

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

October 28, 2025

RESPONSIBLE STAFF

Rosita Ross, Real Estate Development Specialist, DCD

PARCEL ADDRESS & DESCRIPTION

2414-2416 West Hopkins Street (the "Property") consists of a 3,450 square foot vacant lot parcel. The Property was acquired through property tax foreclosure on January 4, 2016. The Property is zoned LB2 or Local Business and is located within the Franklin Heights Neighborhood.



City Vacant Lot



Building is razed.

BUYER

Sidney Fumbanks("Buyer"). Sidney, has owned the neighboring property for over 30 years. The Buyer is committed to the neighborhood and felt this would be the opportune time to purchase the abutting vacant lot, maintain it as green space and to prevent dumping on this parcel. The deteriorated building was razed April 8, 2024 and the vacant lot has become a nuisance with dumping and litter. The buyer's goal is to maintain the green space, secure the lot with decorative fencing and to continue to improve the business district through beatification to the Franklin Heights 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.



PURCHASE TERMS AND CONDITIONS

The purchase price will be \$600.00. 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, 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: 2414-16 W. Hopkins Street

The Commissioner's assessment of the market value of the property.	2414-2416 West Hopkins Street, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$600.00 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.	Sidney Fumbanks ("Buyer") The buyer currently owns the commercial development project next door at 2418 West Hopkins Street for 30+ years. Buyer's mission is to help create a safer and stronger neighborhood, by beautification of the vacant lot 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 \$800.00 for the lawn care and decorative fence. 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.