

LAND DISPOSITION REPORT AND DUE DILIGENCE CHECKLIST COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

May 27th, 2026

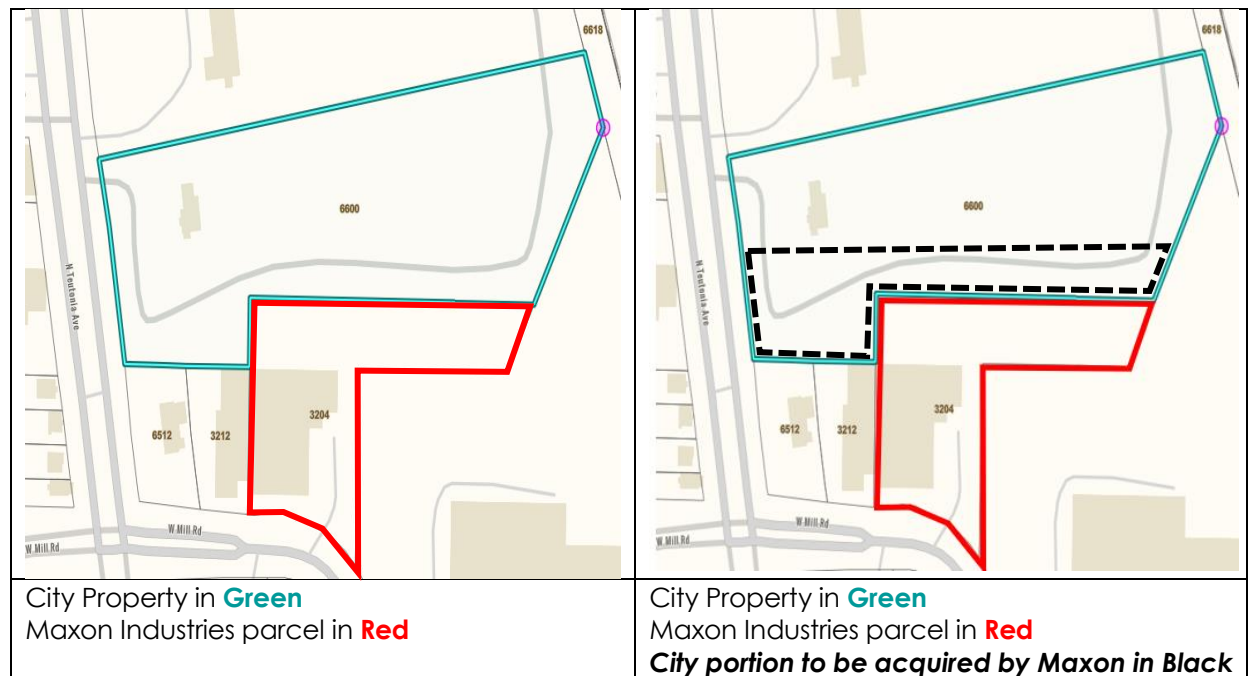
RESPONSIBLE STAFF

Matt Haessly, Department of City Development, Real Estate Section

PARCEL ADDRESSES AND DESCRIPTION

6600 North Teutonia Avenue, (the "Property"), is a 263,538 square foot parcel with a small dilapidated single-family home that was built in 1930. The City of Milwaukee ("City") acquired the property on June 29, 2011 through property tax foreclosure. The Property is zoned IL1 or Industrial.

The Buyer is seeking to acquire a portion of the Property, as described below.



BUYER

Maxon Industries was incorporated in Milwaukee, in 1972. Soon after incorporation, Maxon Industries Founder, Glenway Maxon, purchased 1 acre of land at 3204 West Mill Road in the City of Milwaukee, on which he built a 12,000 square foot facility to perform assembly and support of concrete transportation equipment. In 1989, Maxon acquired 1.5 additional acres of land and built a 9,000 square foot expansion of the assembly area. During this period, Maxon Industries employment grew from 8 employees to over 20, and added additional product lines through acquisition including local manufacturers Parsons and Rexworks.

Current President and CEO, William Maxon (third generation to service the industry) has overseen Maxon's continued growth expanding product offerings worldwide, while supplying equipment to numerous high profile construction projects in Wisconsin, the United States and abroad. Vice President Connor Maxon (fourth generation) has recently joined the company and brings added experience in heavy civil construction projects.

Just a few of the projects of which Maxon has supplied equipment: Milwaukee Deep Tunnel Sewer Project; Subway Projects in New York, Los Angeles and San Francisco; International Airport runway pavement projects including General Mitchell Field; the Third Set of Locks for the Expansion of the Panama Canal; over 50 International Hydroelectric Dams; and pavement of numerous Federal Interstate Highway projects including the Marquette, Zoo and I-94 Milwaukee to Chicago expansion and the current I-43 Capital Drive to Hwy 60 reconstruction.

PROJECT DESCRIPTION

The Buyer is seeking to acquire approximately 1.6 acres of the 6.05-acre Property or about 69,696 square feet in order to implement its phased expansion for Maxon Industries Incorporated. The 1.6-acre parcel will entail a certified survey map prepared by the Buyer. The estimated expansion budget is approximately \$2.8 million. The proposed expansion details include:

Phase 1 Project Scope and Use: 9,000 square foot +/- building addition to existing 21,000 square foot manufacturing facility as well as parking and storage to support ongoing operations of existing facility located at 3204 West Mill Road. New addition to include (four) drive in doors, (two) loading docks, (two) 20-ton cranes and provide additional access to facility from Teutonia Avenue.

Phase 2 Project Scope and Use: 8,000 square foot +/- building addition to combined 30,000 square foot manufacturing facility to extend north bay to overall length of 300'.

Building Addition Size: Roughly 24,000 square feet (Total after addition 45,000sf +/-)

Building Addition Cost: \$1.6 million including building addition and land acquisition.

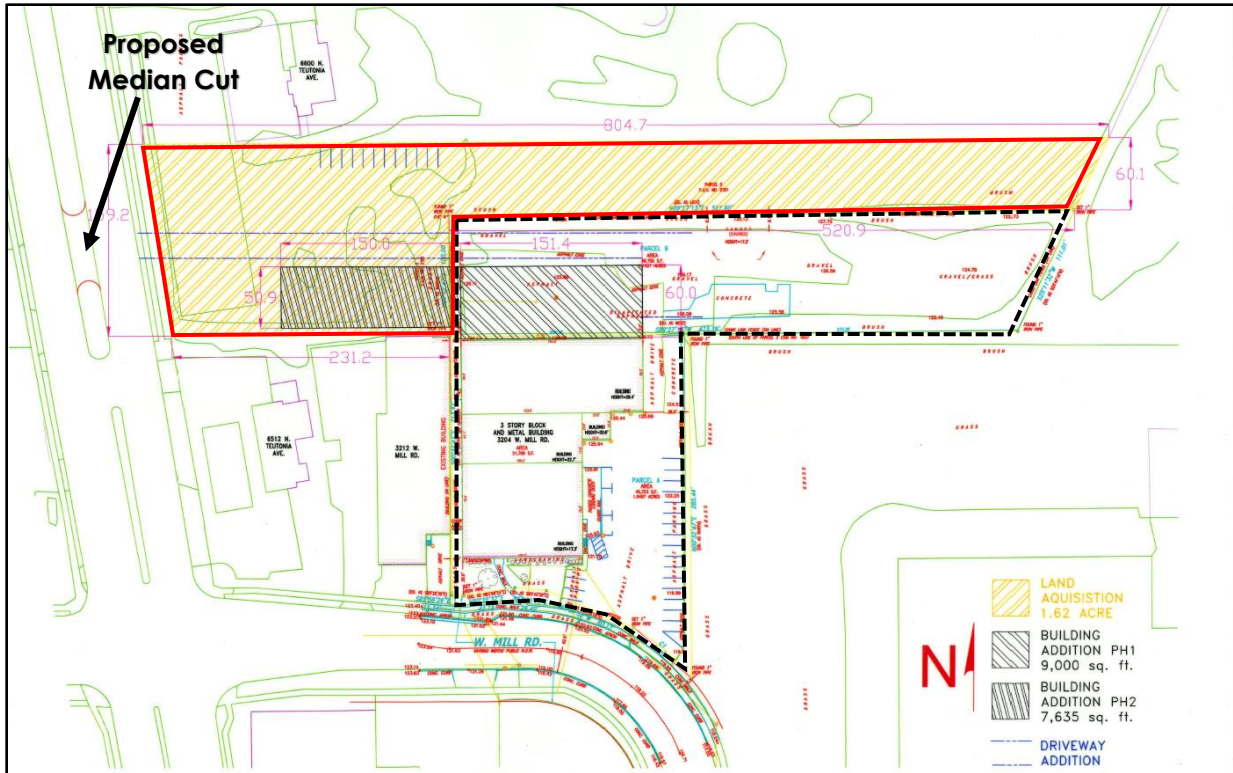
Other Additional Capital Expenditures: \$1.2 million including multiple heavy cranes, swing cranes, plasma table, ventilated welding stations, brake press, and machining center.

Current Employment: 22 employees (5 Administrative, 4 Engineering/Sales/Parts, 13 manufacturing)

New Employment Added: 25 employees (2 administrative, 3 Engineering, 2 warehouse, 2 service technicians, 16 assembly/manufacturing)

Employee Benefits: All positions including 401k, profit sharing, health insurance, vacation, and full benefits.

Teutonia Center Median: The Buyer has met with the Department of Public Works (DPW) on a proposed curb cut onto N. Teutonia Avenue as well as reconfiguring the existing median. The partial redesign of the existing center median to accommodate safe and functional ingress and egress for large equipment at the new facility. The generally agreed-upon center median modifications will ensure that access to and from North Teutonia Avenue to complement Buyer's expansion plans.



PURCHASE TERMS AND CONDITIONS

The purchase price is \$125,000. The conveyance will be on an "As-Is, Where-Is" basis. The Buyer agrees to obtain a Certified Survey Map, work with DPW and implement a new median cut (at Buyer's expense), as well as all necessary City permits and approvals, including Board of Zoning Appeals approvals, as needed. The Buyer will be required to meet the City's General Buyer Policies.

The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City for tax-exempt property status and a deed restriction prohibiting the Buyer from conveying to another prior to Buyer obtaining the Certificate of Occupancy.

At closing, subtracted from the sale proceeds 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.