

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE

May 27, 2026

RESPONSIBLE STAFF

Rosita Ross, Real Estate Development Specialist, DCD

PARCEL ADDRESS & DESCRIPTION

420-422 East North Avenue (the "Property") consists of 1,400 square foot vacant lot. The Property was acquired through property tax foreclosure on July 26, 1999. The Property is zoned LB2 or Local Business and is located within the Harambee Neighborhood.



Picture of City vacant Lot looking South.

Map of City Property



BUYER

Ryan Champagne ("Buyer") owns the abutting commercial building at 416 East North Avenue and currently operates a doggy daycare facility. The Buyer purchased his commercial building in June of 2022. The property had extensive fire damage after the Buyer's purchase. However, the Buyer continued with the building's extensive renovations and gained the Certificate of Occupancy in August, 2022.

PROJECT DESCRIPTION

The Buyer's, or its assignee's, goal is to add an outside patio and maintain the green space as an outdoor play area for pets being serviced. The Buyer will install an ornamental fence to secure the lot. The Buyer will comply with MCO 295-405-3

regarding street edge landscaping and all BOZA requirements if any.

PURCHASE TERMS AND CONDITIONS

The purchase price will be \$1,500.00. 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, 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 Deficity Fund.



Birds eye view of City's parcel and Buyer's abutting building

Due Diligence Checklist
Address: 420-422 East North Avenue

The Commissioner's assessment of the market value of the property.	420-422 East North Avenue, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$1,500.00 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 greenspace for the doggy daycare facility with an added ornamental fence to secure the lot and added patio space. The buyer will follow the guidelines for

	landscaping requirements per MCO 295-405-3. and comply with any BOZA requirements.
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.	Ryan Champagne ("Buyer). The Buyer recently purchased the commercial building next door at 416 East North Avenue and has renovated the commercial building. Buyer's mission is to help create a stronger neighborhood.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer estimates the cost will be approximately \$7,250 for the lawncare maintenance, fencing and patio, The Buyer will utilize personal funds.
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.