



Legislation Details (With Text)

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Title: Substitute resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 35 (N. 27th Street and W. Wisconsin Avenue) to expand the District boundary and amend the project costs, and authorizing expenditures for the District. (4th Aldermanic District)

Sponsors: ALD. BAUMAN

Indexes: TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

Attachments: 1. Amendment No. 1 to Project Plan TID 35, 2. 27th Street Corridor Alternatives, 3. 27th Street Corridor - Land Use and Impacts Study, 4. Letter of Endorsement, 5. Hearing Notice List, 6. Hearing Notice List 2-22-12

Date	Ver.	Action By	Action	Result	Tally
5/3/2011	0	COMMON COUNCIL	ASSIGNED TO		
1/26/2012	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/26/2012	1	CITY CLERK	DRAFT SUBMITTED		
1/31/2012	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
2/20/2012	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/22/2012	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
2/14/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/14/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/20/2013	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PLACING ON FILE	Pass	4:0
2/27/2013	1	COMMON COUNCIL	PLACED ON FILE	Pass	14:0

110075
SUBSTITUTE 1
971154
ALD. BAUMAN

Substitute resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 35 (N. 27th Street and W. Wisconsin Avenue) to expand the District boundary and amend the project costs, and authorizing expenditures for the District. (4th Aldermanic District)

This resolution approves Amendment No. 1 to the Project Plan for Tax Incremental District No. 35 (N.

27th Street and W. Wisconsin Avenue). Amendment No. 1 adds the block bounded by W. Wells Street, W. Wisconsin Avenue, N. 26th Street and N. 27th Street to the District and provides for public acquisition of land along the east side of 27th Street between Wells and Wisconsin for right-of-way purposes as part of the Project Plan.

The resolution also directs the Commissioner of City Development to amend, as necessary, various sections of the Project Plan so that they are consistent with Amendment No. 1. Upon completion of these revisions, the Commissioner shall submit them to this Common Council file, and they shall be considered part of the approved Amendment No. 1 to the Project Plan for Tax Incremental District No. 35.

Whereas, On February 10, 1998, the Common Council adopted File No. 971154, a resolution creating Tax Incremental District (“TID”) No. 35 (N. 27th Street and W. Wisconsin Avenue) and approving the Project Plan for the District; and

Whereas, The general purpose of the District was to spur the redevelopment of the 2-square-block area bounded by W. Wisconsin Avenue, W. Michigan Street, N. 26th Street and N. 28th Street, primarily through land acquisition and assembly, public infrastructure improvements and the provision of loans to eligible developers; and

Whereas, The commercial district in the vicinity of 27th and Wisconsin continues to be in need of economic revitalization, which could be stimulated in part through enhancing the physical appearance of N. 27th Street; and

Whereas, The City of Milwaukee and the Wisconsin Department of Transportation will, in the near future, be undertaking the reconstruction of N. 27th Street between W. St. Paul Avenue and W. Highland Boulevard with 80% State funding and 20% City funding; and

Whereas, The land use planning firm of PDI Graef has prepared schematics of several alternatives for the reconstruction of this portion of 27th Street and compiled them in the “27th Street Corridor Alternatives” document, a copy of which is attached to and made a part of this Common Council file; and

Whereas, The Common Council finds that, for the 2-block “Pedestrian Boulevard with Public Places” portion of the project (fig. 2B in the “27th Street Corridor Alternatives”), the design labeled “ALT. 3” is the preferred alternative; and

Whereas, This street reconstruction alternative necessitates the public acquisition, for right-of-way purposes, of certain lands located along the east side of 27th Street between Wisconsin Avenue and Wells Street; and

Whereas, By amending the Project Plan for TID No. 35 to include the block bounded by Wells Street, Wisconsin Avenue, 26th Street and 27th Street and to add land acquisition in this area as a project cost/activity for the District, the City creates a mechanism to fund the acquisition of this land for right-of-way purposes; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines that:

1. As implementation of the Project Plan for Tax Incremental District No. 35 has proceeded, it has become necessary to address public infrastructure redevelopment opportunities by expanding the

District boundary and changing the project-related costs/activities.

2. The proposed Amendment No. 1 to TID No. 35 changes the boundaries of the District and adds 13 parcels. However, the District, as amended, meets the criteria set forth in s. 66.1105(4)(gm)1 and 4, Wis. Stats.

3. The proposed Amendment No. 1 to TID No. 35 revises the project costs to be supported by the District. These costs relate directly to promoting development consistent with the City's Master Plan and with the purposes for which the District was created under s. 66.1105(4)(gm)4a, Wis. Stats.

4. The percentage of the aggregate value of the equalized taxable value of the District, using the amended District boundaries under the proposed Amendment No. 1 plus the incremental value of all other existing tax incremental districts in the City of Milwaukee does not exceed the statutory maximum of 12 percent of the aggregate value of total equalized taxable property within the City.

; and, be it

Further Resolved, That the attached Amendment No. 1 to the Project Plan for Tax Incremental District No. 35 is approved; and, be it

Further Resolved, That the Commissioner of City Development is directed to amend, as necessary, the following sections of the Project Plan so that they are consistent with Amendment No. 1:

1. The second paragraph of section I.B.
2. Table A in section II.B.2.c.
3. Schedule A in section II.B.3.a.
4. The first line of section II.B.3.b.
5. Exhibit 1 Boundary Description
6. Exhibit 2 Property Characteristics
7. Map 1 Boundary and Existing Land Use
8. Map 2 Structure Condition
9. Map 3 Proposed Uses and Proposed Improvements
10. Map 4 Existing Zoning
11. Map 5 Redevelopment Project Areas
12. Economic Feasibility Study

; and, be it

Further Resolved, That, upon completion of these revisions, the Commissioner of City Development shall submit them to this Common Council file, and they shall be considered part of the approved Amendment No. 1 to the Project Plan for Tax Incremental District No. 35; and, be it

Further Resolved, That Amendment No. 1 is feasible, is in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to notify the Wisconsin Department of Revenue in such form as may be prescribed by the Department of the approval of this Amendment pursuant to the provisions of s. 66.1105(5)(cm), Wis. Stats.

2. The Commissioner of City Development or his designee(s) is(are) directed to act on behalf of the Common Council as coordinator of all TID-related activities which, in his judgment, are necessary to carry out the amended Project Plan and the intent of this resolution, including negotiating and executing the purchase of the private property along the east side of N. 27th Street between Wells and Wisconsin that is needed for right-of-way purposes or acquiring this property through condemnation proceedings if necessary.

3. The City Comptroller is directed to increase funding for TID No. 35, by the amount necessary to complete the right-of-way acquisition contemplated by the amended Project Plan, from the parent TID Account No. 32-937-0001, with such funds being approved by the Common Council through usual budgetary procedures and made available upon request by the Commissioner of City Development.

4. The Commissioners of City Development and Public Works, as well as the City Engineer, are directed to take such actions as are necessary to finance, design, engineer and construct the proposed public improvements in accordance with the amended Project Plan.

5. The City Comptroller, in cooperation with the Commissioner of City Development, is directed to perform such acts and to create such subaccounts as are necessary to maintain the fiscal control required to carry out the amended Project Plan and the intent of this resolution.

6. The Redevelopment Authority of the City of Milwaukee and all other City officials, departments, board, authorities and commissions are directed to take all necessary actions and to provide all necessary assistance as may be needed by the above-identified officials to carry out the amended Project Plan and the intent of this resolution.

7. The City Clerk is directed to transmit a certified copy of this resolution, along with a copy of the Amendment, to the Commissioner of Public Works, the Commissioner of City Development, the Commissioner of Assessments and the City Engineer for administrative and/or informational purposes and to the Joint Review Board established by Common Council File No. 84-202, adopted June 12, 1984, for review in accordance with the procedures and criteria set forth in s. 66.1105(4m), Wis. Stats.

LRB127540-2
Jeffrey D. Osterman
01/26/2012

