

LAND TRANSFER REPORT
COMMON COUNCIL AND REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE

DATE

Zoning and Neighborhood Development: May 27, 2026
Redevelopment Authority of the City of Milwaukee: May 21, 2026

RESPONSIBLE STAFF

Tess Wynn, Department of City Development

LOCATION AND HISTORY

This proposed ownership transfer from the Redevelopment Authority of the City of Milwaukee ("RACM") to the City of Milwaukee includes 13 parcels within the 4th Aldermanic District, all of which are located in a section bordered by West Juneau Avenue to the north, West Highland Avenue to the south, North 14th Street to the east, and North Callahan Place to the west. These 13 parcels are highlighted in pink on the below map:



The City is also in the process of acquiring 19 additional parcels from a private owner, and by transferring the 13 parcels listed below from RACM to the City, ownership will be consolidated under one entity to prepare for redevelopment of the land. Once the transferred land is combined with the proposed acquisition; it will comprise a total development site of approximately 150,000 SF (around 3.5 acres of land). Combined map of the whole multi-block area is below, with the proposed consolidated City ownership highlighted in blue and purple:



PARCEL LIST

Property To Be Transferred from RACM to City:

Address	Taxkey
1507 W Juneau Avenue	390-0169-000
1125-A N 15 th Street	390-0176-000
1506 W Highland Avenue	390-0184-000
1107 N 15 th Street	390-0182-000
1433 W Juneau Avenue	390-0166-000
1429 W Juneau Avenue	390-0167-000
1144 N 15 th Street	390-0165-000
1132 N 15 th Street	390-0159-000
1132-A N 15 th Street	390-0160-000
1124 N 15 th Street	390-0158-000
1122 N 15 th Street	390-0157-000
1411 W Juneau Avenue	390-0136-000
1405 W Juneau Avenue	390-0137-000

PROJECT DESCRIPTION

Once the City has acquired the additional parcels (see companion file), and ownership has been consolidated, the Real Estate department will be able to consult with DCD Planning and the local Alderperson's office to create a development plan and timeline for the area, prioritizing construction of new owner-occupied housing.

**DUE DILIGENCE CHECKLIST
RACM TO CITY TRANSFER**

The commissioner's assessment of the market value of the property.	Property is currently tax exempt under RACM ownership, and assessed at \$0. The property will continue to be tax exempt and assessed at \$0 under City ownership.
Full description of the development project.	This transfer is setting up consolidated ownership to create a large development site in the 4th Aldermanic district.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	Please see the attached Land Transfer Report.
Developer's development project history.	Not applicable.
Capital structure of the project, including sources, terms and rights for all project funding.	Not applicable.
Project cash flows for the license term for licensed property.	Not applicable.
List and description of project risk factors.	Not applicable.
Tax consequences of the project for the City.	While parcels will initially remain tax-exempt, end development will positively affect tax rolls and add additional housing units to the City and the 4th Aldermanic District.