

**BLIGHT DESIGNATION SUMMARY**  
**1740 WEST PIERCE STREET**

**Date:** July 17, 2003

**Proposed Activity:** Declare a privately owned property blighted for acquisition. After acquisition, the property will be cleared and marketed for redevelopment.

**Related Activities:** The property is located across the street from the Clark Square Mega Mart Redevelopment Project Area and Tax Incremental District No. 27. In 1996, the Authority assisted with the development of the Clarke Square Mega Mart through property acquisition, environmental remediation and site development expenses. This project, at South 18<sup>th</sup> Street and West National Avenue, consists of a 112,000 SF Pick 'n Save food store, a food court, liquor store, florist, optical center, bakery, bank, pharmacy and a daycare center for 40 children. The store, which opened in 1997, employs 160 including 60 neighborhood residents trained for store or bank positions. The property is also near the Menomonee Valley, where the Authority is undertaking major redevelopment efforts.

**Property:** **1740 West Pierce Street**

Property: A 50,646 square foot lot that may be used as a salvage yard. The property has minimal site improvements that are in poor to fair condition. The lot has piles of debris and has a blighting appearance. The minimal improvements are an under utilization of the land that inhibits continued revitalization of the area.  
(Photographs attached on the following page)

Owner: Samuel Gilbert; Mr. Gilbert also owns an industrial building at 1537-45 West Pierce Street.

Assessment: \$ 76,000 Land  
\$ 100 Improvements  
\$ 76,100 Total

Code Status: History of nuisance violations to clean up the lot by removing all litter and debris. Current order is being litigated in court.

Tax Status: Current in payments according to City Treasurer's Office.

**Funding:** Block Grant funds will be used for acquisition, environmental and relocation expenses.

**Acquisition Conditions:** The acquisition is contingent on a satisfactory Phase I environmental assessment, which is currently being prepared by the City, and Phase II testing, if recommended. If the property is determined to have an operating business, a relocation plan will also be prepared.

**Future Actions:** Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the property pursuant to Section 32.05, Wisconsin Statutes.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko  
Assistant Executive Director-Secretary

## Photographs of 1740 West Pierce Street



**View Looking Southeast across Reynolds Place  
(Mega Mart in background)**



**View looking East along Pierce Street**



**Looking Northeast over fence, which is in poor condition**



**Overgrowth by retaining wall; dumpster on site**



**Site debris**



**Site debris; not active salvage effort was apparent**