

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

401 East Adjacent Nash Street (the "Property") consists of a 13,525 square foot remanent parcel. The Property was acquired through property tax foreclosure on July 26, 2010. The Property is zoned IL2 or Industrial Districts and is located within the in the Williamsburg Neighborhood.



City Property



Highlighted map of property

BUYER

Tramont Investment, LLC, was established in 2016 and is owned and operated by Jitendra M. Raichura ("Buyer"). The Buyer purchased the manufacturing plant from Compo Steel Products, Inc, in March 2019. Mr. Raichura, brings a number of years of manufacturing experience to the venture. Tramont is the largest manufacturer of UL Listed diesel fuel tanks, main tanks and sub base tanks for industrial engine generators.

PROJECT DESCRIPTION

The Buyer, or its assignee, proposes to combine the remnant parcel with their property to improve their overall facility and parking.

Map of Combined Parcels



The Buyer will follow the City's Commercial and Industrial Design Guidelines for development sites. The Buyer agrees to obtain all necessary City permits and approvals, including Board of Zoning Appeals approvals, as required.

PURCHASE TERMS AND CONDITIONS

The purchase price will be \$500. 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 sale proceeds 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: **401 East ADJ Nash Street**

The Commissioner's assessment of the market value of the property.	401 East ADJ Nash Street, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$500, which adequately reflects the overall value of the vacant lot.
Full description of the development project.	The Buyer plans to combine the remnant parcel with their property at 326 East Keefe Ave to improve their overall facility and parking.
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.	Tramont Investment, LLC was established in July 2016 and is managed and owned by Jitendra M. Raichura ("Buyer"). TLI's mission is to improve the overall facility and parking.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer will utilize personal funds and bank financing for the renovations.
Project cash flows for the lease term for leased property.	Not applicable
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.