

GREEN TREE BUSINESS PARK  
PROJECT AREA  
AMENDMENT NO. 1

Document Number

Name and Return Address  
Redevelopment Authority  
Attn: Long Range Planning  
P.O. Box 324  
Milwaukee, WI 53201

Tax Key No.: 1200201000, 1200202000, 120203000,  
1200204000, 1200205000, 1200206000,  
1200207000, 1200208000, 1200209000,  
1200210000, 1200211000, 1200120000,  
1409984100, 1409985114, 1409985115,  
1409985118 & 1409987000

Recording Area

**WITNESSETH**

Whereas, On June 24, 2003, the Redevelopment Authority of the City of Milwaukee ("RACM") and on November 15, 2003, the Common Council of the City of Milwaukee ("Common Council") adopted a Redevelopment Plan for the Green Tree Business Park Project Area ("Plan"); and

Whereas, The Plan was recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin, on March 10, 2005 as Document No. 08972515; and

Whereas, Amendment No. 1 to the Plan ("Plan Amendment") was approved by RACM on April 20, 2006 and by the Common Council on May 9, 2006;

Now, therefore, the Plan is amended as follows:

A. Under Section B, Subsection 1 "Plan Objectives", add the following:

- d. Accommodate the development of a Job Corps Campus ("Job Corps") by the United States Department of Labor for job training and education purposes on the southern portion of the project area. Such a facility will ensure a trained labor pool for businesses to occupy the Green Tree Business Park and other Milwaukee area businesses. The facility will be a mix of educational buildings, dormitories, associated recreational facilities and administrative offices.
- e. The Project Area Map (Map 1 in the Plan) is amended to identify the Job Corp site, which is approximately 25 acres in land area, as "Subarea A" and the remaining project area as "Subarea B" as attached hereto as Exhibit "A."

B. Under Section B, Subsection 2, "Proposed Renewal Activities", add the following:

- d. RACM will acquire the property identified in the "Schedule of Interests to be Acquired" attached hereto as Exhibit "B."
- e. RACM will apply to vacate the platted public right of way within the project boundary.

- f. RACM will replat Green Tree Business Park through a Certified Survey Map to create Subarea A and Subarea B. Subarea B may be further replatted to create industrial building sites as envisioned by the Plan and to dedicate needed public right of way.
- g. RACM will recommend changing the zoning of Subarea A to Detailed Planned Development (“DPD”) to accommodate the Job Corps.

C. Under Section B, Subsection 3, “Land Use Provisions,” the first paragraph is deleted and replaced with the following:

The recommended land use is Subarea A of the Green Tree Business Park shall be educational and residential so as to allow development of the Job Corps. The following use table describes land uses allowed in Subarea B in the Green Tree Business Park and defined in Chapter 295 of the City Milwaukee Zoning Code. Uses not listed are prohibited in Subarea B.

D. Under Section B, Subsection 4, “General Development Standards“, the first paragraph is deleted and replaced with the following:

Any proposed action in Subarea A of the Plan shall be governed by the DPD zoning by the City of Milwaukee. Any proposed action in Subarea B of the Plan is subject to all allocable City of Milwaukee codes and requirements and the following site and building design standards.

E. Under Section B, Subsection 5, “Duration of Land Use Provisions and Development Standards“, the first paragraph is deleted and replaced with the following:

The land use provisions and development standards for Subarea A shall be governed by the DPD zoning. The provisions and guidelines for Subarea B enumerated in Section B, Subsection 5 of the Plan shall be in full force and effect until November 5, 2023, which date is 20 years from the date the Plan was approved by the Common Council unless earlier terminated by a resolution of RACM as a Regular Business item and a Affidavit of Redevelopment Plan Expiration is executed by RACM and recorded in the Office of the Register of Deeds for Milwaukee County.

F. Under Section C, Subsection 1, “Conformance to the Comprehensive Plan of the City of Milwaukee”, add the following:

This Plan amendment was reviewed by the City Plan Commission of the City of Milwaukee and determined to be in conformance with the City’s Comprehensive Plan.

G. Under Section C, Subsection 2, “Conformance to Local Objectives”, add the following:

This proposed land use in Subarea A of the Plan amendment is consistent with the uses recommended by the 1987 Milwaukee Northwest Side Plan.

H. All other sections of the Plan remain unchanged.

**Certificate of Recording Officer  
Green Tree Business Park Redevelopment Plan**

I, Joel T. Brennan, Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, do certify that the attached Redevelopment Plan Amendment No. 1 for the Green Tree Business Park Redevelopment Plan is a true and exact copy of the redevelopment plan amendment as adopted and approved for recorded by, respectively, the Redevelopment Authority of the City of Milwaukee on April \_\_\_\_, 2006, in Resolution Number \_\_\_\_\_, and by the Common Council of the City of Milwaukee on April \_\_\_\_, 2006 in Resolution Number \_\_\_\_\_, on file and of record, pursuant to Section 66.1333, Wisconsin Statutes.

In Testimony Whereof, for an on behalf of the Redevelopment Authority of the City of Milwaukee, I have hereunto sent my hand and caused the seal of said authority to be affixed this \_\_\_\_ day of April, 2006.

\_\_\_\_\_  
Joel T. Brennan  
Assistant Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee

STATE OF WISCONSIN     )  
  )SS  
COUNTY OF MILWAUKEE    )

Personally came before me this \_\_\_\_ day of April, 2006, Joel T. Brennan, who acknowledged himself to be the Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that he, as such officer of said Corporation, being authorized so to do, executed the foregoing instrument as such officer of said Redevelopment Authority, by its authority.

This document was drafted by the City of Milwaukee, Department of City Development.



**Exhibit "B"**  
**Schedule of Interests to be Acquired**

Parcel No.	Owner	Address	Key Number	Interest Required	Lot Area – SF		
					Before	After	Taking
1	James Cape & Sons Company	6601-6601 W BRIGGS AV	1200201000	Fee	360,677	0	360,677
2	James Cape & Sons Company	6660-6660 W BRIGGS AV	1200202000	Fee	63,598	0	63,598
3	James Cape & Sons Company	6632-6632 W BRIGGS AV	1200203000	Fee	47,480	0	47,480
4	James Cape & Sons Company	6600-6600 W BRIGGS AV	1200204000	Fee	47,045	0	47,045
5	James Cape & Sons Company	6526-6526 W BRIGGS AV	1200205000	Fee	47,045	0	47,045
6	James Cape & Sons Company	6500-6500 W BRIGGS AV	1200206000	Fee	46,609	0	46,609
7	James Cape & Sons Company	6430-6430 W BRIGGS AV	1200207000	Fee	43,560	0	43,560
8	James Cape & Sons Company	6400-6400 W GREEN TREE RD	1200208000	Fee	47,480	0	47,480
9	James Cape & Sons Company	6316-6316 W GREEN TREE RD	1200209000	Fee	47,045	0	47,045
10	James Cape & Sons Company	6232-6232 W GREEN TREE RD	1200210000	Fee	47,045	0	47,045
11	James Cape & Sons Company	6200-6200 W GREEN TREE RD	1200211000	Fee	47,045	0	47,045
12	James Cape & Sons Company	6112-6112 W GREEN TREE RD	1200212000	Fee	47,045	0	47,045
13	James Cape & Sons Company	6685-6685 N 60TH ST	1409984100	Fee	47,190	0	47,190
14	James Cape & Sons Company	6667-6667 N 60TH ST	1409985114	Fee	45,888	0	45,888
15	James Cape & Sons Company	6657-6657 N 60TH ST	1409985115	Fee	45,888	0	45,888
16	James Cape & Sons Company	6767-6767 N 60TH ST	1409985118	Fee	1,214,453	0	1,214,453
17	James Cape & Sons Company	6701-6701 W GREEN TREE RD	1409987000	Fee	592,416	0	592,416