



Legislation Text

File #: 010951, Version: 1

010951
SUBSTITUTE 1
001364
THE CHAIR

Substitute resolution approving the blight designation of the privately owned property at 3709-11 West North Avenue for acquisition by the Redevelopment Authority of the City of Milwaukee, approving the surplus declaration of an adjacent City-owned vacant lot and authorizing the subsequent conveyance to North Avenue Community Development Corporation for commercial redevelopment, in the 17th Aldermanic District. (Redevelopment Authority) Adoption of this substitute resolution by at least two-thirds vote of the Common Council of the City of Milwaukee will approve the blight designation of the privately owned property at 3709-11 West North Avenue, authorize its acquisition by the Redevelopment Authority of the City of Milwaukee using the Spot Acquisition procedures set forth in Section 66.1333, Wisconsin Statutes, identify a funding source for the project, declare surplus the adjacent City-owned vacant lot and authorize the subsequent conveyance of the property according to the conditions in the Land Disposition Report.

Whereas, In Common Council File No. 001364 adopted February 27, 2001, the Common Council of the City of Milwaukee ("Council") deemed it desirable and in the public interest that the Redevelopment Authority of the City of Milwaukee ("Authority") undertake and carry out an urban renewal program under the Housing and Community Development Act of 1974, as amended ("Act"), and authorized and directed the Authority to prepare Spot Acquisition Projects; and

Whereas, To promote redevelopment in the North Avenue Commercial Corridor the Authority proposes to use its blight designation authority pursuant to Section 66.1333(5)(c), Wisconsin Statutes, to acquire the privately owned property at 3709-11 West North Avenue, Tax Key No. 348-0945-000-9 ("Project"); and

Whereas, The Authority has 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 record and a Public Hearing was conducted on November 15, 2001 by the Authority pursuant to the provisions of Wisconsin Statutes after which the Authority determined the subject property to be a blighted property within the meaning of Section 66.1333(4)(bm) and requested Council approval of this Project; and

Whereas, After acquisition, the Authority desires to convey the property to the North Avenue Community Development Corporation for commercial redevelopment; and

Whereas, The City owns an adjacent vacant lot that is suitable for incorporation in the development and the City Plan Commission has determined that this lot is surplus to municipal needs; and

Whereas, Pursuant to Wisconsin Statutes, a Land Disposition Report for this property was submitted and the Public Hearing conducted on November 15, 2001, which concurrently addressed the disposition of this property; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the subject Project 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 it qualifies as an eligible project within the meaning of Section 66.1333(4) (bm), Wisconsin Statutes, as amended.
2. The objectives of the Authority cannot be achieved solely through rehabilitation of this 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 this 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 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 this Project including the prohibition of any new construction in this Project area, and accordingly, the Council:

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 area 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 objective.
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 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 adjacent properties that are owned by the City or may become City-owned through a tax-foreclosure action are declared surplus to municipal needs and that the Commissioner of City Development, or designee, is authorized to convey these properties to the Redeveloper according to the terms of the Land Disposition Report; and, be it

Further Resolved, That the Land Disposition Report dated November 15, 2001, with respect to the proposed conveyance of this property to the North Avenue Community Development Corporation is approved.

DCD-Redevelopment Authority

EMM:bmm

12/10/01