

Document Number	AMENDMENT NO. 2 35 TH & CAPITOL REDEVELOPMENT PLAN
Name and Return Address Redevelopment Authority Attn: Long Range Planning 809 North Broadway Milwaukee, WI 53202	
Tax Key No.: 2690431000, 2690432000, 2690433000, 2690434000, 2690451000, 2690452000, 2690453000, 2690442000, 2690441000, 2690461000, 2681731000, 2681736000, 2690305111, 2690302110, 2699986100, 2681701000, 2700144111, 2851724120, 2851704110, 2699990000, 2869991000	
Drafted By: City of Milwaukee Department of City Development	
Maps & Legal Descriptions: See Exhibits A, B, & C	
Recording Area	

The Redevelopment Authority of the City of Milwaukee ("RACM") has created Amendment No. 2 to the *Redevelopment Plan for the North 35th Street – West Capitol Drive Project Area, or Century City*, which was approved by RACM on _____ and by the Common Council on _____.

WITNESSETH

Whereas, On May 19, 2005, the Redevelopment Authority of the City of Milwaukee ("RACM") and on June 14, 2005, the Common Council of the City of Milwaukee ("Common Council") adopted a Redevelopment Plan for the North 35th Street – West Capitol Drive Project Area, or Century City ("Plan"); and

Whereas, The Plan was recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin, on December 9, 2005 as Document No. 09145406; and

Whereas, Amendment No. 1 to the Plan ("Plan Amendment No. 1") was approved by RACM on August 19, 2010 and by the Common Council on September 21, 2010 to clarify the allowable uses in the project boundary and establish design guidelines for industrial property developed on land conveyed by RACM within the plan area; and

Whereas, The Plan will terminate 20 years from the date it was certified by the Common Council of the City of Milwaukee; and

Whereas, RACM has determined that many of the Plan Objectives, Renewal Actions, Land Use Provisions, and General Development Standards, are still relevant and would like to extend the Plan for an addition five (5) years to December 31, 2030; and

Whereas, RACM and the Common Council desire to affirm their commitment to industrial job creation, redeveloping industrial sites and eliminating blighting properties; and

Whereas, RACM acknowledges the following changes and modifications have affected the Plan since Plan Amendment No. 1 was adopted:

- a. Certified Survey Map (“CSM”) No. 8363 was adopted by the Milwaukee Common Council on May 25, 2011 and recorded at the Milwaukee Register Deeds as Document No. 10009389.
- b. *30th Street Corridor Economic Development Master Plan* formerly amended the Near North Side Plan and was adopted by the Milwaukee Common Council on April 11, 2012.
- c. CSM No. 8629 was adopted by the Milwaukee Common Council on September 23, 2014 and recorded at the Milwaukee Register of Deeds as Document No. 10402434.
- d. *Connecting the Corridor – Near North Side Strategic Action Plan* formerly amended the Near North Side Plan and was approved by the Milwaukee Common Council on November 4, 2020
- e. CSM No. 9513 was adopted by the Milwaukee Common Council on July 11, 2023 and recorded at the Milwaukee County Register of Deeds as Document No. 11355020. This CSM modified the boundary of the Plan with the creation of Melvina Park.
- f. Milwaukee Code of Ordinances *Industrial Districts Use Table 295-803-1* was last updated on October 15, 2024.

Whereas, RACM and the Common Council wish to amend the Permitted Uses Table to reflect the current zoning code that was updated on December 14, 2021. See **Exhibit D**.

Whereas, Plan Amendment No. 2 is consistent with the Comprehensive Plan of the City of Milwaukee and the; and

Now, therefore, the Plan is amended as follows:

- A. The duration of the plan will be extended for an addition five (5) years to December 31, 2030 and the provisions and guidelines enumerated in the Plan and the amendments shall be in full force and effect as provided by section 66.1333 (5) (a) 1, Wisconsin State Statutes.
- B. The permitted use table has been updated to reflect the currently zoning code as of October 15, 2024 for land uses on parcels in the Project Area that are currently zoned Industrial-Heavy (IH).

**Certificate of Recording Officer
Amendment No.2
West Capitol Drive and North 35th Street "Century City" Redevelopment Plan**

I, David P. Misky, Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, do certify that the attached Redevelopment Plan Amendment No. 2 for the West Capitol Drive and North 35th Street "Century City" 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 MONTH X, XXXX, in Resolution Number _____, and by the Common Council of the City of Milwaukee on MONTH X, XXXX 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 MONTH, XXXX .

David P. Misky
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 MONTH, XXXX, David P. Misky, who acknowledged himself to be the Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that she, being authorized so to do, executed the foregoing instrument as such officer of said Redevelopment Authority, by its authority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SEAL

Notary Public,

Milwaukee County
My commission _____

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

Exhibit A
Updated Legal Descriptions

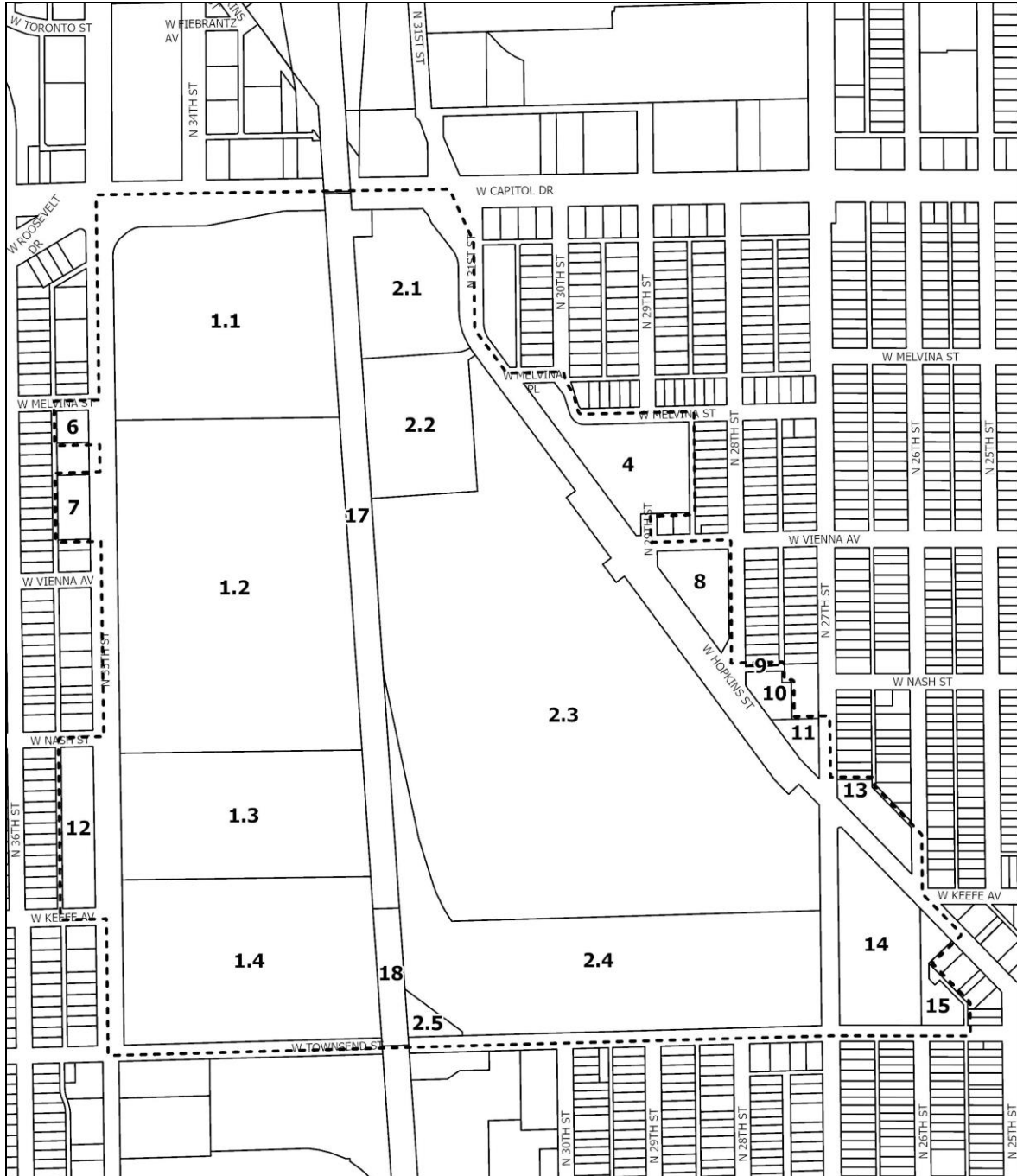
Amendment No 2
West Capitol Drive and North 35th Street “Century City” Redevelopment Plan

[to be inserted prior to recording]

DRAFT

Exhibit B Updated Acquisition Map & Table

Amendment No. 2 West Capitol Drive and North 35th Street “Century City” Redevelopment Plan



Project Boundary

Exhibit B
Schedule of Interests to be Acquired

Parcel	Owner & Address	PARCEL ADDRESS	TAX KEY	Interest Required	PARCEL AREA/SF
1.1	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	3940 North 35 th Street	2690431000	Acquired	597,623
1.2	City of Milwaukee 809 North Broadway Milwaukee, WI 53202	3700 North 35 th Street	2690432000	None	1,073,347
1.3	HB 3600 LLC c/o Pak Technologies 7025 West Marcia Road Milwaukee, WI 53223	3600 North 35 th Street	2690433000	None	430,290
1.4	3420 Milwaukee, LLC 2500 Highland Avenue #103 Lombard, IL 60148	3420 North 35 th Street	2690434000	None	571,742
2.1*	Good Opportunity Fund 1 LLC Good Opportunity 1 LLC 3945 North 31 st Street Milwaukee, WI 53216	3945 North 31 st Street	2690451000	None	189,247
2.2*	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	3055 West Hopkins Street	2690452000	Acquired	206,667
2.3*	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	3025 West Hopkins Street	2690453000	Acquired	1,967,921
2.4*	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	3533 North 27 th Street	2690442000	Acquired	710,235
2.5*	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	3180 West Townsend Street	2690441000	Acquired	19,449
3**	Not assigned				
4*	City of Milwaukee 809 North Broadway Milwaukee, WI 53202	3010 West Hopkins Street	2690461000	None	147,325
5**	Not assigned				
6	Century City Lofts, LLC 1603 Orrington Avenue, Ste 450 Evanston, IL 60201	3871 North 35 th Street	2681731000	None	14,331
7	Century City Lofts, LLC 1603 Orrington Avenue, Ste 450 Evanston, IL 60201	3817 North 35 th Street	2681736000	None	28,662
8	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	2823 West Vienna Street	2690305111	Acquired	61,855
9 & 10	Sheila Nguyen 3651 North 27 th Street Milwaukee, WI 53216	2744 West Hopkins Street	2690302110	None	23,958
11	Sheila Nguyen 3651 North 27 th Street Milwaukee, WI 53216	3627 North 27 th Street	2699986100	None	19,820
12	3420 Milwaukee, LLC 2500 Highland Avenue #103 Lombard, IL 60148	3525 North 35 th Street	2681701000	None	72,397

13	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	2642 West Hopkins Street	2700144111	Acquired	42,515
14	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	3424 North 27 th Street	2851724120	Acquired	178,901
15	Redevelopment Authority 809 North Broadway Milwaukee, WI 53202	2537 West Hopkins Street	2851704110	Acquired	37,070
16***	Not assigned				
17	WI & Southern RR LLC 315 West 3 rd Street Pittsburgh, KS 66762	2871R West Hopkins Street	2699990000	None	276,459
18	WI & Southern RR LLC 315 West 3 rd Street Pittsburgh, KS 66762	3201ADJ West Townsend Street	2869991000	None	65,224
19**	Not assigned				

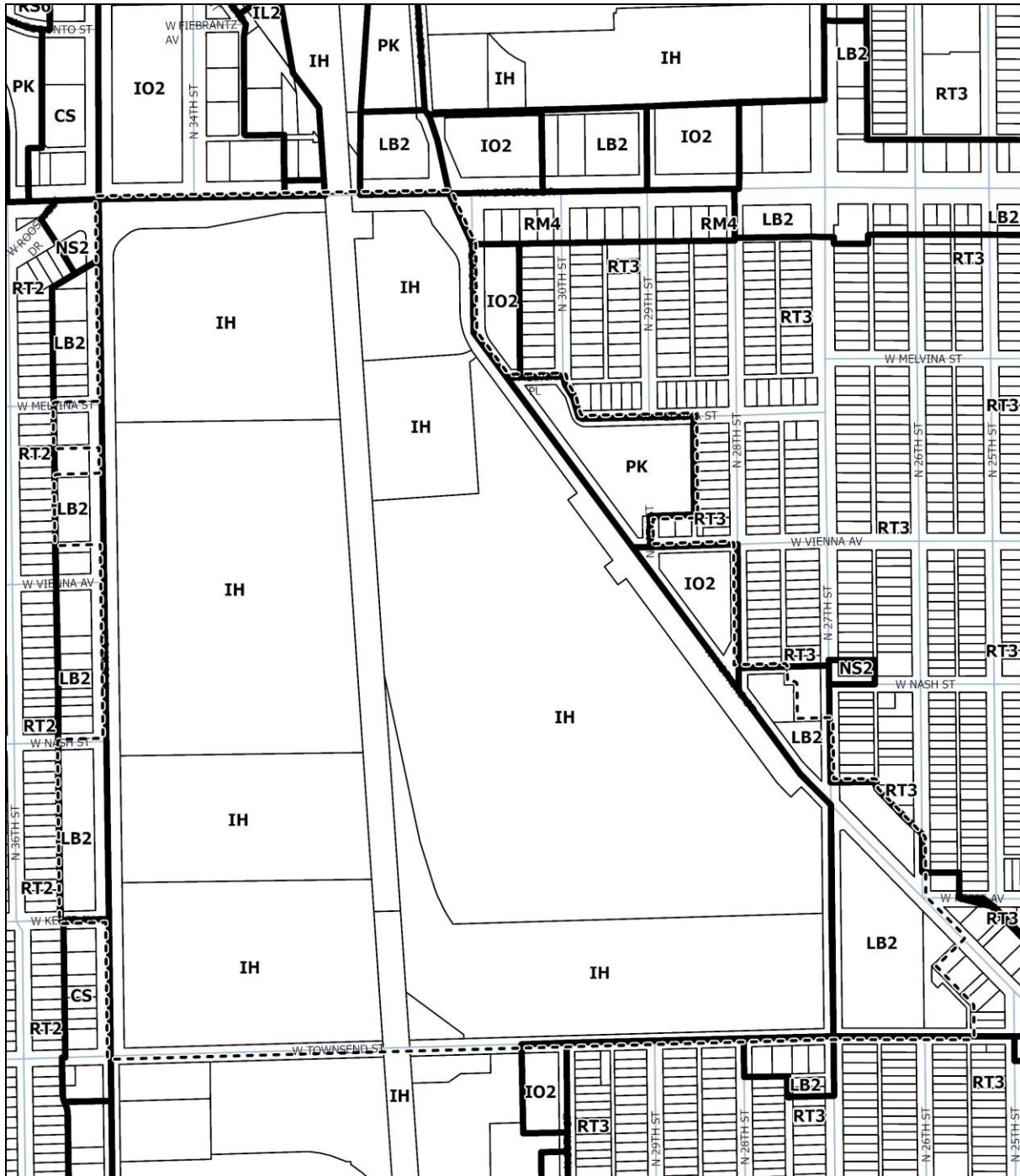
* New parcel created through a land division (Certified Survey Map)

** Parcel removed from table due to land combination/division

*** Number not assigned in original redevelopment plan

Exhibit C Updated Zoning Map

Amendment No 2 West Capitol Drive and North 35th Street "Century City" Redevelopment Plan



Project Boundary

Exhibit D
Updated Permitted Use Table

Amendment No. 2
West Capitol Drive and North 35th Street “Century City” Redevelopment Plan

A.	B.	C.
Uses	Current IH Use Classification	Additional Use Restrictions
<i>Residential Uses</i>		
Single-family Dwelling	N	-
Two-family Dwelling	N	-
Multi-family Dwelling	N	-
Permanent Supportive Housing	N	-
Transitional Housing	N	-
Attached Single-Family Dwelling	N	-
Live-work Unit	N	-
Mobile Home	N	-
Watchman/Service Quarters	Y	-
Family Day Care Home	N	-
<i>Group Residential</i>		
Rooming House	N	-
Convent, Rectory, or Monastery	N	-
Dormitory	N	-
Fraternity or Sorority	N	-
Adult Family Home	N	-
<i>Foster Homes</i>		
Family Foster Home	N	-
Small Foster Home	N	-
Group Home or Group Foster Home	N	-
<i>Shelter Care Facilities</i>		
Family Shelter Care Facility	N	-
Small Group Shelter Care Facility	N	-
Large Group Shelter Care Facility	N	-
Community Living Arrangement	N	-
<i>Educational Uses</i>		
Day Care Center	S	-
School, Elementary or Secondary	N	-
College	N	-
School, Personal Instruction	N	-
<i>Community-Serving Uses</i>		
Library	N	-
Cultural Institution	N	-
Community Center	N	-

Religious Assembly	N	-
Cemetery or Other Place of Interment	N	-
Public Safety Facility	Y	-
Correctional Facility	N	-
<i>Commercial and Office Uses</i>		
General Office	L	-
Government Office	L	-
Bank or Other Financial Institution	N	-
Currency Exchange, Payday Loan, or Title Loan Agency	N	-
Installment Loan Agency	N	-
Cash-for-gold Business	N	-
Pawn shop	N	-
Retail Establishment, General	N	-
Garden Supply or Landscaping Center	N	-
Home Improvement Center	N	-
Secondhand Store	N	-
Outdoor Merchandise Sales	N	-
Artist Studio	Y	-
Adult Retail Establishment	N	-
Tobacco or e-cigarette retailer	N	-
<i>Health Care and Social Assistance Uses</i>		
Medical Office	N	-
Health Clinic	N	-
Hospital	N	-
Medical Service Facility	N	-
Social Service Facility	N	-
Emergency Residential Shelter	N	-
Nursing Home	N	-
Adult Day Care	S	-
<i>General Service Uses</i>		
Personal Service	N	-
Business Service	N	-
Catering Service	Y	-
Funeral Home	N	-
Laundromat	N	-
Dry Cleaning Establishment	N	-
Furniture and Appliance Rental and Leasing	N	-
Household Maintenance and Repair Service	N	-
Tool/Equipment Rental Facility	N	-
<i>Animal Services</i>		
Animal Hospital/Clinic	Y	-
Animal Boarding Facility	Y	-
Animal Grooming or Training Facility	Y	-
<i>Motor Vehicle Uses</i>		

<i>Light Motor Vehicle</i>		
Sales Facility	S	N
Rental Facility	S	N
Repair Facility	L	-
Body Shop	L	-
Outdoor Storage	Y	N
Wholesale Facility	Y	N
<i>Heavy Motor Vehicle</i>		
Sales Facility	Y	N
Rental Facility	Y	N
Repair Facility	L	-
Body Shop	L	-
Outdoor Storage	Y	N
<i>General Motor Vehicle</i>		
Filling Station	S	N
Car Wash	S	N
Non-restaurant Drive-through Facility	S	N
Electric vehicle charging facility	Y	-
<i>Parking</i>		
Parking Lot, Principal Use	Y	N
Parking Lot, Accessory Use	Y	-
Parking Structure, Principal Use	Y	-
Parking Structure, Accessory Use	Y	-
Heavy Motor Vehicle Parking Lot, Principal Use	Y	N
Heavy Motor Vehicle Parking Lot, Accessory Use	Y	-
<i>Accommodation and Food Service Uses</i>		
Bed and Breakfast	N	-
Hotel, Commercial	N	-
Hotel, Residential	N	-
Tavern	L	-
Brewpub	L	-
Assembly Hall	N	-
Restaurant without drive-through facility	L	-
Restaurant with drive-through facility	N	-
<i>Entertainment and Recreation Uses</i>		
Park or Playground	S	-
Festival Grounds	N	-
Recreation Facility, Indoor	N	-
Recreation Facility, Outdoor	N	-
Health Club	N	-
Sports Facility	N	-
Gaming Facility	N	-
Theater	N	-
Convention and Exposition Center	N	-
Marina	Y	-

Outdoor Racing Facility	S	N
<i>Storage, Recycling, and Wholesale Trade Uses</i>		
Recycling Collection Facility	Y	N
Mixed-waste Processing Facility	L	N
Material Reclamation Facility	L	N
Salvage Operation, Indoor	L	N
Salvage Operation, Outdoor	S	N
Wholesale and Distribution Facility, Indoor	Y	-
Wholesale and Distribution Facility, Outdoor	Y	C
<i>Storage Facilities</i>		
Indoor	Y	-
Self-service	S	N
Outdoor	Y	N
Hazardous Materials	S	N
<i>Transportation Uses</i>		
Ambulance Service	Y	-
Ground Transportation Service	Y	-
Passenger Terminal	Y	-
Helicopter Landing Facility	S	-
Airport	N	-
Ship Terminal or Docking Facility	Y	-
Truck Freight Terminal	L	N
Railroad Switching, Classification Yard, or Freight Terminal	Y	-
<i>Industrial Uses</i>		
Alcohol beverage facility, micro	Y	-
Alcohol beverage facility, large	Y	-
Food processing	Y	-
Manufacturing, Light	Y	-
Manufacturing, Heavy	Y	C
Manufacturing, Intense	S	N
Research and Development	Y	-
Processing or Recycling of Mined Materials	S	-
Industrial Wastewater treatment facility	S	C
Contractor's Shop	Y	-
Contractor's Yard	Y	-
<i>Agricultural Uses</i>		
Plant Nursery or Greenhouse	Y	-
Raising of Livestock	L	N
Community Garden	Y	C
Commercial Farming Enterprise	Y	-
<i>Utility and Public Service Uses</i>		
Broadcasting or Recording Studio	S	-
Transmission Tower	L	N
Water Treatment Plant	Y	-

Sewage Treatment Plant	Y	-
Power Generation Plant	Y	-
Small Wind Energy System	Y	-
Solar Farm	Y	C
Substation/Distribution Equipment, Indoor	Y	-
Substation/Distribution Equipment, Outdoor	Y	-
<i>Temporary Uses</i>		
Seasonal Market	L	N
Temporary Real Estate Sales Office	L	N
Concrete Batch Plant, Temporary	L	C
Live Entertainment Special Event	L	N