renovation and obtain a Certificate of Occupancy, by September 30, 2027. Buyer will be required to meet the City's General Buyer Policies.

The Buyer will execute a City Purchase and Sale Agreement, which will outline all terms of the transaction.

The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City for tax-exempt property status and a deed restriction prohibiting the Buyer from conveying to another prior to Buyer obtaining the Certificate of Completion. A Historic Preservation Easement shall be recorded at closing that will pertain to the historically designated building.

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 Deficit Fund, with the balance of the proceeds, if any, to be returned to the former owner.

DUE DILIGENCE CHECKLIST**ADDRESS: 3774 SOUTH 27TH STREET**

The Commissioner's assessment of the market value of the property.	3774 South 27th Street is a 4,381 square foot former Jacob Nunnemacher Mansion building that was built in early 1840's and has a lot size of approximately 1.87 acres with 198 lineal feet of frontage on South 27th Street. The current structure on the property was originally built in 1867 as a single-family residence. It has had several subsequent uses, including a distillery and the home of the Wildenberg's Evergreen Hotel. The property is zoned LB1 or local business 1 and is being sold "As Is, Where Is," without any guarantees.
Full description of the development project.	Mandeep Dhawan, (the "Buyer") is proposing to renovate the historically designated building and expand onto the existing building which has been boarded and vacant since 2013. The existing building will be primarily used as a sit-down restaurant and the building addition will be used as a sports bar, banquet hall and commercial kitchen. The Buyer is also proposing to construct a commercial building with two retail tenants along the north property line.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer has provided site plans and rendering for review to the City Planning staff, Historic Preservation Commission and the Department of Public works for review. Detailed landscaping plans will be submitted to the City Planning staff for review and approval once the buyer has site control.
Developer's development project history.	The Buyer, pursued the City property in 2022 when DCD solicited a Request for Proposals. The Buyer has been very active in local real estate development in the last 28 years. Mr. Dhawan currently owns and operates 10 gas station/convenience store businesses in Milwaukee. His experience with property redevelopment and construction will be highly beneficial in his involvement with the redevelopment of the former Wildenberg Hotel property.
Capital structure of the project, including sources, terms and rights for all project funding.	The purchase price is \$200,000 and the Buyer shall pay all costs at closing. Total renovation and improvement costs are approximately \$5,000,000. The Buyer's financing will come from a conventional lender and will include personal equity. The Buyer also plans to explore available City funding resources if applicable.

Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Vacancy of the building serves as a hindrance on the BID to assist redevelopment efforts in this section of the 13th Aldermanic District.
Tax consequences of the project for the City.	The property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. A Historic Preservation Easement shall be recorded at closing that will pertain to the historically designated building.