

**LAND DISPOSITION REPORT  
TO THE  
REDEVELOPMENT AUTHORITY  
AND THE  
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

July 18, 2002

**REDEVELOPMENT PROJECT**

Beer Line "B," a redevelopment project created in 1993 to facilitate development of the area on the northwest side of the Milwaukee River between East Pleasant Street and North Humboldt Avenue. Since the Milwaukee Metropolitan Sewerage District owns a large portion of the land in the project area, the Authority and MMSD entered into an agreement in which the Authority would market MMSD's land on its behalf in a manner consistent with the plan.

**RACM PROPERTIES FOR CONVEYANCE TO THE CITY OF MILWAUKEE**

1895, 1901 and a portion of 1983 North Commerce Street: The existing bluff along the northwest side of North Commerce Street that was recently conveyed to RACM from MMSD. The site extends 1,200 feet along North Commerce Street from 182 feet west of the Holton Street Viaduct to the land that was recently optioned to Legacy Vetter Denk Partnership for condominium development. The RACM properties will be conveyed to the City of Milwaukee for no monetary consideration and assembled with Kilbourn Park South.

**PARK IMPROVEMENTS**

The Beer Line "B" TID Project Plan called for enhancements to Kilbourn Park to improve the park as well as establish the connection of the adjacent Riverwest neighborhood to the Milwaukee River. The bluff will be regraded and landscaped and a stairway and paved walk to North Commerce Street will be added. The improvements are consistent with the Redevelopment Plan and have been approved by the Historic Preservation Commission. These activities are estimated to cost approximately \$2.1 million and will be funded by the TID No. 22.

**PROPOSED CITY LEASE**

The City proposes to enter into a long-term lease for the portion of Kilbourn Park that is south of North Avenue (see attached map) with COA Youth and Family Services. While the City will retain ownership of the park, COA will assume responsibility for operation and maintenance of the park. COA, formerly known as Children's Outing Association, is a non-profit organization that has been providing daycare and other services to children since 1906. Thomas Schneider is executive director. The Association's primary facility is at 909 East Garfield Avenue, adjacent to Kilbourn Park. The Association has been leasing a portion of the park from the City since 1991.

The lease would run for 25 years at an annual rent of \$1.00. The lease will include option periods that are currently being negotiated by the City Attorney. COA would be responsible for operations and routine maintenance, while the City would be responsible for major capital maintenance for such items as retaining walls. The City Attorney will draft the final terms with the concurrence of the Commissioner of the Department of City Development.

**PAST ACTIONS**

On July 18, 2002, the Redevelopment Authority held a public hearing on the proposed land transfer and conditionally authorized conveyance of the lots to the City of Milwaukee.

## **FUTURE ACTIONS**

Upon approval of this Report by your Honorable Body, and receipt of requisite approvals by regulatory bodies, the Redevelopment Authority will convey the land to the City of Milwaukee. The City Attorney will then complete lease negotiations with COA Youth and Family Services and proper City officials will be authorized to execute the lease upon the recommendation of the Commissioner of City Development.

Respectfully submitted,

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE**

A handwritten signature in black ink, appearing to read 'Gregory J. Shelko', written in a cursive style.

Gregory J. Shelko  
Assistant Executive Director-Secretary

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