



Legislation Text

File #: 991028, Version: 1

991028
SUBSTITUTE 1

ALD. GORDON

Substitute resolution approving Amendment No. 1 to the North 26th Street - West North Avenue Redevelopment Plan to allow retail use in the entire project area and approving the Land Disposition Report for the properties at 2459 to 2485 West North Avenue for sale to AutoZone, Inc., for retail development, in the 7th Aldermanic District (Redevelopment Authority).

- Analysis -

This substitute resolution modifies the North 26th Street - West North Avenue Redevelopment Plan to permit retail use in all areas of the project and will permit the Redevelopment Authority to convey said land according to the conditions in the Land Disposition Report.

Whereas, On June 6, 1990, the Redevelopment Authority of the City of Milwaukee ("Authority") and on July 10, 1990, the Common Council of the City of Milwaukee ("Common Council") adopted a Redevelopment Plan for the North 26th Street - West North Avenue Redevelopment Project; and

Whereas, The North 26th Street - West North Avenue Redevelopment Plan ("Plan") was recorded on October 19, 1990, in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 6428848, on Reel 2502, Image 1531; and

Whereas, The Authority desires to modify the Plan to permit retail use in all areas of the project, gave the required statutory notices, and conducted a Public Hearing on October 14, 1999, pursuant to Subsection 66.431(11)(b), Wisconsin Statutes, after which the Authority adopted a resolution approving Amendment No. 1; and

Whereas, The Public Hearing conducted on October 14, 1999, concurrently addressed the proposed sale as required by Wisconsin Statutes; and

Whereas, Pursuant to Wisconsin Statutes and as a condition precedent to the sale, lease or transfer of land, the Authority submits herewith a Land Disposition Report describing the terms and conditions of the proposed sale; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that Amendment No. 1 to the North 26th Street - West North Avenue Redevelopment Plan, as described below, is approved pursuant to the provisions and procedures of Subsection 66.431(11)(b), Wisconsin Statutes:

AMENDMENT NO. 1

A. Under Section C.1, titled "Land Use Provisions and Building Requirements" (Page 4, Reel 2502, Image 1537, Document No. 6428848), rename the subsection titled "a. Neighborhood Shopping Areas" as "a. Local Business".

And in paragraph a.2), replace the words "Neighborhood Shopping" with the words "Local Business".

And in the title of subsection "b.", "Residential Areas", delete the word "Areas".

And in paragraph b.2), add the words "and Local Business" following the word "Residential".

And under Section G., titled "Maps and Exhibits", delete existing Map No. 3 titled "Proposed Land Use Plan" (Reel 2502, Image 1548, Document No. 6428848) and replace with the amended Map No. 3, a copy of which is attached to this Common Council File as Exhibit 1.

B. In all other respects, except as modified by Amendment No. 1, the Redevelopment Plan for the North 26th Street - West North Avenue Redevelopment Project Area on file and as recorded on October 19, 1990, in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 6428848, on Reel 2502, Images 1531 to 1553 inclusive, remains in full force and effect and in operation.

; and, be it

Further Resolved, That the Council finds that the proposed modification is feasible, will not affect the original objectives of the 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 of Milwaukee; and, be it

Further Resolved, That the Authority is requested to record a copy of said resolution describing the modification (Amendment No. 1) in the Office of the Register of Deeds of Milwaukee County, Wisconsin; and, be it

Further Resolved, That the Land Disposition Report dated October 14, 1999, with respect to the proposed sale of the following described parcel is approved.

PROJECT

North 26th Street - West North Avenue

PARCEL NUMBER

Disposition Parcel No. 350-30-1

PROPERTY ADDRESSES

2459 to 2485 West North Avenue

REDEVELOPER

AutoZone, Inc.

DCD/Redevelopment Authority

EMM:bmm

10/22/99