

**PROPOSED BLIGHT DESIGNATION SUMMARY  
AND LAND DISPOSITION REPORT  
PARTIAL TAKING AT 2027-35 NORTH CAMBRIDGE AVENUE**

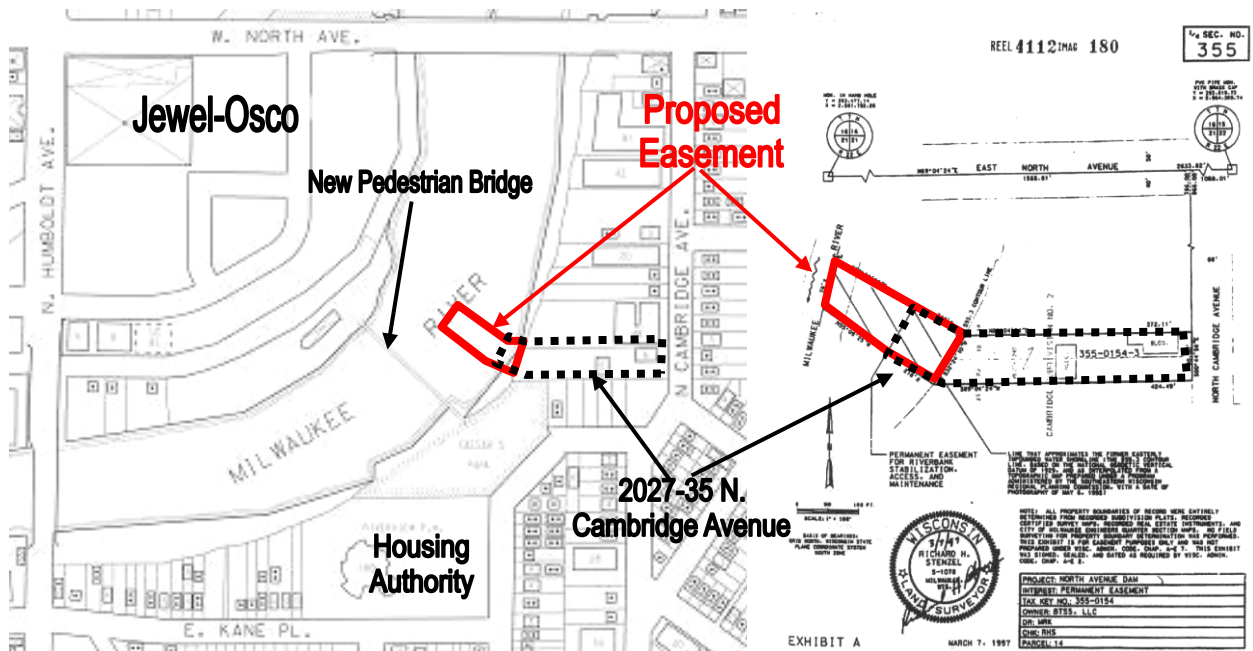
**Proposed Activity:**

Declare the public access easement along the river frontage of the property at 2027-35 North Cambridge Avenue blighted for acquisition from the property owner, and authorize a contract with the River Revitalization Foundation to fund the acquisition and authorize subsequent conveyance to the City of Milwaukee.

**Background:**

The River Revitalization Foundation, Inc. is developing pedestrian trail along the Milwaukee River in cooperation with the City of Milwaukee, Milwaukee County, the Wisconsin Department of Natural Resources and the Wisconsin Coastal Management Program. The foundation is a 10-year old charitable organization that has been working to restore and enhance public access and recreation along all Milwaukee rivers. The foundation expects to receive a \$90,000 grant from the Wisconsin Coastal Management Program for development of this trail.

**Property:** Part of 2027-35 North Cambridge



The easement would be approximately 10 feet wide along the river frontage of the property at 2027-35 North Cambridge. The property owner is BTS5, LLC and Bradley T. Shovers is the Registered Agent. The property contains two five-unit apartment buildings situated on a 30,560-square foot lot. The easement will be in the flood fringe and will not interfere with use of the remaining property by the owner or its tenants. The proposed public access easement is generally the same area that is encumbered by a permanent easement granted to the City of Milwaukee for riverbank stabilization, access and maintenance.

**Finding of Blight:**

The proposed easement area meets the statutory definition of blight due to its open nature, present use and lack of accessibility and usefulness impairs development of the Milwaukee River pedestrian trail and arrests the sound growth and development of the community. Further, lack of access constitutes a social liability to the City because it is unable to fully promote recreation and pedestrian opportunities.

**Proposed Use:**

Construction of a public pedestrian trail along the Milwaukee River. The trail will connect Caesar's Park on the south with Riverside Park to the north. The trail also connects to the west bank of the river by the new pedestrian bridge. After acquisition, the easement will be conveyed to the City of Milwaukee for the public benefit.

**Public Hearing:**

The Redevelopment Authority held a Public Hearing on February 17, 2005, on the blight designation and on the disposition for the property pursuant to Wisconsin Statutes.

**Future Actions:**

Upon approval by the Common Council, the Redevelopment Authority will acquire the public access easement under Chapter 32.05, Wisconsin Statutes. The Authority hopes, though, that agreement can be reached with the property owner before using eminent domain powers. After acquisition, the easement will be conveyed to the City of Milwaukee.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

Joel T. Brennan  
Assistant Executive Director-Secretary