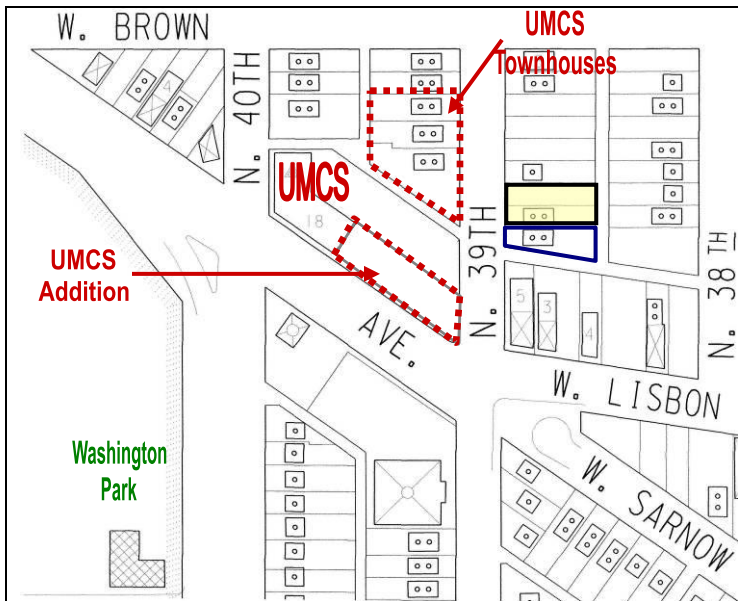
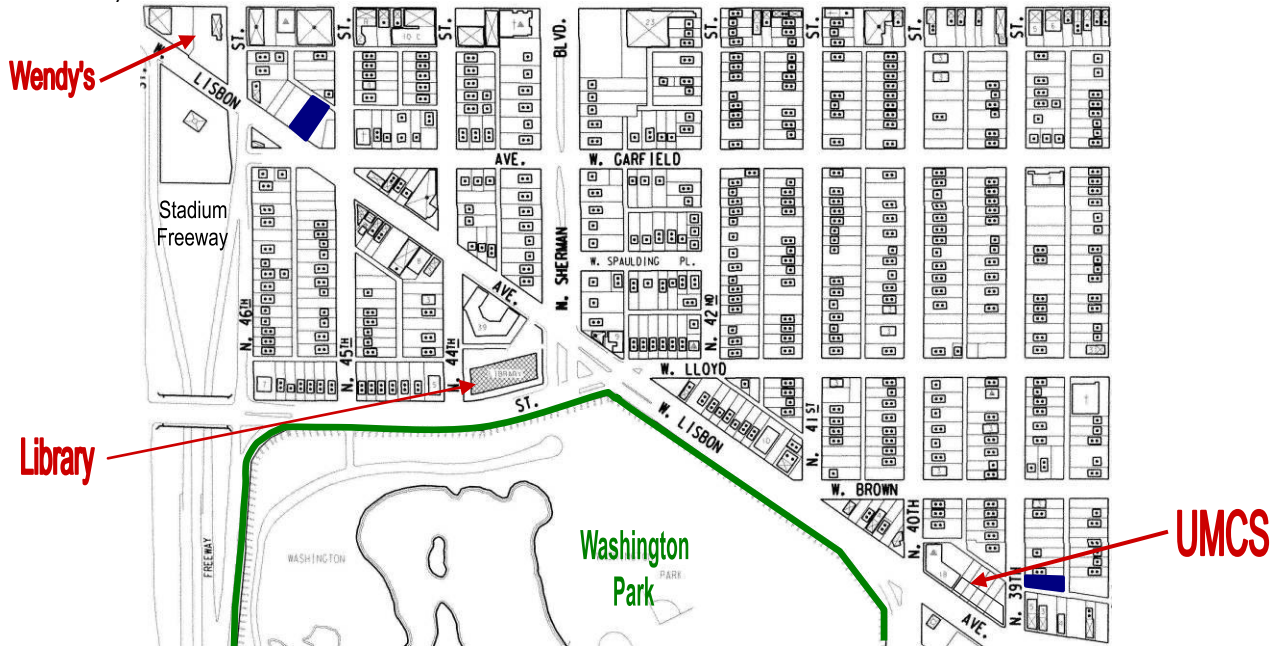


**BLIGHT DESIGNATION SUMMARY
REDEVELOPMENT AUTHORITY AND
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

DATE
July 27, 2010

RESPONSIBLE STAFF
Dwayne Edwards, Real Estate Section (286-5735)

PROPOSED ACTIVITY
Declare two privately owned properties blighted for acquisition using Community Development Block Grant/Spot Acquisition funds. This action also authorizes acquisition of the adjacent City-owned lots to assemble a future development site. The acquisitions target properties in the catalytic Washington Park area and are adjacent to City/RACM property. Area projects include the United Methodist Children's Services Expansion at 40th & Lisbon, Wendy's at Lisbon & North and the new Washington Park Library.



1918-20 North 39th Street



- Property to be declared blighted
- Previous blight designations

1918-20 North 39th Street

Owner: US Bank NA, as Trustee/GMAC through 2008 foreclosure
MDJ, LLC (David Posey) possible owner through unrecorded deed

Description: 1,386 SF duplex situated on a 4,020 SF lot. The house is vacant, boarded and with evidence of exterior and interior deferred maintenance. The property also includes a large, two-story garage. The underlying lot is unbuildable and situated south of a duplex and vacant lot recently acquired by the Authority. The building condition and vacant status adversely affects UMCS's investment in the neighborhood.



Assessment: \$65,700

Code Status: Several unabated violations and service complaints. Property has been boarded and trash removed by the Department of Neighborhood Services.

Occupancy: Vacant

Tax Status: Delinquent for 2008 and 2009. Outstanding taxes include delinquent water and sewer charges and DNS fines.

Condition: Exterior is in poor condition. Interior condition is poor.

	<p>4518-20 West Lisbon Avenue</p>  <p>Private blight designation City lot blight designations</p>
--	---

4518-20 West Lisbon Avenue

Owner: Victoria & Chris Ochi. The property has been listed for sale for several years.

Description: 3,216 SF duplex mixed-used building situated on a 7,200 SF lot and adjoins several vacant City lots. The ground-floor commercial space has had the storefront windows closed and the area is vacant. A three-bedroom apartment is on the upper floor.

Assessment: \$91,600

Code Status: No unabated violations. The property has had several service complaints such as trash removal that have been corrected by the Department of Neighborhood Services.

Tax Status: Delinquent for 2008 and 2009. Approximate amount due is \$11,588. Outstanding taxes include delinquent water and sewer charges and DNS inspection fees and BID #16 charges.

Occupancy: All units vacant.

Condition: Exterior is in fair condition. Interior condition is poor.

After acquisition, all structures will be demolished and the land assembled with the adjacent City lots to create development sites. On 39th Street, the Authority will discuss redevelopment with UMCS or will market the property for in-fill housing.

CITY LOTS

4510 West Lisbon	2,728 SF	Approximate, irregular shape, 40.02' frontage
4522 West Lisbon	7,200 SF	60' x 120'
4530 West Lisbon	3,600 SF	30' x 120'
4500-02 West Garfield	2,829 SF	Approximate, Irregular shape, 62.04' frontage

BLIGHT FINDING

The properties can be considered blighted pursuant to Wisconsin Statutes for the following reasons:

- The buildings are in fair to poor condition and renovation costs would likely exceed the property values.
- The building surrounded by vacant lots has a negative impact on surrounding properties.
- The lots are undersized, have irregular shape and have obsolete platting in relation to current development practices.
- The vacant status negatively impacts the surrounding neighborhood.

FUTURE ACTIONS

Upon approval by the Redevelopment Authority and the Common Council, the Authority will proceed to acquire the privately owned properties according to Chapter 32.05. If the mixed-used building is found to be occupied, a relocation plan will be prepared and submitted to the Department of Commerce and Common Council for approval. The Authority also may undertake limited Phase II testing based on recommendations in Phase I Environmental Site Assessments.