



Legislation Text

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990523
ORIGINAL
971423
ALD. D'AMATO

Resolution approving the blight designation and surplus declaration of seven City-owned vacant lots in the area of North Water Street and East Kane Place and authorizing their conveyance to the Redevelopment Authority of the City of Milwaukee for disposition to New Land Enterprises for residential development, in the 3rd Aldermanic District (Redevelopment Authority).

- Analysis -

Adoption of this resolution by at least two-thirds vote of the Common Council of the City of Milwaukee will approve the blight designation and surplus declaration of seven City-owned vacant lots in the area of North Water Street and East Kane Place and directs the conveyance of the properties to the Redevelopment Authority of the City of Milwaukee for sale according to the conditions in the Land Disposition Report. Whereas, Under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, ("Act") the Secretary of Housing and Urban Development is authorized to make financial grants to a unit of general local government (herein identified as the "Common Council of the City of Milwaukee" or "Council") for undertaking and carrying out redevelopment projects under an approved Community Development Program; and

Whereas, In Common Council File No. 49-2311-8d, adopted on September 16, 1968, the Redevelopment Authority of the City of Milwaukee ("Authority") was designated the Agent of the City of Milwaukee ("City") for the purpose of administering, undertaking, and carrying out all blight elimination, slum clearance, and urban renewal programs and projects both present and future; and

Whereas, Applicable Wisconsin law, particularly Section 66.431(5)(c), Wisconsin Statutes, as amended, enables the Authority of a first class city, with the approval of the local legislative body of that city, to acquire blighted properties without designating a boundary or adopting a redevelopment plan; and

Whereas, In Common Council File No. 971423 adopted January 20, 1998, the Council deemed it desirable and in the public interest that the Authority undertake and carry out an urban renewal program under the Act and so authorized and directed the Authority to prepare Spot Acquisition Projects ("Projects"); and

Whereas, The Authority proposes to acquire seven City-owned vacant lots located in the boundary of the North Water Street and East Kane Place redevelopment area, more particularly described as:

925-27 East Kane Place (Tax Key No. 354-0626-100-8)

1001-05 East Kane Place (Tax Key No. 354-0609-000-9)

1009-11 East Kane Place (Tax Key No. 354-0608-000-3)

1879-85 North Astor Street (Tax Key No. 354-0625-100-2)

1868-70 North Water Street (Tax Key No. 354-0632-100-0)

1876-78 North Water Street (Tax Key No. 354-0628-100-9)

1886-90 North Water Street (Tax Key No. 354-0627-100-3)

; and

Whereas, The City waived its right to receive the statutory notices and the Authority conducted a Public Hearing on the blight designation on July 8, 1999 pursuant to Wisconsin Statutes; and

Whereas, The Authority determined the subject properties to be blighted properties within the meaning of Section 66.431(4)(bm), Wisconsin Statutes, as amended, and requested Council approval of these Projects; and

Whereas, In relation to the location and extent of public works and utilities, public buildings, and public uses proposed, the Authority has conferred with the City Plan Commission and with such other public officials, boards, authorities, and agencies of the City under whose administrative jurisdictions such uses respectively fall pursuant to Subsection 66.431(6)(c), Wisconsin Statutes; and

Whereas, The City Plan Commission, which is the duly designated and acting official planning body for the City authorized to prepare a

comprehensive plan, has reviewed and determined that these Projects conform to the general plan for the City as a whole, and the Council has duly considered the recommendations of the planning body; and

Whereas, After acquisition, the Authority desires to convey these properties to New Land Enterprises for residential development; and

Whereas, Pursuant to Section 66.431, Paragraph 9, Wisconsin Statutes, a Land Disposition Report for these properties was submitted, a copy of which is attached to this Common Council File; and

Whereas, The Public Hearing conducted on July 8, 1999, concurrently addressed the disposition of these properties to New Land Enterprises as required by Wisconsin Statutes; 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 66.431(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; and, be it

Further Resolved, That the subject properties are declared surplus to municipal needs and that the proper City officials are authorized and directed to execute quit claim deeds and any other related document(s) deemed necessary to effectuate the transfer of title to the subject properties from the City to the Authority without monetary consideration; 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 Project areas by any agencies, boards, or commissions of the City under local codes or ordinances unless as authorized by the Council under Section 66.431(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' objectives.
4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate these Projects; 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 Public Works, 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; and, be it

Further Resolved, That the Land Disposition Report dated July 8, 1999, with respect to the proposed conveyance of the following properties is approved.

PROPERTY ADDRESSES

925-27 East Kane Place

1001-05 East Kane Place

1009-11 East Kane Place

1879-85 North Astor Street

1868-70 North Water Street

1876-78 North Water Street

1886-90 North Water Street

REDEVELOPER

New Land Enterprises

DCD-Redevelopment Authority
EMM:bmm
07/13/99/C