

**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**

3068 N. Teutonia Avenue (the "Property") consists of 6,426 square foot vacant lot. The Property was acquired through property tax foreclosure on December 16, 2022. The Property is zoned LB2 or Local Business and is located within the North Division Neighborhood.



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

**Map of City Property**



**BUYER**

3706 Property Investments, LLC ("Buyer") with its managing member Antoine Williams, owns the abutting commercial building at 3074 North Teutonia Avenue. The Buyer is currently renovating the neighboring commercial building as a childcare facility center. Some renovations to the commercial building are replacing the glass block windows, painting the building and adding signage.

**PROJECT DESCRIPTION**

The Buyer's, or its assignee, goal is to maintain the green space for the added playground, add a tall ornamental fence to secure the lot and add five parking spacing along the rear alley The Buyer will comply with MCO 295-405-3 regarding street

edge landscaping and all BOZA requirements.

**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 Deficity 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: 3068 North Teutonia Avenue**

The Commissioner's assessment of the market value of the property.	3068 N. Teutonia Avenue, 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 greenspace for the childcare facility with an added playlot, five parking spaces along the rear of the alley and a tall ornamental fence to secure the lot. The buyer will follow the guidelines for landscaping requirements per MCO 295-405-3. and comply with any BOZA requirements.
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.	3706 Property Investments LLC ("Buyer) Over the last decade the Buyer has purchased and renovated several single-family homes and commercial building in the City of Milwaukee. The Buyer recently purchased the commercial building next door at 3074 North Teutonia Avenue and is in the process of renovating the commercial building. Buyer's mission is to help create a stronger neighborhood.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer estimates the cost will be approximately \$58,500.00 for the commercial building renovations, lawncare maintenance, fencing and landscaping, playlot and parking spaces. 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.