

**REDEVELOPMENT PLAN AMENDMENT NO. 1
TO THE
NORTH 5TH STREET - WEST VINE STREET URBAN RENEWAL PROJECT**

Redevelopment Authority

of the

City of Milwaukee

Milwaukee, Wisconsin

Prepared by:

The Department of City Development
Milwaukee, Wisconsin

Amended: January 19, 2006

**Urban Renewal Plan Amendment Number 1
To the Redevelopment Plan for the
North 5th Street – West Vine Street Project Area
Milwaukee, Wisconsin**

January 19, 2006

The Redevelopment Plan for the North 5th Street – West Vine Street Redevelopment Project Area, approved by the Redevelopment Authority of the City of Milwaukee on August 26, 1993, in Resolution Number 8214 and by the Common Council of the City of Milwaukee on September 28, 1993, in Resolution file Number 930800, on file and of record, and as recorded in the office of the Register of Deeds of Milwaukee County, Milwaukee, Wisconsin on February 9, 1994, as Document Number 6904758, Reel 3221, Image 827 to 848 inclusive, is hereby amended in part as follows:

- A. Void and remove cover sheet page 1 titled, “Redevelopment Plan for the North 5th Street – West Vine Street Urban Renewal Project” dated “August 26, 1993,” and substitute in lieu thereof, cover sheet page 1 attached hereto, titled, “Redevelopment Plan for the North 5th Street – West Vine Street Urban Renewal Project” dated “Amended January 19, 2006.”
- B. In Section A. titled, “STATE AND LOCAL RENEWAL REQUIREMENTS” (page 3) delete the existing language in the first part of the first sentence of the paragraph that states “Subsection 66.431 (6) (b) 2., Wisconsin Statutes, provides that a Project Area Plan shall “conform to the general plan of the City...” substituting therefore, the following:

This redevelopment plan is prepared pursuant to Section 66.1333 (6) (b), Wisconsin Statutes, which requires that, “Such redevelopment plan shall conform to the general plan of the City...”
- C. In the first paragraph and in subsection a. of subsection 1. “Plan Objectives” of Section B. titled, “DESCRIPTION OF PROJECT” (page 3) delete the existing language substituting therefore, the following:

Assemble land for light manufacturing, wholesaling, residential or commercial uses which because of tradition and/or functional relationships choose to locate near downtown.
- D. In the first paragraph of subsection 2. “Land Use Provisions and Building Requirements” of Section C. titled, “LAND USE” (page 4) delete the existing language substituting therefore, the following:

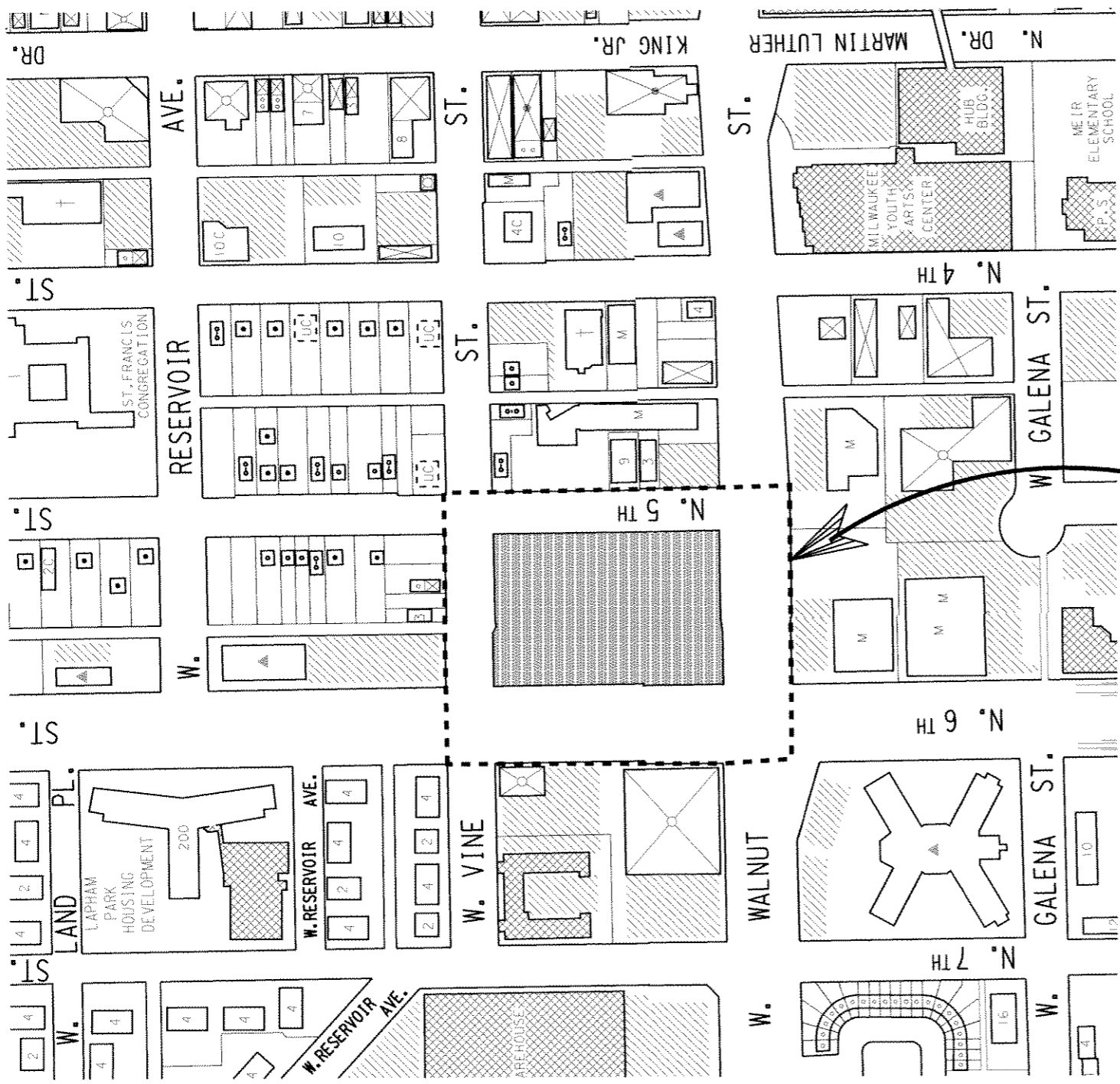
The Commercial Service (land use) District established by this project is designed and intended to promote light manufacturing, wholesaling, residential or commercial service uses which because of tradition or because of functional relationships choose to locate near downtown and which are supportive of and consistent with uses in the Haymarket Square Project Area. Building design, plan of operation and the site plan must be compatible with the surrounding neighborhood and in keeping with the high visibility of this site.
- E. In the second paragraph of subsection 2. “Land Use Provisions and Building Requirements” of Section C. titled, “LAND USE” (page 4) delete the existing language substituting therefore, the following:

To assure that uses which are generally acceptable and therefore permitted outright or as special uses in the existing zoning district, Commercial Service, are also acceptable and in keeping with the objectives stated for this project, all proposed new uses, development and requests for building and/or occupancy permits will be reviewed by the Redevelopment Authority, or its designee, on a case-by-case basis to determine whether such use(s) and/or development should be permitted, conditionally permitted or denied.
- F. In subsection 6. “Standards of Population Density” of Section E. titled, “CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS” (page 10) delete the existing language substituting therefore, the following:

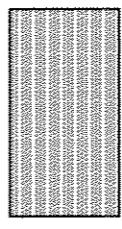
Targeted population density for this neighborhood is provided in the City of Milwaukee Code of Ordinances for Commercial Service uses. This Plan does not recommend land use(s) that exceed this targeted density.
- G. In Section G. titled, “EXHIBITS AND MAPS” make the following change to Map No. 3 titled, “Proposed Land Use Plan.” Delete the existing designation “MANUFACTURING DISTRICT” which describes the totality of land use within the PROJECT BOUNDARY, substituting therefore the following:

COMMERCIAL SERVICE DISTRICT

352	353
362	361



PROJECT BOUNDARY



COMMERCIAL SERVICE DISTRICT

RENEWAL PROJECT	
5TH / VINE	
PROPOSED LAND USE MAP	
MAP NO. 3	
DATE 1/19/06	

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