



Legislation Details (With Text)

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**Type:** Resolution      **Status:** Passed  
**File created:** 11/6/2001      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE  
**On agenda:**      **Final action:** 11/27/2001  
**Effective date:**

**Title:** Resolution approving the blight designation of the privately owned properties at 3409-11 West North Avenue and 3419-23 West North Avenue for acquisition by the Redevelopment Authority of the City of Milwaukee, the surplus declaration of adjacent City-owned properties and authorizing the subsequent conveyance to MB Real Estate Investment, LLC, or its assigns, for commercial redevelopment, in the 17th Aldermanic District. (Redevelopment Authority)

**Sponsors:** THE CHAIR

**Indexes:** BLIGHT DECLARATION, BLIGHTED PROPERTY ACQUISITION, CITY PROPERTY, REDEVELOPMENT, URBAN, SURPLUS PROPERTY

**Attachments:** 1. Fiscal Note.doc, 2. CPC Letter.doc, 3. Blight Summary and Land Disposition Report.pdf, 4. Map.pdf

Date	Ver.	Action By	Action	Result	Tally
11/6/2001	0	COMMON COUNCIL	ASSIGNED TO		
11/8/2001		ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
11/12/2001	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/13/2001	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/13/2001	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/20/2001	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
11/27/2001	0	COMMON COUNCIL	ADOPTED	Pass	17:0
12/5/2001	0	MAYOR	SIGNED		

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THE CHAIR

Resolution approving the blight designation of the privately owned properties at 3409-11 West North Avenue and 3419-23 West North Avenue for acquisition by the Redevelopment Authority of the City of Milwaukee, the surplus declaration of adjacent City-owned properties and authorizing the subsequent conveyance to MB Real Estate Investment, LLC, or its assigns, for commercial redevelopment, in the 17th Aldermanic District. (Redevelopment Authority)

Adoption of this resolution by at least two-thirds vote of the Common Council of the City of Milwaukee will approve the blight designation of the privately owned properties at 3409-11 and 3419-23 West North Avenue for acquisition by the Redevelopment Authority of the City of Milwaukee using the Spot Acquisition procedures set forth in Section 66.1333, Wisconsin Statutes, and using Block Grant funds, declare surplus the adjacent City-owned properties and authorize the subsequent conveyance of the properties according to the conditions in the Land Disposition Report.

Whereas, In Common Council File No. 001364 adopted February 27, 2001, the Common Council of the City of Milwaukee ("Council") deemed it desirable and in the public interest that the Redevelopment Authority of the City of Milwaukee ("Authority") undertake and carry out an urban renewal program under the Housing and Community Development Act of 1974, as amended ("Act"), and authorized and directed the Authority to prepare Spot Acquisition Projects ("Projects"); and

Whereas, The Authority submitted an application to the City for the necessary financial assistance under such Act and for such other assistance as may be necessary for undertaking and carrying out such Projects; and

Whereas, The Authority proposes to use its blight designation authority pursuant to Section 66.1333(5)(c), Wisconsin Statutes, to acquire the privately owned properties at 3409-11 West North Avenue (Tax Key No. 349-0249-000-2) and 3419-23 West North Avenue (Tax Key No. 349-0252-000-9) to promote redevelopment in the North Avenue commercial corridor; and

Whereas, Proper notice was given to the owners of record and a Public Hearing was conducted on November 15, 2001 by the Authority pursuant to the provisions of Wisconsin Statutes, after which the Authority determined the subject properties are blighted within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, as amended, and requested Council approval of these Projects; and

Whereas, After acquisition, the Authority desires to convey the properties to MB Real Estate Investment, LLC, which is working with an adjoining property owner to assemble other area properties for a large-scale commercial redevelopment in the block bounded by North 34th Street, West North Avenue, North 35th Street and West Garfield Avenue; and

Whereas, The City owns several vacant lots in the same block as the proposed acquisitions that may be suitable for incorporation in the development and the City Plan Commission has determined that these lots are surplus to municipal needs; and

Whereas, Pursuant to Wisconsin Statutes, a Land Disposition Report for said properties was submitted and the Public Hearing conducted on November 15, 2001, which concurrently addressed the disposition of said properties; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the subject Projects are approved; and, be it

Further Resolved, That it is found, determined, and reaffirmed that:

1. These Projects are blighted properties in need of blight elimination, slum clearance, and urban renewal, and qualify as eligible projects within the meaning of Section 66.1333(4)(bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of these Projects.
3. These Projects are feasible and conform to the general plan of the City.
4. Financial assistance to the Authority under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, is necessary to enable these Projects to be acquired and renewed, and accordingly, the Authority's application for financial assistance from the Council under the Act is confirmed and approved; and, be it

Further Resolved, That to implement and facilitate the prosecution of these Projects, certain official action to support the new land use after redevelopment may be taken with general references, among other things, to changes in zoning; the vacation and removal of streets, alleys, and other public ways; the location and relocation of sewer and water mains and other public facilities; and other public actions deemed necessary to

effectuate the purpose of these Projects including the prohibition of any new construction in these Project areas, and accordingly, the Council:

1. Pledges its cooperation in helping to carry out these Projects.
2. Directs that no new construction shall be permitted or authorized in these Projects by any agencies, boards, or commissions of the City under local codes or ordinances unless as authorized by the Council under Section 66.1333(6) (e), Wisconsin Statutes.
3. Directs the various public officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with these Projects' objective.
4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate these Projects; and, be it

Further Resolved, That upon Council and State of Wisconsin approval of a Relocation Plan prepared for these Projects by the Authority pursuant to applicable provisions of Wisconsin law, and upon execution of the necessary funding agreement undertaking and carrying out these Projects including all provisions relating thereto, the Authority is requested to proceed with the prosecution of these Projects as provided in Section 66.1333, Wisconsin Statutes, as amended; and, be it

Further Resolved, That the Land Disposition Report dated November 15, 2001, with respect to the proposed conveyance of the properties to MB Real Estate Investment, LLC, or its assigns, is approved; and, be it

Further Resolved, That the properties in said block that are owned by the City or may become City-owned through a tax-foreclosure action are declared surplus to municipal needs and that the Commissioner of City Development, or designee, is authorized to convey these properties to the Redeveloper according to the terms of the Land Disposition Report; and, be it

Further Resolved, That the City Clerk is authorized and directed to transmit a certified copy of this resolution to the Commissioner of the Department of Neighborhood Services, the City Engineer, the Assessment Commissioner, the Director of the Community Block Grant Administration, the Redevelopment Authority, and to such other agencies, boards, and commissions of the City having administrative jurisdiction in the premises described above.

DCD-Redevelopment Authority  
EMM:bmm  
11/06/01/C