



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

February 16, 2017

Ms. Joanna Polanco, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Re: File Number 161486
7350 North 76th Street

Dear Ms. Polanco:

The Department of City Development (“DCD”) reports that the tax foreclosed property located at 7350 North 76th Street, Tax Key No. 106-9989-111-3, is not suitable for use by a public agency or community based organization. The property includes an occupied 45,390 SF building, and is situated on a 272,598 SF lot.

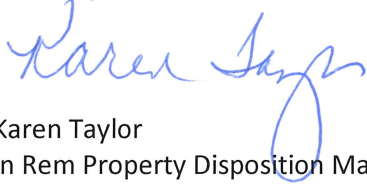
The property at 7350 North 76th Street (the “Subject Property”) is identified as a priority project site in multiple city plans. The Subject Property is in the Northwest Side Area Plan (adopted in 2008), and is identified therein as priority project site for redevelopment. *Growing Prosperity*, the City of Milwaukee’s Action Agenda for Economic Development (adopted in 2014), identifies 16 sites across the city that are a part of a location based strategy to promote economic development. One of the 16 pivotal sites for future redevelopment identified in the Growing Prosperity Plan is the Subject Property, and an adjacent privately owned parcel to the rear. The adjacent land to the Property is known as 7650(R) North 76th Street, Tax Key No. 106-999-111-4 (the “Rear Parcel”). The Rear Parcel is currently tax delinquent and is scheduled to be included in the 2017-2 *in rem* filing. The Rear Parcel is vacant commercial land (164,439 SF) that does not have frontage to any street, and is landlocked by the Subject Property. The mailing address for the entity that owns the Rear Parcel (“Johnson Landholdings Co”) is the Subject Property. Together, the Subject Property and the Rear Parcel comprise the critical redevelopment site listed in two existing plans, the Northwest Side Area Plan and the Growing Prosperity Plan. DCD is also working on an updated Strategic Action Plan for the Granville Area that contains the Subject Property. As part of the development of that plan, DCD is partnering with the Granville Business Improvement District and Community Design Solutions at the UWM School of Architecture and Urban Planning to conduct the Granville Design Charette. The results of the Charette will be incorporated into the Granville Action Plan, and presented to the Common Council for adoption as an amendment to the City’s Comprehensive Plan. The Subject Property and the Rear Parcel are one of six redevelopment sites identified as focus locations for the Design Charette.

This commercial structure on the Subject Property is occupied. Administrative costs incurred by our Department total \$450.00.

If you have any questions, feel free to contact Mr. Matthew Haessly of DCD at Extension 5736.



Sincerely,



Karen Taylor
In Rem Property Disposition Manager

c: K. Urban, City Treasurer/Customer Service
K. Sullivan, City Attorney's Office



7350 North 76th Street