

LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

January 13, 2026

RESPONSIBLE STAFF

Rosita Ross, Real Estate Development Specialist, DCD

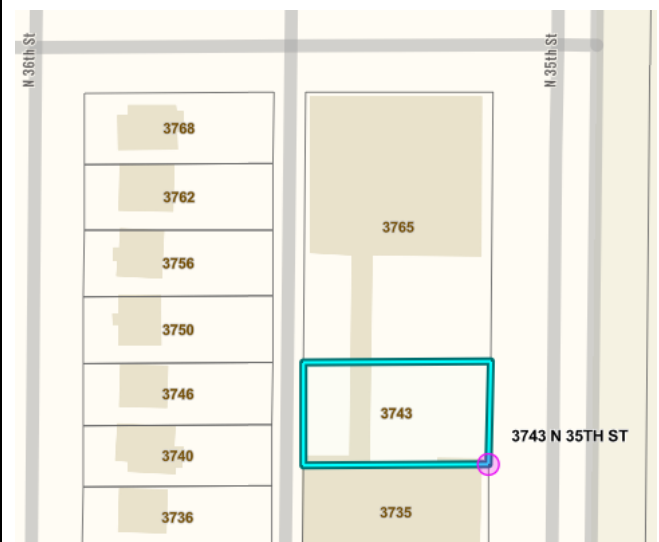
PARCEL ADDRESS & DESCRIPTION

3743 North 35th Street (the "Property") consists of a 7,742 square foot vacant lot and rear structure. The Property was acquired through property tax foreclosure on October 8, 2012. The Property is zoned LB2 or Local Business and is located within the Roosevelt Grove Neighborhood.



Picture of City vacant Lot and rear structure looking west.

Map of City Property



BUYER

Connect The Dots Property Investments, LLC ("Buyer") recently purchased the abutting commercial building at 3755 North 35th Street. The Buyer is currently utilizing the neighboring commercial building as a warehouse for their home staging interior decorations business. The Buyer is committed to the neighborhood and will utilize the adjoining breeze way for storage and the parking lot for customer and tenant parking. The buyer's goal is to maintain the parking lot and the rear breezeway structure. The Buyer will comply with MCO 295-405-3 regarding street edge landscaping.

PROJECT DESCRIPTION

The Buyer's, or its assignee's, goal is to maintain the parking lot and the rear breezeway structure. The Buyer will comply with MCO 295-405-3 regarding street edge landscaping.

PURCHASE TERMS AND CONDITIONS

The purchase price will be \$1,000.00. 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. The lot will be joined to the adjoining property through a deed restriction. 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 Deficit Fund, with the balance of the proceeds, if any, to be returned to the former owner.



Birds eye view of City's parcel and Buyer's abutting building

Due Diligence Checklist
Address: 3473 North 35th Street

The Commissioner's assessment of the market value of the property.	3473 North 35th Street, the ("Property") is being sold "As Is, Where Is," without any guarantees. The price for the Property is \$1,000.00 which adequately reflects the overall condition of the property, including the deferred maintenance.
Full description of the development project.	The Buyer plans to use the vacant lot as parking and the rear breezeway for storage. The buyer will follow the guidelines for street edge landscaping requirements per MCO 295-405-3.
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.	Connect The Dots Property Investments, LLC ("Buyer) over the last decade has purchased and renovated several single-family homes in the City of Milwaukee. The Buyer recently purchased the commercial building next door at 3735 North 35th Street and is in the process of updating the building with new windows. Buyer's mission is to help create a stronger neighborhood, by purchasing the vacant lot for parking for their customers and future tenants.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer estimates the cost will be approximately \$5,000.00 for the maintenance of the parking lot and rear breezeway structure and landscaping. 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.