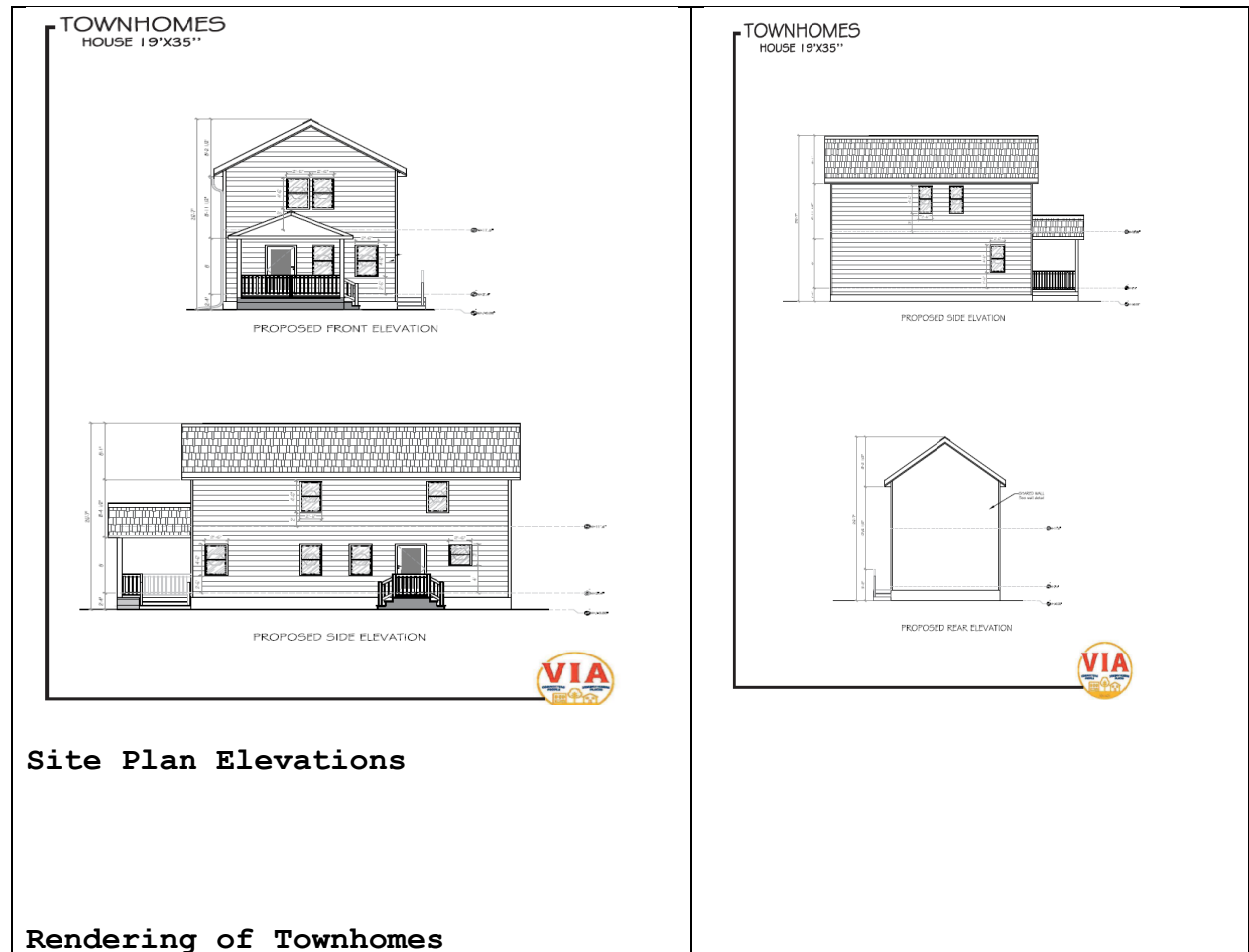


**LAND DISPOSITION REPORT  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**  
July 7, 2026

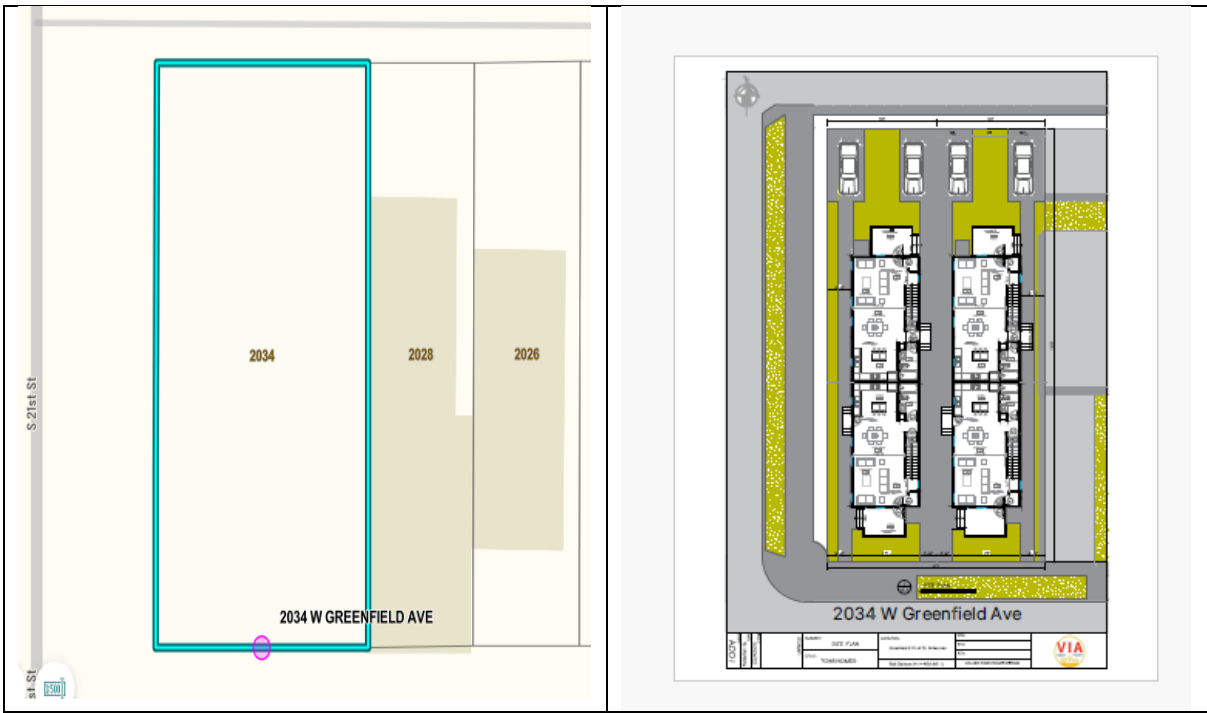
**RESPONSIBLE STAFF**  
Rosita Ross, Real Estate Development Specialist, DCD

**PARCEL ADDRESS & DESCRIPTION**  
2034-2038 West Greenfield Avenue, approximately 7,200 square foot lot (the "Property"). The Property at 2034-2038 West Greenfield Avenue was acquired through property tax foreclosure on July 26, 2010. The Property is zoned LB2 or Local Business and is located within the Clarke Square and Muskego Way Neighborhood.





Map of City Property 2034-38 W. Greenfield Ave.



**BUYER**

Sustainable Development LLC, dba VIA CDC ("Buyer"), whose managing member is JoAnna Bautch. JoAnna has been actively engaged in the redevelopment industry for over 20 years and has built and redeveloped 44 homes, which consist of 20 new construction Silver City Townhomes and 24 Rent to Own Homes in the greater Milwaukee area.

**PROJECT DESCRIPTION**

The Buyer's, or its assignee, goal is to construct four newly constructed residential Townhomes for owner-occupancy. The estimated project budget is estimated to be \$1,140,000.00. the estimated project development completion date is July 2027. The Buyer will comply the guidelines for Mufti-Family use per MCO 295-605-2-i-2-b.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$1.00. 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. 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, with the balance of the proceeds, if any, to be returned to the former owner.

Due Diligence Checklist  
Address: 2034-2038 West Greenfield Avenue

The Commissioner's assessment of the market value of the property.	2034-2038 W. Greenfield Avenue, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Properties is \$1.00 which adequately reflects the overall condition of the properties, including any environmental issues.
Full description of the development project.	The Buyer plans to construct four Townhomes for residential ownership. The property will be surveyed with a Certified Survey Map. The project budget is \$1,140,000.00 and the development should be completed by July 2027. The buyer will follow the guidelines for Mufti-Family use per MCO 295-605-i-2-b and landscaping and fencing requirements per MCO 295-605-5.
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.	Sustainable Development LLC, dba VIA CDC("Buyer") has been active in the surrounding neighborhood for over 20 yrs. and has constructed properties including: <ul style="list-style-type: none"> <li>• Silver City Townhomes – 20 unites</li> <li>• 24 Rent to Own Homes</li> </ul>
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer estimates the construction cost to be approximately \$1,140,000.00. The Buyer's development will be funded with buyer's equity, private financing and grants.
Project cash flows for the lease term for leased property.	\$0.00
List and description of project risk factors.	Risk is low based on VIA CDC's experience, involvement and investment in the neighborhood over many years. 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.

