Redevelopment Authority of the City of Milwaukee

Resolution No.:	**10596**
Adopted on:	December 17, 2015
Project Area:	Park East
Aldermanic District:	4th

Resolution approving a special use for an accessory parking lot as required in the Park East Redevelopment Plan for property at 1124 N. Old World Third Street.

Whereas, On December 15, 2003, the Redevelopment Authority of the City of Milwaukee ("Authority") and on June 15, 2004, the Common Council of the City of Milwaukee ("Council") adopted and approved the Park East Redevelopment Plan; and

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

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

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

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

Whereas, On February 6, 2012 the City Plan Commissioner and on February 28, 2012 via File No. 101123, the Common Council adopted Amendment No. 5 that removed the Milwaukee School of Engineering soccer complex from the Redevelopment Plan for the Park East; and

Whereas Amendment No. 4 to the Redevelopment Plan amended the use table for permitted uses in the Park East Development Code and such that Accessory Use Parking Lots are permitted uses only if approved by a resolution of the Authority subject to the consideration of criteria applicable to special uses; and

Whereas, the criteria applicable to special uses are: (1) the use is designed, located, and operated in a manner so that the public health, safety, and welfare are protected; (2) the use, value, and enjoyment of other property in the neighborhood will not be substantially impaired or diminished by the establishment, maintenance, or operation of the special use; (3) adequate measures have been or will be taken to provide safe pedestrian and vehicular access; and (4) the special use will be designed, located, and operated in a manner consistent with the city's comprehensive plan.; and

Whereas, Milwaukee River Hotel – P LLC owns the property at 1124 N. Old Word Third Street, which is located in the Park East Redevelopment Plan Area, and pursuant to the Park East Redevelopment Plan,

Milwaukee River Hotel – P LLC is seeking approval from the Redevelopment Authority to use the property as an accessory use parking lot; and

Whereas, the Authority has reviewed Milwaukee River Hotel-P LLC's request for a special use permit to operate an accessory use parking lot with respect to the applicable criteria; now, therefore be it

Resolved, That the Authority finds that Milwaukee River Hotel-P LLC's request for a special use permit is in line with and meets the established applicable criteria; and be it

Further Resolved, That the Authority finds that the requested special use permit will not affect the original objectives of the Plan, will not produce conditions leading to recurrence of slums or blight within the boundaries of the Park East Redevelopment Plan and is in conformity with the general plan of the City; and be it

Further Resolved, By the Authority that the special use permit is hereby granted under the following conditions:

1. That Milwaukee River Hotel-P LLC is required to install landscaping and screening on the accessory use parking lot that is in accordance with plans and specifications approved by the Authority within 180 days of this approval. In addition, the landscaping and screening is to be maintained in accordance with s295-405-1-c-9 of the Milwaukee Zoning Code, and

2. The Special Use Permit is granted for a period of five (5) years commencing with date hereof; and be it,

Further Resolved, By the Authority that a certified copy of this Resolution shall be recorded in the Office of the Register of Deeds of Milwaukee County.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

David P. Misky
Assistant Executive Director – Secretary