



Legislation Details (With Text)

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File created:	1/18/2006	In control:	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
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Effective date:			
Title:	Substitute resolution approving the Redevelopment Plan for the North 20th and West Brown Streets Redevelopment Project Area (formerly titled the North 20th and West Lloyd Streets Redevelopment Project Area).		
Sponsors:	ALD. HINES JR.		
Indexes:	REDEVELOPMENT, URBAN		
Attachments:	1. Fiscal Note.pdf, 2. Redevelopment Plan.pdf, 3. Redevelopment Plan - Final, 4. CPC letter, 5. Draft - RACM resolution, 6. Letter from Comptroller's Office		

Date	Ver.	Action By	Action	Result	Tally
1/18/2006	0	COMMON COUNCIL	ASSIGNED TO		
1/19/2006	0	CITY CLERK	REFERRED TO		
1/23/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/23/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/31/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
2/13/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/13/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/22/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE			
9/12/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/12/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/12/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/12/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
9/19/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	SUBSTITUTED	Pass	5:0
9/19/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
9/19/2006	1	CITY CLERK	DRAFT SUBMITTED		
9/26/2006	1	COMMON COUNCIL	ADOPTED	Pass	15:0
10/6/2006	1	MAYOR	SIGNED		

051278

Substitute 1

050947

ALD. HINES

Substitute resolution approving the Redevelopment Plan for the North 20th and West Brown Streets Redevelopment Project Area (formerly titled the North 20th and West Lloyd Streets Redevelopment Project Area).

Adoption of this substitute resolution by at least a two-thirds vote of the Common Council will approve the Redevelopment Plan for the above-identified Project Area. Such approval is a prerequisite for exercising the powers granted to the Redevelopment Authority under Wisconsin law for certification and implementation of the Redevelopment Plan following adoption of this resolution.

Whereas, The redevelopment of the North 20th and West Brown Streets Redevelopment Project Area ("Project Area") is a catalytic project included in the Fond du Lac and North Comprehensive Plan, an element of the City of Milwaukee's ("City") Comprehensive Plan; and

Whereas, The redevelopment project for the North 20th and West Brown Streets Redevelopment Plan ("Plan") was prepared in partnership with a community-based redevelopment group, Legacy Redevelopment Corporation, with the participation of many neighborhood residents and stakeholders; and

Whereas, The redevelopment project will serve as an economic development vehicle for the Fond du Lac and North Neighborhood; and

Whereas, The redevelopment project proposed for the Plan will include a large-scale residential project as well as mixed-use along Fond du Lac and North Avenues with commercial development at street level; and

Whereas, Via File No. 050947 adopted December 13, 2005, the Common Council of the City of Milwaukee ("Council") found the above-identified Project Area met the criteria and needs specified in Section 66.1333(4)(b), Wisconsin Statutes, and approved the Project Area boundaries designated by the Redevelopment Authority of the City of Milwaukee ("Authority") and requested the Authority to prepare a Plan for the Project Area; and

Whereas, The Authority has prepared a Plan for the Project Area dated January 19, 2006, a copy of which is attached to this Common Council File, gave proper notice to property owners within the Project Area and conducted a Public Hearing on the Plan on January 19, 2006, pursuant to Wisconsin Statutes; and

Whereas, After the Public Hearing, the Authority approved the Plan and requested approval by the Council; and

Whereas, The City Plan Commission of the City of Milwaukee reviewed the Plan and determined that it conforms to the general plan of the City and to local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreation and community facilities and other public improvements in the Project Area as provided in Section 66.1333(6)(b)2. and 66.1333(6)(c), Wisconsin Statutes, as amended; and

Whereas, The Plan prescribes certain land uses for the Project Area that may require, among other things, the vacation and removal of certain streets or other public ways, the provision of public works and facilities, the location and relocation of sewer and water mains and other public and private utilities and facilities and any other public actions deemed necessary to carry out the Plan; and

Whereas, The Council is cognizant of the conditions imposed in the undertaking and carrying out of redevelopment projects under Wisconsin law including those pertaining to financial assistance, relocation, new construction and disposition; and

Whereas, Where clearance and redevelopment is proposed, Wisconsin law requires Council approval of a Relocation Plan assuring that decent, safe and sanitary dwellings substantially equal in number to the number of substandard dwellings to be removed in carrying out the Plan are available or will be provided at rents or prices within the financial reach of the income groups displaced; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Redevelopment Plan for the North 20th and West Brown Streets Redevelopment Project Area, as approved by the Redevelopment Authority of the City of Milwaukee on January 19, 2006, is approved; and, be it

Further Resolved, That:

1. The Plan is feasible and conforms to the general plan of the City and to the City's objectives for area development.
2. The Project Area, as presently constructed, is a blighted area in need of blight elimination, slum clearance and an urban renewal project within the meaning of Section 66.1333, Wisconsin Statutes.
3. Financial assistance under Sections 66.1333(5)(4) and 66.1333 (6)(f), Wisconsin Statutes, as amended, in the amount(s) necessary to enable the land in the Project Area to be renewed in accordance with the approved Plan shall be provided to the Authority as authorized by future resolution(s) to be adopted by the Council including, but not limited to funds provided through Tax Incremental District No. 65.
4. Where clearance is proposed, the objectives of the Plan cannot be achieved through rehabilitation or conservation; and, be it

Further Resolved, That to implement and facilitate the prosecution of the Plan as approved, certain official actions to support new land uses in the area after redevelopment may be required and which, among other things, may include the vacation and removal or establishment of certain streets, the provision of public works and facilities and to the public and semi-public ways, the location and relocation of sewer and water mains and other public and private utilities, facilities and installations and any other public actions deemed necessary to carry out the Plan, the Council:

1. Pledges its cooperation and stands ready to consider and take appropriate affirmative action on proposals and measures designed to effectuate the Plan including the future adoption of a resolution prohibiting new construction in the Project Area pursuant to the provisions of Section 66.1333(6)(e), Wisconsin Statutes.
2. Authorizes and directs all other City officials, departments, boards, authorities, commissions and agencies having administrative jurisdiction over the premises located within the area identified in the Plan to likewise take all such action and to provide all such assistance to the Authority and the Department of City development as may be needed from time to time; and, be it

Further Resolved, That the proper City officials are authorized and directed to execute quit claim deeds and any other related documents deemed necessary to effectuate transfer of title from the City to the Authority of any City-owned property located within the Project Area; and, be it

Further Resolved, That the City Clerk is authorized and directed to transmit a certified copy of this resolution to the Commissioner of Public works, the Commissioner of Neighborhood Services, the City Engineer, the Assessment Commissioner, the Redevelopment Authority of the City of Milwaukee and to such other agencies, boards and commissions of the City having administrative jurisdiction in the Project Area described above; and, be it

Further Resolved, That upon Council approval of the Relocation Plan prepared for this project by the Authority pursuant to applicable provisions of Wisconsin law and upon execution of the necessary funding agreement(s) between the Council and the Authority assuring the availability of funds for undertaking and carrying out the Plan, including all provisions, the Authority is requested to proceed with the prosecution of this Plan as provided in Wisconsin Statutes, as amended, and as more particularly set forth in Sections 66.1333(6)(e), 66.1333(9)(a)1. and 32.05(1), regarding:

1. Certification of the approved Plan to the Council.
2. Recording the approved Plan in the Office of the Register of Deeds of Milwaukee County, Milwaukee, Wisconsin.
3. Issuing and filing a Relocation Order for the project in the Office of the County Clerk of Milwaukee County, Milwaukee, Wisconsin.

DCD:JWS:jws
09/13/06