



Legislation Details (With Text)

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**File created:** 4/19/2022      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:**      **Final action:** 6/1/2022

**Effective date:**

**Title:** Resolution approving Amendment No. 6 to the Redevelopment Plan for the Park East Redevelopment Project Area, in the 3rd, 4th and 6th Aldermanic Districts.

**Sponsors:** ALD. BAUMAN

**Indexes:** REDEVELOPMENT, URBAN

**Attachments:** 1. Map, 2. Redevelopment Plan Amendment No 6, 3. City Plan Commission Letter, 4. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
4/19/2022	0	COMMON COUNCIL	ASSIGNED TO		
4/22/2022	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
4/25/2022	0	CITY PLAN COMMISSION	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	5:0
5/3/2022	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
5/24/2022	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
6/1/2022	0	COMMON COUNCIL	ADOPTED	Pass	13:0
6/6/2022	0	MAYOR	SIGNED		

211969  
ORIGINAL  
030870, 040563, 041593, 050703, 050821, 100886, 101123  
ALD. BAUMAN

Resolution approving Amendment No. 6 to the Redevelopment Plan for the Park East Redevelopment Project Area, in the 3rd, 4th and 6th Aldermanic Districts.

Adoption of this resolution by at least two-thirds vote of the Common Council of the City of Milwaukee will amend the text to adjust the permitted land uses and conditions set forth in Document Three: Development Code within the Park East Redevelopment Project Area and clarify that any requests for special uses or variance approvals shall be reviewed by the Board of Zoning Appeals pursuant to the processes and standards within Chapter 295 Subchapter 3 of the Milwaukee Code of Ordinances.

Whereas, On December 15, 2003, the Redevelopment Authority of the City of Milwaukee (“RACM”) approved Resolution No. 9569 and on June 15, 2004, the Common Council of the City of Milwaukee (“Common Council”) adopted File No. 030870, a Redevelopment Plan for the Park East Redevelopment Project Area (the “Plan”); and

Whereas, The Plan was recorded on August 11, 2004, in the Office of the Register of Deeds of Milwaukee County, Wisconsin, as Document No. 08841218; and

Whereas, On August 19, 2004, via Resolution No. 9641, RACM and on September 21, 2004, via File No. 040563, the Common Council adopted Amendment No. 1 to the Plan; and

Whereas, On April 28, 2005, via Resolution No. 9708, RACM and on May 3, 2005, via File No. 041593, the Common Council adopted Amendment No. 2 to the Plan; and

Whereas, On November 17, 2005, via Resolution No. 9764, RACM and on January 18, 2006, via File No. 050821, the Common Council adopted Amendment No. 3 to the Plan; and

Whereas, On December 16, 2010, via Resolution No. 10256, RACM and on February 8, 2011 via File No. 100886, the Common Council adopted Amendment No. 4 to the Plan; and

Whereas, On February 14, 2012, via Resolution No. 10272, RACM and on February 28, 2012 via File No. 101123, the Common Council adopted Amendment No. 5 to the Plan; and

Whereas, Within the Redevelopment Plan, “Document Three: Development Code” defines use and design standards for all buildings on each of the 28 blocks; and

Whereas, On January 18, 2006, the Common Council adopted an ordinance via File No. 050703 changing the zoning for much of the area within the Park East Redevelopment Project Area to Redevelopment District (“RED”) zoning, under which eligible uses and design standards are established through the adopted redevelopment plan for the area zoned RED; and

Whereas, There have been a number of technical adjustments and updates to the uses defined in the land use tables within the City of Milwaukee Zoning Code since the creation of the Park East Development Code in 2003; and

Whereas, The use tables within the previously adopted Park East Development Code as amended permitted certain uses only if approved by RACM resolution; and

Whereas, The Board of Zoning Appeals (“BOZA”) is the body that generally reviews requests for special use approvals and use and dimensional variances under the zoning code following processes and standards set forth within Chapter 295 Subchapter 3 of the Milwaukee Code of Ordinances (“MCO”); and

Whereas, RACM and the Common Council wish to update the use tables within the Park East Development Code to reflect updates that have been made to the zoning code since 2003; and

Whereas, RACM and the Common Council have determined that, consistent with Chapter 295, Subchapter 3 of the MCO, BOZA is the appropriate body to review special use and variance requests for projects within the Park East Redevelopment Project Area zoned RED; and

Whereas, Amendment No. 6 to the Plan, a copy of which is attached to this Common Council File contains an updated use list and language to memorialize that BOZA is the body that will review and approve special use and use and dimensional variance requests within the Project Area zoned RED; and

Whereas, RACM approved Amendment No. 6 to the Plan after a public hearing on April 21, 2022, and is hereby transmitting it to the Common Council for approval; and

Whereas, The City Plan Commission reviewed Amendment No. 6 to the Plan and determined that it conforms to the general plan of the City of Milwaukee and to local objectives, including appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements in the Project Area; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that Amendment No. 6 to the Park East Redevelopment Plan is approved pursuant to Section 66.1333(11)(b), Wisconsin Statutes; and, be it

Further Resolved, That the City Clerk is directed to transmit to RACM, the Commissioner of the Department of City Development, the Commissioner of the Department of Neighborhood Services and the Assessment Commissioner a certified copy of this resolution for recording in the Office of the Register of Deeds of Milwaukee County.

DCD:Samuel.Leictling:spl

04/19/22/A