

BLIGHT DESIGNATION SUMMARY
27TH & GARFIELD/MIDTOWN NEIGHBORHOOD

Date: July 17, 2003

Proposed Activity: Declare the privately owned properties at 2122 North 27th Street and 2140 North 27th Street blighted for acquisition. The properties are situated on a block dominated by City-owned vacant lots and only a few houses. These acquisitions would facilitate construction of new owner-occupied housing. After acquisition and demolition, future lot platting - incorporating the remaining houses - will be evaluated and a disposition plan will be presented at a future date. The goal will be to create at least 16 new home sites for owner-occupants.

Related Activities: The properties are on the west boundary of the Midtown Neighborhood, within two blocks of new homes built by Habitat for Humanity and within seven blocks of the City Homes initiative. The success of City Homes has contributed to the continued demand for market-rate housing in the area.

Properties: **2122 North 27th Street**



Property : A two-story duplex built in 1900 with 2,207 SF of living area on a 3,750 SF lot
Condition: Poor; vacant and boarded with significant evidence of deferred maintenance
Owner: Bankers Trust Company of California, NA
Occupancy: Both units are vacant
Assessment: \$ 2,000 Land
\$ 14,300 Improvements
\$ 16,300 Total
Tax Status: Current
Code Status: No outstanding building code violations

2140 North 27th Street



Property: A two-story retail building built in 1903 with 2,066 SF of useable space. The building is situated at the rear of a 3,840 SF lot.
Condition: Property is in fair condition. Owner reports upgrades to the interior of the property that include bathroom upgrade, new doors, windows and carpeting. New roof was added in 2002.
Owner: Bernard Kallman
Occupancy: Tenant occupied by a church
Assessment: \$ 1,900 Land

\$ 19,100 Improvements

\$ 21,000 Total

Tax Status: Current

Code Status: No outstanding building code violations

Funding: Acquisition, relocation and demolition activities will be funded by Community Development Block Grant funds.

Conditions: Acquisition is contingent on a satisfactory Phase I environmental assessment, which is currently being prepared by the City. Preliminary investigation of historical uses raised no concerns.

Future Actions: Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the properties pursuant to Section 32.05, Wisconsin Statutes. After acquisition, relocation and demolition, the staff will evaluate lot platting for development of owner-occupied housing.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko
Assistant Executive Director-Secretary