

Document Number

REDEVELOPMENT PLAN
AMENDMENT NO. 6

Name and Return Address:

Redevelopment Authority of the City of Milwaukee

Attn: David Misky

809 N Broadway, 2nd floor

Milwaukee, WI 53202

EXHIBIT #1

Recording Area

The Park East Redevelopment Plan, recorded with the Register of Deeds for Milwaukee County on August 11, 2004 as Document No. 08841218 shall be amended as follows:

- A. Park East Renewal Plan, Document One, Section B.3 Page 6; language added to the end of this section via Park East Redevelopment Plan No. 2 is removed and replaced to read as follows:**

Zoning requirements for those portions of the Park East Redevelopment Plan Project Area zoned Redevelopment District – RED are found within the Park East Development Code, Document Three. Requests for special use permits and use and dimensional variances shall be reviewed by the Board of Zoning Appeals following the processes and standards set forth within Chapter 295 Subchapter 3 of the Milwaukee Code of Ordinances

- B. Park East Development Code, Document Three; Page 5; Section 1: Introduction and Land Uses Text is replaced to read as follows:**

All development proposals will be reviewed by the Department of City Development (DCD) to confirm compliance with the standards contained in this Development Code. All development shall conform to the Milwaukee Zoning Code of Ordinances and all other applicable codes. DCD shall be responsible for interpreting this Development Code as well as approving minor variations which are deemed consistent with the spirit and intent of the overall plan. Within those portions of the Park East Redevelopment Plan Project Area zoned Redevelopment District – RED, requests for special use permits and use and dimensional variances shall be reviewed by the Board of Zoning Appeals following the processes and standards set forth within Chapter 295 Subchapter 3 of the Milwaukee Code of Ordinances.

1. Land Uses

The following uses are governed by Appendix A: Use Table on pages 80-82 of the Development Code:

- Residential
- Office
- Retail/Services
- Entertainment & Accommodations
- Institutional

- Parking
- Industrial/Storage/Utility

C. Park East Development Code, Document Three; Pages 80-82; Appendix A: Use Table, is replaced with the following Table/Text, superseding any updates to the Use Table made by previous Plan Amendments:

USE TABLE. Table indicates the use classifications for various land uses in the Park East Redevelopment Plan Project Area. The uses in this table are defined in s. 295-201 of the Milwaukee Code of Ordinances. Within those portions of the Park East Redevelopment Plan Project Area zoned Redevelopment District – RED, requests for special use permits and use and dimensional variances shall be reviewed by the Board of Zoning Appeals following the processes and standards set forth within Chapter 295 Subchapter 3 of the Milwaukee Code of Ordinances. The following are the use classifications indicated in the use table:

- a. "Y" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.
- b. "L" indicates a limited use. This use is permitted only when the use meets the standards listed in the "Redevelopment Plan Conditions" within the use table. If the use cannot meet these standards, it shall be permitted only upon board approval of a special use permit pursuant to s. 295-311-2.
- c. "S" indicates a special use. This use is permitted only if the board approves a special use permit pursuant to s. 295-311-2.
- d. "N" indicates a prohibited use. This use is permitted only if the board approves a variance pursuant to s. 295-311-3.

| | Zoning Subcategory | Red. Plan Allowance | Redevelopment Plan Conditions |
|-------------------------|---------------------------------|---------------------|-------------------------------|
| RESIDENTIAL USES | | | |
| | Single-family Dwelling | Y | |
| | Two-family Dwelling | Y | |
| | Multi-family Dwelling | Y | |
| | Permanent Supportive Housing | Y | |
| | Transitional Housing | S | |
| | Attached Single-Family Dwelling | Y | |
| | Live-work Unit | Y | |
| | Mobile Home | N | |
| | Watchman/Service Quarters | N | |

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| | Family Day Care Home | L | <p>1. The operator of the family day care home shall reside in the dwelling unit in which the day care home is located, except in a 2-family dwelling, in which case the operator may reside in one dwelling unit and operate the family day care home in the other unit.</p> <p>2. There shall be no other family day care home in the same building as of April 6, 2001.</p> <p>3. The family day care shall not operate between the hours of 10 p.m. and 6 a.m.</p> <p>4. Any family day care home that does not meet one or more of these standards shall be classified as a day care center.</p> |
| GROUP RESIDENTIAL USES | | | |
| | Rooming House | S | |
| | Convent, Rectory, or Monastery | Y | |
| | Dormitory | Y | |
| | Fraternity or Sorority | S | |
| | Adult Family Home | L | The use shall not be located within 2,500 feet of a community living arrangement, small foster home, group home or group foster home, or another adult family home. |
| FOSTER HOMES | | | |
| | Foster Family Home | Y | |
| | Small Foster Home | L | The use shall not be located within 2,500 feet of a community living arrangement, group home or group foster home, or another small foster home. |
| | Group Home or Group Foster Home | L | <p>1. The use shall not be located within 2,500 feet of a small foster home or another group home, group foster home or community living arrangement.</p> <p>2. Not more than 15 persons shall reside on the premises.</p> <p>3. The use has not been determined by the common council to be a nuisance under s.62.23(7)(l), Wis. Stats.</p> |
| SHELTER CARE FACILITIES | | | |
| | Family Shelter Care Facility | Y | |
| | Small Group Shelter Care Facility | L | <p>1. The use shall not be located within 2,500 feet of a community living arrangement, small foster home, group home or group foster home, or another adult family home.</p> <p>2. The use shall not be located within 2,500 feet of a community living arrangement, adult family home, small foster home, group home or group foster home, large group shelter care facility or another small group shelter care facility.</p> |

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| | Large Group Shelter Care Facility | S | |
| | Community Living Arrangement | L | <p>1. The use shall not be located within 2,500 feet of a small foster home or another group home, group foster home or community living arrangement.</p> <p>2. Not more than 15 persons shall reside on the premises.</p> <p>3. The use has not been determined by the Common Council to be a nuisance under s.62.23(7)(l), Wis. Stats.</p> |
| EDUCATIONAL USES | | | |
| | Day Care Center | S | |
| | School, Elementary or Secondary | Y | |
| | College | S | |
| | School, Specialty or Personal Instruction | Y | |
| COMMUNITY-SERVING USES | | | |
| | Library | Y | |
| | Cultural Institution | Y | |
| | Community Center | S | |
| | Religious Assembly | Y | |
| | Cemetery or Other Place of Interment | N | |
| | Public Safety Facility | Y | |
| | Correctional Facility | N | |
| COMMERCIAL & OFFICE USES | | | |
| | General Office | Y | |
| | Government Office | Y | |
| | Bank or Other Financial Institution | Y | |
| | Currency Exchange, Payday Loan Agency, or Title Loan Agency | S | |
| | Installment Loan Agency | S | |
| | Cash for Gold Business | S | |
| | Pawn Shop | S | |
| | Retail Establishment, General | Y | |
| | Garden Supply or Landscaping Center | N | |
| | Home Improvement Center | N | |

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| | Secondhand Store | L | All drop-offs of consignment or donated items shall occur inside the building. |
| | Outdoor Merchandise Sales | S | |
| | Artist Studio | Y | |
| | Adult Retail Establishment | N | |
| HEALTHCARE & SOCIAL ASSISTANCE | | | |
| | Medical Office | L | The use shall not be located in the street level area. |
| | Health Clinic | L | The use shall not be located in the street level area. |
| | Hospital | S | |
| | Medical Research Laboratory | S | |
| | Medical Service Facility | S | |
| | Social Service Facility | S | |
| | Emergency Residential Shelter | S | |
| | Nursing Home | S | |
| | Adult Daycare | S | |
| GENERAL SERVICE USES | | | |
| | Personal Service | Y | |
| | Business Service | Y | |
| | Catering Service | L | The use shall not be located in the first floor's interior street frontage zone, which requires street-activating uses, and shall be 15 feet in depth in this district. |
| | Funeral Home | S | |
| | Laundromat | Y | |
| | Dry Cleaning Establishment | Y | |
| | Furniture and Appliance Rental and Leasing | S | |
| | Household Maintenance and Repair Service | Y | |
| | Tool/Equipment Rental Facility | S | |
| ANIMAL SERVICES | | | |
| | Animal Hospital/Clinic | L | No outdoor run or outdoor kennels shall be provided on the premises. |
| | Animal Boarding Facility | S | |

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| | Animal Grooming or Training Facility | L | No outdoor run or outdoor kennels shall be provided on the premises. |
| MOTOR VEHICLE USES | | | |
| LIGHT MOTOR VEHICLE USES | | | |
| | Sales Facility | Y | |
| | Rental Facility | L | Not more than 10 vehicles shall be parked outside. |
| | Repair Facility | S | |
| | Body Shop | N | |
| | Outdoor Storage | N | |
| | Wholesale Facility | L | Not more than 3 vehicles shall be stored outside. |
| HEAVY MOTOR VEHICLE USES | | | |
| | Sales Facility | N | |
| | Rental Facility | N | |
| | Repair Facility | N | |
| | Body Shop | N | |
| | Outdoor Storage | N | |
| GENERAL MOTOR VEHICLE USES | | | |
| | Filling Station | S | |
| | Car Wash | S | |
| | Non-restaurant Drive-through Facility | S | |
| PARKING | | | |
| | Parking Lot, Principal Use | N | |
| | Parking Lot, Accessory Use | S | |
| | Parking Structure, Principal Use | S | |
| | Parking Structure, Accessory Use | L | 1. The parking spaces shall be integrated into a larger structure that houses one or more principal uses of the premises that are permitted uses or have been approved by the board. 2. At least 50% of the interior street frontage zone, to a depth of 15 feet, shall be devoted to permitted street-activating uses |
| | Heavy Motor Vehicle Parking Lot, Principal Use | N | |

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| | Heavy Motor Vehicle Parking Lot, Accessory Use | S | |
| | Temporary Parking Lot, Accessory Use | L | <p>1. Accessory to a new development within the plan boundary, or directly adjacent to or across the street from such a new development, provided that the parking lot shall only serve the new development and shall not be used for public parking.</p> <p>2. Limited up to 24 months.</p> <p>3. Includes street edge landscape screening per 295-405.</p> <p>4. Asphalt surface is prohibited and temporary surface material shall, as applicable, must obtain variance from the Standards and Appeals Commission.</p> |

ACCOMMODATION AND FOOD SERVICE

| | | | |
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| | Bed and Breakfast | Y | |
| | Hotel, Commercial | Y | |
| | Hotel, Residential | Y | |
| | Tavern | Y | |
| | Brewpub | Y | |
| | Assembly Hall | Y | |
| | Restaurant, without Drive Through Facility | Y | |
| | Restaurant with Drive Through Facility | N | |

ENTERTAINMENT AND RECREATIONAL USES

| | | | |
|--|----------------------------------|---|--|
| | Park or Playground | Y | |
| | Festival Grounds | N | |
| | Recreation Facility, Indoor | S | |
| | Recreation Facility, Outdoor | S | |
| | Health Club | Y | |
| | Sports Facility | S | |
| | Gaming Facility | S | |
| | Theater | Y | |
| | Convention and Exposition Center | Y | |
| | Marina | Y | |
| | Outdoor Racing Facility | N | |

| STORAGE, RECYCLING, & WHOLESALE TRADE USES | | | |
|--|--|---|--|
| | Recycling Collection Facility | S | |
| | Mixed-waste Processing Facility | N | |
| | Material Reclamation Facility | N | |
| | Salvage Operation, Indoor | N | |
| | Salvage Operation, Outdoor | N | |
| | Wholesale and Distribution Facility, Indoor | S | |
| | Wholesale and Distribution Facility, Outdoor | N | |
| STORAGE FACILITIES | | | |
| | Indoor Storage Facility | S | |
| | Self-Service | N | |
| | Outdoor Storage Facility | N | |
| | Hazardous Materials | N | |
| TRANSPORTATION USES | | | |
| | Ambulance Service | N | |
| | Ground Transportation Service | Y | |
| | Passenger Terminal | S | |
| | Helicopter Landing Facility | S | |
| | Airport | N | |
| | Ship Terminal or Docking Facility | N | |
| | Truck Freight Terminal | N | |
| | Railroad Switching, Classification Yard, or Freight Terminal | N | |
| INDUSTRIAL USES | | | |
| | Alcoholic beverage facility, micro | L | <ol style="list-style-type: none"> 1. Annual production of fermented malt beverages shall not exceed 5,000 barrels. 2. Annual production of vinous spirits shall not exceed 50,000 gallons. 3. No production of distilled spirits shall be permitted. |

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| | Alcoholic beverage facility, large | N | |
| | Food processing | L | <ol style="list-style-type: none"> 1. The gross floor area devoted to the use shall not exceed 3,600 square feet. 2. The use shall not operate between the hours of 9 p.m. and 7 a.m. 3. The use shall not generate noise or odors in violation of ch. 80. 4. All food processing activities shall occur within an enclosed building |
| | Manufacturing, Light | L | <ol style="list-style-type: none"> 1. The gross floor area devoted to the use shall not exceed 3,600 square feet. 2. The use shall not operate between the hours of 9 p.m. and 7 a.m. 3. The use shall not generate noise or odors in violation of ch. 80. 4. All manufacturing activities shall occur within an enclosed building. 5. At the street level, the street frontage of the building shall be used for retail sales |
| | Manufacturing, Heavy | N | |
| | Manufacturing, Intense | N | |
| | Research and Development | Y | |
| | Processing or Recycling of Mined Materials | N | |
| | Contractor's Shop | N | |
| | Contractor's Yard | N | |
| AGRICULTURAL USES | | | |
| | Plant Nursery or Greenhouse | N | |
| | Raising of Crops or Livestock | N | |
| | Community Garden | S | |
| | Commercial Farming Enterprise | N | |
| UTILITY AND PUBLIC SERVICE USES | | | |
| | Broadcasting or Recording Studio | Y | |
| | Transmission Tower | L | <ol style="list-style-type: none"> 1. The tower shall comply with the applicable provisions of s. 295-413. 2. The tower shall not exceed 150 feet in height or the tower shall be accessory to an elementary or secondary school and be set back from all property lines a distance at least equal to the height of the tower. Any other tower may be allowed as a special use. |

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| | Water Treatment Plant | N | |
| | Sewage Treatment Plant | N | |
| | Power Generation Plant | N | |
| | Small Wind Energy System | Y | |
| | Solar Farm | S | |
| | Substation/Distribution Equipment, Indoor | S | |
| | Substation/Distribution Equipment, Outdoor | L | All structures associated with the use shall be screened with landscaping, as described in s. 295-405. |
| TEMPORARY USES | | | |
| | Seasonal Market | L | <ol style="list-style-type: none"> 1. The activity shall be located on property owned or leased by the operator of the seasonal market. Alternatively, the market operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a seasonal market. 2. If flowers, plants, Wisconsin-grown farm products or Christmas trees constitute at least 75% of the merchandise offered for sale, the activity shall be limited to not more than 90 days in one calendar year. Otherwise, the duration of the seasonal market shall be limited to not more than 14 days in one calendar year. 3. The activity shall not produce glare, spill light or noise in violation of the provisions of ch. 80. 4. Signage shall be limited to not more than 2 signs and a total display area of 16 square feet for all signs combined. 5. Sales shall not occur between the hours of 9 p.m. and 7 a.m. 6. The site shall be restored to its previous condition following termination of the market operation. |
| | Temporary Real Estate Sales Office | L | <ol style="list-style-type: none"> 1. The sales office and any associated model homes or unity shall be open only until the homes or unit specifically being marketed are sold out. 2. Signage shall comply with the requirements of s. 295-407 and the sign regulations of subch. 5. 3. Customer-accessible restrooms shall be provided 4. An occupancy permit shall not be required for a temporary real estate sales office meeting the requirements of this paragraph. |

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| | Concrete Batch Plant, Temporary | L | <p>1. The plant shall be located on the property it serves or adjacent to the roadway if it is serving a roadway project. Construction projects at other locations shall not be served by the facility.</p> <p>2. The plant shall be located on property owned or leased by the operator of the plant. Alternatively, the plant operator may furnish the department of neighborhood services with written evidence that the property owner has given the operator permission to use the premises for a concrete/batch plant. If the operation utilizes the public right-of-way, the operator shall obtain appropriate permissions and permits from the commissioner of public works.</p> <p>3. No dust from the operation shall blow onto adjacent properties or public right-of-way. The operator shall also provide for the daily removal of material tracked onto the public roadway by equipment coming to or going from the facility.</p> <p>4. The plant shall not operate between the hours of 9 p.m. and 7 a.m.</p> <p>5. The plant may operate for a period not to exceed 9 months. When the construction project the plant is serving is complete, the site shall be cleaned and returned to its original condition or improved condition, as appropriate.</p> <p>6. The plant shall be screened with a 9-foot opaque fence, including but not limited to a chain-link fence with inserted slats</p> |
| | Live Entertainment Special Event | L | <p>1. If the event is to occur on the public right-of-way or other public property, the person, firm or organization coordinating the event shall obtain a special event permit in accordance with s. 105-55.5.</p> <p>2. The person, firm or organization coordinating the event shall obtain a festival permit, if required to do so by s. 261-103.</p> <p>3. If the event will include carnival rides, the property owner or carnival operator shall obtain a carnival site permit in accordance with s. 87-14.</p> <p>4. The event shall be located on property owned or leased by the person, firm or organization that is coordinating it. Alternatively, such person, firm or organization may furnish the department with written evidence that the property owner has given the operator permission to use</p> |

In all other respects, except as herein modified by Amendment No. 6, the Redevelopment Plan for the Park East Redevelopment Project remains in full force and effect and in operation.

This document was drafted by the City of Milwaukee – Department of City Development