

LAND ACQUISITION REPORT

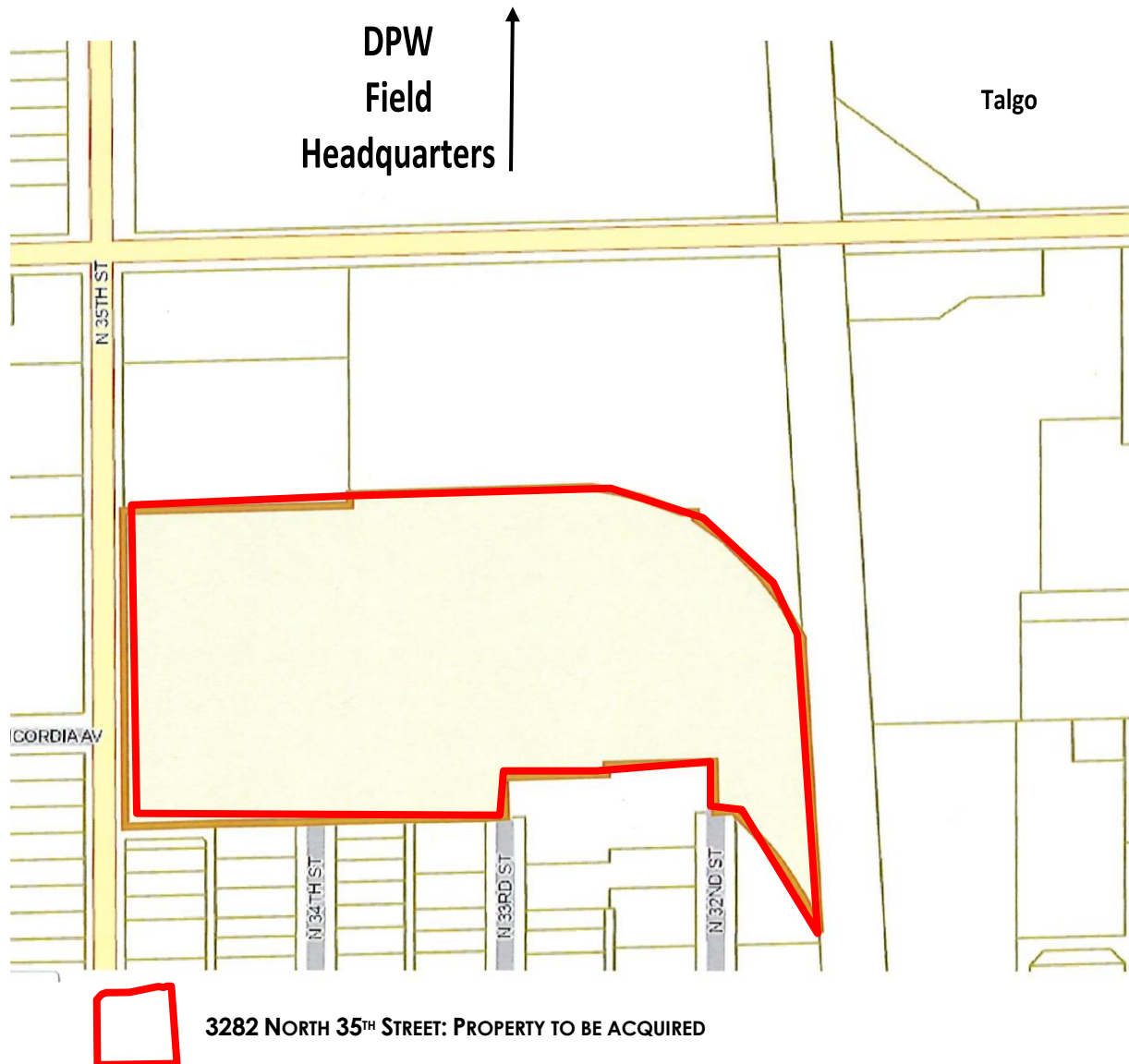
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

January 20, 2026

PARCEL ADDRESS AND DESCRIPTION

3282 North 35th Street (the "Property") consists of an improved parcel (the "Property") on an approximately 466,530 square-foot or 10.71-acre parcel. The Property is zoned IH or Industrial Heavy. Historically, the Property had been used by manufacturing companies including the Milwaukee Bridge Co. from 1910 to 1965 and the T. L. Smith Company (commercial laundry, cement batch plant, and a cement mixer drum manufacturer) from 1968 to 1982. More recently, the Property was used as a blasting and paint contracting yard from 1991 to 2020. The Property is currently used by various tenants including indoor automobile services, a crushing operation, and outdoor storage.



PROJECT DESCRIPTION

On behalf of the City of Milwaukee ("City") Department of Public Works ("DPW"), the Department of City Development ("DCD") seeks authorization to purchase the Property at 3282 North 35th Street. Acquisition of the Property may include demolition of a portion of the existing building and other improvements that will create the ability of DPW to utilize the Property for various purposes.



AERIAL VIEW OF 3282 NORTH 35TH STREET



VIEW OF BUILDING LOOKING NORTHEAST FROM NORTH 35TH STREET

ENVIRONMENTAL

The City has access to environmental data and records from past and current owners, regulatory agencies and through its own due diligence efforts. A Phase I Environmental Site Assessment was completed in 2025 that identified a few Recognized Environmental Conditions (RECs) including the history of the Property for manufacturing uses, a railroad spur on the east side of the Property, and the current tenant uses. As a result, the City contracted a limited Phase II Assessment to determine the risks associated with the RECs and are currently awaiting results.

The City has significant experience redeveloping other large properties throughout the city including the Menomonee Valley Industrial Center, Stadium Business Park and various sites in Riverworks and Haymarket Square. The Wisconsin Department of Natural Resources has been a key partner in working with the City in the overall effort to revitalize properties in the community and we believe this Property will receive the attention necessary from this partnership to address any environmental issues.

PURCHASE TERMS AND CONDITIONS

The City will purchase the Property for the purchase price not to exceed \$2,000,000. Provided all of the contingencies are met through this due diligence period including an appraisal, the environmental assessment, a property inspection, and the removal of all materials on the site by the owner, the conveyance, which will occur on or before April 30, 2026, will be by Quit Claim Deed.