

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

**DATE**

January 23, 2026

**RESPONSIBLE STAFF**

Deborah McCollum-Gathing, 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 5<sup>th</sup> 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.