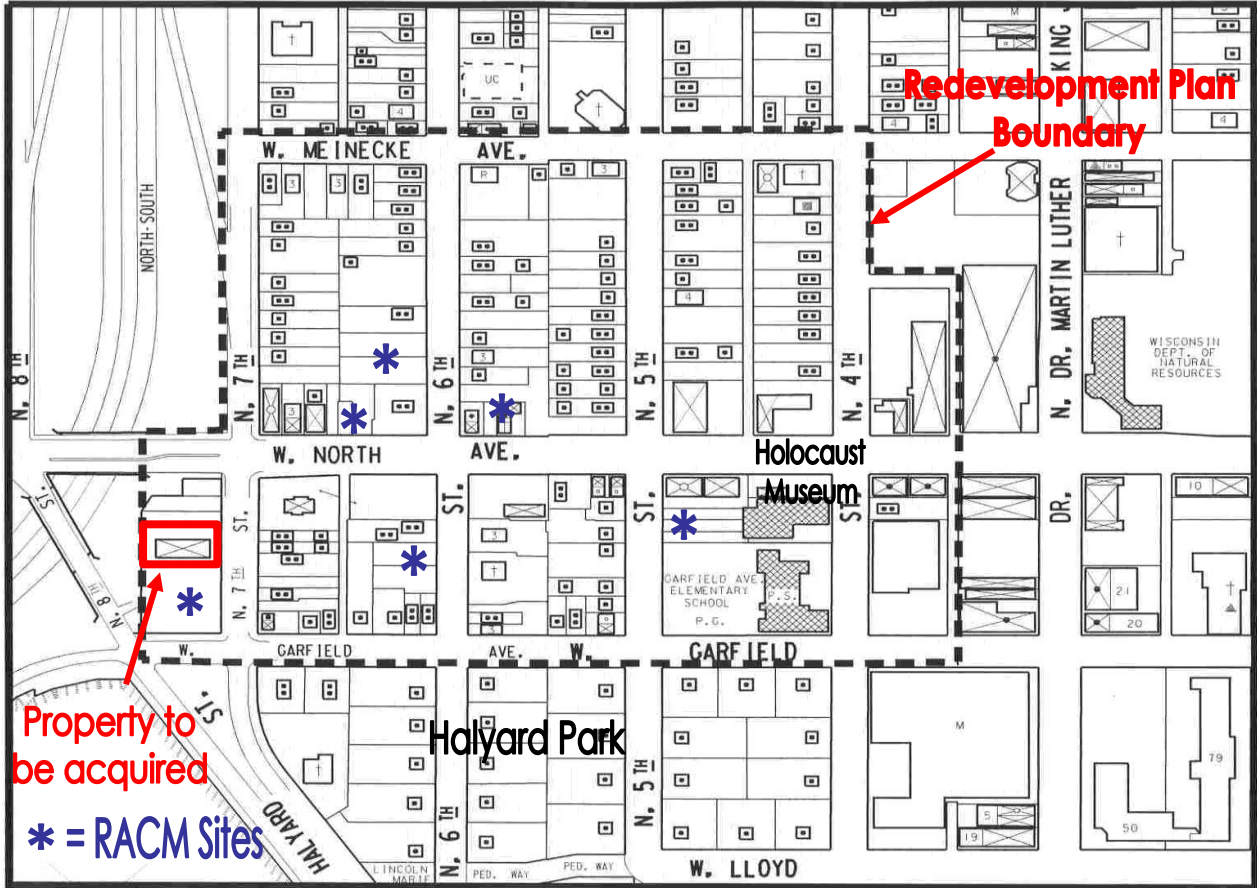


BLIGHT DESIGNATION SUMMARY

2225 NORTH 7TH STREET

Proposed Activity

Declare a privately owned property blighted for acquisition. The property will then be cleared and marketed for redevelopment in the proposed Bronzeville Cultural and Entertainment District.



Related Activities

The property adjoins an Authority-owned parcel at 708 West Garfield Avenue that was acquired in 1991. The property is also near several Authority-owned properties along North Avenue that will be redeveloped in the near future as well as near the King Drive Business Improvement District and the Halyard Park Subdivision.

Property



A single-story, hand carwash having 3,200 square feet of operating area on a 12,450 SF parcel.

Built in 1980, the concrete block structure has been vacant for several months. The building is poorly maintained and displays evidence of deferred maintenance.

Owner: Paul M. Bachowski
Assessment: \$ 8,100 Land
\$ 33,900 Improvements
\$ 42,000 Total

Code Status: No outstanding building code violations with the Department of Neighborhood Services. A previous Special Use Permit for the carwash expired on February 27, 2003. Another Special Use Permit from the Board of Zoning and Appeals would be required for continued use as a carwash operation.

Tax Status: Current.

Finding of Blight

The property can be considered "blighted" by virtue of its location within a Redevelopment Project Boundary. Further, the property meets the statutory definitions of blight as follows:

- Underutilization of land with a small building relative to lot size.
- Vacant property in poor condition.

Funding

Block Grant funds will be used for acquisition, environmental and demolition expenses.

Acquisition Conditions

Phase II testing will be conducted as part of the acquisition process.

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**

Joel T. Brennan
Assistant Executive Director-Secretary