

..Number
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SUBSTITUTE 1
..Reference

..Sponsor
ALD. BAUMAN
..Title

Substitute resolution directing the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee to jointly develop and issue a Request for Proposal relating to the development/construction of a new Police Administration/Municipal Court Building on property currently owned by the Redevelopment Authority of the City of Milwaukee ("RACM") at the southeast corner of North 27th Street and West Wisconsin Avenue and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River.

..Analysis
This resolution directs the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee to jointly develop and issue a Request for Proposal ("RFP") relating to the development/construction of a new Police Administration/Municipal Court Building on property currently owned by RACM at the southeast corner of North 27th Street and West Wisconsin Avenue, and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River. This RFP shall provide in pertinent part that the facilities shall be constructed and owned by a private owner/developer and leased to the City of Milwaukee upon terms and conditions that will be negotiated. The RFP shall specify the size, design, general arrangement, parking requirements and sustainability features of the Police Administration /Municipal Court Building. With respect to the 1st District Police Station, the RFP shall provide that this facility may be located in existing space in an existing building; shall specific the size, design, general arrangement, parking requirements and sustainable features of the space; and that the space can be subleased to the City of Milwaukee.

The RFP shall provide that the successful proposer shall accept title to and agree to redevelop in a manner consistent with all applicable zoning code provisions and land use plans the existing Police Administration/Municipal Court Building located at 701 West State Street.

The RFP shall provide that construction of the Police Administration/Municipal Court Building shall commence no later than June 30, 2013 and shall be completed and ready for occupancy no later than December 31, 2014. The RFP shall provide that development/construction of the 1st District Police Station shall commence no later than December 31, 2012 and shall be completed and ready for occupancy no later than December 31, 2013.

The RFP shall be submitted to the Common Council for approval within 30 days of the adoption of this resolution. Upon approval by the Common Council, the RFP shall be posted within 30 days. Proposals shall be received within 60 days thereafter.

..Body

Whereas, The current Police Administration Building, constructed in 1970, requires major repairs, renovations and remodeling to meet the current needs of the Milwaukee Police Department and Municipal Court at a cost of at least \$58.6 million; and

Whereas, Maintaining the Police Department headquarters at the current Police Administration Building location (701 West State Street) provides minimal economic development or neighborhood revitalization benefits to the surrounding area, which is largely occupied by government offices and other institutional land uses and represents an obstacle to the redevelopment of MacArthur Square for commercial and residential use that could generate substantial property taxes and create private sector jobs; and

Whereas, Renovating, repairing and remodeling the current Police Administration Building would have the result of retaining a 1970's-era building of lackluster design and architecture; and

Whereas, Developing/constructing a new Police Administration/Municipal Court Building at 27th and Wisconsin Avenue would produce a state-of-the-art modern building at a location which has been vacant and blighted for over a decade in an area of the city that has experienced disinvestment and relatively high levels of crime and disorder for over 40 year; and

Whereas, A new Police Administration/Municipal Court Building constructed at the 27th and Wisconsin location would have significant public safety, neighborhood revitalization and economic development impacts on the surrounding area, and would serve to jump-start private investment in the renovation and construction of residential and commercial land uses in the neighborhoods adjoining this location; and

Whereas, In November, 2011, the Common Council, in recognition of the need to evaluate alternatives to remodeling the existing Police Administration Building, approved an amendment to the 2012 City Budget removing all new capital funding (\$5.5 million) for this project; and

Whereas, The Chief of the Milwaukee Police Department has publicly advocated in favor of locating the 1st District Police Station (currently located in the existing Police Administration Building) on Wisconsin Avenue between 6th Street and the Milwaukee River in order to improve the perception of safety in downtown Milwaukee and to support additional commercial retail and residential development in the Westown area and at the Shops of Grand Avenue; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of Public Works and the Department of City Development/Redevelopment Authority of the City of Milwaukee are directed to jointly develop and issue a Request for Proposal relating to the development/construction of a new Police Administration/Municipal Court Building on the property currently owned by RACM at the southeast corner of North 27th Street and West

Wisconsin Avenue and the development/construction of space for a new 1st District Police Station on Wisconsin Avenue between 6th Street and the Milwaukee River; and, be it

Further Resolved, That the RFP shall provide in pertinent part that the facilities shall be constructed and owned by a private owner/developer and leased to the City of Milwaukee upon terms and conditions that will be negotiated; and, be it

Further Resolved, That the RFP shall specify the size, design, general arrangement, parking requirements and sustainability features of the Police Administration /Municipal Court Building; and, be it

Further Resolved, With respect to the 1st District Police Station, the RFP shall provide that this facility may be located in existing space in an existing building; shall specify the size, design, general arrangement, parking requirements and sustainable features of the space; and that the space can be subleased to the City of Milwaukee; and, be it

Further Resolved, That the RFP shall provide that the successful proposer shall accept title to and agree to redevelop in a manner consistent with all applicable zoning code provisions and land use plans the existing Police Administration/Municipal Court Building located at 701 West State Street; and, be it

Further Resolved, That the RFP shall provide that construction of the Police Administration/Municipal Court Building shall commence no later than June 30, 2013 and shall be completed and ready for occupancy no later than December 31, 2014; and, be it

Further Resolved, That the RFP shall provide that development/construction of the 1st District Police Station shall commence no later than December 31, 2012 and shall be completed and ready for occupancy no later than December 31, 2013; and, be it

Further Resolved, The RFP shall be submitted to the Common Council for approval within 30 days of the adoption of this resolution, and upon approval by the Common Council, the RFP shall be posted within 30 days, and proposals shall be received within 60 days thereafter.

..Requestor

..Drafter
LRB136772-3
Teodros W. Medhin
Jeffrey D. Osterman
02/10/2012