

BLIGHT DESIGNATION SUMMARY AND LAND DISPOSITION REPORT REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE (RACM) AND COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

November 21, 2013

PROPOSED ACTIVITY

Declare the property at 845 North 25th Street blighted for acquisition to assemble with adjacent RACM-owned properties at 825 and 833 North 25th Street for future redevelopment.

NEIGHBORHOOD

Near Westside: The area has been one of the target/focus areas for the City's efforts to address the impacts of foreclosures through the City's Neighborhood Stabilization Program ("NSP"). In the past two years, several strategic development projects have been advanced in the area, including the acquisition and rehabilitation of foreclosed single-family properties for sale for homeownership, the provision of financial assistance to buyers of foreclosed properties for homeownership and the acquisition and rehabilitation of foreclosed rental properties for quality, affordable rental opportunities.



 845 North 25th  RACM/City-owned parcels

 Neighborhood Stabilization Program Investments



PARCEL ADDRESSES AND DESCRIPTION

845 North 25th Street, a vacant 20-unit apartment building on a 13,124 square-foot site. Adjacent parcels, located at 825 and 833 North 25th Street were acquired by the Redevelopment Authority in 1998. Immediately after acquisition, the property will be demolished by the Department of Neighborhood Services.

PROJECT DESCRIPTION

Ogden Homes, LLC, the current owner of the building, is one of the City's development partners in its work to acquire and redevelop foreclosed properties under NSP. The building had been foreclosed by Waterstone Bank and was acquired by Ogden Homes, LLC as part of a package of three properties that comprised a NSP development project. Two of the properties, 843 North 24th Street and 915 North 24th Street (vintage apartment buildings with historic and architectural features), were acquired and renovated. The subject property had been identified by local stakeholders as a chronic nuisance property in the neighborhood that undermined recent neighborhood investment and future redevelopment activity. The Milwaukee Police Department reported 143 call for service to the

building in the past 24 months. After demolition, the property will be assembled with the adjacent RACM parcels for future redevelopment. Combined, this will create a 27,706 square-foot development site.

Consistent with the Near Westside Neighborhood Plan, future redevelopment will involve a low-density residential use, which is compatible in design with the existing residential neighborhood and complements past redevelopment efforts. The building contains all one-bedroom units and in addition to the elimination of blight, the reduction in density of one-bedroom units also is consistent with the goals of the Plan.

ACQUISITION CONDITIONS

Pursuant to the Development Agreement for the project, the property will be transferred to the City of Milwaukee by Ogden Homes, LLC for \$1. The City of Milwaukee will then transfer the property to RACM for \$1. As stated above, immediately after acquisition, the Department of Neighborhood Services will demolish the building utilizing funds reserved under the City's NSP.

PAST ACTIONS

On November 21, 2013, RACM held a public hearing on the blight designation and acquisition as required by Wisconsin Statutes. After the hearing, RACM determined that the property met the statutory definition of blight and authorized the property acquisition.

FUTURE ACTIONS

Upon approval by the Authority and the Common Council, the parcel will be combined with adjoining Authority-owned parcels. The new development site may be marketed through Request for Proposals and presented to the Authority for formal acceptance.