

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

Date July 8, 2025

RESPONSIBLE STAFF

Rosita Ross, Real Estate Development Specialist, DCD

PARCEL ADDRESS & DESCRIPTION

3631-33 W Lisbon Avenue (the "Property") consists of 4,020 square foot vacant lot parcel. The Property was acquired through property tax foreclosure on July 30, 2000. The Property is zoned CS or Commercial Service and is located within the Washington Park Neighborhood.



BUYER

Emmitt Hawkins Sr. ("Buyer"), purchased the abutting parcel at 3627 West Lisbon Avenue in May 2023. Emmitt purchased the abutting parcel and renovated the building and operates a cafe. The Buyer felt this would be the opportune time to purchase the abutting vacant lot, to maintain it as green space and to prevent dumping on this parcel. His goal is to continue to improve the business district through beautification to the Uptown neighborhood. Buyer will comply with MCO 295-4057 regarding landscaping.

PROJECT DESCRIPTION

The Buyer, or its assignee, proposes to utilize the vacant lot for green space. Before Renovations of abutting parcel 3629 West Lisbon Avenue.



Building after renovations



PURCHASE TERMS AND CONDITIONS

The purchase price will be \$500.00. 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, a 30% development fee shall be paid to the Redevelopment Authority, less sale expenses, and the remaining proceeds shall be deposited in the City Tax Deficit Fund.

Due Diligence Checklist
Address: 3631 West Lisbon Avenue

The Commissioner's assessment of the market value of the property.	3631-33 West Lisbon Avenue, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$500.00 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. The buyer will landscape the vacant lot per the City's landscaping guidelines.
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.	Emmitt Hawkins Sr. ("Buyer"). The buyer currently owns the commercial development project next door at 3627 West Lisbon Avenue. Emmitt also has ownership in his private business in the surrounding neighborhood as stated above. TLI's mission is to create safer and stronger neighborhood, buy beautification of vacant lots and to tackle dumping.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer estimates the cost will be approximately \$8000.00 for the lawn care. The Buyer will utilize personal funds for the landscaping.
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 vacant, tax-exempt property will be returned to the property tax rolls.