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Title: Resolution approving Amendment No. 3 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project, in the 4th Aldermanic District. (DCD)

Sponsors: THE CHAIR

Indexes: CENTRAL BUSINESS DISTRICT, PLANNING, REDEVELOPMENT DISTRICT

Attachments:

Date	Ver.	Action By	Action	Result	Tally
4/7/1998	0	COMMON COUNCIL	ASSIGNED TO		
4/28/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
5/11/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/19/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
5/27/1998	0	COMMON COUNCIL	ADOPTED	Pass	17:0
6/5/1998	0	MAYOR	SIGNED		

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THE CHAIR

Resolution approving Amendment No. 3 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project, in the 4th Aldermanic District. (DCD)
- Analysis -

This resolution will modify the subject Redevelopment Plan to expand the uses permitted in the Plan to allow hotel and residential development at specified locations and delete floor area ratio requirements in the Plan. Subchapter 66.431(11)(a), Wisconsin Statutes, requires Common Council approval subsequent to Redevelopment Authority approval of the recommended modification.

Whereas, On May 30, 1978 the Redevelopment Authority of the City of Milwaukee ("Authority") and on May 22, 1978 the Common Council of the City of Milwaukee ("Common Council") approved a Redevelopment Plan for the Downtown Retail Center Redevelopment Project (the "Plan"), and said Plan was modified by Amendment No. 1 approved on February 23, 1987 by the Authority and on February 24, 1987 by the Common Council and by Amendment No. 2 on November 4, 1993 by the Authority and on November 24, 1993 by the Common Council; and

Whereas, In 1984 the Common Council approved comprehensive downtown zoning regulations which support mixed-use developments not specifically listed in the Plan for the Downtown Retail Center Redevelopment Project, therefore, the Authority desires to further modify this Plan to reflect current market and zoning issues; and

Whereas, Subsection 66.431(11)(a), Wisconsin Statutes, which sets forth certain procedures to be followed in this matter, stipulates that an approved project area redevelopment plan may be modified at any time after the lease or sale of the area or part thereof provided that the modification is consented to by the lessees and purchasers and that the proposed modification is adopted by the Authority and then submitted to the Common Council and approved by it; and

Whereas, On April 30, 1998 after public hearing pursuant to the provisions of Subsection 66.431(11)(a), Wisconsin Statutes, requiring notice and consent, the Authority adopted a resolution approving "Amendment No. 3" thereby modifying the Plan; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee regarding modification of the Redevelopment Plan for the Downtown Retail Center Redevelopment Project as submitted by the Authority with a recommendation for approval that:

1. Modification of the Project Area Plan ("Amendment No. 3") as approved by resolution of the Authority after public hearing on April 30, 1998 and as more precisely described and reproduced below is in all respects approved pursuant to the provisions and procedures of Subsection 66.431(11)(a), Wisconsin Statutes:

AMENDMENT NO. 3

a. Under Section 5, titled "Land Use Provisions and Building Requirements," under subsection titled "Retail/Office District" (Page 15, Image 646, Document No. 5327570), in the section listing the uses permitted on floors other than the basement, first, and second floors, insert 2. Residential uses in block 72, Marshall Fields Building.

Under the subsections titled "Retail/Office District," "Office District" and "Parking District," insert Hotel uses in that portion of blocks 69 and 70 known as the "reserve site" (236 and 304 West Michigan Street).

Under the subsection titled "Regulations and Controls," delete all language under paragraph "1. Retail/Office District;" under paragraph "2. Office District," and under paragraph "3. Parking District" (Page 16, Image 647, Document No. 5327570).

b. In all other respects, except as herein modified by Amendment No. 3, the Plan for the Downtown Retail Center Redevelopment Project on file and as recorded on July 11, 1979 in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 5327570, on Reel 1220, Images 624 to 686, inclusive, and as amended by Document No. 6030873, on Reel 2054, Images 648 to 662, inclusive, recorded on March 11, 1987 and as further amended by Document No. 6874161, on Reel 3185, images 863 to 871, inclusive, recorded on December 17, 1993, remains in full force and effect.

2. The proposed modification is feasible, will not affect the original objectives of such Plan, will not produce conditions leading to reoccurrence of slums or blight within the Project Area, and is in conformity with the general plan of the City; and, be it

Further Resolved, That the Authority is requested to record a copy of said Amendment No. 3 in the Office of the Register of Deeds of Milwaukee County, Wisconsin, pursuant to applicable provisions of Section 66.431, Wisconsin Statutes.

DCD/CM/RMF
04/07/98/A