

BLIGHT DESIGNATION SUMMARY
37TH & VLIET/HEALTHY NEIGHBORHOODS INITIATIVE

DATE

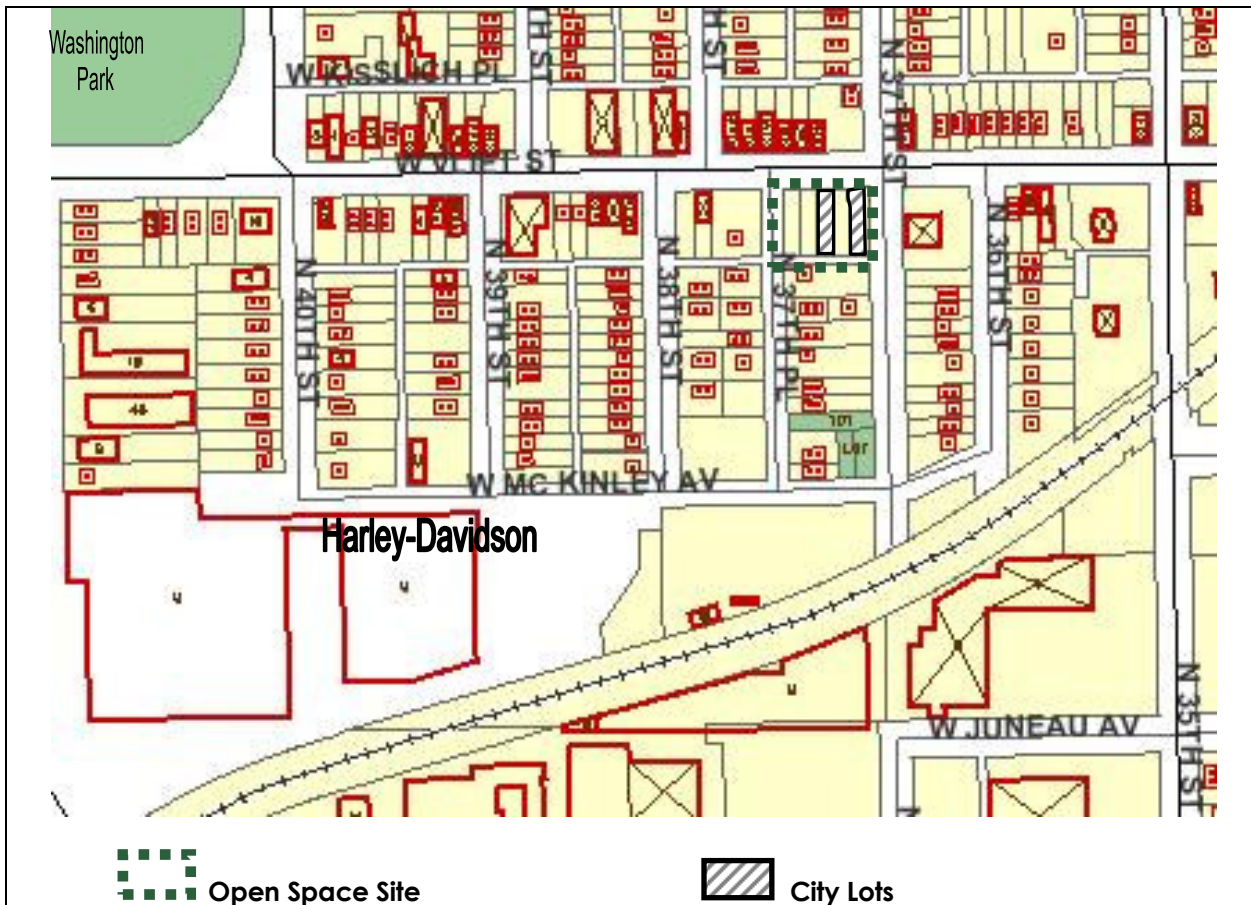
March 17, 2011

RESPONSIBLE STAFF

Elaine Miller, Real Estate Section (286-5732)

PROPOSED ACTIVITY

Designate two City-owned vacant lots blighted for acquisition by the Redevelopment Authority. This action will facilitate creation of interim public open space as part of the Healthy Neighborhoods Initiative in the Martin Drive Neighborhood and future marketing of the property.



CITY PROPERTIES

3701 and 3711 West Vliet Street: Two City-owned lots containing 4,320 SF and 3,600 SF, respectively. The assemblage with Authority property will create a future development site containing 18,720 SF.

BLIGHT FINDING

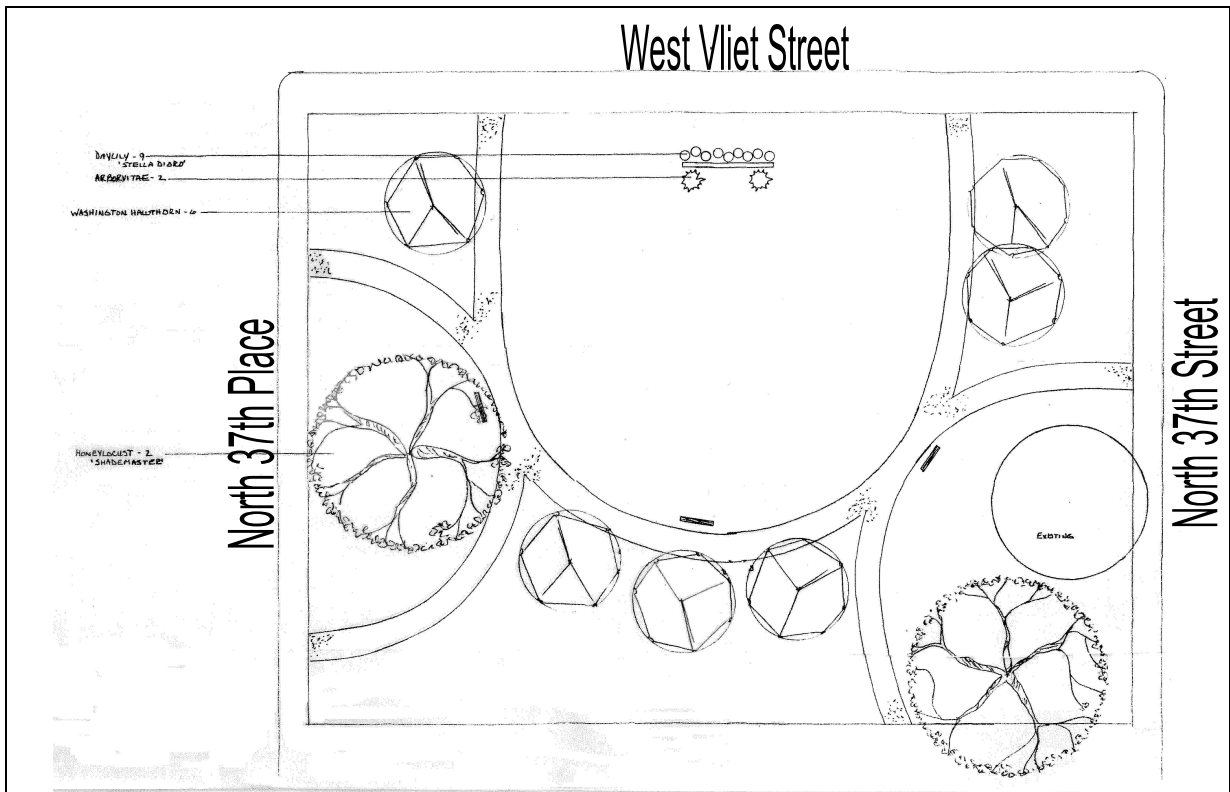
For document preparation, all property should be in the common ownership of the Authority. To acquire the lots, the Authority must find the properties "blighted" at a public hearing. The City lots can be considered blighted pursuant to Wisconsin Statutes for the following reasons:

- The lots are undersized and have irregular and obsolete platting in relation to current development practices.
- The vacant status negatively impacts the surrounding neighborhood.

PROPOSED INTERIM USE

The City's Healthy Neighborhoods Initiative provided funding to the Neighborhood Improvement Development Corporation ("NIDC") to make improvements in seven City neighborhoods, including Martin Drive along West Vliet Street. Approximately \$8,500 in City funds will be matched by \$5,000 from the Harley-Davidson Foundation and \$500 from a neighborhood resident for landscape and safety improvements at the property. The Harley-Davidson Motor Company also will contribute \$3,000 toward maintenance for a total match of \$8,500. The site will be suitable and safe for public use as open space on an interim basis until market conditions improve. Improvements include additional trees, a wood-chip walkway and benches. The Harley-Davidson Motor Company will then maintain the site pursuant to a maintenance agreement with the Redevelopment Authority.

Conceptual Site Improvements



FUTURE ACTIONS

Upon Common Council approval of the blight designation and acquisition, the lots will be transferred to the Authority for no monetary consideration. NIDC will make the landscape improvements, after which the Redevelopment Authority will execute the maintenance agreement with Harley-Davidson.