

LAND DISPOSITION REPORT
REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE &
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

December 18, 2014

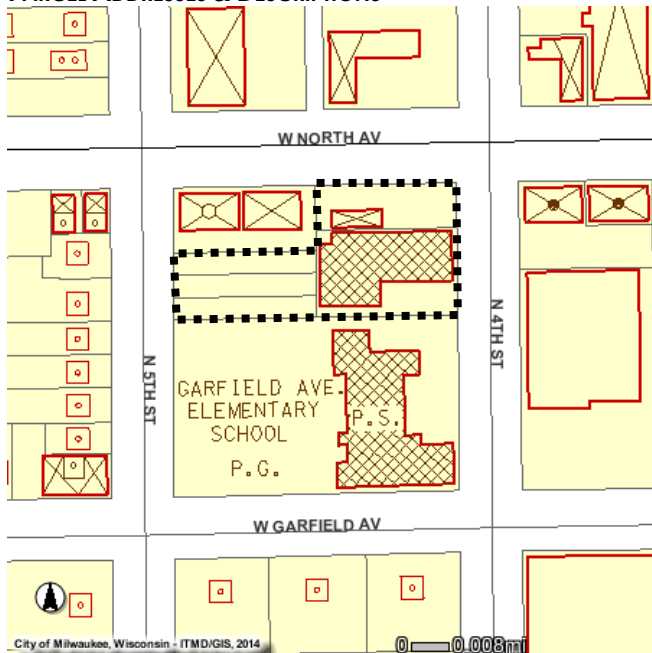
RESPONSIBLE STAFF

Rhonda Manuel, Bronzeville Manager, & Elaine Miller, Real Estate

REDEVELOPMENT PROJECT AREA

North 7th Street – West Garfield/Bronzeville Cultural & Entertainment District: A Redevelopment Plan Amendment authorized in 2005 established the Bronzeville District. The original plan was adopted in 1983 to foster housing rehabilitation and eliminate blight.

PARCEL ADDRESSES & DESCRIPTIONS



Authority property

411 West North Avenue:



A former restaurant containing 1,605 SF and situated on an 8,002 SF lot at the corner of 4th & North. The Pagoda-style roof is to be repurposed or retained in a redevelopment.

2235 North 4th Street: Former Black Holocaust Museum acquired after foreclosure; 11,700 SF building on a 15,714 SF site.

2226-2228-2234 North 5th Street: Three adjoining vacant lots containing 11,250 SF. The lots were acquired under the original plan after tax foreclosure by the City and were leased to MPS.

CONVEYANCE & TERMS

City of Milwaukee for assemblage with the adjoining former Garfield School at 2215 North 4th Street. Consolidation under a single municipal entity is needed for future approval of the site redevelopment and document preparation.

The assembled site redevelopment was one site addressed by the Bronzeville Visioning Charrette hosted by UWM's Community Design Solutions Studio. Recently, the City and Authority advertised the site for sale to implement the charrette recommendations. Three proposals were submitted and are currently being reviewed. All involve adaptive reuse of the former school that will be financed in part with affordable housing tax credits allocated by WHEDA for which applications are due on January 30, 2015. Time is of the essence for selection and approval and the Common Council schedule best fits the approval schedule if all properties are owned by the City.

Upon approval by the Common Council, the properties will be conveyed for no monetary consideration by quit claim deed. The recommended developer for the assembled site will be presented to the Common Council for approval in January/February 2015.