

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



**DATE**  
February 5, 2019

**RESPONSIBLE STAFF**  
Matthew Haessly, Real Estate Specialist, DCD

**PARCEL ADDRESS AND DESCRIPTION**

5652 South 13th Street (the "Property") consists of an 8,998 SF commercial building situated on a 15,555 SF parcel. The Property is zoned IL1 or Industrial-Light and was acquired through property tax foreclosure in 2012. The Property is located within the Maitland Park Neighborhood.



 City Property       Buyer's Home

**BUYER**

Douglas Krystowiak (the "Buyer") is President of Custom Designer's of Milwaukee, Inc. ("CDMI"). CDMI started in 1975 and relocated to 5652 South 13th Street in 1982. CDMI manufactures handcrafted cabinets, countertops and commercial casework for customers, including, but not limited to: Milwaukee Area Technical College, West Allis/West Milwaukee School District, 7 Mile Fair, Milwaukee Public Library, Victor Construction, Sidello Property Services, We Energies, School Sisters of St. Francis, Lang Construction, Giertsen Co. of Wisconsin, as well as residential customers. CDMI currently employs 7 full-time and 2 part-time employees. In 2012, the City of Milwaukee foreclosed upon 5652 South 13th Street, while Mr. Krystowiak was attempting to refinance the mortgage on the Property and did not pay the property taxes.

In June 2018, Mr. Krystowiak purchased the neighboring residential property at 5672 South 13th Street as his residence. This neighboring property also may allow CDMI to expand, if necessary, in the future.

**PROJECT DESCRIPTION**

The Buyer wishes to continue operating the CDMI business from the Property. The Buyer has agreed to add new landscaping along the street frontage in accordance with the local zoning code.



5652 South 13<sup>th</sup> Street



5672 South 13<sup>th</sup> Street  
(Buyer's home-adjacent to 5652 South 13<sup>th</sup> Street)

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$300,000. The conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. A 30 percent disposition fee shall be paid to the Redevelopment Authority of the City of Milwaukee, less sale and marketing expenses, and the remaining proceeds shall be deposited in the Delinquent Tax Fund.