



Legislation Details (With Text)

File #: 990330 **Version:** 0
Type: Resolution **Status:** Passed
File created: 6/2/1999 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
On agenda: **Final action:** 7/13/1999
Effective date:

Title: Resolution approving Amendment No. 1 to the Park West "B" Redevelopment Plan, declaring the City-owned lot at 2323 North 35th Street blighted for acquisition purposes, and approving the Land Disposition Report for the properties at 2379 North 35th Street, 2323 North 35th Street, 2334 North 37th Street, 2372 North 37th Street and 3619 West Meinecke Avenue for sale to American Stores Properties, Inc. in the 17th Aldermanic District (Redevelopment Authority).

Sponsors: THE CHAIR

Indexes: BLIGHT DECLARATION, BLIGHTED PROPERTY ACQUISITION, LAND DISPOSITION REPORTS, PROPERTY SALES

Attachments:

Date	Ver.	Action By	Action	Result	Tally
6/2/1999	0	COMMON COUNCIL	ASSIGNED TO		
6/7/1999	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/15/1999	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
6/29/1999	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/7/1999	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
7/13/1999	0	COMMON COUNCIL	ADOPTED	Pass	17:0
7/22/1999	0	MAYOR	SIGNED		

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THE CHAIR

Resolution approving Amendment No. 1 to the Park West "B" Redevelopment Plan, declaring the City-owned lot at 2323 North 35th Street blighted for acquisition purposes, and approving the Land Disposition Report for the properties at 2379 North 35th Street, 2323 North 35th Street, 2334 North 37th Street, 2372 North 37th Street and 3619 West Meinecke Avenue for sale to American Stores Properties, Inc. in the 17th Aldermanic District (Redevelopment Authority).

- Analysis -

This resolution modifies the Park West "B" Redevelopment Plan to permit retail use and to allow curb cuts on North 35th Street, declares a City-owned lot adjacent the project boundary blighted for acquisition purposes, and permits the Redevelopment Authority of the City of Milwaukee to convey said land according to the conditions in the Land Disposition Report.

Whereas, On May 7, 1981 the Redevelopment Authority of the City of Milwaukee ("Authority") and on May 21, 1981 the Common Council of the City of Milwaukee ("Common Council") adopted a Redevelopment Plan ("Plan") for the Park West "B" Redevelopment Project; and

Whereas, The Plan was recorded on July 14, 1981 in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 5488164, on Reel 1388, Image 1077 to 1105, inclusive; and

Whereas, The Authority desires to modify the Plan to permit retail use and allow curb cuts on North 35th Street, gave the required statutory notices, and conducted a Public Hearing on May 27, 1999, pursuant to Subsection 66.431(11)(b), Wisconsin Statutes, after which the Authority adopted a resolution approving Amendment No. 1 to the Plan; and

Whereas, The Public Hearing also considered the blight designation of the City-owned vacant lot at 2323 North 35th Street for acquisition purposes pursuant to Section 66.431(5)(c), Wisconsin Statutes, as amended; and

Whereas, The Public Hearing conducted on May 27, 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 Park West "B" Redevelopment Plan, as described below, is in all respects approved per provisions and procedures of Subsection 66.431(11)(b), Wisconsin Statutes:

AMENDMENT NO. 1

A. Under Section B, titled "Plan Objectives" (Page 3), delete all language under Item "a" and replace with the following:

a. To encourage retail, residential and recreational development.

B. Under Section C, Subsection 2.a., titled "Permitted Land Uses in the Redevelopment Area are as follows:" (Page 4), add the following:

3. Retail Uses

C. Under Section C, Subsection 2.b., titled "Building Requirements" (Page 5), add the following language after the first paragraph:

Building requirements for retail uses including the site plan, building design, materials, signage, fencing, landscaping, and any other such concerns will be addressed as part of any necessary rezoning process.

D. Under Section C, Subsection 2.e., titled "Off-Street Parking" (Page 5), delete the following language in the second paragraph:

Curb openings for driveways on North 35th Street are expressly prohibited.

E. Under Section E, Subsection 7, titled "Proposed Changes in Zoning and Other Codes and Ordinances" (Page 13), add the following language after paragraph 1:

Should an acceptable retail development for the blocks between North 35th and North 37th Street be proposed, a zoning change to Planned Development will be required to guide and direct such development.

F. In all other respects, except as herein modified by Amendment No. 1, the Redevelopment Plan for the Park West "B" Redevelopment Project remains in full force and effect and in operation; and, be it

Further Resolved, That the proposed modification is feasible, will not affect the original objectives of such Plan, will not produce conditions leading to the 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 Plan modification (Amendment No. 1) in the office of the Register of Deeds of Milwaukee County; and, be it

Further Resolved, That the blight designation of the City-owned vacant lot at 2323 North 35th Street is approved and that the proper City officials shall execute a quit claim deed to the Authority for no monetary consideration; and, be it

Further Resolved, That the Land Disposition Report dated May 27, 1999, with respect to the proposed sale of the following described parcels is approved.

PROJECT

Park West "B"

PARCEL NUMBER

Disposition Parcel No. 327-04-1

PROPERTY ADDRESSES

2379 North 35th Street

2323 North 35th Street

2334 North 37th Street

2372 North 37th Street

3619 West Meinecke Avenue

REDEVELOPER

American Stores Properties, Inc.

DCD:EMM:rmf
06/02/99/A