

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

**DATE**

February 24, 2026

**RESPONSIBLE STAFF**

Rosita Ross, Real Estate Development Specialist, DCD

**PARCEL ADDRESS & DESCRIPTION**

912 West Burleigh Street (the "Property") consists of a 2,625 square foot mixed-use commercial building. The Property was acquired through property tax foreclosure on April 14, 2022. The Property is zoned LB2 or Local Business and is located within the Borchert Field Neighborhood.



**Picture of City vacant Lot looking north.**

**Map of City Property**



**BUYER**

Z Luxury Living, LLC (the "Buyer") with its managing member Zakkiyya Liphford. This will be the Buyer's first commercial development. The buyer is a long-time resident of the City of Milwaukee.

**PROJECT DESCRIPTION**

The Buyer, or its assignees goal is to renovate the mixed-use building and use the lower space for her homecare service business where she helps clients with improving their quality of life. The upper for residential rental. The Buyer will comply with MCO 295-605-5 regarding fencing and landscaping.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$20,000.00. 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.



Birds eye view of City's parcel

Due Diligence Checklist  
Address: 912 West Burleigh Street

The Commissioner's assessment of the market value of the property.	912 West Burleigh Street, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$20,000.00 which adequately reflects the overall condition of the property, including the deferred maintenance.
Full description of the development project.	The Buyer plans to renovate the mixed-use commercial building and use the commercial space for office and the upper for residential rental. The buyer will follow the guidelines for 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.	Z Luxury Living, LLC ("Buyer") This will be the first commercial development for the Buyer. Buyer's mission is to help create a stronger neighborhood, by purchasing and renovating the commercial building.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer estimates the renovation cost to be approximately \$80,000.00. 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.