



Legislation Details (With Text)

**File #:** 090127      **Version:** 0  
**Type:** Resolution      **Status:** Placed On File  
**File created:** 5/27/2009      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE  
**On agenda:**      **Final action:** 7/7/2009  
**Effective date:**

**Title:** Resolution facilitating commercial revitalization and job creation at Muskego and Greenfield Avenues in the South Cesar Chavez Commercial Corridor by approving the blight designation and acquisition by the Redevelopment Authority of the privately owned properties at 1443 and 1445-47 South Muskego Avenue and authorizing conveyance to Pete’s Marketplace, Inc., in the 12th Aldermanic District.

**Sponsors:** James N. Witkowiak

**Indexes:** BLIGHT DECLARATION, BLIGHTED PROPERTY ACQUISITION, CITY PROPERTY, JOBS, REDEVELOPMENT

**Attachments:** 1. Blight Designation Summary and Land Disposition Report.pdf, 2. Hearing Notice List, 3. Fiscal Note, 4. Statement from Ald. Witkowiak

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		
6/4/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/9/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
6/16/2009	0	COMMON COUNCIL	HELD IN COUNCIL	Pass	14:0
7/7/2009	0	COMMON COUNCIL	PLACED ON FILE	Pass	15:0

090127  
ORIGINAL

ALD. WITKOWIAK

Resolution facilitating commercial revitalization and job creation at Muskego and Greenfield Avenues in the South Cesar Chavez Commercial Corridor by approving the blight designation and acquisition by the Redevelopment Authority of the privately owned properties at 1443 and 1445-47 South Muskego Avenue and authorizing conveyance to Pete’s Marketplace, Inc., in the 12th Aldermanic District.

Adoption of this resolution by the Common Council of the City of Milwaukee will approve the blight designation and acquisition of said properties by the Redevelopment Authority of the City of Milwaukee utilizing the procedures set forth in Section 66.1333 and Chapter 32, Wisconsin Statutes, and will authorize subsequent conveyance to a third party for redevelopment according to the conditions in the Blight Designation Summary and Land Disposition Report.

Whereas, Pete’s Marketplace, Inc. (“Pete’s”), operates a retail store and food preparation facility known as Pete’s Fruit Market at 1645 West Greenfield Avenue and is in critical need of property to expand its facility to provide needed food services to the community and increase employment; and

Whereas, Pete’s has been unable to acquire the needed privately owned property to construct its new facility and has requested the assistance of the Redevelopment Authority of the City of Milwaukee (“Authority”) to acquire the adjacent privately owned

and underused vacant lots at 1443 and 1445-47 South Muskego Avenue at its expense; and

Whereas, Section 66.1333(5)(c), Wisconsin Statutes, enables the Authority, with the approval of the Common Council of the City of Milwaukee ("Common Council"), to acquire blighted property without designating a boundary or adopting a redevelopment plan; and

Whereas, The Authority proposes to facilitate Pete's commercial expansion and job creation by acquiring the privately owned property at 1443 South Muskego Avenue (Tax Key No. 460-1332-000-4) and 1445-47 South Muskego Avenue (Tax Key No. 460-1333-000-X) at the intersection of South Muskego and West Greenfield Avenues in the South Cesar Chavez Commercial Corridor, as summarized in a Blight Designation Summary and Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, The Authority has approved a Redevelopment and Eminent Domain Contract with Pete's whereby Pete's will fund the acquisition; and

Whereas, Proper notice was given to the property owner and a public hearing on the blight designation was conducted by the Authority on May 21, 2009 pursuant to Wisconsin Statutes; and

Whereas, After the hearing, the Authority determined the properties to be blighted within the meaning of Sections 66.1333(2m)(bm), 66.1333(5)(c)1 and Chapter 32.03(6)(a), Wisconsin Statutes, and requested approval of these acquisitions by the Common Council; and

Whereas, The Common Council is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment activities under Wisconsin law, including those pertaining to relocation payments and assistance, and to the prohibition of discrimination because of race, color, creed or national origin; and

Whereas, After acquisition, the Authority proposes to convey the properties to Pete's for expansion of its existing fruit market and processing facility as summarized in the Blight Designation Summary and Land Disposition Report; and

Whereas, Pursuant to Wisconsin Statutes, a Blight Designation Summary and Land Disposition Report for the properties was submitted and the Public Hearing conducted on May 21, 2009, concurrently addressed the disposition of the properties as required; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it is found, determined and reaffirmed that:

1. The properties at 1443 South Muskego Avenue and 1445-47 South Muskego Avenue, which are legally described in the Blight Designation Summary and Land Disposition Report, are blighted within the meaning of Sections 66.1333(2m)(bm) and 66.1333(5)(c)1 and Chapter 32.03(6)(a), Wisconsin Statutes.

2. Financial assistance to the Authority is available pursuant to a Redevelopment and Eminent Domain Contract; and, be it

Further Resolved, That the acquisition of these properties is approved and the Common Council:

1. Pledges its cooperation in helping to carry out these acquisitions.

2. 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 the objectives for the acquisitions.

3. Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate these acquisitions; and, be it

Further Resolved, That the City Clerk is 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 City Attorney, the Redevelopment Authority of the City of Milwaukee and to such other agencies, boards and commissions of the City having administrative jurisdiction in the properties described above; and, be it

Further Resolved, That upon execution of the Redevelopment and Eminent Domain Contract by Pete's, the Authority is authorized to proceed with the acquisitions as provided in Section 66.1333 and Chapter 32, Wisconsin Statutes; and, be it

Further Resolved, That the Blight Designation Summary and Land Disposition Report dated May 21, 2009, with respect to the proposed conveyance of the properties to Pete's is approved; and, be it

Further Resolved, That the proper City officials are authorized to execute an Emerging Business Enterprise Agreement with the Redeveloper.

DCD-Redevelopment Authority

DKE:bmm

05/27/09/A