

**PROPOSED BLIGHT DESIGNATION SUMMARY
SPOT ACQUISITIONS
AND LAND DISPOSITION REPORT**

Date: November 15, 2001

Proposed Activity: Declare five privately owned properties blighted for acquisition as part of the Authority's Spot Acquisition efforts and direct disposition of the properties.

Proposed Acquisitions:

1218-20 North 22nd Street

Description: A 4,224-square foot vacant lot; 30-foot frontage on 22nd Street and 128.36 feet deep. The lot is situated next to two Authority-owned vacant lots (1224-26 and 1228-30 North 22nd Street -- both 33 feet by 128.36 feet) and the three lots would be combined to create two new buildable lots.

Related Activities: This property is in the old Midtown Conservation project. The lot is situated across 22nd Street from the RACM lot that was recently leased to the Midtown Neighborhood Association for the Urban Playground & Nature Center. The neighborhood would benefit by assembling underutilized vacant lots for construction of two new homes.

Assessment: \$ 200

Owner: D.S. Jeziorski & R.S. Jeziorski

Tax Status: Current in the payment of real estate taxes

Code Status: One complaint in 2000 for excessive weeds

Disposition: After acquisition, the lot would be assembled with the Authority-owned lots to create two buildable lots suitable for infill single-family or duplex construction. The new lots would then be available for sale without further action by the Authority or the Common Council on a first-come, first serve basis to a buyer that submits acceptable house plans and evidence of financing. Preference would be given to an owner occupant.

1310 South 7th Street



Description: A 7,000 square foot vacant lot; 50 feet of frontage on South 7th and 140 feet deep

Related Activities: The South Community Group (SCO) owns three adjacent lots immediately north of this parcel. SCO, in conjunction with the Housing Empowerment Development Company, is constructing on its land two houses that will be sold to owner occupants. The three-bedroom houses are modular construction and range in size from 1,400 to 1,568 square feet and will be sold for approximately \$98,000.

Assessment: \$ 5,900

Owner: Stevo Matic

Tax Status: Current in the payment of real estate taxes

Code Status: No complaints or orders

Disposition: The Authority will work with SCO to sell this lot without further action by the Authority or the Common Council for sale on a first-come, first serve basis to a party that presents an acceptable house design and evidence of financing.

1823 North 19th Lane



Description: A 1,800-square foot lot improved with a 1,444 square foot garage. The property is in fair to poor condition and is a blighting influence in an area that has seen significant new residential construction and rehabilitation. In August 2000, the Board of Zoning Appeals denied the property owners' request for an occupancy permit for continued use as a motor vehicle repair facility.

Related Activities: The property is in the expanded CityHomes area. Two homes were recently constructed just north of this property.

Assessment: \$ 100 Land
1,400 Improvements
\$ 1,500 Total

Owner: David Stewart & Roena Mitchell

Tax Status: Current in the payment of real estate taxes

Disposition: After acquisition, the property would be made available for sale without further Authority or Council action to the adjoining owners for use as green space.

1917 West State Street



Description: A 1,102-square foot, two-bedroom cottage built in 1890 situated on a 2,550-square foot lot. The house was damaged by fire in 1997 and has been boarded for several years. The structure appears in poor condition. While some building permits were issued in 1997 for rehabilitation, the file was closed without verification. Since the adjoining lots on State Street are all vacant, continued presence of the structure interferes with future development in the area.

Related Activities: The Authority owns the vacant land surrounding the house.

Assessment: \$ 2,200 Land
9,800 Improvements
\$ 12,000 Total

Owner: Guntis Lauzums & Oswald Lauzums

Tax Status: Current in the payment of real estate taxes

Code Status: No outstanding orders; several complaints on the blighting condition, but the Department of Neighborhood Services determined it property did not meet the standards for condemnation.

Disposition: After acquisition, the house would be demolished and the lot assembled with adjoining Authority-owned lots. The site would be marketed for residential development and an acceptable development would be presented to the Authority and Common Council for approval.

530-32 West North Avenue



Description: A 4,493-square foot lot improved with an automotive repair garage and a mixed-use building. The 2,376-square foot mixed used building contains a church on the first floor and a three-bedroom apartment on the second floor that is owner occupied. The 676-square foot garage is also currently operated by the property owner.

Related Activities: The site is a central location in the boundaries of the African American Entertainment and Cultural District. The Redevelopment Plan for the area is currently being prepared, but the Authority is proposing to start limited property acquisition as part of its spot acquisition authority.

Assessment: \$ 4,500 Land
36,500 Improvements
 \$ 41,000 Total

Owner: Dennis Johnson

Tax Status: Current in the payment of real estate taxes

Code Status: No outstanding orders

Disposition: After acquisition, the buildings will be demolished and the land assembled for future development as part of the Cultural and Entertainment District. Future sale of the property would be presented to the Authority and Common Council for approval.

Conditions:

The acquisitions of non-residential properties are contingent on a satisfactory Phase I environmental assessments. Phase I reports are being prepared by City staff and Phase II testing will be conducted prior to acquisition if recommended by the Phase I.

Past Actions:

On November 15, 2001, the Redevelopment Authority held a Public Hearing on the blight designations and on the disposition of 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.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

Gregory J. Shelko
Assistant Executive Director-Secretary