

LRB – RESEARCH AND ANALYSIS SECTION ANALYSIS

JANUARY 10, 2006 AGENDA

ITEM 13, FILE 051102

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

Emma J. Stamps

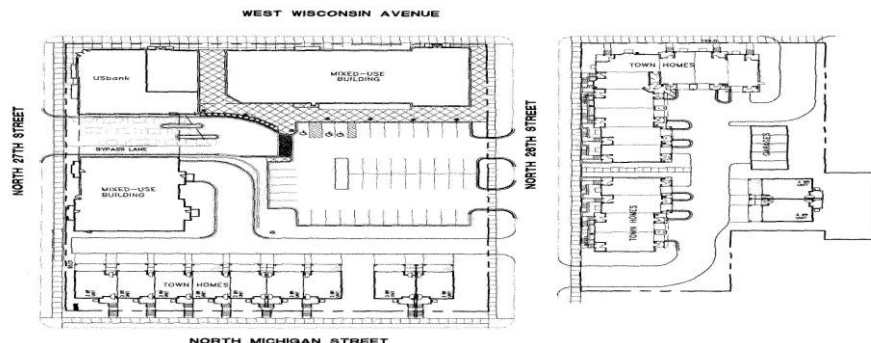
File No. 051102 is a resolution approving the blight designation and acquisition of the city-owned vacant lot at 620 North 26th street by the Redevelopment Authority and approving the land Disposition Report for the property and the Authority-owned properties at 2601 West Wisconsin Avenue and 612 North 26th Street for sale to Sherman Associates, Inc. for mixed-use development, in the 4th Aldermanic District. (RACM)

Background

1. RACM often holds public hearings to declare properties as “blighted”, conditions for acquiring property without for adopting redevelopment plans.
2. Pursuant to Wisconsin Statutes, and as a condition precedent to the sale, lease or transfer of land, RACM must submit to the Common Council, a Land Disposition Report describing the terms and conditions of the proposed sale.
3. On February 10, 1998, the Common Council created and funded a \$2,187,000 TID No. 35 (27th & Wisconsin Avenue) to redevelop N. 26th St. to N. 28th St., W. Wisconsin Ave to W. Michigan Ave.

Discussion

1. US Bank owns the property located on the southeast corner of N. 26th & W. Wisconsin Avenue. Adjacent to this property are a city-owned vacant lot located at 620 N. 26th St. and RACM owned lots located at 612 N. 26th St. and 2601 W. Wisconsin Avenue (a full city block directly west of the aforementioned). Developer, Sherman Associates, Inc., offered \$473,634 for the commercial site (portion of 2601 W. Wisconsin Avenue) and \$5,000 per buildable lot for the other city- and RACM-owned lots.
2. Sherman Associates, Inc., plans to apply for WHEDA tax credits to build a \$17,500,000 mixed-use and single-family housing redevelopment that requires assemblage of city- and RACM-owned properties.



- New mixed-use development on 2601 W. Wisconsin Avenue parcel (commercial space, rental and affordable housing) plus townhouses on most southern section of this parcel
 - Relocating US Bank from the southeast side of N. 26th St. into the proposed development on the southwest side of N. 26th St. (currently 2601 W. Wisconsin Ave.)
 - Building single-family housing on current US Bank property, city-owned and RACM-owned properties on southeast side of N. 26th Street
3. File 051102 approves the Land Disposition Report and conditions of the purchase option. It does not contain a final agreement for sale.

Fiscal Impact

According to the fiscal note, TID No. 35 (27th & W. Wisconsin Avenue) will pay \$473,634 less sales expenses and 25% development fee to RACM. Financing must be secured and the close of the sale, tied directly to the WHEDA application, must occur by December 31, 2006.

Cc:	Marianne Walsh	Rocky Marcoux	W. Martin Morics	Prepared by: Emma J. Stamps X8666
	Mark Nicolini	Martha Brown	Michael Daun	LRB – Research and Analysis Section
	David Schroeder	Maria Prioletta	Craig Kammholz	January 4, 2006
		Tom Croasdaile		