



## Legislation Text

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**File #: 041510, Version: 0**

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ORIGINAL

### THE CHAIR

Resolution approving the boundaries for the West Capitol and North 35th Street Redevelopment Project Area and authorizing and directing the Redevelopment Authority of the City of Milwaukee to prepare a Redevelopment Plan in the 7th Aldermanic District. (DCD)

Adoption of this resolution by at least two-thirds vote of the Common Council of the City of Milwaukee will enable the Redevelopment Authority of the City of Milwaukee to proceed with the preparation of a Redevelopment Plan for the West Capitol and North 35th Street Redevelopment Project Area that will then be submitted to the Common Council for consideration and approval in accordance with Section 66.1333, Wisconsin Statutes.

Whereas, One of the principal goals of the City of Milwaukee ("City") is to create a regulatory and physical environment favorable to capital investment and the creation and location of jobs; and

Whereas, The redevelopment of industrial parks elsewhere in the City has been facilitated by the creation of redevelopment project areas pursuant to Section 66.1333, Wisconsin Statutes, known as the "Blight Elimination and Slum Clearance Act"; and

Whereas, As a first step in the exercise of powers granted and for the acquisition and disposition of real property in a project area, Section 66.1333, Wisconsin Statutes, as amended, requires that the Redevelopment Authority of the City of Milwaukee ("Authority") designate the boundaries of a proposed project area, declare the area blighted and submit such boundaries to the Common Council of the City of Milwaukee ("Common Council") for approval; and

Whereas, On February 17, 2005, the Authority designated boundaries for the proposed West Capitol and North 35th Street Redevelopment Project Area, as identified on Exhibit 1, a copy of which is attached to this Common Council File, (and generally located within, but not circumscribed by West Capitol Drive, West Hopkins Street, West Townsend Street and North 35th Street and sometimes referred to generally as Tower Automotive or A.O. Smith), declared the area in need of blight elimination and in need of a Redevelopment Plan and recommended that the Common Council approve the boundaries; and

Whereas, The Common Council may by resolution, prohibit any new construction in the project area pursuant to Subsection 66.1333(6)(b)1, Wisconsin Statutes, for an initial period of not to exceed six months from enactment of the resolution, except upon resolution that the new construction will not substantially prejudice the preparation or processing of a plan for the area, and is necessary to avoid substantial damage to the applicant; and

Whereas, New private and public initiatives currently leading to capital investment and job creation and location on Lots 2 and 3, shown on Exhibit 1, would not substantially prejudice the preparation or processing of a plan for the area, and prohibiting new construction, would subject substantial damage to said lots' owners and lessees; and

Whereas, The Common Council deems it necessary and in the public interest to undertake activities to eliminate blight, blighting influences, obsolescence and the deterioration

of property in the West Capitol and North 35th Street Redevelopment Project Area; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the boundaries for the proposed West Capitol and North 35th Street Redevelopment Project Area, as shown on Exhibit 1, are approved pursuant to the provisions of Section 66.1333, Wisconsin Statutes; and, be it

Further Resolved, That the project area is designated blighted and in need of a redevelopment project by virtue of its present use, obsolescence, deterioration of site and other improvements that substantially impairs or arrests the sound growth of the City within the meaning of Section 66.1333, Wisconsin Statutes; and, be it

Further Resolved, That the Authority is requested to proceed with the preparation of a Redevelopment Plan and, if necessary, a Relocation Payment and Assistance Plan for the proposed project area, including any and all studies and surveys necessary as may be required by Wisconsin law and to submit such Plans to the Common Council for approval; and, be it

Further Resolved, That for an initial period not to exceed six months from the date of adoption of this resolution, except upon resolution by the Common Council, as provided in Section 66.1333(6)(b)1, Wisconsin Statutes, and in Section 200-36 of the Milwaukee Code of Ordinances, no new construction except ordinary repair or maintenance, or improvement necessary to continue occupancy under any regulatory order, shall be authorized by any agency, board or commission of the City in such area except as herein provided; and, be it

Further Resolved, That an exception is hereby made to the prohibition in the previous paragraph for Lots 2 and 3 shown on Exhibit 1 because proposed new construction will not substantially prejudice the preparation or processing of a Plan for the area and the exception is necessary to avoid substantial damage to the said lots' owners and lessees if not permitted to proceed; and, be it

Further Resolved, That the Common Council pledges its cooperation in the preparation of Plans incidental to the aforesaid project and requests the various City officials, departments, boards, commissions and agencies having administrative jurisdiction and responsibilities in the premises located within the designated and approved boundaries of the proposed project to likewise cooperate with and to assist, as may be appropriate, the Authority and its duly appointed staff, the Department of City Development; and, be it

Further Resolved, That the City Clerk is directed to transmit a certified copy of this resolution along with a copy of Exhibit 1 to the Commissioner of Public Works, the Commissioner of City Development, the Commissioner of Neighborhood Services and the City Engineer.

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02/22/05/A