



Legislation Text

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980066
ORIGINAL
971423
THE CHAIR

Resolution approving the blight designation, surplus declaration (City-owned lots), and acquisition of eleven privately owned properties and eleven City-owned vacant lots by the Redevelopment Authority of the City of Milwaukee in the area of North 20th Street and West Vine Street for development of "CityHomes" Phase II and authorizing their subsequent conveyance to owner-occupants who meet the established "CityHomes" criteria, 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 and acquisition of eleven privately owned properties in the vicinity of North 20th Street and West Vine Street by the Redevelopment Authority of the City of Milwaukee utilizing the Spot Acquisition procedures set forth in Section 66.431, Wisconsin Statutes, and Community Development Block Grant Funds, and will approve the blight designation and surplus declaration of eleven City-owned vacant lots in the same vicinity and direct conveyance to the Redevelopment Authority and authorize the Redevelopment Authority to convey the properties 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 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 redevelopment 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 Authority proposes to acquire the privately owned properties located in the general area of North 20th Street and West Vine Street, more particularly described as:

1924 North 22nd Street (Tax Key No. 350-0101-200-0)
1928 North 22nd Street (Tax Key No. 350-0101-100-4)
1929 North 22nd Street (Tax Key No. 350-0364-000-9)
2120 West Vine Street (Tax Key No. 350-0108-000-6)
1921 West Vine Street (Tax Key No. 351-1637-100-4)
1924 West Vine Street (Tax Key No. 351-3412-000-0)
1932-34 West Vine Street (Tax Key No. 351-3410-000-X)
1812 North 20th Street - part (Tax Key No. 350-0453-100-9)
1743 North 19th Lane (Tax Key No. 351-1628-100-5)
1807 North 19th Lane (Tax Key No. 351-1632-100-7)
1811 North 19th Lane (Tax Key No. 351-1633-000-6)

; and

Whereas, The Authority also desires to acquire the City-owned vacant lots in the same area, more particularly described as:

2216 West Vine Street (Tax Key No. 350-0357-000-0)
2220-22 West Vine Street (Tax Key No. 350-0356-000-5)
1925 North 22nd Street (Tax Key No. 350-0363-000-3)
1929 North 22nd Street (Tax Key No. 350-0364-000-9)
1809 North 22nd Street (Tax Key No. 350-1865-000-0)
2016 West Vine Street (Tax Key No. 350-0216-000-3)
1920 West Vine Street (Tax Key No. 351-3413-000-6)
1924 West Vine Street (Tax Key No. 351-3412-000-0)
1933 West Vine Street (Tax Key No. 350-0448-100-1)
1817 North 19th Lane (Tax Key No. 351-1634-000-1)
1726-28 North 20th Street (Tax Key No. 350-0460-100-7)

; 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, Proper notices were given to the owner(s) of the subject privately owned properties, the City waived its right to receive the statutory notices, 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 City Plan Commission has also determined that the subject City-owned vacant lots located in the general vicinity of North 20th Street and West Vine Street have no possible municipal use and are surplus to the City's needs; and

Whereas, It is necessary that the Council take appropriate official action respecting these Projects, 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 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 assemble the subject properties into buildable lots suitable for single-family home construction and to convey the lots to buyers who meet the "CityHomes" criteria; and

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

Whereas, The Public Hearing conducted on April 30, 1998, concurrently addressed the disposition of the subject properties to buyers who meet the "CityHomes" criteria 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 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 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 the subject City-owned 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 City-owned 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 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 Land Disposition Report dated April 30, 1998, with respect to the proposed conveyance of the following properties is approved.

PROPERTY ADDRESSES

1924 North 22nd Street

1928 North 22nd Street

1929 North 22nd Street

2120 West Vine Street

1921 West Vine Street

1924 West Vine Street

1932-34 West Vine Street

1812 North 20th Street (part)

1743 North 19th Lane

1807 North 19th Lane

1811 North 19th Lane

2216 West Vine Street

2220-22 West Vine Street

1925 North 22nd Street

1929 North 22nd Street

1809 North 22nd Street

2016 West Vine Street

1920 West Vine Street

1924 West Vine Street

1933 West Vine Street

1817 North 19th Lane

1726-28 North 20th Street

REDEVELOPERS

Owner-occupants who meet the established "CityHomes" criteria and as authorized by the Executive Director Secretary of the Redevelopment Authority of the City of Milwaukee.

DCD-Redevelopment Authority

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05/05/98/B