

LAND DISPOSITION REPORT

COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

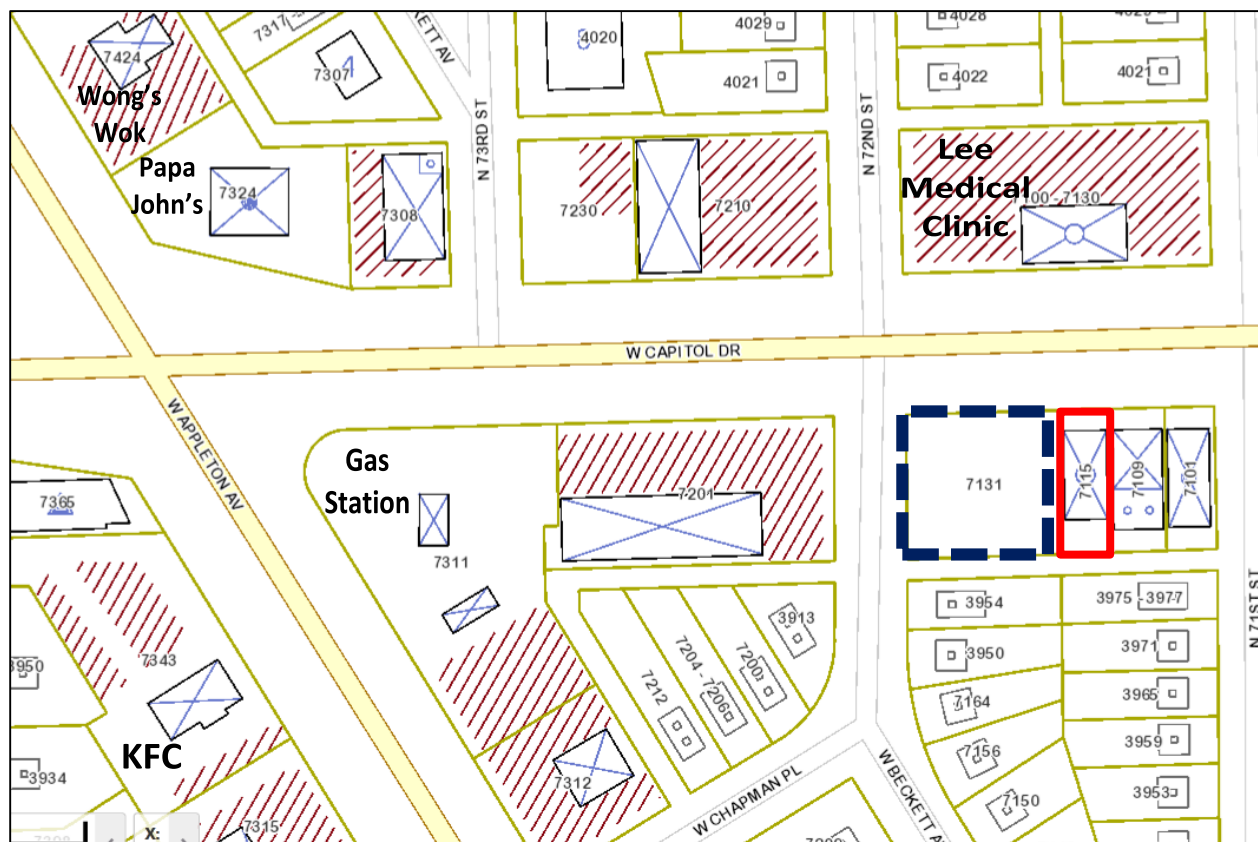
July 10, 2018

RESPONSIBLE STAFF

Matthew Haessly, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

The City of Milwaukee ("City") acquired 7115 West Capitol Drive (the "Property") through property tax-foreclosure on March 1, 2017. The Property is an improved property, with a 3,884 SF building on a 5,040 SF parcel located within the Dineen Park neighborhood.



City-owned Property



Buyer-owned Property

BUYER

Dough Makers LLC (the "Buyer") is a Limited Liability Company owned by John Theisen and Doug Baretz. The Buyer owns the vacant lot at 7131 West Capitol Drive and desires to purchase the City-owned property at 7115 West Capitol Drive to assemble and develop with retail uses.

The owners of Dough Makers LLC worked together in St. Paul, Minnesota, at Domino's Pizza corporate offices where they worked their way from store managers into higher level corporate positions at Domino's. In 1991, Doug Baretz purchased his first Domino's in Franklin, WI and John Theisen did the same in Minneapolis, MN.

In October of 1995, the owners formed Brew City Pizza and opened their first Domino's store, as partners, in Oak Creek, WI. They currently own and operate 26 Domino's stores (17 in the Milwaukee metro area, 6 in Madison and 3 in Rockford, IL).

Since 1991, the owners bought or built over 30 Domino's stores, some of which they sold to people they trained to run their own stores. In the last 8 years, the owners have either remodeled, rebuilt or have constructed many Domino's stores, including three presently under construction at:

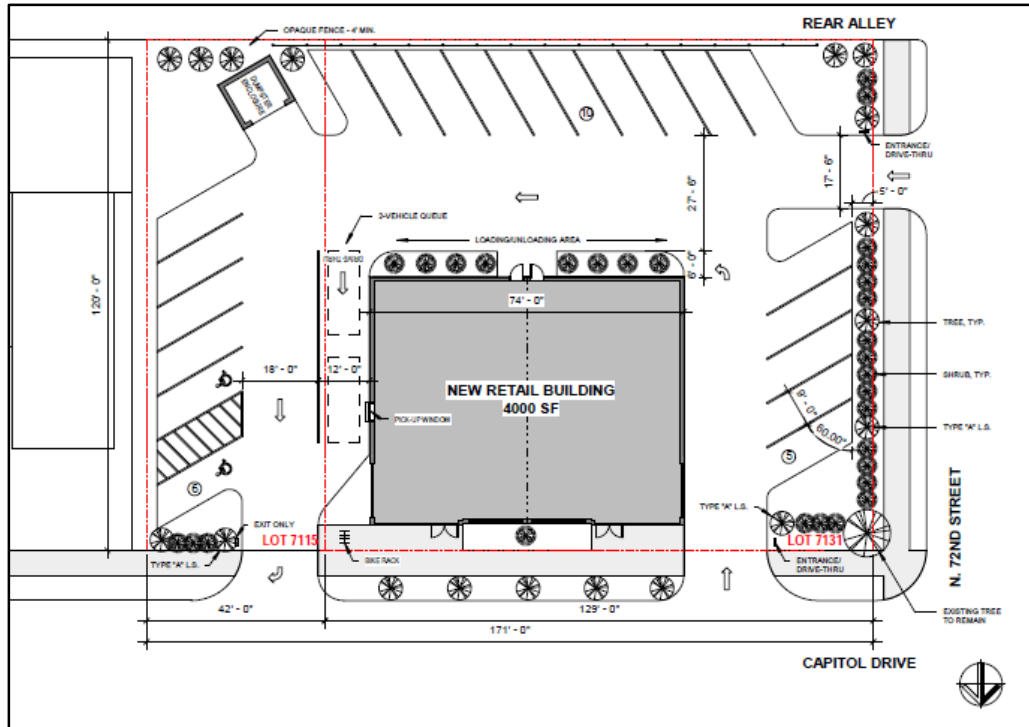
- 5430 North Lovers Lane in Milwaukee, which is a complete building remodel and will be occupied by the owners' Domino's store and another tenant (store number 27)
- 1256 West Capitol Drive in Pewaukee, WI, which is a complete new store build (store number 28)
- 4680 West Cottage Grove Road, in Madison, WI, which is an existing store remodel

The owners Domino's stores are highly regarded franchises in the Domino's system and are routinely recognized for their outstanding performance. The owners work closely with Milwaukee Center For Independence (MCFI) and other non-profit entities. They employ and train workers provided by MCFI and work with the organization to ensure employee success. In addition to employing underserved populations, the owners help MCFI provide meals for about 8,000 school students every 4 weeks during the school year.

The owners have successfully operated Domino's along West Capitol Drive for over 20 years and look forward to constructing a new Domino's store at 72nd and Capitol that will be successful as well.

PROJECT DESCRIPTION

The Buyer desires to acquire the Property, raze the existing building and combine it with the Buyer's adjacent vacant lot at 7131 West Capitol Drive to construct a new strip mall that will have at least two commercial/retail uses. The building will be approximately 4,000 SF, with one of the tenants being Domino's pizza and the second tenant will likely be another food service company, office space or upper scale retail use. The estimated budget is \$810,000.



PURCHASE TERMS AND CONDITIONS

The purchase price is \$15,000. The conveyance will be on an "as is, where is" basis. The Buyer shall be responsible for all site development activity, including, but not limited to, environmental and geotechnical conditions and site clearance.

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, the sale proceeds, less sale and

marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee, shall be deposited in the Delinquent Tax Fund.