

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on:

February 16, 2017

Project/Area:

Downtown Retail Center Redevelopment Project

Aldermanic District:

4th

Resolution approving an amendment, modification and termination of the Downtown Retail Center Redevelopment Plan.

Whereas, The Redevelopment Authority of the City of Milwaukee (the “RACM”) recorded in the Milwaukee County Register of Deeds Office (“ROD”) the Wis. Stat. 66.1333 (6) plan of redevelopment and urban renewal and amendments thereto identified below (that plan, as amended, is called the “Plan”):

- Redevelopment Plan for the Downtown Retail Center Redevelopment Project in TID 4, recorded in the Milwaukee County Register of Deeds Office (“ROD”) 7-11-1979 as Doc. # 5327570
- Amendment No. 1 recorded with the ROD 3-11-1987 as Doc. # 6030873
- Amendment No. 2 recorded with the ROD 12-17-1993 as Doc. # 6874161
- Amendment No. 3 recorded with the ROD 6-16-1998 as Doc. # 7549061
- Amendment No. 4 recorded with the ROD 2-22-1999 as Doc. # 7693105
- Amendment No. 5 recorded with the ROD 8-25-2000 as Doc. # 7953522
- Amendment No. 6 recorded with the ROD 2-16-2001 as Doc. # 8025598
- Amendment No. 7 recorded with the ROD 11-05-2001 as Doc. # 8162741; and

Whereas, By the Plan terms (original plan, ROD Doc. # 5327570): (ROD Image Page 653) the Plan was to “be in full force and effect for a period of 25 years from the date of the original approval of the Redevelopment Plan and shall automatically extend for five-year periods thereafter, unless changed by [RACM]” (that 25-year period ended in 2004); and (ROD Image Page 664) the Plan “may be modified” in accordance with Wis. Stat. 66.1333; and

Whereas, Per Wis. Stat. 66.1333 (6)(d), RACM wishes to further amend and modify the Plan; and per Wis. Stat. 66.1333 (11)(b), RACM wishes to modify the Plan in a manner that permits land uses in the project area other than those specified in the Plan; and

Whereas, Per Wis. Stat. 66.1333 (11)(b), all owners of property within the project area were notified of RACM’s intent to modify the Plan, notice (including project area, proposed modification and purpose) was given to all said owners at least 20 days before the hearing and notice was published as a class 2 notice, and RACM held a public hearing about modification on the same date as this resolution; and

Whereas, at the public hearing owners and other interested parties were allowed to be heard recognizing that per Wis. Stat. 66.1333 (11)(b) the public hearing is advisory to RACM; now, therefore, be it

Resolved by RACM that the proposed “Amendment, Modification and Termination of Redevelopment Plan” that is part of this file is hereby approved and RACM staff is directed to

transmit this resolution and the proposed document to the City of Milwaukee Common Council for consideration and approval, and if the Council so approves it by 2/3 vote per 66.1333 (11)(b), then the appropriate officer of RACM is hereby authorized to sign that document, or a document in substantial accordance therewith, and to record same in the Register of Deeds Office; and be it

Further Resolved, That at the RACM public hearing, per Wis. Stat. 66.1333 (11)(b), RACM determined that modification of the Plan will not affect original objectives of the Plan and not produce conditions leading to reoccurrence of blight within the project area because the purposes of the Plan have been achieved, the Plan is now obsolete, the Plan contemplated that it could be modified and terminated, and property in the project area remains subject to federal, state and local law, including zoning; and be it

Further Resolved, That the Plan is amended and modified to remove the provision on ROD Image Page 653 that the Plan shall automatically extend for successive five-year periods, and to reflect that the purposes of the Plan have been achieved and that land uses in the project area other than those specified in the Plan are to be allowed, subject to federal, state and local law, including governmental zoning and land use statutes, ordinances and regulations; and be it

Further Resolved, that the Plan, due to the amendments and modifications, subject to Council approval, shall be terminated and of no further force or effect such that it is no longer an encumbrance against title regarding parcels in the project area and against which the Plan was recorded; and be it

Further Resolved, That the officers of the RACM are authorized to take such further action and to execute such further documents and instruments necessary to implement this Resolution.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

Assistant Executive Director – Secretary
