

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

January 23, 2026

RESPONSIBLE STAFF

Deborah McCollum-Gathering, In Rem Disposition Manager, Department of City Development

PARCEL ADDRESS & DESCRIPTION

2052 South 5th Place: A 1,792 square foot Duplex house with 5 bedrooms and 2 baths. The house was built in 1900 on a 2,880 square foot lot. The City of Milwaukee ("City") acquired the property through tax foreclosure on September 26, 2025. The property location is in CARLTON SUBD NO 2 IN SE ¼ SEC 5-6-22 BLOCK 5 LOT 17



Map of Property Location



Due Diligence Checklist
Address: 2052 South 5th Place

Buyer

New Hale 10 LLC, Jeff Lemer (the "Buyer") The property sale will be titled the same as the as the tax-foreclosure. The Buyer meets the guidelines to purchase a City property.

Project Description

The City of Milwaukee acquired the property from New Hale 10 LLC, Jeff Lemer.

Purchase Terms and Conditions

The purchase price will be \$15,904.94 but subject to change. The conveyance will be on an "as is, where is" basis including all environmental and geotechnical conditions, if any.

Total Costs and Expenses Incurred Plus Taxes, Fees, and Interest Owed

The vacant residential duplex property was acquired through property tax foreclosure on September 26, 2025. The price for the Property will be \$15,904.94 as of January 8, 2026. This price is subject to change from January 8, 2026 until the closing date.

Full Description of the Transaction

The Buyer, New Hale 10 LLC, Jeff Lemer understands that the purchase will be titled as it was prior to the foreclosure.

Tax Consequences to the City of Milwaukee

The property will be returned to the tax rolls.