

**LAND DISPOSITION REPORT  
TO THE  
REDEVELOPMENT AUTHORITY  
AND THE  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

July 18, 2002

**REDEVELOPMENT PROJECT AREA**

Menomonee Valley "A." This project, created in 1977, was the first redevelopment area in the Menomonee Valley. The project is situated on the south side of Canal Street between 16<sup>th</sup> Street and approximately 22<sup>nd</sup> Street and extending to the CP rail lines.

**REDEVELOPER**

Forest County Potawatomi Community of Wisconsin, which owns the casino at 1721 West Canal Street, the adjoining parking structure at 338 South 17<sup>th</sup> Street and a surface parking lot at 305 South 16<sup>th</sup> Street.

**PARCEL ADDRESS & DESCRIPTION**

301 South 19th Street: A 2.4-acre parcel of vacant land near West Pittsburgh Avenue and unimproved South 19<sup>th</sup> Street. The property was acquired by the Authority in 1983 through eminent domain and has been leased since 1995 to Emmpak Foods, which improved the site for a parking lot for its adjacent facility. Emmpak Foods has agreed to termination of the lease and its right of first refusal to purchase the property for this project.

**PROPOSED ACTIVITY**

Realignment and extension of West Pittsburgh Avenue and creation of South 20<sup>th</sup> Street south of Canal Street in order to improve ingress and egress from the Potawatomi Casino. The Forest County Potawatomi Community has reached agreements with area landowners to acquire the land necessary for the new streets and has agreed to construct the road to City standards. The Potawatomi Community will pay the majority of the cost and the City of Milwaukee will contribute approximately \$98,000 for street lighting, water alternations and traffic signals. After construction, the road would be dedicated as public right of way.

**TERMS AND CONDITIONS**

The Authority will be authorized to enter into the Pittsburgh Avenue/South 20<sup>th</sup> Street Road Agreement with the City and the Potawatomi Community. The purchase price for the RACM land will be \$40,000 per acre or approximately \$96,000. The exact land area will be determined by a property survey.

The Redeveloper will assume all responsibility for conducting any environmental investigations. In the event the Forest County Potawatomi Community elects not to purchase the RACM parcel, the Authority is authorized to dedicate the proposed right of way directly to the City and to convey the remnant parcel situated between the new road and the Emmpak property to the Potawatomi Community. The Potawatomi Community would then grant an access easement to Emmpak Foods.

In addition to the aforesated terms, the sale will be further conditioned as required in the Redevelopment Authority resolution adopted on July 18, 2002.

## **REMNANT PARCEL**

301 South 16<sup>th</sup> Street is a 55-square foot remnant at the intersection of 16<sup>th</sup> & Pittsburgh that was created when Pittsburgh Avenue was constructed in 1988. The strip of land would be conveyed to the Forest County Potawatomi Community by quit claim deed for no monetary consideration.

## **FUTURE STREET VACATION**

After construction of extended Pittsburgh Avenue, the existing Pittsburgh Avenue and South 19<sup>th</sup> Street would be vacated. Since the streets were constructed on land dedicated by the Redevelopment Authority and/or the City of Milwaukee, much of the vacated street would revert to the City or the Authority. This action would also permit the Authority and/or the City to quit claim any interest they may have in either street to the Forest County Potawatomi Community. Emmpak Foods does not desire to acquire the portion of vacated street that is adjacent its property, but will receive access easement from the Potawatomi Community.

## **PAST ACTIONS**

On July 18, 2002, the Redevelopment Authority held a public hearing on the proposed sale and conditionally authorized negotiation and execution of the Pittsburgh Avenue/South 20<sup>th</sup> Street Road Agreement with the Redeveloper and the City of Milwaukee. The Common Council authorized execution of the Road Agreement on July 16, 2002.

## **FUTURE ACTIONS**

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the Redevelopment Authority is authorized to complete negotiations of the Pittsburgh Avenue/South 20<sup>th</sup> Street Road Agreement with the Redeveloper and the City and to execute such agreement upon completion of negotiations. After execution of the Agreement, the Authority will proceed to close the transaction pursuant to the Agreement.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko  
Assistant Executive Director-Secretary

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