

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

2621 West North Avenue (the "**Parcel**") is a privately-owned vacant lot being approximately 3,362 square feet.

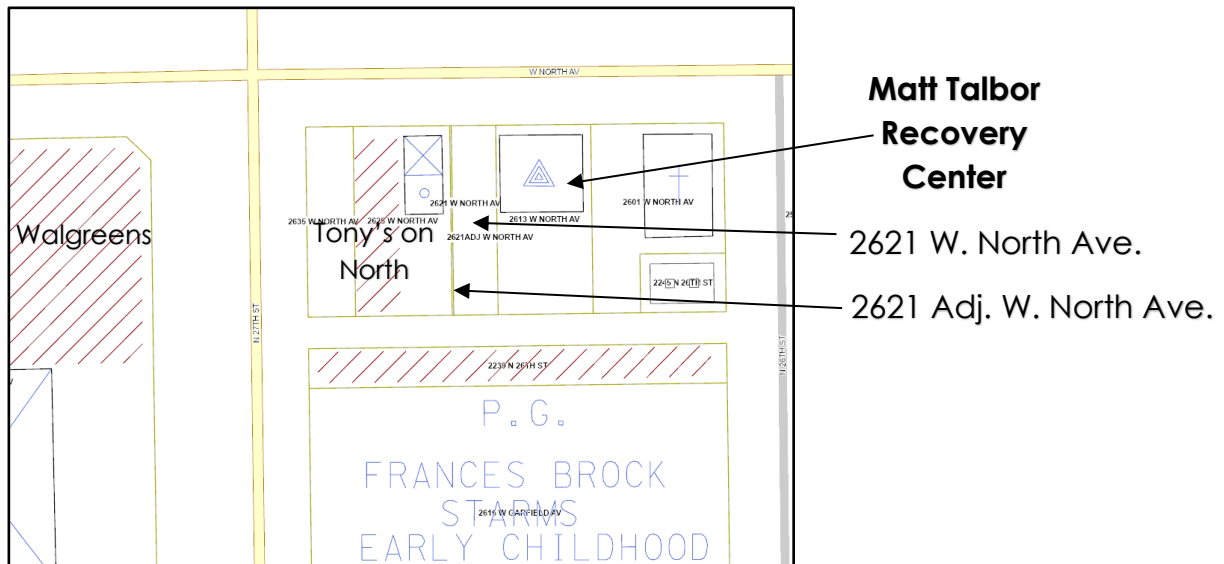
2621 Adj. West North Avenue (the "**City Parcel**") is a City-owned remnant property being approximately 119 square feet.

The Parcel and City Parcel together (the "Properties") have a combined area of approximately 3,481 square feet and zoned Local Business (LB2) and located within the Midtown neighborhood.

The Parcel is currently owned by Byron Meyer and as of July 2025 is tax-delinquent \$57,017.92 and is a property suspected of being contaminated by hazardous substances under sec. 75.106, Wis. Stats. The Parcel was previously occupied by a dry-cleaners and auto-repair 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 the adjacent property owner, Matt Talbot Recovery Services, Inc. (the "Assignee") desires to accept assignment of the tax-foreclosure judgment and redevelop the property.

PROJECT SITE:



ASSIGNEE:

This information is from the Matt Talbot Recovery Services website: "Matt Talbot Recovery Services, Inc., offers hope to people of all races and gender. Our Men's Residential is located in the heart of Milwaukee's vibrant central city and easily accessible by public transportation, this

26-bed structured living facility, founded in 1966 by the late Roger P. Hogan, has provided sanctuary to thousands of men seeking to address their substance abuse and regain control of their lives. A disciplined program – including individual and group counseling, family education, pre-entry and aftercare support groups, and the building of life skills in order to function independently – presented within a positive, supportive environment, is at the core of Matt Talbot's success."

PROJECT DESCRIPTION

Matt Talbot Recovery Services, Inc., intends to provide much needed green space, an activity area that may include a basketball hoop (not full court) and perhaps limited parking along the alley for staff.

ASSIGNMENT TERMS AND CONDITIONS

The assignment fee is \$2,500 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 tax-exempt 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.