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Title: Resolution approving Amendment No. 4 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project. (DCD)

Sponsors: THE CHAIR

Indexes: CENTRAL BUSINESS DISTRICT, PLANNING, REDEVELOPMENT DISTRICT

Attachments:

Date	Ver.	Action By	Action	Result	Tally
11/24/1998	0	COMMON COUNCIL	ASSIGNED TO		
12/4/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/9/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
12/15/1998	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR		
1/12/1999	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	3:0
1/19/1999	0	COMMON COUNCIL	ADOPTED	Pass	15:0
1/22/1999	0	MAYOR	SIGNED		

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THE CHAIR

Resolution approving Amendment No. 4 to the Redevelopment Plan for the Downtown Retail Center Redevelopment Project. (DCD)
- Analysis -

This resolution modifies the subject Redevelopment Plan to permit hotel and some office related uses in the old Marshall Field's building as well as the retail uses already permitted.

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") adopted a Redevelopment Plan ("Plan") for the Downtown Retail Center Redevelopment Project and said Plan was modified by Amendment No. 1 on February 23, 1987 by the Authority and on February 24, 1987 by the Common Council, by Amendment No. 2 on November 4, 1993 by the Authority and on November 24, 1993 by the Common Council, and by Amendment No. 3 on April 30, 1998 by the Authority and on May 27, 1998 by the Common Council; and

Whereas, On November 19, 1998 after a public hearing, the Authority per Subsection 66.431(11)(b), Wisconsin Statutes, requiring notice to the owners and lessees of the real properties in the Project area, the Authority adopted a resolution approving Amendment No. 4 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. 4), as described below, is in all respects approved per the provisions and procedures of Subsection 66.431(11)(b), Wisconsin Statutes:

AMENDMENT NO. 4

A. Under Section 5, titled "Land Use Provisions and Building Requirements," under the Subsection titled "Retail/Office District" (Page 15, Image 646, Document No. 5327570), insert the following language after Item 3 (as added by Amendment No. 2) in the Subparagraph which reads, "the following uses shall be permitted in the basements and on the first and second floors of structures located in this district.":

4. Parking Garages: Automobile parking in the basement of the structure located at 101 West Wisconsin Avenue, being the block bounded by West Wisconsin Avenue, West Michigan Street, North Plankinton Avenue and the Milwaukee River.

5. Newsroom Studio/Offices: Newsroom offices and broadcasting studios in the northeasterly quarter of the first floor of the 101 West Wisconsin Avenue Building.

6. Offices: Lobby, reception areas and offices in the south one-third of the first floor and that portion of the second floor south of the skywalk over the river of the 101 West Wisconsin Avenue Building.

7. Hotel/Residential: Lobby and reception areas on the first floor of the 101 West Wisconsin Avenue Building, servicing and relating to the operation of a hotel and/or residential apartments or condominium units located above the second floor of the 101 West Wisconsin Avenue Building.

8. Common Areas: Common areas, including, but not limited to, hallways, entranceways, lobbies and elevators, providing access to and servicing the retail, office and hotel/residential areas of the 101 West Wisconsin Avenue Building.

And, insert the following language after Item 3 (as added by Amendment No. 3) in the Subparagraph which reads "the following use shall be permitted on floors other than the basement, first, and second floors of structures located in this district."

4. Hotels: Hotels, including, but not limited hereof because of enumeration, extended stay hotels and other related facilities principal and accessory to the operation and maintenance of a hotel within the 101 West Wisconsin Avenue Building.

B. In all other respects, except as herein modified by Amendment No. 4, the Redevelopment Plan for the Downtown Retail Center Redevelopment Project of 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, and as further amended by Document No. 7549061, Reel 4330, Images 981 to 989, inclusive, recorded on June 16, 1998, remains in full force and effect and in operation.

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.

3. The Authority is requested to record a copy of said resolution describing the modification (Amendment No. 4) in the Office of the Register of Deeds of Milwaukee County.

DCD:CHM:chm
11/24/98/A