



## Legislation Text

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**File #: 980059, Version: 0**

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980059  
ORIGINAL  
971423  
THE CHAIR

Resolution approving the blight designation of five privately owned properties in the vicinity of North 49th Street and West Lisbon Avenue, authorizing their acquisition by the Redevelopment Authority of the City of Milwaukee, and authorizing their subsequent conveyance to the City of Milwaukee (Police Department) for construction of the 3rd District Police Station and data and communications center, in the 17th 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 of five privately owned properties in the vicinity of North 49th Street and West Lisbon Avenue, authorize their acquisition by the Redevelopment Authority of the City of Milwaukee utilizing the Spot Acquisition procedures set forth in Section 66.431, Wisconsin Statutes, authorize use of City of Milwaukee/Police Department funds, and authorize the Redevelopment Authority to convey the properties to the City of Milwaukee according to the conditions in the Land Disposition Report.

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 Common Council of the City of Milwaukee ("Council") deemed it desirable and in the public interest that the Authority undertake and carry out urban redevelopment under the Act and so authorized and directed the Authority to prepare Spot Acquisition Projects ("Projects"); and

Whereas, The City Police Department has requested that the Authority acquire land for a new 3rd District Police Station and data and communications center and has specifically identified for acquisition five privately owned properties located in the general area of North 49th Street and West Lisbon Avenue, more particularly described as:

4811 West Lisbon Avenue (Tax Key No. 328-0119-000-5)

4923 West Lisbon Avenue (Tax Key No. 328-1502-000-5)

4935 West Lisbon Avenue (Tax Key No. 328-1503-000-0)

4914 West Lisbon Avenue (Tax Key No. 328-2102-000-9)

2317-27 North 49th Street (Tax Key No. 328-1504-000-6)

; and

Whereas, The City Budget (Police Department) provided funding for site acquisition for a new 3rd District Police Station that the Authority will use for acquisition of the subject properties and other assistance as may be necessary for undertaking and carrying out these Projects; and

Whereas, Proper notices were given to the owner(s) of the subject properties and/or the owner(s) waived their right to receive such notice and a Public Hearing was conducted on April 30, 1998 by the Authority pursuant to the provisions of 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, The Council is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment activities under Wisconsin law and the Act, including those pertaining to relocation payments and assistance, and to the prohibition of discrimination because of race, color, creed, or national origin; and

Whereas, Where clearance and redevelopment is proposed, Wisconsin law requires Council approval of a Relocation Plan assuring that decent, safe, and sanitary dwellings substantially equal in number to the number of substandard dwellings to be removed in carrying out these Projects are available or will be provided at rents or prices within the financial reach of the income groups displaced; and

Whereas, After acquisition, the Authority desires to convey the properties at 4811 West Lisbon Avenue, 4923 West Lisbon Avenue, 4935 West Lisbon Avenue and 2317-27 North 49th Street to the City so that these sites may be combined with the City-owned parking lot at 4830 West North Avenue for construction of the public facility; and

Whereas, Pursuant to Section 66.431, Paragraph 9, Wisconsin Statutes, a Land Disposition Report for the subject properties was submitted; and

Whereas, The Public Hearing conducted on April 30, 1998, concurrently addressed the disposition of the subject properties to the City as required by Wisconsin Statutes; and

Whereas, Prior to development of the City parking lot, an exemption would be required from the provision of Common Council File No. 920379, which placed a moratorium on the purchase, sale or construction of any new or existing City and Authority parking facilities until a City-wide Transportation Plan is adopted by the Council; 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 redevelopment, 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.
4. Financial assistance to the Authority from the City Budget (Police Department) for all site acquisition costs and appropriate predevelopment expenses, and including future expenses, if any, related to court-ordered claims for increased compensation for the purchase of the subject properties or relocation of an occupant and any and all legal and other costs related thereto 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 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 Building Inspection, the City Engineer, the Assessment Commissioner, the Director of the Community Block Grant Administration, the 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 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 66.431, Wisconsin Statutes, as amended; and, be it

Further Resolved, That the property at 4830 West North Avenue is exempt from the moratorium on the purchase, sale or construction of any new or existing City and Authority parking facilities as required by Common Council File No. 920379; and, be it

Further Resolved, That the Land Disposition Report dated April 30, 1998, with respect to the proposed conveyance of the following properties

is approved.

PROPERTY ADDRESSES

4811 West Lisbon Avenue

4923 West Lisbon Avenue

4935 West Lisbon Avenue

2317-27 North 49th Street

REDEVELOPER

City of Milwaukee (Police Department)

DCD-Redevelopment Authority

EMM:bmm

05/05/98/B