

**BLIGHT DESIGNATION SUMMARY  
2009 SPOT ACQUISITIONS**

**DATE**

May 21, 2009

**RESPONSIBLE STAFF**

Elaine Miller, Real Estate Section (286-5732)

**PROPOSED ACTIVITIES**

Declare six privately owned vacant lots in three areas blighted for acquisition. The acquisitions will be funded using Community Development Block Grant/Spot Acquisition funds. The acquisitions target properties that are adjacent to City-owned vacant lots in order to improve development prospects of City property. This action also would authorize acquisition of the adjacent City-owned vacant lots in order to assemble development sites through certified survey maps.

**26<sup>TH</sup> & CLYBOURN**

W. CLYBOURN

N. 26<sup>TH</sup>

N. 25<sup>TH</sup>

W. PETTIBONE

PSW M M M PSW

(1-94)

EAST - WEST

Legend:  Lots to be declared Blighted       City Lots

Looking East on Clybourn

Looking Northwest from 25th & Clybourn

**2522 West Clybourn Avenue**

Owner: Thomas Weiss, Englishtown, NJ (from a family estate)

Description: 3,690 SF vacant lot, 30 feet by 123 feet. The lot, while legally buildable under the zoning code, is generally economically unbuildable. The lot is situated between City-owned vacant lots to the East and West and assemblage would make both the private lot and the City lots more economically viable for development. Demolition of a prior structure predates 2000 assessment records.

Assessment: \$2,200

Tax Status: Current

Upon recommendation of the local alderperson, the lot may be assembled with adjoining City properties and made available for single-family construction that is compatible with the neighborhood. The City lots will be conveyed to the Redevelopment Authority to facilitate assemblage through a certified survey map. On an interim basis, the site is used as a community garden.

**22nd & Clarke Cluster**



Lots to be declared Blighted
  City Lots

**2642-44 North 21<sup>st</sup> Street**

**Owner:** Ellison Chapel AME Church, Milwaukee, WI (2100 West Clarke)  
**Description:** 3,690 SF vacant lot, 30 feet by 123 feet. A duplex was raised privately in 1998. The lot is economically unbuildable because of the narrow width and proximity of City lots to the North and South.  
**Assessment:** \$2,000  
**Tax Status:** Current

**2654 North 21<sup>st</sup> Street**

**Owner:** William & Shirley Spears, Milwaukee, WI  
**Description:** 3,690 SF vacant lot, 30 feet by 123 feet. The lot is marginally buildable and situated North of two City-owned vacant lots. The demolition of a prior structure predates 2000 assessment records.  
**Assessment:** \$2,000  
**Tax Status:** Current



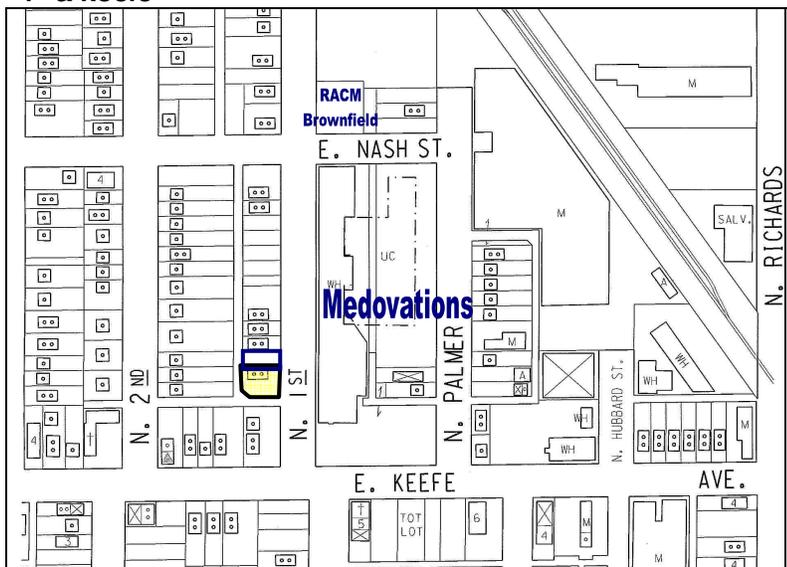
**2209-11 North 22<sup>nd</sup> Street**  
 Owner: George and Emateen Gary, Milwaukee, WI  
 Description: 3,780 SF vacant lot, 30 feet by 126 feet. The lot is buildable under the zoning code, but has limited economic buildable status because of the narrow width and proximity of two City-owned vacant lots to the South. The demolition of a prior structure predates 2000 assessment records.  
 Assessment: \$2,000  
 Tax Status: Current



**2501 North 20<sup>th</sup> Street**  
 Owner: Bruce L. Martin, Milwaukee, WI  
 Description: 2,070 SF vacant lot, 30 feet by 69 feet. The lot is unbuildable because of its size. The raze date is unknown. City lots adjoin on the North and the West.  
 Assessment: \$1,700  
 Tax Status: Current

Because of the small size, the lots are more suitable for assemblage with adjacent City lots for single-family infill development in today's market. Upon approval of the local alderperson, the buildable sites will be listed for sale. The lots also may be made available for infill housing initiatives such as for Habitat for Humanity, the Housing Authority's tax-credit initiative or other affordable housing efforts.

**1<sup>st</sup> & Keefe**



 Property to be declared Blighted  
 City Lot

**3525 North 1<sup>st</sup> Street**  
 Owner: Indymac Federal Bank, FSB, Pasadena, CA (2008 foreclosure)  
 Description: 1,812 SF duplex situated on a 4,440 SF lot. The house is vacant, boarded and in poor condition. The underlying lot is unbuildable and situated South of a City-owned vacant lot. Additional City lots are located to the North. The house is across 1<sup>st</sup> Street from Medovations, which is undergoing a \$ 3.05 million expansion on land acquired from the City.  
 Assessment: \$61,500  
 Tax Status: Current  
 Code Status: Numerous unabated code violations. Former owner was subject to litigation for unabated violations.

After acquisition, the structure will be demolished and the land assembled with the adjacent City lot through a certified survey map. Upon approval of the local alderperson, the lots will be marketed for single-family infill housing.

**BLIGHT FINDING**

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

- The lots are undersized and have irregular and 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 Redevelopment Authority will commence acquisition under Chapter 32.05, Wisconsin Statutes. A deed for the adjoining City lots shall be executed by the Commissioner of the Department of City Development, or designee, for no monetary consideration.