



Legislation Details (With Text)

File #: 051274 **Version:** 0

Type: Resolution **Status:** Passed

File created: 1/18/2006 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:** 2/28/2006

Effective date:

Title: Resolution approving Amendment No. 1 to the North 5th Street - West Vine Street Redevelopment Plan to create opportunities for near downtown residential and mixed-use development, in the 6th Aldermanic District.

Sponsors: ALD. MCGEE JR.

Indexes: REDEVELOPMENT, URBAN

Attachments: 1. Fiscal Note.pdf, 2. Redevelopment Plan Amend No. 1.PDF, 3. CPC letter, 4. Fiscal Analysis, 5. Draft - RACM resolution, 6. Draft - Option to Purchase

Date	Ver.	Action By	Action	Result	Tally
1/18/2006	0	COMMON COUNCIL	ASSIGNED TO		
1/19/2006	0	CITY CLERK	REFERRED TO		
2/13/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
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			
2/28/2006	0	COMMON COUNCIL	ADOPTED	Pass	15:0
3/8/2006	0	MAYOR	SIGNED		

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ALD. MCGEE

Resolution approving Amendment No. 1 to the North 5th Street - West Vine Street Redevelopment Plan to create opportunities for near downtown residential and mixed-use development, in the 6th Aldermanic District.

Adoption of this resolution by at least two-thirds vote of the Common Council will approve the Redevelopment Plan Amendment for the above-identified Project Area to permit uses compatible with the market for near downtown residential and mixed-use development. Such approval is a prerequisite for exercising the powers granted to the Redevelopment Authority under Wisconsin law for certification and implementation of the Amendment following adoption of this resolution.

Whereas, On September 28, 1993, via File No. 930800, the Common Council of the City of Milwaukee ("Common Council") adopted a Redevelopment Plan ("Plan") for the North 5th Street - West Vine Street Redevelopment Project Area ("Project Area"); and

Whereas, The Redevelopment Authority of the City of Milwaukee ("Authority") desires to amend the Plan to create near downtown residential and mixed-use development opportunities that are compatible with the existing neighborhood surrounding the Project

Area and has prepared Amendment No. 1 to the Plan ("Amendment No. 1"), a copy of which is attached to this Common Council File, to create the development opportunities noted above; and

Whereas, The Authority gave proper notice to property owners within the Project Area and conducted a Public Hearing on Amendment No. 1 on January 19, 2006, pursuant to Wisconsin Statutes; and

Whereas, After the Public Hearing, the Authority approved Amendment No. 1 and requested approval by the Common Council; and

Whereas, The City Plan Commission of the City of Milwaukee reviewed Amendment No. 1 on January 23, 2006, and determined that it conforms to the general plan of the City of Milwaukee ("City") and to local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements in the Project Area as provided in Subsection 66.1333(4) (b), Wisconsin Statutes; and

Whereas, The Common 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 Common 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 Amendment No. 1 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 Amendment No. 1 to the Redevelopment Plan for the North 5th Street - West Vine Street Redevelopment Project Area is approved; and, be it

Further Resolved, That the Common Council finds that:

1. Amendment No. 1 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 Subsection 66.1333(4) (b), Wisconsin Statutes.
3. Where clearance is proposed, the objectives of Amendment No. 1 cannot be achieved solely through rehabilitation or conservation; and, be it

Further Resolved, That to implement and facilitate the prosecution of Amendment No. 1, as approved, certain official actions to support new land uses in the Project 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 Amendment No. 1, the Common Council hereby:

1. Pledges its cooperation and stands ready to consider and take appropriate affirmative action on proposals and measures designed to effectuate Amendment No. 1 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 Project Area identified in Amendment No. 1 to likewise take all such actions

and to provide all such assistance to the Authority and to the Department of City Development as may be needed; 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 said 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 Common 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 Common Council and the Authority assuring the availability of funds for undertaking and carrying out Amendment No. 1, including all provisions, the Authority is hereby requested to proceed with the prosecution of Amendment No. 1 as provided in Wisconsin Statutes, as amended, and as more particularly set forth in Subsections 66.1333(6)(e), 66.1333(9)(a)1. and 32.05(1), regarding:

1. Certification of the approved Amendment No. 1 to the Common Council.
2. Recording approved Amendment No. 1 in the Office of the Register of Deeds of Milwaukee County, Milwaukee, Wisconsin.
3. Issuing and filing a Relocation Order for the Project Area in the Office of the County Clerk of Milwaukee County, Milwaukee, Wisconsin; and, be it

Further Resolved, That the Commissioner of the Department of City Development ("Commissioner") or designee is authorized to convey City-owned property within the Project Area to the Authority without monetary consideration if designated for acquisition by Amendment No. 1 or upon the request of the Executive Director-Secretary of the Authority, the Commissioner or the Milwaukee Board of School Directors; and, be it

Further Resolved, That the Commissioner or designee is authorized to convey residential lots within the Project Area that are suitable for construction to qualified developers for such construction on similar terms and conditions that the Common Council has authorized for sale of other City-owned buildable lots.

DCD-Redevelopment Authority

JFG:jfg

01/18/06/A