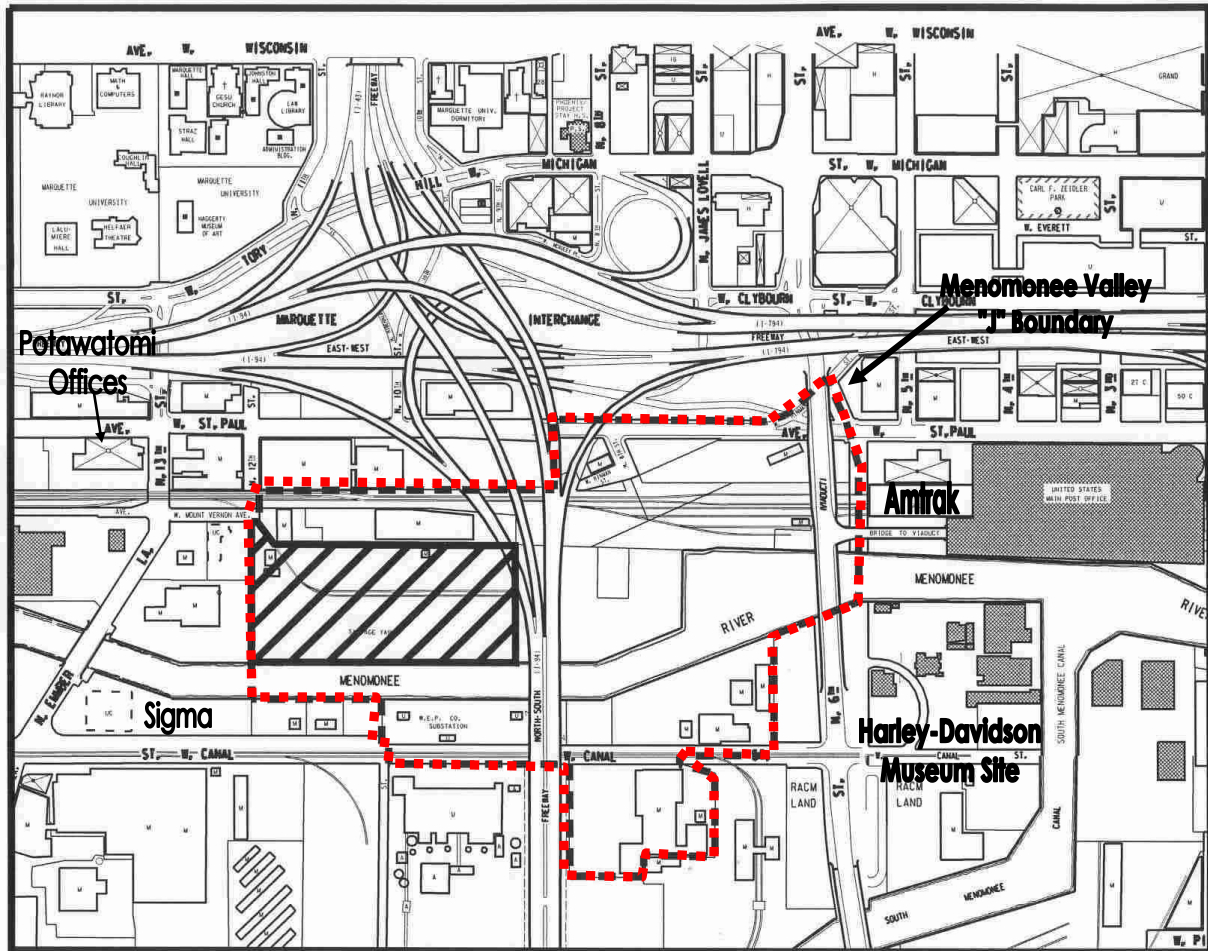


Blight Designation Summary 260 North 12th Street

PROPOSED ACTIVITY:

Declare the property at 260 North 12th Street blighted for acquisition. This designation supplements the efforts of the Wisconsin Department of Transportation to acquire the property.

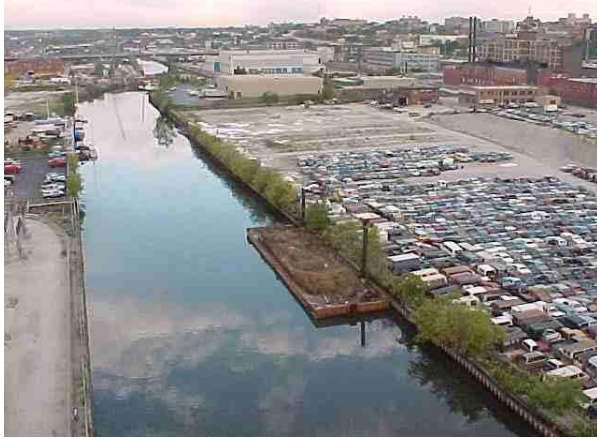


BACKGROUND:

The Menomonee Valley "J" Project Boundary was approved by the Authority on November 12, 1987. A redevelopment plan pursuant to Section 66.1333, Wisconsin Statutes, has not been prepared. In 1998, the Authority and the Common Council adopted a Land Use Plan for the Menomonee Valley as an element of the City's Comprehensive Plan. A formal redevelopment plan to implement the comprehensive Land Use plan is anticipated upon completion of the reconstruction of the Marquette Interchange, which intersects the project area. In addition, on September 16, 2004, The Authority authorized an Intergovernmental Cooperation Agreement with WisDOT in which it agreed to use its blight designation powers to acquire this property.

PROPERTY: 260 NORTH 12TH STREET

A 10.45-acre lot that may be used as a salvage yard and open storage. The site is improved with a two-story, 4,368-square foot building containing an office, an apartment and a 1,537 square foot warehouse. The lot is fenced and has minimal site improvements consisting of chain link fencing along the north and west property lines and limited asphalt paving. The site has primarily gravel paving. A number of junk cars are parked on the property and creates a blighting appearance from the street, from the Menomonee River and from the Marquette Interchange. The use and minimal improvements constitute an underutilization of the land that inhibits continued revitalization of the area.



Owner: Basil E. Ryan, Jr., resides in Franklin, Wisconsin

Assessment: \$ 313,400 Land
\$ 141,500 Improvements
 \$ 454,900 Total

Condition: Building has been marginally maintained and is in fair condition. The chain link fencing along the west and north property lines is also in fair condition. The site has no screening or landscaping. Paving is primarily gravel. Dockwall may be in fair to poor condition

Code Status: Outstanding violation for unauthorized outside storage and salvage yard use without the required occupancy permit. Current order is being litigated in court. Records of the Department of Neighborhood Services show a history of zoning and building code problems since 1988.

Tax Status: 2003 taxes are delinquent; approximately \$15,000 is owed.

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:

- Use as a salvage yard is inappropriate with the City's comprehensive land use plan
- Storage of junk vehicles has a blighting appearance that is visible from Mt. Vernon Avenue and across the Menomonee River and this blighting appearance impairs redevelopment and growth in the Menomonee Valley
- Poor quality and deteriorating site improvements
- History of zoning and code violations
- Predominantly open nature of site/underutilization of land with small building relative to a large lot size
- Difficult accessibility with single street access point for large parcel.

FUTURE ACTIONS

Upon approval by the Common Council, the Redevelopment Authority will assist the Wisconsin Department of Transportation with the acquisition. After completion of the Marquette Interchange, the Authority will negotiate with WisDOT on acquisition.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

Joel T. Brennan
Assistant Executive Director-Secretary