

## **BLIGHT DESIGNATION SUMMARY** **14<sup>TH</sup> & LLOYD/LINDSAY HEIGHTS**

**Date:** July 17, 2003

**Proposed Activity:** Declare two privately owned properties blighted for acquisition for future assemblage for a housing subdivision. After acquisition, the structures will be demolished.

**Related Activities:** The site is in the heart of the Lindsay Heights Housing Initiative, which has resulted in construction of approximately 60 homes on a scattered-site basis by owner-occupants. This effort also will piggyback on development of new housing by the Housing Authority near the vicinity of North 12<sup>th</sup> Street, Garfield and Teutonia Avenue at the old North Central YMCA site and surrounding lots. The Redevelopment Authority is working with the Neighborhood Improvement Development Corporation, the Wisconsin Housing and Economic Development Authority, the Local Initiatives Support Corporation, private lenders, neighborhood residents, and homebuyers for development of a new subdivision at the underutilized Lloyd Street Playfield. After acquisition, a subdivision plat will be prepared and a disposition plan presented to the Authority and the Common Council.

**Properties:** **2002 North 14<sup>th</sup> Street**



**Description:** A two-story duplex built in 1900, with 2,892 SF of living area on a 3,000 SF lot  
**Condition:** Fair with evidence of deferred maintenance  
**Owner:** AKP Properties LLC, Vern Suhr is the registered agent  
**Occupancy:** Both units are tenant occupied  
**Assessment:** \$ 1,900 Land  
                  \$ 16,500 Improvements  
                  \$ 18,400 Total  
**Tax Status:** Current  
**Code Status:** No unabated orders but history of code violations

**2004 North 14<sup>th</sup> Street**



**Description:** A two-story single-family residence built in 1890 with 1,200 SF of living area on a 2,500 SF lot  
**Condition:** Fair to poor with some evidence of deferred maintenance  
**Owner:** 4 Aruba Properties LLC, Alan Koenig is the registered agent  
**Occupancy:** Tenant occupied  
**Assessment:** \$ 1,800 Land

\$ 6,600 Improvements

\$ 8,400 Total

Tax Status: Current

Code Status: No outstanding orders

**City funding:**

Acquisition, demolition and relocation activities will be funded with Community Development Block Grant funds. Future subdivision expenses will be paid through Lindsay Heights Tax Incremental District (TID # 18) funds and by sales of the lots. The Redevelopment Authority is the trustee for over \$1 million of Lindsay Heights TID funds.

**Future Actions:**

Upon approval by the Common Council, the Redevelopment Authority will proceed to acquire the properties pursuant to Section 32.05, Wisconsin Statutes. A relocation plan will be prepared and presented to the Common Council and State Department of Commerce for approval. All tenants will then be relocated according to Wisconsin Statutes.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**



Gregory J. Shelko  
Assistant Executive Director-Secretary