Redevelopment Authority of the City of Milwaukee

Resolution No.:	**10562**
Adopted on:	**June 18, 2015**
Project Area:	**Beerline "B" Redevelopment**
Aldermanic District:	**6th**

Resolution approving construction of a single family home on property located at 1729 N. Commerce Street and part of The Crescent Condominiums development and granting exceptions to design requirement of the Beerline B Renewal Plan.

Whereas, the Redevelopment Authority of the City of Milwaukee entered into an Agreement for Sale with New Land Enterprises which was recorded at the Milwaukee County Register of Deeds Office on June 21, 1999, as Document No. 7761468 (the "Sale Agreement") in which the Authority agreed to convey land to New Land Enterprises for development of The Crescent Condominiums; and

Whereas, Section 5(c) of the Sale Agreement requires the Authority's written approval before New Land Enterprises may construct additional buildings on the property covered by the Sale Agreement beyond the buildings contemplated in the Sale Agreement; and

Whereas, New Land Enterprises desires to construct a single family home on a parcel located at 1729 N. Commerce Street, a parcel covered by the Sale Agreement, which was not contemplated as part of the original development of The Crescent Condominiums; and

Whereas, the Authority was informed that the condominium association of The Crescent Condominiums is not opposed to the construction of the single family home at 1729 N. Commerce Street; and

Whereas, The Redevelopment Authority of the City of Milwaukee ("the Redevelopment Authority"), under Resolution No. 8156, adopted on May 3, 1999, approved the Beerline "B" Renewal Plan and Master Plan & Neighborhood Code ("Master Plan"); and

Whereas, All plans submitted for building permits in the project area must conform to the Master Plan design requiremenets prior to issuance of the permit except upon formal approval of the Redevelopment Authority; and

Whereas the proposed building has overhead garage doors facing the street, as well as, a first floor relationship to grade differing from the Master Plan, that are not in compliance with the design requirements due to the atypical parcel shape and grading; and

Resolved, By the Redevelopment Authority of the City of Milwaukee that the conceptual plans for 1729 North Commerce Street dated June 16, 2015 and prepared by Kindness Architects, comprised of the following drawings: Site Plan, Floor Plans, Conceptual Elevations, and Perspective Views, are approved on the following conditions by the developer:

1. That final construction plans be review and approved by Planning Administration on behalf of the Redevelopment Authority, as consistant with the design drawings submitted June 16, 2015.

2. Continued input from the Department of City Development concerning the building elevation development of the building and selection of materials;

3. That all site feature and landscape design, including walls, patios, decks, fencing and plantings be approved by approved by the Redevelopment Authority and be it

Further Resolved, That final plans submitted for building permit purposes must be consistent with the approved conceptual plans and the conditions stated in this resolution must be fulfilled to the satisfaction of the Executive Director-Secretary, in order for the Executive Director to approve issuance of the building permit; and be it

Further Resolved, That the Executive Director-Secretary is authorized to take such steps as are necessary to carry out the intent and purpose of this resolution.

Whereas, the Authority does not object to the construction of a single family home at 1729 N. Commerce Street so long as the final plans, with exception to the items enumerated above, are in compliance with the City of Milwaukee zoning code and the Redevelopment Plan for the Beerline "B" Redevelopment Area recorded at the Milwaukee County Register of Deeds Office on August 17, 1993, as Document No. 6813328; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that construction of a single family home at 1729 N. Commerce Street is approved in accordance with Section 5(c) of the Sale Agreement conditioned upon on the design, construction and use being in compliance, with exception to the items enumerated above, with the City of Milwaukee zoning code and the Redevelopment Plan for the Beerline "B" Redevelopment Area.

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