

LEGAL DESCRIPTION AND CERTIFICATE OF RECORDING OFFICER

NORTH DR. MARTIN LUTHER KING JR. DRIVE-WEST RESERVOIR AVENUE  
REDEVELOPMENT PROJECT AREA

Redevelopment Authority  
of the  
City of Milwaukee  
Milwaukee, Wisconsin

5827423

REGISTER'S OFFICE } ss  
Milwaukee County, Wis. }  
RECORDED AT 4:45 PM M

JUL 16 1985

REEL 1773 IMAGE

*Walter B. Royal* REGISTER OF DEEDS

823 to  
850 inch.

582742

RECORD	76.3
SUBTOTAL	76.3
TOTAL	76.3
CHARGE	76.3

NORTH DR. MARTIN LUTHER KING JR. DRIVE-WEST RESERVOIR AVENUE  
REDEVELOPMENT PROJECT AREA

Redevelopment Authority of the City of Milwaukee

NOTE: The description which follows is provided for recording purposes only and is not intended to be part of the attached Redevelopment Plan document. Described herein is all real property located within the lawful boundary of the above-identified North Dr. Martin Luther King Jr. Drive-West Reservoir Avenue Redevelopment Project Area, and affected by the North Dr. Martin Luther King Jr. Drive-West Reservoir Avenue Redevelopment Plan, a true copy of which is attached hereto for recording pursuant to the provisions of Section 66.431, Wisconsin Statutes.

LEGAL DESCRIPTION

A. Located in the N.E. 1/4 Sec. 20, T.7N., R.22E.

<u>Subdivision Name</u>	<u>Block Number</u>	<u>Lot Number(s)</u>
Sherman's Addition	27	1, 4, 5, 8, 9, 12, 13, 16
	28	2, 3, 6, 7, 10, 11, 14, 15
	37	2, 3, 6, 7, 10, 11, 14, 15
	38	1, 4, 5, 8, 9, 12, 13, 16
	43	1, 4, 5, 8, 9
	44	2, 3, 6, 7, 10

B. Located in the S.E. 1/4 Sec. 20, T.7N., R.22E.

<u>Subdivision Name</u>	<u>Block Number</u>	<u>Lot Number(s)</u>
Plat of the Town of Milwaukee on the West Side of the River	4	2, 3, 6
	5	1, 4, 5

C. All unplatted LANDS, vacated streets or alleys and other public rights-of-way or portions thereof located wholly within the North Dr. Martin Luther King Jr. Drive-West Reservoir Avenue Redevelopment Project Area, generally located within the Northeast 1/4 Section 20, Town 7 North, Range 22 East and the Southeast 1/4 Section 20, Town 7 North, Range 22 East, and more specifically bounded and described as follows:

The perimeter boundaries of the project area shown on Map No. 1, BOUNDARY MAP, delimits a tract of land in the N.E. 1/4 and S.E. 1/4 of Section 20, T.7N., R.22E., in the City of Milwaukee, Milwaukee County, Wisconsin, more specifically bounded and described as follows:

Beginning at the intersection of the north line of West Brown Street and the east line of North Dr. Martin Luther King Jr. Drive, (formerly known as North 3rd Street);<sup>1</sup>

<sup>1</sup>On November 13, 1984, the Common Council of the City of Milwaukee passed Ordinance No. 120, changing the name of the portion of North 3rd Street north of McKinley Avenue to North Dr. Martin Luther King Jr. Drive.

- thence, east along the north line of West Brown Street and its extension to the east line of the north-south alley located between North 2nd Street and North Dr. Martin Luther King Jr. Drive;
- thence, south along the east line of the north-south alley and its extensions located between North 2nd Street and North Dr. Martin Luther King Jr. Drive to a point located 22 feet north of the north line of West Walnut Street;
- thence, west along a line located 28 feet south of and parallel to the north line of Lot 6 in Block 4 of "Original Plat of the Town of Milwaukee West of the River" (also known as the new north line of West Walnut Street), to the west line of North Dr. Martin Luther King Jr. Drive;
- thence, westerly along a line from a point on the west line of North Dr. Martin Luther King Jr. Drive, 28 feet south of the north line of Lot 5 in Block 5 of "Original Plat of the Town of Milwaukee West of the River" to a point on the west line of said Lot 5, 34.54 feet south of the north line of said Lot 5 (said line also known as the new north line of West Walnut Street);
- thence, continuing westerly along the extension of said line to the west line of the north-south alley between North Dr. Martin Luther King Jr. Drive and North 4th Street;
- thence, north along the west line of the north-south alley and its extensions located between North Dr. Martin Luther King Jr. Drive and North 4th Street to the north line of West Brown Street;
- thence, east along the north line of West Brown Street and its extensions to the east line of North Dr. Martin Luther King Jr. Drive, the point of beginning.

CERTIFICATE OF RECORDING OFFICER

NORTH DR. MARTIN LUTHER KING JR. DRIVE-WEST RESERVOIR AVENUE  
REDEVELOPMENT PROJECT AREA

I, William Ryan Drew, Secretary-Executive Director of the Redevelopment Authority of the City of Milwaukee, do certify that the attached Urban Renewal Plan for the North Dr. Martin Luther King Jr. Drive-West Reservoir Avenue Redevelopment Project, is a true and exact copy of said redevelopment plan as adopted and approved for recording by respectively, the Redevelopment Authority of the City of Milwaukee on June 7, 1985, in Resolution No. 5532, and by the Common Council of the City of Milwaukee on June 25, 1985, in Resolution File No. 84-2081-a, on file and of record pursuant to Section 66.431, Wisconsin Statutes.

In Testimony Whereof, for and on behalf of the Redevelopment Authority of the City of Milwaukee, I have hereunto set my hand and caused the seal of said authority to be affixed this 16<sup>th</sup> day of July, 1985.

/s/ William Ryan Drew  
William Ryan Drew  
Secretary-Executive Director  
Redevelopment Authority of the  
City of Milwaukee

(SEAL)

/s/ Mary Jane Champagne  
Witness

/s/ \_\_\_\_\_  
Witness

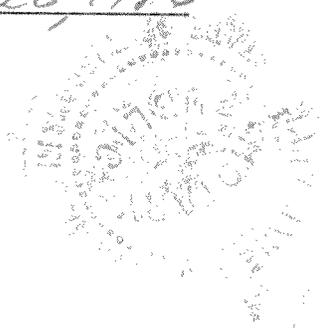
STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

Personally came before me this 16<sup>th</sup> day of July, 1985, William Ryan Drew, Secretary-Executive Director of the above-named REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, to me known to be such Secretary-Executive Director of the Redevelopment Authority of the City of Milwaukee, and acknowledged that he executed the foregoing instrument as such officer, as the deed of said Redevelopment Authority of the City of Milwaukee.

/s/ Mary Jane Champagne  
Notary Public  
Milwaukee County, Wisconsin

My Commission Oct 26, 1984

DCD:JAB:smrz  
WP:0106P  
7/8/85



REDEVELOPMENT PLAN  
FOR THE  
NORTH DR. MARTIN LUTHER KING JR. DRIVE-WEST RESERVOIR AVENUE PROJECT AREA

Redevelopment Authority  
of the  
City of Milwaukee  
Milwaukee, Wisconsin

Prepared By:

The Department of City Development

June 7, 1985

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## A. STATEMENT OF PROJECT AREA BOUNDARIES

The North Dr. Martin Luther King Jr. Drive-West Reservoir Avenue Project is located in the City of Milwaukee and encompasses the area shown and described on Map No. 1, titled Boundary Map, in the "EXHIBITS" section of this Redevelopment Plan.

## B. DESCRIPTION OF PROJECT

1. Plan Objectives

The objectives of this Plan are to prevent the development and spread of slums and blight and to protect and promote the general health, safety, morals, and general welfare of the people of the "King" Drive (formerly North 3rd Street) and Reservoir Avenue Area during the duration of this Plan as provided in Section C. hereof by:

- a. protecting and preserving endangered historic structures;
- b. encouraging <sup>partial</sup> substantial and historically sympathetic rehabilitation of contributing structures within the North Third Street Historic District;
- c. eliminating blighting influences and environmental deficiencies which detract from the general appearance and livability of the area, downgrade existing development, and discourage new development or rehabilitation;
- d. fostering redevelopment activities within the project which are consistent with the uses permitted in this Plan and with the sound needs and growth of the surrounding area and the community as a whole; and
- e. removing deteriorated, obsolescent, blighted, historically non-contributing and substandard buildings only if absolutely necessary and only after all rehabilitation efforts have been exhausted.

2. Urban Renewal Actions

The general renewal activities included in this project are those broadly prescribed in Section 66.431, Wisconsin Statutes, and include, without limitation thereof, the following:

- a. acquisition by purchase, eminent domain or otherwise, of real property in the project area. Initial properties identified for acquisition are shown on Map No. 5, Land Acquisition Plan, as "parcel to be acquired";
- b. demolition, removal, or rehabilitation of all buildings and structures acquired by the Authority;
- c. installation, construction, or reconstruction of site and project improvements necessary to support land uses after redevelopment;
- d. disposition by sale, lease, or dedication for public purposes of land and/or structures acquired in the project area for uses in accordance with the provisions of this Plan; and
- e. the voluntary or compulsory rehabilitation of buildings and structures in the project area shown on Map No. 5 as "parcel currently excluded from acquisition" which do not meet project standards.

Required vacations of plat and public rights-of-way, replatting, and rezoning shall be accomplished by separate actions in accordance with the procedures specified in applicable provisions of local ordinances and Wisconsin law.

Specific actions deemed necessary to achieve the objectives of this Plan as cited herein include:

- a. rehabilitation of buildings for uses permitted in this Plan;
- b. acquisition of endangered historic buildings and other real property deemed necessary for the assemblage of disposition parcels of suitable size and shape for the uses permitted in the Plan;
- c. preservation of acquired historic buildings until resold to a desirable redeveloper for restoration and reuse;
- d. removal of incompatible uses, buildings, and structures;
- e. elimination of blighting influences and environmental deficiencies; and
- f. demolition of structurally substandard historic buildings only after all rehabilitation efforts have been exhausted.

### C. LAND USE PLAN

Land use districts and the general location of public rights-of-way and easements within the project area after redevelopment are shown on Map No. 4, Proposed Land Use Plan. The location of public street and alley rights-of-way shown on Map No. 4 may be modified or revised by the Authority during the course of project execution without amendment of this Plan, provided that such modifications or revisions in the location or design of the proposed rights-of-way will benefit the surrounding area and land use, will not adversely affect the original objectives of this Plan, and will, subsequently, be approved by the City of Milwaukee in accordance with applicable state and local regulations and procedures.

It is intended that the land use plan established by this project will promote the conservation and historic restoration of this area and may provide a limited number of building sites for new development historically compatible with retained uses and the surrounding neighborhood.

#### 1. Land Use Provisions and Building Requirements

In order to achieve the objectives of this Plan, the use of land within the project boundaries shown on Map No. 4 will be made subject to the regulations specified in Section C. of this Plan. In those instances where the regulations set forth in Section C. are more restrictive than those described in applicable statutes, and local codes or ordinances, as may be amended from time to time, the more restrictive regulations imposing a higher standard of redevelopment shall govern unless otherwise specifically waived in the disposition instrument for the sale of land. In all other instances, applicable local statutes, codes, and ordinances shall apply.

##### a. Preferred Uses

- 1) Uses specifically listed as permitted in commercial service districts and as set forth in Chapter 16 of the City Code.
- 2) Accessory uses and structures customarily incidental to the above.

##### b. Uses Which May Be Acceptable

- 1) Special use exceptions as listed in the Commercial Service District and as set forth in Chapter 16 of the City Code only if acceptable to the Redevelopment Authority.

## c. Prohibited Uses

- 1) Uses not specifically listed as permitted or as special exceptions in commercial service districts and as set forth in Chapter 16 of the City Code.

## d. Additional Regulations, Controls, and Restrictions

Parcels sold or leased for redevelopment shall be suitable for the type of development, use, and plan of operation proposed.

Building and site regulations for proposed permitted uses shall be as specified for such uses by the Redevelopment Authority in conjunction with the acceptance of any offer to purchase or lease any disposition parcel and shall, to the extent deemed necessary by the Authority, be based on the following standards of planning and urban design. Such standards may be made a condition of the sale or lease of any disposition parcel and may also be detailed in the appropriate disposition instrument.

## 1) Building Regulations

Building regulations for permitted uses shall be as specified in the zoning ordinance of the City of Milwaukee for the zoning districts permitted in Section E.8. of this Plan unless otherwise modified by the Authority to achieve specific project objectives on a "case-by-case" basis.

## 2) Off-Street Parking

Automobile parking spaces shall be designed in accordance with generally accepted planning and engineering standards and shall be provided and maintained in accordance with the applicable provisions of the Milwaukee Code of Ordinances except as herein modified.

- a) Parking spaces shall not be located within the front yard setback area indicated in the zoning ordinance of the City of Milwaukee.
- b) Each parking space shall be paved in a manner approved by the Authority, have a minimum width of 8.75 feet, and a minimum depth of 20 feet exclusive of drives, aisles, and turning areas.
- c) Curb openings and driveway approaches shall be located and designed to minimize the possibility of vehicles obstructing public sidewalks or streets or otherwise impeding the safe and efficient flow of traffic.

Driveways along major streets shall be specifically regulated by the Authority with respect to location, spacing, and width.

- d) Parking lots for five or more automobiles shall be screened from view by a wall, fence, earth berm, and plantings in a manner acceptable to the Authority.

## 3) Usable Open Space

Usable open space for outdoor living purposes such as lawns, gardens, laundry areas, play areas, sitting areas, and walks, exclusive of required front and side yard setback areas, shall be provided for each dwelling unit at a rate not less than the following:

<u>Dwelling Unit Type (Number of Bedrooms)</u>	<u>Space Per Unit (Sq. Ft.)</u>
Efficiency or one bedroom	175
Two bedroom	225
Three bedroom	275
Four or more bedroom	325

4) Landscaping

All portions of the disposition parcel not developed with structures, sidewalks, service drives, or parking areas, shall be adequately landscaped in accordance with an approved landscape plan. Trees, shrubs, and other plant material, lawns, and ground cover shall be suitable to climate, soil conditions, and intended use. A five foot landscaped setback shall be provided along all street frontages not occupied by an existing principal or accessory building.

5) Garbage and Refuse Collection

Garbage and refuse collection stations shall be acceptably screened from view by appropriately designed fences, walls, enclosures, or plantings. Stations serving residential uses should be conveniently located within 120 feet of all dwelling units or apartment exits served.

6) Accessory Structures

The location, size, and design compatibility of all permitted accessory structures such as garages, maintenance buildings, etc., shall be approved by the Authority before construction.

7) Signs

The Authority reserves the right to review all signs and to approve only those which promote the environmental aesthetics of specific premises and the image of the renewal project as a whole. The applicant/redeveloper, whether owner-occupant or designee of any premise located within the lawful boundaries of the project, must submit a plan to the Authority indicating, in sufficient detail for review and approval, the type, size, shape, and location of all proposed signage. Authority approval shall be required prior to the fabrication, installation, or the filing of a formal application for permit with the City Department of Building Inspection and Safety Engineering. Roof-top signs of any kind are expressly prohibited.

e. Duration of Land Use Provisions and Building Requirements

This Plan, including any approved amendment or modification thereof, shall be in full force and effect for an initial period of 25 years from the date it is first certified to the Common Council of the City of Milwaukee as provided under Section 66.431(6)(e), Wisconsin Statutes.

f. Applicability to Real Property Not to be Acquired

The land use and building restrictions described in this section are not applicable to parcels and properties excluded from acquisition as may be identified on Map No. 5, Land Acquisition Plan, unless the owner thereof acquires project land. Excluded proper-

ties shall comply with the applicable property requirements of this Plan. These requirements shall be imposed by the Authority, without limitation, because of enumeration by one or more of the following:

- 1) Enforcement of applicable codes, ordinances, and regulations of the City of Milwaukee and the State of Wisconsin;
- 2) Acquisition;
- 3) Separate written agreement.

#### D. PROJECT PROPOSALS

##### 1. Land Acquisition

- a. All real property within the project to be initially acquired by the Authority in order to accomplish the objectives of the Plan is identified on Map No. 5, Land Acquisition Plan.
- b. Excluded property, parcels currently not identified for acquisition on Map No. 5, may be considered for acquisition by the Authority if, during the course of project execution, it is subsequently determined that such property is blighting for one or more of the following:
  - 1) if, based on use, condition, maintenance, and/or other factors, an historic property becomes endangered of being demolished or made infeasible of restoration;
  - 2) vacant for prolonged period;
  - 3) substandard, blighted, or infeasible of rehabilitation to project standards by the present owner;
  - 4) converted or devoted to a use not in conformance with the objectives of this Plan;
  - 5) needed to provide a more marketable site.

The following procedure shall be used whenever the Authority deems it necessary to acquire additional properties in the project area:

"The Authority shall notify the owners of all property within the project area proposed to be acquired under the provisions of this subsection of the Plan. Notice shall be given to the owner(s) of record of each such property to be acquired by certified mail with return receipt requested, at his/her last-known address and at least 10 days prior to adopting a resolution approving such acquisition. Such notice shall describe the time, date, place, and purpose of the hearing; identify the project area and the property to be acquired; and also recite the reason(s) for such acquisition. Each owner(s) receiving notice shall be afforded a full opportunity to express his/her views respecting the proposed acquisition at such meeting for the purpose of assisting the Authority in making its findings and determinations. If the Authority finds and determines that a property is blighting under one or more of the criteria set forth in Section D. 1.b.1) through 5) above, it may by resolution, act to acquire such property by negotiation or by eminent domain under Chapter 32, Wisconsin Statutes, amending the relocation order for the project filed in the office of the County Clerk, Milwaukee, Wisconsin. Such order shall be supplemental to the approved redevelopment plan recorded with the Register of Deeds of Milwaukee County, Wisconsin.

- c. Property identified for acquisition on Map No. 5 may be excluded from acquisition during the course of project execution upon the written request of the property owner and subsequent approval by the Authority under one or more of the following conditions:
- 1) the owner submits a specific plan or program of action indicating that the proposed use, construction, or reconstruction is in conformance with the objectives of the Plan and local codes, and satisfactorily demonstrates the financial feasibility of complying with all mandatory standards for property rehabilitation as may be required by the Authority;
  - 2) the property has since been acquired by an adjacent retained use provided, however, that any presently existing buildings on such property are demolished and the land is redeveloped in accordance with the regulations specified in Section C. of this Plan as determined by the Authority;
  - 3) redevelopment, rehabilitation, reconstruction, or use of the property by the present owner or his assignee is consistent with the objectives, permitted land uses, and regulations specified in Section C. of this Plan as determined by the Authority.

## 2. Rehabilitation

All properties in the Project Area not designated for acquisition on Map No. 5, shall also comply with the standards set forth in all applicable local statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including, but not limited to, the building, plumbing, heating, electrical, and housing codes. These code standards are hereby incorporated by reference and made part of this Plan.

## 3. Public Improvements

Public improvements, adequate to support new and retained development, will be provided by the City of Milwaukee in conjunction with its Capital Improvements Program and funded through that program or other appropriate funding sources.

## 4. Redeveloper's Obligations

For, and in consideration of the sale of property by the Authority, each purchaser, developer, or redeveloper will be required to abide by the following covenants and provisions set forth in the agreement for land disposition and conveyance executed pursuant thereto. Such agreement shall include a reasonable time schedule for which each developer will be held accountable. The Authority reserves the right to terminate any agreements for projects not progressing on schedule.

- a. The redeveloper shall submit all project redevelopment proposals for review. Proposals may be illustrated and shall consist of architectural, site development and landscape plans, and supporting narrative sufficiently complete in form and content so as to establish general conformity with the provisions set forth in Section C. of this Plan.
- b. The redeveloper and any successor interest shall devote the land only to the uses specified in this Plan and shall carry out, or cause to be carried out, the approved project Plan modifications or amendment thereof within a reasonable time as determined by the Authority. Where a disposition parcel is sold or leased with the intention of not placing a building thereon, the use and development shall be controlled as specifically set forth in the appropriate agreement.

- c. The redeveloper shall not sell, lease, or otherwise transfer buildings and related improvements agreed upon in the disposition instrument as described in the approved final construction plans within a reasonable period of time as determined by the Authority.
- d. The redeveloper shall not sell, lease, or otherwise transfer such land at any time prior to completion of the development thereof without the prior written consent of the Authority.
- e. The redeveloper shall be required to comply with all applicable local and state codes, ordinances, regulations, and statutes in effect from time to time.
- f. Neither the redeveloper, nor any of his successors or assignees shall restrict the use of land in the project upon the basis of race, creed, color, or national origin in the sale, use, or occupancy thereof. Appropriate covenants running with the land forever which will prohibit such restriction shall be included in the disposition instrument.

#### 5. Authority's Obligations

The Authority will furnish the redeveloper with an appropriate certificate upon the satisfactory completion of all building construction and other related improvements specified in the final construction plans approved for development. Until the Authority so certifies, the purchaser shall have no power to convey the area or any part thereof as provided by Wisconsin law and the agreements executed pursuant hereto.

#### 6. Urban Design Objectives

- a. All project redevelopment proposals shall provide for the highest feasible levels of architectural and environmental design and shall be predicated upon sound principles of site planning and building construction. Primary structures, accessory parking area, usable open space, and waste collection stations shall be functionally located and arranged with respect to both the disposition site and the surrounding development. The provisions of Section C. of this Plan shall be construed liberally to effectuate the urban design purposes hereof.
- b. All project redevelopment proposals shall be submitted to the Authority for design review. Approval of any proposal shall be subject to a favorable determination by the Authority that such proposal conforms with intent of this Plan. The Authority retains the right to reject any proposal determined to be inconsistent with the intent of the Redevelopment Plan.

#### E. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

Subsection 66.431(6)(b), Wisconsin Statutes, provides that a redevelopment plan "... shall conform to the general plan of the city and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area, and shall include, without being limited to, a statement of the boundaries of the project therein; a land use plan showing proposed uses of the area, information showing the standards of population density, land coverage, and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes, if any, in zoning ordinances or maps and building codes and ordinances; a statement as to the kind and number of site improvements and additional public utilities

which will be required to support the new land uses in the area after redevelopment; and, a statement of a feasible method proposed for the relocation of families to be displaced from the project area."

The following statements, maps, and information respecting compliance with the state and local requirements cited immediately above supplement those already provided in other sections of this Redevelopment Plan:

1. This Plan was duly considered by the City Plan Commission and determined to be sufficiently complete in detail to establish conformance with the general plan of the City of Milwaukee particularly regarding its relationship to definite local objectives, appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in and within the vicinity of the project area.
2. Map No. 1, Boundary Map.
3. Map No. 2, Existing Land Use Map.
4. Map No. 3, Structure Condition Map.
5. Map No. 4, Proposed Land Use Plan.
6. Standards of land coverage and building intensity in the area after redevelopment are described in Section C. of this Plan. In those districts designated for residential use, the population density for each of the various housing types listed in Section C. is expected to fall within the ranges indicated as follows:

<u>Housing Type</u> (number of bedrooms per unit)	<u>Population Density</u> (number of persons per unit)	
	<u>Minimum</u>	<u>Maximum</u>
0 (Efficiency)	1	1
1	1	2
2	2	4
3	3	6
4	4	8
5	5	10

7. The present and potential equalized values of the project area for property tax purposes are as follows:

a. Present Value

(Based on 1984 assessed valuations for 1985 tax purposes)	Land	\$ 143,760
	Improvements	<u>462,540</u>
	TOTAL	\$ 606,300

b. Potential Value

(Based on excluded improvements of \$462,540 plus 20,000 sq. ft. of new or rehabilitated space at \$30/sq. ft. x 99.91% of market value)	Land	\$ 157,760
	Improvements	<u>1,062,000</u>
	TOTAL	\$1,219,910

8. Existing zoning in the project area is shown on Map No. 6, Existing Zoning Map. Zoning districts shown thereon within the project area after redevelopment may be changed, as indicated below, to support and protect the new development and uses permitted by this Plan.

*Approved 1/10/85*

<u>Zoning District Map</u>	<u>From</u>	<u>To</u>
Use	Commercial & Light Manufacturing	Commercial & Light Manufacturing, Commercial Service
Area	B	B, C, D
Height	85	40, 60, 85

All requests for zoning changes will be finalized by the Redevelopment Authority and submitted to the Common Council for approval as provided by the City Zoning Code prior to, or concurrent with, the conveyance of land for redevelopment. No text changes in either the zoning ordinance, building codes and ordinances, or housing codes are proposed by this Plan.

9. Site improvements and additional public utilities required to support the new land uses within, and in the vicinity of, the project consist, to the extent feasible and necessary, of the improvement and modification of existing public rights-of-way to be retained within the project area including curbs, sidewalks, underground placement of aerial electric, telephone, and other communication wires, and the provision of land for public rights-of-way. Portions of the public utility system (e.g. storm sewers, sanitary sewers, water mains, building service laterals to lot lines, street lighting, traffic control, fire and police communication systems) will also be improved or modified as the appropriate local public officials having jurisdiction thereof shall direct.

These improvements are described generally as to location, layout, type, and size in documents, maps, or drawings prepared by the City Engineer in support of this Plan. Technical adjustments of proposed public works improvement, which detailed engineering may indicate are appropriate, may be made without modification of this Plan.

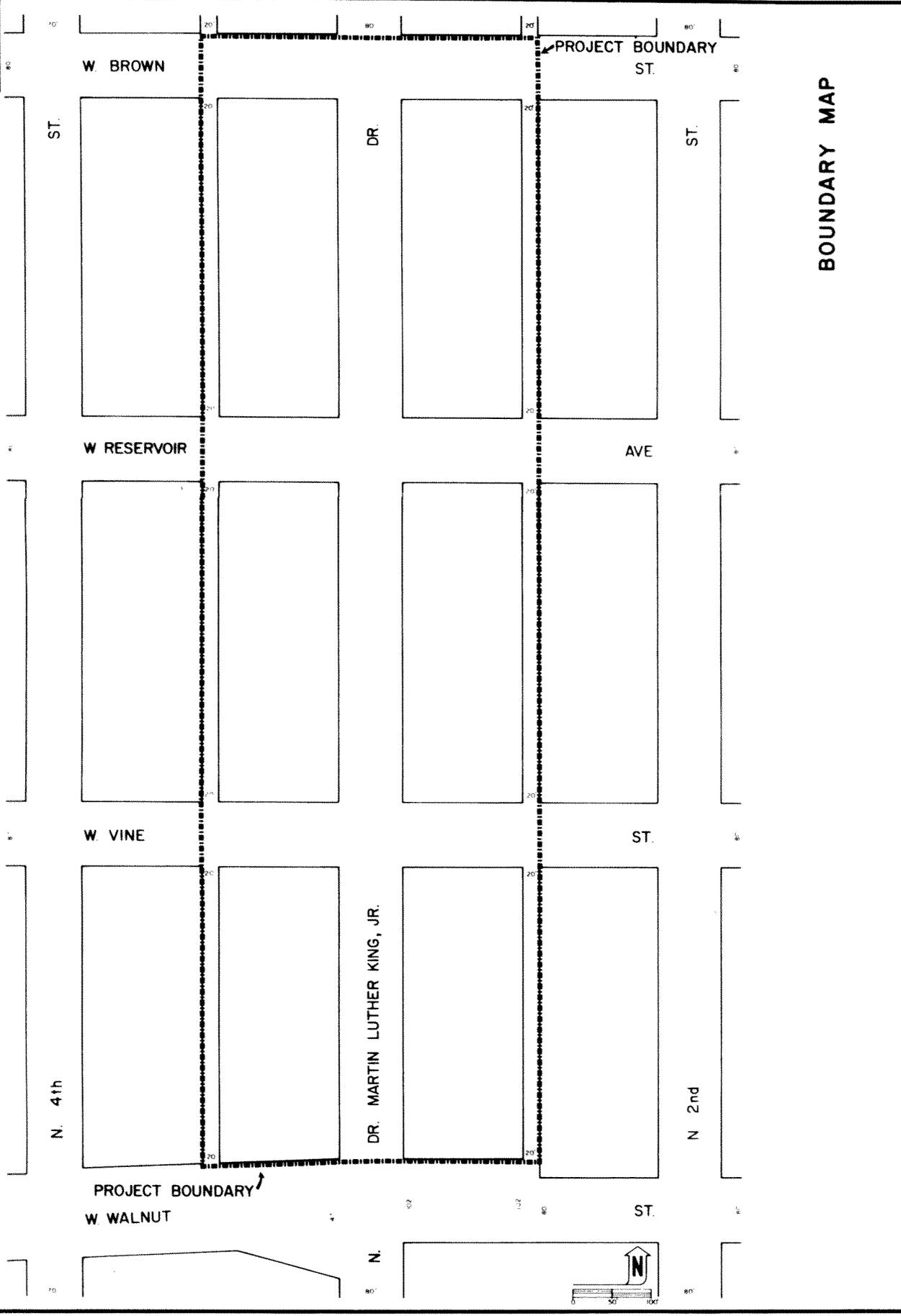
10. The Authority is authorized to make relocation payments to or with respect to persons (including families, business concerns, and others) being displaced from the project for moving expenses and loss of property for which reimbursement or compensation is not otherwise made. Any households or families to be displaced from the area during the course of project execution shall be afforded the opportunity to be relocated in available housing accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan prepared pursuant to Sections 66.431(10) and 32.25 of Wisconsin Statutes and the Federal Uniform Relocation Act and subsequently approved by the Authority, the Common Council of the City of Milwaukee, and by the Wisconsin Department of Industry, Labor and Human Relations.

F. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

At any time after this Redevelopment Plan has been approved by both the Authority and the Common Council of the City of Milwaukee, it may be modified in accordance with the provisions and procedures set forth in applicable subsections of Section 66.431, Wisconsin Statutes, as may be amended from time to time. Acquisition of any additional parcels under provisions set forth in Section D.1.b. of this Plan shall not be considered a change in the approved Plan.

G. EXHIBITS

353,361



**BOUNDARY MAP**

<b>COMMUNITY DEVELOPMENT PROJECT - XI</b>		<b>Map No.</b>	
MILWAUKEE - WISCONSIN		I.	
DR. M.L. KING, JR. DR. - W. RESERVOIR AVE.		PAGE 1	
DATE: 3/28/83	DRAWN BY: PJS		
	DATE REVISED:		

The perimeter boundaries of the project area shown on Map No. 1, BOUNDARY MAP, delimits a tract of land in the N.E. 1/4 and S.E. 1/4 of Section 20, T.7N., R.22E., in the City of Milwaukee, Milwaukee County, Wisconsin, more specifically bounded and described as follows:

Beginning at the intersection of the north line of West Brown Street and the east line of North Dr. Martin Luther King Jr. Drive (formerly known as North 3rd Street);<sup>1</sup>

thence, east along the north line of West Brown Street and its extension to the east line of the north-south alley located between North 2nd Street and North Dr. Martin Luther King Jr. Drive;

thence, south along the east line of the north-south alley and its extensions located between North 2nd Street and North Dr. Martin Luther King Jr. Drive to a point located 22 feet north of the north line of West Walnut Street;

thence, west along a line located 28 feet south of and parallel to the north line of Lot 6 in Block 4 of "Original Plat of the Town of Milwaukee West of the River" (also known as the new north line of West Walnut Street), to the west line of North Dr. Martin Luther King Jr. Drive;

thence, westerly along a line from a point on the west line of North Dr. Martin Luther King Jr. Drive, 28 feet south of the north line of Lot 5 in Block 5 of "Original Plat of the Town of Milwaukee West of the River" to a point on the west line of said Lot 5, 34.54 feet south of the north line of said Lot 5 (said line also known as the new north line of West Walnut Street);

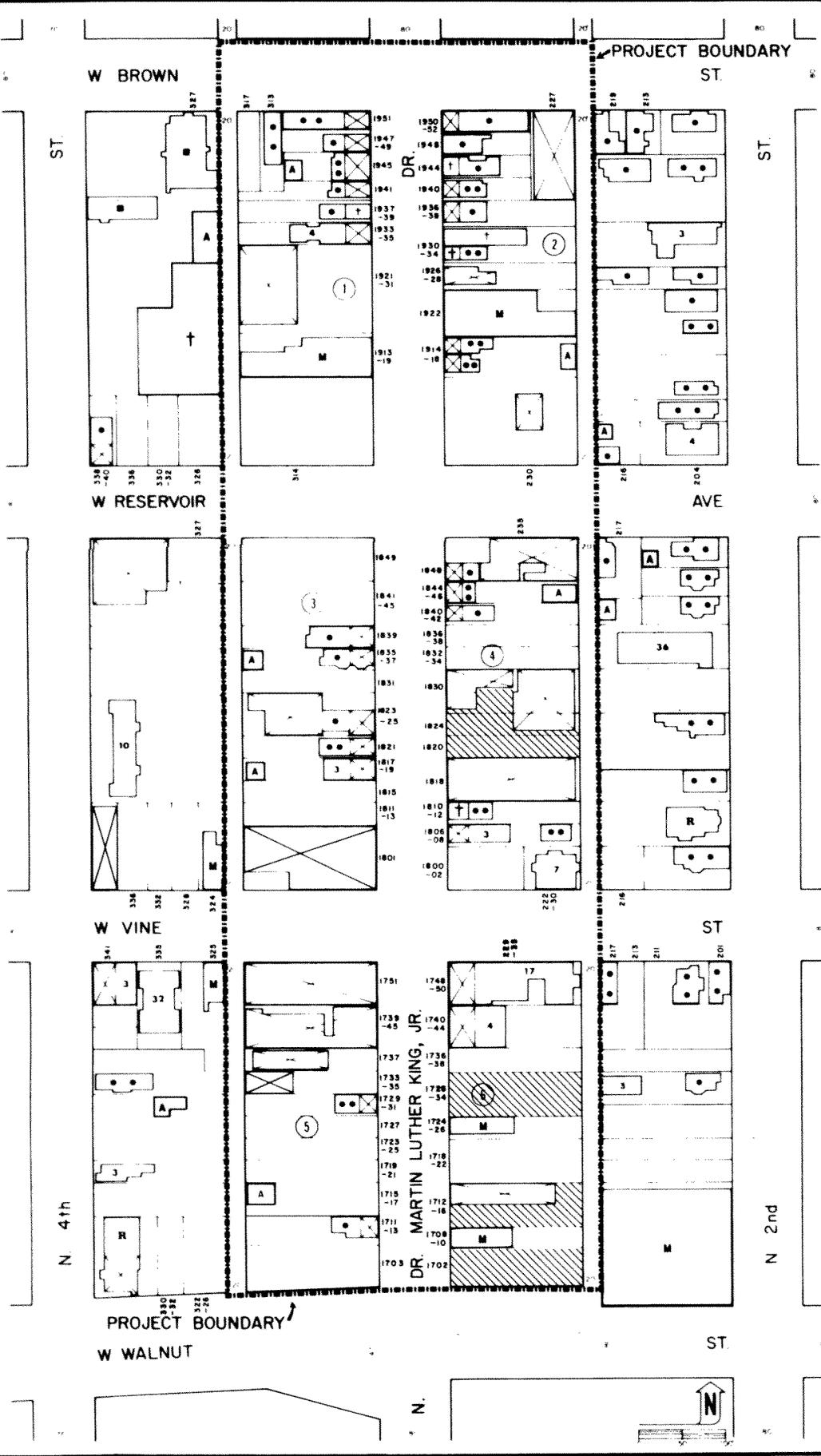
thence, continuing westerly along the extension of said line to the west line of the north-south alley between North Dr. Martin Luther King Jr. Drive and North 4th Street;

thence, north along the west line of the north-south alley and its extensions located between North Dr. Martin Luther King Jr. Drive and North 4th Street to the north line of West Brown Street;

thence, east along the north line of West Brown Street and its extensions to the east line of North Dr. Martin Luther King Jr. Drive, the point of beginning.

<sup>1</sup>On November 13, 1984, the Common Council of the City of Milwaukee passed Ordinance No. 120, changing the name of the portion of North 3rd Street north of McKinley Avenue to North Dr. Martin Luther King Jr. Drive.

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- EXISTING LAND USE MAP**
- |   |                              |   |                    |
|---|------------------------------|---|--------------------|
| ● | SINGLE OR DUPLEX RESIDENTIAL | □ | ROOMING HOUSE      |
| ◻ | MULTI-FAMILY RESIDENTIAL     | □ | ACCESSORY BUILDING |
| ▨ | OFF-STREET PARKING           | □ | VACANT PARCEL      |
| ▩ | COMMERCIAL OR LOCAL BUSINESS | ① | BLOCK NUMBER       |
| ⊕ | CHURCH                       |   |                    |
| ■ | OTHER RELIGIOUS INSTITUTIONS |   |                    |
| ⊞ | MANUFACTURING                |   |                    |

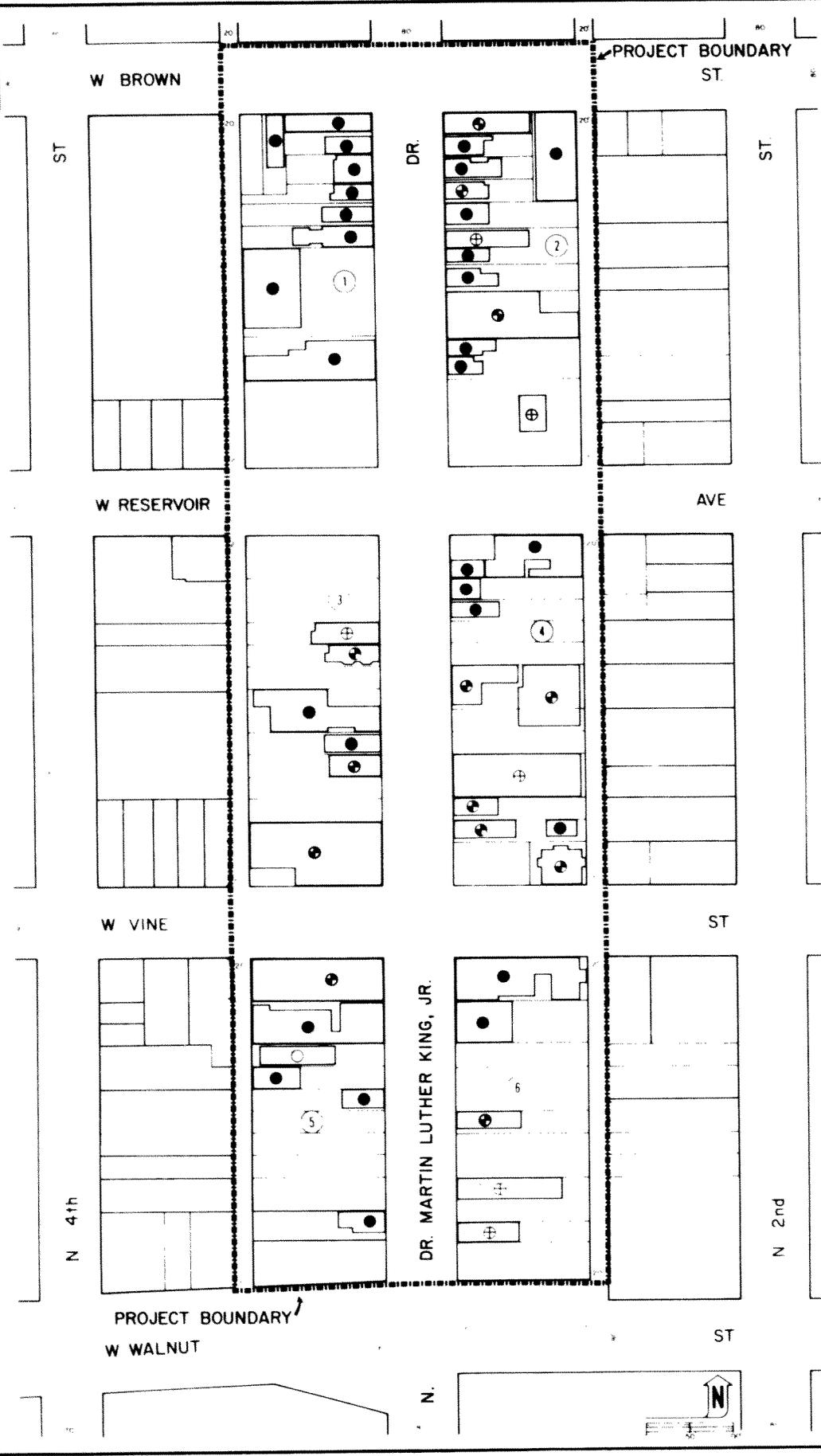
**COMMUNITY DEVELOPMENT PROJECT - XI**  
MILWAUKEE WISCONSIN

**DR. M.L. KING, JR. DR. - W. RESERVOIR AVE.**

Map No. 2.

DATE 3/26/83  
DRAWN BY 2/23  
DATE REVISED

353,361



○ STANDARD DEFICIENCY  
 ● MINOR DEFICIENCY  
 ⊕ MAJOR DEFICIENCY  
 ○ SUBSTANDARD

STRUCTURE CONDITION MAP

BLOCK NUMBER	STRUCTURE CONDITION			
	NUMBER OF STANDARD	MINOR DEFICIENCY	MAJOR DEFICIENCY	SUBSTANDARD
1	9	0	0	9
2	13	0	2	8
3	6	0	1	2
4	11	0	1	5
5	6	0	0	4
6	5	0	2	2
TOTAL	50	0	5	30
%	100%	2%	12%	60%

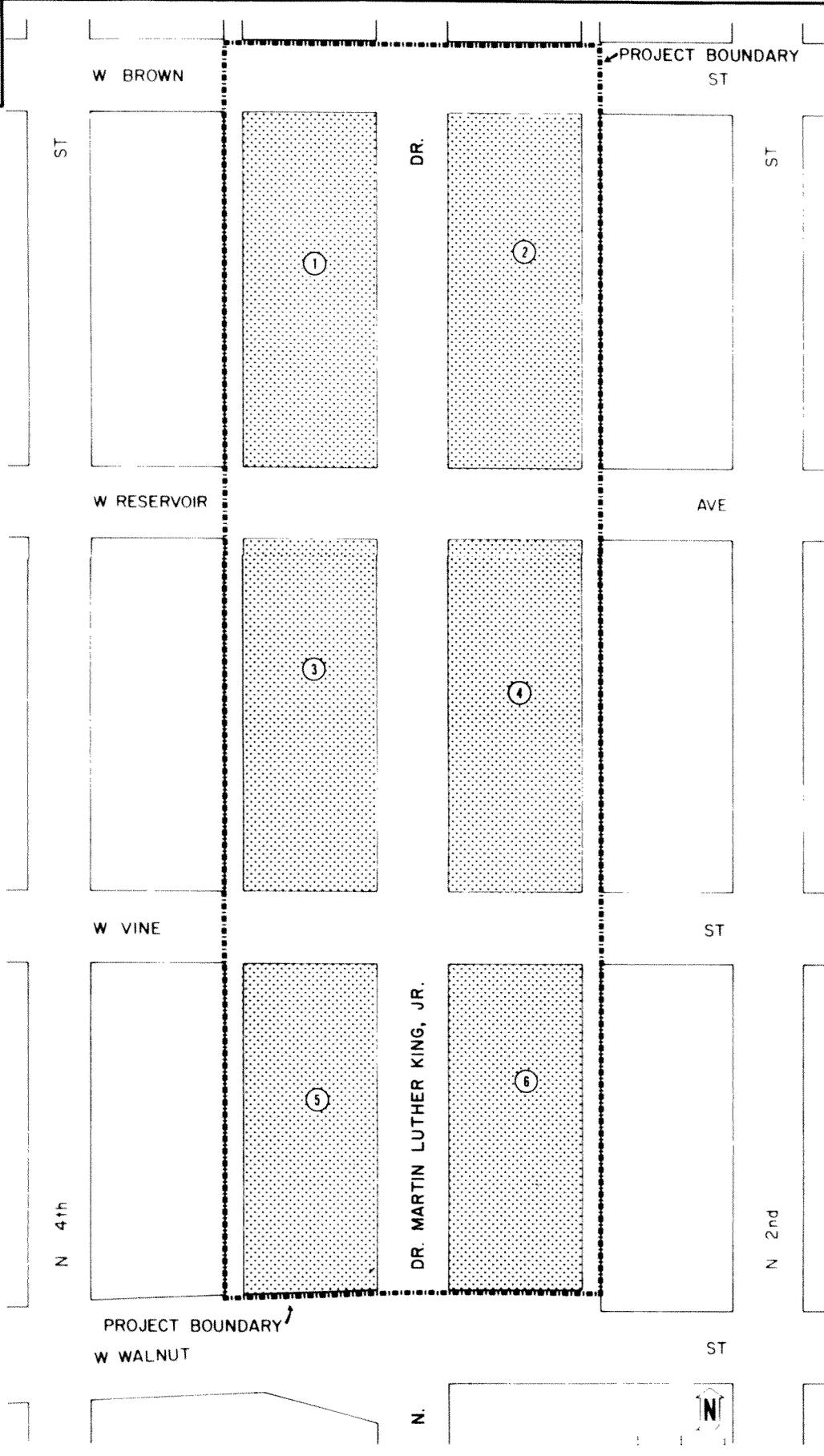
DATE: 3-26-85  
 DRAWN BY: J.S.  
 CHECKED BY: J.S.

COMMUNITY DEVELOPMENT PROJECT XI

DR. M.L. KING, JR. DR. - W. RESERVOIR AVE.

Map No. 3.

353,361



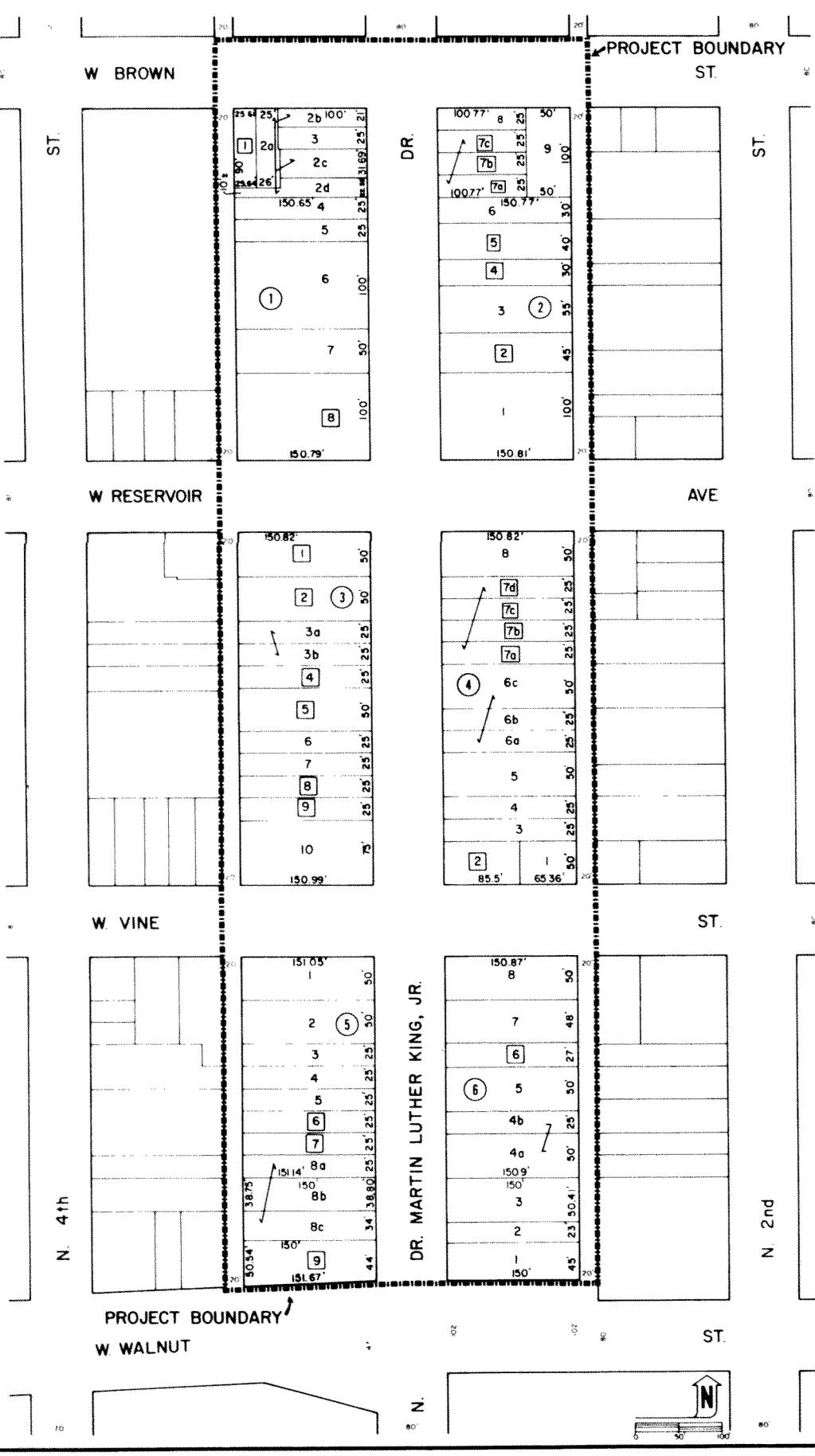
PROPOSED LAND USE PLAN

LEGEND

-  COMMERCIAL SERVICE DISTRICT
-  PUBLIC RIGHT OF WAY
-  BLOCK NUMBER

COMMUNITY DEVELOPMENT PROJECT - XI	Map No.
DR. M.L. KING, JR. DR. - W. RESERVOIR AVE.	4.

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LAND ACQUISITION PLAN

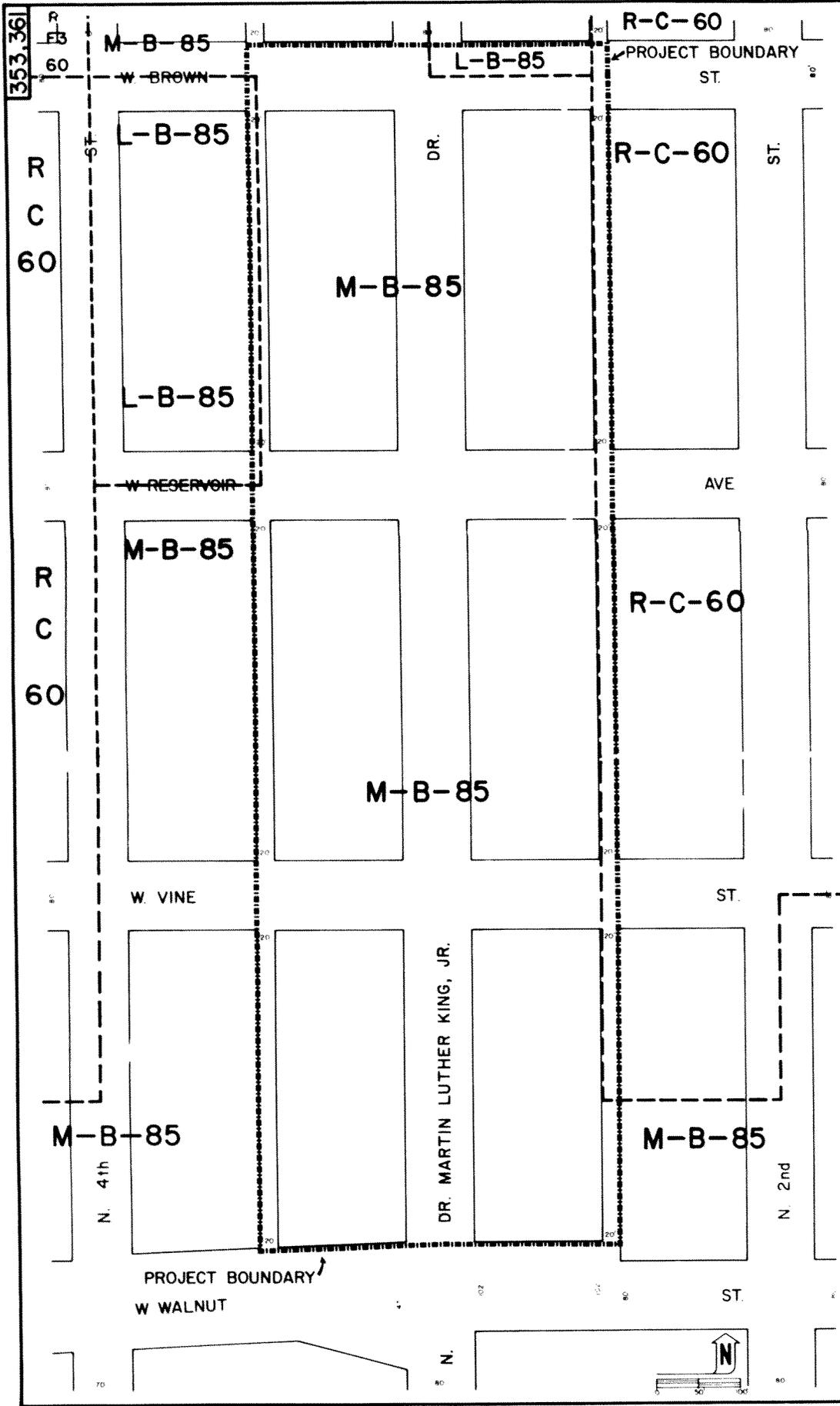
- LEGEND
- 1 PARCEL TO BE ACQUIRED
  - 2 PARCEL EXCLUDED FROM ACQUISITION
  - ① BLOCK NUMBER

DATE 2-28-66  
 DRAWN BY D.J.J.  
 DATE REVISED 2/1/67

COMMUNITY DEVELOPMENT PROJECT - XI  
 MILWAUKEE WISCONSIN

DR. M.L. KING, JR. DR. - W. RESERVOIR AVE.

Map No. 5.  
 PAGE 1.



LEGEND

- R RESIDENTIAL
- L LOCAL BUSINESS
- M MANUFACTURING
- B AREA DISTRICT
- C AREA DISTRICT
- F3 AREA DISTRICT
- 60 HEIGHT DISTRICT
- 85 HEIGHT DISTRICT

EXISTING ZONING MAP

DATE <u>2-2-88</u> DRAWN BY <u>DAC</u> DATE REVISED		Map No <b>6.</b>
COMMUNITY DEVELOPMENT PROJECT - XI MILWAUKEE - WISCONSIN		
DR. ML. KING, JR. DR. - W. RESERVOIR AVE.		

353.361

R  
C  
60

R  
C  
60

M-B-85

M-B-85

L-B-85

L-B-85

M-B-85

M-B-85

M-B-85

DR. MARTIN LUTHER KING, JR.

L-B-85

M-B-85

R-C-60

R-C-60

R-C-60

PROJECT BOUNDARY

PROJECT BOUNDARY

W WALNUT

W VINE

W RESERVOIR

W BROWN

N. 4th

N. 2nd

DR.

ST.

AVE

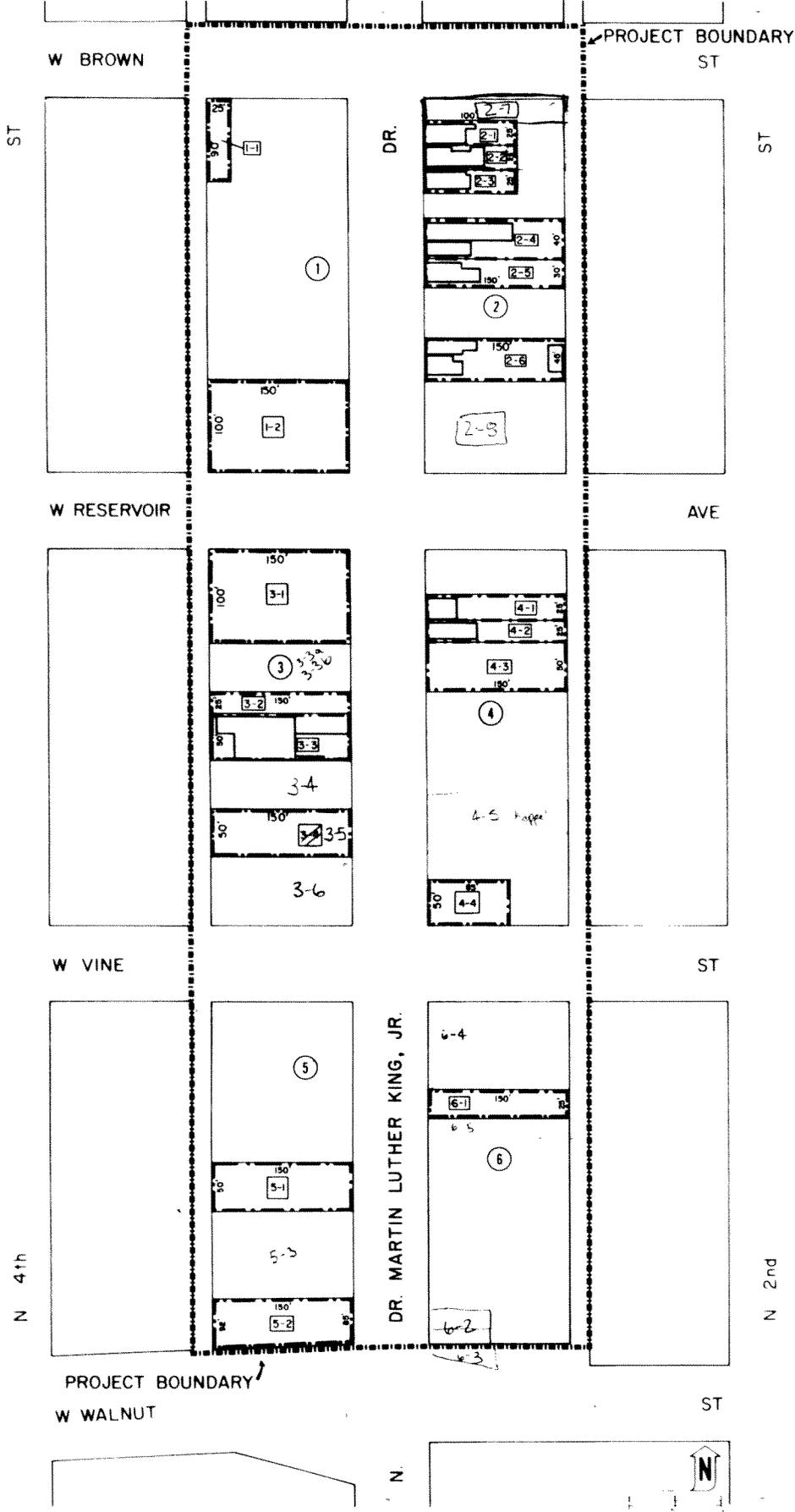
ST.

ST.

N.



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LAND DISPOSITION PLAN

LEGEND

-  DISPOSITION PARCEL
-  STRUCTURE TO REMAIN
-  PUBLIC RIGHT OF WAY
-  BLOCK NUMBER

COMMUNITY DEVELOPMENT PROJECT · XI		Map No.
DR. M.L. KING, JR. DR. - W. RESERVOIR AVE.		7

48/108

REEL 2844 IMAGE 485

LEGAL DESCRIPTION AND CERTIFICATE OF RECORDING OFFICER

6650219

REGISTER'S OFFICE }  
Milwaukee County, WI } ss  
-1 55 PM

RECORDED AT \_\_\_\_\_  
AUG 17 1992 485 to

REEL 2844 IMAGE 490 anal.

*Wendy Campbell* REGISTER  
OF DEEDS

REDEVELOPMENT PLAN

AMENDMENT NO. 1

FOR THE

NORTH DR. MARTIN LUTHER KING, JR. DRIVE - WEST RESERVOIR AVENUE

PROJECT AREA

Redevelopment Authority  
of the  
City of Milwaukee  
Milwaukee, Wisconsin

6650219  
RECORD 24.30  
SUBTOTAL 24.30  
TOTAL 24.30  
CHARGE 24.30  
#209900 C001 R04 T13:5

PLEASE NOTE: This document amends Document Number 5827423 on Reel 1773, Image 823 to 850, inclusive, recorded in the Office of the Register of Deeds of Milwaukee County, Milwaukee, Wisconsin on July 16, 1985.

Prepared by:

Department of City Development

2430

NORTH DR. MARTIN LUTHER KING, JR. DRIVE-WEST RESERVOIR AVENUE  
REDEVELOPMENT PROJECT AREA

Redevelopment Authority of the City of Milwaukee

NOTE: The description which follows is provided for recording purposes only and is not intended to be part of the attached amendment document. Described herein is all real property located within the lawful boundaries of the above-identified North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Redevelopment Project Area, and affected by the North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Redevelopment Plan as previously recorded to date in the Office of the Register of Deeds of Milwaukee County, Milwaukee, Wisconsin (Document No. 5827423, on Reel 1773, Image 823 to 850, inclusive, recorded on July 16, 1985); and as set forth in Redevelopment Plan Amendment No. 1, by resolutions duly adopted by, respectively, the Redevelopment Authority and the Common Council of the City of Milwaukee, on file and of record, a true and exact copy of which is attached hereto for recording pursuant to the provisions of Section 66.431, Wisconsin Statutes.

LEGAL DESCRIPTION

A. Located in the N.E. 1/4 Section 20, T.7N., R.22E.

<u>Subdivision Name</u>	<u>Block Number</u>	<u>Lot Number(s)</u>
Sherman's Addition	27	1, 4, 5, 8, 9, 12, 13, 16
	28	2, 3, 6, 7, 10, 11, 14, 15
	37	2, 3, 6, 7, 10, 11, 14, 15
	38	1, 4, 5, 8, 9, 12, 13, 16
	43	1, 4, 5, 8, 9
	44	2, 3, 6, 7, 10

B. Located in the S.E. 1/4 Section 20, T.7N., R.22E.

<u>Subdivision Name</u>	<u>Block Number</u>	<u>Lot Number(s)</u>
Plat of the Town of Milwaukee on the West Side of the River	4	2, 3, 6
	5	1, 4, 5

C. All unplatted lands, vacated streets or alleys and other public rights-of-way or portions thereof located wholly within the North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Redevelopment Project Area, generally located within the Northeast 1/4 Section 20, Town 7 North, Range 22 East and the Southeast 1/4 Section 20, Town 7 North, Range 22 East, and more specifically bounded and described as follows:

The perimeter boundaries of the project area shown on Map No. 1, BOUNDARY MAP, delineates a tract of land in the N.E. 1/4 and S.E. 1/4 of Section 20, T.7N., R.22E., in the City of Milwaukee, Milwaukee County, Wisconsin, more specifically bounded and described as follows:

Beginning at the intersection of the north line of West Brown Street and the east line of North<sup>1/</sup> Dr. Martin Luther King, Jr. Drive (formerly known as North 3rd Street);

1/

On November 13, 1984, the Common Council of the City of Milwaukee passed Ordinance No. 120, changing the name of the portion of North 3rd Street north of McKinley Avenue to North Dr. Martin Luther King, Jr. Drive.

Thence, east along the north line of West Brown Street and its extension to the east line of the north-south alley located between North 2nd Street and North Dr. Martin Luther King, Jr. Drive;

Thence, south along the east line of the north-south alley and its extensions located between North 2nd Street and North Dr. Martin Luther King, Jr. Drive to a point located 22 feet north of the north line of West Walnut Street;

Thence, west along a line located 28 feet south of and parallel to the north line of Lot 6 in Block 4 of "Original Plat of the Town of Milwaukee West of the River" (also known as the new north line of West Walnut Street), to the west line of North Dr. Martin Luther King, Jr. Drive;

Thence, westerly along a line from a point on the west line of North Dr. Martin Luther King, Jr. Drive, 28 feet south of the north line of Lot 5 in Block 5 of "Original Plat of the Town of Milwaukee West of the River" to a point on the west line of said Lot 5, 34.54 feet south of the north line of said Lot 5 (said line also known as the new north line of West Walnut Street);

Thence, continuing westerly along the extension of said line to the west line of the north-south alley between North Dr. Martin Luther King, Jr. Drive and North 4th Street;

Thence, north along the west line of the north-south alley and its extensions located between North Dr. Martin Luther King, Jr. Drive and North 4th Street to the north line of West Brown Street;

Thence, east along the north line of West Brown Street and its extensions to the east line of North Dr. Martin Luther King, Jr. Drive, the point of beginning.

CERTIFICATE OF RECORDING OFFICER

North Dr. Martin Luther King, Jr. Drive - West Reservoir Avenue

I, Steven S. Cullen, Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, do certify that the attached Redevelopment Plan Amendment No. 1 for the North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Redevelopment Project, is a true and exact copy of said Redevelopment Plan Amendment as adopted and approved for recording by, respectively, the Redevelopment Authority of the City of Milwaukee on July 17, 1992, in Resolution No. 7988, and by the Common Council of the City of Milwaukee on July 28, 1992, in Resolution File No. 920524, on file and of record pursuant to Section 66.431, Wisconsin Statutes.

In Testimony Whereof, for and on behalf of the Redevelopment Authority of the City of Milwaukee, I have hereunto set my hand and caused the seal of said authority to be affixed this 14 day of August, 1992.

/s/ Steven S. Cullen  
Steven S. Cullen  
Assistant Executive Director-Secretary  
Redevelopment Authority of the  
City of Milwaukee

/s/ Mary Jane Champagne  
Witness

/s/ Carl R. Madden  
Witness

STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

Personally came before me this 14<sup>th</sup> day of August, 1992, Steven S. Cullen, Assistant Executive Director-Secretary of the above-named REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE, to me known to be such Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, and acknowledge that he executed the foregoing instrument as such officer, as the deed of said Redevelopment Authority of the City of Milwaukee.

/s/ Mary Jane Champagne  
Notary Public  
Milwaukee County, Wisconsin

My Commission Oct 30, 1994

Resolution No. 7988Adopted: 7/2/92

(RACM) Resolution approving a change in the Redevelopment Plan for the North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Project.

Whereas, On June 7, 1985, the Redevelopment Authority of the City of Milwaukee and on June 25, 1985, the Common Council of the City of Milwaukee adopted a project area plan for the North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Project; and

Whereas The Plan prohibits uses not specifically listed as permitted or as a special exception in commercial service districts as set forth in Chapter 16 (now known as Chapter 295) of the City Code; and

Whereas, The meat processing portion of a proposed processing/warehouse/office facility is not specifically listed as permitted or as a special exception in commercial service districts, but the proposed development is acceptable in all other aspects including adherence to the "New Construction Guidelines for RACM-owned Land on North Dr. Martin Luther King, Jr. Drive between Walnut Street and North Avenue; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee regarding the amended Project Area Plan for the North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Project that:

1. A proposed modification of the Project Area Plan as identified below is hereby adopted subject to approval by the Common Council of the City of Milwaukee:
  - A. Under Section C, Land Use Plan subsection 1.d., titled Additional Regulations, Controls, and Restrictions, add the following after the introductory paragraph:

New construction on RACM-owned land shall also be based on the following guidelines:

Siting

    - 1) The building shall be built close to or at the edge of the sidewalk.
    - 2) The facade shall be oriented to King Drive with the primary entrances and storefronts facing the street.
    - 3) There shall be no porch or covered open area between the front building wall and the sidewalk.
    - 4) Parking shall be located off the rear alley.

Scale and Massing

- 1) The building shall be a minimum of two full stories with minimum floor-to-floor heights of ten feet on the first story, nine feet on the upper stories.
- 2) The facade design and fenestral patterns shall reflect that of the existing buildings. The design emphasis shall be vertical rather than horizontal.
- 3) Entrances shall be recessed within the facade.
- 4) The windows on the upper story facade shall be doublehung, tall and narrow in proportion, and evenly spaced.
- 5) The first floor facade facing the street shall be designed as a traditional storefront with large areas of glass, wood paneled bulkheads, fully glazed entrance doors, and other traditional features.
- 6) Signage shall be located above the storefront and be mounted parallel to the face of the building. If illuminated, it shall be externally lit.
- 7) The roof shall be flat or gabled with the gable facing the street.
- 8) The roofline shall be defined by a gable, parapet or projecting cornice.
- 9) The materials used on elevations visible from the street shall be clad in clapboards or brick of a size, type and color similar to that used on other buildings on King Drive.

- B. Under Section C, Land Use Plan, subsection 1, titled Land Use Provisions and Building Requirements, add the following after the introductory paragraph:

The Authority may approve, if it deems desirable, a meat processing/warehouse/office development only on the southerly 242 feet of Block 5 (the northwest corner of West Walnut Street and North Dr. Martin Luther King, Jr. Drive) as shown in section G., Exhibits, of this plan, notwithstanding the land use controls herein listed.

2. In all other respects, except as herein modified by Amendment No. 1, the Project Area Plan for the North Dr. Martin Luther King, Jr. Drive-West Reservoir Avenue Project Area on file and as recorded on July 16, 1985 in the Office of the Register of Deeds of Milwaukee County, Wisconsin as Document No. 5827423, remains in full force and effect and in operation.