

Redevelopment Authority of the City of Milwaukee

Resolution No.:

Adopted on: October 17, 2013

Project / Area: Beerline B

Aldermanic District: 6th

Resolution approving modifications to the density standards of the renewal plan for Walker's Landing Apartments, at 2056 North Commerce Street in the Beerline "B" Redevelopment Project Area.

Whereas, The Redevelopment Authority of the City of Milwaukee 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 prior to issuance of the permit except upon formal approval of the Redevelopment Authority; and

Whereas, The Kendal Group, LTD has submitted conceptual plans for construction of Walker's Landing Apartments 2056 North Commerce Street that generally conform to the Master Plan design requirements except for the maximum allowable density; and

Whereas, The proposed building contains a maximum of 113 dwelling units is proposed which exceeds the Master Plan 51 unit maximum (40 dwelling units per acre); and,

Whereas, The increased density is appropriate for this site given the location of the site adjacent to Humboldt Street, a highly transit served street and density of surrounding residential developments; and,

Whereas, The overall density for the Beerline "B" master plan area would remain under 40 dwelling units per acre with the proposed Walker's Landing Apartments, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the conceptual plans for Walker's Landing Apartments at 2056 North Commerce Street dated October 17, 2013 and prepared by Engberg Anderson Architecture and comprised of the following drawings: Site Plan, and Perspective Views (3 sheets) are approved on the following conditions by the developer:

1. Final design development of the riverwalk area and submission to pursue approval from the City Plan Commission in accordance with the adopted Riverwalk Guidelines;
2. Continued input from DCD concerning the building elevation development of the building and selection of materials; and, be it

Further Resolved, That final plans submitted for building permit purposes must match 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.

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
