



Legislation Text

File #: 030480, Version: 0

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ALD. DONOVAN and WITKOWSKI

Resolution approving the blight designation of the privately owned property at 1740 West Pierce Street and authorizing its acquisition by the Redevelopment Authority of the City of Milwaukee, in the 8th 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 a privately owned property and authorize its acquisition by the Redevelopment Authority of the City of Milwaukee utilizing the procedures set forth in Section 66.1333, Wisconsin Statutes, and Community Development Block Grant funds.

Whereas, Under the provisions of Title I of the Housing and Community Development Act of 1974, as amended, (herein called the "Act") the Secretary of the Department 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 66.1333(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 property without designating a boundary or adopting a redevelopment plan; and

Whereas, In Common Council File No. 020867 adopted October 15, 2002, 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 ("Project"); and

Whereas, The Authority proposes to acquire the property at 1740 West Pierce Street (Tax Key No. 426-9929-000-3) since it is a blighted property adjacent to the Clark Square Mega Mart Redevelopment Project and has an adverse influence on redevelopment efforts in the area; 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 Project; and

Whereas, Proper notice was given to the owner of the subject property and a public hearing was conducted on July 17, 2003 by the Authority pursuant to Wisconsin Statutes; and

Whereas, The Authority determined the subject property to be blighted within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, as amended, and requested approval of

this Project by the Council; 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 66.1333(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 this Project conforms to the general plan for the City as a whole, and the Council has duly considered the recommendations of the planning body; and

Whereas, It is necessary that the Council take appropriate official action respecting this Project, in conformity with the necessary funding agreements for financial assistance between the Authority and the Council and between the Council and the United States of America under the Act; 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 the subject Project are available or will be provided at rents or prices within the financial reach of the income groups displaced; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Project known as 1740 West Pierce Street (Tax Key No. 426-9929-000-3) is approved; and, be it

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

1. This Project is a blighted property in need of blight elimination, slum clearance and urban renewal and qualifies as an eligible project within the meaning of Section 66.1333 (2m) (bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of the Project.
3. This Project is feasible and conforms 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 the Project 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 this Project, certain official action to support the new land uses 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 this Project including the prohibition of any new construction in the Project area, and accordingly, the Council hereby:

1. Pledges its cooperation in helping to carry out this Project.

2. Directs that no new construction shall be permitted or authorized in this Project 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 this Project's objectives.

4. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate this Project; 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 Neighborhood Services, the City Engineer, the Assessment Commissioner, the Director of the Community Block Grant Administration, the Redevelopment Authority of the City of Milwaukee 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 Common Council and State of Wisconsin approval of a Relocation Plan prepared for this Project by the Authority pursuant to applicable provisions of Wisconsin law and upon execution of the necessary funding agreement undertaking and carrying out this Project including all provisions relating thereto, the Authority is requested to proceed with the prosecution of this Project as provided in Section 66.1333, Wisconsin Statutes, as amended.

DCD-Redevelopment Authority

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07/15/03/A