

**LAND DISPOSITION REPORT AND DUE DILIGENCE CHECKLIST  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

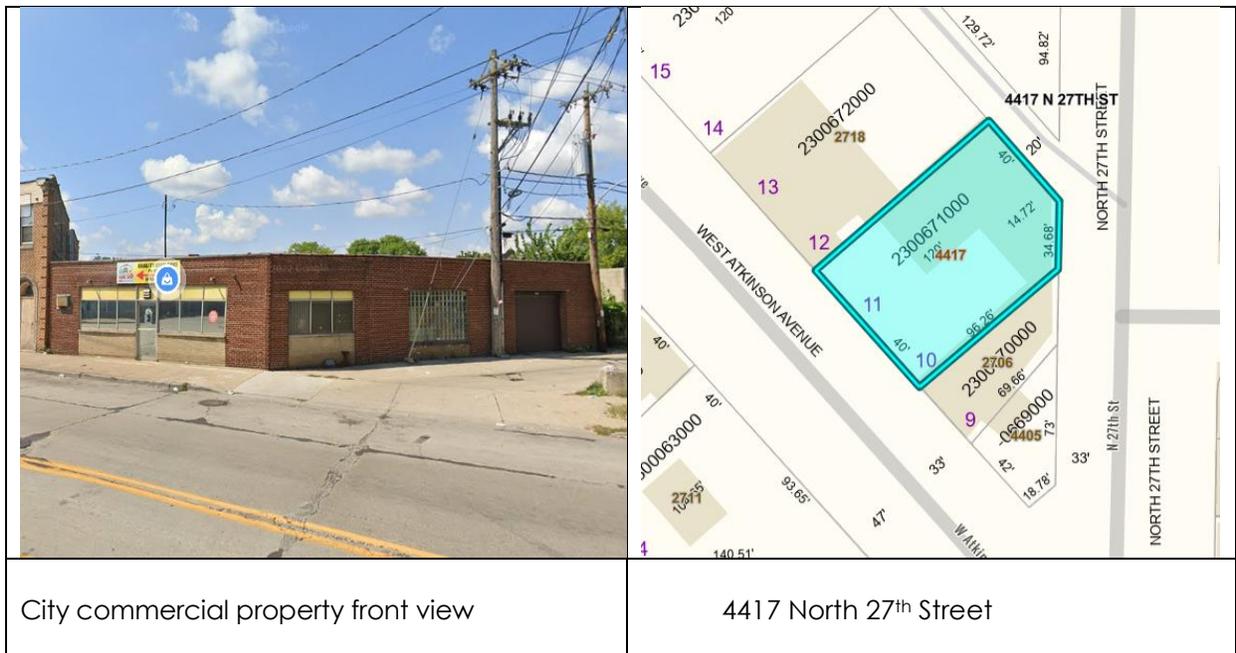
February 24, 2026

**RESPONSIBLE STAFF**

Dwayne Edwards, Program Manager  
Department of City Development, Real Estate Section

**PARCEL ADDRESSES AND DESCRIPTION**

4417 North 27th Street (the "Property"), is a 4,381 square foot single-story commercial warehouse building having a concrete block exterior with a total lot size of approximately 9,300 square feet that was constructed in 1950. The City of Milwaukee ("City") acquired the property on November 18, 2024 through property tax foreclosure.



**BUYER**

Milwaukee Custom Coatings, LLC, (the "Buyer"), or assignee, intends to purchase and renovate the building to operate a prefabrication and light manufacturing business. Owners, Kevin and Keion Mullner bring over 30 years of trade experience to the project and are motivated to provide artistic coatings on glass, wood and metal that the company has created for many clients throughout the country, including local companies like Harley-Davidson, Kohler, Fiserv and the Trade Hotel according to Kevin Mullner. "The products that we create brings artistic creations and durable goods to businesses of all size." The Buyers want to provide creative solutions to more businesses in Milwaukee and around the world," stated Mullner.

The Department of City Development ("DCD") listed the property for sale on its website and on MLS. DCD received a submittal from the Buyers and recommended the Buyer to the local alderwoman for sale approval.

**PROJECT DESCRIPTION**

Milwaukee Custom Coatings, LLC will use this building for a light manufacturing space to expand an existing product line that is currently being designed/created/packaged and shipped from a building located in the Third Ward in downtown Milwaukee. Keion Mullner, of Milwaukee Custom Coatings, LLC, will head this new expansion and product line. As this project expands, the Buyers plan on hiring locally and provide fair wages and benefits. The product is mostly glass and wood mosaic tiles for medium/high end commercial and residential customers located all over the world.

The Buyers plan to fully restore the building inside and out, with the majority of the work being focused on the interior with new electrical, HVAC, plumbing, prefabrication equipment, etc. The buyers will also install a decorative secure fence as part of exterior improvements. This will be a family-run business that will impact the area in multiple ways, including economic, socially and aesthetically.

Mr. Mullner states that they hope to initially create four full-time positions and hire two part-time employees at this time. Expected average wages will be \$15 to \$27 per hour and benefits will include medical coverage, dental coverage and possibly a 401K retirement plan.

Bicycle parking will be provided and new signage and lighting that meets City guidelines will be added on the building's exterior. The City's Commercial Corridor Team will also provide funding resources and technical assistance to assist with renovations.

The Buyer's financing will come from a local lender, personal savings and City funding resources if applicable.

Milwaukee Custom Coatings, LLC project may require certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of the final building exterior elevations. Total estimated rehabilitation costs are approximately \$210,000.

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$20,000 and Buyer shall pay all costs at closing. The conveyance will be on an "as is, where is" basis. The Buyer agrees to obtain all necessary City permits and approvals, including Board of Zoning Appeals approvals, as needed. The Buyer will pay a \$5,000 performance deposit regarding Buyer's duty to complete renovation and obtain a Certificate of Occupancy, by March 15, 2027. Buyer will be required to meet the City's General Buyer Policies. The Buyer will execute a City Purchase and Sale Agreement, which will outline all terms of the transaction.

The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City for tax-exempt property status and a deed restriction prohibiting the Buyer from conveying to another prior to Buyer obtaining the Certificate of Occupancy.

At closing, subtracted from the sale proceeds and retained by the City of Milwaukee 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: 4417 NORTH 27<sup>TH</sup> STREET

The Commissioner's assessment of the market value of the property.	The Property at 4417 North 27th Street is a 4,381 square foot one-story warehouse building that was constructed in 1950 and has a lot size of approximately 9,300 square feet. The property is zoned LB1 or Local Business and is being sold "As-Is, Where-Is," without any guarantees.
Full description of the development project.	Milwaukee Custom Coatings, LLC, (the "Buyer"), or assignee will purchase and renovate the building to operate a prefabrication and light manufacturing facility.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer was advised that any changes or modifications to the exterior facade may require approval from the City Planning staff. The City's Commercial Corridor Team plans to provide technical assistance for planned renovations.
Developer's development project history.	The Buyers, pursued the City property when The Department of City Development ("DCD") listed the property for sale. This will be the Buyer's first city commercial development. The Buyers, who reside in Milwaukee, have been actively involved with similar projects in Milwaukee's Third Ward for many years.
Capital structure of the project, including sources, terms and rights for all project funding.	The purchase price is \$20,000 and the Buyers shall pay all costs at closing. Total renovation and improvement costs are approximately \$210,000. The Buyers' financing was approved by their lender and will include personal savings. The Buyers plans to explore available City funding resources if applicable.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Vacancy of the building will serve as a hindrance on efforts to bring commercial development along this stretch of North 27 <sup>th</sup> Street, in the 1st aldermanic District.
Tax consequences of the project for the City of Milwaukee.	The property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.