

**EXHIBIT 1**

Document Number	REDEVELOPMENT PLAN AMENDMENT NO. 1	
Name and Return Address Redevelopment Authority Attn: Long Range Planning P.O. Box 324 Milwaukee, WI 53201	Tax Key No.: 351-0901-112-4, 351-0915-100-7, 352-1328-111-7, 352-1833-111-2, 352-1833-112-0, 352-1833-120-1, 352-2701-000-0, 352-2702-000-6, 352-2703-000-1, 352-2704-000-7, 352-2705-100-9, 352-2707-100-X, 352-2708-000-9, 352-2709-000-4, 352-2710-000-X, 352-2711-000-5, 352-2712-000-0, 352-2713-000-6 & 352-2714-000-1	Recording Area

Whereas, On June 14, 1984, the Redevelopment Authority of the City of Milwaukee (“Authority”) and on June 29, 1984, the Common Council of the City of Milwaukee (“Common Council”) adopted a Redevelopment Plan (“Plan”) for the Park West “F” Redevelopment Project; and

Whereas, The Park West “F” Redevelopment Plan was recorded on July 31, 1984 in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 5738173, on Reel 1664, Image 895; and

Whereas, Amendment No. 1 was approved by the Authority on May 20, 2004 and by the Council on June 15, 2004; now, therefore, be it Resolved, The Park West “F” Redevelopment Plan is amended as follows:

A. Under Section A, titled “Statement of Project Area Boundaries (Page 3), add the following:

Sub area “A” is defined as the area in the project boundary between North 12<sup>th</sup> Street, West Lloyd Street, North 14<sup>th</sup> Street and West Brown Street and is described on Map No. 1 attached hereto in the Exhibit section of this Amendment.

B. Under Section B, Subsection 2, Proposed Renewal Activities, add the following at the end of the section:

Sub area “A” along North 12<sup>th</sup> Street shall be replatted into lots suitable for multi-family or single-family development. The area approximately 150 feet west of North 12<sup>th</sup> Street to North 14<sup>th</sup> Street shall be replatted into lots for single-family house development as outlined on Map No. 2 attached hereto.

C. Under Section C, Subsection 1 titled “Proposed Land Use Plan,” add the following:

Proposed land uses for Sub area “A” are amended to specify single-family or multi-family housing as shown on Map No. 2 attached to this amendment titled “Proposed Land Use Plan for Sub area “A”.”

D. Under Section C, Subsection 2.b., “Land Use Provision and Building Requirements,” add the following language after the first paragraph:

Designs that do not conform to the standards may be authorized by specific action of the Authority.

Table 1, Schedule of Building Requirements, shall not apply to Sub area “A”. Building requirements for Sub area “A” are as follows:

Single Family Home Standards

1. Single-family house designs should be two story or one and one-half story bungalows that are in design, size and scale with other houses in the area
2. Each home shall have a minimum of 1,800 square feet of living space and each living unit shall have a minimum of two bedrooms and 1 bathroom.
3. The front setback shall be averaged but may not exceed 17 feet from the property line.
4. The house shall rest on a foundation that extends a minimum of 24 inches above grade. The foundation shall be constructed of brick, cut limestone, stone veneer, rusticated block, patterned concrete or approved decorative block.
5. The house shall have minimum floor to ceiling heights of 8 feet, including the basement.
6. The roof shall be steeply pitched with a minimum of 8/12 pitch. Roofing material shall be dimensional asphalt, flat tile or slate.
7. A sheltered porch at least 5 feet deep or a covered stoop of traditional design shall cover the front door. Porches shall be detailed with approved material and shall have top and bottom rails with balusters no wider than 2-1/2 inches, mounted in the center of the top and bottom rails. Front porch floors shall be elevated to no greater than 7 inches below the first floor or finish floor and shall be concrete or constructed of tongue and groove 5/4 lumber appropriate for exterior use.
8. Exterior cladding materials shall be brick, natural stone, wood clapboards, wood shingles, or cementitious clapboards that do not show lap marks. A heavy shadow line should be evident on all clapboards.
9. Elevations visible from the street shall have traditional architectural details such as cornices, frieze boards, corner boards, window enframements, water tables and raking boards at gables.
10. Windows facing any street shall be double hung, vertical in orientation.

11. Chimneys shall be of appropriate scale to the house. Pre-manufactured flues shall be covered in a material similar to the rest of the house.
12. Skylights shall be located so as not to be visible from the street.
13. Satellite dishes shall not be mounted within 20 feet of the front façade of the house (and side façade if a corner unit).

#### Multi-Family Housing Standards

1. Each unit shall have a minimum of 1,200 square feet of living space and a minimum of two bedrooms and 1 bathroom.
2. Ground floor units shall have front entrances facing the street with individual walkways from the public sidewalk.
3. The front setback may exceed the average if there are site elements that define the street frontage.
4. The building shall rest on a foundation that extends a minimum of 24 inches above grade. The foundation shall be constructed of brick, cut limestone, stone veneer, rusticated block, patterned concrete or approved decorative block.
5. Units shall have minimum floor to ceiling heights of 8 feet, including the basement.
6. A sheltered porch at least 5 feet deep or a covered stoop of traditional design shall cover the front door. Porches shall be detailed with approved material and shall have top and bottom rails with balusters no wider than 2-1/2 inches, mounted in the center of the top and bottom rails. Front porch floors shall be elevated to no greater than 7 inches below the first floor or finish floor and shall be concrete or constructed of tongue and groove 5/4 lumber appropriate for exterior use.
7. Exterior cladding materials shall be brick, natural stone, wood clapboards, wood shingles, or cementitious clapboards that do not show lap marks. A heavy shadow line should be evident on all clapboards. Other materials may be considered if approved by the Authority.
8. On corner units, architectural materials shall be consistent on both exposed elevations.
9. Building forms should be articulated by varying roof heights and modulation in the wall frames. Long, unbroken volumes and large, unarticulated roof planes are not permitted.
10. Elevations visible from the street shall have traditional architectural details such as cornices, frieze boards, corner boards, window enframements, water tables and raking boards at gables.
11. Windows facing any street shall be double hung, vertical in orientation.
12. Chimneys shall be of appropriate scale to the house. Pre-manufactured flues shall be covered in a material similar to the rest of the house.
13. Skylights shall be located so as not to be visible from the street.
14. Satellite dishes shall not be mounted within 20 feet of the front façade of the house (and side street façade if a corner unit).
15. Provide dumpster enclosures and screen services (i.e. utility meters, transformers) from the public street.
16. Provide common open space and amenities with a combination of landscaping and decorative pavers or textured surface to enhance the sense of community.

- E. Under Section C, Subsection 2.c., “Off-Street Parking,” add the following:

Garages for all single-family homes shall be detached structures, have a minimum size of 20 feet by 20 feet and have a set back of no more than five feet from the alley if the lot has alley access. If a lot does not have alley access, a side driveway shall access the garage.

Garages for town homes and multi-family dwellings shall not face public streets.

- F. Under Section C, Subsection 2.d., Landscaping, add

The following standards shall apply to Sub area “A.” Chain link fencing is not permitted nor is fencing permitted in front yards. Fencing along the side streets shall be cedar, dog-ear or other traditional style and no more than 6 feet in height.

- G. Under Section D, Subsection 1, Land Acquisition, add the following:

Sub area “A” is owned primarily by the City of Milwaukee and shall be acquired by the Authority. The Common Council resolution approving the amendment shall also approve the surplus declaration of the property and shall authorize the Commissioner of the Department of City Development or designee to convey Sub area “A” to the Authority for no monetary consideration. Further, the Authority is authorized to accept other deeds with clear title to any portion of Sub area “A.”

- H. Under Section D, Subsection 3, “Land Disposition,” add the following:

The Authority has advertised a Request for Proposal for Sub area “A” and may accept development proposals consistent with Chapter 66.1333, Wisconsin Statutes to achieve the purposes of the Amendment. A portion of Sub area “A” may be not be suitable for new development and may be conveyed to the owner of the existing property at 1338-40 West Brown Street.

- I. Under Section D, Subsection 6, “Public Improvements,” add the following:

The general location of new public improvements is shown on Map 2, Proposed Land Use Plan, but may be modified by the Executive Director as necessary to achieve the proposed redevelopment of Sub area “A”. New public streets and alleys shall be made in Sub area “A” without additional approval by the Authority for such dedications.

- J. Under Section E, Subsection 1.e. Recreation and Community Facilities is hereby deleted.

- K. Section E, Subsection 7, Proposed Changes in Zoning and Other Codes and Ordinances, add the following language after paragraph 1:

Development of Sub area “A” for uses intended by this Amendment may require a zoning change to Residential or General/Detailed Planned Development to guide and direct such development. The Authority shall make such application to the City of Milwaukee.

In all other respects, except as herein modified by Amendment No. 1, the Redevelopment Plan for the Park West “F” Redevelopment Project remains in full force and effect and in operation.

### Legal Description and Certificate of Recording Officer

The perimeter boundary of the Park West "F" Urban Renewal Project shown on Map No. 1, titled Boundary Map, delimits a tract of land in the Northwest ¼, Section 20, Township 7 North, Range 22 East, and in the Northeast ¼ Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more specifically bounded and described as follows:

Beginning at the intersection of the south line of West Brown Street and the east line of north 11<sup>th</sup> Street;

thence, west along the south line of West Brown Street, and its extensions, to the intersection with the southerly extension of a north-south line located in the block between North 13<sup>th</sup> Lane and North 14<sup>th</sup> Street and 45 feet east of and parallel to the west lines of Lots 15 and 16 in Block 31 of Subdivision of Lot K;

thence, north along said north-south line to the south line of Lot 14 in Block 31 of Subdivision of Lot K;

thence, west along the south lines of Lots 14 and 3 in Block 31 of Subdivision of Lot K, and its extension, to the west line of North 14<sup>th</sup> Street;

thence, north along the west line of North 14<sup>th</sup> Street to the south line of Lot 7 in Block 10 of Vliet's Addition;

thence, west along the south lines of Lots 7 and 10 in Block 10 of Vliet's Addition, and their extensions, to the west line of North 15<sup>th</sup> Street;

thence, north along the west line of North 15<sup>th</sup> Street to the intersection with an east-west line located 40 feet south of and parallel to the north line of Lot 8 in Block 11 of Vliet's Addition;

thence, west along said east-west line to a point located 135 feet west of the west line of North 15<sup>th</sup> Street;

thence, south and parallel to the west line of North 15<sup>th</sup> Street to the intersection with an east-west line located 50 feet south of and parallel to the north line of Lot 8 in Block 11 of Vliet's Addition;

thence, west along said east-west line to the east line of North 16<sup>th</sup> Street;

thence, south along the east line of North 16<sup>th</sup> Street to the intersection with an east-west line which runs due east from the intersection of the west line of North 16<sup>th</sup> Street and the southwesterly line of the northwesterly-southeasterly alley located in the block bounded by North 16<sup>th</sup> Street, North 17<sup>th</sup> Street, West Fond du Lac Avenue and West Lloyd Street;

thence, west along said east-west line to its intersection with the west line of North 16<sup>th</sup> Street and the southwesterly line of said alley;

thence, northwesterly along the southwesterly line of said alley to the intersection with a line located 2.5 feet southeasterly of and parallel to the northwesterly line of Lot 22 in Block 1 of Brown Homestead;

thence, southwesterly along said line to the southwesterly line of West Fond du Lac Avenue;

thence, northwesterly along the southwesterly line of West Fond du Lac Avenue, and its extensions, to the intersection with the westerly extension of the north line of West Lloyd Street located east of North 18<sup>th</sup> Street;

thence, east along the north line of West Lloyd Street, and its extensions, to the east line of North 11<sup>th</sup> Street, extended;

thence, south along the east line of North 11<sup>th</sup> Street, and its extensions, to the south line of West Brown Street, the point of beginning.

**Certificate of Recording Officer  
Park West Area “B”  
Urban Renewal Project**

I, Patricia S. Algiers, Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, do certify that the attached Redevelopment Plan Amendment No. 1 for the Park West Area “F” Urban Renewal Project 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 May 20, 2004, in Resolution Number \_\_\_\_\_, and by the Common Council of the City of Milwaukee on June \_\_, 2004 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 June, 2004.

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Patricia S. Algiers  
Executive Director-Secretary  
Redevelopment Authority of the City of Milwaukee

STATE OF WISCONSIN)  
  )SS  
COUNTY OF MILWAUKEE)

Personally came before me this \_\_\_\_\_ day of June, 2004, Patricia S. Algiers, who acknowledged herself 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.