

**PROPOSED BLIGHT DESIGNATION SUMMARY
AND LAND DISPOSITION REPORT
CITYHOMES, LINDSAY HEIGHTS AND NEAR WEST NEIGHBORHOODS**

DATE

November 15, 2001

PROPOSED ACTIVITY

Declare blighted a number of privately owned vacant lots in three areas where the Redevelopment Authority and the City of Milwaukee are promoting infill housing construction: CityHomes, Lindsay Heights, and the near West side. All three neighborhoods would benefit greatly by taking underutilized vacant lots and combining them with City-owned vacant lots to maximize the number of building sites for new owner-occupied homes. The lots were strategically selected for acquisition based on their size, proximity to other City-owned vacant lots or lots that the City will soon acquire through tax foreclosure or because of title problems of the property owners.

This action will also authorize the sale of the new acquisitions as well as that of existing City or Authority-owned vacant lots in these boundaries to the Neighborhood Improvement Development Corporation (NIDC), or its assigns, which will resell the new lots to owner occupants for construction of new homes according to approved plans.

CITYHOMES

Background:

CityHomes is one of the most successful efforts for new infill housing in the City of Milwaukee. The original subdivision at 20th & Walnut Streets was created in 1995 and 43 lots were quickly sold for construction of new homes. The program continued on a scattered site basis within a two to three-block radius of the original development with the sale of 28 additional sites. Recent construction costs for the new homes range from \$125,000 to \$170,000.

Expanded Boundaries: North 20th Street to North 27th Street
West Vine Street to West North Avenue

Proposed Acquisitions:

Address	Owner	Lot Size (SF)	Assessed Value	Comments
2059-61 North 23 rd Street	John C. Sertich	2,880	100	1 year delinquent
2123 North 24 th Street	Leopoldo Balderas, Jr.	3,638	200	1 year delinquent; house razed by City in 2000
2421-23 West Garfield Avenue	Joseph Fons	3,242	200	1 year delinquent; house razed by City in 1999
2225-27 West Lloyd Street	Mack & Lovie Rowsey	4,110	200	4 years delinquent; owner in bankruptcy; house razed by City in 1999

Additional City Properties:

The City of Milwaukee owns several vacant lots within the expanded CityHomes boundary that can be combined on their own or with the proposed acquisitions to create additional building sites. This action will also declare the existing City lots (as well as lots that become City-owned in the future through a tax foreclosure action) surplus to municipal needs and allow the Commissioner of the Department of City Development, or designee, to convey the lots to NIDC.

Disposition:

The City and RACM lots will be conveyed to NIDC, or its assigns, for \$1.00 per lot. NIDC will arrange for the replatting of the lots through Certified Survey Maps and will sell the new lots to owner occupants for construction of an approved CityHomes design.

LINDSAY HEIGHTS**Background:**

The Lindsay Heights initiative is a joint effort of the City and the Wisconsin Housing and Economic Development Authority (“WHEDA”). Started in 1998 near the vicinity of 11th & Garfield Streets, the sales of City lots quickly spread toward Fond du Lac Avenue to the west and Center Street to the North. To date, 48 sites have been sold and developed by new owner occupants. Construction costs have ranged from \$100,000 to \$160,000. In 2001, the City created a Tax Incremental District to help finance construction for the latest phase.

Expanded Boundaries: North 12th Street to North 20th Street
West Walnut Street to West Center Street

Proposed Acquisitions:

Address	Owner	Lot Size (SF)	Assessed Value	Comments
1850 North 13 th Street	Willie Robinson	7,740	400	Current in taxes
2001 North 15 th Street	Leola Cargile	4,455	2,100	Current in taxes; house razed privately in 2001
1821-23 North 17 th Street	David Hall	7,200	400	Taxes current; house privately razed in 1999
1917 North 17 th Street	Thomas & Dorothy Causey	1,590	100	Taxes current; house razed by City in 1999
1806-10 North 18 th Street	Israel & Gwendolyn Beard	8,100	400	Taxes current
2555 North 18 th Street	HUD	3,825	2,000	Taxes current; house razed by City in 2000
2631 North 18 th Street	Henry & Athelene Island	7,680	400	Current in taxes
1727-29 North 19 th Street	Metissa Todd	3,125	200	Current in taxes; house razed privately in 1999
1908 North 19 th Street	Paul & Heidi Weeks	3,500	200	Current in taxes
1913B North 19 th Street	Wanda Wysocki & Maurice Putterman Trust	1,410	100	Current in taxes
1938 North 19 th Street	Franjo & Velita Berkec	6,875	300	Current in taxes; house privately razed
1912 West Brown Street	Katie Fells	4,760	200	Current in taxes
1823 West Meinecke	Clyde & Anna Campbell	7,200	400	Taxes current
1723 West Vine Street	Milwaukee County	1,699	0	
1816-18 West Wright Street	Paul & Sharon Jewel	7,200	400	Taxes current; razed by City in 1997

Additional City Properties:

The City of Milwaukee owns numerous vacant lots within the expanded Lindsay Heights boundary that can be combined on their own or with the proposed acquisitions to create buildable lots for the program. This action will confirm the surplus declaration of existing City lots (as well as lots that become City-owned in the future through a tax foreclosure action) and allow the Commissioner of the Department of City development, or designee, to convey the lots to NIDC for resale to owner occupants.

Disposition:

The City and RACM lots will be conveyed to NIDC, or its assigns, for \$1.00 each. NIDC will then arrange for the replatting of the lots through Certified Survey Maps. The lots will then be marketed and sold to owner occupants for construction of an approved design by a builder of their choice.

NEAR WEST NEIGHBORHOOD

Background:

In 1999, the City created the Near West Targeted Investment Neighborhood in the area generally bounded by 24th Street, Wells Street, 29th Street and Kilbourn Avenue. The majority of activity has focused on home rehabilitation loans and building code enforcement. NIDC has also been active in housing rehabilitation and is nearing completion of Kilbourn Row, which consists of five houses in the 2400 Block of West Kilbourn that have been rehabilitated and will be sold to owner occupants.

NIDC has now identified the block bounded by 25th, Wells, 26th and Kilbourn as a prime target for redevelopment. They anticipate assembling land – through acquisitions by the Authority and assemblage with existing Authority owned lots -- for either house moves or infill construction.

Proposed Acquisitions:

Address	Owner	Lot Size (SF)	Assessed Value	Comments
824-26 North 26 th Street	Ronald Letendre	5,093	2,500	1 year delinquent; house razed by City in 2001
830 North 26 th Street	Darold Wegner II & Frank Ptasienski	9,490	500	Current in taxes; house razed by City in 2000
840 North 26 th Street	Rick Finger	7,275	2,900	Taxes current; house razed by City in 2001

Additional City and RACM Properties:

The Redevelopment Authority previously approved the acquisition of the property at 2512 West Wells Street and expects to close shortly on the purchase. In addition, the Authority previously acquired the vacant lots at 825 and 833 North 25th Street. The City owns a fire-damaged property at 2537 West Kilbourn and the structure is expected to be demolished in the near future. This action will also authorize conveyance of the RACM lots and will declare the existing City lot (as well as lots that become City-owned in the future through a tax foreclosure action) surplus to municipal needs and allow the Commissioner of the Department of City development, or designee, to convey the properties to NIDC.

Disposition:

The City and RACM lots will be conveyed to NIDC, or its assigns, for \$1.00 each. NIDC will then develop a plan to create additional building sites for either house moves or in-fill construction that will be sold to owner occupants.

PAST ACTIONS

On November 15, 2001, the Redevelopment Authority held a Public Hearing on the blight designations and on the disposition of the properties pursuant to Wisconsin Statutes.

FUTURE ACTIONS

Upon Common Council approval, the Redevelopment Authority will proceed to acquire the privately owned parcels according to Chapter 32.05, Wisconsin Statutes. After acquisition, the Authority and City properties will be conveyed to NIDC at their request.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko
Assistant Executive Director-Secretary