

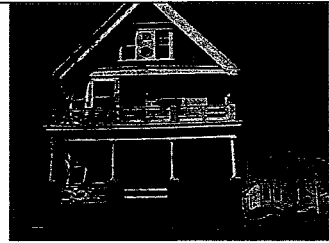
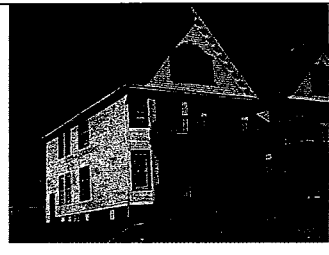


**PROPOSED BLIGHT DESIGNATION SUMMARY  
LAND DISPOSITION REPORT  
WESTSIDE ACADEMY II/36TH & BROWN**




**Date:** April 19, 2001

**Proposed Activity:** MPS has requested the Redevelopment Authority's assistance in the expansion of the Westside Academy II as part of its Neighborhood School Initiative. MPS has been operating the program in the former Thomas Aquinas School at 1940-60 North 36th Street under a lease with the Archdiocese of Milwaukee. These expansion plans were prepared after consultation with the Lisbon Avenue Neighborhood Development (LAND) and area residents.

The Redevelopment Authority is proposing to declare seven privately owned properties blighted for acquisition purposes. After acquisition of the real estate, relocation of the tenants and demolition of the structures, the vacant lots will be conveyed to the City of Milwaukee in Trust for the Milwaukee Board of School Directors along with three City-owned vacant lots. The City will also be authorized to accept title in trust for MPS to the former Thomas Aquinas School from the Archdiocese of Milwaukee.

**Private Properties:**

	<p><b>1849-51 North 35th Street</b>                  Description: A 2-story duplex with 2,286 SF on a 3,600 SF lot                  Condition: Fair with some evidence of deferred maintenance                  Owner: Ralph L. Kraft &amp; Shirley A. Kraft                  Occupancy: Both units are tenant occupied                  Assessment: \$ 20,500                  Tax Status: Current/Installment</p>
	<p><b>1909-11 North 35th Street</b>                  Description: A 2-story duplex with 2,162 SF on a 3,600 SF lot                  Condition: Average                  Owner: Brian J. Werle &amp; Jennifer A. Werle Trust                  Occupancy: Both units are tenant occupied                  Assessment: \$ 18,000                  Tax Status: Current/Installment</p>
	<p><b>1913-15 North 35th Street</b>                  Description: A 2-story duplex with 2,634 SF on a 3,600 SF lot                  Condition: Fair with some evidence of exterior maintenance needed                  Owner: Jeffrey L. Werle                  Occupancy: Both units are tenant occupied                  Assessment: \$ 19,300                  Tax Status: Current/Installment</p>
	<p><b>1918-18R North 36th Street</b>                  Description: A 1,450 SF rear cottage with one dwelling unit on a 2,398 SF lot                  Condition: Fair with evidence of deferred maintenance                  Owner: Lauri J. Wynn                  Occupancy: Tenant occupied                  Assessment: \$ 22,100                  Tax Status: One year delinquent</p>

	<p><b>1920-22 North 36th Street</b>  Description: A 2-story triplex with 2,957 SF of living area on a 3,120 SF lot  Condition: Fair with evidence of deferred maintenance  Owner: Lauri J. Wynn  Occupancy: Tenant occupied  Assessment: \$ 31,900  Tax Status: Current</p>
	<p><b>1924-26 North 36th Street</b>  Description: A 2-story duplex with 3,154 SF of living area on a 3,600 SF lot  Condition: Fair with evidence of deferred maintenance  Owner: Will J. Sherard  Occupancy: Tenant occupied  Assessment: \$ 32,000  Tax Status: Current/installment plan</p>
	<p><b>1930 North 36th Street</b>  Description: A 2-story single-family residence with 2,228 SF of living area on a 3,600 SF lot  Condition: Good, generally well maintained with limited evidence of deferred maintenance  Owner: Celester W. Perkins &amp; Eugenia Perkins  Occupancy: Owner occupied  Assessment: \$ 33,800  Tax Status: Delinquent one year</p>

**City-Owned Lots:** 1845 North 35th Street, 1901-03 North 35th Street and 1905 North 35th Street

**City Acquisition:** 1940-60 North 36th Street, the former Thomas Aquinas School, currently leased by MPS

**Planned Expansion:** The planned expansion of the Westside Academy II will increase the current school by about 18,000 SF and will add 175 elementary seats and 81 spaces for middle-school students for children in the attendance area. The project will cost about \$6 million, of which MPS will contribute \$2.7 million. LAND will also seek partnership funding towards this neighborhood school initiative.

**Past Actions:** On April 19, 2001, the Redevelopment Authority held a Public Hearing on the blight designation and on the disposition of the property pursuant to Wisconsin Statutes.

**Future Actions:** Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the properties pursuant to Section 32.05, Wisconsin Statutes. A relocation plan will be prepared and all tenants relocated according to Wisconsin Statutes. MPS will pay for all acquisition, relocation and demolition expenses.

After acquisition, relocation and demolition, the properties will be conveyed without monetary consideration to the City of Milwaukee In Trust for the Milwaukee Board of School Directors for expansion of the Westside Academy II. The City of Milwaukee will also authorize three City-owned vacant lots to be included in the site and to be held in trust for MPS. Further, the City will be allowed to accept title in trust for MPS to the former Thomas Aquinas School.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko  
Assistant Executive Director-Secretary