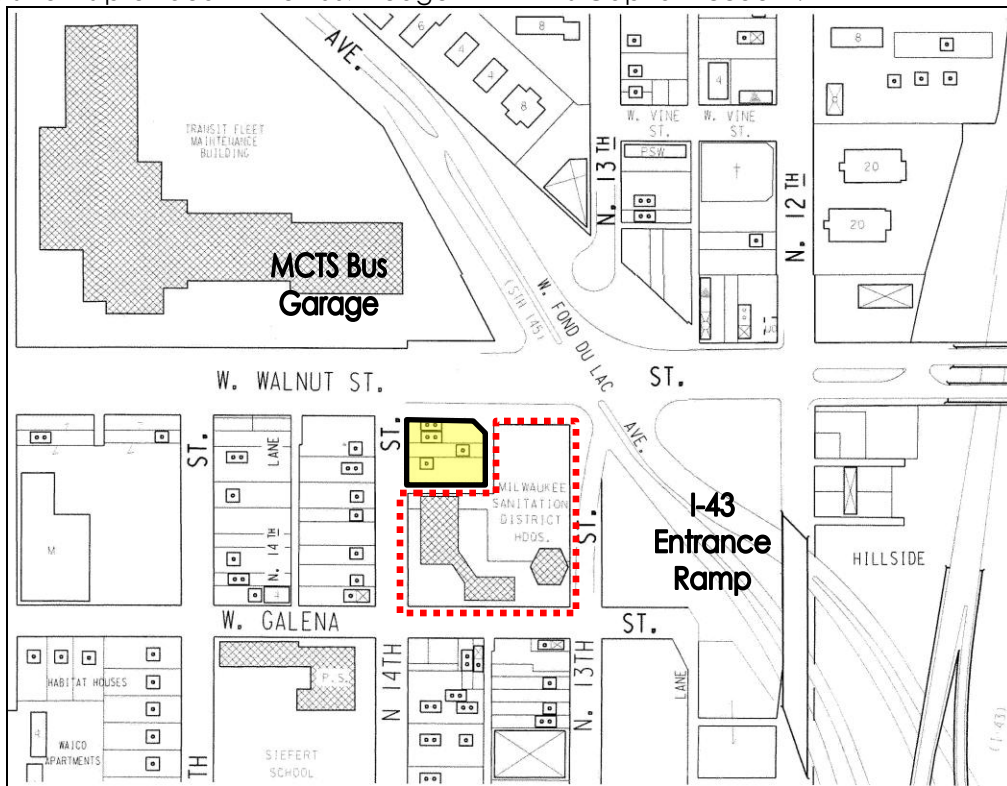


**PROPOSED BLIGHT DESIGNATION SUMMARY
LAND DISPOSITION REPORT
DPW Sanitation Yard Expansion/14th & Walnut**

DATE:
February 15, 2007

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

PROPOSED ACTIVITY:
Declare three privately owned properties "blighted" for acquisition by the Redevelopment Authority on behalf of the Department of Public Works ("DPW"). The acquisitions will enable DPW to expand its Sanitation Yard at 1610 North 14th Street (which had been acquired by the Authority in 1990). After acquisition, the properties will be conveyed to the City of Milwaukee. Funding for the acquisition is provided in the 2007 Budget in DPW's Capital Account.



PROPERTIES TO BE ACQUIRED:



1636 North 14th Street

Ownership: 1636 LLC
Anthony Haas is the registered agent

Property: Cream-brick, single-family built in 1878. The 1,438 SF house is situated on a 7,500 SF lot. The house has three bedrooms and one bath.

Assessment: \$39,100

Tax Status: Current

Condition: Fair to good condition

Code Status: No outstanding violations

Occupancy: Tenant-occupied



1640 North 14th Street

Ownership: Roy L. Berry
 Property: Small rear cottage with 693 SF situated at the rear of a 4,200 SF lot. Built in 1870, the house has two bedrooms and one bath.
 Assessment: \$17,500
 Tax Status: Current
 Condition: Fair condition with evidence of deferred maintenance.
 Code Status: Some outstanding violations
 Occupancy: Possibly vacant; may have caretaker



1646 North 14th Street

Ownership: Pacific Group Properties, LLC
 Ari Friedman is the registered agent.
 Property: Two side-by-side duplexes situated on a 6,909 SF lot. Built in 1865, one structure has six bedrooms and two baths and the other building has four bedrooms and two baths.
 Assessment: \$62,000
 Tax Status: Current
 Condition: Boarded. Fire damaged in 2006. Properties have had some rehabilitation, but no active permits.
 Code Status: Outstanding code violations
 Occupancy: All units vacant

FINDINGS OF BLIGHT:

The properties meet the statutory definition of blight by virtue of the deteriorating conditions, vacant status and/or small lot size. These factors, combined with the diversity of ownership on the block impair and arrest the sound growth of the City.

PROPOSED CONVEYANCE:

After acquisition, the properties will be conveyed to the City of Milwaukee under DPW's jurisdiction. The houses will be demolished and the land assembled with the existing Sanitation Yard. DPW will request an alley vacation at a later date. In the short term, the area will be fenced and landscaped and used for storage of snow plows and garbage carts. A building expansion may be made in the future.

PAST ACTIONS:

On February 15, 2007, the Redevelopment Authority held a Public Hearing on the blight designation after which it conditionally approved the blight designation and acquisition. The hearing concurrently addressed the subsequent disposition of the properties pursuant to Wisconsin Statutes.

FUTURE ACTIONS:

Upon approval by the Common Council, the Redevelopment Authority and the City of Milwaukee will proceed with the acquisition of properties pursuant to Section 32.05, Wisconsin Statutes. A relocation plan will be prepared and all tenants relocated according to Wisconsin Statutes. DPW will pay for all acquisition, relocation and demolition expenses. After acquisition, the properties will be conveyed to the City by quit claim deed.