LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

July 28, 2025

RESPONSIBLE STAFF

Matt Haessly, Real Estate, Department of City Development

PARCEL ADDRESS & DESCRIPTION AND APPROVALS

312 West Keefe Avenue (the "**Parcel**") is an improved commercial property with a 3,486 square foot building that is being used as laundromat situated on a 15,720 square foot parcel. The Parcel is located in the Williamsburg Neighborhood. The zoning is Local Business (LB2).

The Parcel is currently owned by Asad Sharif and as of July 2025, is tax-delinquent \$77,884.87 and is a property suspected of being contaminated by hazardous substances under sec. 75.106, Wis. Stats. The Parcel was previously occupied by a gas station that may have handled materials that may have impacted the environmental conditions at the Parcel.

The Parcel is in the City's 2025 No. 2 property foreclosure file and Kreeation Consulting Group LLC (the "Assignee") desires to accept assignment of the tax-foreclosure judgment and redevelop the property.

PROJECT SITE:



312 W. Keefe Ave.



ASSIGNEE:

Kreeation Consulting Group LLC is a Black owned and women Owned commercial property company. This company has owned properties in the City of Milwaukee since 2008 including another property in the Harambee Neighborhood on 8th and Atkinson since 2021. The property at 8th and Atkinson is coincidently the first Black owned and women owned gas station in Wisconsin.

PROJECT DESCRIPTION

Kreeation Consulting Group LLC has successfully operated the laundromat at 312 West Keefe Avenue since 2024 which has created 5 full and part time jobs for the local community residents. The Assignee has already invested over \$30,000.00 into the property in the area of roofing, windows, outside and inside lighting, complete remodeling inside and new equipment for the residents. They plan to continue improving the property with new flooring and painting the outside of the building, also updating the landscaping and repaving the parking lot. Kreeation Consulting Group LLC is already investing in this community and look forward to continuing to add value to this community and the City of Milwaukee as a whole

ASSIGNMENT TERMS AND CONDITIONS

The assignment fee is \$85,500 plus all associated closing costs. The Assignment Agreement will specify that the conveyance will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Assignee or its successors from applying to the City for taxexempt property status per MCO 304-49-13.

The assignment fee collected from the Assignee, less the City's cost of administering the in-rem foreclosure and assignment shall be credited to the City of Milwaukee Delinquent Tax Fund.