



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES WITKOWIAK, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Robert Bauman, and Ald. T. Anthony Zielinski

Staff Assistant, Tobie Black, (414)-286-2231

Fax: (414) 286-3456, E-mail: tblack@milwaukee.gov

Tuesday, May 18, 2010

9:00 AM

Room 301-B, City Hall

Amended 5/14/10 - Item previously numbered #1 (File Number 091683) has been removed.

9:15 A.M.

1. [081568](#) A substitute ordinance creating the Milwaukee River Greenway Site Plan Review Overlay Zone, generally located North of the former North Avenue Dam to the City Limits at East Silver Spring Drive in the 1st, 3rd and 6th Aldermanic Districts.
Sponsors: Ald. Kovac, Ald. Coggs and Ald. Hamilton

2. [081569](#) Substitute resolution creating design standards for the Milwaukee River Greenway Site Plan Review Overlay Zone, in the 1st, 3rd and 6th Aldermanic Districts.
Sponsors: Ald. Kovac

3. [081570](#) A substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zone.
Sponsors: Ald. Kovac, Ald. Coggs and Ald. Hamilton

9:45 A.M.

4. [091460](#) Resolution approving a final Certified Survey Map for property located at 1807 East Morgan Avenue for creation of a new residential lot and dedication of land for public purposes, in the 14th Aldermanic District.
Sponsors: THE CHAIR

5. [091660](#) A substitute ordinance relating to a change in zoning from Multi-Family Residential to Two-Family Residential, on land located East of North 25th Street and North of West State Street, in the 4th Aldermanic District.
Sponsors: Ald. Bauman

6. [091567](#) Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 70, 735 North Water Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

7. [100037](#) Communication from the Department of City Development transmitting the 2009 Annual Report of Tax Incremental Districts.

Sponsors: THE CHAIR

8. [091372](#) Resolution temporarily suspending razing and demolition activities funded by NSP Phase 1 and 2 until the Department of Neighborhood Services has made modifications in bidding requirements allowing for deconstruction activities.

Sponsors: Ald. Bauman and Ald. Bohl

9. [081663](#) An ordinance relating to zoning regulations for the Milwaukee River Overlay Zone.

Sponsors: Ald. Kovac, Ald. Coggs and Ald. Hamilton

---May be placed on file as no longer needed.

10. [081577](#) An ordinance establishing the Milwaukee River Board.

Sponsors: Ald. Kovac, Ald. Coggs and Ald. Hamilton

---May be placed on file as no longer needed.

This meeting will be webcast live at www.milwaukee.gov/channel25.

Members of the Common Council and its standing committees who are not members of this committee may attend this meeting to participate or to gather information. Notice is given that this meeting may constitute a meeting of the Common Council or any of its standing committees, although they will not take any formal action at this meeting.

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Legislation Details (With Text)

File #: 081568 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 3/3/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance creating the Milwaukee River Greenway Site Plan Review Overlay Zone, generally located North of the former North Avenue Dam to the City Limits at East Silver Spring Drive in the 1st, 3rd and 6th Aldermanic Districts.

Sponsors: ALD. KOVAC, ALD. COGGS, ALD. HAMILTON

Indexes: MILWAUKEE RIVER, SITE PLAN OVERLAY

Attachments: Department of City Development Data as of 4-22-10.pdf, City Plan Commission Letter, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/3/2009	0	COMMON COUNCIL	ASSIGNED TO		
3/5/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
4/27/2010	1	CITY CLERK	DRAFT SUBMITTED		
5/3/2010	1	CITY CLERK	PUBLISHED		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
081568
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. KOVAC, COGGS AND HAMILTON
Title

A substitute ordinance creating the Milwaukee River Greenway Site Plan Review Overlay Zone, generally located North of the former North Avenue Dam to the City Limits at East Silver Spring Drive in the 1st, 3rd and 6th Aldermanic Districts.

Analysis

This substitute ordinance creates a zoning overlay zone for properties within 50 feet of the Milwaukee River Primary Environmental Corridor. Properties within this zone will comply with additional design standards, as well as tree protection and storm water management regulations, that balance environmental protection and promote high-quality, sustainable development.

Body

Resolved, That the Mayor and Common Council of the City of Milwaukee, do ordain as follows:

Part 1. There is added to the Milwaukee Code of Ordinances a new section to read as follows:

Section 295-1009.0002. The zoning map is amended to establish the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) for the following properties within the City of Milwaukee:

Tax Key Number, Address

2801696000, 1335 East Randolph Court
2801700000, 1337 East Randolph Court
2801701000, 1339 East Randolph Court
2801702000, 1339 East Randolph Court
2801704000, 1339 East Randolph Court
2801706000, 1327 East Randolph Court
2801707000, 1327 East Randolph Court
2801708000, 1327 East Randolph Court
2801709000, 1329 East Randolph Court
2801710000, 1329 East Randolph Court
2801712000, 1329 East Randolph Court
2801713000, 1331 East Randolph Court
2801622000, 3472 North Dousman Street
2801714000, 1331 East Randolph Court
2801716000, 1331 East Randolph Court
2801717000, 1319 East Randolph Court
2801719000, 1319 East Randolph Court
2750152000, 1225 East Vienna Avenue
2750153000, 1225 East Vienna Avenue
2750154000, 1225 East Vienna Avenue
2801624000, 3472 North Dousman Street
2801625000, 3476 North Dousman Street
2801627000, 3476 North Dousman Street
2801629000, 3480 North Dousman Street
2801720000, 1319 East Randolph Court
2801721000, 1321 East Randolph Court
2801723000, 1321 East Randolph Court
2801724000, 1321 East Randolph Court
2801631000, 3480 North Dousman Street

2801632000, 3480 North Dousman Street
2801726000, 1323 East Randolph Court
2801727000, 1323 East Randolph Court
2801728000, 1323 East Randolph Court
2801729000, 1311 East Randolph Court
2801730000, 1311 East Randolph Court
2801636000, 3456 North Dousman Street
2801640000, 3460 North Dousman Street
2801641000, 3464 North Dousman Street
2801732000, 1311 East Randolph Court
2801733000, 1313 East Randolph Court
2801735000, 1313 East Randolph Court
2801736000, 1313 East Randolph Court
2801642000, 3464 North Dousman Street
2801643000, 3464 North Dousman Street
2801644000, 3464 North Dousman Street
2801645000, 3436 North Dousman Street
2801739000, 1315 East Randolph Court
2801740000, 1315 East Randolph Court
2801742000, 1231 East Randolph Court
2801743000, 1231 East Randolph Court
2801648000, 3436 North Dousman Street
2801649000, 3446 North Dousman Street
2801651000, 3446 North Dousman Street
2801652000, 3446 North Dousman Street
2801744000, 1231 East Randolph Court
2801745000, 1235 East Randolph Court
2801747000, 1235 East Randolph Court
2801748000, 1235 East Randolph Court
2801749000, 1239 East Randolph Court
2801654000, 1212 East Randolph Court
2801655000, 1212 East Randolph Court
2801656000, 1212 East Randolph Court
2801659000, 1234 East Randolph Court
2801750000, 1239 East Randolph Court
2801751000, 1239 East Randolph Court
2801752000, 1239 East Randolph Court
2801660000, 1234 East Randolph Court
2801661000, 1300 East Randolph Court
2801663000, 1300 East Randolph Court
2801664000, 1300 East Randolph Court
2801811000, 3277 North Gordon Place
2801666000, 1308 East Randolph Court
2801667000, 1308 East Randolph Court
2801668000, 1308 East Randolph Court
2801670000, 1328 East Randolph Court
2801671000, 1328 East Randolph Court
2801812000, 3279 North Gordon Place
2801821000, 3234 North Cambridge Avenue
2801823000, 3234 North Cambridge Avenue
2801824000, 3234 North Cambridge Avenue
2801673000, 1332 East Randolph Court
2801674000, 1332 East Randolph Court
2801675000, 1332 East Randolph Court
2801676000, 1332 East Randolph Court
2801826000, 3234 North Cambridge Avenue
2801831000, 3268 North Cambridge Avenue
2801678000, 1336 East Randolph Court
2801681000, 1342 East Randolph Court
2801682000, 1342 East Randolph Court
2801683000, 1342 East Randolph Court

2801683000, 1342 East Randolph Court
2801684000, 1342 East Randolph Court
2801685000, 1344 East Randolph Court
2801686000, 1344 East Randolph Court
2801687000, 1344 East Randolph Court
2801688000, 1344 East Randolph Court
2801689000, 1346 East Randolph Court
2801691000, 1346 East Randolph Court
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3151506000, 2904 North Cambridge Avenue
3151507000, 2904 North Cambridge Avenue
3151508000, 2904 North Cambridge Avenue
3151510000, 2905 North Newhall Street
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3201681000, 2512 North Gordon Court
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3551785000, 2121 North Cambridge Avenue
3551786000, 2121 North Cambridge Avenue
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3551803000, 2121 North Cambridge Avenue
3551805000, 2121 North Cambridge Avenue
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3551809000, 2121 North Cambridge Avenue
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3551811000, 2121 North Cambridge Avenue
3551814000, 2121 North Cambridge Avenue
3551815000, 2121 North Cambridge Avenue
3551817000, 2121 North Cambridge Avenue
3551818000, 2121 North Cambridge Avenue
3551822000, 2121 North Cambridge Avenue
3551823000, 2121 North Cambridge Avenue
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2801734000, 1313 East Randolph Court
2801646000, 3436 North Dousman Street
2801650000, 3446 North Dousman Street
2801746000, 1235 East Randolph Court
2801658000, 1234 East Randolph Court
2801665000, 1308 East Randolph Court
2801669000, 1328 East Randolph Court
2801822000, 3234 North Cambridge Avenue
2801677000, 1336 East Randolph Court
2801834000, 3274 North Cambridge Avenue
2801835000, 1336 East Randolph Court

2801680000, 1336 East Randolph Court
2801693000, 1335 East Randolph Court
2801699000, 1337 East Randolph Court
2801703000, 1339 East Randolph Court
2801711000, 1329 East Randolph Court
2801718000, 1319 East Randolph Court
2801626000, 3476 North Dousman Street
2801722000, 1321 East Randolph Court
2801630000, 3480 North Dousman Street
2801635000, 3456 North Dousman Street
3151504000, 2904 North Cambridge Avenue
3151509000, 2905 North Newhall Street
3551782000, 2121 North Cambridge Avenue
3551797000, 2121 North Cambridge Avenue
3551801000, 2121 North Cambridge Avenue
3551804000, 2121 North Cambridge Avenue
3551813000, 2121 North Cambridge Avenue
3551819000, 2121 North Cambridge Avenue
3551824000, 2121 North Cambridge Avenue
2801697000, 1337 East Randolph Court
2801623000, 3472 North Dousman Street
2801633000, 3456 North Dousman Street
2801731000, 1311 East Randolph Court
2801737000, 1315 East Randolph Court
2801741000, 1231 East Randolph Court
2801653000, 1212 East Randolph Court
2801672000, 1328 East Randolph Court
2801690000, 1346 East Randolph Court
3551808000, 2121 North Cambridge Avenue
3551812000, 2121 North Cambridge Avenue
3551816000, 2121 North Cambridge Avenue
2801705000, 1327 East Randolph Court
2801621000, 3472 North Dousman Street
2801628000, 3476 North Dousman Street
2801639000, 3460 North Dousman Street
2801647000, 3436 North Dousman Street
2801738000, 1315 East Randolph Court
2801657000, 1234 East Randolph Court
2801662000, 1300 East Randolph Court
2801833000, 3272 North Cambridge Avenue
2801679000, 1336 East Randolph Court
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3551796000, 2121 North Cambridge Avenue
3551820000, 2121 North Cambridge Avenue
2801698000, 1337 East Randolph Court
2801715000, 1331 East Randolph Court
2801725000, 1323 East Randolph Court
2801637000, 3460 North Dousman Street
2801825000, 3234 North Cambridge Avenue
2801832000, 3270 North Cambridge Avenue
3551799000, 2121 North Cambridge Avenue
3551821000, 2121 North Cambridge Avenue
2801634000, 3456 North Dousman Street
2750151000, 1225 East Vienna Avenue
3151511000, 2905 North Newhall Street
2040050000, 5190 North Milwaukee River Parkway
2340061200, 300 West Deluxe Parkway
2419989120, 4200 North Humboldt Boulevard
2750121000, 1170 East Singer Circle
2750009000, 1126 East Vienna Avenue
2750011000, 1126 East Vienna Avenue

2750011000, 1134 East Vienna Avenue
2750013000, 1206 East Vienna Avenue
2750016000, 1226 East Vienna Avenue
2801293100, 3417 North Newhall Street
2809978000, 3276 North Gordon Place
2801299100, 1504 East Newport Avenue
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2801050000, 3118 North Cambridge Avenue
2801266000, 3330 North Cambridge Avenue
2801269000, 3340 North Cambridge Avenue
2801272000, 3354 North Cambridge Avenue
2801087000, 3278 North Cambridge Avenue
2801286100, 3443 North Newhall Street
2809975000, 3246 North Gordon Place
3150342000, 2924 North Cambridge Avenue
3150024000, 2946 North Cambridge Avenue
3150443000, 3006 North Cambridge Avenue
3150444000, 3010 North Cambridge Avenue
3151501000, 2914 North Cambridge Avenue
3150501110, 1321 East Locust Street
3151110110, 3074 North Gordon Circle
3159966111, 2828 North Humboldt Boulevard
3150206110, 1134 East Center Street
3201609000, 2502 North Gordon Court
3201613000, 1224 East Clarke Street
3550139110, 1431 East North Avenue
3550150000, 2057 North Cambridge Avenue
3550157120, 1354 East Boylston Street
1960015110, 5233 North Milwaukee River Parkway
2801270000, 3344 North Cambridge Avenue
2801275000, 1501 East Newport Avenue
2801080000, 3242 North Cambridge Avenue
2801081000, 3248 North Cambridge Avenue
2750015000, 1220 East Vienna Avenue
3150029000, 2972 North Cambridge Avenue
3151040000, 3040 North Cambridge Avenue
3150448000, 3032 North Cambridge Avenue
3550147000, 2075 North Cambridge Avenue
1960012100, 5259 North Milwaukee River Parkway
2749999100, 3868 North Humboldt Boulevard
2809988112, 3310 North Dousman Street
2801801000, 1229 East Concordia Avenue
3550151100, 2047 North Cambridge Avenue
3150801110, 2901 North Cambridge Avenue
3550148000, 2069 North Cambridge Avenue
2750010000, 1130 East Vienna Avenue
2809996100, 1301 East Concordia Avenue
2759998000, 3700 North Humboldt Boulevard
2801267000, 3334 North Cambridge Avenue
3201257100, 1311 East Wright Street
1960016111, 5201 North Milwaukee River Parkway
2340061100, 300 West Deluxe Parkway
2419989111, 810 East Capitol Drive
2801274000, 3364 North Cambridge Avenue
2801079100, 3238 North Cambridge Avenue
2801082000, 3254 North Cambridge Avenue
3150027000, 2960 North Cambridge Avenue
3151109100, 3066 North Gordon Circle
3159966110, 2730 North Humboldt Boulevard
3159993000, 1300 East Park Place
3200000000, 1100 East North Avenue

3209948113, 1436 East North Avenue
3550144100, 2201 North Cambridge Avenue
3551605000, 1400 East Boylston Street
2801053100, 3134 North Cambridge Avenue
2801290110, 3429 North Newhall Street
2801273000, 3358 North Cambridge Avenue
2801077000, 3226 North Cambridge Avenue
2749992000, 3874 North Humboldt Boulevard
2801268000, 3336 North Cambridge Avenue
2801284100, 3449 North Newhall Street
3150344000, 2936 North Cambridge Avenue
3151047000, 1503 East Kenwood Boulevard
3209990000, 2660 North Humboldt Boulevard
3550158000, 1354 East Boylston Street
2801609000, 3342 North Gordon Place
3151045000, 3066 North Cambridge Avenue
2750014000, 1216 East Vienna Avenue
1950065000, 1701 West Lawn Avenue
2809950000, 3145 North Cambridge Avenue
2801285100, 3447 North Newhall Street
2809976000, 3254 North Gordon Place
3151041000, 3046 North Cambridge Avenue
3151106000, 3055 North Gordon Circle
3209939120, 1417 East Park Place
3550140000, 2215 North Cambridge Avenue
2809960000, 3201 North Cambridge Avenue
2059981100, 4700 North Green Bay Avenue
2429998000, 4353 North Richards Street
2801264000, 3320 North Cambridge Avenue
2801076000, 3222 North Cambridge Avenue
2801288100, 3437 North Newhall Street
3150341000, 2920 North Cambridge Avenue
3150026000, 2956 North Cambridge Avenue
3151042000, 3050 North Cambridge Avenue
3151046000, 3070 North Cambridge Avenue
3201259000, 2440 North Gordon Place
3209989000, 2650 North Humboldt Boulevard
3550154000, 2027 North Cambridge Avenue
2801263000, 3318 North Cambridge Avenue
2801261000, 3310 North Cambridge Avenue
2809971200, 1301 East Auer Avenue
3150449000, 3038 North Cambridge Avenue
3159982100, 1314 East Chambers Street
1950067100, 5332 North Green Bay Avenue
2429997000, 4353 North Richards Street
2750109110, 1200 East Singer Circle
2801292100, 3421 North Newhall Street
2801610000, 3330 North Gordon Place
2801049000, 3112 North Cambridge Avenue
2801277100, 3477 North Newhall Street
2801278100, 3471 North Newhall Street
2801281100, 3461 North Newhall Street
2809971111, 1250 East Burleigh Street
2801083000, 3260 North Cambridge Avenue
2801084000, 3262 North Cambridge Avenue
2809973110, 1230 East Auer Avenue
3150025000, 2950 North Cambridge Avenue
3159994000, 1400 East Park Place
3201262100, 1306 East Meinecke Avenue
3200401000, 1420 East Bellevue Place
3200401000, 1420 East Bellevue Place

3200402000, 1410 East Bellevue Place
3209979000, 2620 North Humboldt Boulevard
3209999111, 1201 East Center Street
2801606000, 3360 North Gordon Place
3150028000, 2966 North Cambridge Avenue
2801283100, 3453 North Newhall Street
2050002000, 1603 West Fairmount Avenue
3159986200, 1350 East Locust Street
3200242112, 2566 North Bush Lane
3209995000, 1137 East Center Street
3150023000, 2940 North Cambridge Avenue
1950074000, 1639 West Lawn Avenue
1960011100, 5271 North Milwaukee River Parkway
2420218100, 435 West Hampton Avenue
2801073000, 3204 North Cambridge Avenue
2801282100, 3457 North Newhall Street
3209986000, 2628 North Humboldt Boulevard
2801048000, 3108 North Cambridge Avenue
2809979000, 3229 North Gordon Place
2750001000, 3834 North Humboldt Boulevard
1960013100, 5253 North Milwaukee River Parkway
2809988111, 3300 North Dousman Street
2801047000, 3104 North Cambridge Avenue
3150343000, 2928 North Cambridge Avenue
3151043000, 3056 North Cambridge Avenue
3550149000, 2063 North Cambridge Avenue
2750120100, 1174 East Singer Circle
2801265000, 3324 North Cambridge Avenue
2801287100, 3439 North Newhall Street
3150446000, 3022 North Cambridge Avenue
3151108100, 3060 North Gordon Circle
2750002000, 3830 North Humboldt Boulevard
1960014100, 5245 North Milwaukee River Parkway
2750122100, 1160 East Singer Circle
2750031000, 1241 East Vienna Avenue
2801608000, 3348 North Gordon Place
2801271000, 3348 North Cambridge Avenue
2809973210, 3224 North Gordon Place
2809974000, 3240 North Gordon Place
2801280100, 3463 North Newhall Street
3201608000, 2508 North Gordon Court
2059980000, 5100 North Green Bay Avenue
2750030000, 1237 East Vienna Avenue
3200302112, 1514 East Thomas Avenue
2801607000, 3354 North Gordon Place
2809997000, 3370 North Gordon Place
2801051000, 3124 North Cambridge Avenue
2801793112, 3278 North Dousman Street
2801075000, 3216 North Cambridge Avenue
2801279100, 3467 North Newhall Street
3150442000, 3002 North Cambridge Avenue
3150445000, 3018 North Cambridge Avenue
3150447000, 3028 North Cambridge Avenue
3151107100, 3051 North Gordon Circle
3159985000, 1311 East Chambers Street
3159995000, 1420 East Park Place
3209939110, 1449 East Park Place
3209948115, 1436 East North Avenue
3209958000, 1307 East Meinecke Avenue
2750012000, 1200 East Vienna Avenue
2809999000, 3100 North Gordon Place

2809998000, 3400 North Gordon Place
3151044000, 3062 North Cambridge Avenue
2050001100, 4946 North Green Bay Avenue
2801289100, 3431 North Newhall Street
2809977000, 3254 North Gordon Place
2801262000, 3314 North Cambridge Avenue
3159971100, 2730 North Humboldt Boulevard
3200241000, 2546 North Gordon Place
3200403100, 1400 East Bellevue Place
3551604000, 1410 East Boylston Street
2420220000, 233 East Hampton Avenue
2750008000, 1118 East Vienna Avenue
2801054000, 3138 North Cambridge Avenue
2801260000, 1502 East Hartford Avenue
2809969000, 3301 North Cambridge Avenue
3150030000, 2976 North Cambridge Avenue
3159996200, 1632 East Riverside Place
3209944212, 1518 East Bradford Avenue
3209957000, 1303 East Meinecke Avenue
3201606000, 2516 North Gordon Court
2801074000, 3210 North Cambridge Avenue
3151048000, 1515 East Kenwood Boulevard
3159997000, 1401 East Locust Street

Drafter

DCD:AJF:ajf

04/23/10

DCD Data Related to Milwaukee River Interim Study Overlay District

Interim Study Links to Study Plan and Map:

<http://www.mkedcd.org/planning/zoning/IS/MilwaukeeRiver/index.html>

Background Data:

Soils

Soil type identifies characteristics like erosion and angle of repose, which is the natural stable slope of any given soil type. Soil type impacts bluff stability.

- USDA Natural Resources Conservation Service (NRCS) Web Soil Survey identifies the river corridor as an Unmapped Area (UA). If a specific soil type was identified, the angle of repose, erosion rates, and other information could be identified. <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- An Aug. 8, 2008 email from Robert Monnat, Mandel Group, states: Our geotechnical engineer, Terracon, reviewed the soils and suggested that we consider using a 1 or 1.5 “angle of repose” for excavation. This means that for every foot we excavate for a basement level, they suggest that we offset from the bluffline by 1 to 1.5 feet. Our maximum excavation is in the range of 12 feet, suggesting a setback based on soil/bluff stability of 12-18 feet.

Bluff Stability & Recession Rates

Bluff stability is affected by a number of factors, including soil type, water, slope, vegetative cover, weather and humans. Bluff recession rates are the rate at which bluffs recede away from the water’s edge. Bluff recession rates are difficult to determine and it is done through a time-intensive process. Other bluff recession rates were sought to establish an approximate bluff recession rate for the Milwaukee River corridor.

- USGS - Bluff Erosion in North Fish Creek WI (bluff erosion rates): North Fish Creek bluffs eroded at a rate of approximately 2 feet per year. <http://pubs.usgs.gov/sir/2004/5272/#N1035D>
- Illinois Department of Natural Resources: IL bluffs eroding approximately 0.7 – 1.0 feet per year from 1872-1987. A 1994 study indicated a range of erosion from 0.3-2.5 feet per year. http://dnr.state.il.us/owr/cmp/pdfs/4%20-%20Erosion%20-%202009_01_1.pdf
- SEWRPC – Identifies causes of bluff failure: groundwater seepage, vegetative cover, precipitation, etc. http://www.sewrpc.org/publications/mr/mr-156_lake_park_bluff_stability.pdf

- This article questions whether bank erosion causes sedimentation and if sedimentation is truly a bad thing for the environment.

<http://www.glc.org/basin/pubs/keeping/pdf/keepingv1n2.pdf>

Related SEWRPC Documents

- Primary Environmental Corridors (PEC) Overview:
http://www.co.washington.wi.us/uploads/docs/PLN_SEWRPC_EnvironmentalCorridorsPresentation.pdf

Official PEC Definitions:

http://www.sewrpc.org/regionallandinfo/metadata/delineation_environmental_corridors.pdf

SEWRPC defining environmental corridors:

Polygons are established around areas like rivers over 50 feet wide, shoreland is 75 feet on both sides of river, steep slopes or very steep slopes (12-19% or 20%+), wetlands, and floodlands each get polygons; the polygons are rated, then connected (using criteria) to form corridors. Based upon the resulting size of corridors, they are designated primary or secondary. *Primary* corridors contain concentrations of significant natural resources and are at least 400 acres and 2 miles long, and 200 feet wide. *Secondary* corridors have smaller concentrations of significant natural resources and are at least 100 acres and 1 mile long. The resulting polygons through the Milwaukee River area may then be 75 feet beyond the river and may or may not include steep slope, wetland or floodland polygons. SEWRPC does not use the "top of bluff" concept to delineate polygons or corridors. (Technical Report, "Refining the Delineation of Environmental Corridors in SE WI", 1981, by Rubin & Emmerich.) SEWRPC uses tree drip lines to determine the edge of the PEC.

- SEWRPC Comprehensive Planning Fact Sheet

This document recommends preservation of PEC to maintain both the ecological balance and natural beauty of the region.

http://www.sewrpc.org/smartgrowth/pdfs/sewrpc_comprehensive_planning_fact_sheet_environmental_corridors.pdf

- SEWRPC Regional Land Use Plan for SE WI 2035

The land use plan calls for the preservation of environmental corridors. Benefits of PEC include "recharge and discharge of groundwater, maintenance of surface and groundwater quality, attenuation of flood flows and stages, maintenance of base flows of streams and water courses, reduction of soil erosion, abatement of air and noise pollution, provision of wildlife habitat, protection of plant and animal diversity, protection of rare and endangered species, maintenance of scenic beauty and provision of opportunities for recreational, educational, and scientific pursuits."

The plan also identifies land uses that are compatible for development (Table 27 Chapter 4) within the PEC provided development does not jeopardize the integrity of the PEC.

The plan recommends local comprehensive plans to preserve PEC. (NOTE: The Land Use Plan does not state any buffering requirement for the PEC.)

The plan takes care to state it does not encourage development specified in Table 27 within environmentally significant areas. Rather, the limited development specified in Table 27 is an accommodation that seeks to balance landowner interests in development with natural resource base preservation objectives.

http://www.sewrpc.org/publications/pr/pr-048_regional_land_use_plan_for_se_wi_2035.pdf

<Table27.pdf>

City of Milwaukee – Comprehensive Plan – Northeast Area Plan

The Northeast Area Plan is one of fourteen plans created by the City of Milwaukee Department of City Development to comply with the State of Wisconsin's Smart Growth Law. The Northeast Area Plan deems the Milwaukee River area as a catalytic project and recommends that design guidelines are established to help protect the PEC.

<http://www.mkedcd.org/planning/plans/Northeast/plan/NESplan.pdf>

NR 115 – Wisconsin's Shoreland Management Program

- NR 115 recommends a 75 foot buffer from the ordinary high-water mark (OHWM) to the nearest part of building or structure. NR 115 does not contain any guidance about setbacks along bluffs. Milwaukee County is completely incorporated, so Chapter NR 115, Wis. Admin. Code, does not apply.

<http://www.legis.state.wi.us/rsb/code/nr/nr115.pdf>

Slopes

Slope measurements were calculated for 10 areas along the corridor and the average bluff slope was 63%, which is very steep. The greatest slope measured was 80%. The average bluff height was 25'.

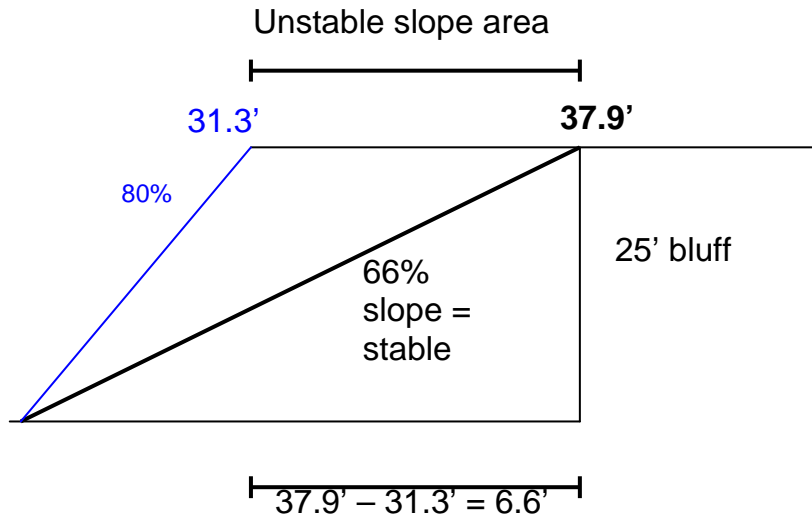
Slope = rise / run

Stable slope is 1:1 or 1:1.5 (66%) according to the geotechnical engineer

An 80% slope going up 25' has a 31.3' run.

A 66% slope going up 25' has a 37.9' run.

The difference between the two slopes is the unstable area. This area should not have construction to minimize the risk of bluff instability.



Setback: $6.6' + (0.25 \text{ annual erosion} \times 50 \text{ years}) = 19.1'$

DCD then considered a building with a 50-year life span and a 0.25 foot erosion rate. This results in a 19.1 foot setback if bluff stability is the only concern. (NOTE: Engineering techniques make it possible to build on bluffs.)

- This document provides a list of all WI counties and their policies towards bluffs. It contains sample ordinances.
<http://dnr.wi.gov/org/water/wm/dsfm/shore/documents/Wt54200/Chapter15.pdf>
- Steep Slope Ordinance, Highland Park IL: 40 foot setback from steep slopes
www.cityhpil.com/pdf/ordinances/article19.pdf
- City of Seattle Steep Slope: 15 foot setback from steep slopes

Draft slope illustrations <MRGOD Sections0808.pdf >

Buffers

It is important to note the difference between setbacks which use top of slope, ordinary high-water mark (OHWM), and a setback from PEC. No scientific research indicated setbacks from environmental corridors; instead they indicated setbacks typically from OHWM. WI DNR defines OHWM as where the regular action of water against the bank leaves a distinct mark. It is not typically mapped or surveyed.

<http://dnr.wi.gov/org/water/wm/dsfm/shore/ohwm.htm>

- Effectiveness of Shoreland Zoning Standards to Meet Statutory Objectives: A Literature Review with Policy Implications: WI DNR, 1997. This document discusses the impact of sediment on habitat and spawning, along with stream temperatures, vegetation and more. It discusses a 35-foot buffer, noting that it will help water quality and habitat, which are interdependent. It contains a literature review with 35 to 100-200 feet wide buffers. It discusses natural beauty.
<http://www.dnr.state.wi.us/org/water/wm/dsfm/shore/documents/WT50597.pdf>
- Design Recommendations for Riparian Corridors and Vegetated Buffer Strips: US Army Engineer R&D Center, April 2000. This document provides tables of buffers for a variety of topics: buffers for water quality (5-30m); buffers for fish (30m); etc. It discusses the three zone buffer system.
<http://el.erdc.usace.army.mil/elpubs/pdf/sr24.pdf>
- The Architecture of Urban Stream Buffers: From Watershed Protection Techniques. This article lists the benefits of buffers. It cites a 1993 study (Heraty) of urban stream buffers, which range from 20 to 200 feet on each side of the stream, according to a survey of 36 buffer programs. They cite buffers at least 100 feet from streamside edge, and a three zone buffer system. This article cites buffer that change under certain conditions, steep slopes for example. It also discusses a system of density bonuses based on loss of site due to buffers.
http://www.cwp.org/Resource_Library/Center_Docs/PWP/ELC_PWP39.pdf
- Riparian Buffer Zones: Functions and Recommended Widths: Yale School of Forestry, April 2005. This article discusses buffers for erosion control, water quality (5-30m), aquatic habitat and terrestrial habitat. It examines factors affecting slopes. It looks at variable width, fixed width and three zone buffers, along with a literature review of buffer widths.
http://www.eightmileriver.org/resources/digital_library/appendicies/09c3_Riparian%20Buffer%20Science_YALE.pdf
- This document lists WI counties' shoreland protections and provides sample ordinances.
<http://www.dnr.state.wi.us/org/water/wm/dsfm/shore/documents/Wt54200/Chapter4.pdf>
- Riparian Setbacks: Technical Information for Decision Makers, Chagrin River Watershed Partners, 2006: This document discusses the benefits of buffers, buffers for erosion control, water quality, ecosystem protection, etc. It outlines the cost effects of buffers on local governments, property owners, and property values. It contains model ordinances.
http://www.crwpp.org/pdf_files/riparian_setback_paper_jan_2006.pdf
- Riparian Buffers Fact Sheet from Delaware Riverkeepers

This document identifies benefits of buffers as documented in scientific articles. It also cites documents regarding buffer widths to protect a variety of plant and animal species, as well as minimizing runoff pollutants. It provides plant selection criteria for establishing buffer vegetation.

<http://www.caciwc.org/library/Riparian%20buffer%20Fact%20Sheet%20CFE%202-2-05.pdf>

- The Wisconsin Buffer Initiative: A Report to the Natural Resources Board of the WI Department of Natural Resources by University of Wisconsin-Madison College of Agricultural and Life Sciences. December 2005
This document cites peer reviewed scientific articles relating to the design and location of riparian buffers, particularly with an adaptive management approach.

<http://www.nelson.wisc.edu/people/nowak/wbi/reports/nrbFinalReport.pdf>

- Great Lakes Restoration Initiative Plan – July 2009

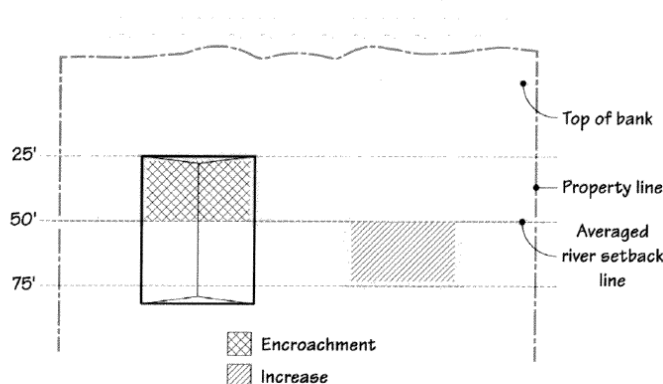
<http://www.epa.gov/glnpo/glri/glmyrapo.pdf>

This document begins to outline the importance of waterway restoration as it relates to the Great Lakes, particularly area deemed Areas of Concern (AOC) by the EPA. NOTE: The Great Lakes documents have been updated since this document and an array of documents are available at:

<http://www.epa.gov/glnpo/glri/>

- Eighty map measurements were taken along the east and west banks of the Milwaukee River corridor to measure the distance from approximately the OHWM to the MRWG-proposed setback line 50 feet beyond the PEC. The 80 measurements averaged to 308.75 feet. This is a setback number that can be compared to the setback of other cities.

Encroachment into the Setback



Encroachment into the setback. Development that is not river-dependent or river-related may encroach into the river setback as long as the setback is increased by an amount of square footage equal to the encroachment. At no point can development that is not river-dependent or river-related encroach closer than 25 feet from top of bank unless approved through a Greenway Goal Exception. See Figure 475-4.

- Portland, Oregon allows encroachment into the setback, provided the same amount of square footage is returned to the natural area and a minimum setback distance is maintained.
- Wisconsin shoreland setbacks for many counties are documented here, including ideas for setback averaging. Wisconsin Department of Natural Resources.
<http://www.dnr.wi.gov/org/water/wm/dsfm/shore/documents/Wt54200/Chapter4.pdf>

Parking Lot Landscape Standards

- Guide to the City of Chicago Landscape Ordinance
This document provides a stepped approach to parking lot landscaping, where larger parking lots require greater interior landscaped areas and smaller parking lots require lesser interior landscaped areas. Chicago requires extensive landscaping for all parking lots. These guidelines directly influenced parking lot landscaping for the Milwaukee River Greenway Site Plan Review Overlay Zone.

Internal planting is not required for parking lots or other vehicular use areas smaller than 3,000 SF

Parking lot and vehicular use area internal planting

- Required landscaped area of parking lots and other vehicular use areas to vary as a function of size:
 - Parking lots below 3,000 SF: No internal landscaped area required
 - Parking lots between 3,000 and 4,500 SF: Internal landscaped area equal to five (5) percent of total area
 - Parking lots between 4,500 and 30,000 SF: Internal landscaped area equal to seven and one-half (7.5) percent of total area
 - Parking lots above 30,000 SF: Internal landscaped area equal to ten (10) percent of total area

http://www.cityofchicago.org/content/dam/city/depts/streets/supp_info/LandscapeManual.pdf

- City of Milwaukee – Forestry
The City Forester, David Sivy, recommends that parking lot trees have a minimum of 700 cubic feet of root area available to increase tree health and survival rate. The minimum width of a parking lot island was determined by using the area of approximately one parking stall, 9' wide x 20' long x 3' deep, or 540 cubic feet, which is insufficient to ensure high quality tree success. By increasing one side to 12', the result is 12' wide x 20' long x 3' deep results in 720 cubic feet available for a tree, which offers better rooting conditions for the tree.

Native trees are encouraged, but not required at this time, as parking lot trees, to allow for more options and to consider site-specific characteristics when choosing tree species.

- Urban Tree Conservation: a White Paper on Local Ordinance Approaches
Tree conservation ordinances often include parking lot issues, such as canopy requirements or percentage of parking lot devoted to landscaping. Oroville CA uses the tree canopy requirement of 50% coverage within 10 years of installation. Lewisville TX has a range of percentages from 5 to 10 percent for landscaping of parking lots over 25,000 square feet.
<http://www.aces.edu/ucf/documents/TreeConservationWhitePaper.pdf>

Bird-Friendly Design

- New York City Audubon – Bird-Safe Building Guidelines May 2007
A 55-page guide to bird safe building practices. Bird-building collisions tend to occur near glass, so guidelines for glass include: the use of reduced reflectivity glass, techniques which modify the appearance of glass by mixing textures, colors or opacity. This influenced the building materials for the City of Milwaukee MRGSPROZ
<http://www.nycaudubon.org/home/BirdSafeBuildingGuidelines.pdf>

Natural Beauty

Natural beauty is a term frequently used in state and regional planning documents.

- Wisconsin has a Council on Natural Beauty <http://www.legis.state.wi.us/acts89-93/69Act138.pdf>
- Counties in WI may have Natural Beauty Councils; e.g. Fond du Lac
<http://www.fdlco.wi.gov/Index.aspx?page=929>
- Precedent cases exist regarding natural beauty – WI Division of Hearings and Appeals Gehling & Schwab in Oconto County WI
- St Croix River ordinance cites natural beauty <http://www.co.saint-croix.wi.us/Ordinances/Ch%2017%20SUBCHAPTER%20III%20Shoreland.pdf>

Easements

Easements are in place relating to the 1994 removal of the North Avenue dam. The easements go approximately to the middle of the bluff on these properties, which are located both north and south of North Avenue.

Tree Root Protection

One common way of estimating tree root protection is allowing for 1'-1.5' per 1" of diameter at breast height (dbh). Based on observation in the Milwaukee River corridor, the majority of tree diameter at chest height appears to be 6-8" with a

few reaching 12-15". If dbh is 15" the tree protection area would be 22.5'.
http://www.treelink.org/docs/critical_root_zone.pdf

Threatened or Endangered Species

The Milwaukee River Work Group has identified areas where the threatened species, Butler's Garter Snake (snake) and Forked Aster (flower), are present. SEWRPC reports indicate others have observed the presence of striped shiner (fish – endangered), greater redhorse (fish – threatened). SEWRPC did not observe the fish first hand. DNR has indicated Butler's Garter Snake is present in the corridor in a 1994 North Ave Dam Feasibility Study.
<scanned SEWRPC, DNR documents>

Fish and Fish Buffers

The State of the Milwaukee River Basin, WI DNR – August 2001. This document indicates non-native species of fish, like rainbow trout, coho and Chinook salmon, migrate from Lake Michigan to the Milwaukee River for spawning.

This report also examines the Milwaukee River South Watershed, and table 4 on page 12 lists zero miles of streams listed as outstanding or exceptional resource waters in the south watershed; it also states 41.5 miles of streams on impaired waters list; it lists general threats to stream water quality as runoff and erosion.
http://dnr.wi.gov/org/gmu/milw/milwaukee_801.pdf

Case Studies:

Shorewood

<http://www.villageofshorewood.org/vertical/Sites/%7B5230848F-4209-4497-9E80-89EC90BA64AE%7D/uploads/%7BF19B51f0-843f-4a47-835b-3637d604bd82%7d.pdf>

Plan summary in Appendix. <Summary-Shorewood.doc>

Chicago – Chicago River

http://www.cityofchicago.org/city/webportal/portalContentItemAction.do?BV_SessionID=@@@1086969339.1220992004@@@@&BV_EngineID=cccdadefdmieiffcefecelldfhdfho.0&contentOID=536904039&contentType=COC_EDITORIAL&topChannelName=Dept&blockName=Planning+And+Development%2FCommunity+Plans%2FI+Want+To&context=dept&channelId=0&programId=0&entityName=Planning+And+Development&deptMainCategoryOID=-536886455

NOTE: The Chicago link often fails. Google: Chicago Planning and select the City's website, choose community plans, choose Chicago River Design Guidelines

Plan summary in Appendix. <Summary-CHI River.doc>

Portland OR – Willamette River

<http://www.portlandonline.com/shared/cfm/image.cfm?id=53351>

Background info used by Portland:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=58869>

Plan summary in Appendix. <Summary – Portland Overlay.doc>

St Paul

<http://www.stpaul.gov/web/citycode/lc068.html#sec68.402>

Table comparing plan summaries

<TableSummaryGuidelinesDCDver.doc>

Table comparing Portland, Chicago, Shorewood, St. Paul in Appendix.

Useful Illustrations:

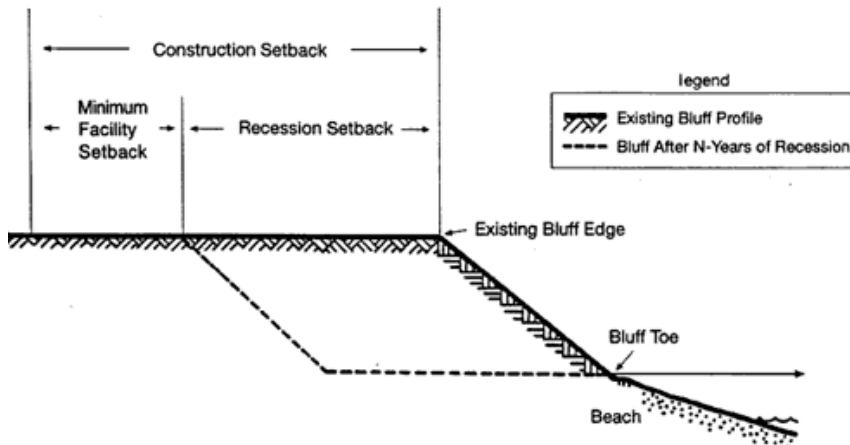


Illustration from: <http://www.seagrant.wisc.edu/CoastalHazards/Default.aspx?tabid=873>

The illustration above shows that construction setbacks should consider bluff recession rates. NOTE: DCD used a 50-year life-span of a building and applied that to bluff recession rates.

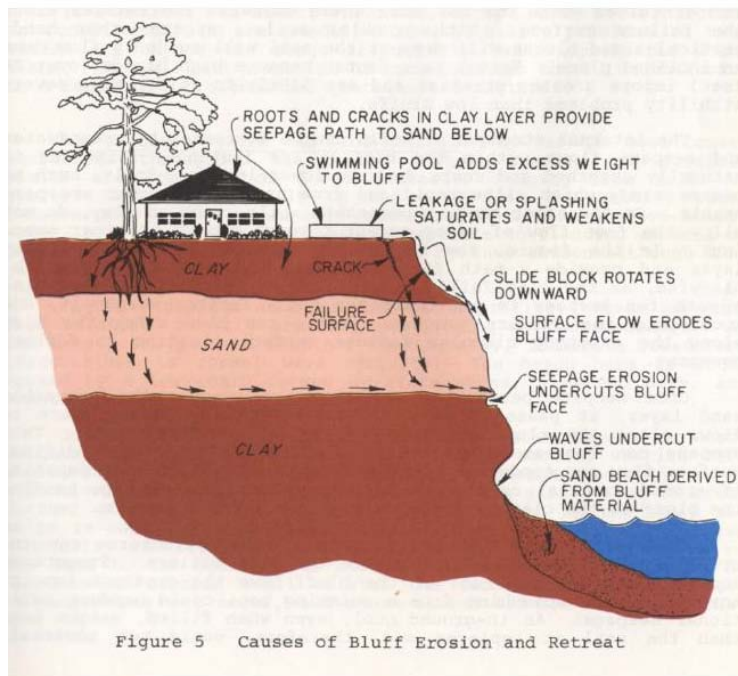


Figure 5 Causes of Bluff Erosion and Retreat

Illustration from:

http://images.google.com/imgres?imgurl=http://www.tpub.com/content/coastalhydraulicslaboratoryfact/sect54owners/sect54owners0015im.jpg&imgrefurl=http://www.tpub.com/content/coastalhydraulicslaboratoryfact/sect54owners/sect54owners0015.htm&usq=WbvcD6RvmzjUdw_FBYpZRAVJlrs=&h=1188&w=918&sz=67&hl=en&start=1&tbnid=LqCmdAC7NNy9sM:&tbnh=150&tbnw=116&prev=/images%3Fq%3Dbluff%2Berosion%2Bin%2Binstability%26gbv%3D2%26hl%3Den%26sa%3DG

The illustration above shows how water (surface and groundwater) moves through a bluff adding to instability.

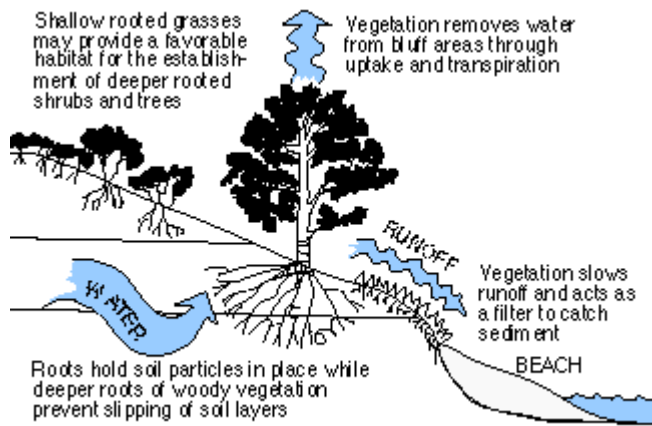


Illustration from:

<http://images.google.com/imgres?imgurl=http://www.extension.umn.edu/distribution/naturalresources/images/6946f10.gif&imgrefurl=http://www.extension.umn.edu/distribution/naturalresources/components/DD6946g.html&usq=iFIw6J3ejFotZsvuNUIYvxh6ruQ=&h=208&w=388&sz=4&hl=en&start=26&tbnid=q8UUCVDRv3NRbM:&tbnh=66&tbnw=123&prev=/images%3Fq%3Dbluff%2Ber%2Binstability%26gbv%3D2%26ndsp%3D20%26hl%3Den%26sa%3DN%26start%3D20>

The illustration above shows how vegetation can positively impact bluff stability.

Appendix

Table 27

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)										Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities ^b	Trails ^c	Picnic Areas	Family d Camping	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking		
Component Natural Resource and Related Features within Environmental Corridors ^d																
Lakes, Rivers, and Streams.....	-- ^e	-- ^{f,g}	--	-- ^h	-- ⁱ	--	--	X	X	--	--	--	--	--	--	
Shoreland.....	X	X	X	X	X	X	--	X	X	--	X	--	--	X	--	
Floodplain.....	-- ^k	X	X	X	X	X	--	X	X	--	X	X	--	X	--	
Wetland ^m	-- ^k	X	--	--	X ⁿ	--	--	--	X	--	-- ^o	--	--	--	--	
Wet Soils.....	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	
Woodland.....	X	X	X ^p	--	X	X	X	--	X	X	X	X	X	X	X	
Wildlife Habitat.....	X	X	X	--	X	X	--	--	X	X	X	X	X	X	X	
Steep Slope	X	X	--	--	-- ^r	--	--	--	--	X ^s	X	--	--	--	--	
Prairie.....	--	-- ^g	--	--	-- ^r	--	--	--	--	--	--	--	--	--	--	
Park.....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	
Historic Site.....	--	-- ^g	--	--	-- ^r	--	--	--	--	--	--	--	--	X	--	
Scenic Viewpoint.....	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	
Natural Area or Critical Species Habitat Site.....	--	--	--	--	-- ^q	--	--	--	--	--	--	--	--	--	--	

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

- Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

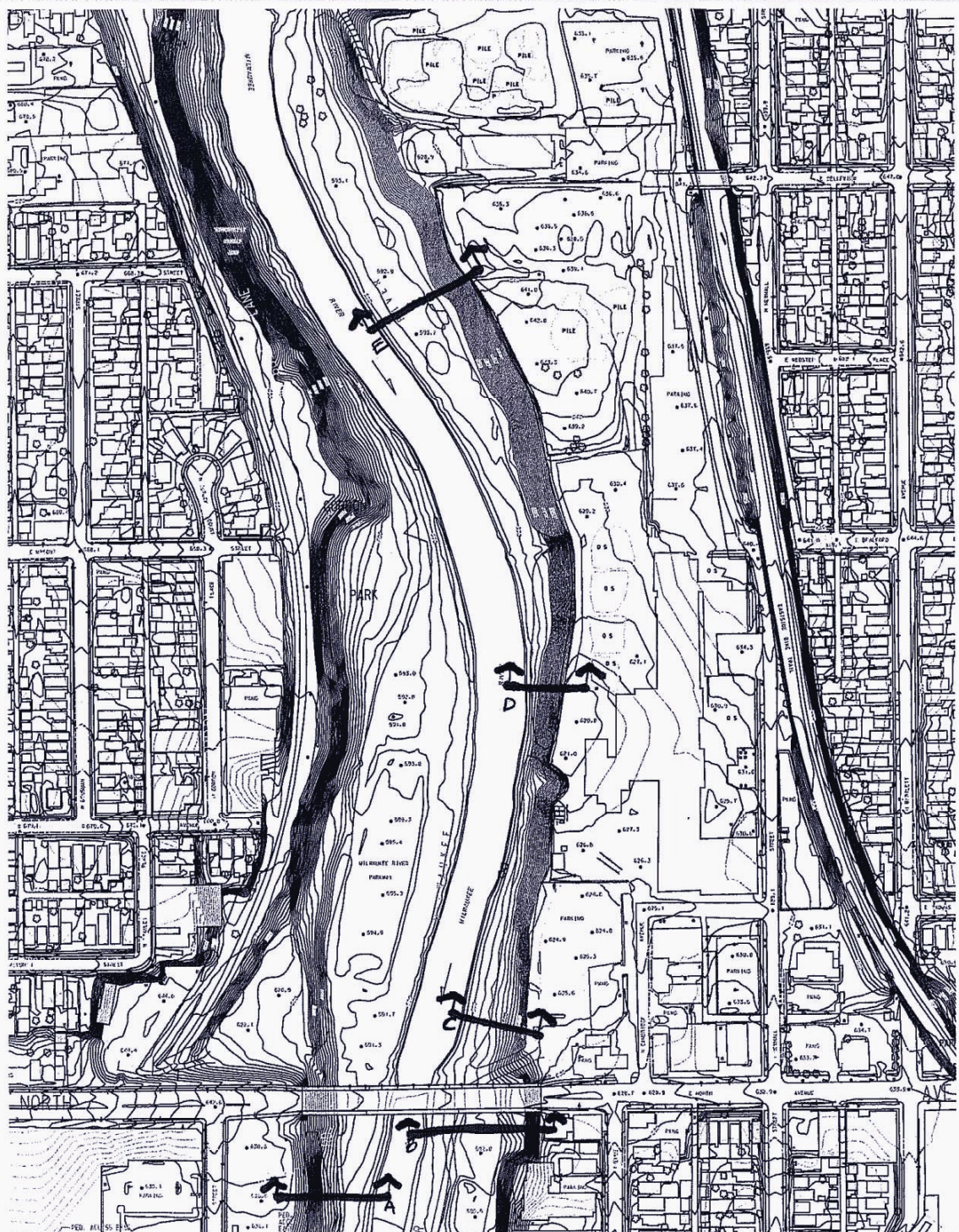
The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Recreational Facilities: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

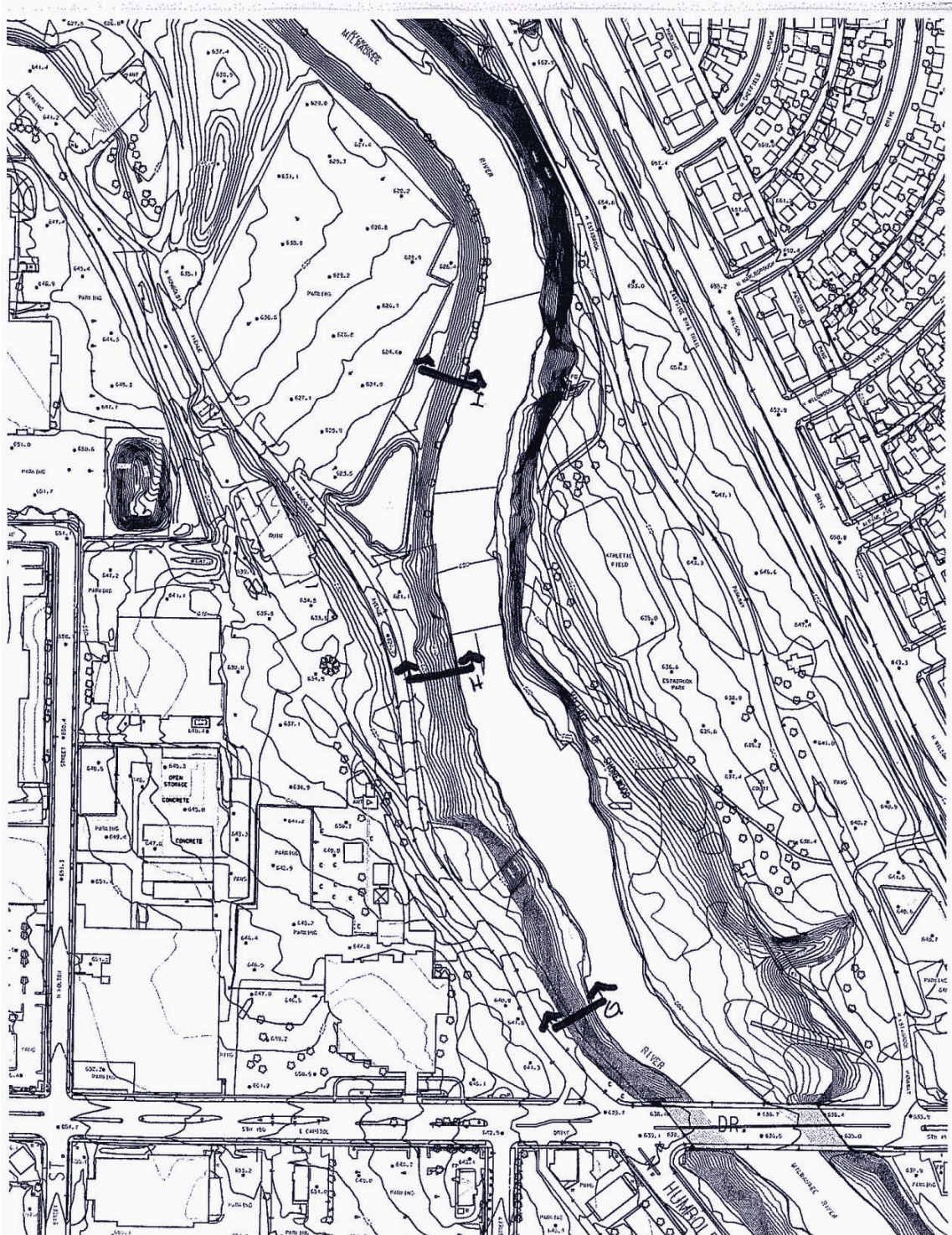
The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

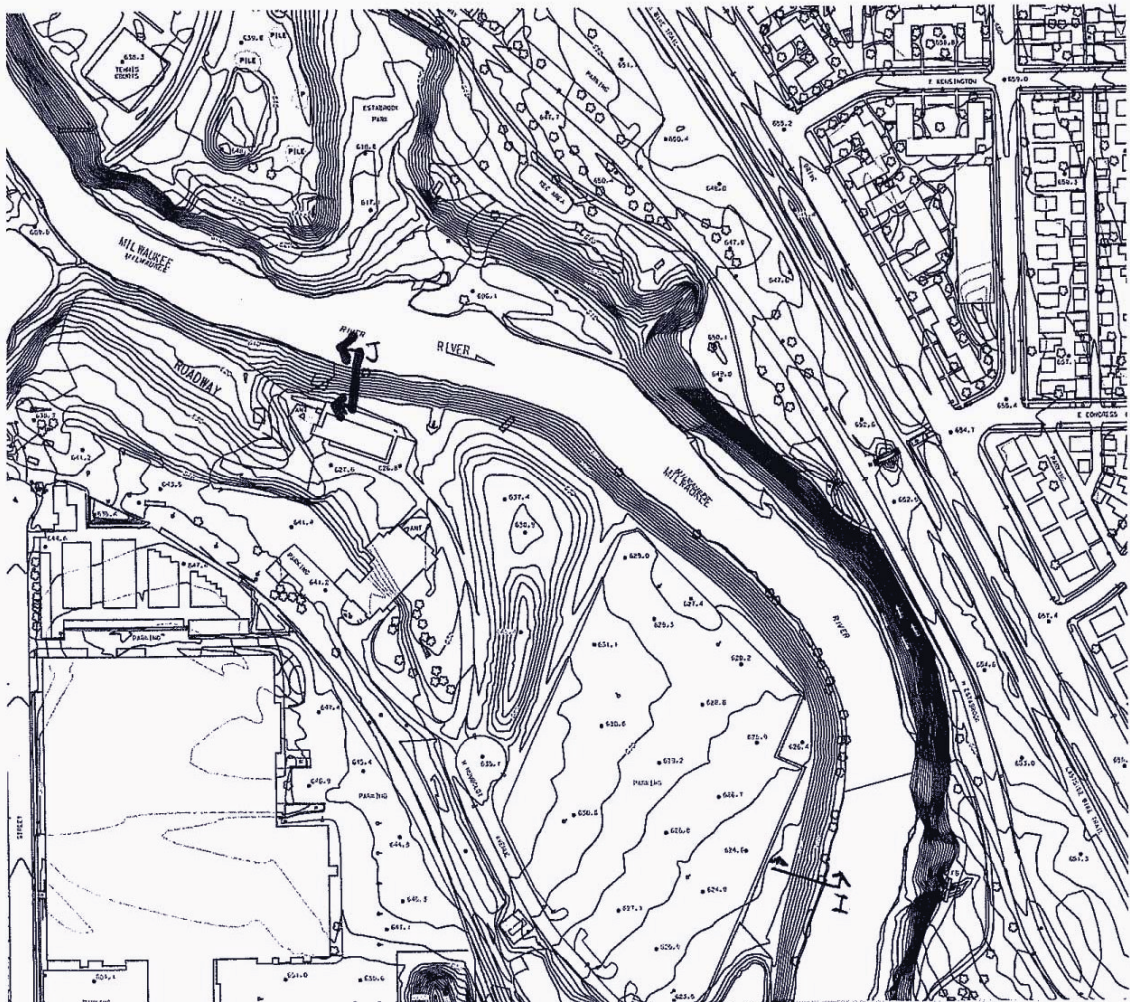
Milwaukee River Greenway Overlay District River Slope Sections

July 21, 2008



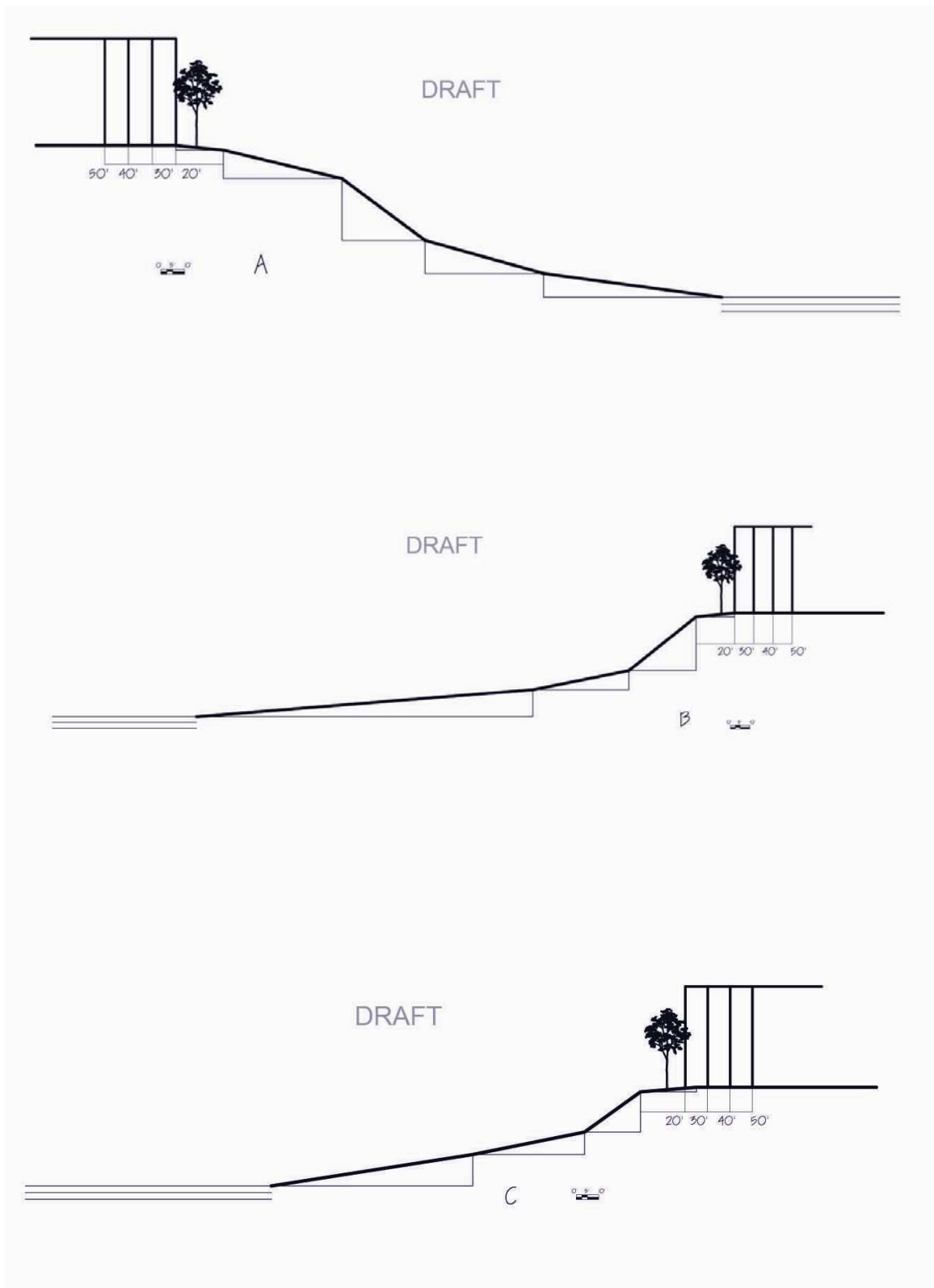


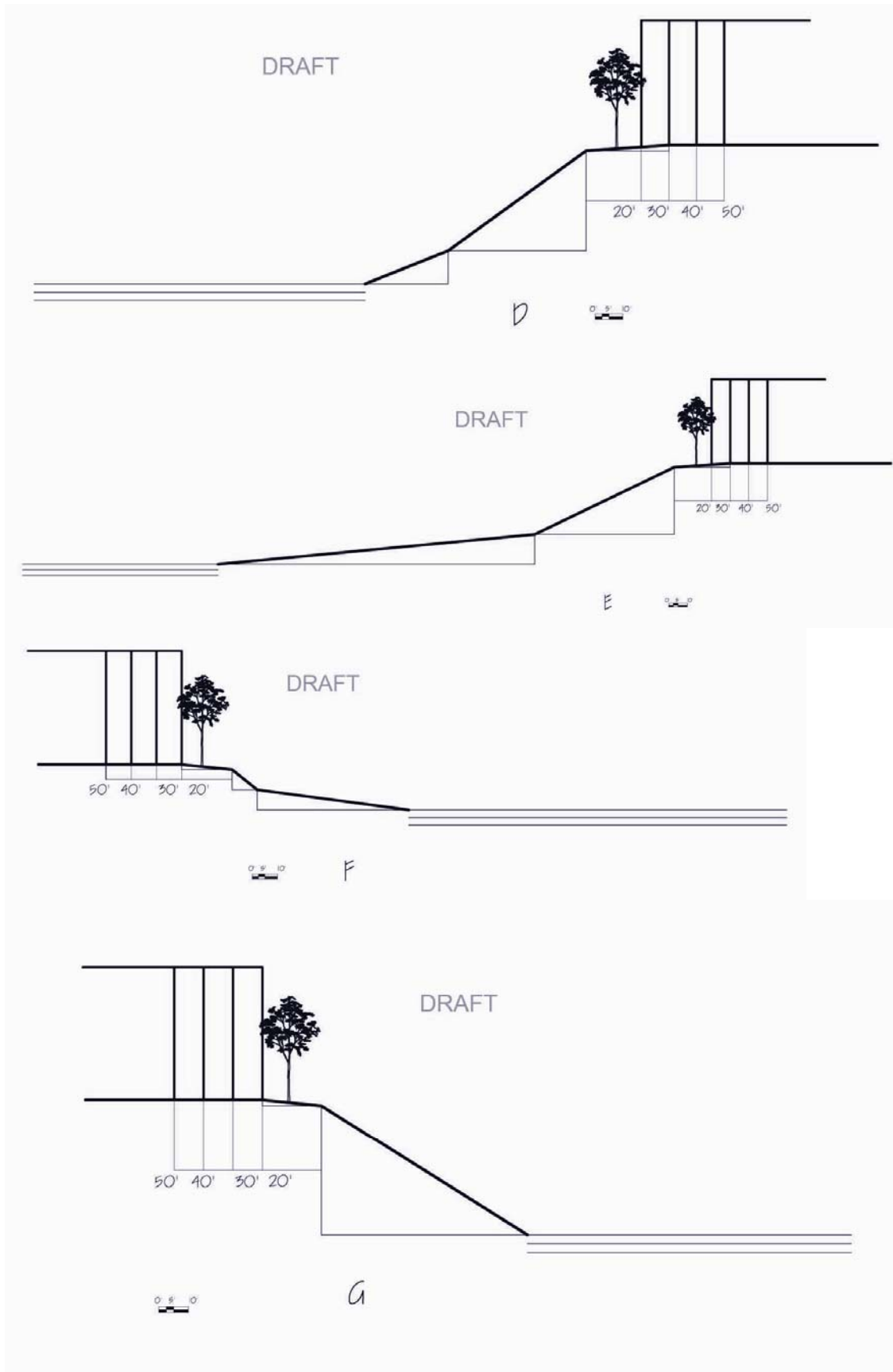




Letters by the section lines on contour maps above correspond to the sections illustrated below.

All sections below depict a 45' tall building with a 35' tall tree.





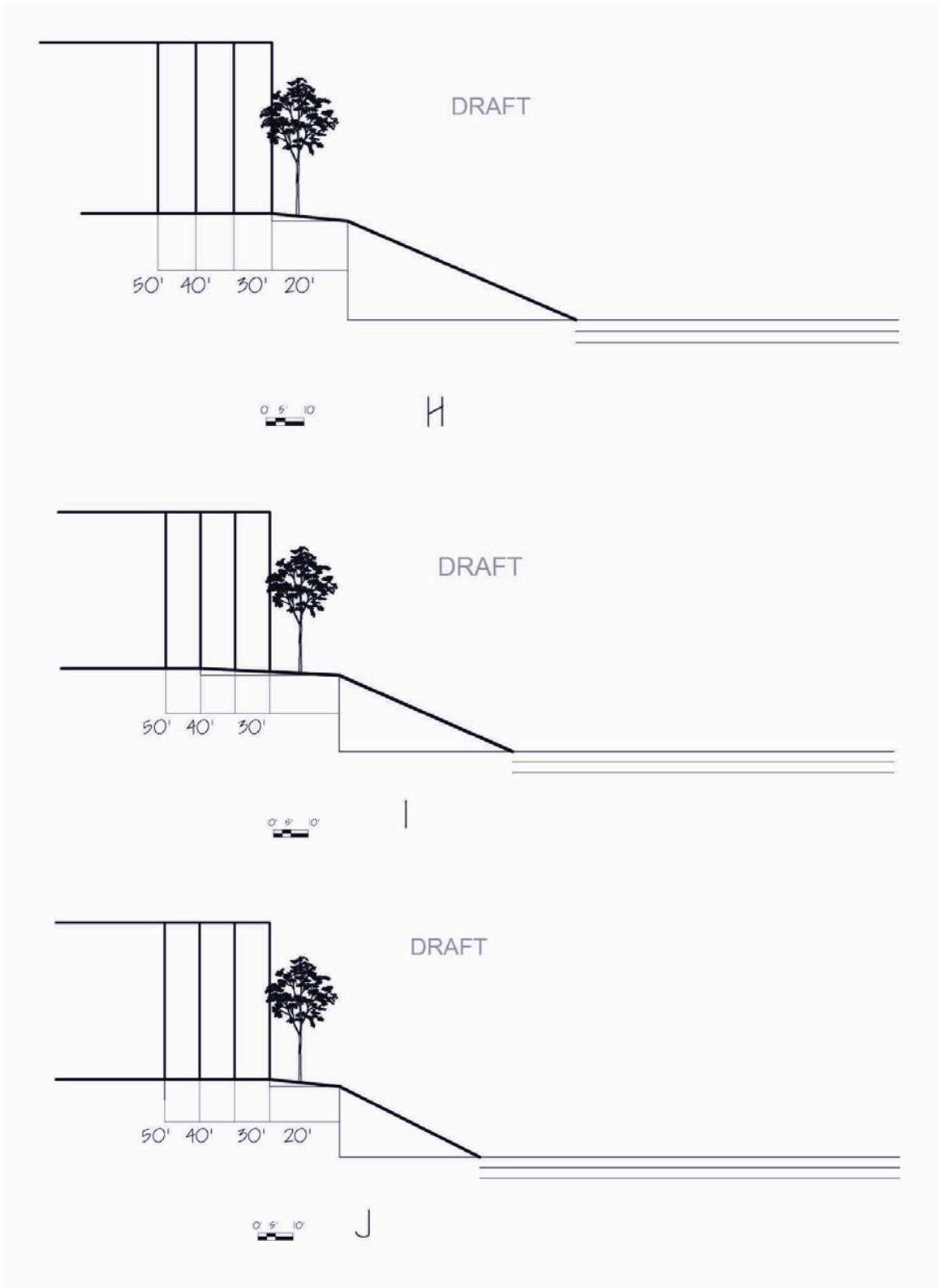


Table 3. Herpetiles expected to occur¹ in the Milwaukee River Corridor, North Avenue dam feasibility study area.

Species	Full pool	Mud-flats Draw-down	Wooded Riparian
AMPHIBIANS			
Eastern American toad	X	X	X
Western chorus frog	X	X	X
Green frog	X	X	
Northern leopard frog	X	X	
REPTILES			
Common snapping turtle	X	X	
Painted turtle	X	X	
Butler's garter snake		X	X
Eastern garter snake		X	X

1. Adapted from: Vogt, R.C. 1981. Natural History of Amphibians and Reptiles of Wisconsin. Milwaukee Public Museum. Milwaukee, WI 205 pp.

Table 69 (continued)

Map 33 Reference Number	Site Name	County	Location	Species of Concern ^a	Ownership
94	Cambridge Avenue Woods	Milwaukee	T7N, R22E Section 9	<u>Aster furcatus</u> (T)	Milwaukee County
95	Brynwood Country Club Woods	Milwaukee	T8N, R21E Section 15	<u>Lithospermum latifolium</u> (R)	Private
96	Fox Point Clay Bluffs	Milwaukee	T8N, R22E Sections 9, 16, 21, 28	<u>Tofieldia glutinosa</u> (T) <u>Trillium nivale</u> (T)	Private
97	Stauss Woods	Ozaukee	T9N, R21E Section 33	<u>Lithospermum latifolium</u> (R)	Private
98	Pecard Sedge Meadow	Ozaukee	T9N, R22E Section 19	<u>Gentiana alba</u> (T)	Private
99	Eastbrook Road Woods	Ozaukee	T9N, R22E Section 19	<u>Aster furcatus</u> (T)	Private
100	Cedarburg Woods—West	Ozaukee	T10N, R21E Section 22	<u>Hydrastis canadensis</u> (R)	Private
101	Cedar-Sauk Upland Woods	Ozaukee	T11N, R21E Section 33	<u>Lithospermum latifolium</u> (R)	Private
102	Sauk Creek Nature Preserve	Ozaukee	T11N, R22E Section 29	<u>Aster furcatus</u> (T)	Ozaukee County
103	Jackson Woods	Washington	T10N, R20E Section 20	<u>Lithospermum latifolium</u> (R)	Private
104	St. Anthony Maple Woods	Washington	T11N, R18E Section 10	<u>Lithospermum latifolium</u> (R)	Private
105	Doll Woods	Washington	T11N, R18E Section 16	<u>Lithospermum latifolium</u> (R)	Private
106	Riesch Woods	Washington	T11N, R19E Section 6	<u>Lithospermum latifolium</u> (R)	Private
107	Silver Lake Swamp	Washington	T11N, R19E Section 34	<u>Cypripedium reginae</u> (R)	Private
108	Cameron Property	Washington	T11N, R20E Section 8	<u>Cypripedium parviflorum</u> (R)	Private
109	Fechters Woods	Washington	T11N, R20E Section 36	<u>Hydrastis canadensis</u> (R)	Private
110	High School Woods	Washington	T11N, R19E Section 24	<u>Panax quinquefolius</u> (R)	City of West Bend
111	Paradise Springs Brook	Waukesha	T5N, R17E Section 16	<u>Carex crawei</u> (R) <u>Solidago ohioensis</u> (R)	Department of Natural Resources

^a"E" refers to species designated as endangered in Wisconsin

"T" refers to species designated as threatened in Wisconsin

"R" refers to species designated as special concern or watch species in Wisconsin

^bThe Margis Wildlife Area has been identified as both a Critical Plant Species Habitat site and a Critical Bird Species Habitat site.

^cThe Caledonia Site South Critical Plant Species Habitat site is located entirely within the Caledonia Sanitary Sewer Right-of-Way site.

Source: SEWRPC.

Table 101 (continued)

Watershed	Map 53 Reference Number	Stream Reach	Stream- Miles	Rank ^a	Assessment Score	Description and Comments
Milwaukee River (continued)	58	Milwaukee River downstream from STH 57 to CTH C	4.5	AQ-2 (RSH)	13	Critical fish species present, including the striped shiner; Biotic Index Rating ^c of Good
	59	North Branch, Milwaukee River	8.5	AQ-2 (RSH)	14	Good overall fish population and diversity, including critical fish species; Biotic Index Rating ^b of Good to Excellent
	60	Pigeon Creek	2.4	AQ-2 (RSH)	17	Good overall fish population and diversity, including critical fish species; critical plant species adjacent to and within the channel
	61	Wallace Creek	8.6	AQ-2 (RSH)	14	Good overall fish population and diversity, including critical fish species
	--	Total stream-miles and stream reaches	57.1	9	--	--
	62	Cedar Creek downstream from Little Cedar Creek inflow to CTH M	9.8	AQ-3	5	Good fish population and diversity; bisects Jackson Swamp, an identified Natural Area
	63	Cedar Creek downstream from CTH M to STH 60	9.5	AQ-3	12	Good fish population and diversity; good mussel species assemblage
	64	North Branch, Cedar Creek	7.3	AQ-3 (RSH)	10	Critical fish species; bisects an identified Natural Area, Reinartz Cedar Swamp
	65	Friedens Creek	3.2	AQ-3 (RSH)	9	Biotic Index Rating ^c of Very Good
	66	Kewaskum Creek	4.7	AQ-3	8	Good fish population and diversity
	67	Milwaukee River downstream from Woodford Drive to STH 33	13.6	AQ-3 (RSH)	10	Critical fish species present
	68	Milwaukee River downstream from CTH C to Mequon Road	13.4	AQ-3 (RSH)	11	Good fish population and diversity and mussel species richness
	69	Milwaukee River downstream from Mequon Road to Brown Deer Road	3.8	AQ-3 (RSH)	8	Biotic Index Rating ^c of Good; critical fish species present
	70	Milwaukee River downstream from Brown Deer Road to Port Washington Road	8.1	AQ-3 (RSH)	8	Critical fish species present *
	71	Milwaukee River downstream from Port Washington Road to North Avenue	3.8	AQ-3 (RSH)	7	Critical fish species present *
	72	Milwaukee River downstream from North Avenue to Walnut Street	0.9	AQ-3 (RSH)	5	Critical fish species present *
	73	Quaas Creek	4.9	AQ-3 (RSH)	12	Good fish population and diversity
	74	Silver Creek	5.9	AQ-3 (RSH)	7	Critical fish species present; Biotic Index Rating ^c of Good
	75	Stony Creek	3.1	AQ-3 (RSH)	10	Critical fish species present; Class II trout stream
	--	Total stream-miles and stream reaches	92.0	14	--	--

This approximately 11.8-acre plant community area is part of the Milwaukee River floodplain wetland complex and consists of fresh (wet) meadow; second growth, Southern wet to wet-mesic lowland hardwoods; and scattered stands of shrub-carr (willow thicket). Disturbances to the plant community area include dumping, clearing of vegetation, establishment of footpaths, filling, selective cutting of trees, water level changes due to the dam removal at Caesar Park, and siltation and sedimentation due to stormwater runoff from adjacent lands. While no Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection, Striped shiner (Luxilus chrysocephalus), a State-designated Endangered fish species, and Greater redhorse (Moxostoma valenciennesi), a State-designated threatened fish species have been documented from this stream reach.

¹ Alien or non-native plant species

² Growing along the wetland edge

³ Dominant plant species

Plan Summary of:

Village of Shorewood Zoning / Setbacks Milwaukee River area October 2006

Source: Internet,

<http://www.villageofshorewood.org/vertical/Sites/%7B5230848F-4209-4497-9E80-89EC90BA64AE%7D/uploads/%7BF19B51F0-843F-4A47-835B-3637D604BD82%7D.PDF>

Engineering

- Requires engineer certification for any grading or construction that may adversely impact slope stability; increase runoff of water on bluff surface; create or add to an erosion problem; or adversely affect the structural integrity of any adjacent or adjoining structures or lots.

Setbacks

- Setbacks should be the greater of:
 - 20 feet from the bluffline, or
 - 75 feet from the ordinary high water mark, or
 - Such a distance as to not adversely impact the bluff stability; sufficient distance to prevent injury or damage to property; sufficient distance to provide for natural runoff of surface water...
- Conditional use within setback area for:
 - Filling, excavating, grading changes
 - Removal of vegetation
 - Temporary access uses;
 - Construction of any building or structures

Bluffline Definition

- Top of the bluff is where the slope riverward is 12% or more for a distance of not less than 25 or not more than 50 feet.

Shoreline Cutting

- Tree cutting within setback area is prohibited without a conditional use permit. If there is no bluffline, then area 75 feet inward from ordinary high water mark.
 - Cutting of dead, dying trees or shrubbery is subject to Village approval.
 - Natural shrubbery is to be preserved when practical.
 - Removal requires a conditional use application for permit to provide tree inventory, species listing, proposed cutting and vegetation

removal plan, and proposed maintenance, landscaping and replanting plan.

Planned Development District

- No lots in the district may be divided or subdivided unless the property is rezoned Planned Development District.
- Site plans should maintain or enhance a green, wooded appearance from the Milwaukee River with lower building heights nearer to the river and taller building heights away from the river and nearer the Oak Leaf Trail.
- Parking shall be predominantly underground or within a structure.
- At minimum, 20% of buildable area shall be maintained as landscaped green space.
- Permitted use: multi-family dwellings, with at least two floors. No single family or two-family dwellings allowed.
- Lot width minimum: 40 feet; lot area minimum 4500 square feet
- Setbacks:
 - Street: minimum 15 feet
 - River or bluffline: per ordinance
 - Oakleaf Trail minimum: 5 feet
 - Property line minimum: 15 feet
- Different building heights will apply depending on the distance the building will be located from the river or bluffline setback.
 - Maximum shall be 60 feet, not to exceed 4 stories in the buildable area between the setback line and a line that runs parallel to and 70 feet from the setback line.
 - Maximum shall be 84 feet, not to exceed 6 stories in the buildable area not included in the paragraph immediately above.
 - Minimum of 2 stories.

Plan Summary of:

Chicago River Corridor Design Guidelines and Standards April 2005

Source: Internet,

http://egov.cityofchicago.org/city/webportal/portalContentItemAction.do?BV_SessionID=@@@@1486109764.1215457308@@@@&BV_EngineID=ccccadeeihegggicefecelldffhdfhk.0&contentOID=536904039&contentType=COC_EDITORIAL&topChannelName=Dept&blockName=Planning+And+Development%2FCo mmunity+Plans%2FI+Want+To&context=dept&channelId=0&programId=0&entityName=Planning+And+Development&deptMainCategoryOID=-536886455

(If this link does not work, Google: Chicago Planning, then go to Community Plans, and choose Chicago River Plan and Design Guidelines)

I. Introduction

- Plan Goals (5)
 - Create a connected greenway along the river, with continuous multi-use paths along at least one side of the river.
 - Increase public access to the river through the creation of overlooks and public parks.
 - Restore and protect landscaping and natural habitats along the river, particularly fish habitat.
 - Develop the river as a recreational amenity, attracting tourists and enhancing Chicago's image as a desirable place to live, work and visit.
 - Encourage economic development compatible with the river as an environmental and recreational amenity.
- Design Guidelines and Standards address development options along the river, including but not restricted to architectural treatments, building construction, parking, fencing, lighting, landscaping, and riverbank treatments. (Specific information relating to riverbank treatments, permit requirements, site furnishings, elements, construction materials and specifications may be found in appendices.)
- Chicago zoning processes all new development within 100' of waterways (except single family homes, 2-flats and 3-flats) as planned developments. New developments are to provide a 30' setback from the river.
- The plan acknowledges federal and state level authorities may have additional requirements.
- The plan defines and maps areas of the Chicago River subject to these design guidelines and standards.

- Definitions are provided for: setbacks and riverfront development zones, including riverbank zones, urban greenway zones, and development zones.

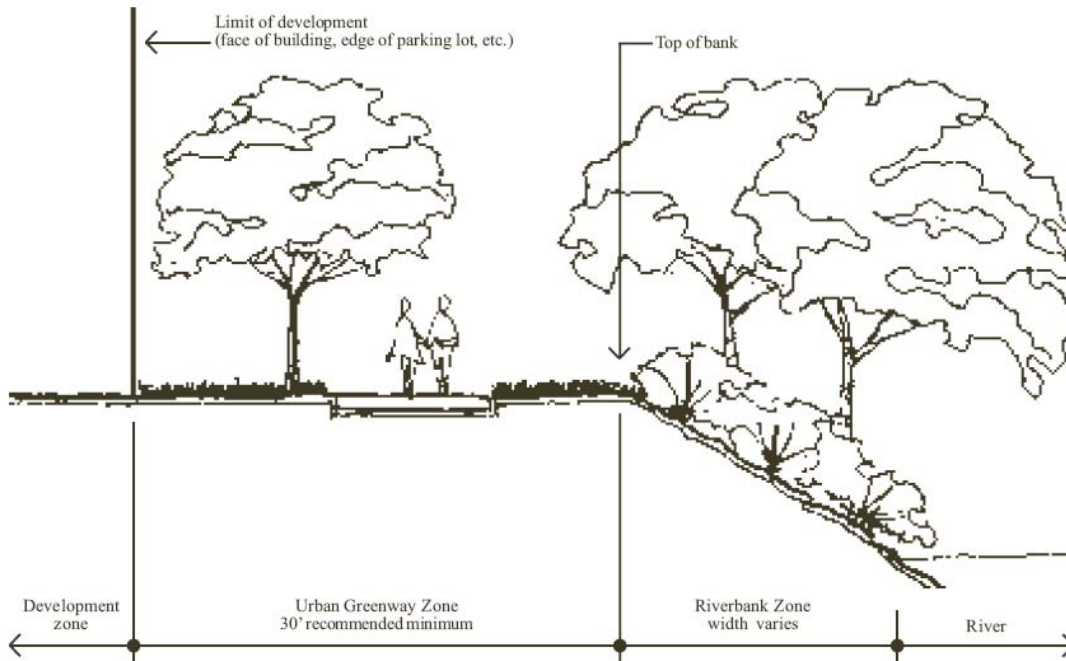


Figure 1.2 Typical riverbank section

II. Setbacks

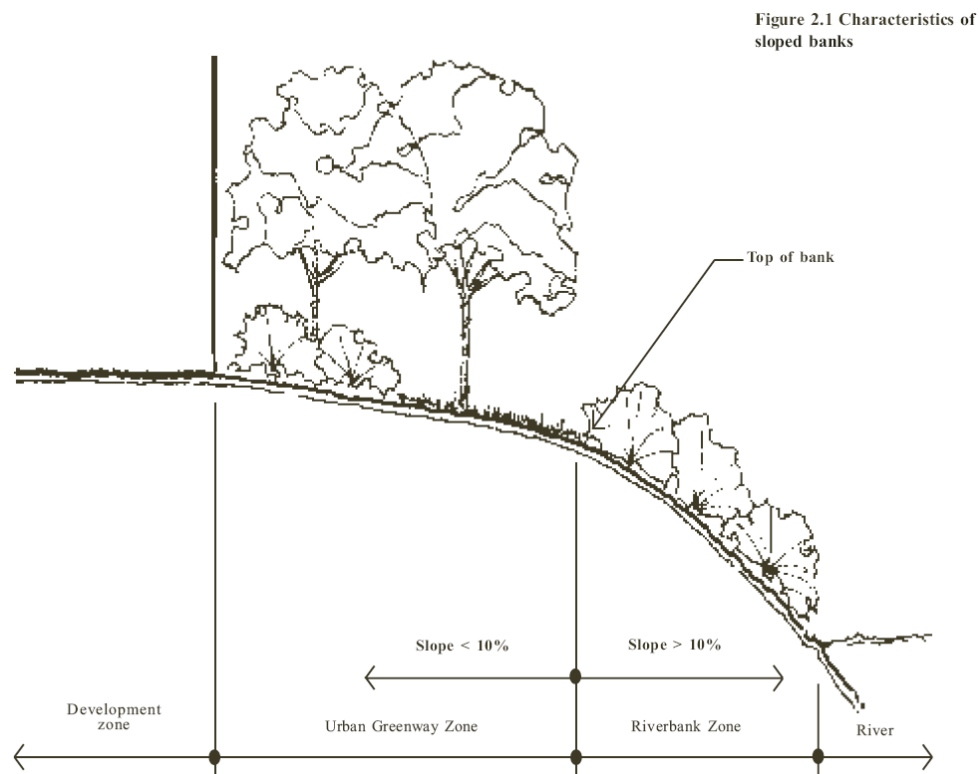
Setback Minimum

- New development must be set back a minimum of 30 feet from the top of the bank of the Chicago River. The Bubbly Creek requires a setback of 60 feet.
- Exclusions to setbacks include: existing structures or homes, new single family or 2-, 3-flats, and river dependent uses.

Allowed or Not Allowed

- Improvements or structures allowed in setback areas include:
 - Paved or unpaved walkways,
 - Projections from buildings (awnings, balconies, etc),
 - Arbors and trellises,
 - Fences and walls not exceeding 6' in height,
 - Lights, benches, drinking fountains, and other riverwalk amenities,
 - Wheelchair lifts and ramps,

- Improvements or structures not allowed in setback areas include:
 - Buildings or structures of any kind (except as noted),
 - Vehicular use areas (parking lots, drives, etc),
 - Overhead utilities,
 - Private yards, terraces or decks
- Definition of top of bank – the point at the top of the slope where the slope becomes less than 10 percent. When there is a terrace or “bench” in the slope, the top of bank is the point furthest from the water’s edge where the slope becomes less than 10 percent.



Bonuses

- Chicago zoning code provides floor area bonuses for riverside projects in downtown zoning districts that provide a river setback space exceeding the 30 foot minimum.
- Chicago zoning code provides floor area bonuses for water features built within the public riverwalk setback area.

Variances

- Variances for less than 30 feet may be permitted to address constrained sites; small, irregularly shaped sites; and to allow flexibility for optimal site plans.
 - Maximum depth variance: Structures and private yards may encroach into the 30 foot setback a maximum of 10 feet, so the minimum setback is never less than 20 feet.
 - Maximum length variance: Encroachments into the setback may occur provided the encroachment occurs along a maximum of 1/3 the length of the site's river frontage measured in linear feet, so that the required setback never occurs along less than 2/3 of the site's river frontage.

Mitigation for Variances

- Additional open space must be provided elsewhere on the site to mitigate for loss of riveredge open space due to encroachment.
 - Encroachments resulting in setback less than 30 feet from top of bank, additional land free of structures, which is not defined or developed as private yard, should be provided adjacent to the river setback and urban greenway zone to compensate for the loss of open space.
 - Additional amount of open space for mitigation of variances: additional land should be provided adjacent / contiguous with the setback zone at a rate of 2.5 times the land or open space lost to encroachment.
 - Proportion of additional open space for mitigation of variances: additional open space must have proportions of no more than 2 feet of depth per one foot of frontage along the river setback line to avoid excessively long or deep and narrow parcels of land that could be relatively or completely unusable and have little or no public benefit.
- A picture on page 12 explains the setback variance mitigation.

III. Riverbank Zone

Riverbank zone is the area between the river's edge and the top of bank. Where there is a vertical bulkhead or engineered vertical structure, there is no riverbank zone.

Riverbank Buffer

- The riverbank buffer should be managed as a natural area, using native riparian vegetation, which is specified by species later.
- Care should be taken to preserve the natural slope to the extent possible by selective thinning and pruning of weedy and dead vegetation.
- The riverbank buffer should extend from the water's edge to the edge of the riverwalk path or a minimum of the first 20 feet of the urban greenway zone, whichever is less. The multi-use trail or its shoulder shall not be located less than 5 feet from the top of bank.
- Structures and fixtures allowed within the riverbank buffer are limited to those required by river dependent uses. These include trail ramps, steps, and fishing platforms.
- Soil erosion and sediment control plans are required for any construction along waterway. Existing native plantings should be preserved. Existing grading should be preserved to the extent possible.
- Install a tree protection fence at the top of the bank during construction.
- If river-dependent use is permitted, the multi-use trail should be accommodated if possible. It is acceptable, if for safety, security and circulation reasons, the multi-use trail must be landward on the site of a river-dependent use. River-dependent uses must follow landscape requirements for portions of the river frontage not in active use.
- Seawall specifications are provided.

IV. Urban Greenway Zone

Urban greenway is the area between the top of the bank and the setback line.

Multi-use Trail

- This area is intended to be developed as a passive linear park with a multi-use trail.
- Water-oriented recreational use may require facilities in the urban greenway zone. These may include access to launches, lighting, railings, bicycle racks, etc. (Water-oriented recreational use may also require access in the riverbank zone.) However, parking for water-oriented recreational facilities should not be in either greenway or riverbank zones.

- The continuous multi-use trail is to follow design guidelines that separate uses (walking, running, bicycling, etc).
- Minimum trail width is 8 feet, while recommended width is 10 feet.
- Under-bridge connections should be built where space beneath the bridge deck permits. Responsibility may be City or developer, or shared, as determined during planned development review process.
- Nature trails are a separate use from the multi-use trail.
- Access points to the multi-use trail and river are important, especially in areas where there is no public access along, or adjacent to, the river, and where street rights-of-way stop at the river. Overlooks may be developed, particularly where streets end at the river.
- The greenway zone should be heavily landscaped, with guidelines provided. Public art is encouraged.
- Where the multi-use trail cannot be built on land within greenway zone, and where detours around on land side would be so long or indirect as to discourage use of the trail or effectively interrupt it, construction of a cantilevered walkway around the building or bridge should be considered.
- If the multi-use trail cannot be built on land or cantilevered, construction of a floating walkway should be considered.

V. Development Zone

The development zone is the area adjacent to the river corridor that does not fall within the urban greenway / setback zone, or the riverbank zone, and that may be developed or redeveloped as permitted by zoning.

Buildings

- The river elevation of buildings should be treated architecturally as one of its principal facades.
- Materials on the river façade should be of the same quality as material on other facades.
- New structures should be oriented to the river, so the greenway and riverbank zones are not perceived as only the area behind the building or structure. Entrances and windows will generate activity on the river side.

- Massing of structures must be sensitive to the river and greenway zone, so that the river and greenway zone are not overwhelmed by tall and dense structures and buildings built to the setback line.
- Adaptive re-use or renovation of existing buildings should be oriented to the river, so the greenway and riverbank zones are not perceived as only the area behind the building or structure. Entrances and windows will generate activity on the river side.
- Parking lots and vehicular use areas should be attractively landscaped, following Chicago landscape ordinance.
- Outdoor storage areas should be screened, with screen height not to exceed 8 feet.
- Light fixtures are recommended for development zone, with fixture height less than 20 feet and maximum height of 30 feet. Light shields should minimize shine into adjacent residential or institutional areas.

Chicago zoning code:

[http://www.amlegal.com/nxt/gateway.dll/Illinois/chicagozoning/chicagozoningordinanceandlanduseordinance?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:chicagozoning_il](http://www.amlegal.com/nxt/gateway.dll/Illinois/chicagozoning/chicagozoningordinanceandlanduseordinance?f=templates$fn=default.htm$3.0$vid=amlegal:chicagozoning_il)

Chicago zoning code provides building height limits depending on zoning and use along the Chicago River. River developments are handled as planned developments. If a building is mixed-use, the more restrictive use building height limits are applied. (So Chicago does not have any single guideline or limit for building heights along the Chicago River.)

Additional Definitions:

Floor Area Bonus: the right to build a larger building in return for providing a public amenity. The Chicago Zoning Ordinance provides floor area bonuses for additional river setback area in the downtown zoning districts.

River Dependent Uses: those uses or activities that can be carried out only on, in, or adjacent to a waterway because the use requires access to the waterway and which, therefore, cannot be located inland, including:

- Bulk material operations that ship or receive materials by barge
- Marinas
- Recreational and commercial boating facilities
- Waterfront dock and port facilities
- Navigation aids, basins, and channels
- Bridge abutments
- Recreational parks and open spaces
- Other uses that require waterborne transportation or the river as a source of water

Plan Summary of:

Portland OR Greenway Overlay Zone 33.440.030

(Willamette River Greenway)

Source: Internet,

<http://www.portlandonline.com/shared/cfm/image.cfm?id=53351>

I. Introduction

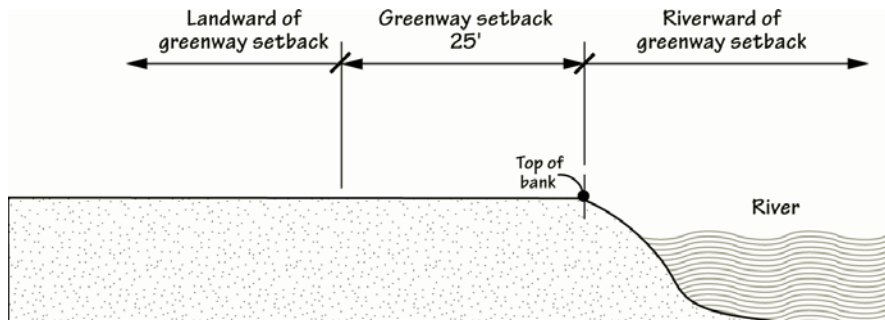
- **Greenway Overlay Zones (5)**
 - River Natural – protects, conserves, and enhances land of scenic quality or of significant importance as wildlife habitat.
 - River Recreational – encourages river-dependent and river-related recreational uses which provide a variety of types of public access to and along the river, and which enhance the river's natural and scenic qualities.
 - River General - allows for uses and development which are consistent with the base zoning, which allows for public use and enjoyment of the waterfront, and which enhances the river's natural and scenic qualities.
 - River Industrial – encourages and promotes the development of river-dependent and river-related industries.
 - River Water Quality – protects the functional values of water quality resources by limiting or mitigating the impact of development in the setback.
- Acknowledges state and federal authorities may require approval of development.

II. Use Restrictions

- Greenway zones do not restrict primary uses allowed in the base zones by right, with limitations, or as conditional use. Exceptions are: River Recreational, River Industrial, and River Water Quality zones.
 - River recreational zones are limited to recreational uses that are river-dependent or river-related.
 - River Industrial zone allows river-dependent and river-related uses on sites that front the river. Primary uses that are not river-dependent or river-related may be approved through the greenway review. There are no special use restrictions on sites that do not have river frontage.

- River Natural and River General zones have no special use restrictions.
- River Water Quality zone has use restrictions only within the greenway setback. Primary uses that are river-dependent or river-related are allowed. Primary uses that are not river-dependent or river-related are subject to greenway review. Existing uses that change to non-river-dependent or non-river-related use are subject to greenway review.

III. Setbacks



- River-dependent or river-related developments in the greenway setback may have different requirements, which are noted in this document.

Setback Minimum

- The greenway setback extends 25 feet back from the top of the bank, except in the River Water Quality overlay zone.
- The River Water Quality overlay zone greenway setback extends 50 feet landward from top of the bank for sites with less than 25% slope, or to a point 200 feet landward for sites with 25% or greater slope.
- The greenway setback is 50 feet around the delineated edge of wetlands in the River Water Quality overlay zone in addition to the setback from the top of the bank.

Setbacks for River Water Quality Zone

Slope Landward of Top of Bank	Width of Vegetated Corridor [1]
< 25%	50 feet
> 25% for 150 feet or more	[2] 200 feet

[1] To establish the width of the vegetated corridor, slope is measured in 25-foot increments landward of top of bank until slope is less than 25%

[2] Vegetated corridors in excess of 50 feet apply on steep slopes only in the *uphill* direction from the protected water feature.

- Development landward of the greenway setback does not have to be river-dependent or river-related. All are subject to greenway review unless exempt.
- River-dependent or river-related uses may develop within the greenway setback, if approved through greenway review, unless exempt.
- Development riverward of the greenway setback may be approved through greenway review for river-dependent or river-related uses. If a use is not river-dependent or river-related and wants to be riverward of the greenway, they must get a review and a Greenway Goal Exception to locate in the setback.

Floor Area Ratio

- Maximum FAR is 2 to 1 for the first 200 feet inland measured from the ordinary high water line, with exceptions: already subject to a more restrictive FAR; site located in Central City plan district where plan district FAR applies; use is industrial in IH or IG base zone.

Landscaping

- Establishes landscaping standards for the greenway and riverward. Landscaping must be provided to conserve or re-establish vegetative cover within or riverward of the greenway setback. Landscaping is not required where it would significantly interfere with a river-dependent or river-related use or development, or where it would pose a safety hazard per Fire Marshal.
 - Minimum of 1 tree for every 20 feet of river frontage.
 - Minimum of 1 shrub for every 2 feet of river frontage (with conditions).
 - Unpaved surfaces must have living ground cover.
 - Plantings are to be in and riverward of the greenway setback.
 - Plantings must comply with native plant requirement of Willamette Greenway Plan.
- Public recreation trails and public access and viewpoint areas should be established.

IV. View Corridors

- View corridors provide visual access and connections to the river for neighborhoods and business districts who might otherwise be visually cut-off from the river. View corridors are generally extensions of existing public rights-of-way through to the river. View corridors are one tool used to

V. Greenway Review

- The purpose of greenway review is to ensure that:
 - Development will not have a detrimental impact on the use and functioning of the river and abutting lands;
 - Development will conserve, enhance and maintain the scenic qualities and natural habitat of lands along the river;
 - Development will conserve the water surface of the river by limiting structures and fills riverward of the greenway setback;
 - Practicable alternative development options are considered, including outside the River Water Quality zone setback; and
 - Mitigation and enhancement activities are considered for development within the River Water Quality zone.

The following are subject to greenway review, unless exempted:

- New development,
- Exterior alterations to development, including removal of trees and shrubs and the application of herbicides,
- A change of use or development within or riverward of the greenway setback, where use is no longer river-dependent or river-related,
- Changes to land and structures in the water,
- Dedication or extension of rights-of-way and any new development or improvements within rights of way within River Natural zone or riverward of the greenway setback;
- Non river-dependent or river-related primary uses in the River Industrial Zone or in the River Water Quality Zone.

Exemptions from Greenway Review

- Buildings or structures complying with setbacks in River Industrial zone,
- River-dependent development in the River Water Quality zone,
- Alterations landward of the greenway setback not in or within 50 feet of River natural zone,
- Interior changes,
- Excavations and fills involving less than 50 cubic yards,
- Greenway trail changes that meet standards,
- Placement of up to 4 single piles, or equivalent, for each 100 feet of shoreline for existing river-dependent or river-related use,

- Signs,
- Removal of vegetation identified as nuisance plants on Portland Plant List.

Supplemental Application Requirements

- Additional information required for Greenway review applications:
 - Existing conditions site plan showing topography, top of bank and setback area, distribution outline of shrubs and groundcovers, with list of species, trees, streams, drainage patterns, existing improvements, utilities and structures, areas of known contamination, stormwater management facilities,
 - Development proposal site plan including grading (with 2 different contour intervals depending on slope), proposed improvements, areas where existing topography and vegetation will be undisturbed,
 - Construction management site plan identifying areas of disturbance including equipment, location of site access and egress, staging and stockpiling areas, erosion control measures, and tree preservation plan

There are different requirements for the River Quality overlay zone.
The Greenway goal exception process is identified.

Table Summary of Guidelines for Portland, Chicago, Shorewood, St. Paul

Revised: Friday, July 25, 2008

Version: 1.0

	Portland	Chicago	Shorewood	St Paul
Top of bank definition	Undefined in Willamette River Greenway Plan; updated River Plan May 2008 defines top of bank as: location of a major change of elevation (major change = 10 degrees or more <i>equals</i> 17.6% slope) OR 2 feet above ordinary high water mark; clarification of definition will arrive from Portland planners after July 28	Point at top of slope where slope becomes less than 10 percent. When there is a terrace or "bench" in the slope, the top of bank is the point furthest from the water's edge where the slope becomes less than 10 percent.	Slope riverward 12% or more for not more than 50 feet or less than 25 feet	Section 68.402 Slope riverward 12% or more for not more than 50 feet or less than 25 feet
Setback(s)	Typically non river-dependent or river-related is 25' from top of bank; in river water quality zone setback is 50-200 feet from top of bank depending on slope	30 feet from top of bluff Measured horizontally from top of bank	Greater of 20 feet from bluffline OR 75 feet from ordinary high water mark	General: 75' from ordinary high water mark for lots w/o sewer; 50' for lots w/ sewer; no commercial or industrial devt on slopes > 12%; no residential devt on slopes > 18%; bluff devt is 40' landward of all blufflines
Additional Setback(s)	Wetlands (in the River Water Quality overlay zone) have 50 feet setback around the delineated edge of wetland in addition to the setback from top of bank.			

Portland	Chicago	Shorewood	St Paul
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	Portland	Chicago	Shorewood	St Paul
Building heights	Determined by base zoning, not overlay	Vary depending on use; each development is treated as planned development. (All new development within 100' of waterway is processed as planned development.)	Max 60' not to exceed 4 stories within 70' of setback line; Max 84' not to exceed 6 stories in buildable area not specified above; Min 2 stories	RC3 Urban Open District limits to 40' height; 45'in river town; 35' rural area; 25'conservation area
Variances	Greenway review process may allow variances	Variances for irregular or small parcels; encroach max of 10' into setback; encroachment cannot exceed 1/3 length of river frontage; additional open space required for encroachment	Conditional use process	May be granted, must meet standards of safety, etc
Miscellaneous	FAR limited to 2:1 for first 200' from river	Bonus developers (FAR) for setbacks > 30'; building design must address the river façade; public art encouraged within greenway	Min. of 20% of buildable area to be kept as green space	Minimize cutting, grading, filling in setbacks
Landscaping	Min 1 tree per 20' river frontage; Min 1 shrub per 2 feet river frontage; unpaved areas must have living ground cover; plantings to be in & riverward of setback; native plantings (per list); removal of nuisance plants (per list) is ok	Selective thinning and pruning of weedy and dead vegetation; Riverbank buffer zone uses native riparian and prairie vegetation; Recommended plant list; 1 tree per 25' river frontage	Tree cutting within setback prohibited w/o conditional use permit; natives will replace any natives removed during construction;	Clear cutting prohibited, except for roads, utils, etc; natural vegetation will be restored after construction; no wetland or bluffline veg removed unless for structures

	Portland	Chicago	Shorewood	St Paul
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Stormwater	Portland Site plan must contain stormwater management facilities	Chicago New developments are required to direct stormwater discharge into river and attain 80% of total suspended solids removal, preferably through above ground stormwater BMPs that include rain gardens, bioswales, infiltration areas, green roofs, and permeable pavements. Bubbly Creek - manage stormwater on-site; BMPs like vegetated bioswales, infiltration strips and level spreaders; avoid linear swales; P42-45 has more info	Shorewood Not mentioned	St Paul Retain sediment on site; stormwater may be directed to wetlands if free of silt, debris, chemicals, etc; development near 12%+ slopes shall not increase runoff onto slopes to damage veg 68.404(c)
	Portland	Chicago	Shorewood	St Paul

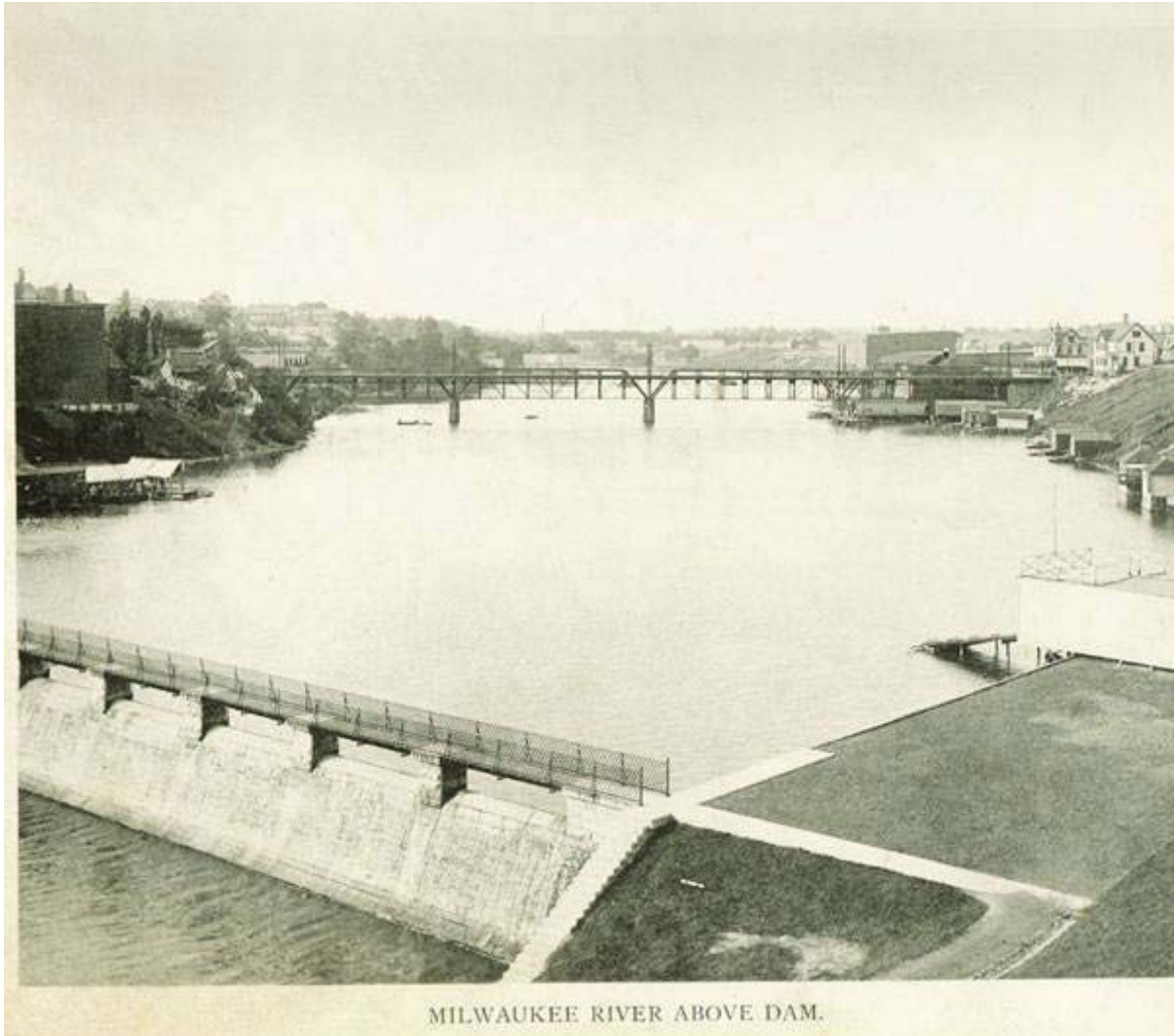
Sources:

- **Portland - Willamette River Greenway**
- **Source: Internet,** <http://www.portlandonline.com/shared/cfm/image.cfm?id=53351>
- **Chicago River Corridor Design Guidelines & Standards**
- **Source: Internet,** http://legov.cityofchicago.org/webportal/COCWebPortal/COC_ATTACH/2005riverguidelines_a.pdf
- **Village of Shorewood Zoning / Setbacks**
- **Source: Internet,** <http://www.villageofshorewood.org/vertical/Sites/%7B5230848F-4209-4497-9E80-89EC90BA64AE%7D/uploads/%7BF19B51F0-843F-4A47-835B-3637D604BD82%7D.PDF>
- **St Paul 68.400**
- **Source: Internet,** http://www.stpaul.gov/web/CityCode/c068.htm#sec68_402, <http://www.municode.com/Resources/gateway.asp?pid=10061&sid=23>

SEWRPC defining environmental corridors:

Polygons are established around areas like rivers over 50 feet wide, shoreland is 75 feet on both sides of river, steep slopes or very steep slopes (12-19% or 20%+), wetlands, and floodlands each get polygons; the polygons are rated, then connected (using criteria) to form corridors. Based upon the resulting size of corridors, they are designated primary or secondary. *Primary* corridors contain concentrations of significant natural resources and are at least 400 acres and 2 miles long, and 200 feet wide. *Secondary* corridors have smaller concentrations of significant natural resources and are at least 100 acres and 1 mile long. The resulting polygons through the Milwaukee River area may then be 75 feet beyond the river and may or may not include steep slope, wetland or floodland polygons. SEWRPC does not use the "top of bluff" concept to delineate polygons or corridors. (Technical Report, "Refining the Delineation of Environmental Corridors in SE WI", 1981, by Rubin & Emmerich.)

	Portland	Chicago	Shorewood	St Paul
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1895 Milwaukee River North Ave. Dam

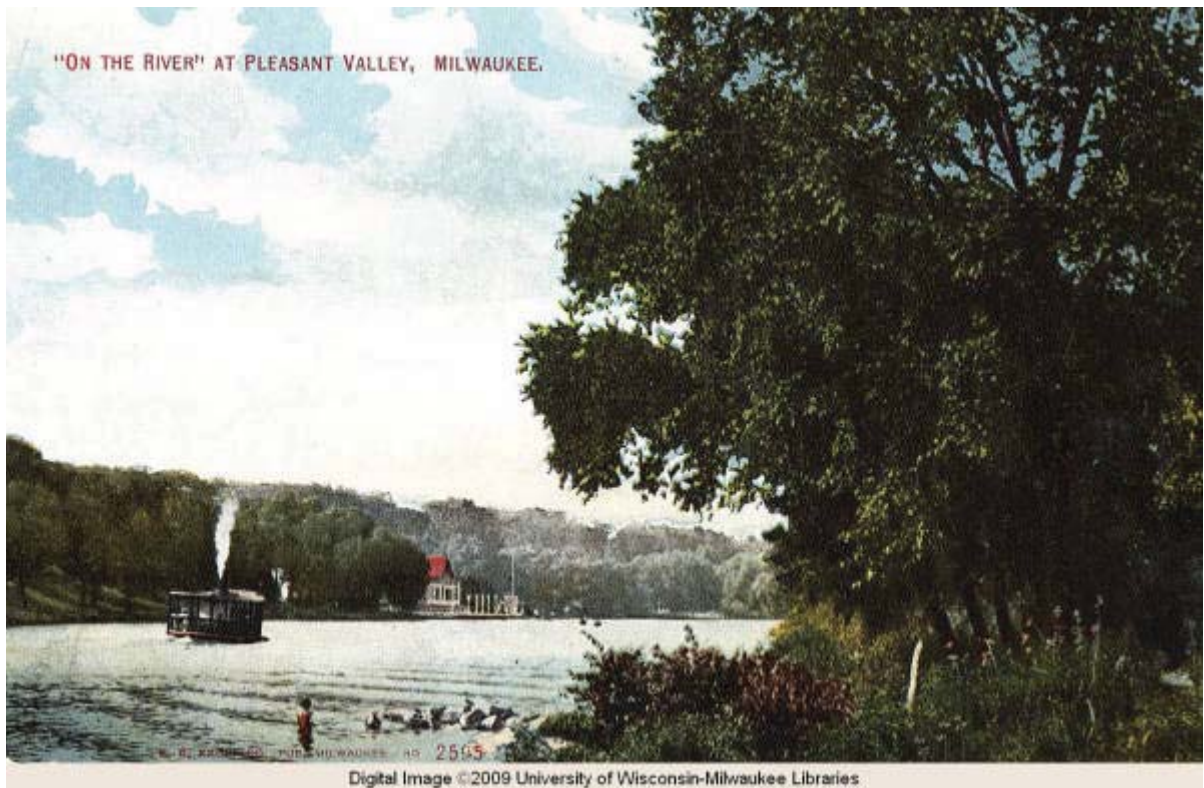
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1907 and 1915

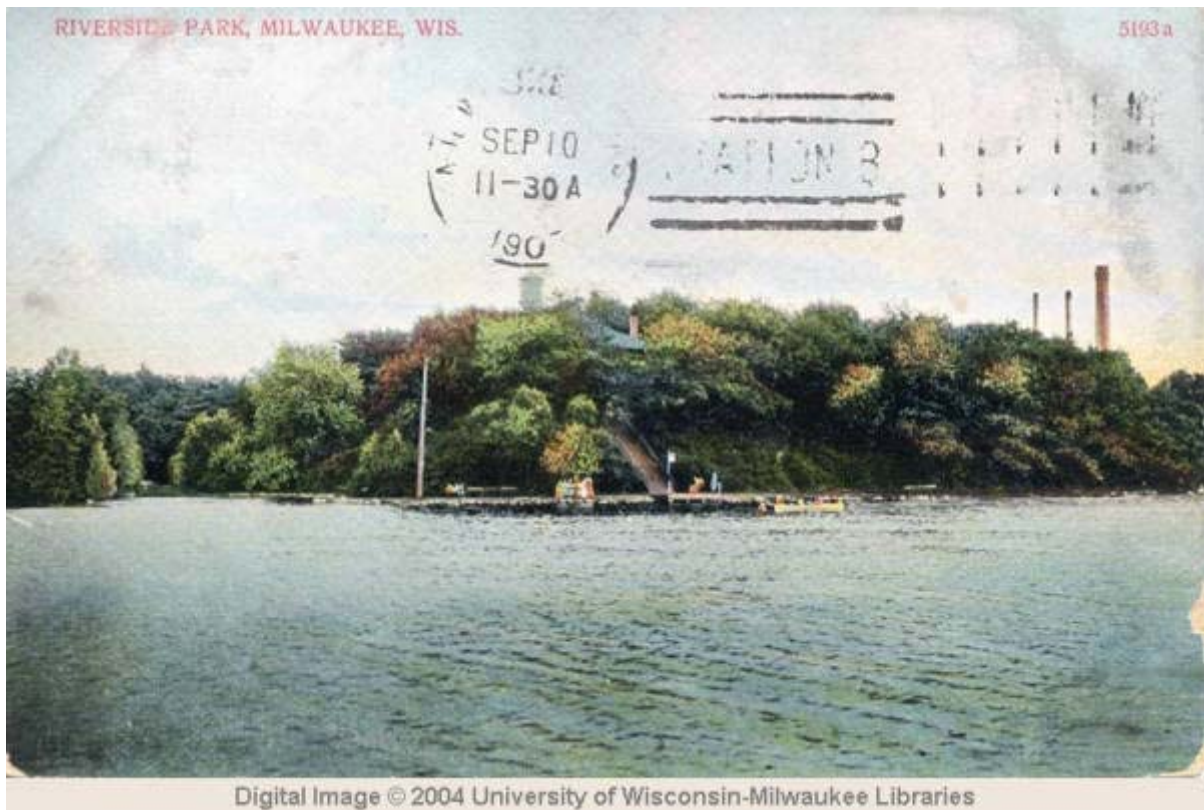
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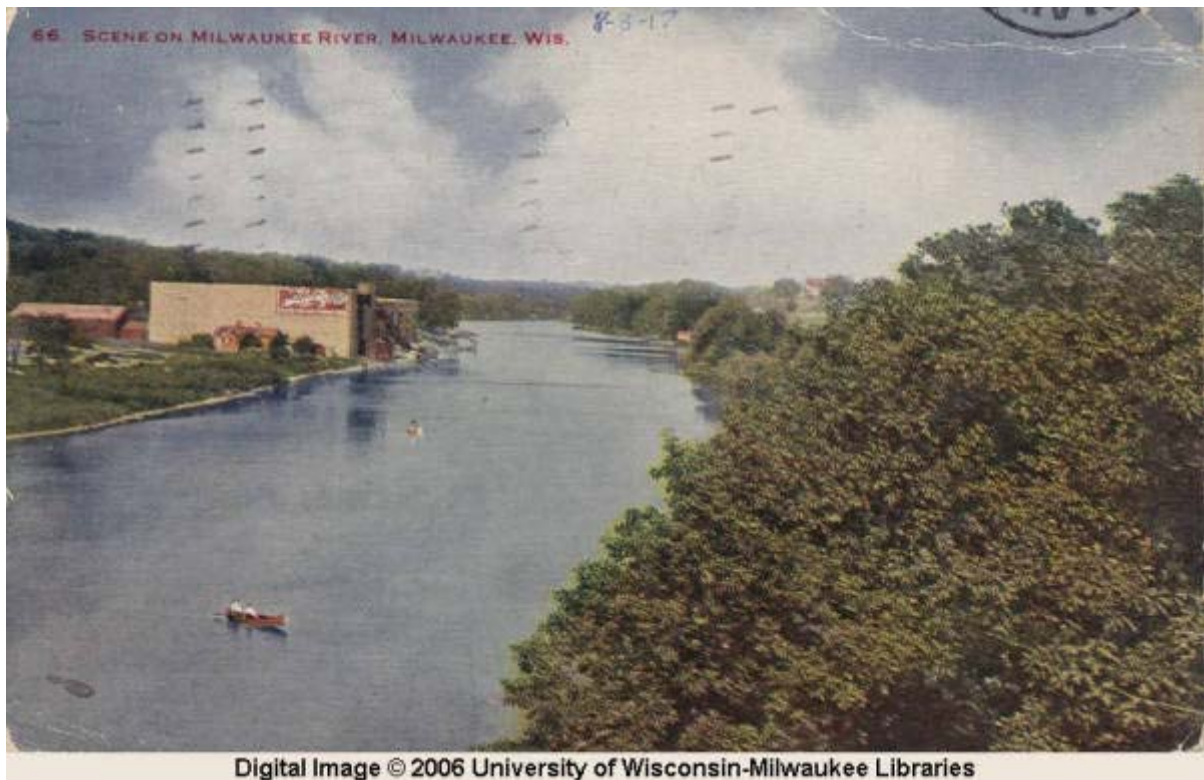
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Between 1907 and 1915



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1907



1917

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Between 1907 and 1930

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May 4, 2010

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File Nos. 081568 and 081569 establish an overlay zone and create design guidelines for a Site Plan Review Overlay Zone, known as the Milwaukee River Greenway Site Plan Overlay Zone, in the 1st, 3rd and 6th Aldermanic Districts.

File 081568 establishes an overlay zone that protects the environmental corridor and adds design standards for future commercial and multi-family residential development in the Milwaukee River Greenway Corridor. This overlay zone will serve to protect the banks, floodplain, primary environmental corridor, natural beauty, greenway and bluffs, as well as promote high quality, sustainable development along the upper reaches of the Milwaukee River. The overlay district includes properties adjacent to, and extending 50 feet from the Primary Environmental Corridor (PEC), as mapped by the Southeastern Wisconsin Regional Planning Commission. These properties will also be affected by tree protection and storm water management regulations, which will be considered by the Public Works Committee on May 12, 2010.

File 081569 creates design standards to promote the use of high quality building materials and sustainable design to protect and enhance the Milwaukee River Greenway corridor. These standards prohibit principal buildings to be constructed within the PEC and provide additional building setback, building height, landscaping and building material requirements for new development.

All existing principal and accessory structures, as well as new single-family dwellings and duplexes, are exempt from the MRGSPROZ design standards. Parcels south of North Avenue on the east bank of the river are exempt because this area serves as a transition zone from the downtown Riverwalk to the more naturalized area. The design standards shall apply over and above the standards of the underlying zoning districts. The design standards regulate the following areas: building placement and exceptions, building height (along commercial corridors and otherwise), building design including glazing and building material requirements, signage, landscape screening for principal buildings, and parking.

The Northeast Side Plan identifies the Milwaukee River Greenway as an opportunity to preserve a unique and irreplaceable ecological environment; enhance the existing network of open space; strengthen green infrastructure, i.e., the interconnected system of parks, trails, wetlands, woodlands, rivers and environmental corridors; and provide recreation opportunities to City residents. The Plan also notes the direct economic benefit of river corridor improvements to property values in the surrounding area, as well as the amenity benefit to residents of the City and metro area.

On May 3, 2010, a public hearing was held and at that time, over twenty people were in support of the file, and approximately three people were opposed. Since the proposed establishment of the MRGSPROZ and design standards is consistent with the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on May 3, 2010 recommended approval of the subject files.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac
Ald. Ashanti Hamilton
Ald. Milele Coggs

NOTICES SENT TO FOR FILE 081568:

[illegible]



Legislation Details (With Text)

File #: 081569 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 3/3/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution creating design standards for the Milwaukee River Greenway Site Plan Review Overlay Zone, in the 1st, 3rd and 6th Aldermanic Districts.

Sponsors: ALD. KOVAC

Indexes: SITE PLAN OVERLAY

Attachments: DRAFT Set of Design Standards dated 4-18-10.pdf, DRAFT Set of Design Standards dated 3-26-10, Department of City Development Data as of 4-22-10, City Plan Commission Letter, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/3/2009	0	COMMON COUNCIL	ASSIGNED TO		
3/5/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
4/8/2010	1	CITY CLERK	DRAFT SUBMITTED		
5/11/2010	1	CITY CLERK	Sponsor added		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
081569
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. KOVAC
Title

Substitute resolution creating design standards for the Milwaukee River Greenway Site Plan Review Overlay Zone, in the 1st, 3rd and 6th Aldermanic Districts.

Analysis

This substitute resolution creates design standards that balance the protection of the Primary Environmental Corridor and promotes high-quality, sustainable building development along the upper reaches of the Milwaukee River. Standards for development along said river corridor will complement the natural beauty and promote environmental quality. An objective of these design standards is to ensure that buildings fit within the context in which they are built and to promote consistency with the Northeast Side Area Comprehensive Plan.

Body

Whereas, The City of Milwaukee ("City") has placed a great emphasis on the full utilization and appreciation of the Milwaukee River; and

Whereas, On May 30, 2007, the City approved an Interim Study (IS) Overlay Zone and study plan for the upper reaches of the Milwaukee River; and

Whereas, The Southeastern Wisconsin Regional Planning Commission ("SEWRPC") has designated portions of the Milwaukee River area as a Primary Environmental Corridor ("PEC"); and

Whereas, On September 1, 2009, the City approved the Northeast Side Area Comprehensive Plan recommending protection and preservation of habitat within the PEC along the Milwaukee River; and

Whereas, The City recognizes the Milwaukee River PEC is unique from other PEC's in Milwaukee due to its rich diversity of nature, steep bluffs, proximity to densely developed urban areas and its connection to the Riverwalk; and

Whereas, The City also recognizes the Milwaukee River PEC has a rich and storied history of providing recreation and nature for generations of residents and visitors, which should be preserved for future generations; and

Whereas, The design standards, a copy of which are attached to this Common Council File as Exhibit A, will promote high-quality building and sustainable design to enhance the Milwaukee River PEC, complement its natural beauty, promote environmental quality and promote consistency with the Northeast Side Area Comprehensive Plan; and

Whereas, The City recognizes the natural beauty, ecological importance and recreational opportunity of the Milwaukee River PEC; and

Whereas, Section 295-1009.2(b) of the Milwaukee Code of Ordinances requires the establishment of design standards for such an Overlay Zone; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the design standards, as described in Exhibit A, are established, which will apply to new principal building construction within the Milwaukee River Greenway Site Plan Review Overlay Zone.

Drafter
DCD:AJF:ajf
04/08/10

DRAFT

Milwaukee River Greenway Site Plan Review Overlay Zone Design Standards

Exhibit A
File No.

Purpose

The purpose of the Site Plan Review Overlay Zone is to add design and building placement standards over and above those required by the base zoning district. The Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) provides standards that balance protecting the primary environmental corridor (PEC) and creating high quality development along the upper reaches of the Milwaukee River. Specifically, these development standards apply to the area designated as the Milwaukee



River Greenway Site Plan Review Overlay Zone by Common Council File Number 081568, passed _____, and depicted as such on the City's official zoning map.

Applicability

All existing principal and accessory structures, as well as new single-family dwellings and duplexes, shall be exempt from MRGSPROZ Design Standards. Parcels south of North Avenue on the east bank of the river serve as a transition area between downtown and the Milwaukee River Greenway, and are exempt due to existing, high-density development.

Properties within the MRGSPROZ are subject to other legislation related to the protection of the PEC. See Common Council File Numbers:

081570: An ordinance relating to tree protection in the Milwaukee River Greenway Site Plan Review Overlay Zone.

081664: An ordinance relating to storm water management regulations applicable to properties within the Milwaukee River Greenway Site Plan Review Overlay Zone.

The design standards set forth in this document shall apply over and above the standards of the base (underlying) zoning districts. Wherever the requirements of this document are in conflict with the requirements of the base zoning district, the more restrictive requirements shall apply.

DRAFT

Goals

These development standards are intended to:

1. Preserve the Primary Environmental Corridor (PEC) and promote the natural beauty and environmental quality of the area.
2. Promote water-quality protection, bluff stability, erosion control, preservation of ecology and natural habitat and a tree-root protection zone for the PEC.
3. Enhance the Milwaukee River corridor by encouraging high quality, sustainable design.
4. Promote high quality development that is consistent with the City's comprehensive plan.
5. Ensure that buildings fit within the context in which they are built.
6. Facilitate transitions from commercial corridors and adjacent neighborhoods to the environmental corridor.

DRAFT

Definitions

“Commercial corridors” means for the MRGSPROZ, this includes parcels abutting Capitol Drive, North Avenue, or Locust Street.

“Concrete masonry units” means concrete blocks (also known as cement block, foundation block, cinder block) are commonly used in foundation construction, typically measuring 8”x8”x16”, with no decorative finish or color.

“Critical tree root zones” or “critical root zones” according to the Tree Protection component of the overlay district (Common Council File Number 081570), defines critical tree root zones as: the portion of the root system of a tree that is the minimum necessary to maintain the continued health, vitality or stability of the tree, defined by a concentric circle around a tree with a radius that is equal to 1.5 feet for every inch in trunk diameter at breast height.

“Diameter at breast height” means the diameter of a tree measured at 4.5 feet above the ground. For the purposes of zoning, development activities shall not disturb the critical root zone.

“Milwaukee River primary environmental corridor” means the area within the boundaries of the Milwaukee River Greenway Site Plan Review Overlay Zone which is also designated as primary environmental corridor.

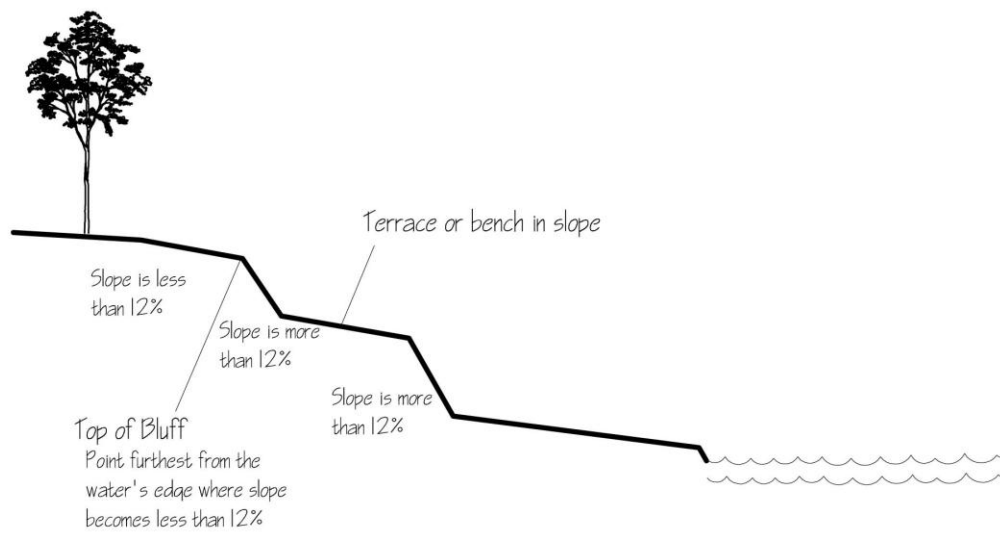
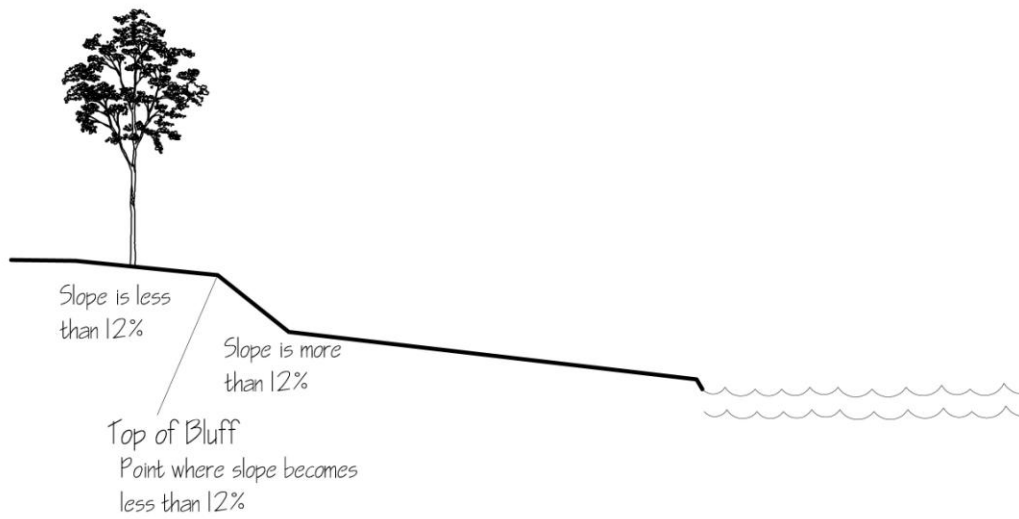
“Primary environmental corridor” or “PEC” means areas which contain concentrations of significant natural resources and are at least 400 acres, 2 miles long and 200 feet wide, within the Milwaukee River greenway site plan review overlay zone as mapped from time to time by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

“River-side” means the side of parcel and building facing the Milwaukee River.

“Top of bluff” means the point at the top of bluff where the slope becomes less than 12 percent. When there is a terrace or ‘bench’ in the slope, the top of bluff is the point furthest from the water’s edge where the slope becomes less than 12 percent. If a parcel does not have topography meeting the criteria of top of bluff, underlying zoning will dictate setback; however, no principal building shall be constructed in the Milwaukee River PEC.

DRAFT

Top of Bluff Illustrations



DRAFT

Design Standards:

1. Principal buildings shall not be constructed within the Milwaukee River Primary Environmental Corridor (PEC) boundary, as mapped from time to time by Southeast Wisconsin Regional Planning Commission (SEWRPC).
2. Building Placement. Principal buildings require a minimum setback of 50 feet from the top of bluff.
 - a. Exception: Setback of principal buildings may be 25 feet from the top of bluff provided:
 - i. the principal building does not exceed a height of 45 feet, and;
 - ii. no more than 50% of the river-side façade of the principal building encroaches between 25 to 50 feet setback, and;
 - iii. 50% or more of the total principal building area is setback at least 50 feet from the top of bluff, and;
 - iv. the principal building has a green roof *or* low-albedo roof on at least 90% of roof area between 25 to 50 feet setback area, and;
 - v. landscape screening of principal building façade which encroaches the 50 feet setback, and;
 - vi. pervious surface greater than or equal to the square footage of principal building between 25 to 50 feet setback area. Pervious surface must be adjacent to the 50' setback line.

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Building Placement Exceptions – Conceptual Illustrations

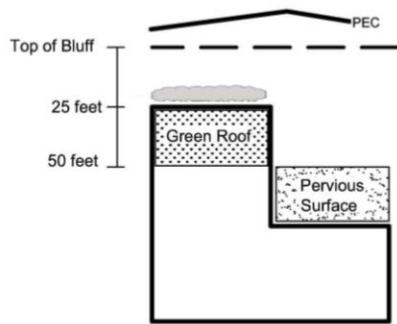


Figure 1

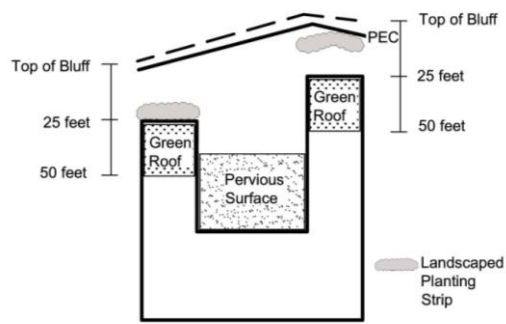


Figure 2

Figure 1 - Acceptable building placement:

- no more than 50% of river-side façade of building encroaches
- square footage of encroachment is offset by equal square footage of pervious surface
- more than 50% of the total building area is set back 50'
- encroachment has a green roof
- landscaped planting strip along principal building encroachment
- principal building is not in the PEC

This plan still needs to illustrate additional items per the submittal checklist.

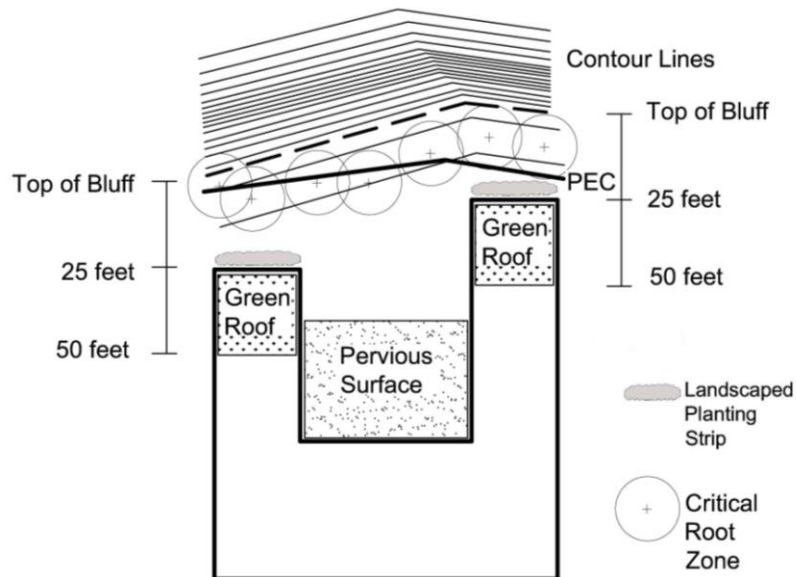
Figure 2 - Acceptable building placement:

- no more than 50% of river-side facade of building encroaches
- square footage of encroachment is offset by equal square footage of pervious surface
- more than 50% of the total building area is set back 50'
- encroachment has a green roof
- landscaped planting strip along principal building encroachment
- entire building is set back at least 25' from top of bluff at every point on the parcel
- principal building is not in the PEC

This plan still needs to illustrate additional items per the submittal checklist.

DRAFT

Sample Setback Exception – Conceptual Illustration – Figure 3



Building encroachment: 25 ft x 25 ft x 2 segments = 1250 sf
Pervious surface: 35 ft x 50 ft = 1750 sf

Figure 3 – Acceptable building placement:

- no more than 50% of river-side facade of building encroaches
- square footage of encroachment is offset by equal square footage of pervious surface
- more than 50% of the total building area is set back 50'
- encroachment has a green roof
- landscaped planting strip along principal building encroachment
- entire building is set back at least 25' from top of bluff at every point on the parcel
- principal building is not in the PEC

The plan illustrates contours at a one-foot contour interval, and clearly shows the top of bluff and PEC lines. The critical tree root zones are clearly marked. The calculations demonstrate that square footage of encroached pervious surface exceeds square footage of building encroachment.

This plan still needs to illustrate additional items per the submittal checklist.

DRAFT

- Building Height. Principal building height on commercial corridors, which includes parcels abutting Capitol Drive, North Avenue, or Locust Street, is listed in Table 1. Principal building heights for all other areas in the overlay district are listed in Table 2.

Table 1. Commercial Corridors: See Figure 4	
Setback from Top of Bluff	Maximum Principal Building Height
25' – 50'	45' subject to additional requirements in Design Standard 2.a.
Over 50' – 100'	45'
Over 100'	Underlying Zoning

Table 2. Entire Overlay District EXCEPT Commercial Corridors: See Figure 5	
Setback from Top of Bluff	Maximum Principal Building Height
25' – 50'	45' subject to additional requirements in Design Standard 2.a.
Over 50' – 100'	45'
Over 100' – 150'	60'
Over 150'	Underlying Zoning

Figure 4 - Commercial Corridors:

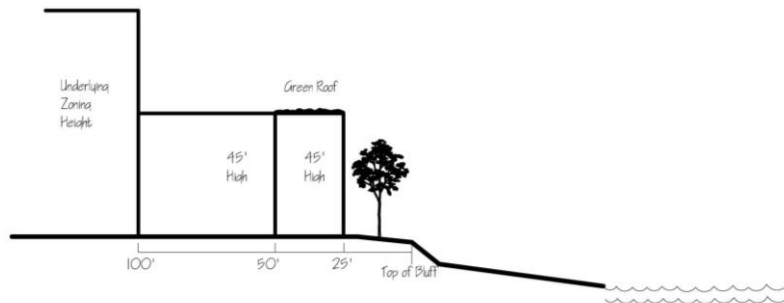
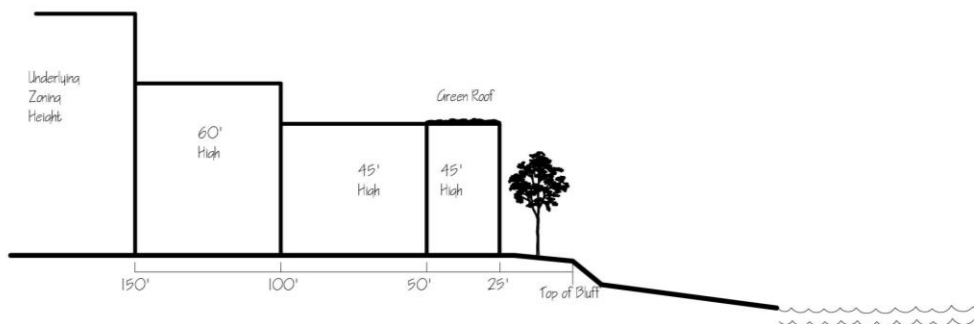


Figure 5 - Everywhere EXCEPT Commercial Corridors:



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4. Building Design. Exterior building materials used on the river-side facade of a principal building shall be the same, or of equally high quality, as those used on the street side of the building.
 - a. Glass curtain building walls shall be permitted, provided that reduced or low-reflectivity (0-10%) glazing is used to minimize bird/building collisions.
 - b. Exterior Insulation and Finish Systems (EIFS) or simulated stucco shall not exceed 30 % of façade of building and may not be used on any ground level floors of a principal building.
 - c. Concrete masonry units shall not exceed 20% of river-side façade of building.
 - d. Prohibited materials on the river-side façade of buildings include:
 - i. Blank walls. A blank wall is defined as a ground floor wall, or portions of the ground floor wall over 6 feet tall in height, has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing, or any portion of ground floor wall having a surface area of 400 square feet or greater, and does not include a transparent window or door with glazing.
 - ii. Vinyl and aluminum siding.
5. Signs. The only sign types permitted on the river-side of a building are Type A wall signs, as described in s. 295-407-2-b of the Zoning Code. Roof signs are prohibited.
6. Landscape Screening for Principal Buildings Which Encroach the 50 feet Setback. A minimum 8-foot wide landscaped planting strip shall be installed the length of the encroached river-side façade of a building. Landscaped planting strips shall be a minimum of 10-feet long. The landscaped planting strip does not have to be continuous.
 - a. Shrubs – minimum of 5 total shrubs or native grasses for every 10 linear feet of landscaped planting strip. Shrubs shall be at least 2 feet in height at time of planting. Grasses shall be at least 2-gallon container size at time of planting. Ornamental trees may be substituted for shrubs using a ratio of one ornamental tree to equal five shrubs. Landscape screening shall not be bermed.

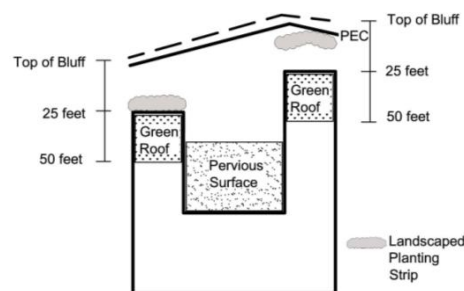


Figure 6

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7. Parking. When surface parking is located on the river-side of a parcel, the river-side parking area shall contain Type A landscaping, as defined under s. 295-405-1-b-1 of the Zoning Code, to provide screening at low-level and high-level zones.

Minimum internal parking lot landscaping requirements are shown in Table 3.

Table 3. Internal Parking Lot Landscaping Requirements		
Vehicular Use Area	Minimum Internal Required Landscaped Area – Percent of Total Parking Lot Area	Location to Plant Required Trees
3,000 sq ft or less	0%	No internal landscaping required
Over 3,000 sq ft – 4,500 sq ft	5%	Perimeter or islands
Over 4,500 sq ft – 30,000 sq ft	7.5%	Islands
Over 30,000 sq ft	10%	Islands

Each landscaped island in a parking lot shall measure at least 160 square feet, with one minimum dimension of 12 feet. (Figure 7) Each landscaped island shall include at a minimum:

one deciduous street-type tree (minimum of 2.5 inch caliper), and
 one shrub (2-feet minimum height at time of planting) OR one native grass (minimum 2-gallon size container), and
 ten groundcover plants (minimum 2-inch container) or perennials (minimum 4.5-inch container).

In parking lots with 10 spaces or more, no parking space shall be located more than 50 feet from the center of a tree. (Figure 8 - 9) Curb cuts or flush curbs shall be used when landscaped islands are used to treat storm water.

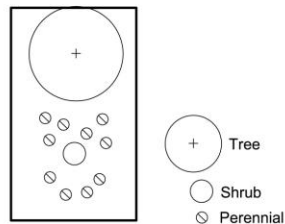


Figure 7 – 12 foot minimum width

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Parking Lot Illustrations

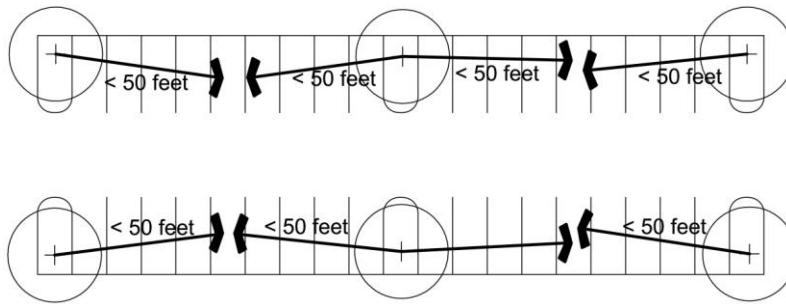


Figure 8

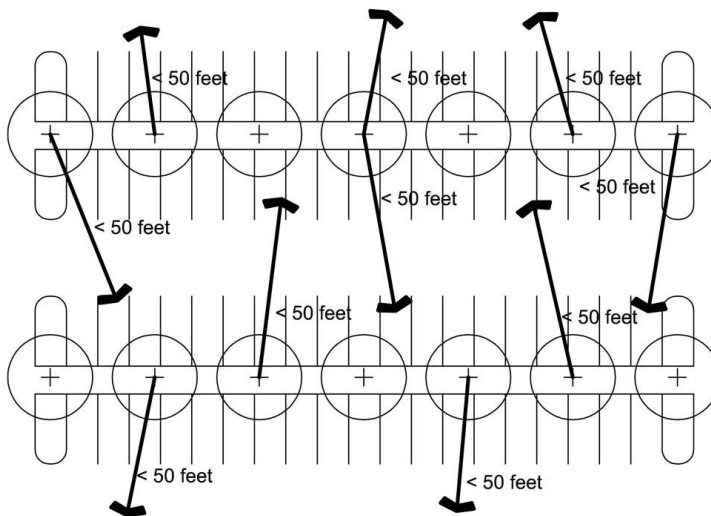


Figure 9

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Milwaukee River Greenway Site Plan Review Overlay Zone Design Standards

Exhibit A
File No.

Purpose

The purpose of the Site Plan Review Overlay Zone is to add design and building placement standards over and above those required by the base zoning district. The Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) provides standards that balance protecting the primary environmental corridor (PEC) and creating high quality development along the upper reaches of the Milwaukee River. Specifically, these development standards apply to the area designated as the Milwaukee



River Greenway Site Plan Review Overlay Zone by Common Council File Number 081568, passed _____, and depicted as such on the City's official zoning map.

Applicability

All existing principal and accessory structures, as well as new single-family dwellings and duplexes, shall be exempt from MRGSPROZ Design Standards. Parcels south of North Avenue on the east bank of the river are exempt due to existing, high-density development, which serves as a transition area. Parcels at or south of the former North Avenue dam on the west bank of the river are exempt due to existing, high density development and because it is also a transition area from the RiverWalk overlay zone.

Properties within the MRGSPROZ are subject to other legislation related to the protection of the PEC. See Common Council File Numbers:

081570: An ordinance relating to tree protection in the Milwaukee River Greenway Site Plan Review Overlay Zone.

081664: An ordinance relating to storm water management regulations applicable to properties within the Milwaukee River Greenway Site Plan Review Overlay Zone.

The design standards set forth in this document shall apply over and above the standards of the base (underlying) zoning districts. Wherever the requirements of this document are in conflict with the requirements of the base zoning district, the more restrictive requirements shall apply.

DRAFT

Goals

These development standards are intended to:

1. Preserve the Milwaukee River Primary Environmental Corridor (PEC) and promote the natural beauty and environmental quality of the area.
2. Enhance the Milwaukee River corridor by encouraging high quality, sustainable design.
3. Promote water-quality protection, bluff stability, erosion control, preservation of ecological habitat and a tree-root protection zone for the PEC.
4. Ensure that buildings fit within the context in which they are built.
5. Promote high quality development that is consistent with the City's comprehensive plan.
6. Facilitate transitions from commercial corridors and adjacent neighborhoods to the environmental corridor.

DRAFT

Definitions

“Commercial corridors” means parcels abutting Capitol Drive, North Avenue, or Locust Street.

“Concrete masonry units” means concrete blocks (also known as cement block, foundation block, cinder block) are commonly used in foundation construction, typically measuring 8”x8”x16”, with no decorative finish or color.

“Critical tree root zones” or “critical root zones” according to the Tree Protection component of the overlay district (Common Council File Number 081570), defines critical tree root zones as: the portion of the root system of a tree that is the minimum necessary to maintain the continued health, vitality or stability of the tree, defined by a concentric circle around a tree with a radius that is equal to 1.5 feet for every inch in trunk diameter at breast height.

“Diameter at breast height” means the diameter of a tree measure at 4.5 feet above the ground. For the purposes of zoning, development activities shall not disturb the critical root zone.

“Milwaukee River primary environmental corridor” means the area within the boundaries of the Milwaukee River Greenway Site Plan Review Overlay Zone which is also designated as primary environmental corridor.

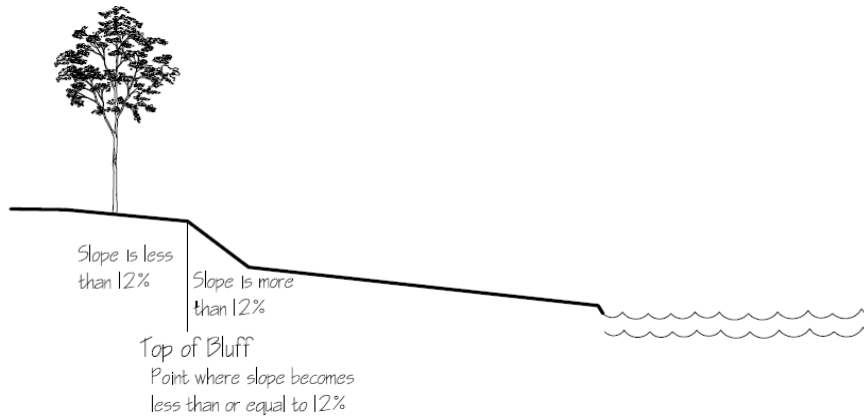
“Pervious” means material which is permeable, allowing precipitation to infiltrate into the ground. Pervious materials include vegetation, rocks, pebbles, wood chips and similar landscaping materials, pervious interlocking concrete paving blocks, concrete grid pavers, and perforated brick.

“Primary environmental corridor” or “PEC” means areas which contain concentrations of significant natural resources and are at least 400 acres, 2 miles long and 200 feet wide, within the Milwaukee River greenway site plan review overlay zone as mapped from time to time by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

“River-side” means the side of parcel and building facing the Milwaukee River.

“Top of bluff” means the point at the top of bluff where the slope becomes less than 12 percent. When there is a terrace or ‘bench’ in the slope, the top of bluff is the point furthest from the water’s edge where the slope becomes less than 12 percent. If a parcel does not have topography meeting the criteria of top of bluff, underlying zoning will dictate setback; however, no principal building shall be constructed in the Milwaukee River PEC.

DRAFT



Design Standards:

1. Principal buildings shall not be constructed within the Milwaukee River Primary Environmental Corridor (PEC) boundary, as mapped from time to time by Southeast Wisconsin Regional Planning Commission (SEWRPC).
2. Building Placement. Principal buildings require a minimum setback of 50 feet from the top of bluff.
 - a. Exception: Setback of principal buildings may be 25 feet from the top of bluff provided:
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 - ii. no more than 50% of the river-side façade of the principal building encroaches between 25 to 50 feet setback, and;
 - iii. 50% or more of the total principal building area is setback at least 50 feet from the top of bluff, and;
 - iv. the principal building has a green roof *or* low-albedo roof on at least 90% of roof area between 25 to 50 feet setback area, and;
 - v. landscape screening of principal building façade which encroaches the 50 feet setback, and;
 - vi. pervious surface greater than or equal to the square footage of principal building between 25 to 50 feet setback area. Pervious surface must be adjacent to the 50' setback line.

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Building Placement Exceptions – Conceptual Illustrations

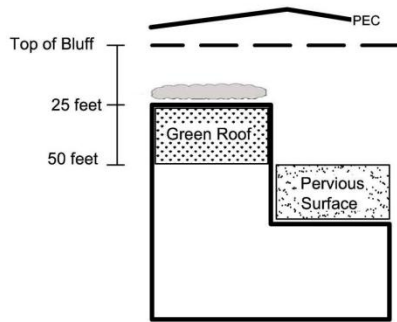


Figure 1

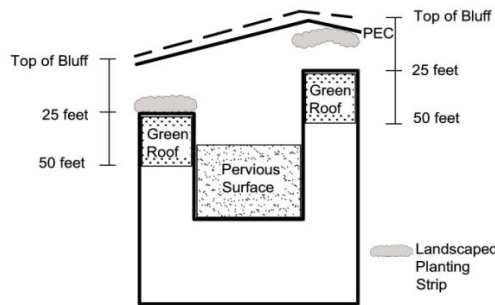


Figure 2

Figure 1 - Acceptable building placement:

- no more than 50% of river-side façade of building encroaches
- square footage of encroachment is offset by equal square footage of pervious surface
- more than 50% of the total building area is set back 50'
- encroachment has a green roof
- landscaped planting strip along principal building encroachment
- principal building is not in the PEC

This plan still needs to illustrate additional items per the submittal checklist.

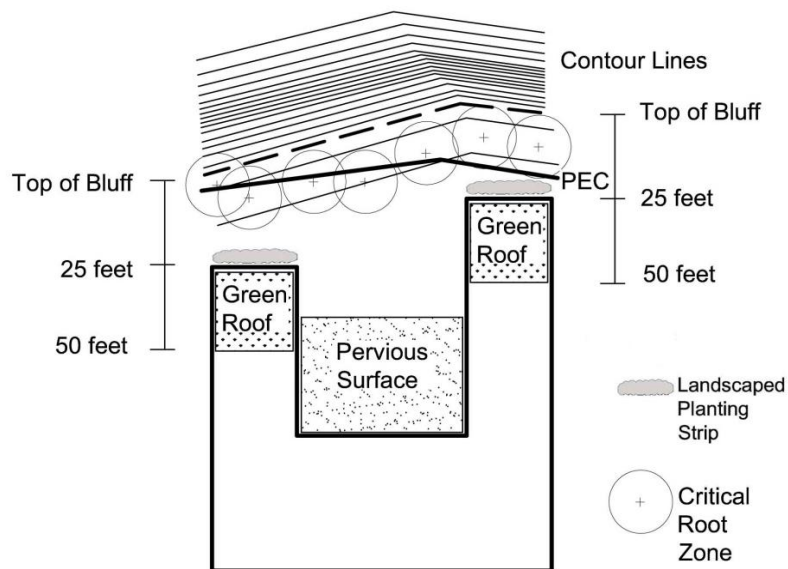
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- landscaped planting strip along principal building encroachment
- entire building is set back at least 25' from top of bluff at every point on the parcel
- principal building is not in the PEC

This plan still needs to illustrate additional items per the submittal checklist.

DRAFT

Sample Setback Exception – Conceptual Illustration – Figure 3



Building encroachment: 25 ft x 25 ft x 2 segments = 1250 sf
Pervious surface: 35 ft x 50 ft = 1750 sf

Figure 3 – Acceptable building placement:

- no more than 50% of river-side facade of building encroaches
- square footage of encroachment is offset by equal square footage of pervious surface
- more than 50% of the total building area is set back 50'
- encroachment has a green roof
- landscaped planting strip along principal building encroachment
- entire building is set back at least 25' from top of bluff at every point on the parcel
- principal building is not in the PEC

The plan illustrates contours at a one-foot contour interval, and clearly shows the top of bluff and PEC lines. The critical tree root zones are clearly marked. The calculations demonstrate that square footage of encroached pervious surface exceeds square footage of building encroachment.

This plan still needs to illustrate additional items per the submittal checklist.

DRAFT

- Building Height. Principal building height on commercial corridors, which includes parcels abutting Capitol Drive, North Avenue, or Locust Street, is listed in Table 1. Principal building heights for all other areas in the overlay district are listed in Table 2.

Table 1. Commercial Corridors: See Figure 4	
Setback from Top of Bluff	Maximum Principal Building Height
25' – 50'	45' subject to additional requirements in Design Standard 2.a.
Over 50' – 100'	45'
Over 100'	Underlying Zoning

Table 2. Entire Overlay District EXCEPT Commercial Corridors: See Figure 5	
Setback from Top of Bluff	Maximum Principal Building Height
25' – 50'	45' subject to additional requirements in Design Standard 2.a.
Over 50' – 100'	45'
Over 100' – 150'	60'
Over 150'	Underlying Zoning

Figure 4 - Commercial Corridors:

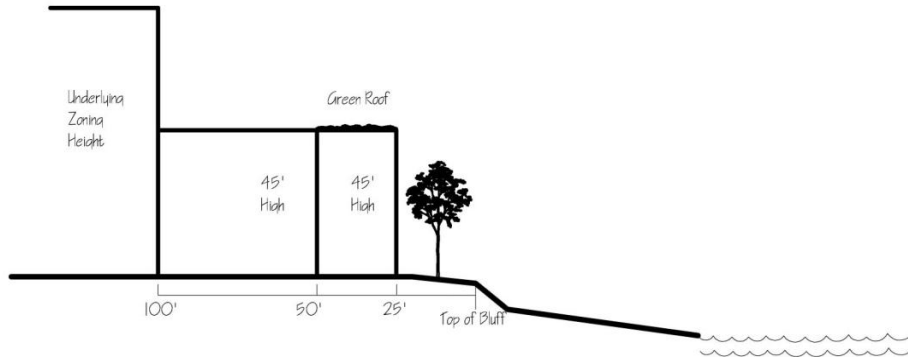
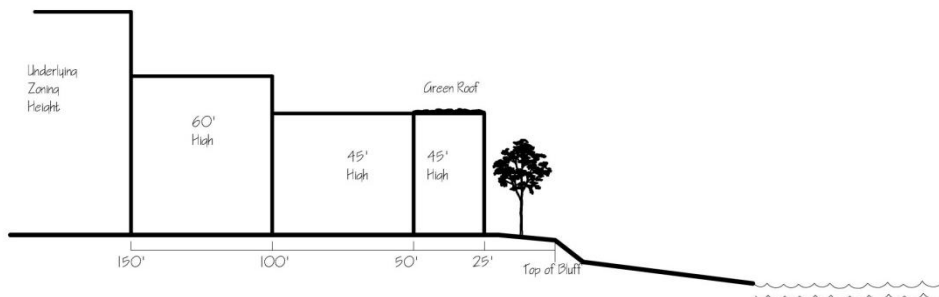


Figure 5 - Everywhere EXCEPT Commercial Corridors:



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4. Building Design. Exterior building materials used on the river-side facade of a principal building shall be the same, or of equally high quality, as those used on the street side of the building.
 - a. Glass curtain building walls shall be permitted, provided that reduced or low-reflectivity (0-10%) glazing is used to minimize bird/building collisions.
 - b. Exterior Insulation and Finish Systems (EIFS) or simulated stucco shall not exceed 30 % of façade of building and may not be used on any ground level floors of a principal building.
 - c. Concrete masonry units shall not exceed 20% of river-side façade of building.
 - d. Prohibited materials on the river-side façade of buildings include:
 - i. Blank walls. A blank wall is defined as a ground floor wall, or portions of the ground floor wall over 6 feet tall in height, has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing, or any portion of ground floor wall having a surface area of 400 square feet or greater, and does not include a transparent window or door with glazing.
 - ii. Vinyl and aluminum siding.
5. Signs. The only sign types permitted on the river-side of a building are Type A wall signs, as described in s. 295-407-2-b of the Zoning Code. Roof signs are prohibited.
6. Landscape Screening for Principal Buildings Which Encroach the 50 feet Setback. A minimum 8-foot wide landscaped planting strip shall be installed the length of the encroached river-side façade of a building. Landscaped planting strips shall be a minimum of 10-feet long. The landscaped planting strip does not have to be continuous.
 - a. Shrubs – minimum of 5 total shrubs or ornamental or native grasses for every 10 linear feet of landscaped planting strip. Shrubs shall be at least 2 feet in height at time of planting. Grasses shall be at least 2-gallon container size at time of planting. Ornamental trees may be substituted for shrubs using a ratio of one ornamental tree to equal five shrubs. Landscape screening shall not be bermed.

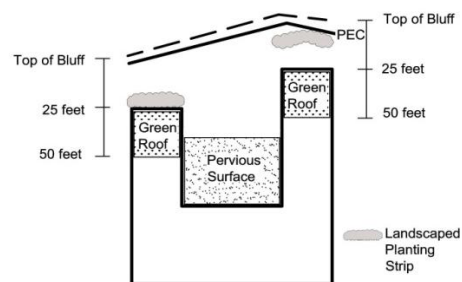


Figure 6

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7. Parking. When surface parking is located on the river-side of a parcel, the river-side parking area shall contain Type A landscaping, as defined under s. 295-405-1-b-1 of the Zoning Code, to provide screening at low-level and high-level zones.

Minimum internal parking lot landscaping requirements are shown in Table 3.

Table 3. Internal Parking Lot Landscaping Requirements		
Vehicular Use Area	Minimum Internal Required Landscaped Area – Percent of Total Parking Lot Area	Location to Plant Required Trees
3,000 sq ft or less	0%	No internal landscaping required
Over 3,000 sq ft – 4,500 sq ft	5%	Perimeter or islands
Over 4,500 sq ft – 30,000 sq ft	7.5%	Islands
Over 30,000 sq ft	10%	Islands

Each landscaped island in a parking lot shall measure at least 160 square feet, with a minimum dimension of 8 feet. (Figure 7) Each landscaped island shall include at a minimum:

one deciduous street-type tree (minimum of 2.5 inch caliper), and
 one shrub (2-feet minimum height at time of planting) OR one native or ornamental grass (minimum 2-gallon size container), and
 ten groundcover plants (minimum 2-inch container) or perennials (minimum 4.5-inch container).

In parking lots with 10 spaces or more, no parking space shall be located more than 50 feet from the center of a tree. (Figure 8) Curb cuts or flush curbs shall be used when landscaped islands are used to treat storm water.

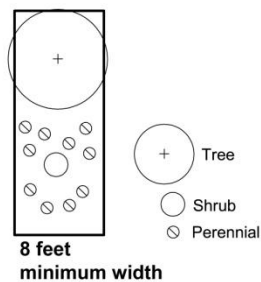


Figure 7

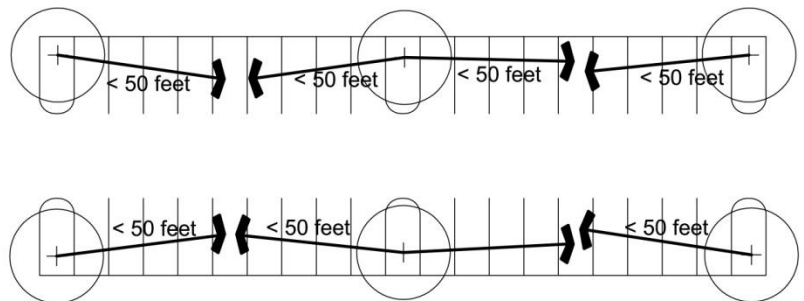


Figure 8

DCD Data Related to Milwaukee River Interim Study Overlay District

Interim Study Links to Study Plan and Map:

<http://www.mkedcd.org/planning/zoning/IS/MilwaukeeRiver/index.html>

Background Data:

Soils

Soil type identifies characteristics like erosion and angle of repose, which is the natural stable slope of any given soil type. Soil type impacts bluff stability.

- USDA Natural Resources Conservation Service (NRCS) Web Soil Survey identifies the river corridor as an Unmapped Area (UA). If a specific soil type was identified, the angle of repose, erosion rates, and other information could be identified. <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- An Aug. 8, 2008 email from Robert Monnat, Mandel Group, states: Our geotechnical engineer, Terracon, reviewed the soils and suggested that we consider using a 1 or 1.5 “angle of repose” for excavation. This means that for every foot we excavate for a basement level, they suggest that we offset from the bluffline by 1 to 1.5 feet. Our maximum excavation is in the range of 12 feet, suggesting a setback based on soil/bluff stability of 12-18 feet.

Bluff Stability & Recession Rates

Bluff stability is affected by a number of factors, including soil type, water, slope, vegetative cover, weather and humans. Bluff recession rates are the rate at which bluffs recede away from the water’s edge. Bluff recession rates are difficult to determine and it is done through a time-intensive process. Other bluff recession rates were sought to establish an approximate bluff recession rate for the Milwaukee River corridor.

- USGS - Bluff Erosion in North Fish Creek WI (bluff erosion rates): North Fish Creek bluffs eroded at a rate of approximately 2 feet per year. <http://pubs.usgs.gov/sir/2004/5272/#N1035D>
- Illinois Department of Natural Resources: IL bluffs eroding approximately 0.7 – 1.0 feet per year from 1872-1987. A 1994 study indicated a range of erosion from 0.3-2.5 feet per year. http://dnr.state.il.us/owr/cmp/pdfs/4%20-%20Erosion%20-%202009_01_1.pdf
- SEWRPC – Identifies causes of bluff failure: groundwater seepage, vegetative cover, precipitation, etc. http://www.sewrpc.org/publications/mr/mr-156_lake_park_bluff_stability.pdf

- This article questions whether bank erosion causes sedimentation and if sedimentation is truly a bad thing for the environment.

<http://www.glc.org/basin/pubs/keeping/pdf/keepingv1n2.pdf>

Related SEWRPC Documents

- Primary Environmental Corridors (PEC) Overview:
http://www.co.washington.wi.us/uploads/docs/PLN_SEWRPC_EnvironmentalCorridorsPresentation.pdf

Official PEC Definitions:

http://www.sewrpc.org/regionallandinfo/metadata/delineation_environmental_corridors.pdf

SEWRPC defining environmental corridors:

Polygons are established around areas like rivers over 50 feet wide, shoreland is 75 feet on both sides of river, steep slopes or very steep slopes (12-19% or 20%+), wetlands, and floodlands each get polygons; the polygons are rated, then connected (using criteria) to form corridors. Based upon the resulting size of corridors, they are designated primary or secondary. *Primary* corridors contain concentrations of significant natural resources and are at least 400 acres and 2 miles long, and 200 feet wide. *Secondary* corridors have smaller concentrations of significant natural resources and are at least 100 acres and 1 mile long. The resulting polygons through the Milwaukee River area may then be 75 feet beyond the river and may or may not include steep slope, wetland or floodland polygons. SEWRPC does not use the "top of bluff" concept to delineate polygons or corridors. (Technical Report, "Refining the Delineation of Environmental Corridors in SE WI", 1981, by Rubin & Emmerich.) SEWRPC uses tree drip lines to determine the edge of the PEC.

- SEWRPC Comprehensive Planning Fact Sheet

This document recommends preservation of PEC to maintain both the ecological balance and natural beauty of the region.

http://www.sewrpc.org/smartgrowth/pdfs/sewrpc_comprehensive_planning_fact_sheet_environmental_corridors.pdf

- SEWRPC Regional Land Use Plan for SE WI 2035

The land use plan calls for the preservation of environmental corridors. Benefits of PEC include "recharge and discharge of groundwater, maintenance of surface and groundwater quality, attenuation of flood flows and stages, maintenance of base flows of streams and water courses, reduction of soil erosion, abatement of air and noise pollution, provision of wildlife habitat, protection of plant and animal diversity, protection of rare and endangered species, maintenance of scenic beauty and provision of opportunities for recreational, educational, and scientific pursuits."

The plan also identifies land uses that are compatible for development (Table 27 Chapter 4) within the PEC provided development does not jeopardize the integrity of the PEC.

The plan recommends local comprehensive plans to preserve PEC. (NOTE: The Land Use Plan does not state any buffering requirement for the PEC.)

The plan takes care to state it does not encourage development specified in Table 27 within environmentally significant areas. Rather, the limited development specified in Table 27 is an accommodation that seeks to balance landowner interests in development with natural resource base preservation objectives.

http://www.sewrpc.org/publications/pr/pr-048_regional_land_use_plan_for_se_wi_2035.pdf

<Table27.pdf>

City of Milwaukee – Comprehensive Plan – Northeast Area Plan

The Northeast Area Plan is one of fourteen plans created by the City of Milwaukee Department of City Development to comply with the State of Wisconsin's Smart Growth Law. The Northeast Area Plan deems the Milwaukee River area as a catalytic project and recommends that design guidelines are established to help protect the PEC.

<http://www.mkedcd.org/planning/plans/Northeast/plan/NESplan.pdf>

NR 115 – Wisconsin's Shoreland Management Program

- NR 115 recommends a 75 foot buffer from the ordinary high-water mark (OHWM) to the nearest part of building or structure. NR 115 does not contain any guidance about setbacks along bluffs. Milwaukee County is completely incorporated, so Chapter NR 115, Wis. Admin. Code, does not apply.

<http://www.legis.state.wi.us/rsb/code/nr/nr115.pdf>

Slopes

Slope measurements were calculated for 10 areas along the corridor and the average bluff slope was 63%, which is very steep. The greatest slope measured was 80%. The average bluff height was 25'.

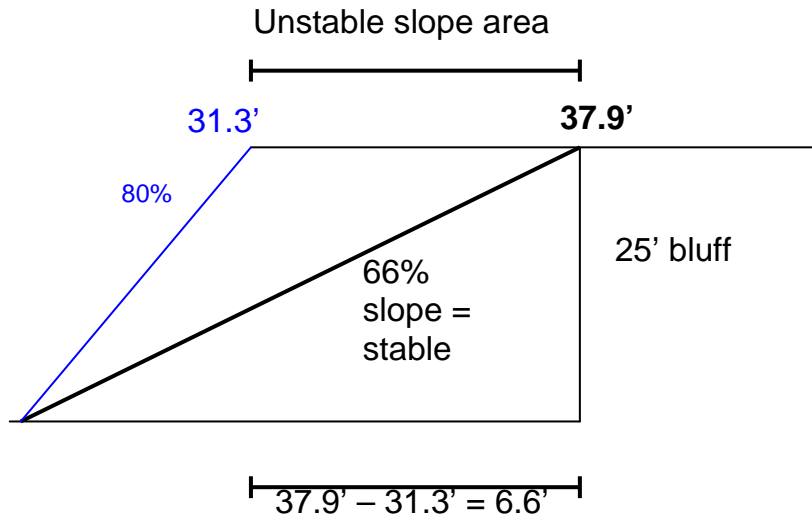
Slope = rise / run

Stable slope is 1:1 or 1:1.5 (66%) according to the geotechnical engineer

An 80% slope going up 25' has a 31.3' run.

A 66% slope going up 25' has a 37.9' run.

The difference between the two slopes is the unstable area. This area should not have construction to minimize the risk of bluff instability.



Setback: $6.6' + (0.25 \text{ annual erosion} \times 50 \text{ years}) = 19.1'$

DCD then considered a building with a 50-year life span and a 0.25 foot erosion rate. This results in a 19.1 foot setback if bluff stability is the only concern. (NOTE: Engineering techniques make it possible to build on bluffs.)

- This document provides a list of all WI counties and their policies towards bluffs. It contains sample ordinances.
<http://dnr.wi.gov/org/water/wm/dsfm/shore/documents/Wt54200/Chapter15.pdf>
- Steep Slope Ordinance, Highland Park IL: 40 foot setback from steep slopes
www.cityhpil.com/pdf/ordinances/article19.pdf
- City of Seattle Steep Slope: 15 foot setback from steep slopes

Draft slope illustrations <MRGOD Sections0808.pdf >

Buffers

It is important to note the difference between setbacks which use top of slope, ordinary high-water mark (OHWM), and a setback from PEC. No scientific research indicated setbacks from environmental corridors; instead they indicated setbacks typically from OHWM. WI DNR defines OHWM as where the regular action of water against the bank leaves a distinct mark. It is not typically mapped or surveyed.

<http://dnr.wi.gov/org/water/wm/dsfm/shore/ohwm.htm>

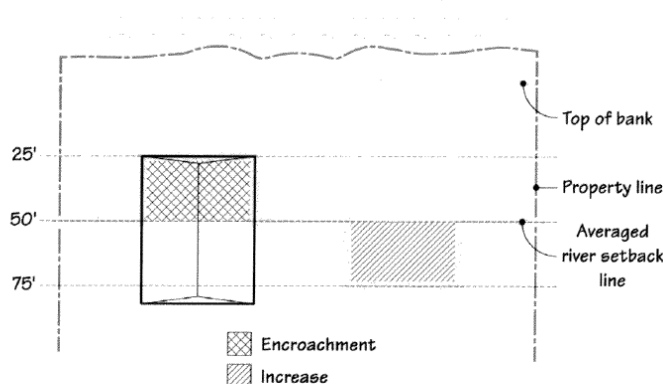
- Effectiveness of Shoreland Zoning Standards to Meet Statutory Objectives: A Literature Review with Policy Implications: WI DNR, 1997. This document discusses the impact of sediment on habitat and spawning, along with stream temperatures, vegetation and more. It discusses a 35-foot buffer, noting that it will help water quality and habitat, which are interdependent. It contains a literature review with 35 to 100-200 feet wide buffers. It discusses natural beauty.
<http://www.dnr.state.wi.us/org/water/wm/dsfm/shore/documents/WT50597.pdf>
- Design Recommendations for Riparian Corridors and Vegetated Buffer Strips: US Army Engineer R&D Center, April 2000. This document provides tables of buffers for a variety of topics: buffers for water quality (5-30m); buffers for fish (30m); etc. It discusses the three zone buffer system.
<http://el.erdc.usace.army.mil/elpubs/pdf/sr24.pdf>
- The Architecture of Urban Stream Buffers: From Watershed Protection Techniques. This article lists the benefits of buffers. It cites a 1993 study (Heraty) of urban stream buffers, which range from 20 to 200 feet on each side of the stream, according to a survey of 36 buffer programs. They cite buffers at least 100 feet from streamside edge, and a three zone buffer system. This article cites buffer that change under certain conditions, steep slopes for example. It also discusses a system of density bonuses based on loss of site due to buffers.
http://www.cwp.org/Resource_Library/Center_Docs/PWP/ELC_PWP39.pdf
- Riparian Buffer Zones: Functions and Recommended Widths: Yale School of Forestry, April 2005. This article discusses buffers for erosion control, water quality (5-30m), aquatic habitat and terrestrial habitat. It examines factors affecting slopes. It looks at variable width, fixed width and three zone buffers, along with a literature review of buffer widths.
http://www.eightmileriver.org/resources/digital_library/appendicies/09c3_Riparian%20Buffer%20Science_YALE.pdf
- This document lists WI counties' shoreland protections and provides sample ordinances.
<http://www.dnr.state.wi.us/org/water/wm/dsfm/shore/documents/Wt54200/Chapter4.pdf>
- Riparian Setbacks: Technical Information for Decision Makers, Chagrin River Watershed Partners, 2006: This document discusses the benefits of buffers, buffers for erosion control, water quality, ecosystem protection, etc. It outlines the cost effects of buffers on local governments, property owners, and property values. It contains model ordinances.
http://www.crwpp.org/pdf_files/riparian_setback_paper_jan_2006.pdf
- Riparian Buffers Fact Sheet from Delaware Riverkeepers

This document identifies benefits of buffers as documented in scientific articles. It also cites documents regarding buffer widths to protect a variety of plant and animal species, as well as minimizing runoff pollutants. It provides plant selection criteria for establishing buffer vegetation.

<http://www.caciwc.org/library/Riparian%20buffer%20Fact%20Sheet%20CFE%202-2-05.pdf>

- The Wisconsin Buffer Initiative: A Report to the Natural Resources Board of the WI Department of Natural Resources by University of Wisconsin-Madison College of Agricultural and Life Sciences. December 2005
This document cites peer reviewed scientific articles relating to the design and location of riparian buffers, particularly with an adaptive management approach.
<http://www.nelson.wisc.edu/people/nowak/wbi/reports/nrbFinalReport.pdf>
- Great Lakes Restoration Initiative Plan – July 2009
<http://www.epa.gov/glnpo/glri/glmyrapo.pdf>
This document begins to outline the importance of waterway restoration as it relates to the Great Lakes, particularly area deemed Areas of Concern (AOC) by the EPA. NOTE: The Great Lakes documents have been updated since this document and an array of documents are available at:
<http://www.epa.gov/glnpo/glri/>
- Eighty map measurements were taken along the east and west banks of the Milwaukee River corridor to measure the distance from approximately the OHWM to the MRWG-proposed setback line 50 feet beyond the PEC. The 80 measurements averaged to 308.75 feet. This is a setback number that can be compared to the setback of other cities.

Encroachment into the Setback



Encroachment into the setback. Development that is not river-dependent or river-related may encroach into the river setback as long as the setback is increased by an amount of square footage equal to the encroachment. At no point can development that is not river-dependent or river-related encroach closer than 25 feet from top of bank unless approved through a Greenway Goal Exception. See Figure 475-4.

- Portland, Oregon allows encroachment into the setback, provided the same amount of square footage is returned to the natural area and a minimum setback distance is maintained.
- Wisconsin shoreland setbacks for many counties are documented here, including ideas for setback averaging. Wisconsin Department of Natural Resources.
<http://www.dnr.wi.gov/org/water/wm/dsfm/shore/documents/Wt54200/Chapter4.pdf>

Parking Lot Landscape Standards

- Guide to the City of Chicago Landscape Ordinance
This document provides a stepped approach to parking lot landscaping, where larger parking lots require greater interior landscaped areas and smaller parking lots require lesser interior landscaped areas. Chicago requires extensive landscaping for all parking lots. These guidelines directly influenced parking lot landscaping for the Milwaukee River Greenway Site Plan Review Overlay Zone.

Internal planting is not required for parking lots or other vehicular use areas smaller than 3,000 SF

Parking lot and vehicular use area internal planting

- Required landscaped area of parking lots and other vehicular use areas to vary as a function of size:
 - Parking lots below 3,000 SF: No internal landscaped area required
 - Parking lots between 3,000 and 4,500 SF: Internal landscaped area equal to five (5) percent of total area
 - Parking lots between 4,500 and 30,000 SF: Internal landscaped area equal to seven and one-half (7.5) percent of total area
 - Parking lots above 30,000 SF: Internal landscaped area equal to ten (10) percent of total area

http://www.cityofchicago.org/content/dam/city/depts/streets/supp_info/LandscapeManual.pdf

- City of Milwaukee – Forestry
The City Forester, David Sivy, recommends that parking lot trees have a minimum of 700 cubic feet of root area available to increase tree health and survival rate. The minimum width of a parking lot island was determined by using the area of approximately one parking stall, 9' wide x 20' long x 3' deep, or 540 cubic feet, which is insufficient to ensure high quality tree success. By increasing one side to 12', the result is 12' wide x 20' long x 3' deep results in 720 cubic feet available for a tree, which offers better rooting conditions for the tree.

Native trees are encouraged, but not required at this time, as parking lot trees, to allow for more options and to consider site-specific characteristics when choosing tree species.

- Urban Tree Conservation: a White Paper on Local Ordinance Approaches
Tree conservation ordinances often include parking lot issues, such as canopy requirements or percentage of parking lot devoted to landscaping. Oroville CA uses the tree canopy requirement of 50% coverage within 10 years of installation. Lewisville TX has a range of percentages from 5 to 10 percent for landscaping of parking lots over 25,000 square feet.
<http://www.aces.edu/ucf/documents/TreeConservationWhitePaper.pdf>

Bird-Friendly Design

- New York City Audubon – Bird-Safe Building Guidelines May 2007
A 55-page guide to bird safe building practices. Bird-building collisions tend to occur near glass, so guidelines for glass include: the use of reduced reflectivity glass, techniques which modify the appearance of glass by mixing textures, colors or opacity. This influenced the building materials for the City of Milwaukee MRGSPROZ
<http://www.nycaudubon.org/home/BirdSafeBuildingGuidelines.pdf>

Natural Beauty

Natural beauty is a term frequently used in state and regional planning documents.

- Wisconsin has a Council on Natural Beauty <http://www.legis.state.wi.us/acts89-93/69Act138.pdf>
- Counties in WI may have Natural Beauty Councils; e.g. Fond du Lac
<http://www.fdlco.wi.gov/Index.aspx?page=929>
- Precedent cases exist regarding natural beauty – WI Division of Hearings and Appeals Gehling & Schwab in Oconto County WI
- St Croix River ordinance cites natural beauty <http://www.co.saint-croix.wi.us/Ordinances/Ch%2017%20SUBCHAPTER%20III%20Shoreland.pdf>

Easements

Easements are in place relating to the 1994 removal of the North Avenue dam. The easements go approximately to the middle of the bluff on these properties, which are located both north and south of North Avenue.

Tree Root Protection

One common way of estimating tree root protection is allowing for 1'-1.5' per 1" of diameter at breast height (dbh). Based on observation in the Milwaukee River corridor, the majority of tree diameter at chest height appears to be 6-8" with a

few reaching 12-15". If dbh is 15" the tree protection area would be 22.5'.
http://www.treelink.org/docs/critical_root_zone.pdf

Threatened or Endangered Species

The Milwaukee River Work Group has identified areas where the threatened species, Butler's Garter Snake (snake) and Forked Aster (flower), are present. SEWRPC reports indicate others have observed the presence of striped shiner (fish – endangered), greater redhorse (fish – threatened). SEWRPC did not observe the fish first hand. DNR has indicated Butler's Garter Snake is present in the corridor in a 1994 North Ave Dam Feasibility Study.
<scanned SEWRPC, DNR documents>

Fish and Fish Buffers

The State of the Milwaukee River Basin, WI DNR – August 2001. This document indicates non-native species of fish, like rainbow trout, coho and Chinook salmon, migrate from Lake Michigan to the Milwaukee River for spawning.

This report also examines the Milwaukee River South Watershed, and table 4 on page 12 lists zero miles of streams listed as outstanding or exceptional resource waters in the south watershed; it also states 41.5 miles of streams on impaired waters list; it lists general threats to stream water quality as runoff and erosion.
http://dnr.wi.gov/org/gmu/milw/milwaukee_801.pdf

Case Studies:

Shorewood

<http://www.villageofshorewood.org/vertical/Sites/%7B5230848F-4209-4497-9E80-89EC90BA64AE%7D/uploads/%7BF19B51f0-843f-4a47-835b-3637d604bd82%7d.pdf>

Plan summary in Appendix. <Summary-Shorewood.doc>

Chicago – Chicago River

http://www.cityofchicago.org/city/webportal/portalContentItemAction.do?BV_SessionID=@@@1086969339.1220992004@@@@&BV_EngineID=cccdadefdmieiffcefecelldfhdfho.0&contentOID=536904039&contentType=COC_EDITORIAL&topChannelName=Dept&blockName=Planning+And+Development%2FCommunity+Plans%2FI+Want+To&context=dept&channelId=0&programId=0&entityName=Planning+And+Development&deptMainCategoryOID=-536886455

NOTE: The Chicago link often fails. Google: Chicago Planning and select the City's website, choose community plans, choose Chicago River Design Guidelines

Plan summary in Appendix. <Summary-CHI River.doc>

Portland OR – Willamette River

<http://www.portlandonline.com/shared/cfm/image.cfm?id=53351>

Background info used by Portland:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=58869>

Plan summary in Appendix. <Summary – Portland Overlay.doc>

St Paul

<http://www.stpaul.gov/web/citycode/lc068.html#sec68.402>

Table comparing plan summaries

<TableSummaryGuidelinesDCDver.doc>

Table comparing Portland, Chicago, Shorewood, St. Paul in Appendix.

Useful Illustrations:

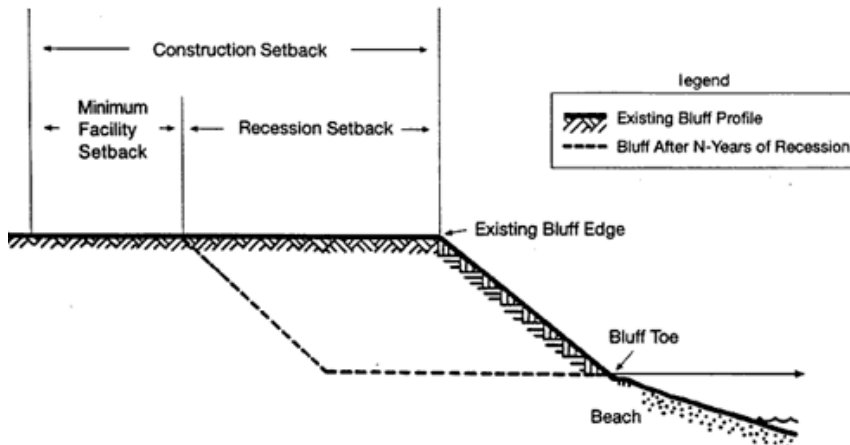


Illustration from: <http://www.seagrant.wisc.edu/CoastalHazards/Default.aspx?tabid=873>

The illustration above shows that construction setbacks should consider bluff recession rates. NOTE: DCD used a 50-year life-span of a building and applied that to bluff recession rates.

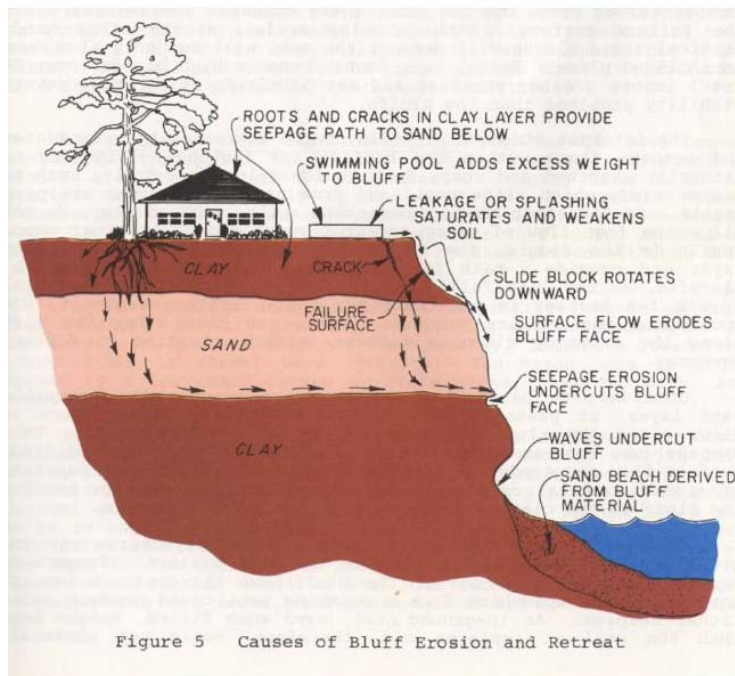


Illustration from:

http://images.google.com/imgres?imgurl=http://www.tpub.com/content/coastalhydraulicslaboratoryfact/sect54owners/sect54owners0015im.jpg&imgrefurl=http://www.tpub.com/content/coastalhydraulicslaboratoryfact/sect54owners/sect54owners0015.htm&usq=WbvcD6RvmzjUdw_FBYpZRAVJlrs=&h=1188&w=918&sz=67&hl=en&start=1&tbnid=LqCmdAC7NNy9sM:&tbnh=150&tbnw=116&prev=/images%3Fq%3Dbluff%2Berosion%2Bin%2Binstability%26gbv%3D2%26hl%3Den%26sa%3DG

The illustration above shows how water (surface and groundwater) moves through a bluff adding to instability.

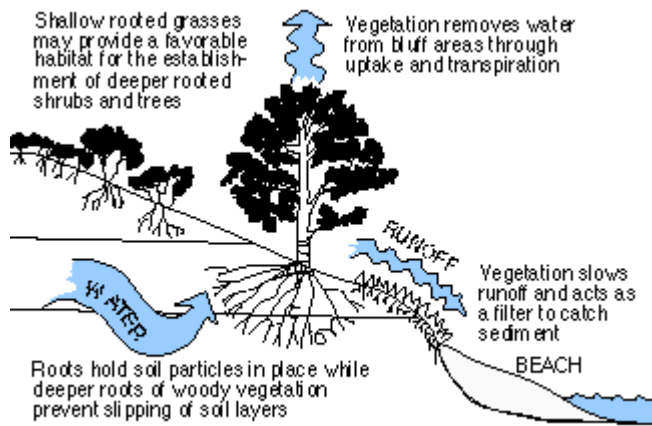


Illustration from:

<http://images.google.com/imgres?imgurl=http://www.extension.umn.edu/distribution/naturalresources/images/6946f10.gif&imgrefurl=http://www.extension.umn.edu/distribution/naturalresources/components/DD6946g.html&usq=iFIw6J3ejFotZsvuNUIYvxh6ruQ=&h=208&w=388&sz=4&hl=en&start=26&tbnid=q8UUCVDRv3NRbM:&tbnh=66&tbnw=123&prev=/images%3Fq%3Dbluff%2Ber%2Binstability%26gbv%3D2%26ndsp%3D20%26hl%3Den%26sa%3DN%26start%3D20>

The illustration above shows how vegetation can positively impact bluff stability.

Appendix

Table 27

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)										Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities ^b	Trails ^c	Picnic Areas	Family d Camping	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking		
Component Natural Resource and Related Features within Environmental Corridors ^d	-- ^e	-- ^{f,g}	--	-- ^h	-- ⁱ	--	--	X	X	--	--	--	--	--	--	
Lakes, Rivers, and Streams.....	X	X	X	X	X	X	--	X	X	--	X	--	--	X	--	
Shoreland.....	-- ^k	X	X	X	X	X	--	X	X	--	X	X	--	X	--	
Floodplain.....	-- ^k	X	--	--	X ⁿ	--	--	--	X	--	-- ^o	--	--	--	--	
Wetland ^m	X	X	X	X	X	--	--	X	X	--	X	--	--	--	--	
Wet Soils.....	X	X	X	X	X	--	--	X	X	--	X	--	--	--	--	
Woodland.....	X	X	X ^p	--	X	X	X	--	X	X	X	X	X	X	X	
Wildlife Habitat.....	X	X	X	--	X	X	--	--	X	X	X	X	X	X	X	
Steep Slope	X	X	--	--	-- ^r	--	--	--	--	X ^s	X	--	--	--	--	
Prairie.....	--	-- ^g	--	--	-- ^r	--	--	--	--	--	--	--	--	--	--	
Park.....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	
Historic Site.....	--	-- ^g	--	--	-- ^r	--	--	--	--	--	--	--	--	X	--	
Scenic Viewpoint.....	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	
Natural Area or Critical Species Habitat Site.....	--	--	--	--	-- ^q	--	--	--	--	--	--	--	--	--	--	

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

- Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

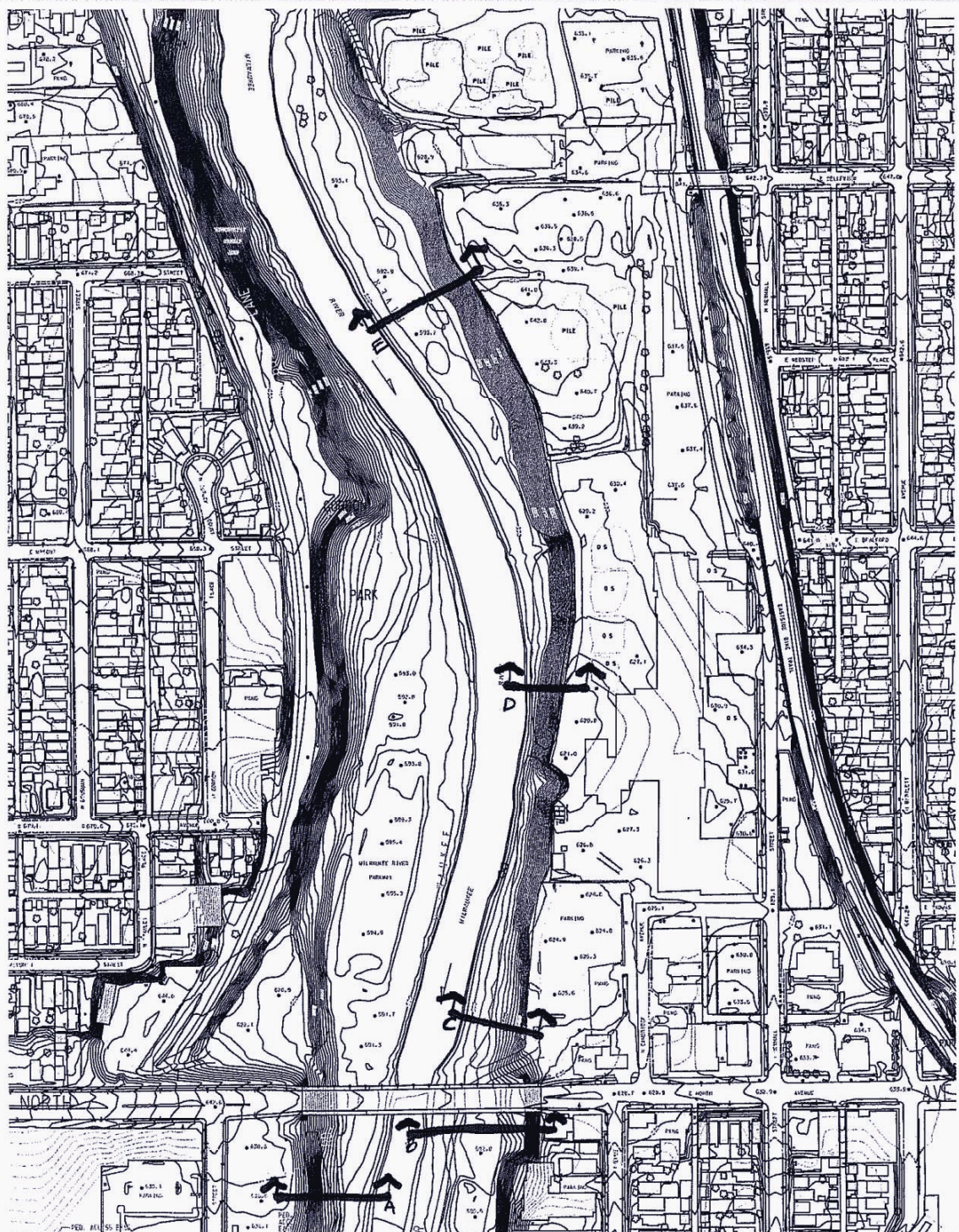
The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Recreational Facilities: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

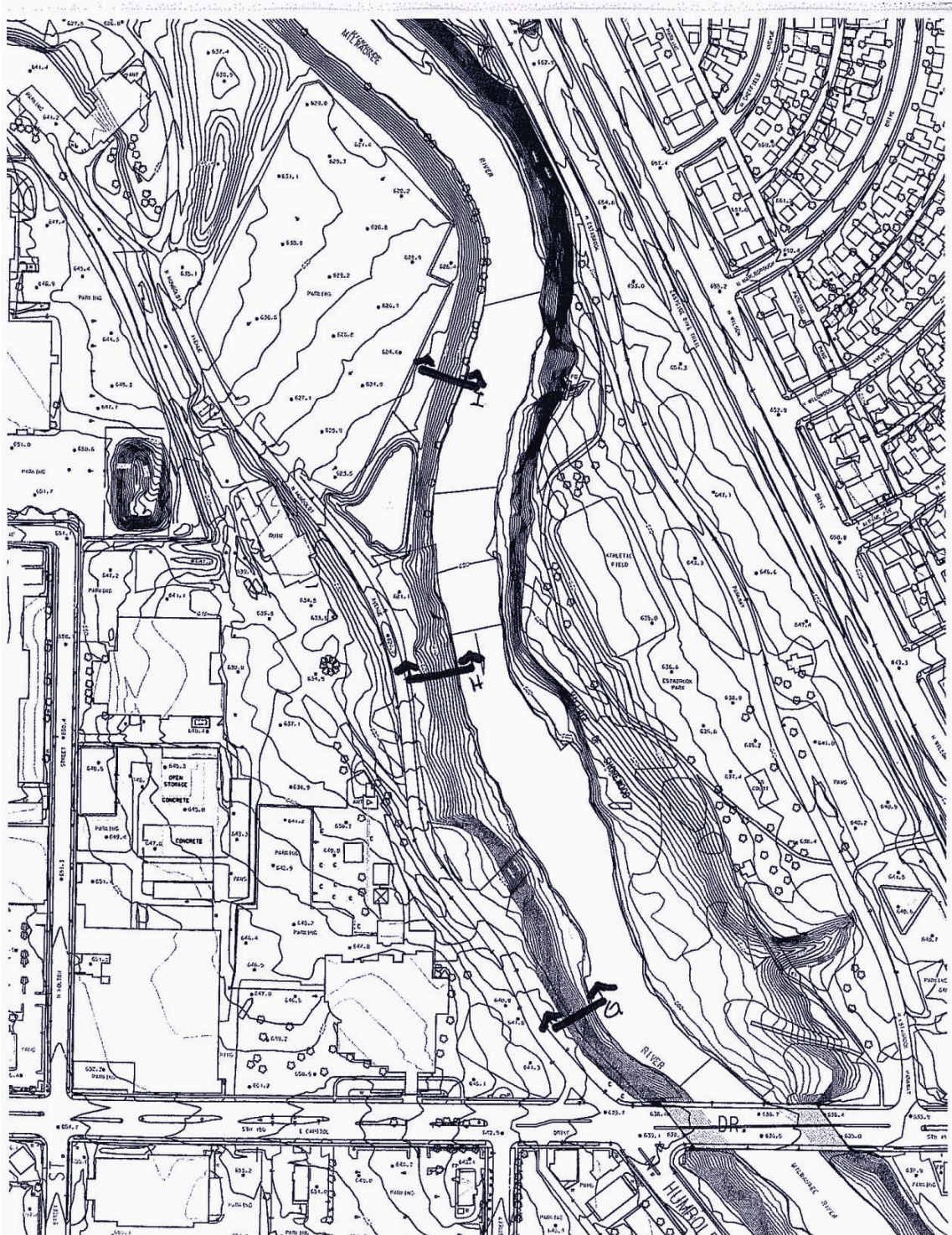
The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

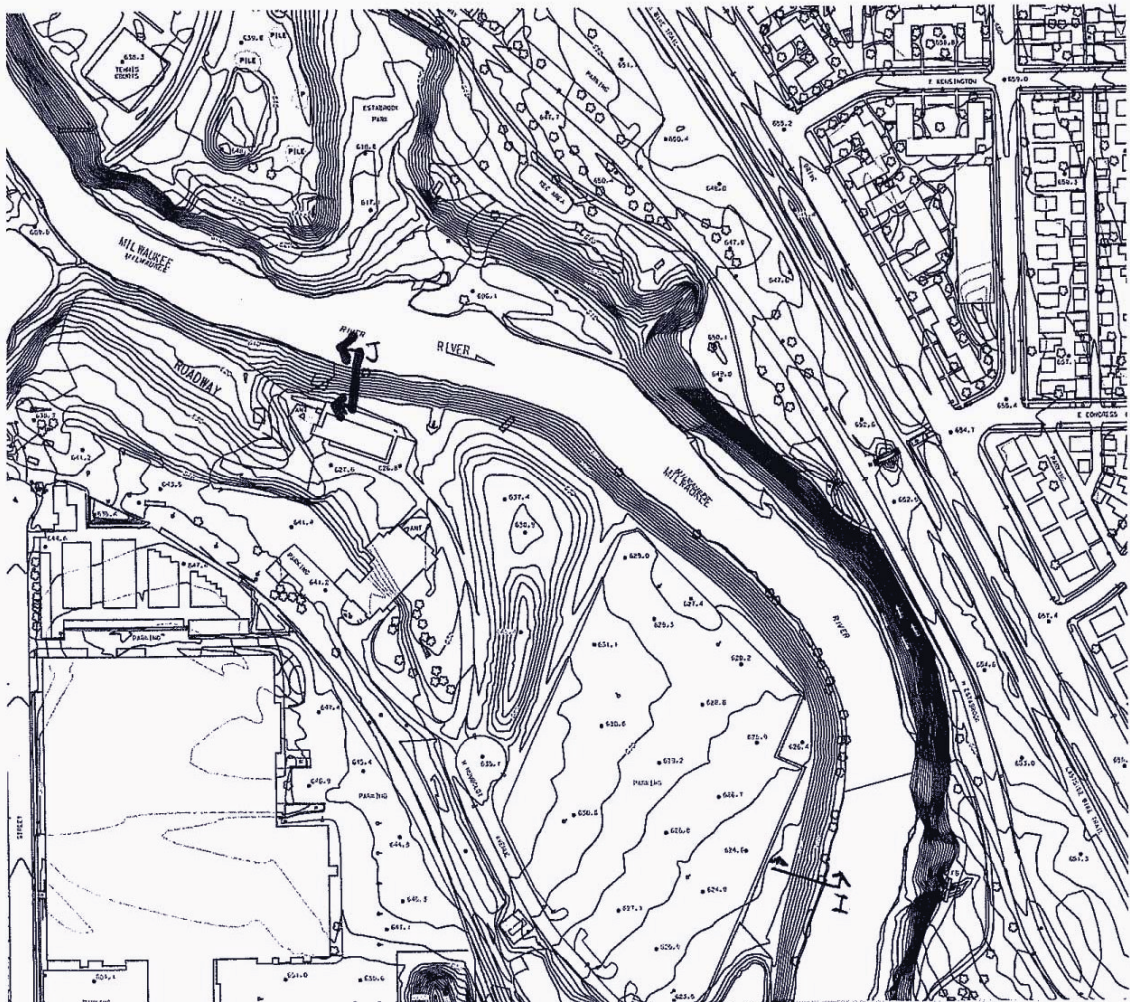
Milwaukee River Greenway Overlay District River Slope Sections

July 21, 2008



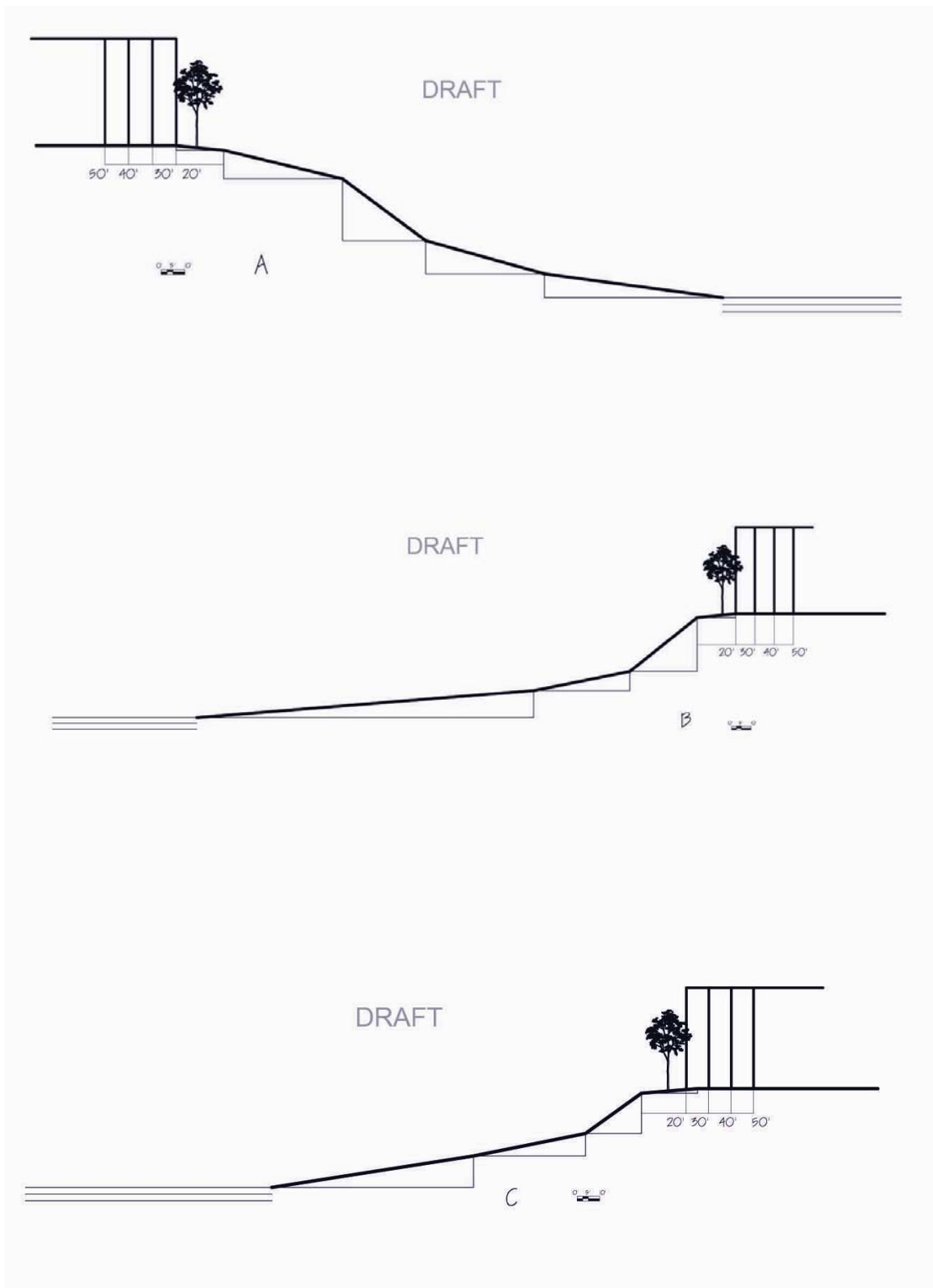


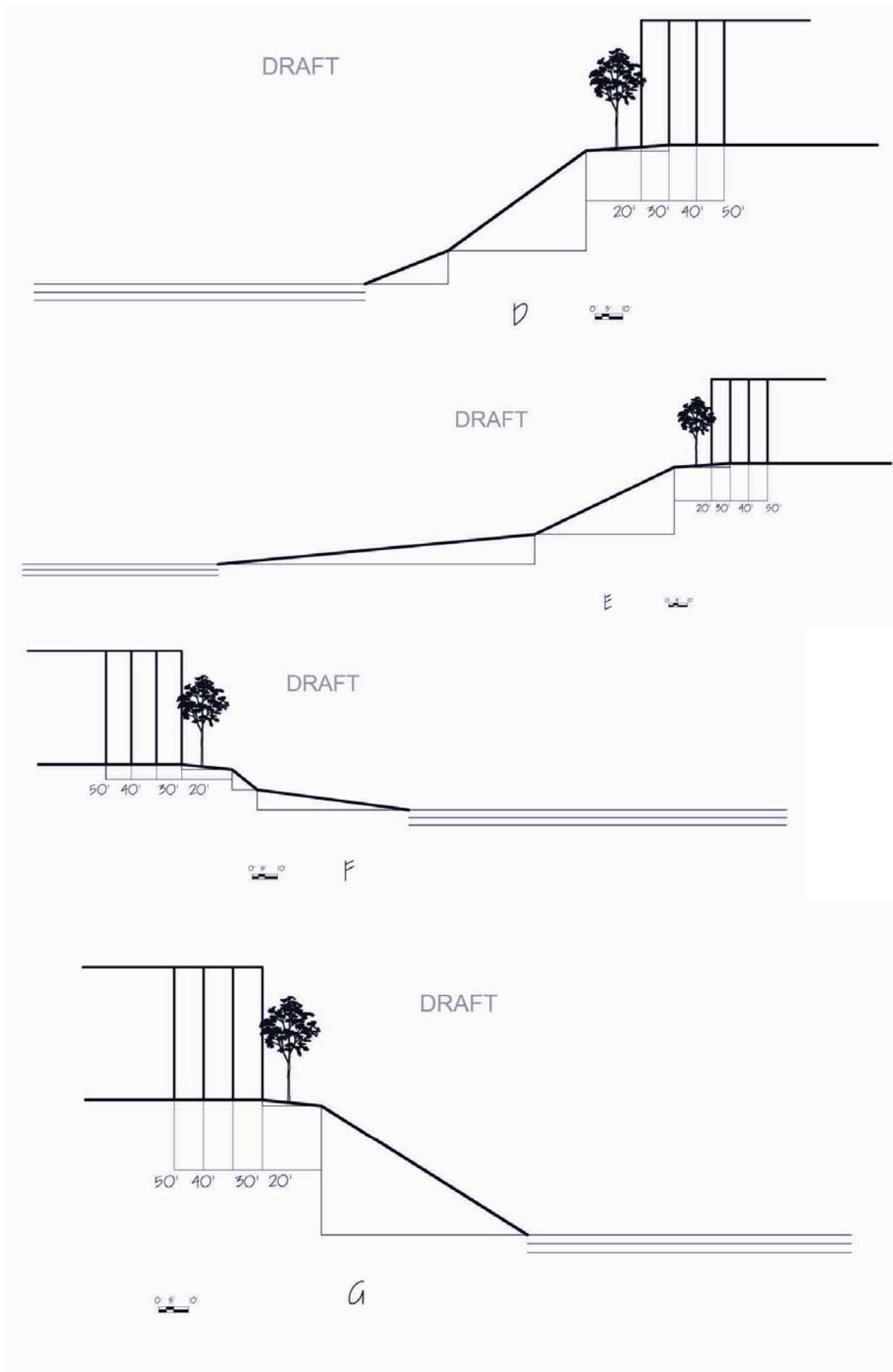




Letters by the section lines on contour maps above correspond to the sections illustrated below.

All sections below depict a 45' tall building with a 35' tall tree.





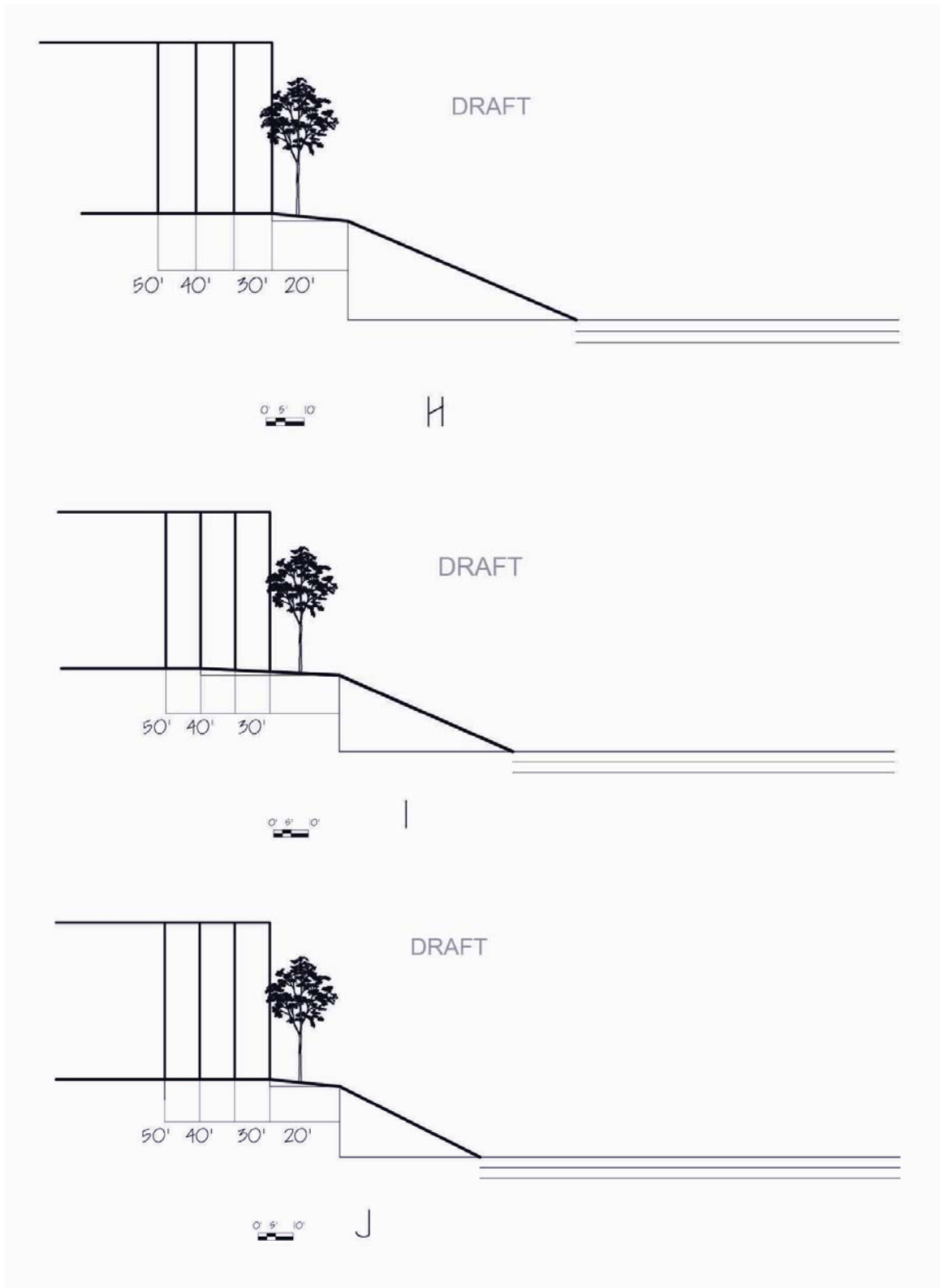


Table 3. Herpetiles expected to occur¹ in the Milwaukee River Corridor, North Avenue dam feasibility study area.

Species	Full pool	Mud-flats Draw-down	Wooded Riparian
AMPHIBIANS			
Eastern American toad	X	X	X
Western chorus frog	X	X	X
Green frog	X	X	
Northern leopard frog	X	X	
REPTILES			
Common snapping turtle	X	X	
Painted turtle	X	X	
Butler's garter snake		X	X
Eastern garter snake		X	X

1. Adapted from: Vogt, R.C. 1981. Natural History of Amphibians and Reptiles of Wisconsin. Milwaukee Public Museum. Milwaukee, WI 205 pp.

Table 69 (continued)

Map 33 Reference Number	Site Name	County	Location	Species of Concern ^a	Ownership
94	Cambridge Avenue Woods	Milwaukee	T7N, R22E Section 9	<u>Aster furcatus</u> (T)	Milwaukee County *
95	Brynwood Country Club Woods	Milwaukee	T8N, R21E Section 15	<u>Lithospermum latifolium</u> (R)	Private
96	Fox Point Clay Bluffs	Milwaukee	T8N, R22E Sections 9, 16, 21, 28	<u>Tofieldia glutinosa</u> (T) <u>Trillium nivale</u> (T)	Private
97	Stauss Woods	Ozaukee	T9N, R21E Section 33	<u>Lithospermum latifolium</u> (R)	Private
98	Pecard Sedge Meadow	Ozaukee	T9N, R22E Section 19	<u>Gentiana alba</u> (T)	Private
99	Eastbrook Road Woods	Ozaukee	T9N, R22E Section 19	<u>Aster furcatus</u> (T)	Private
100	Cedarburg Woods—West	Ozaukee	T10N, R21E Section 22	<u>Hydrastis canadensis</u> (R)	Private
101	Cedar-Sauk Upland Woods	Ozaukee	T11N, R21E Section 33	<u>Lithospermum latifolium</u> (R)	Private
102	Sauk Creek Nature Preserve	Ozaukee	T11N, R22E Section 29	<u>Aster furcatus</u> (T)	Ozaukee County
103	Jackson Woods	Washington	T10N, R20E Section 20	<u>Lithospermum latifolium</u> (R)	Private
104	St. Anthony Maple Woods	Washington	T11N, R18E Section 10	<u>Lithospermum latifolium</u> (R)	Private
105	Doll Woods	Washington	T11N, R18E Section 16	<u>Lithospermum latifolium</u> (R)	Private
106	Riesch Woods	Washington	T11N, R19E Section 6	<u>Lithospermum latifolium</u> (R)	Private
107	Silver Lake Swamp	Washington	T11N, R19E Section 34	<u>Cypripedium reginae</u> (R)	Private
108	Cameron Property	Washington	T11N, R20E Section 8	<u>Cypripedium parviflorum</u> (R)	Private
109	Fechters Woods	Washington	T11N, R20E Section 36	<u>Hydrastis canadensis</u> (R)	Private
110	High School Woods	Washington	T11N, R19E Section 24	<u>Panax quinquefolius</u> (R)	City of West Bend
111	Paradise Springs Brook	Waukesha	T5N, R17E Section 16	<u>Carex crawei</u> (R) <u>Solidago ohioensis</u> (R)	Department of Natural Resources

^a"E" refers to species designated as endangered in Wisconsin

"T" refers to species designated as threatened in Wisconsin

"R" refers to species designated as special concern or watch species in Wisconsin

^bThe Margis Wildlife Area has been identified as both a Critical Plant Species Habitat site and a Critical Bird Species Habitat site.

^cThe Caledonia Site South Critical Plant Species Habitat site is located entirely within the Caledonia Sanitary Sewer Right-of-Way site.

Source: SEWRPC.

Table 101 (continued)

Watershed	Map 53 Reference Number	Stream Reach	Stream- Miles	Rank ^a	Assessment Score	Description and Comments
Milwaukee River (continued)	58	Milwaukee River downstream from STH 57 to CTH C	4.5	AQ-2 (RSH)	13	Critical fish species present, including the striped shiner; Biotic Index Rating ^c of Good
	59	North Branch, Milwaukee River	8.5	AQ-2 (RSH)	14	Good overall fish population and diversity, including critical fish species; Biotic Index Rating ^b of Good to Excellent
	60	Pigeon Creek	2.4	AQ-2 (RSH)	17	Good overall fish population and diversity, including critical fish species; critical plant species adjacent to and within the channel
	61	Wallace Creek	8.6	AQ-2 (RSH)	14	Good overall fish population and diversity, including critical fish species
	--	Total stream-miles and stream reaches	57.1	9	--	--
	62	Cedar Creek downstream from Little Cedar Creek inflow to CTH M	9.8	AQ-3	5	Good fish population and diversity; bisects Jackson Swamp, an identified Natural Area
	63	Cedar Creek downstream from CTH M to STH 60	9.5	AQ-3	12	Good fish population and diversity; good mussel species assemblage
	64	North Branch, Cedar Creek	7.3	AQ-3 (RSH)	10	Critical fish species; bisects an identified Natural Area, Reinartz Cedar Swamp
	65	Friedens Creek	3.2	AQ-3 (RSH)	9	Biotic Index Rating ^c of Very Good
	66	Kewaskum Creek	4.7	AQ-3	8	Good fish population and diversity
	67	Milwaukee River downstream from Woodford Drive to STH 33	13.6	AQ-3 (RSH)	10	Critical fish species present
	68	Milwaukee River downstream from CTH C to Mequon Road	13.4	AQ-3 (RSH)	11	Good fish population and diversity and mussel species richness
	69	Milwaukee River downstream from Mequon Road to Brown Deer Road	3.8	AQ-3 (RSH)	8	Biotic Index Rating ^c of Good; critical fish species present
	70	Milwaukee River downstream from Brown Deer Road to Port Washington Road	8.1	AQ-3 (RSH)	8	Critical fish species present *
	71	Milwaukee River downstream from Port Washington Road to North Avenue	3.8	AQ-3 (RSH)	7	Critical fish species present *
	72	Milwaukee River downstream from North Avenue to Walnut Street	0.9	AQ-3 (RSH)	5	Critical fish species present *
	73	Quaas Creek	4.9	AQ-3 (RSH)	12	Good fish population and diversity
	74	Silver Creek	5.9	AQ-3 (RSH)	7	Critical fish species present; Biotic Index Rating ^c of Good
	75	Stony Creek	3.1	AQ-3 (RSH)	10	Critical fish species present; Class II trout stream
	--	Total stream-miles and stream reaches	92.0	14	--	--

This approximately 11.8-acre plant community area is part of the Milwaukee River floodplain wetland complex and consists of fresh (wet) meadow; second growth, Southern wet to wet-mesic lowland hardwoods; and scattered stands of shrub-carr (willow thicket). Disturbances to the plant community area include dumping, clearing of vegetation, establishment of footpaths, filling, selective cutting of trees, water level changes due to the dam removal at Caesar Park, and siltation and sedimentation due to stormwater runoff from adjacent lands. While no Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection, Striped shiner (Luxilus chrysocephalus), a State-designated Endangered fish species, and Greater redhorse (Moxostoma valenciennesi), a State-designated threatened fish species have been documented from this stream reach.

¹ Alien or non-native plant species

² Growing along the wetland edge

³ Dominant plant species

Plan Summary of:

Village of Shorewood Zoning / Setbacks Milwaukee River area October 2006

Source: Internet,

<http://www.villageofshorewood.org/vertical/Sites/%7B5230848F-4209-4497-9E80-89EC90BA64AE%7D/uploads/%7BF19B51F0-843F-4A47-835B-3637D604BD82%7D.PDF>

Engineering

- Requires engineer certification for any grading or construction that may adversely impact slope stability; increase runoff of water on bluff surface; create or add to an erosion problem; or adversely affect the structural integrity of any adjacent or adjoining structures or lots.

Setbacks

- Setbacks should be the greater of:
 - 20 feet from the bluffline, or
 - 75 feet from the ordinary high water mark, or
 - Such a distance as to not adversely impact the bluff stability; sufficient distance to prevent injury or damage to property; sufficient distance to provide for natural runoff of surface water...
- Conditional use within setback area for:
 - Filling, excavating, grading changes
 - Removal of vegetation
 - Temporary access uses;
 - Construction of any building or structures

Bluffline Definition

- Top of the bluff is where the slope riverward is 12% or more for a distance of not less than 25 or not more than 50 feet.

Shoreline Cutting

- Tree cutting within setback area is prohibited without a conditional use permit. If there is no bluffline, then area 75 feet inward from ordinary high water mark.
 - Cutting of dead, dying trees or shrubbery is subject to Village approval.
 - Natural shrubbery is to be preserved when practical.
 - Removal requires a conditional use application for permit to provide tree inventory, species listing, proposed cutting and vegetation

removal plan, and proposed maintenance, landscaping and replanting plan.

Planned Development District

- No lots in the district may be divided or subdivided unless the property is rezoned Planned Development District.
- Site plans should maintain or enhance a green, wooded appearance from the Milwaukee River with lower building heights nearer to the river and taller building heights away from the river and nearer the Oak Leaf Trail.
- Parking shall be predominantly underground or within a structure.
- At minimum, 20% of buildable area shall be maintained as landscaped green space.
- Permitted use: multi-family dwellings, with at least two floors. No single family or two-family dwellings allowed.
- Lot width minimum: 40 feet; lot area minimum 4500 square feet
- Setbacks:
 - Street: minimum 15 feet
 - River or bluffline: per ordinance
 - Oakleaf Trail minimum: 5 feet
 - Property line minimum: 15 feet
- Different building heights will apply depending on the distance the building will be located from the river or bluffline setback.
 - Maximum shall be 60 feet, not to exceed 4 stories in the buildable area between the setback line and a line that runs parallel to and 70 feet from the setback line.
 - Maximum shall be 84 feet, not to exceed 6 stories in the buildable area not included in the paragraph immediately above.
 - Minimum of 2 stories.

Plan Summary of:

Chicago River Corridor Design Guidelines and Standards April 2005

Source: Internet,

http://egov.cityofchicago.org/city/webportal/portalContentItemAction.do?BV_SessionID=@@@@1486109764.1215457308@@@@&BV_EngineID=ccccadeeihegggicefecelldffhdfhk.0&contentOID=536904039&contentType=COC_EDITORIAL&topChannelName=Dept&blockName=Planning+And+Development%2FCo mmunity+Plans%2FI+Want+To&context=dept&channelId=0&programId=0&entityName=Planning+And+Development&deptMainCategoryOID=-536886455

(If this link does not work, Google: Chicago Planning, then go to Community Plans, and choose Chicago River Plan and Design Guidelines)

I. Introduction

- Plan Goals (5)
 - Create a connected greenway along the river, with continuous multi-use paths along at least one side of the river.
 - Increase public access to the river through the creation of overlooks and public parks.
 - Restore and protect landscaping and natural habitats along the river, particularly fish habitat.
 - Develop the river as a recreational amenity, attracting tourists and enhancing Chicago's image as a desirable place to live, work and visit.
 - Encourage economic development compatible with the river as an environmental and recreational amenity.
- Design Guidelines and Standards address development options along the river, including but not restricted to architectural treatments, building construction, parking, fencing, lighting, landscaping, and riverbank treatments. (Specific information relating to riverbank treatments, permit requirements, site furnishings, elements, construction materials and specifications may be found in appendices.)
- Chicago zoning processes all new development within 100' of waterways (except single family homes, 2-flats and 3-flats) as planned developments. New developments are to provide a 30' setback from the river.
- The plan acknowledges federal and state level authorities may have additional requirements.
- The plan defines and maps areas of the Chicago River subject to these design guidelines and standards.

- Definitions are provided for: setbacks and riverfront development zones, including riverbank zones, urban greenway zones, and development zones.

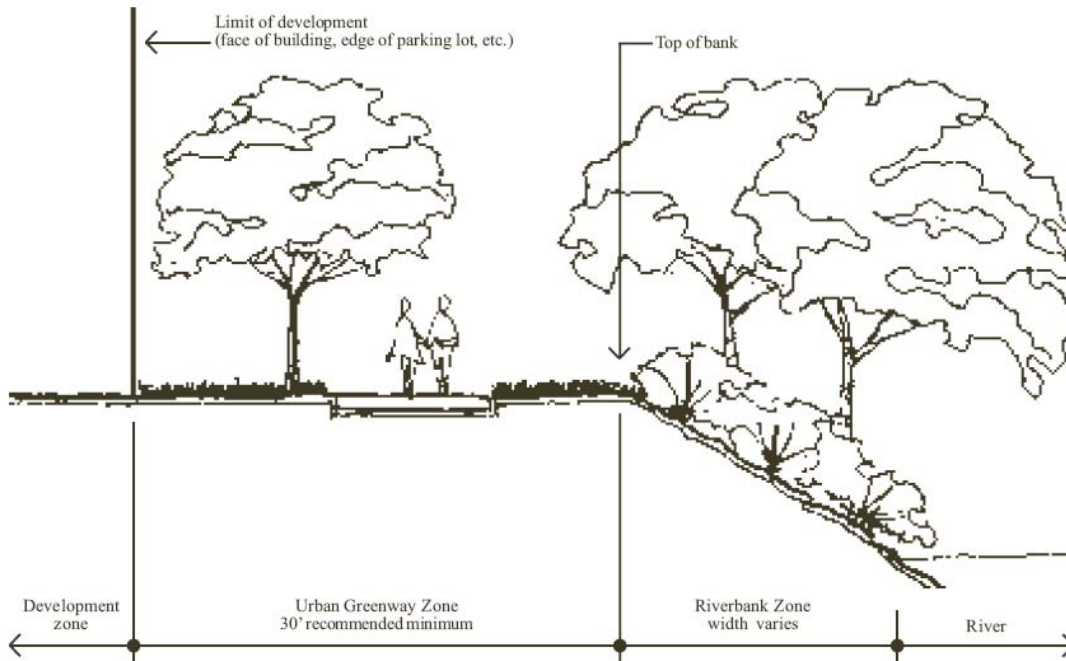


Figure 1.2 Typical riverbank section

II. Setbacks

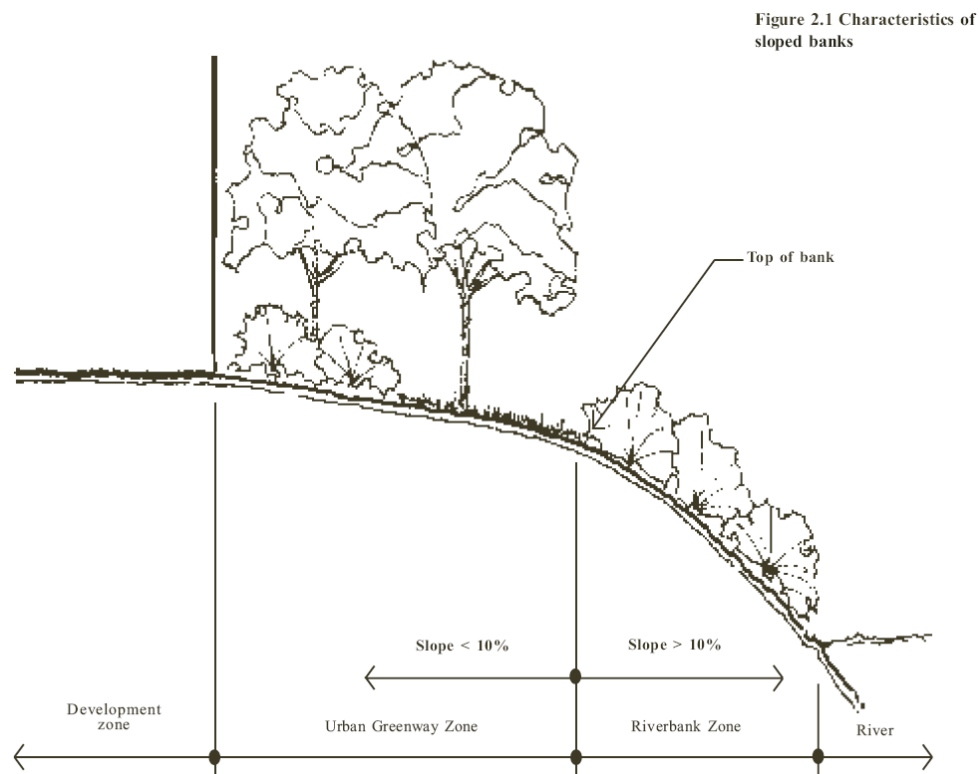
Setback Minimum

- New development must be set back a minimum of 30 feet from the top of the bank of the Chicago River. The Bubbly Creek requires a setback of 60 feet.
- Exclusions to setbacks include: existing structures or homes, new single family or 2-, 3-flats, and river dependent uses.

Allowed or Not Allowed

- Improvements or structures allowed in setback areas include:
 - Paved or unpaved walkways,
 - Projections from buildings (awnings, balconies, etc),
 - Arbors and trellises,
 - Fences and walls not exceeding 6' in height,
 - Lights, benches, drinking fountains, and other riverwalk amenities,
 - Wheelchair lifts and ramps,

- Improvements or structures not allowed in setback areas include:
 - Buildings or structures of any kind (except as noted),
 - Vehicular use areas (parking lots, drives, etc),
 - Overhead utilities,
 - Private yards, terraces or decks
- Definition of top of bank – the point at the top of the slope where the slope becomes less than 10 percent. When there is a terrace or “bench” in the slope, the top of bank is the point furthest from the water’s edge where the slope becomes less than 10 percent.



Bonuses

- Chicago zoning code provides floor area bonuses for riverside projects in downtown zoning districts that provide a river setback space exceeding the 30 foot minimum.
- Chicago zoning code provides floor area bonuses for water features built within the public riverwalk setback area.

Variances

- Variances for less than 30 feet may be permitted to address constrained sites; small, irregularly shaped sites; and to allow flexibility for optimal site plans.
 - Maximum depth variance: Structures and private yards may encroach into the 30 foot setback a maximum of 10 feet, so the minimum setback is never less than 20 feet.
 - Maximum length variance: Encroachments into the setback may occur provided the encroachment occurs along a maximum of 1/3 the length of the site's river frontage measured in linear feet, so that the required setback never occurs along less than 2/3 of the site's river frontage.

Mitigation for Variances

- Additional open space must be provided elsewhere on the site to mitigate for loss of riveredge open space due to encroachment.
 - Encroachments resulting in setback less than 30 feet from top of bank, additional land free of structures, which is not defined or developed as private yard, should be provided adjacent to the river setback and urban greenway zone to compensate for the loss of open space.
 - Additional amount of open space for mitigation of variances: additional land should be provided adjacent / contiguous with the setback zone at a rate of 2.5 times the land or open space lost to encroachment.
 - Proportion of additional open space for mitigation of variances: additional open space must have proportions of no more than 2 feet of depth per one foot of frontage along the river setback line to avoid excessively long or deep and narrow parcels of land that could be relatively or completely unusable and have little or no public benefit.
- A picture on page 12 explains the setback variance mitigation.

III. Riverbank Zone

Riverbank zone is the area between the river's edge and the top of bank. Where there is a vertical bulkhead or engineered vertical structure, there is no riverbank zone.

Riverbank Buffer

- The riverbank buffer should be managed as a natural area, using native riparian vegetation, which is specified by species later.
- Care should be taken to preserve the natural slope to the extent possible by selective thinning and pruning of weedy and dead vegetation.
- The riverbank buffer should extend from the water's edge to the edge of the riverwalk path or a minimum of the first 20 feet of the urban greenway zone, whichever is less. The multi-use trail or its shoulder shall not be located less than 5 feet from the top of bank.
- Structures and fixtures allowed within the riverbank buffer are limited to those required by river dependent uses. These include trail ramps, steps, and fishing platforms.
- Soil erosion and sediment control plans are required for any construction along waterway. Existing native plantings should be preserved. Existing grading should be preserved to the extent possible.
- Install a tree protection fence at the top of the bank during construction.
- If river-dependent use is permitted, the multi-use trail should be accommodated if possible. It is acceptable, if for safety, security and circulation reasons, the multi-use trail must be landward on the site of a river-dependent use. River-dependent uses must follow landscape requirements for portions of the river frontage not in active use.
- Seawall specifications are provided.

IV. Urban Greenway Zone

Urban greenway is the area between the top of the bank and the setback line.

Multi-use Trail

- This area is intended to be developed as a passive linear park with a multi-use trail.
- Water-oriented recreational use may require facilities in the urban greenway zone. These may include access to launches, lighting, railings, bicycle racks, etc. (Water-oriented recreational use may also require access in the riverbank zone.) However, parking for water-oriented recreational facilities should not be in either greenway or riverbank zones.

- The continuous multi-use trail is to follow design guidelines that separate uses (walking, running, bicycling, etc).
- Minimum trail width is 8 feet, while recommended width is 10 feet.
- Under-bridge connections should be built where space beneath the bridge deck permits. Responsibility may be City or developer, or shared, as determined during planned development review process.
- Nature trails are a separate use from the multi-use trail.
- Access points to the multi-use trail and river are important, especially in areas where there is no public access along, or adjacent to, the river, and where street rights-of-way stop at the river. Overlooks may be developed, particularly where streets end at the river.
- The greenway zone should be heavily landscaped, with guidelines provided. Public art is encouraged.
- Where the multi-use trail cannot be built on land within greenway zone, and where detours around on land side would be so long or indirect as to discourage use of the trail or effectively interrupt it, construction of a cantilevered walkway around the building or bridge should be considered.
- If the multi-use trail cannot be built on land or cantilevered, construction of a floating walkway should be considered.

V. Development Zone

The development zone is the area adjacent to the river corridor that does not fall within the urban greenway / setback zone, or the riverbank zone, and that may be developed or redeveloped as permitted by zoning.

Buildings

- The river elevation of buildings should be treated architecturally as one of its principal facades.
- Materials on the river façade should be of the same quality as material on other facades.
- New structures should be oriented to the river, so the greenway and riverbank zones are not perceived as only the area behind the building or structure. Entrances and windows will generate activity on the river side.

- Massing of structures must be sensitive to the river and greenway zone, so that the river and greenway zone are not overwhelmed by tall and dense structures and buildings built to the setback line.
- Adaptive re-use or renovation of existing buildings should be oriented to the river, so the greenway and riverbank zones are not perceived as only the area behind the building or structure. Entrances and windows will generate activity on the river side.
- Parking lots and vehicular use areas should be attractively landscaped, following Chicago landscape ordinance.
- Outdoor storage areas should be screened, with screen height not to exceed 8 feet.
- Light fixtures are recommended for development zone, with fixture height less than 20 feet and maximum height of 30 feet. Light shields should minimize shine into adjacent residential or institutional areas.

Chicago zoning code:

[http://www.amlegal.com/nxt/gateway.dll/Illinois/chicagozoning/chicagozoningordinanceandlanduseordinance?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:chicagozoning_il](http://www.amlegal.com/nxt/gateway.dll/Illinois/chicagozoning/chicagozoningordinanceandlanduseordinance?f=templates$fn=default.htm$3.0$vid=amlegal:chicagozoning_il)

Chicago zoning code provides building height limits depending on zoning and use along the Chicago River. River developments are handled as planned developments. If a building is mixed-use, the more restrictive use building height limits are applied. (So Chicago does not have any single guideline or limit for building heights along the Chicago River.)

Additional Definitions:

Floor Area Bonus: the right to build a larger building in return for providing a public amenity. The Chicago Zoning Ordinance provides floor area bonuses for additional river setback area in the downtown zoning districts.

River Dependent Uses: those uses or activities that can be carried out only on, in, or adjacent to a waterway because the use requires access to the waterway and which, therefore, cannot be located inland, including:

- Bulk material operations that ship or receive materials by barge
- Marinas
- Recreational and commercial boating facilities
- Waterfront dock and port facilities
- Navigation aids, basins, and channels
- Bridge abutments
- Recreational parks and open spaces
- Other uses that require waterborne transportation or the river as a source of water

Plan Summary of:

Portland OR Greenway Overlay Zone 33.440.030

(Willamette River Greenway)

Source: Internet,

<http://www.portlandonline.com/shared/cfm/image.cfm?id=53351>

I. Introduction

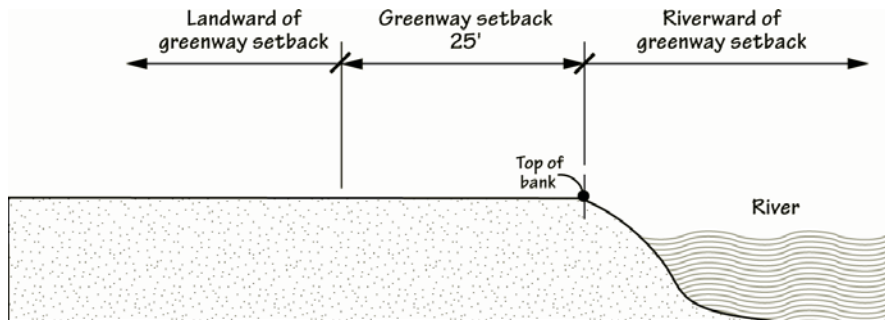
- **Greenway Overlay Zones (5)**
 - River Natural – protects, conserves, and enhances land of scenic quality or of significant importance as wildlife habitat.
 - River Recreational – encourages river-dependent and river-related recreational uses which provide a variety of types of public access to and along the river, and which enhance the river's natural and scenic qualities.
 - River General - allows for uses and development which are consistent with the base zoning, which allows for public use and enjoyment of the waterfront, and which enhances the river's natural and scenic qualities.
 - River Industrial – encourages and promotes the development of river-dependent and river-related industries.
 - River Water Quality – protects the functional values of water quality resources by limiting or mitigating the impact of development in the setback.
- Acknowledges state and federal authorities may require approval of development.

II. Use Restrictions

- Greenway zones do not restrict primary uses allowed in the base zones by right, with limitations, or as conditional use. Exceptions are: River Recreational, River Industrial, and River Water Quality zones.
 - River recreational zones are limited to recreational uses that are river-dependent or river-related.
 - River Industrial zone allows river-dependent and river-related uses on sites that front the river. Primary uses that are not river-dependent or river-related may be approved through the greenway review. There are no special use restrictions on sites that do not have river frontage.

- River Natural and River General zones have no special use restrictions.
- River Water Quality zone has use restrictions only within the greenway setback. Primary uses that are river-dependent or river-related are allowed. Primary uses that are not river-dependent or river-related are subject to greenway review. Existing uses that change to non-river-dependent or non-river-related use are subject to greenway review.

III. Setbacks



- River-dependent or river-related developments in the greenway setback may have different requirements, which are noted in this document.

Setback Minimum

- The greenway setback extends 25 feet back from the top of the bank, except in the River Water Quality overlay zone.
- The River Water Quality overlay zone greenway setback extends 50 feet landward from top of the bank for sites with less than 25% slope, or to a point 200 feet landward for sites with 25% or greater slope.
- The greenway setback is 50 feet around the delineated edge of wetlands in the River Water Quality overlay zone in addition to the setback from the top of the bank.

Setbacks for River Water Quality Zone

Slope Landward of Top of Bank	Width of Vegetated Corridor [1]
< 25%	50 feet
> 25% for 150 feet or more	[2] 200 feet

[1] To establish the width of the vegetated corridor, slope is measured in 25-foot increments landward of top of bank until slope is less than 25%

[2] Vegetated corridors in excess of 50 feet apply on steep slopes only in the *uphill* direction from the protected water feature.

- Development landward of the greenway setback does not have to be river-dependent or river-related. All are subject to greenway review unless exempt.
- River-dependent or river-related uses may develop within the greenway setback, if approved through greenway review, unless exempt.
- Development riverward of the greenway setback may be approved through greenway review for river-dependent or river-related uses. If a use is not river-dependent or river-related and wants to be riverward of the greenway, they must get a review and a Greenway Goal Exception to locate in the setback.

Floor Area Ratio

- Maximum FAR is 2 to 1 for the first 200 feet inland measured from the ordinary high water line, with exceptions: already subject to a more restrictive FAR; site located in Central City plan district where plan district FAR applies; use is industrial in IH or IG base zone.

Landscaping

- Establishes landscaping standards for the greenway and riverward. Landscaping must be provided to conserve or re-establish vegetative cover within or riverward of the greenway setback. Landscaping is not required where it would significantly interfere with a river-dependent or river-related use or development, or where it would pose a safety hazard per Fire Marshal.
 - Minimum of 1 tree for every 20 feet of river frontage.
 - Minimum of 1 shrub for every 2 feet of river frontage (with conditions).
 - Unpaved surfaces must have living ground cover.
 - Plantings are to be in and riverward of the greenway setback.
 - Plantings must comply with native plant requirement of Willamette Greenway Plan.
- Public recreation trails and public access and viewpoint areas should be established.

IV. View Corridors

- View corridors provide visual access and connections to the river for neighborhoods and business districts who might otherwise be visually cut-off from the river. View corridors are generally extensions of existing public rights-of-way through to the river. View corridors are one tool used to

V. Greenway Review

- The purpose of greenway review is to ensure that:
 - Development will not have a detrimental impact on the use and functioning of the river and abutting lands;
 - Development will conserve, enhance and maintain the scenic qualities and natural habitat of lands along the river;
 - Development will conserve the water surface of the river by limiting structures and fills riverward of the greenway setback;
 - Practicable alternative development options are considered, including outside the River Water Quality zone setback; and
 - Mitigation and enhancement activities are considered for development within the River Water Quality zone.

The following are subject to greenway review, unless exempted:

- New development,
- Exterior alterations to development, including removal of trees and shrubs and the application of herbicides,
- A change of use or development within or riverward of the greenway setback, where use is no longer river-dependent or river-related,
- Changes to land and structures in the water,
- Dedication or extension of rights-of-way and any new development or improvements within rights of way within River Natural zone or riverward of the greenway setback;
- Non river-dependent or river-related primary uses in the River Industrial Zone or in the River Water Quality Zone.

Exemptions from Greenway Review

- Buildings or structures complying with setbacks in River Industrial zone,
- River-dependent development in the River Water Quality zone,
- Alterations landward of the greenway setback not in or within 50 feet of River natural zone,
- Interior changes,
- Excavations and fills involving less than 50 cubic yards,
- Greenway trail changes that meet standards,
- Placement of up to 4 single piles, or equivalent, for each 100 feet of shoreline for existing river-dependent or river-related use,

- Signs,
- Removal of vegetation identified as nuisance plants on Portland Plant List.

Supplemental Application Requirements

- Additional information required for Greenway review applications:
 - Existing conditions site plan showing topography, top of bank and setback area, distribution outline of shrubs and groundcovers, with list of species, trees, streams, drainage patterns, existing improvements, utilities and structures, areas of known contamination, stormwater management facilities,
 - Development proposal site plan including grading (with 2 different contour intervals depending on slope), proposed improvements, areas where existing topography and vegetation will be undisturbed,
 - Construction management site plan identifying areas of disturbance including equipment, location of site access and egress, staging and stockpiling areas, erosion control measures, and tree preservation plan

There are different requirements for the River Quality overlay zone.
The Greenway goal exception process is identified.

Table Summary of Guidelines for Portland, Chicago, Shorewood, St. Paul

Revised: Friday, July 25, 2008

Version: 1.0

	Portland	Chicago	Shorewood	St Paul
Top of bank definition	Undefined in Willamette River Greenway Plan; updated River Plan May 2008 defines top of bank as: location of a major change of elevation (major change = 10 degrees or more equals 17.6% slope) OR 2 feet above ordinary high water mark; clarification of definition will arrive from Portland planners after July 28	Point at top of slope where slope becomes less than 10 percent. When there is a terrace or "bench" in the slope, the top of bank is the point furthest from the water's edge where the slope becomes less than 10 percent.	Slope riverward 12% or more for not more than 50 feet or less than 25 feet	Section 68.402 Slope riverward 12% or more for not more than 50 feet or less than 25 feet
Setback(s)	Typically non river-dependent or river-related is 25' from top of bank; in river water quality zone setback is 50-200 feet from top of bank depending on slope	30 feet from top of bluff Measured horizontally from top of bank	Greater of 20 feet from bluffline OR 75 feet from ordinary high water mark	General: 75' from ordinary high water mark for lots w/o sewer; 50' for lots w/ sewer; no commercial or industrial devt on slopes > 12%; no residential devt on slopes > 18%; bluff devt is 40' landward of all blufflines
Additional Setback(s)	Wetlands (in the River Water Quality overlay zone) have 50 feet setback around the delineated edge of wetland in addition to the setback from top of bank.			

Portland	Chicago	Shorewood	St Paul
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	Portland	Chicago	Shorewood	St Paul
Building heights	Determined by base zoning, not overlay	Vary depending on use; each development is treated as planned development. (All new development within 100' of waterway is processed as planned development.)	Max 60' not to exceed 4 stories within 70' of setback line; Max 84' not to exceed 6 stories in buildable area not specified above; Min 2 stories	RC3 Urban Open District limits to 40' height; 45'in river town; 35' rural area; 25'conservation area
Variances	Greenway review process may allow variances	Variances for irregular or small parcels; encroach max of 10' into setback; encroachment cannot exceed 1/3 length of river frontage; additional open space required for encroachment	Conditional use process	May be granted, must meet standards of safety, etc
Miscellaneous	FAR limited to 2:1 for first 200' from river	Bonus developers (FAR) for setbacks > 30'; building design must address the river façade; public art encouraged within greenway	Min. of 20% of buildable area to be kept as green space	Minimize cutting, grading, filling in setbacks
Landscaping	Min 1 tree per 20' river frontage; Min 1 shrub per 2 feet river frontage; unpaved areas must have living ground cover; plantings to be in & riverward of setback; native plantings (per list); removal of nuisance plants (per list) is ok	Selective thinning and pruning of weedy and dead vegetation; Riverbank buffer zone uses native riparian and prairie vegetation; Recommended plant list; 1 tree per 25' river frontage	Tree cutting within setback prohibited w/o conditional use permit; natives will replace any natives removed during construction;	Clear cutting prohibited, except for roads, utils, etc; natural vegetation will be restored after construction; no wetland or bluffline veg removed unless for structures

	Portland	Chicago	Shorewood	St Paul
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	Portland	Chicago	Shorewood	St Paul
Stormwater	Site plan must contain stormwater management facilities	<p>New developments are required to direct stormwater discharge into river and attain 80% of total suspended solids removal, preferably through above ground stormwater BMPs that include rain gardens, bioswales, infiltration areas, green roofs, and permeable pavements.</p> <p>Bubbly Creek - manage stormwater on-site; BMPs like vegetated bioswales, infiltration strips and level spreaders; avoid linear swales; P42-45 has more info</p>	Not mentioned	Retain sediment on site; stormwater may be directed to wetlands if free of silt, debris, chemicals, etc; development near 12%+ slopes shall not increase runoff onto slopes to damage veg 68.404(c)
	Portland	Chicago	Shorewood	St Paul

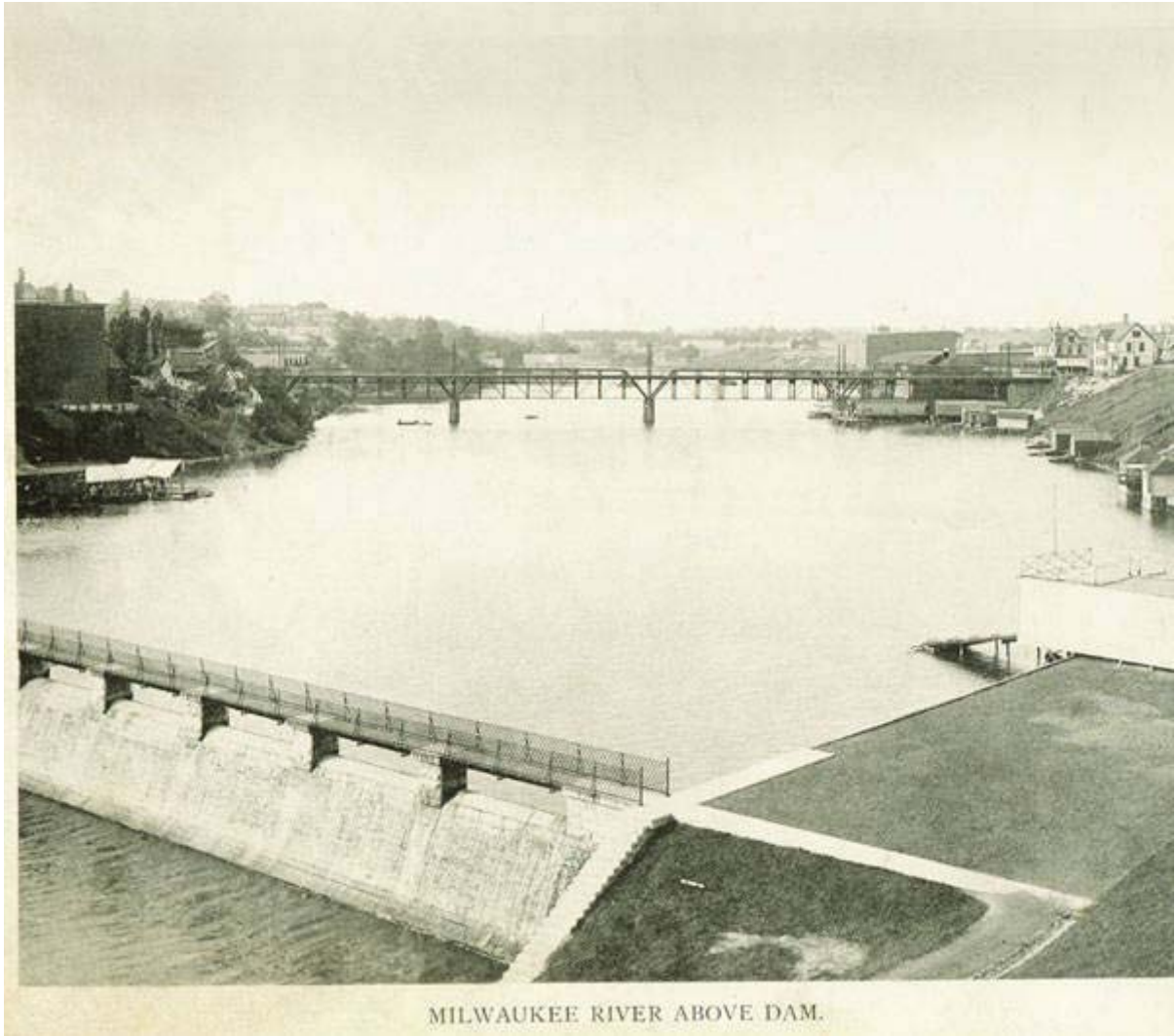
Sources:

- **Portland - Willamette River Greenway**
- **Source:** Internet, <http://www.portlandonline.com/shared/cfm/image.cfm?id=53351>
- **Chicago River Corridor Design Guidelines & Standards**
- **Source:** Internet, http://legov.cityofchicago.org/webportal/COCWebPortal/COC_ATTACH/2005riverguidelines_a.pdf
- **Village of Shorewood Zoning / Setbacks**
- **Source:** Internet, <http://www.villageofshorewood.org/vertical/Sites/%7B5230848F-4209-4497-9E80-89EC90BA64AE%7D/uploads/%7BF19B51F0-843F-4A47-835B-3637D604BD82%7D.PDF>
- **St Paul 68.400**
- **Source:** Internet, http://www.stpaul.gov/web/CityCode/c068.htm#sec68_402, <http://www.municode.com/Resources/gateway.asp?pid=10061&sid=23>

SEWRPC defining environmental corridors:

Polygons are established around areas like rivers over 50 feet wide, shoreland is 75 feet on both sides of river, steep slopes or very steep slopes (12-19% or 20%+), wetlands, and floodlands each get polygons; the polygons are rated, then connected (using criteria) to form corridors. Based upon the resulting size of corridors, they are designated primary or secondary. *Primary* corridors contain concentrations of significant natural resources and are at least 400 acres and 2 miles long, and 200 feet wide. *Secondary* corridors have smaller concentrations of significant natural resources and are at least 100 acres and 1 mile long. The resulting polygons through the Milwaukee River area may then be 75 feet beyond the river and may or may not include steep slope, wetland or floodland polygons. SEWRPC does not use the "top of bluff" concept to delineate polygons or corridors. (Technical Report, "Refining the Delineation of Environmental Corridors in SE WI", 1981, by Rubin & Emmerich.)

	Portland	Chicago	Shorewood	St Paul
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1895 Milwaukee River North Ave. Dam

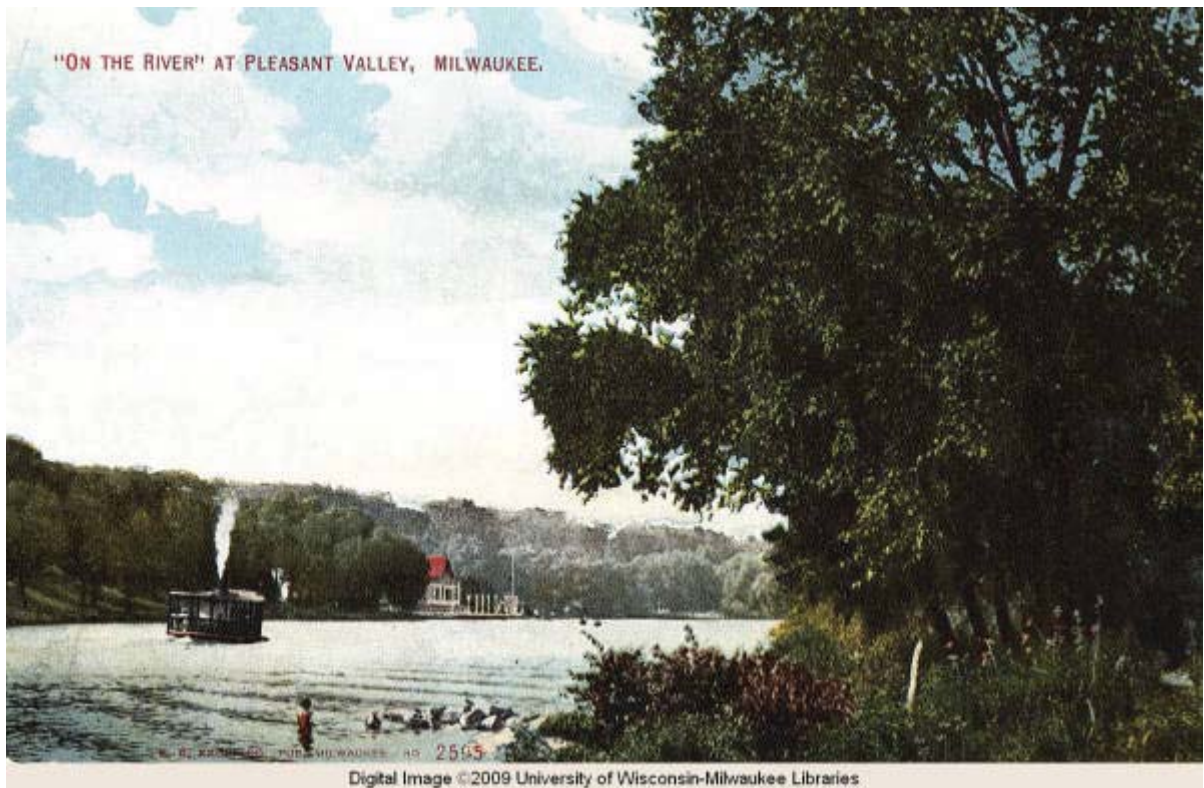
UWM Libraries

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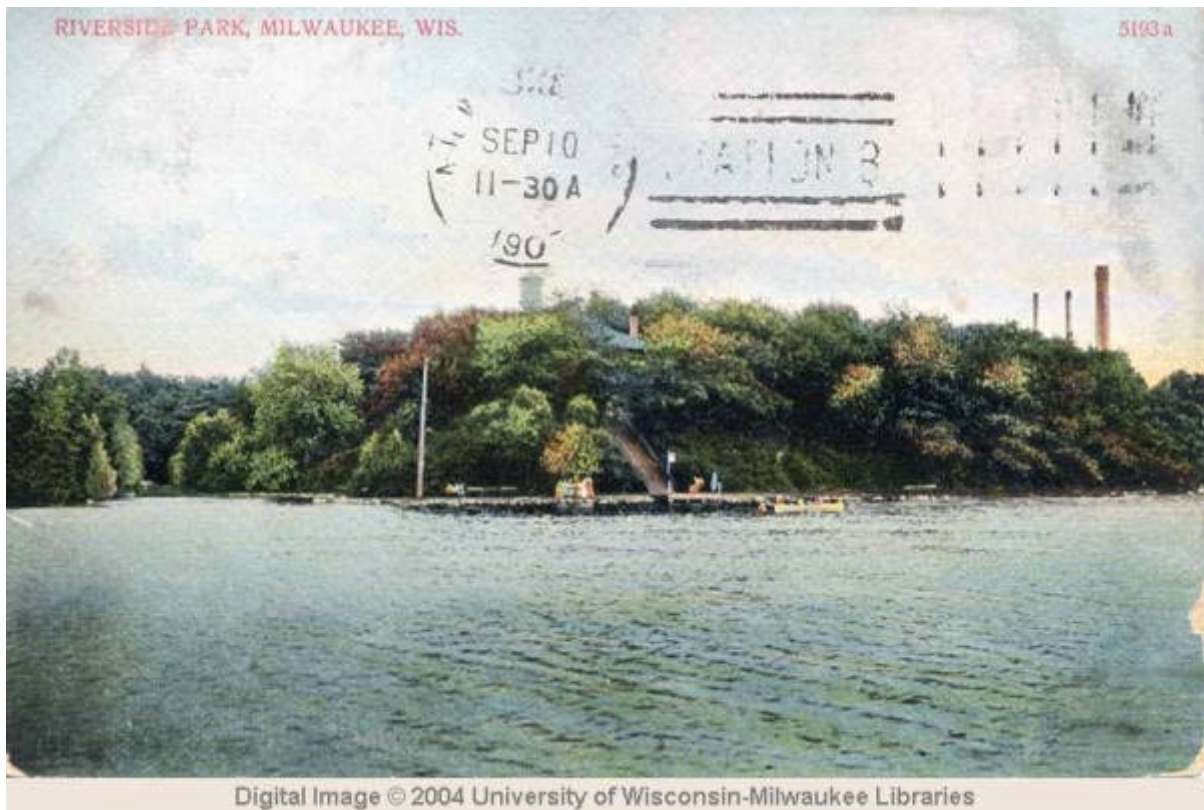
1907 and 1915

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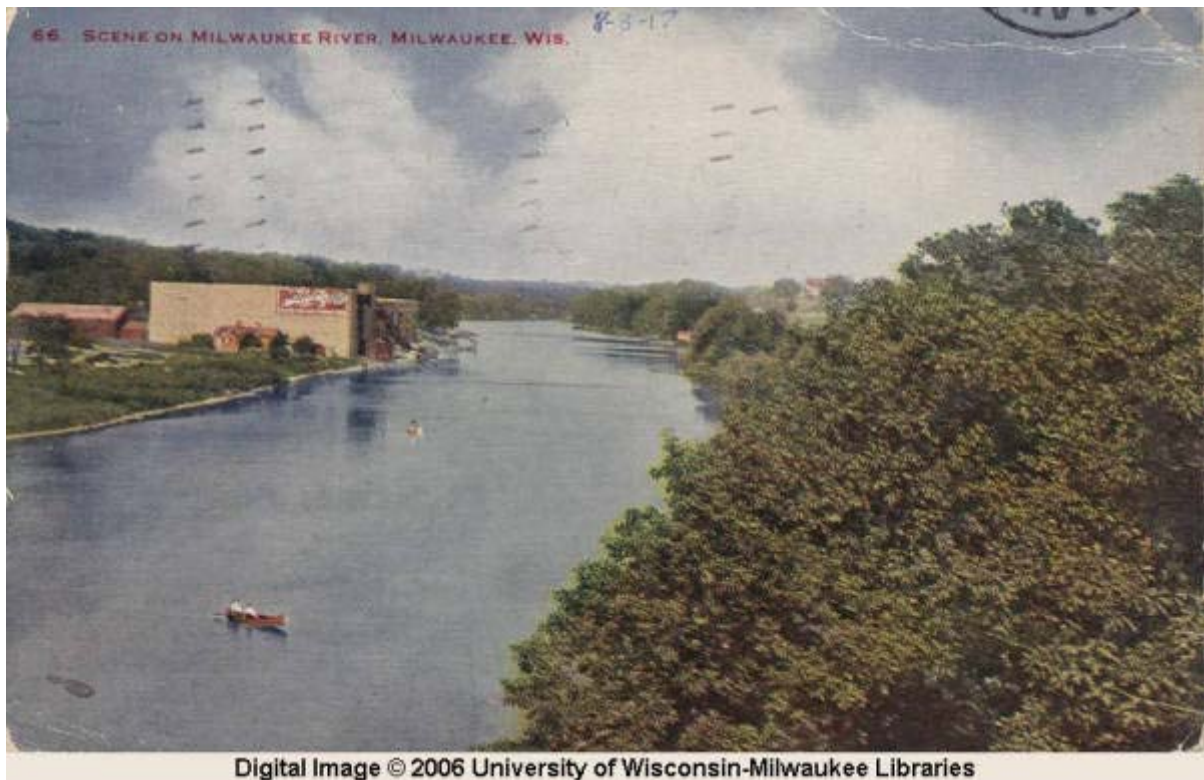


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Between 1907 and 1915



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1907



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1917

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Between 1907 and 1930

http://collections.lib.uwm.edu/cdm4/item_viewer.php?CISOROOT=/gfmme&CISOPTR=256&CISOBX=1&REC=3

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May 4, 2010

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File Nos. 081568 and 081569 establish an overlay zone and create design guidelines for a Site Plan Review Overlay Zone, known as the Milwaukee River Greenway Site Plan Overlay Zone, in the 1st, 3rd and 6th Aldermanic Districts.

File 081568 establishes an overlay zone that protects the environmental corridor and adds design standards for future commercial and multi-family residential development in the Milwaukee River Greenway Corridor. This overlay zone will serve to protect the banks, floodplain, primary environmental corridor, natural beauty, greenway and bluffs, as well as promote high quality, sustainable development along the upper reaches of the Milwaukee River. The overlay district includes properties adjacent to, and extending 50 feet from the Primary Environmental Corridor (PEC), as mapped by the Southeastern Wisconsin Regional Planning Commission. These properties will also be affected by tree protection and storm water management regulations, which will be considered by the Public Works Committee on May 12, 2010.

File 081569 creates design standards to promote the use of high quality building materials and sustainable design to protect and enhance the Milwaukee River Greenway corridor. These standards prohibit principal buildings to be constructed within the PEC and provide additional building setback, building height, landscaping and building material requirements for new development.

All existing principal and accessory structures, as well as new single-family dwellings and duplexes, are exempt from the MRGSPROZ design standards. Parcels south of North Avenue on the east bank of the river are exempt because this area serves as a transition zone from the downtown Riverwalk to the more naturalized area. The design standards shall apply over and above the standards of the underlying zoning districts. The design standards regulate the following areas: building placement and exceptions, building height (along commercial corridors and otherwise), building design including glazing and building material requirements, signage, landscape screening for principal buildings, and parking.

The Northeast Side Plan identifies the Milwaukee River Greenway as an opportunity to preserve a unique and irreplaceable ecological environment; enhance the existing network of open space; strengthen green infrastructure, i.e., the interconnected system of parks, trails, wetlands, woodlands, rivers and environmental corridors; and provide recreation opportunities to City residents. The Plan also notes the direct economic benefit of river corridor improvements to property values in the surrounding area, as well as the amenity benefit to residents of the City and metro area.

On May 3, 2010, a public hearing was held and at that time, over twenty people were in support of the file, and approximately three people were opposed. Since the proposed establishment of the MRGSPROZ and design standards is consistent with the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on May 3, 2010 recommended approval of the subject files.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac
Ald. Ashanti Hamilton
Ald. Milele Coggs

NOTICES SENT TO FOR FILE 081569:

[illegible]



Legislation Details (With Text)

File #: 081570 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 3/3/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zone.

Sponsors: ALD. KOVAC, ALD. COGGS, ALD. HAMILTON

Indexes: SITE PLAN OVERLAY, TREES

Attachments: Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/3/2009	0	COMMON COUNCIL	ASSIGNED TO		
3/30/2010	1	CITY CLERK	DRAFT SUBMITTED		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
081570
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. KOVAC, COGGS AND HAMILTON
Title

A substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zone.

Sections
252-80 cr

Analysis

This ordinance prohibits, with limited exceptions, any person from removing, damaging, disturbing or otherwise destroying any living and structurally sound tree located within the primary environmental corridor in the Milwaukee River greenway overlay zone unless the person has obtained a tree maintenance and conservation permit from the commissioner of public works. This ordinance also establishes various requirements that apply to all tree maintenance and conservation permits issued by the commissioner, including a requirement for the replacement of removed trees and the prohibition of any tree removal or disturbance that would result in soil erosion or slope destabilization.

The commissioner may revoke any tree maintenance and conservation permit for violation of any permit conditions. The commissioner also has the authority to enforce the provisions of this tree protection ordinance and may issue orders to correct violations, stop-work orders and citations. If the commissioner takes actions necessary to correct an uncorrected violation, the costs incurred by the commissioner shall be billed to the property owner.

Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 252-80 of the code is created to read:

252-80. Tree Protection in Milwaukee River Greenway Overlay Zone. 1. PURPOSE AND FINDINGS. The common council finds that the Milwaukee River greenway overlay zone, as shown on the city zoning map and established by common council file number 081568, supports a fragile riparian ecosystem that is rare in Milwaukee, providing up to 100% urban tree canopy, native floodplain grasses, a rich diversity of flora and fauna, and critical habitat. The purpose of this section is to promote the public health, safety and general welfare by regulating the planting, maintenance, restoration and removal of desirable trees within the Milwaukee River greenway overlay zone in order to promote the benefits derived therefrom, including management of storm water runoff, stabilization of shoreline and slopes adjacent to the river, protection of bluffs and floodplains from soil erosion, enhancement of air and water quality, creation and promotion of wildlife habitat, and preservation of aesthetics.

2. DEFINITIONS. In this section:

- a. "Commissioner" means the commissioner of public works or the commissioner's designee.
- b. "Critical root zone" means the portion of the root system of a tree that is the minimum necessary to maintain the continued health, vitality or stability of the tree, defined by a concentric circle around a

tree with a radius that is equal to 1.5 feet for every inch in trunk diameter at breast height.

c. "Damage" means any action that in the sole opinion of the commissioner adversely impacts the health, vitality or stability of trees located within the primary environmental corridor. Damage may include direct injury to a tree, injury to or loss of roots within the critical root zone, changes to existing grade within the critical root zone, soil compaction within the critical root zone, chemical injury, removal of bark, injury to trunk, branch breakage or removal, crown reduction pruning, improper pruning, removal of more than 25% of a tree's live branches, alteration of the natural shape of a tree or any action contrary to generally accepted arboricultural or horticultural practices which cause tree infection, infestation or decay. Damage also includes the indiscriminate cutting of tree branches to stubs, buds or lateral branches that are less than 1/3 the diameter of the stem removed, or removal of more than 25% of the crown wood from a tree.

d. "Diameter at breast height" means the diameter of a tree measure at 4.5 feet above the ground.

e. "Diseased tree" means any tree with one or more significant structural defects or an infection, infestation or decay, as determined by a professional arborist certified by the International Society of Arboriculture, which makes it subject to a high probability of failure or decline.

f. "Disturb" means any alteration to the branches, trunk or root system of a tree, including excavation within the critical root zone. The term does not include crown cleaning, which is the selective removal of one or more of the following items from a tree: dead, dying or diseased branches, weak branches and water sprouts. Nor does it include crown raising, which is the removal of the lower branches of a tree to provide additional clearance underneath a tree.

g. "Primary environmental corridor" means the primary environmental corridor within the Milwaukee River greenway overlay zone, as mapped by the southeastern Wisconsin regional planning commission.

h. "Removal" means the actual cutting down or removal of a tree, or the effective removal of a tree through damage, abuse, poisoning or other actions resulting in the death of a tree.

i. "Tree" means any self-supporting woody plant, greater than 15 feet in height, together with its root system, having one trunk of at least 3 inches in diameter at breast height or having a multi-stemmed trunk system with a definitely formed crown.

3. APPLICABILITY. The provisions of this section shall be applicable to all property located within the Milwaukee River greenway overlay zone, as shown on the city zoning map and established by common council file number 081568.

4. PROHIBITED ACTS. a. No person shall remove, damage, break, top, disturb or otherwise destroy any living and structurally sound tree located within the primary environmental corridor except as permitted under par. b or by a tree maintenance and conservation permit issued pursuant to sub. 5.

b. The following may be removed from the primary environmental corridor without a permit:

b-1. Dead or diseased trees.

b-2. Common or European Buckthorn (*Rhamnus catharticus*) or Glossy or Smooth Buckthorn (*Rhamnus frangula*).

b-3. Trees less than 3 inches in diameter at breast height, other than Common or European Buckthorn, that are also classified as invasive species by the Wisconsin department of natural resources or are plants or weeds identified as noxious by the city or by the state of Wisconsin under s. 66.0407, Wis. Stats.

b-4. Trees less than 6 inches in diameter at breast height if removal is necessary to provide pedestrian access to the river, subject to all of the following conditions:

b-4-a. The pedestrian path does not exceed 6 feet in width.

b-4-b. The pedestrian path has a permeable surface.

b-4-c. The pedestrian path is located and constructed to effectively control erosion and to minimize removal and disruption of trees within the primary environmental corridor.

5. TREE MAINTENANCE AND CONSERVATION PERMIT. a. Application. Any person desiring a permit to remove or disturb a tree within the primary environmental corridor shall file with the commissioner an application in writing on a form furnished for this purpose. Every application shall:

a-1. State the name and address of the property owner.

a-2. Describe the location, species and diameter at breast height of each tree proposed to be removed or disturbed.

a-3. Describe any construction plans associated with the requested tree removal.

a-4. If the application proposes removal of a tree in excess of 3 inches in diameter at breast height, describe the proposed replacement tree or trees pursuant to par. c-1.

a-5. If the application involves construction of a pathway, describe the width, length, depth of excavation and surface material of the pathway.

a-6. If the proposed tree removal or disturbance is part of a construction or site development project, include a site plan containing the following additional information:

a-6-a. Primary contact for the project, including name, business affiliation, address, phone, email and fax.

a-6-b. Name of the project, if any.

a-6-c. A plat of survey prepared by a registered land surveyor or engineer showing all proposed improvements or site alterations to a recognized engineer or architect scale.

a-6-d. Date of site plan submittal, along with any and all dates of revision.

a-6-e. Existing and proposed grade for any grade change within the primary environmental corridor.

a-6-f. North arrow.

a-6-g. Location to scale, including critical root zone, of all trees 3 inches or larger in diameter at breast height proposed to be removed or located within the limits of construction in the primary environmental corridor.

a-6-h. Approved tree protection fencing installed at the critical root zone of all trees or groups of trees 3 inches or larger in diameter, not shown to be removed, located within the limits of construction or site disturbance.

a-6-i. The location of all existing and proposed easements on the site.

a-6-j. Slopes greater than or equal to 12% located within the limits of soil disturbance.

a-6-k. Defined points of temporary and permanent ingress and egress in the primary environmental corridor.

a-6-L. Existing and proposed utilities, including sanitary sewers, storm sewers and water mains and service laterals, underground utility laterals and clean-out and surface valves, electrical and telecommunication cables, and gas mains and service laterals. All locations for the proposed connections to utilities and the proposed elevations of these connections shall be indicated on the site plan.

a-6-m. A scale landscape plan showing the location and quantity of all landscape plantings proposed for the site, including a listing of the proposed species, cultivar and common name, including notation of Wisconsin native species, as well as the size and quantity of the plantings, whether they are balled-and-burlapped or container-grown, and installation notes and details.

a-7. Any other information that may be required by the commissioner.

b. Issuance of Permit. The application for permit shall be examined by the commissioner and, if found to be in conformity with the requirements of this subsection, shall be approved and a permit issued by the commissioner. The commissioner may impose any conditions necessary to ensure the permitted activities are executed professionally, safely and in accordance with the requirements of this section.

c. Requirements. The following requirements shall apply to all permits issued under this subsection:

c-1. Replacement of Trees Removed. Trees in excess of 3 inches in diameter in breast height which are removed shall be replaced on a diameter-equivalent basis during the designated planting season with indigenous nursery-grown trees conforming to ANSI Z60.1 American Standards for Nursery Stock, most current edition.

c-2. Planting Season. c-2-a. Balled-and-Burlapped Trees. The planting season for balled-and-burlapped trees shall be between October 15 and December 1 and between March 15 and May 15.

c-2-b. Container-Grown Trees. The planting season for container-grown trees shall be between September 1 and December 1 and between March 15 and June 15.

c-3. Plant Installation, Inspection and Warranty. c-3-a. Installation. All trees shall be planted in accordance with accepted horticultural practices and any other specific planting instructions provided by the commissioner.

c-3-b. Inspection. Inspection of work to determine its completion and establish the beginning of the warranty period shall be performed by the commissioner upon request of the property owner submitted to the commissioner at least 10 days prior to the inspection date. After inspection, the commissioner shall notify the property owner of the date of the beginning of the warranty period by issuing a notice of acceptance. In the event of any deficiencies, the commissioner shall notify the property owner of the requirements for beginning the warranty period.

c-3-c. Warranty Period. All plants shall be guaranteed to be alive and healthy, as determined by the commissioner at the end of the warranty period. The warranty period shall extend for a period of one year from the date of notice of acceptance. During the warranty period, the property owner shall replace any trees that die or, in the opinion of the commissioner, are in an unhealthy condition or have lost their shape due to dead branches, excessive pruning, inadequate, improper maintenance or any other causes. Replacement trees shall be planted immediately, if the time of rejection occurs during the planting season, or during the next planting season, if the time of rejection falls outside the planting season.

c-4. Soil Erosion or Slope Destabilization. No tree removal or disturbance shall be permitted under this section whenever the commissioner determines that the tree removal or disturbance would result in soil erosion or slope destabilization due to soil conditions or the existing degree of slope. In evaluating whether this requirement is satisfied, the commissioner shall consider such factors as existing grade, available soil surveys, maps, representative soil borings or classifications, existing vegetation in the immediate vicinity of the tree or trees proposed for removal, degree of site disturbance caused by the tree removal and any associated risks to public health and safety. If an applicant proposes removal or disturbance of a tree located in an area where the slope is at least 12%, the applicant shall provide a report prepared by a professional engineer that certifies the proposed tree removal or disturbance, when considered with any proposed mitigation measures, will not result in soil erosion or slope destabilization.

d. Permit Revocation. The commissioner may revoke any permit issued under this subsection for violation of any permit conditions. Violation of any conditions of a permit issued under this subsection shall constitute a violation of this section. The notice revoking a permit shall be served on the permittee and posted upon the premises to which the permit applies. After the notice is served and posted, the permit which has been revoked shall be void and no person may proceed with any further tree removal or site disturbance activities within the primary environmental corridor on the premises. Before any tree removal or site disturbance activities are resumed, a new permit shall be procured.

6. ENFORCEMENT. a. Violations. When the commissioner determines that a willful violation of the provisions of this section exists, or has reasonable grounds to believe that a violation exists, the commissioner may order the person to correct the violation by issuing a notice of violation or a stop-work order. If the person to whom the notice or order was issued fails to take corrective action after receiving the notice or order, the commissioner shall take whatever steps are necessary to correct the violation, including but not limited to using city forces or private contractors. When trees are removed, destroyed or damaged beyond recovery in violation of this section, the commissioner may

require that the trees be replaced on an equivalent-diameter basis. Failure to replace trees as required by the commissioner shall constitute a violation of this section.

b. Recovery of Costs. Any costs incurred by the commissioner in correcting violations of this section shall be billed to the owner of the premises and payable within 30 days. If the owner fails to pay within 30 days, the bill shall become a lien on the real property and collectible in accordance with s. 66.0627, Wis. Stats.

c. Citations. In addition to other applicable enforcement procedures and pursuant to the authority of s. 66.0113, Wis. Stats., the commissioner may issue citations pursuant to the citation procedure set forth in s. 50-25 to any person who violates any provision of this section.

d. Penalties. Any person who violates any provision of this section shall, upon conviction, forfeit not less than \$150 per violation per day nor more than \$5,000 for each premises found to be in violation, together with the cost of the action.

LRB
APPROVED AS TO FORM

Legislative Reference Bureau
Date: _____
Attorney
IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney
Date: _____
Requestor

Drafter
LRB09087-3
JDO
3/29/2010

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 5-14-2010FILE NUMBER: 081570Original Fiscal Note ☒ Substitute ☐SUBJECT: Substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zoneB) SUBMITTED BY (Name/title/dept./ext.): David Sivyer, Forestry Services Manager – DPW Operations

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☒ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE 081570:

[illegible]



Legislation Details (With Text)

File #: 091460 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 3/2/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution approving a final Certified Survey Map for property located at 1807 East Morgan Avenue for creation of a new residential lot and dedication of land for public purposes, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Indexes: CERTIFIED SURVEY MAPS

Attachments: Unexecuted Certified Survey Map.pdf, City Plan Commission Letter.pdf, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/2/2010	0	COMMON COUNCIL	ASSIGNED TO		
3/4/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
4/19/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
4/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
5/12/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091460

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution approving a final Certified Survey Map for property located at 1807 East Morgan Avenue for creation of a new residential lot and dedication of land for public purposes, in the 14th Aldermanic District.

Analysis

This resolution approves a final Certified Survey Map that divides one parcel, a portion of which is located in the City of St. Francis, into two lots for future residential construction and dedicates land for public street purposes.

Body

Whereas, The Milwaukee Code of Ordinances, Chapter 119-5, Subdivision Regulations, requires City Plan Commission ("CPC") approval, conditional approval or disapproval of all Certified Survey Maps ("CSMs"), which provide dedication of land to the City of Milwaukee ("City") for public purposes; and

Whereas, The City received one final CSM, a copy of which is attached to this Common Council File, which dedicates land to the City for public purposes; and

Whereas, In compliance with the above-referenced chapter of the Milwaukee Code of Ordinances, CPC has reviewed and recommended approval of said CSM; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following CSM is approved:

OWNER'S NAME, DCD NO., TAX KEY NO.

Susan M. Ahl, DCD No. 2803, Tax Key No. 546-9979-110

Drafter

DCD:KDC:kdc

03/02/10/A

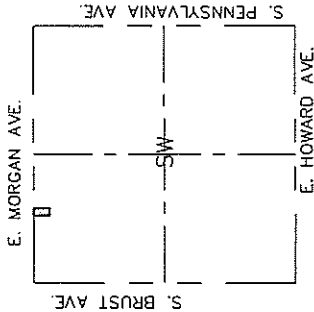
MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 15, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE AND THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN.

CITY OF MILWAUKEE TAX KEY NO: 546-9979-110
CITY OF MILWAUKEE ZONING: RS6

OWNER:
SUSAN M. AHL
1807 E. MORGAN AVE.
MILWAUKEE, WI 53207

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15-6-22, WHICH IS ASSUMED TO BEAR N88°56'47"E, STATE PLANE COORDINATE SYSTEM SOUTH ZONE, JAN. 2005 DATUM.



LOCATION SKETCH
SW 1/4 SECT. 15-6-22
SCALE: 1" = 2000'

- -- DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING A MINIMUM OF 1.13 LBS PER LINEAL FOOT.
- -- DENOTES FOUND 1" IRON PIPE

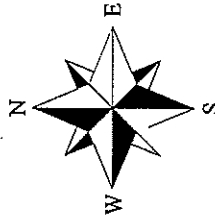
E. MORGAN AVENUE

PUBLIC RIGHT OF WAY-WIDTH VARIES
N88°56'47"E 76.00'

CONC. MON. W/ BRASS CAP
NW CORNER OF
SW 1/4 OF SECTION 15
T6N, R22E
N: 364,684.77
E: 2,564,756.09

E. MORGAN AVENUE
DEDICATED TO THE CITY
OF MILWAUKEE FOR
PUBLIC STREET
PURPOSES

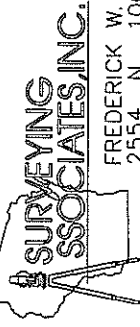
N88°56'47"E 76.00'



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



FREDERICK W. SHIBILSKI
2554 N. 100th STREET
WAUWATOSA, WI 53226
PHN 414-257-2212
FAX 414-257-2443

INSTRUMENT DRAFTED BY: DAPHNE WILLIAMS OCTOBER 12, 2009 JOB NO. 32960 CSM SHEET 1 OF 3

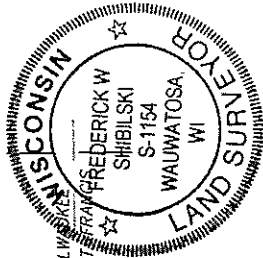
INFRASTRUCTURE
SERVICES DIVISION

Marisa Connell
CENTRAL DRAFTING & RECORDS MANAGER

24 Martin 10/9/09 3/18/10
ENGR. IN CHARGE ENVIRON. ENGR.

CITY ENGINEER
APPROVED

FREDERICK W. SHIBILSKI S-1154



N88°56'47"E 2616.20'
NORTH LINE SW 1/4 SECTION 15 T6N R22E

LOT 1
5,196 S.F.
0.1193 AC.

N88°56'47"E 76.00'

UNPLATTED LANDS
Tax key #5469980000

LOT 2
3,924 S.F.
0.0901 AC.

UNPLATTED LANDS
Tax key #5469977100

EXISTING GARAGE
43'30"
S88°56'47"W 76.00'
UNPLATTED LANDS

120.00' 120.00' 120.00'
N00°49'29"W 165.00' N00°49'29"W 165.00'



DID #2803

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 15, TOWN 6 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE AND THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE STATE OF WISCONSIN) MILWAUKEE COUNTY) SS

I, Frederick W. Shibilski, a registered land surveyor do hereby certify:

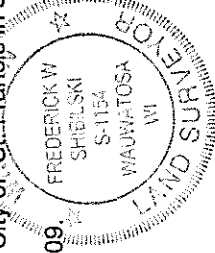
That I have surveyed, divided and mapped a part of the Northwest ¼ of the Southwest ¼ Section 15, Town 6 North, Range 22 East, in the City of Milwaukee and the City of St. Francis, Milwaukee County, Wisconsin, being more particularly described as follows: Commencing at the Northwest corner of the Southwest ¼ of Section 15; thence North 88° 56' 47" East along the North line of said ¼ Section, 683.00 feet to the point of beginning of the land to be described; thence North 88° 56' 47" East, 76.00 feet; thence South 00° 49' 29" East, 165.00 feet; thence South 88° 56' 47" West, 76.00 feet; thence North 00° 49' 29" West, 165.00 feet to the point of beginning. ...Dedicating the North 45' feet ... for public street purpose (East Morgan Avenue). Containing 9,120.00 square feet (0.209 acres) of land.


I further certify that I have made such survey, land division and map by the order and direction of Susan Marie Ahl, owner of said land;

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code and the Regulations of the City of St. Francis in surveying, dividing and mapping the same.

Dated this 9th day of December 2009.




Frederick W. Shibilski S-1154
Wisconsin Reg. Land Surveyor

OWNERS CERTIFICATE:

Susan Marie Ahl, as owner, does hereby certify that she caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the requirements of Chapter 119 of the Milwaukee Code of Ordinances and the Regulations of the City of St. Francis.

In consideration of the approval of this map by the Common Council, and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees:

- a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefor, where feasible.

This agreement shall be binding on the undersigned and assigns.

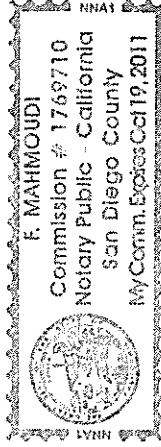
IN WITNESS WHEREOF, Susan Marie Ahl, at Del Norte, CA, on this
31st day of December, 2009.


In the Presence of:


SUSAN MARIE AHL

STATE OF Calif. COUNTY) SS
San Diego

Personally came before me this 31 day of December, 2009, the above named
Susan Marie Ahl, to me known to be the person who executed the foregoing instrument and acknowledged the same.




Notary Public, State of Calif.
My Commission expires 10-19-2011

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 15, TOWN 6 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE AND THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Wayne F. Whitlow, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, certify that in accordance with the records in the Office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this Certified Survey Map.

Date: 3-23-10

Wayne F. Whitlow
WAYNE F. WHITLOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. _____, adopted by the Common Council of the City of Milwaukee on _____, 20____.

RONALD D. LEONHARDT, CITY CLERK

TOM BARRETT, MAYOR

PLANNING COMMISSION

Approved by the Plan Commission, City of St. Francis, this 25th day of February, 2010.

Alan D. Richards
ALAN RICHARDS, MAYOR

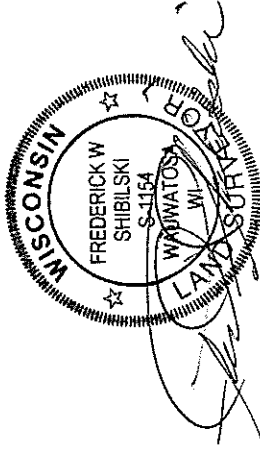
Melinda K. Dejewski
MELINDA DEJEWSKI, SECRETARY

COMMON COUNCIL APPROVAL

Approved by the Common Council, City of St. Francis this 17th day of March, 2010.

Alan D. Richards
ALAN RICHARDS, MAYOR

Anne B. Uecker
ANNE B. UECKER, CITY CLERK



April 14, 2010

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 091460 approves a final Certified Survey Map for property located at 1807 East Morgan Avenue for creation of a new residential lot and dedication of land for public purposes, in the 14th Aldermanic District.

This file approves a final Certified Survey Map that divides one parcel, a portion of which resides in the City of St. Francis, into two lots for future residential construction, and dedicates land for public street purposes.

Since the proposed final Certified Survey Map complies with City plans for the area, the City Plan Commission at its regular meeting on April 12, 2010, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Zielinski

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 03/02/10

FILE NUMBER:

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution approving a final Certified Survey Map for property located at 1807 East Morgan Avenue for creation of a new residential lot and dedication of land for public purposes, in the 14th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner, DCD

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES

☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.

☒ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)

☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)

☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)

☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE : 091460

[illegible]



Legislation Details (With Text)

File #: 091660 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 4/13/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance relating to a change in zoning from Multi-Family Residential to Two-Family Residential, on land located East of North 25th Street and North of West State Street, in the 4th Aldermanic District.

Sponsors: ALD. BAUMAN

Indexes: ZONING, ZONING DISTRICT 04

Attachments: Proposed Zoning Change Map.jpg, City Plan Commission Letter.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
4/13/2010	0	COMMON COUNCIL	ASSIGNED TO		
4/15/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
4/27/2010	1	CITY CLERK	DRAFT SUBMITTED		
4/27/2010	1	CITY CLERK	PUBLISHED		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
091660
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. BAUMAN

Title
A substitute ordinance relating to a change in zoning from Multi-Family Residential to Two-Family Residential, on land located East of North 25th Street and North of West State Street, in the 4th Aldermanic District.

Analysis
This substitute ordinance changes the zoning for existing residential properties to be consistent with the Near West Side Area Comprehensive Plan.

Body
Resolved, That the Mayor and Common Council of the City of Milwaukee, do ordain as follows:

Part 1. There is added to the Milwaukee Code of Ordinances, a new section to read as follows:


Section 295-501.2(b).0003. The zoning map is amended to change the zoning for the properties at:

2424 West State Street, Tax Key Number 389-0741-110
2440 West State Street, Tax Key Number 389-0766-100
2446 West State Street, Tax Key Number 389-0765-000





from Multi-Family Residential (RM4) to Two-Family Residential (RT3).

Drafter
DCD:AJF:ajf
04/23/10

**FN 091660
RM4 to RT3
May 2010**

 Proposed Zoning Change



Residential Districts

-  Single Family (RS1-6)
-  Two-Family (RT1-4)
-  Multi-Family (RM1-7)
-  Residential and Office (RO1-2)

Commercial Districts

-  Neighborhood Shopping (NS1-2)
-  Local Business (LB1-2)
-  Commercial Service (CS)
-  Regional Business (RB1-2)
-  Central Business (C9A-C9H)

Industrial Districts

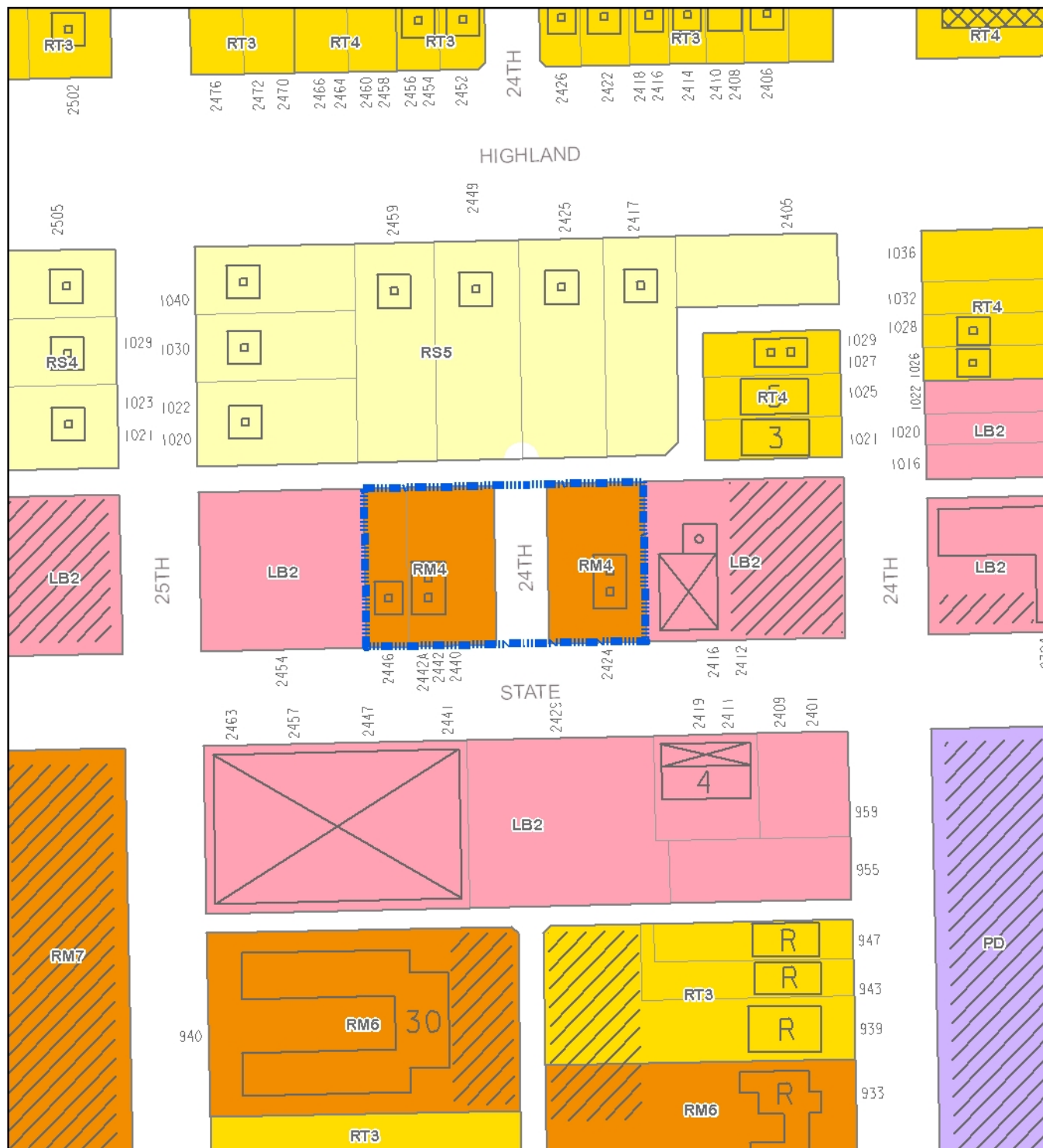
-  Industrial - Office (IO)
-  Industrial - Light (IL1-2)
-  Industrial - Mixed (IM)
-  Industrial - Heavy (IH)

Special Districts

-  Parks (PK)
-  Institutional (TL)
-  Planned Development (PD, DPD)
-  Redevelopment (RED)



Data source: Department of City Development 2009



May 4, 2010

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 091660 relates to a change in zoning from Multi-Family Residential (RM4) to Two-Family Residential (RT3) on land located east of North 25th Street and north of West State Street, in the 4th Aldermanic District.

This zoning change which was initiated by the City of Milwaukee to better reflect the single-family and two-family residential character of the properties at 2424, 2440 and 2446 West State Street and would ensure that, if developed in the future, the infill development would be consistent with existing character of the neighborhood and the Near West Side Comprehensive Area Plan recommendations.

On May 3, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed zoning change is consistent with the current uses of the sites and the surrounding neighborhood context, and is consistent with the Near West Side Plan recommendations, the City Plan Commission at its regular meeting on May 3, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

NOTICES SENT TO FOR FILE: 091660

[illegible]



Legislation Details (With Text)

File #: 091567 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 3/24/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 70, 735 North Water Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Indexes: TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

Attachments: Project Plan-Amendment No. 1.pdf, Term Sheet as of 5-12-10.pdf, Feasibility Study Update 3-11-10.pdf, Letter from the Comptroller, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/24/2010	0	COMMON COUNCIL	ASSIGNED TO		
4/19/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091567

Version

ORIGINAL

Reference

060961

Sponsor

THE CHAIR

Title

Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 70, 735 North Water Street, in the 4th Aldermanic District.

Analysis

This resolution fulfills the statutory requirements for amending the Project Plan for Tax Incremental District No. 70. The amendment to the Project Plan revises the scope of the private investment as it relates to the end use of the building located at 731 North Water Street. Given a change in the market, the originally proposed development of seven luxury condominium units has been modified to include the conversion of the building into a Gold's Gym and retail, office and "gray box" condominium space. In addition, the incremental revenue will be applied to the first payback of the City's \$1,554,000 contribution toward the Riverwalk rehabilitation, based on a 15-year amortization schedule. The grant to the balance of the project of \$1.5 million remains unchanged with funds being advanced by the developer and recovered from incremental revenue only after the City has received sufficient funds based on the above payback schedule. This resolution authorizes the Commissioner of the Department of City Development, other public officials and the Redevelopment Authority of the City of Milwaukee to take such actions as are necessary to accomplish the objectives of the amended Project Plan and authorizes the City Comptroller to create the necessary and appropriate subaccounts for Plan implementation.

Body

Whereas, The Common Council of the City of Milwaukee ("Common Council") adopted File No. 060961 on September 5, 2007, which approved a Project Plan ("Plan") and created Tax Incremental District No. 70, 735 North Water Street ("TID No. 70" or "District"); and

Whereas, Pursuant to Section 66.1105(4)(h)(1), Wisconsin Statutes, the Redevelopment Authority of the City of Milwaukee ("Authority") conducted a public hearing on Amendment No. 1 to the Project Plan for the District ("Amendment"), approved such Amendment by resolution and submitted such Amendment, a copy of which is attached to this Common Council File, to the Common Council for its approval; and

Whereas, Section 66.1105(4)(g) and (h)(1), Wisconsin Statutes, provides that an amendment to a Project Plan shall be approved by the Common Council with the adoption of a resolution, which contains findings that such amendment is feasible and in conformity with the Master Plan of the City of Milwaukee ("City"); now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. As implementation of the Project Plan for the District has proceeded, it has become necessary to address new redevelopment opportunities.
2. The Amendment retains the existing expenditure period for the District.
3. The Amendment updates File No. 060961 by directing the City Comptroller to establish the appropriate accounts within TID No. 70, Project Account No. 1910-TD07080000, to appropriate tax incremental collections equal to the City's contributions to the Developer, as provided in the Term Sheet for this District, in such amounts as set forth in the Plan as shall be necessary to implement the Plan.

4. The Amendment revises the Economic Feasibility Study that is part of the Plan and makes related changes regarding project costs and financing; and, be it

Further Resolved, That Amendment No. 1 to the Project Plan for Tax Incremental District No. 70 is approved by the Common Council and that the Plan for said District, as amended, is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to notify the Wisconsin Department of Revenue, in such form as may be prescribed by said Department, of the approval of this Amendment pursuant to the provisions of Section 66.1105(5) (cm), Wisconsin Statutes.

2. The Commissioner of the Department of City Development, or his designee(s), is directed to act on behalf of the Common Council as coordinator of all TID-related activities, which, in his judgment, are necessary to carry out the Plan and intent of this resolution.

3. The Commissioners of the Department of City Development and Public Works and the City Engineer are directed to take such actions as are necessary, including execution of contracts to finance, design, engineer and construct the proposed improvements in accordance with the objectives of the approved Plan.

4. The City Comptroller, in conjunction with the Commissioner of the Department of City Development, is directed to perform such acts and to create such subaccounts as are necessary to maintain the fiscal control required to carry out the Plan and the intent of this resolution.

5. The Authority and all other City officials, departments, boards, authorities and commissions are requested, authorized and directed to take all necessary actions and to provide all necessary assistance, as may be needed by the above-identified officials, to carry out the Plan and intent of this resolution.

6. The City Clerk is directed to transmit a certified copy of this resolution, along with a copy of the Amendment, to the Commissioner of Public Works, the Commissioner of the Department of City Development, the Assessment Commissioner and the City Engineer for administrative and/or informational purposes and to the Joint Review Board established by Common Council File No. 84-202, adopted June 12, 1984, for review in accordance with the procedures and criteria set forth in Section 66.1105(4m), Wisconsin Statutes.

Drafter

DCD:AER:aer
03/24/10/A

..Number

091567

..Version

PROPOSED SUBSTITUTE A

..Reference

060961

..Sponsor

THE CHAIR

..Title

Substitute resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 70, 735 North Water Street, in the 4th Aldermanic District.

..Analysis

This substitute resolution fulfills the statutory requirements for amending the Project Plan for Tax Incremental District No. 70. The amendment to the Project Plan revises the scope of the private investment as it relates to the end use of the building located at 731 North Water Street. Given a change in the market, the originally proposed development of seven luxury condominium units has been modified to include the conversion of the building into a Gold's Gym and retail, office and "gray box" condominium space. In addition, the incremental revenue will be applied to the first payback of the City's \$1,554,000 contribution toward the Riverwalk rehabilitation, based on a 15-year amortization schedule. The grant to the balance of the project of \$1.5 million remains unchanged with funds being advanced by the developer and recovered from incremental revenue only after the City has received sufficient funds based on the above payback schedule. This resolution authorizes the Commissioner of the Department of City Development, other public officials and the Redevelopment Authority of the City of Milwaukee to take such actions as are necessary to accomplish the objectives of the amended Project Plan and authorizes the City Comptroller to create the necessary and appropriate subaccounts for Plan implementation.

..Body

Whereas, The Common Council of the City of Milwaukee ("Common Council") adopted File No. 060961 on September 5, 2007, which approved a Project Plan ("Plan") and created Tax Incremental District No. 70, 735 North Water Street ("TID No. 70" or "District"); and

Whereas, Pursuant to Section 66.1105(4)(h)(1), Wisconsin Statutes, the Redevelopment Authority of the City of Milwaukee ("Authority") conducted a public hearing on Amendment No. 1 to the Project Plan for the District ("Amendment"), approved such Amendment by resolution and submitted such Amendment, a copy of which is attached to this Common Council File, to the Common Council for its approval; and

Whereas, Section 66.1105(4)(g) and (h)(1), Wisconsin Statutes, provides that an amendment to a Project Plan shall be approved by the Common Council with the adoption of a resolution, which contains findings that such amendment is feasible and in conformity with the Master Plan of the City of Milwaukee ("City"); now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. As implementation of the Project Plan for the District has proceeded, it has become necessary to address new redevelopment opportunities.
2. The Amendment retains the existing expenditure period for the District.

3. Relative to the \$1.5 million development funded gap financing provided for in the Plan, a variance is authorized from the procedures of Common Council File No. 68-461-x, being the Guidelines for the Control of Capital Expenditures.

4. The Amendment updates File No. 060961 by directing the City Comptroller to establish the appropriate accounts within TID No. 70, Project Account No. 1910-TD07080000, to appropriate tax incremental collections equal to the City contributions to the developer, as provided in the Term Sheet for this District, in such amounts as set forth in the Plan as shall be necessary to implement the Plan.

5. Relative to the balance of funding provided for in the Plan for Riverwalk restoration and City administration, in an amount of \$1,673,992, the City Comptroller is directed to transfer the sum of \$1,673,992, plus \$167,400 in capitalized interest, from the Parent TID Account No. TD07080000, for the purpose of providing the necessary funding for this component of the Plan.

6. The Amendment revises the Economic Feasibility Study that is part of the Plan and makes related changes regarding project costs and financing; and, be it

Further Resolved, That Amendment No. 1 to the Project Plan for Tax Incremental District No. 70 is approved by the Common Council and that the Plan for said District, as amended, is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to notify the Wisconsin Department of Revenue, in such form as may be prescribed by said Department, of the approval of this Amendment pursuant to the provisions of Section 66.1105(5)(cm), Wisconsin Statutes.

2. The Commissioner of the Department of City Development, or his designee(s), is directed to act on behalf of the Common Council as coordinator of all TID-related activities, which, in his judgment, are necessary to carry out the Plan and intent of this resolution.

3. The Commissioners of the Department of City Development and Public Works and the City Engineer are directed to take such actions as are necessary, including execution of contracts to finance, design, engineer and construct the proposed improvements in accordance with the objectives of the approved Plan.

4. The City Comptroller, in conjunction with the Commissioner of the Department of City Development, is directed to perform such acts and to create such subaccounts as are necessary to maintain the fiscal control required to carry out the Plan and the intent of this resolution.

5. The Authority and all other City officials, departments, boards, authorities and commissions are requested, authorized and directed to take all necessary actions and to provide all necessary assistance, as may be needed by the above-identified officials, to carry out the Plan and intent of this resolution.

6. The City Clerk is directed to transmit a certified copy of this resolution, along with a copy of the Amendment, to the Commissioner of Public Works, the Commissioner of the Department of City Development, the Assessment Commissioner and the City Engineer for administrative and/or informational purposes and to the Joint Review Board established by Common Council File No. 84-202, adopted June 12, 1984, for review in accordance with the procedures and criteria set forth in Section 66.1105(4m), Wisconsin Statutes.

..Drafter

DCD:AER:aer

05/17/10

AMENDMENT NO. 1

PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 70
("735 N Water Street")

CITY OF MILWAUKEE

Public Hearing Held: March 18, 2010

Redevelopment Authority Adopted: March 18, 2010

Common Council Adopted:

Joint Review Board Approval:

**AMENDMENT NO. 1 to the PROJECT PLAN for
TAX INCREMENTAL FINANCING DISTRICT NUMBER 70
CITY OF MILWAUKEE
(735 N Water Street)**

Introduction

Section 66.1105(4)(h)(1), Wisconsin Statutes, permits the Redevelopment Authority, subject to the approval of the Common Council, to amend the project plan for a tax incremental financing district.

The Common Council created Tax Incremental District Number 70 in 2007 for the purpose of facilitating the redevelopment efforts of the buildings located at 731 - 735 North Water Street and the property's associated Riverwalk along the Milwaukee River. This amendment will modify the scope of the private investment as it relates to the end use of the building at 731 N Water Street. It was originally anticipated that the building at 731 North Water Street would be converted to a parking garage and seven luxury condominiums. Given a significant change in the market, the proposed development program now includes a conversion of the building into a Gold's Gym and retail, office and "gray box" condominium spaces.

The City will provide \$1.5 million of gap financing to assist in the redevelopment of the 735 North Water Street office structure. This building consists of 291,000 sf of office space with a current vacancy rate of 35%. All funding for this component of the TID will be advanced by the developer/owner of the building and be repaid, with interest at the City's cost of funds. In addition to gap financing, the City will provide up to \$1,553,992 for the renovation of 480 linear feet of Riverwalk. Funding for this component will be advanced by the City and be repaid from the future incremental revenue generated by the project.

In summary, Amendment No. 1 to the Project Plan will provide \$3,053,992 for the purposes of renovating 480 linear feet of Riverwalk and to assist in the redevelopment of the buildings at 731-735 North Water Street. In addition, the Project Plan will fund \$120,000 for administration purposes and \$167,400 for capitalized interest.

This amendment is submitted in fulfillment of the requirements of section 66.46, Wisconsin Statutes.

Amendments to the Project Plan:

The following amendments are made to the Project Plan. All other sections of the Plan remain unchanged.

Add to section II.B.3 "Description of Timing and Methods of Financing":

a. Estimated Timing of Project and Financing Costs

Year	Estimated Project Costs	Cumulative Total
2010-2011	\$3,341,000	\$3,341,000

b. Estimated Method of Financing Project Costs

The Gap Financing component will be funded by the developer, at the City's cost of funds. The Riverwalk component, administration will be funded by the General Obligation Bonds.

Add to section II.B.4. "Economic Feasibility Study":

The Economic Feasibility Study for this District, prepared by S.B. Friedman & Company and titled Updated Economic Feasibility Report Tax Increment District No. 70, dated March 11, 2010, is attached hereto.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before the year 2033 (TID year 26).

Add to section III. EXHIBITS:

1. Term Sheet (attached)
2. Feasibility Study (attached)

AMENDMENT NO. 1

PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO. 70
("735 N Water Street")

CITY OF MILWAUKEE

Public Hearing Held: March 18, 2010

Redevelopment Authority Adopted: March 18, 2010

Common Council Adopted:

Joint Review Board Approval:

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TAX INCREMENTAL FINANCING DISTRICT NUMBER 70
CITY OF MILWAUKEE
(735 N Water Street)**

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This amendment is submitted in fulfillment of the requirements of section 66.46, Wisconsin Statutes.

Amendments to the Project Plan:

The following amendments are made to the Project Plan. All other sections of the Plan remain unchanged.

Add to section II.B.3 "Description of Timing and Methods of Financing":

a. Estimated Timing of Project and Financing Costs

Year	Estimated Project Costs	Cumulative Total
2010-2011	\$3,236,000	\$3,236,000

b. Estimated Method of Financing Project Costs

The Gap Financing component will be funded by the developer, at the City's cost of funds. The Riverwalk component, administration will be funded by the General Obligation Bonds.

Add to section II.B.4. "Economic Feasibility Study":

The Economic Feasibility Study for this District, prepared by S.B. Friedman & Company and titled Updated Economic Feasibility Report Tax Increment District No. 70, dated March 11, 2010, is attached hereto.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before the year 2033 (TID year 26).

Add to section III. EXHIBITS:

1. Term Sheet (attached)
2. Feasibility Study (attached)

**Amendment No. 1 to Term Sheet
735 N Water
Development Agreement**

Project: The “Project” consists of substantial renovations/retrofits to the existing 731 and 735 North Water Street buildings. The improvements to 735 North Water Street include installation of fire suppression systems, a connection to the Milwaukee Skywalk system, façade renovations, the preservation of the building’s cornice and the creation of a new restaurant space. The program for 731 North Water Street includes asbestos removal and abatement, construction of a Gold’s Gym on Floors 2 through 5 and the construction of improvements to Floors 1, 6, & 7 to convert them into retail, office and “gray box” condo spaces.

This Tax Incremental District (“the District”) will fund the repair of a Riverwalk of approximately 480 feet in length. The design will be consistent with the Riverlink Design Guidelines and may include railings, harp lights and medallions in the walking surface. The estimated cost for this repair is approximately \$1.55 million.

In addition, the District will provide gap financing for the office component of the Project in the amount of \$1.5 million. The entire Project will be constructed by the Developer.

Project Budget: Total estimated project costs for the Project, excluding financing, are approximately \$19,106,919.

Developer: Compass Properties

City Contribution: The City shall provide a contribution from the Tax Incremental District in the amount not to exceed \$3,054,000, excluding financing costs and City administration and inspection costs. Of this total:

- \$1.5 million will be financed by the Developer, and repaid by the City from incremental property taxes generated annually by the Project, with an interest rate of 4%, subject to the repayment of the City’s Riverwalk contribution, as provided below.
- Up to \$1,554,000 will be funded by the City from bond proceeds, and made available to the Developer to reimburse actual costs, incurred pursuant to the proposed Riverwalk repairs.
- The incremental revenue will first be applied to amortizing the Riverwalk costs over a period of 15 years. Any excess incremental revenue will be applied to the remaining \$1.5 million related to the developer financed portion of the TID contribution.

Disbursements: Prior to disbursement of City funds to the Developer, the following actions must occur.

- A. A final budget for the Project, including total costs of the Riverwalk and the proposed improvements to 731 and 735 N Water Street (hard and soft costs) shall have been approved in writing by the City's Commissioner of City Development, (the "Commissioner").
- B. The Developer shall have received all federal, state and local agency approvals that are necessary to undertake the construction of the project.
- C. The Commissioner shall have approved the final plans and specifications for the Project.
- D. The Commissioner shall have approved all the contracts to be entered into by the Developer to undertake the construction of the Riverwalk and the office redevelopment.
- E. The architect or engineer shall have certified in writing to the Commissioner that the work that is subject to the draw request has been completed in accordance with the Commissioner-approved plans and specifications and the Riverwalk and the office redevelopment costs have been fully substantiated by the Developer on appropriate AIA forms, such as AIA Document G702.
- F. The Commissioner shall have received and approved a signed EBE Agreement for the entire Project.
- G. The City shall have received all necessary Grants of Easements, in the approved form for the Riverwalk.
- H. The Developer shall have completed the Project and certified developer's contribution under the Cooperation, Contribution and Development Agreement.
- I. Payment requests shall be presented to the Commissioner by Developer no more frequently than once a month and City Contribution shall be disbursed pursuant to procedures approved by the Commissioner.

Responsibilities:

Developer will construct the Project, pay its portion of construction costs, own, operate and maintain those portions of the Riverwalk located on its property, including the public Riverwalk, dock wall and handicap accessible facilities either through BID #15 allocation or on its own.

Developer will deliver and the City will accept a permanent, public access easement for the Riverwalk.

**Competitive
Bidding:**

Contracts for work funded by the City shall be bid out by the Developer and the bidder chosen by the Developer must be reasonably approved by the Commissioner.

Prevailing Wage:

The Developer and Developer's contractors shall pay prevailing wages for construction of the Riverwalk and agree to provide reports specified by the Commissioner.

**Development
Agreement:**

The City, Developer and RACM shall enter into a development agreement ("Development Agreement") containing terms consistent with this Term Sheet and customary for such development agreements. The Development Agreement may not be collaterally assigned to a third party without the written consent of the Commissioner. A clause shall be included that allows the City to recapture a portion of the Historic Tax Credit proceeds (if they are ever claimed) to recoup the City's "gap-financing" grant to the project.

PILOT Payments:

The Development Agreement will require payments in lieu of taxes with respect to any parcel or building within the District that subsequently becomes exempt from real property taxes. This provision shall be incorporated into a covenant running with the land.

**Financial
Statements:**

Developer shall provide internally generated financial statements for the Project, certified as to accuracy. At its discretion, the City may request independently audited financial statements to be provided within ninety days of the close of any fiscal year. The City shall pledge to hold such records confidential to the greatest extent permitted by the law.

Design Review:

The Commissioner shall have the right to approve all plans and specifications for all work funded in whole or in part by the City in addition to final plans for the exterior renovations on Water Street and the Milwaukee River.

**Human Resources
Requirements:**

The Developer shall enter into an EBE agreement that places a mandatory 18% EBE requirement and a 21% Residents Preference requirement on the Project. This requirement fulfills the human resource requirements which were in place at the time TID No. 70 was created. Notwithstanding the foregoing in completing the Riverwalk the human resource requirements applicable to City projects undertaken by the Department of Public Works shall be fulfilled.

Developer

Financing:

City, RACM and Developer shall structure the City contribution based on the parameters described in “City Contribution” above. The Development Agreement shall be structured as a Cooperation Contribution and Redevelopment Agreement in a form customary for a transaction involving a Developer Financed TID component, and shall provide for the payment of interest on the Developer-financed component at the City’s cost of funds as determined by the City Comptroller at the time of execution of the Development Agreement.

General

This Term Sheet does not constitute a binding agreement. The terms set forth herein and other provisions customary for a transaction of this sort shall be incorporated in one or more agreements, including the Development Agreement mentioned above, among the City, RACM, and Developer. Resolutions approving the Term Sheet will also provide for the execution of all additional documents and instruments necessary to implement the Project.

All other customary provisions (Comptroller audit rights, DCD Commissioner review and approval of project budget and design, etc.) will also be included in the Development Agreement.

AR 3/12/10

Exhibit ____

Updated Economic Feasibility Report
Tax Increment District No. 70

**PROPOSED 731-5 N. WATER STREET
REDEVELOPMENT PROJECT**

Prepared for:

Redevelopment Authority of the
City of Milwaukee

City of Milwaukee
TID #70/North Water Street Project

Economic Feasibility Study Update

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1. Project Description and Study Approach.....	1
2. Need for Financial Assistance.....	3
3. Incremental Property Tax Revenues	5

Appendix 1: Project Phasing Detail

S. B. Friedman & Company
221 N. LaSalle Street
Chicago, IL 60601-1302
Phone: 312/424-4250; Fax: 312/424-4262

www.friedmanco.com

1. Project Description and Study Approach

Project Description

Compass Properties (“the Developer”) is proposing the renovation of the 731 and 735 North Water Street properties (“the Project”), located directly on the Milwaukee River between Wisconsin Avenue and Mason Street. These two properties make up the Tax Increment Finance District (“TID”) #70, which was created in 2007. The 731 North Water Street Building (“731 Building”) will include a Gold’s Gym, office space, and ground-floor retail. The partially occupied 735 North Water Street Building (“735 Building”) contains only office space. Together, these two buildings will include the following program components at completion of the proposed core program of renovation activity (“Core Program”) and a possible subsequent phase (“Additional Program”):

Table 1: Development Program Summary

Project Component (Area)	731 Building	735 Building	Project Total
CORE PROGRAM			
Office	8,400	293,000	301,400
Gold's Gym	38,000		38,000
Retail	3,500		3,500
Valet Parking Area (Spaces)	5		5
ADDITIONAL PROGRAM			
Office	7,842		7,842
Total Development Area	57,742	293,000	350,742

Source: Compass Properties

Construction costs for the 731 Building are estimated at \$9.3 million, and construction costs for the 735 Building are estimated at \$6.4 million, for a total construction budget of \$15.7 million. These costs include both additions to the Project program and general rehab work:

Program Additions:

- 6th Floor office space in 731 Building
- Gold’s Gym in 731 Building
- Retail space in 731 Building
- Valet parking area in 731 Building
- Skywalk construction in 731 Building
- Mezzanine-level office space in 735 Building

General Rehab Components:

- Demolition and asbestos abatement in 731 Building
- Sustainability and life safety in both 731 and 735 Buildings
- Riverwalk repairs in both 731 and 735 Buildings
- Tenant improvements necessary to facilitate lease-up of the vacant portion of the 735 Building

In addition to these Core Program elements, the Developer indicates that the 7th floor of the 731 Building will be built out to a “grey box” condition, with the ultimate intention of converting it to either commercial or residential space. This final conversion (the Additional Program) may be undertaken by one or more third party developers.

Proposed Assistance

The City of Milwaukee (“City”) is contemplating TID expenditures of **\$3.236 million**, including project assistance of \$1.5 million in gap financing, \$1,554,000 to renovate the adjacent Riverwalk, and an additional \$182,000 in City contingencies and administrative costs. This assistance was initially negotiated in 2007 at the time of initial TID creation. However, the Developer’s proposed redevelopment program has changed, principally with respect to the 731 Building. The purpose of this Economic Feasibility Analysis is to determine whether the current development program can support this proposed level of TID expenditures as originally contemplated.

Additional detail on the proposed City assistance parameters is included in the “Projected Amortization of TID Debt” section in Chapter 3.

SBFCo reviewed and considered the following key factors affecting the TID feasibility of the proposed project:

- Assessment techniques and assumptions likely to be used as a basis for property taxation, based on key informant interviews with the City of Milwaukee Assessor’s Office
- Real property assessment data from the City Assessor’s Office on the two taxkeys within TID 70
- Real property assessment data for other comparable properties elsewhere in Milwaukee to validate the potential assessed valuation of the project
- Potential bonding assumptions as provided by DCD and the Office of the City Comptroller to be used in evaluating financing capacity

2. Need for Financial Assistance

SBFCo conducted a high-level comparison between the Project as currently proposed and the original 2007 proposal to assess any major changes that might affect the need for City financial assistance. The major issues affecting economic feasibility are as follows:

- The aggregate amount of proposed Core Program investment by the Developer appears similar to the prior iteration of the redevelopment program (\$16.2 million in combined hard renovation costs for the 731 and 735 Buildings as compared to \$17.5 million in the prior 2007 iteration). **Table 2** on the following page shows the Developer's budget for the Core Program.
- The major proposed revenue-generating improvements in the 731 Building are now commercial space (Gold's Gym) and ancillary spec commercial space as opposed to higher-value residential condominium units.
- Instead of constructing revenue-generating parking on-site, the Developer is now proposing to add valet service. This service would use 5 newly constructed staging spaces on-site, and place vehicles in rented spaces in area garages. The Developer anticipates operating this service on a breakeven basis, where the markup over area parking rental rates charged to patrons would be sufficient to cover the costs of providing the service.
- The Developer appears to have leased a net total of 22,000 additional square feet of the existing office space in the 735 Building over the 2006 initial occupancy of about 171,000 square feet, for a current total of 193,000 square feet of occupancy. The pro formas used to analyze the proposed project in 2007 assumed that the 735 Building would reach stabilized occupancy at about 260,000 square feet in 2010. The Project therefore has lagged substantially behind pro forma with respect to occupancies. Further, due to current economic conditions, it will likely require several years for the Project to reach stabilized occupancy, and stabilization may occur at a lower level than the 90% assumed in 2007.

Based on these factors, it appears that the City's original rationale for providing financial assistance of \$1.5 million in gap financing and \$1,554,000 in Riverwalk reconstruction to the project remains valid in light of the Developer's current proposal and the economic conditions experienced by the Project since the original creation of the TID and negotiation of the TID assistance package.

City of Milwaukee

TID 70 Economic Feasibility Update

Table 2: Developer Proposed Budget: Core Program

USES	Development Costs		
	731 Building	735 Building	Total
Hard Costs			
Demolition and Abatement	\$ 1,402,972		\$ 1,402,972
Skywalk Connection	\$ 320,255		\$ 320,255
Sustainability and Life Safety	\$ 1,689,450	\$ 1,013,555	\$ 2,703,005
Construction/Conversion/Tenant Build Out	\$ 4,165,725	\$ 2,171,000	\$ 6,336,725
Façade Renovation	\$ 918,855	\$ 2,840,540	\$ 3,759,395
Riverwalk Renovation	\$ 800,000	\$ 754,000	\$ 1,554,000
Total Hard Costs	\$ 9,297,257	\$ 6,779,095	\$ 16,076,352
Soft Costs			
Architecture and Engineering	\$ 307,618	\$ 85,739	\$ 393,357
Sales/Leasing/Marketing	\$ 109,258	\$ 190,742	\$ 300,000
Holding Costs/Interest During Construction	\$ 86,748	\$ 63,252	\$ 150,000
Taxes During Construction	\$ 104,097	\$ 75,903	\$ 180,000
Capitalized Interest Estimate	\$ 187,954	\$ 137,046	\$ 325,000
City Fees	\$ 104,097	\$ 75,903	\$ 180,000
Lease Up/Carry	\$ 72,839	\$ 127,161	\$ 200,000
Contingency	\$ 753,093	\$ 549,117	\$ 1,302,210
Total Soft Costs	\$ 1,725,703	\$ 1,304,864	\$ 3,030,567
Developer Overhead/Project Management	\$ 464,863	\$ 338,955	\$ 803,818
TOTAL USES	\$ 11,487,823	\$ 8,422,913	\$ 19,910,737

Source: Compass Properties

3. Incremental Property Tax Revenues

In order to evaluate the time frame of repayment for the proposed \$3.236 million City TID contribution, *SBFCo* projected future incremental real property tax revenues to be generated by the Project. These projected revenues were then used to estimate the time frame for amortization of the associated TID-supported issuances of City bonds.

TID Projection Assumptions and Methodology

Table 3 on the following page shows *SBFCo*'s projections of incremental real property taxes for TID 70. These projections indicate total undiscounted tax collections of about **\$6.8 million** between 2010 and 2034. This represents a substantial reduction from the original projection of \$13.7 million at the time the TID was initially created. The reduction appears to be primarily attributable to:

- Slower than anticipated leaseup of the 735 Building; and
- Replacement of for-sale residential condominium space in the 731 Building (valued at \$325/sf in the 2007 projections) with commercial space with projected assessed value of \$100-124 per square foot)

The key assumptions and methods used to develop these projections are described below.

For the purposes of this analysis, *SBFCo* disregarded personal property, which has remained relatively constant since the creation of the TID. The enclosed projections use the 2007 Base Real Property Value of \$12 million in place at the time the TID was created.

Sources of TID Revenue

The different components of the projected TID revenue stream are described below.

- **731 North Water Street Building.** The 731 Building occupies one taxkey. It is currently vacant and is anticipated to generate incremental revenue through increased tax revenues from the proposed renovation and occupancy by Gold's Gym, new office, and ground-floor retail tenants.
- **735 North Water Street Building.** The 735 Building occupies one taxkey and is anticipated to continue to generate increment through its existing office use, which is currently 65% occupied. Build-out of additional space on the mezzanine level, the addition of valet parking service, general building life safety upgrades, and the addition of a gym amenity in the 731 Building are expected to increase the building's occupancy level and therefore result in additional TID revenues.

City of Milwaukee

TID 70 Economic Feasibility Update

Table 3: Total Projected Real Property Value and Incremental Revenue

Inputs and Assumptions:

2007 Base Real Property Value of TID	\$ 12,000,000
2007 Base Real Property Value of 735 N. Water St.	\$ 11,000,000
2007 Base Real Property Value of 731 N. Water St.	\$ 1,000,000
2009 Net Tax Rate	2.598%
Tax Levy Rate: 10 yr compound rate of decline	1.62%
Annual Inflation Rate	1.50%

TID Year	Assmt Year	Inflation Factor	Incremental Revenue: 735 N. Water	Incremental Revenue: 731 N. Water	Total TID Incremental Revenue
1	2007		\$ -	\$ -	\$ -
2	2008		\$ -	\$ -	\$ -
3	2009	1.00	\$ 14,568	\$ -	\$ 14,568
4	2010	1.02	\$ 12,029	\$ -	\$ 12,029
5	2011	1.03	\$ 16,229	\$ 383	\$ 16,612
6	2012	1.05	\$ 42,275	\$ 113,795	\$ 156,070
7	2013	1.06	\$ 68,185	\$ 119,028	\$ 187,213
8	2014	1.08	\$ 93,961	\$ 124,241	\$ 218,202
9	2015	1.09	\$ 119,603	\$ 124,422	\$ 244,026
10	2016	1.11	\$ 123,319	\$ 151,791	\$ 275,110
11	2017	1.13	\$ 126,967	\$ 151,921	\$ 278,888
12	2018	1.14	\$ 130,547	\$ 152,046	\$ 282,593
13	2019	1.16	\$ 134,061	\$ 152,165	\$ 286,226
14	2020	1.18	\$ 137,511	\$ 152,278	\$ 289,788
15	2021	1.20	\$ 140,896	\$ 152,386	\$ 293,282
16	2022	1.21	\$ 144,219	\$ 152,488	\$ 296,707
17	2023	1.23	\$ 147,480	\$ 152,585	\$ 300,065
18	2024	1.25	\$ 150,680	\$ 152,677	\$ 303,356
19	2025	1.27	\$ 153,820	\$ 152,763	\$ 306,583
20	2026	1.29	\$ 156,901	\$ 152,845	\$ 309,746
21	2027	1.31	\$ 162,556	\$ 155,438	\$ 317,994
22	2028	1.33	\$ 168,296	\$ 158,069	\$ 326,366
23	2029	1.35	\$ 174,122	\$ 160,741	\$ 334,863
24	2030	1.37	\$ 180,036	\$ 163,452	\$ 343,487
25	2031	1.39	\$ 186,038	\$ 166,204	\$ 352,241
26	2032	1.41	\$ 192,130	\$ 168,997	\$ 361,127
27	2033	1.43	\$ 198,313	\$ 171,832	\$ 370,145
	2034		\$ 204,590	\$ 174,710	\$ 379,299
Total Proceeds, 2010-2034			\$ 3,364,762	\$ 3,477,255	\$ 6,842,017

Core Program Phasing

The Milwaukee Assessor's Office conducts annual real property assessments that are effective January 1 of each year. The January 1 assessment reflects the status of the real property at that time. **Table A-1** in the appendix of this report illustrates the phasing assumptions used to project TID revenues and calculate amortization.

- **Gold's Gym in 731 Building:** Construction is estimated to be completed by October 1, 2010, with Gold's Gym taking occupancy in November, 2010. Therefore, it is likely to stabilize at its full value by January 1, 2011.
- **6th Floor Office Space in 731 Building:** Construction is estimated to be completed in September of 2011. *SBFCo* does not expect this space to be fully leased until the office space in the 735 Building reaches a stabilized occupancy rate of 85% in 2014. Based on conversations with the Milwaukee Assessor, we project that between 2010 and 2014 the office space in the 731 Building will be partially assessed at approximately 35% of its anticipated stabilized value. By January 1, 2015 the space is expected to fully stabilize.
- **Retail in 731 Building:** Construction is estimated to be completed in September of 2011. *SBFCo* assumed that the 3,500 square foot retail space will be leased up over a two-year period and will reach stabilized occupancy by January 1, 2013. Therefore, in 2012 we assumed a partial assessment that reflects 50% of the occupancy and full assessment in 2013.
- **Office Space in 735 Building:** The life safety upgrades are projected to be completed in September, 2010, while the Skywalk and improvements to lobby and common areas are expected to be completed in January, 2011. The Developer expects these various improvements to increase the marketability of the property and expects to increase the overall office occupancy from the current 66% to an ultimate stabilized level of 85%. We project that this future lease-up will take place over four years, with the first new value recognized in 2011. We assume that the property will stabilize by January 1, 2014. We are currently working with the Developer to obtain additional rent roll and lease prospect information to further refine and back up these assumptions.

Additional Program Components Included in TID Projections

As described in Chapter 1, the Developer indicates that the 7th floor of the 731 Building will be brought to a development-ready "grey box" conditions as part of the Core Program of investment. Depending on market conditions and opportunities, the Developer may elect to build these spaces out as leasable commercial area (most likely office) or sell them to third parties as commercial or residential condos. Based on *SBFCo*'s experience with the Milwaukee City Assessor's assessment practices, we believe that leased commercial space would result in the lowest incremental property tax revenue stream, while residential condo would result in the highest.

The Additional Program space is included in the TID projections as follows:

- It is assumed to be built out as leased office space (the lowest value land use category if the spaces are improved)
- The taxable value from this office conversion is added to the projections in 2015, the same year that the 6th floor office space is added, and after full stabilization of the 735 building is assumed. This limits the amount of office absorption assumed in any given year to 16,000 square feet or less.

Other Key Assumptions

- **Tax Rate.** Our analysis considered historical trends in the overall City of Milwaukee property tax rate over the past 5, 10, 15, and 20-year periods. The tax rate has trended downward over all of these analysis periods at compound annual rates ranging from about 1.4% (20-year history) to 3.6% (10-year history). For our analysis, *SBFCo* used the 2009 tax rate of 2.598% (\$25.98 per \$1,000 of value) and a subsequent annual decline in rate of 1.62%, the compound annual rate of decline for the past 10 years. This decline is assumed to continue through 2025, beyond which point the rate is assumed to remain level at 2%.
- **Valuation Approach.** The following assumptions and methodologies were used to project future real property valuations for the purposes of estimating TID revenue:
 - Gold's Gym Valuation: *SBFCo* consulted with the Milwaukee Assessor's Office, which indicated it would likely use an income-based method to value the property. Because the Developer is not charging Gold's Gym rent for the first 18 months of its occupancy, the Assessor's Office would likely calculate a pro-rated "effective rent," which is the total rent Gold's Gym will pay over the course of its occupancy, divided by the full lease term. The Assessor's Office indicated that it would apply this effective rent to its property valuation and suggested using a vacancy rate of 13%, a reserves/replacement rate of 10%, and a cap rate of 9.5%. In turn, these calculations yield an anticipated real property value of approximately \$124 per square foot. To benchmark this value, *SBFCo* worked with a local subcontractor, American Design, to identify comparable gym properties in the City and Milwaukee County and collect assessment data for these comparable properties. This research yielded a range in assessed values from \$65 to \$144 per square foot. This observed range appears reasonably consistent with the valuation reached through the income approach.
 - Retail Valuation: Consistent with assumptions used in prior downtown Milwaukee TID projections, *SBFCo* assumed a real property value of \$111 per square foot for other retail space within the Project.
 - 731 6th and 7th Floor Office Valuation: The Milwaukee Assessor's Office indicated that it would currently value the unfinished leasable space in the 731 Building (after completion of asbestos abatement) at approximately \$35 per

square foot. *SBFCo* assumed the average of these two values, \$35 per square foot, for this office space until it is anticipated to be leased and occupied in 2015, per the phasing assumptions described above. When the space is built-out and stabilized, the Assessor's Office indicated that it would expect an annual gross rent of \$18 per square foot and expenses of approximately \$7 per square foot. The Assessor's Office also suggested using a 7.0% base cap rate, and *SBFCo* added an approximate average property tax rate of 2.3% to generate a "tax-loaded cap rate." In turn, these calculations yield an anticipated office space valuation of approximately \$98 per square foot.

- **Valet Staging Area Valuation:** The Assessor's Office indicated that it would likely value the valet staging area at \$15,000 per space, based on comparable parking areas in downtown Milwaukee.
- **735 Office Valuation:** The property was 65% occupied at the time of the 2009 assessment of \$11,463,000. Our projections assume that the proposed building renovations and the increased amenity package in terms of new retail and gym space will eventually allow the developer to achieve a stabilized occupancy rate of 85%. This higher occupancy rate would then correspond to a real property value increase to approximately \$14,990,100, or \$51 per square foot.
- **Real Property Value Growth.** *SBFCo*'s projections assume 1.5% annual growth in real property assessments for all properties included in the TID projection.

Projected Amortization of TID Debt

SBFCo evaluated the time frame over which the total requested TID funding could be amortized using the available sources of funds. The original deal structure negotiated between the City and Developer calls for the gap financing components (\$1.5 million) to be front-funded by the Developer, and the Riverwalk portions funded by the City on a reimbursement basis upon their completion using the City's traditional TID bonding mechanism. Under this structure, TID revenues are to be allocated on a parity basis between the City and the Developer to amortize their respective up-front financings. The Developer is entitled to interest on the Developer-funded portion based on the City's cost of funds for similar financings.

Because of the change in development program, the lags in leaseup of the 735 Building described in Chapter 2, and the replacement of the highest value space (condos) in the program with commercial development, the total TID revenues currently projected are less than those originally anticipated in 2007. As a result, overall TID capacity is projected to be less than when the District was originally adopted.

In response to this issue, the City has restructured its proposed TID participation as follows:

- City-funded portions of the TID costs will be amortized with the first TID revenues until they are 100% repaid.
- After full amortization of City TID expenditures, the Developer-financed TID costs may be amortized with any remaining TID revenues. These costs will continue to be amortized at the City's cost of funds for similar financings.

The above structure provides the City with additional protection in the event that TID revenues fall below projected levels. **Table 4** on the following page shows *SBFCo's* projections of the amortization of the proposed \$3.26 million in aggregate TID expenditures. Based on the revised TID amortization structure described above, the table indicates which entity (City or Developer) is the predominant recipient of the TID revenues in each amortization year.

SBFCo used the following key assumptions to evaluate amortization of the City-funded TID costs:

- **Bond Interest Rates.** *SBFCo* assumed an interest rate of 4.5% on the bonds, reflective of the City of Milwaukee's approximate cost of funds frequently used for TID feasibility analysis.
- **Term, Target Debt Service, and Carry Costs.** Reflecting discussions with the Office of the City Comptroller, the projections assume two years of interest-only payments, followed by fifteen years of level principal and interest payments. The interest-only payments in the first two years of the financing are equal to the size of the assumed capitalized interest reserve, less available fund balances at the time of issuance.

For the fifteen level payment years following the interest-only period, a "TID Annual Debt Service Target" is defined. This amount is equal to the annual level-payment debt service on a 15-year amortization of the total bond issue. In each of the 15 amortization years, this Annual Debt Service Target is compared to the available Repayment Sources. Any shortfalls relative to this target are accrued and carry a 4% annual interest charge until they are repaid. Any surpluses versus the target are used to pay down the accumulated shortfalls.

- **Issuance Costs.** *SBFCo* assumed an issuance cost of 1.00%

For the Developer-funded portion, *SBFCo* assumed:

- An interest rate of 4.5% (matching the assumed rate for City bonds)
- Negative amortization in years where insufficient TID revenues are available to pay the annual interest due
- No issuance costs

City of Milwaukee

TID 70 Economic Feasibility Update

Table 4: Projected Amortization Schedule

Bonding

Interest Rate on Bonds	4.50%
Cost of Funds (Local Government Investment Pool)	4.00%
Issuance Costs @	1.00%
Capitalized Interest Allowance @	10.00%
Assumed Level P&I Payments	15

Funding Structure

	Assumed Year	Amount	Plus Issuance Costs	Capitalized Interest	Total Issuance
City Bonding	2011	\$ 1,736,000	\$ 17,360	\$ 194,818	\$ 1,948,178
Developer Financing	2010	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000

TID Year	Calendar Year	Projected Incremental Property Taxes	Repayment of City Bonds						Repayment of Developer Contribution				
			Up-Front Financing of TID	TID Annual Debt Service Target Payments	Annual Surplus/ (Shortfall)	Cumulative Fund Balance	Interest Earnings/ (Carry Cost) on Cuml. Balance	City Contribution Fully Amortized/ Prepaid	TID Revenue Available to Service Developer Financing	Annual Interest Due	Principal Paid or (Accrued)	Developer Financing- Outstanding Balance	Developer Contribution Fully Amortized
1	2007	\$ -	\$ -		\$ -	\$ -	\$ -						
2	2008	\$ -	\$ -		\$ -	\$ -	\$ -						
3	2009	\$ 14,568	\$ -		\$ 14,568	\$ 14,568	\$ -						
4	2010	\$ 12,029	\$ -		\$ 12,029	\$ 26,597	\$ 583					\$ 1,500,000	NO
5	2011	\$ 16,612	\$ 1,948,178		\$ 16,612	\$ 43,792	\$ 1,064			\$ 67,500	\$ (67,500)	\$ 1,567,500	NO
6	2012	\$ 156,070	\$ -		\$ 156,070	\$ 200,925	\$ 1,752			\$ 70,538	\$ (70,538)	\$ 1,635,000	NO
7	2013	\$ 187,213	\$ -		\$ 187,213	\$ 389,890	\$ 8,037			\$ 73,575	\$ (73,575)	\$ 1,705,538	NO
8	2014	\$ 218,202	\$ -	\$ (181,402)	\$ 36,799	\$ 434,727	\$ 15,596	NO	\$ -	\$ 76,749	\$ (76,749)	\$ 1,779,113	NO
9	2015	\$ 244,026	\$ -	\$ (181,402)	\$ 62,623	\$ 512,945	\$ 17,389	NO	\$ -	\$ 80,060	\$ (80,060)	\$ 1,855,862	NO
10	2016	\$ 275,110	\$ -	\$ (181,402)	\$ 93,708	\$ 624,042	\$ 20,518	NO	\$ -	\$ 83,514	\$ (83,514)	\$ 1,935,922	NO
11	2017	\$ 278,888	\$ -	\$ (181,402)	\$ 97,485	\$ 742,045	\$ 24,962	NO	\$ -	\$ 87,116	\$ (87,116)	\$ 2,019,436	NO
12	2018	\$ 282,593	\$ -	\$ (181,402)	\$ 101,190	\$ 868,197	\$ 29,682	NO	\$ -	\$ 90,875	\$ (90,875)	\$ 2,106,552	NO
13	2019	\$ 286,226	\$ -	\$ (181,402)	\$ 104,824	\$ 1,002,703	\$ 34,728	NO	\$ -	\$ 94,795	\$ (94,795)	\$ 2,197,427	NO
14	2020	\$ 289,788	\$ -	\$ (181,402)	\$ 108,386	\$ 1,145,817	\$ 40,108	NO	\$ -	\$ 98,884	\$ (98,884)	\$ 2,292,221	NO
15	2021	\$ 293,282	\$ -	\$ (181,402)	\$ 111,879	\$ 1,297,804	\$ 45,833	YES	\$ 274,688	\$ 103,150	\$ 171,538	\$ 2,391,106	NO
16	2022	\$ 296,707	\$ -	\$ (181,402)	\$ 115,304	\$ 1,458,941	\$ 51,912	YES	\$ 296,707	\$ 107,600	\$ 189,107	\$ 2,219,568	NO
17	2023	\$ 300,065	\$ -	\$ (181,402)	\$ 118,662	\$ 1,629,516	\$ 58,358	YES	\$ 300,065	\$ 99,881	\$ 200,184	\$ 2,030,461	NO
18	2024	\$ 303,356	\$ -	\$ (181,402)	\$ 121,954	\$ 1,809,828	\$ 65,181	YES	\$ 303,356	\$ 91,371	\$ 211,986	\$ 1,830,277	NO
19	2025	\$ 306,583	\$ -	\$ (181,402)	\$ 125,181	\$ 2,000,189	\$ 72,393	YES	\$ 306,583	\$ 82,362	\$ 224,221	\$ 1,618,291	NO
20	2026	\$ 309,746	\$ -	\$ (181,402)	\$ 128,344	\$ 2,200,926	\$ 80,008	YES	\$ 309,746	\$ 72,823	\$ 236,923	\$ 1,394,070	NO
21	2027	\$ 317,994	\$ -	\$ (181,402)	\$ 136,592	\$ 2,417,526	\$ 88,037	YES	\$ 317,994	\$ 62,733	\$ 255,261	\$ 1,157,147	NO
22	2028	\$ 326,366	\$ -	\$ (181,402)	\$ 144,963	\$ 2,650,526	\$ 96,701	YES	\$ 326,366	\$ 52,072	\$ 274,294	\$ 901,886	NO
23	2029	\$ 334,863	\$ -		\$ 334,863	\$ 3,082,090	\$ 106,021	YES	\$ 334,863	\$ 40,585	\$ 294,278	\$ 627,592	NO
24	2030	\$ 343,487	\$ -		\$ 343,487	\$ 3,531,599	\$ 123,284	YES	\$ 343,487	\$ 28,242	\$ 315,246	\$ 333,314	NO
25	2031	\$ 352,241	\$ -		\$ 352,241	\$ 4,007,124	\$ 141,264	YES	\$ 352,241	\$ 14,999	\$ 18,069	\$ 18,069	NO
26	2032	\$ 361,127	\$ -		\$ 361,127	\$ 4,509,515	\$ 160,285	YES	\$ 361,127	\$ 813	\$ -	\$ -	YES
27	2033	\$ 370,145	\$ -		\$ 370,145	\$ 5,039,945	\$ 180,381	YES	\$ 370,145	\$ -	\$ -	\$ -	YES
	2034	\$ 379,299	\$ -		\$ 379,299	\$ 5,599,625	\$ 201,598	YES	\$ 379,299	\$ -	\$ -	\$ -	YES
TOTALS		\$ 6,856,585	\$ 1,948,178	\$ (2,721,034)	\$ 4,135,551	\$ 5,599,625	\$ 1,665,671						

Based on these amortization assumptions and the underlying TID projections, *SBFCo* projects that the City's bonding amount of up to \$1.74 million could be amortized by 2021, or TID Year 15. The Developer's \$1.5 million financing of TID expenditures could be amortized by 2032, or TID Year 26.

In order to protect the City's proposed investment, *SBFCo* recommends that the City tie the funding of its Riverwalk contributions to substantial completion of the Core Program, particularly completion and occupancy of the Gold's Gym space. This would ensure that significant improvements have been made to the taxable real property in the TID, and thus increase the likelihood that TID revenues will be available to amortize any City TID expenditures.

DRAFT

APPENDIX 1: Project Phasing Detail

DRAFT

City of Milwaukee
TID 70 Economic Feasibility Update
Table A-1: Assumed Phase-In of New Value

	Total Square Footage/Spaces	Construction Completion	Partial Assessment Year	Full Assessment Year	Partial Assessment Percentage	Full Assessment Percentage	Partial Assessment Value	Full Assessment Value	Number of Years for Future Lease-Up	Phasing of Value [1] [2]					
										2010	2011	2012	2013	2014	2015
CORE PROGRAM															
731 N. Water															
Valet Staging Area	5	October 2010	2011	2011	100%	100%	\$ 75,000	\$ 75,000	1	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -
Gold's Gym	38,000	October 2010	2011	2011	100%	100%	\$ 4,719,851	\$ 4,719,851	1	\$ -	\$ 4,719,851	\$ -	\$ -	\$ -	\$ -
Floor 1 Retail	3,500	September 2011	2012	2013	50%	100%	\$ 194,250	\$ 388,500	2	\$ -	\$ -	\$ 194,250	\$ 194,250	\$ -	\$ -
Floor 6 Office	8,400	September 2011	2011	2015	35%	100%	\$ 294,000	\$ 840,000	5	\$ -	\$ 294,000	\$ -	\$ -	\$ -	\$ 546,000
735 N. Water															
Office	11,463,000	2012	2009	2014	65%	85%	\$ 11,000,000	\$ 14,384,615	4	\$ -	\$ 846,154	\$ 846,154	\$ 846,154	\$ 846,154	\$ -
ADDITIONAL PROGRAM															
731 N. Water															
Floor 7 Office	7,842	September 2011	2011	2015	35%	100%	\$ 274,470	\$ 784,200	5	\$ -	\$ 274,470	\$ -	\$ -	\$ -	\$ 509,730

[1] Assumes no inflation during phase-in period
[2] Assessments are conducted on January 1 each year.



Office of the Comptroller

W. Martin Morics, C.P.A.
Comptroller

Michael J. Daun
Deputy Comptroller

John M. Egan, C.P.A.
Special Deputy Comptroller

Craig D. Kammholz
Special Deputy Comptroller

May 14, 2010

Members of the Zoning, Neighborhoods
& Development Committee
200 East Wells Street, Room 205
Milwaukee, WI 53202

RE: File 091567-Proposed TID 70 Project Plan Amendment #1: 735 N. Water St

Dear Committee Members:

File 091567 would approve the first amendment to Project Plan as well as a revised term sheet for Tax Incremental District (TID) 70 - 735 N. Water Street Project. TID 70 was initially created in 2007 to provide a \$3.8 million grant to assist Compass Properties (Developer) in the preservation and redevelopment of 731 and 735 N. Water Street, the two properties comprising the District. Developer costs would total \$18.4 million. The original project plan included façade renovation (cornice repair) and facility improvements to the 735 N. Water building. It also envisioned the development of an elevator-driven parking garage and the construction of seven luxury condominiums (average proposed sales price of \$1.5 million) at 731 N. Water Street. Riverwalk improvements, including ADA improvements and four boat slips, also were included in the project plan. Total project costs estimated to total \$22.2 million.

The proposed Amendment #1 modifies the Project scope and plan of finance. The desired cornice repair has been accomplished by the Developer. The condominiums, parking and boat slips have been deleted. The project now includes the renovation of 731 N. Water Street to house Gold's Gym on floors 2 through 5, ground floor retail space, and office space on the 6th and possibly 7th floors. The Developer currently securing a 20-year lease with Gold's Gym. The revised Project Plan also calls for the installation of life safety upgrades and skywalk improvements at 735 N. Water. In addition, the revised plan includes the restoration of 480 linear feet of riverwalk and dockwall. ADA upgrades were completed in 2009. Total project costs of the revised plan are:

<u>USES</u>		<u>SOURCES</u>	
Riverwalk	\$ 1,554,000	City grant-Developer financed	\$ 1,500,000
735 N Water (includes skywalk)	1,500,000	City GO Debt	1,841,400
Admin & Capitalized Interest	287,400		
Total Public TID Costs	\$ 3,341,400	Total Public TID Financing	\$ 3,341,400
Office Construction	12,218,534	Developer Equity	4,474,358
Soft Costs	3,720,585	BID #8 Loan	250,000
		Recovery Zone Bond Financing	5,000,000
		Conventional Financing	6,214,761
Total Developer Cost	\$ 15,939,119	Total Developer Equity and Loans	\$ 15,939,119
TOTAL PROJECT USES	\$ 19,280,519	TOTAL PROJECT SOURCES	\$ 19,280,519

The City's TID participation combines a \$1.5 million City grant financed through a loan by the Developer and \$1.8 million in City GO debt. City Debt supports the riverwalk (\$1,554,000), financing costs (\$167,400) and

administration and other costs (\$120,000). This is similar to the financing originally proposed in 2007. However, to the City's advantage, the proposed structure requires the annual City GO debt service to be repaid first. The original structure had called for the repayment of both components proportionately throughout the life of the TID. The proposed Amendment #1 requires full repayment of the City's annual GO debt service prior to repayment of the Developer financed portion for that year. This places the Developer, not the City, in the primary risk position regarding repayment.

The \$1.5 million developer funded portion of the TID will assist Developer in the \$15.9 million renovation of 731 and 735 N. Water Street. The renovation program for these buildings includes the construction of a skywalk segment, asbestos removal, and life safety (including fire suppression) upgrades, and "grey box" renovation (unfinished interior renovation without HVAC) for the Gold's Gym and other potential tenants. Developer will provide its loan funds at an interest rate of 4%, an approximation of the City's current cost of funds. Loan interest due the Developer will accrue at this 4% rate but the Developer will receive an annual payment only after the annual debt service on the City's \$1.8 million plus any prior year shortfall in GO debt is repaid. The City debt obligation is projected to be fully repaid 2020, or year 14 of TID. Full amortization of the Developer's loan is projected by DCD to occur in 2030 – the 24th year of the TID.

The City's GO portion of the TID will assist in construction of a 480' dockwall and riverwalk segment adjoining 731 and 735 N. Water Street. These costs have increased since the original budget of \$1.3 million was presented 3 years ago due to redesign and the extension of the riverwalk six feet over the water. This riverwalk segment is unique in that it involves the rehabilitation of existing dockwall and riverwalk, with the dockwall being part of the foundation of 731 N Water. As such, the steel sheeting dockwall that is typical of new dockwall and riverwalk construction is not contemplated. As the DCD riverwalk and dockwall policy only considered new construction with a steel sheet pile dockwall, this dockwall segment is considered outside of that policy. Nevertheless, the City's Riverwalk contribution now represents approximately 68% of the total cost of the riverwalk rehabilitation.

Is the Project Likely to be Successful

Success depends upon the Project generating sufficient cash flow through its lease revenue. Combined, 731 and 735 N. Water Street have 350,800 s.f. of space, of which 193,000 s.f. (55%) is currently leased (all at 735 N. Water Street). Of the remaining 157,800 s.f., the proposed TID assistance would enable immediate lease-up of another 38,000 s.f. (11%) at 731 N. Water Street for Gold's Gym and make more attractive the remaining 119,800 s.f. of un-leased space. The terms of the proposed Gold's Gym lease are \$18 per s.f. "triple-net" lease, with annual escalating payments.

We have reviewed the lease rate and lease-up assumptions by DCD through its consultant, S.B. Friedman & Company and have concluded that these assumptions are not unreasonable. Applying these assumptions yields lease revenue growth sufficient to recover all TID project and financing costs, prior to statutory maximum legal life of the TID of 27 years. Using these assumptions, our Office projects full amortization of the TID by 2030, or the 24th year of the TID with the City's GO funded portion of the TID amortized in 2020-the 14th year of the TID.

As in any commercial real estate venture at this time, projections of lease up, lease rates and vacancies are subject to significant uncertainty. Likewise, this Project brings with it significant lease up and cashflow uncertainty. This project would be placed in service in a commercial market that has languished over the past 1 ½-2 years. While considering these risks, we believe the proposed Plan Amendment and related changes provide this project with a reasonable prospect of success. In addition, the above approach taken by the DCD in mitigating the City's GO debt repayment risk further strengthens the proposed Project Plan Amendment.

Is the City's \$3.4 million TID investment necessary for the proposed project to proceed?

In evaluating the need for City assistance, we assessed the return on investment to the Developer. In doing so, we recalculated Developer's rate of return, excluding prior investment in the property and considering only the estimated cash flows related to the proposed project. This approach is appropriate as it ignores the developer's sunk

costs and calculates the return on Developer's new investment based only on the future return due to the proposed project. Given this, the internal rate of return to Compass is estimated at 10.9% before taxes. As previously proposed, the Project generated a 16.1% return before taxes, due to its high dependence on assumed condominium sales. Given this rate of return, we conclude the need for assistance is necessary for the project to proceed.

Recommendations

We make the following recommendations:

1. The release of TID funds should be contingent upon Developer providing documentation supporting private debt and equity commitments sufficient to support the proposed project and consistent with the Project Plan;
2. The interest rate for the \$1.5 million Developer loan should be explicitly stated in the Term Sheet at 4%.
3. The Common Council resolution should include a TID project "not to exceed" amount of \$1,841,400 for the City GO portion of the project, of which \$167,400 is for capitalized interest.

Our understanding is that the DCD concurs with these recommendations. By the time that your Committee meets, the resolution and term sheet may already reflect these recommendations.

Should you have any questions regarding this letter, please contact me immediately.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Morics", with a large, stylized loop at the end.

W. Martin Morics
Comptroller

Cc Richard Marcoux, Alyssa Remington, James Scherer
CDKMjd 5-14-10

CITY OF MILWAUKEE FISCAL NOTE

A) DATE May 12, 2010FILE NUMBER: 091567Original Fiscal Note ☒ Substitute ☐SUBJECT: Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 70, 735 North Water Street, in the 4th Aldermanic District.B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner, DCD

C) CHECK ONE: ☒ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☐ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☒ OTHER (SPECIFY) TID No. 70

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:	Administration of the TID, including consultant fees	1910-TD07080000	\$ 120,000		
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	Riverwalk Improvements – Public Access Easement	1910-TD07080000	\$1,553,992		
	Redevelopment of buildings at 735 & 731 N Water Street	1910-TD07080000	\$1,500,000		
TOTALS	Riverwalk improvements & redevelopment of buildings at 731 & 735 N Water Street		\$3,173,992		

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input checked="" type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	\$1,673,992
<input type="checkbox"/> 1-3 YEARS	<input checked="" type="checkbox"/> 3-5 YEARS	\$1,500,000
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

None

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

City's Riverwalk contribution in exchange for a permanent public access easement in an amount not to exceed \$1,553,992 plus City's gap financing contribution of \$1,500,000 for the redevelopment of the buildings at 735 & 731 N Water plus \$120,000 in DCD administration.

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE: 091567

[illegible]



Legislation Details (With Text)

File #: 100037 **Version:** 0

Type: Communication-Report **Status:** In Committee

File created: 5/4/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Department of City Development transmitting the 2009 Annual Report of Tax Incremental Districts.

Sponsors: THE CHAIR

Indexes: DEPARTMENT OF CITY DEVELOPMENT, REPORTS AND STUDIES, TAX INCREMENTAL DISTRICTS

Attachments: 2009 Annual TID Report.pdf, TID Bi-Annual Summaries dated 12-31-09.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
5/4/2010	0	COMMON COUNCIL	ASSIGNED TO		
5/12/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100037

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Communication from the Department of City Development transmitting the 2009 Annual Report of Tax Incremental Districts.

Drafter

DCD:SR:sr

05/04/10/A

2009

ANNUAL REPORT

**MILWAUKEE TAX INCREMENTAL
FINANCE DISTRICTS**

Department of City Development
May, 2010

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- **Transmittal Letter to Joint Review Board**
- **Section I – Overview of Milwaukee Tax Incremental Finance Districts:**
 - **Year Created**
 - **Incremental Value Achieved in 2009**
 - **Summary Financial Performance**
 - **Estimated Year of District Close-out**
- **Section II – Project Description and Accomplishments for each District**
 - **To access this information, go to:**
www.mkedcd.org/business/TIF



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

DATE: April 30, 2010

TO: Members of the Joint Review Board for Milwaukee Tax Incremental Districts

Mark Nicolini, City of Milwaukee
Timothy Russell, Milwaukee County
Michael Sargent, Milwaukee Area Technical College
Ronald Vavrik, Milwaukee Public Schools
Robert Rondini, Citizen Member

FROM: Rocky Marcoux, Commissioner 

SUBJECT: 2009 Annual Report of Milwaukee's Tax Incremental Finance Districts

Enclosed is the Annual Report of Milwaukee's Tax Incremental Districts (TIDs) for the year ended December 31, 2009.

The report is presented in two sections:

- I. Financial overview of each district, including summary project costs, revenues and estimated year of district close-out.
- II. Project accomplishments for each district. Given the extent of this section, and recognizing that persons may not wish to review all of this data, this information may be accessed for each District at www.mkedcd.org/business/TIF.

At this time, Milwaukee has 49 Tax Incremental Districts. In 2009, and up to the date of this report, four new districts were created: City Lights (TID 73), N. 35th & W. Capitol (74), Reed St. Yards (75) and S. 27th & W. Howard (76). Also in 2009, three districts were closed out: North Ave. Commerce Center (21), Riverworks (24), and Wilson Commons (45).

The total incremental property value in all districts was approximately \$1.269 billion, up slightly from \$1.193 billion last year. This represents approximately 4.06% of the City's 2009 property value of \$31.3 billion. The average for all other municipalities in the state with a tax base of at least \$5 billion is 3.6%.

Project costs remaining to be recovered through future tax increments, including interest on bonds sold, or to be sold, and funds advanced by developers through “pay as you go” districts, are now estimated at \$320 million – compared with \$309 million last year, and \$350 million in 2007.

The average estimated payback period for all active Milwaukee TIDs remains at 18 years.

Certain districts in which work was substantially completed had major changes in their incremental value in 2009, and, consequentially, changes in their expected payback year. See below:

District	Change in Incremental Value	Change in years before payback
17: Curry Pierce	-21%	+1 years
20: Florida Yards	+49%	-2
37: Grand Ave.	+32%	-5
39: City Center Hilton	-32%	NC. Ends 2015 by contract
48: Park East III	+29%	-4
51: Granville Station	+49%	-6
53: Menomonee Valley	+61%	-4
57: Men. Valley - Harley	+159%	-4
60: Intermodal Pass. Station	+574%	No Change

Finally, a summary of the districts estimated to close-out in the near future is shown below. These are estimates and are subject to audit and, in some cases, the issuance of future debt to finance project costs already incurred. The inclusion of additional interest costs for any TID will increase the time necessary to retire that district.

In addition, Common Council resolution no. 090706, adopted October 13, 2009, directed that amendments be prepared for all districts expected to close out in 2011 and 2012. These amendments would fund street paving projects located in and within one-half mile outside of these districts. The Joint Review Board is awaiting an opinion from the State of Wisconsin Attorney General on the first amendment proposed in connection with this directive, and, thus far, no such amendments have been approved by that board.

In the table on the following page, the “close-out” year is the last year in which a levy for the TID is estimated to be required. The resolutions closing these districts would most likely be adopted in the following year – after the final levy is received.

District No.	District Name	Projected Close-Out “Levy” Year	2009 Incremental Property Value
23	City Hall Square	2009	\$25,151,700
27	Clarke Square Mega Mart	2012	\$9,702,000
28	City Homes	2012	\$11,913,000
30	Library Hill	2011	\$34,412,000
34	Third Ward Riverwalk	2009	\$ 72,486,000
35	27 th & Wisconsin	2010	-\$610,300
40	West North Ave.	2010	\$21,442,000
42	MidTowne Center	2010	\$72,950,000
44	Lindsay Heights	2010	\$75,462,000
47	875 E. Wisconsin	2010	\$58,948,000
55	Holt Plaza	2010	\$19,542,000
56	Erie / Jefferson Riverwalk	2010	\$131,124,000
69	New Ave. Comm. Ctr	2009	\$0

We will be pleased to answer any questions you may have.

Enclosure

- **Section I – Overview of Milwaukee Tax Incremental Finance Districts:**

SECTION I: 2009 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

1	DISTRICT NO.	15	17	18	20	22	23	27	28	30	34	35
2	DISTRICT NAME	27th & North Ave.	Curry-Pierce	New Covenant	Florida Yards	Beer-line "B"	City Hall Square	Clarke Sq. Mega Mart	City Homes	Westowne Library Hill	Third Ward Riverwalk	27th & Wisconsin
3	YEAR CREATED	1991	1992	1992	1993	1993	1994	1995	1995	1996	1997	1998
	DATE PLAN APPROVED	3/26/91	6/16/92	9/17/92	7/27/93	12/22/93	3/8/94	4/25/95	6/6/95	4/2/96	9/23/1997	2/10/1998
4	BASE PROP. VALUE	\$608,600	\$663,100	\$120,300	\$3,025,100	\$7,761,700	\$4,853,800	\$1,669,800	\$1,017,400	\$14,066,000	\$5,787,400	\$2,240,700
5	PROPERTY VALUE - 2009	4,389,300	1,933,100	2,865,000	21,282,500	\$178,195,100	\$30,005,500	11,372,300	12,930,400	48,478,500	78,270,000	1,630,400
6	INCREMENTAL VALUE - 2009	3,780,700	1,270,000	2,744,700	18,257,400	\$170,433,400	\$25,151,700	9,702,500	11,913,000	34,412,500	72,482,600	(610,300)
7	INCREMENTAL VALUE - 2008	3,787,300	1,603,700	2,524,700	\$12,920,100	\$147,609,300	\$24,535,600	8,388,200	11,772,400	\$28,798,600	75,243,600	(728,500)
8	% CHANGE IN INCREM. VALUE OVER 2008	0%	-21%	9%	41%	15%	3%	16%	1%	19%	-4%	
9	CAPITAL COST THRU 2009	1,723,937	751,770	649,959	5,206,564	22,014,550	4,995,238	2,823,728	2,118,552	7,497,905	4,901,926	2,307,037
10	Other Costs (net)											
11	Interest thru 2009	768,783	328,475	263,427	1,464,952	5,815,541	2,536,949	1,107,299	769,034	2,980,224	1,177,517	694,258
11a	Carrying cost (earnings) thru 2009	(566)	96,455	8,112	603,780	629,030	468,559	311,773	128,302	1,666,346	(321,250)	170,490
12	PROJECT COST THRU 2009	2,492,154	1,176,700	921,498	7,275,286	28,459,121	8,000,746	4,242,800	3,015,888	12,144,475	5,758,193	3,171,785
13	Est. Interest 2010 to maturity					2,144,379	52,842	107,409	149,987	416,128	642,138	463,672
14	Est. Future Proj. Costs/Donations	21,672	9,016	28,429	379,054	3,900,000					500,000	0
15	Est. Interest on Future Borrowing				0	2,048,432						
16	EST. COST PLUS INTEREST	2,513,826	1,185,716	949,927	7,654,340	36,551,932	8,053,588	4,350,209	3,165,875	12,560,603	6,900,331	3,635,457
17	Less: Income, Donations Receiv.											
18	Plus: Increase in Principal Pymts	(9,129)	46,431	6,649	1,429,250	1,670,658	3,271,550	1,174	2,355	7,432,234	(4,921)	(6,672)
			(4,178)	(2,419)	(15,080)	(43,308)	(2,562)	(1,145)	(3,900)	(25,482)		
19	COST TO BE RECOVERED THRU TAX INCREMENTS	2,504,697	1,135,107	940,859	6,210,010	34,837,966	4,779,476	4,347,890	3,159,620	5,102,887	6,895,410	3,628,785
20	Tax Increments Levied Thru 2009	1,801,999	894,975	841,058	2,257,927	20,165,254	5,257,135	3,722,171	2,467,034	3,790,521	8,869,670	9,833
	Less: Donations due to other TID's											
21	NET TO BE RECOVERED AFTER 2009 LEVY	702,698	240,132	99,801	3,952,083	14,672,712	(477,659)	625,719	692,586	1,312,366	(1,974,260)	3,618,952
22	Est. Annual Tax Increments	95,000	32,000	70,000	450,000	4,300,000	640,000	240,000	300,000	850,000	1,800,000	NE
23	Donations from other TID's				1,224,600							1,954,025
24	MAXIMUM LEGAL LIFE	2018	2018	2019	2020	2020	2021	2022	2022	2023	2024	2025
25	EST. YRS. TO RECOVER COST	7	8	2	6	4	0	3	3	2	0	1
26	EST CLOSE-OUT (FINAL LEVY)	2016	2017	2011	2015	2013	2009	2012	2012	2011	2009	2010
27	EST PAY-BACK PERIOD	25	25	19	22	20	15	17	17	15	12	NA

SECTION I: 2009 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

DISTRICT NO.	37	38	39	40	41	42	44	46	47	48	49
DISTRICT NAME	Grand Avenue	S. 5th St. & W. Grange	City Center Hilton	West North Ave.	Time Warner Manpower	MidTowne Center	Lindsay Heights	New Arcade	875 East Wisconsin	Park East III	Cathedral Place
YEAR CREATED	1998	2000	2000	2000	2000	2001	2001	2001	2002	2002	2002
DATE PLAN APPROVED	6/22/1998	4/11/2000	9/6/2000	9/6/2000	9/22/2000	11/28/2000	6/19/2001	9/5/2001	3/5/2002	5/2/2005	3/5/2002
BASE PROP. VALUE	\$60,317,400	\$200	\$23,863,400	\$3,929,800	\$10,021,400	\$7,118,300	\$36,965,400	\$14,759,500	\$21,131,800	\$45,325,600	\$2,052,700
PROPERTY VALUE - 2009	140,084,500	55,700	\$45,269,200	25,372,100	125,171,000	80,068,600	\$112,427,800	\$50,144,600	\$80,079,700	\$78,112,500	\$51,086,000
INCREMENTAL VALUE - 2009	79,767,100	55,500	21,405,800	21,442,300	115,149,600	72,950,300	75,462,400	35,385,100	58,947,900	32,786,900	48,033,300
INCREMENTAL VALUE - 2008	\$60,421,000	\$29,000	\$31,258,600	\$20,052,100	\$112,177,800	\$74,663,400	76,967,600	32,887,000	59,722,700	25,383,100	57,107,500
% CHANGE IN INCREM. VALUE OVER 2008	32%	0%	-32%	7%	3%	-2%	-2%	8%	-1%	29%	-14%
CAPITAL COST THRU 2009	20,794,020	0	5,625,000	2,161,159	29,439,044	7,738,623	5,492,995	6,424,318	2,328,982	21,268,359	21,115,000
Other Costs (net)			30,000		10,000		30,000				50,000
Interest thru 2009	7,464,801		1,916,088	458,101	2,422,294	2,432,339	772,787	1,628,286	614,269	3,915,602	4,716,509
Carrying cost (earnings) thru 2009	(1,101,060)			12,326	(29,707)	(139,376)	(179,554)	100,995	(169,675)	628,040	(1,200,232)
PROJECT COST THRU 2009	27,157,761	0	7,571,088	2,631,586	31,841,631	10,031,586	6,116,228	8,153,599	2,773,576	25,812,001	24,681,277
Est. Interest 2010 to maturity	2,910,302		894,304	265,013	7,392,603	1,405,173	481,794	1,982,587	1,014,211	6,167,851	3,331,500
Est. Future Proj. Costs/Donations			0	0	0	0	650,000	0	0	10,725,240	
Est. Interest on Future Borrowing			0	0	572,551	0	0	0	0	2,056,552	
EST. COST PLUS INTEREST	30,068,063	0	8,465,392	2,896,599	39,806,785	11,436,759	7,248,022	10,136,186	3,787,787	44,761,644	28,012,777
Less: Income, Donations Receiv.											
Plus: Increase in Principal Pynts	(6,442,154)			(3,065)	220,597	(34,525)	48,192	(697)	409,722	10,200,152	5,171,414
	(59,961)									(2,537)	
COST TO BE RECOVERED THRU TAX INCREMENTS	23,565,948	0	8,465,392	2,893,534	39,586,188	11,402,234	7,199,830	10,135,489	3,378,065	34,558,955	22,841,363
Tax Increments Levied Thru 2009	13,076,173	3,440	4,737,249	2,425,389	11,649,390	9,582,734	6,414,555	4,514,503	6,489,571	2,234,199	5,893,358
Less: Donations due to other TID's									3,374,715		
NET TO BE RECOVERED AFTER 2009 LEVY	10,489,775	(3,440)	3,728,143	468,145	27,936,798	1,819,500	785,275	5,620,986	263,209	32,324,756	16,948,005
Est. Annual Tax Increments	2,000,000		550,000	540,000	2,900,000	1,850,000	1,900,000	900,000	1,325,000	2,200,000	2,400,000
Donations from other TID's											[Incl. Pkg. Rev.]
MAXIMUM LEGAL LIFE	2026	2027	2015	2027	2027	2027	2028	2028	2028	2029	2029
EST. YRS. TO RECOVER COST	5	NA	6	1	11	1	1	7	1	16	7
EST CLOSE-OUT (FINAL LEVY)	2014	NA	2015	2010	2020	2010	2010	2016	2010	2025	2016
EST PAY-BACK PERIOD	16	NA	15	10	20	9	9	15	8	23	14

SECTION I: 2009 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

1	DISTRICT NO.	50	51	52	53	54	55	56	57	58	59	60
2	DISTRICT NAME	Solar Paints	Granville Station	Aldrich Chemical	Menomonee Valley Shops	Stadium Business Pk	Holt Plaza	Eriel Jefferson Riverwalk	Menom. Valley East, Harley	20th & Walnut	Bronzeville	Intermodal Pass. Station
3	YEAR CREATED DATE PLAN APPROVED	2002 8/13/2002	2003 12/19/2002	2003 6/24/2003	2004 11/25/2003	2004 4/13/2004	2004 4/13/2004	2004 9/23/2004	2005 11/3/2004	2005 7/6/2005	2005 9/27/2005	2005 9/27/2005
4	BASE PROP. VALUE	\$300	\$10,048,700	\$10,225,900	\$4,752,300	\$1,148,000	\$10,056,000	\$8,958,600	\$0	\$4,753,200	\$46,021,500	\$2,212,900
5	PROPERTY VALUE - 2009	\$2,637,800	\$32,851,000	\$24,943,700	\$44,717,600	\$19,475,600	\$29,598,300	\$140,082,600	\$31,944,700	\$5,207,200	\$67,023,800	\$17,001,400
6	INCREMENTAL VALUE - 2009	2,637,500	22,802,300	14,717,800	39,965,300	18,327,600	19,542,300	131,124,000	31,944,700	454,000	21,002,300	14,788,500
7	INCREMENTAL VALUE - 2008	3,033,100	15,263,300	15,835,300	24,811,400	16,997,900	17,891,100	118,877,800	12,338,800	(420,800)	15,434,700	2,193,600
8	% CHANGE IN INCREM. VALUE OVER 2008	-13%	49%	-7%	61%	8%	9%	10%	159%	208%	36%	574%
9	CAPITAL COST THRU 2009	760,000	5,000,412	4,912,968	19,091,986	2,791,121	1,616,649	5,695,862	5,765,000	2,381,719	1,897,803	6,645,016
10	Other Costs (net)	15,000	0	36,500	0	377,622	21,000	300,967	15,000	282,385	19,415	235,371
11	Interest thru 2009		813,780	1,235,779	2,535,411	106,011	121,958	(111,559)	618,552	(427)	38,989	182,149
11a	Carrying cost (earnings) thru 2009		40,973	0	412,855							
12	PROJECT COST THRU 2009	775,000	5,855,165	6,185,247	22,040,252	3,274,754	1,759,607	5,885,270	6,398,552	2,653,677	1,956,207	7,062,536
13	Est. Interest 2010 to maturity	0	792,988	2,237,468	5,660,431	1,123,409	29,105	977,684	4,078,921	523,549	82,900	1,030,891
14	Est. Future Proj. Costs/Donations			3,766,997	3,766,997	0		1,516,811			1,541,193	
15	Est. Interest on Future Borrowing			1,978,574	1,978,574			91,905			809,495	
16	EST. COST PLUS INTEREST	775,000	6,648,153	8,422,715	33,446,254	4,398,163	1,788,712	8,471,670	10,477,473	3,187,226	4,389,795	8,093,427
17	Less: Income, Donations Receiv.				5,472,542					38,396		
18	Plus: Increase in Principal Pymts											
19	COST TO BE RECOVERED THRU TAX INCREMENTS	775,000	6,648,153	8,422,715	27,973,712	4,398,163	1,788,712	8,471,670	10,477,473	3,148,830	4,389,795	8,093,427
20	Tax Increments Levied Thru 2009	357,690	1,631,983	1,717,443	1,949,794	1,380,896	1,729,640	10,662,230	1,194,981	13,068	1,199,032	469,240
	Less: Donations due to other TID's							3,923,698				
21	NET TO BE RECOVERED AFTER 2009 LEVY	417,310	5,016,170	6,705,272	26,023,918	3,017,267	59,072	1,733,138	9,282,492	3,135,762	3,190,763	7,624,187
22	Est. Annual Tax Increments	65,000	550,000	380,000	1,000,000	450,000	500,000	2,850,000	500,000	175,000	530,000	500,000
23	Donations from other TID's											
24	MAXIMUM LEGAL LIFE	2029	2030	2020	2030	2031	2031	2031	2032	2032	2032	2032
25	EST. YRS. TO RECOVER COST	7	10	17	16	7	1	1	19	18	7	16
26	EST CLOSE-OUT (FINAL LEVY)	2016	2019	2020	2026	2016	2010	2010	2028	2027	2016	2025
27	EST PAY-BACK PERIOD	14	16	17	22	12	6	6	23	22	18	26

SECTION I: 2009 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

1	DISTRICT NO.	61	62	63	64	65	66	67	68	69	70	71
2	DISTRICT NAME	Chase Commerce Ctr.	DRS Power & Technology	Falk/ Rexnord	Direct Supply	N. 20th St. & W. Brown	Metcalfe Homes	The Brewery	First Place Lofts	New Ave. Comm. Center	735 N. Water St.	Mitchell Street
3	YEAR CREATED DATE PLAN APPROVED	2005 9/27/2005	2006 10/13/2005	2006 4/11/2006	2006 7/31/2006	2006 9/26/2006	2007 11/14/2006	2007 12/12/2006	2007 12/12/2006	2007 5/8/2007	2007 9/5/2007	2008 1/15/2008
4	BASE PROP. VALUE	\$4,089,700	\$5,329,800	\$8,871,100	\$14,358,000	\$3,220,700	\$50,443,300	\$9,268,900	\$28,171,000	\$0	\$14,904,700	\$75,252,500
5	PROPERTY VALUE - 2009	\$4,713,400	\$5,698,400	\$13,345,400	\$25,915,900	\$3,576,500	\$49,501,500	\$24,205,100	\$35,970,200	\$0	\$14,602,000	\$70,384,400
6	INCREMENTAL VALUE - 2009	623,700	368,600	4,474,300	11,557,900	355,800	(941,800)	14,938,200	7,799,200	0	(302,700)	(4,868,100)
7	INCREMENTAL VALUE - 2008	733,500	(336,200)	5,076,800	10,781,100	301,500	4,577,900	(2,106,900)	(23,837,300)	0	(450,800)	NA
8	% CHANGE IN INCREM. VALUE OVER 2008	-15%	210%	-12%	-7%	-18%	NA	NA	NA	NA	NA	NA
9	CAPITAL COST THRU 2009	500,000	1,565,704	1,500,000	1,478,557	1,573,789	1,214,287	14,709,395	2,225,229	207,724	0	594,801
10	Other Costs (net)	2,000		5,000	5,356							
11	Interest thru 2009		2,170		211,358	17,528	8,772	244,750	23,323	3,896		
11a	Carrying cost (earnings) thru 2009		10,632			42,336	6,439	598,872	45,934	10,003	0	4,084
12	PROJECT COST THRU 2009	502,000	1,578,506	1,505,000	1,695,271	1,633,653	1,229,498	15,553,017	2,294,486	221,623	0	598,885
13	Est. Interest 2010 to maturity		17,586			78,260	63,074	946,671	33,263	14,912		
14	Est. Future Proj. Costs/Donations			0	11,871,443	1,676,211	260,713	14,292,876	2,177,771			2,523,199
15	Est. Interest on Future Borrowing		0	0	16,013,642	880,412	136,937	11,719,632	2,277,052			2,507,600
16	EST. COST PLUS INTEREST	502,000	1,596,092	1,505,000	29,580,356	4,268,536	1,690,222	42,512,196	6,782,572	236,535	0	5,629,684
17	Leas: Income, Donations Receiv.											
18	Plus: Increase in Principal Pymts											
19	COST TO BE RECOVERED THRU TAX INCREMENTS	502,000	1,596,092	1,505,000	29,580,356	4,268,536	1,690,222	42,512,196	6,782,572	236,535	0	5,629,684
20	Tax Increments Levied Thru 2009	59,956	9,391	270,061	553,060	16,297	109,805	380,587	198,703	0	0	0
21	Less: Donations due to other TID's		0									
22	NET TO BE RECOVERED AFTER 2009 LEVY	442,044	1,586,701	1,234,939	29,027,296	4,252,239	1,580,416	42,131,609	6,583,869	236,535	0	5,629,684
23	Est. Annual Tax Increments Donations from other TID's	16,000	145,000	115,000	TBD	TBD	110,000	TBD	TBD	0	TBD	TBD
24	MAXIMUM LEGAL LIFE	2015	2032	2033	2033	2033	2034	2034	2034	2034	2034	2035
25	EST. YRS. TO RECOVER COST	6	11	11	27	23	17	22	19	0		18
26	EST CLOSE-OUT (FINAL LEVY)	2015	2020	2020	2033	2032	2026	2031	2027	2009	NA	2026
27	EST PAY-BACK PERIOD	7	14	14	27	26	19	24	20	NA	NA	18

SECTION I: 2009 FINANCIAL OVERVIEW OF MILWAUKEE TAX INCREMENT DISTRICTS

1	DISTRICT NO.	72	73	74	75	Total
2	DISTRICT NAME	Bishop's Creek	City Lights	N. 35th & W. Capitol Dr.	Reed St. Yards	
3	YEAR CREATED	2008	2009	2009	2009	
4	DATE PLAN APPROVED	12/16/2008	9/1/2009	9/1/2009	9/22/2009	
5	BASE PROP. VALUE	\$32,480,736	\$3,966,000	\$76,704,300	\$24,356,900	\$716,892,436
6	PROPERTY VALUE - 2009	\$32,480,736	\$3,966,000	\$76,704,300	\$24,356,900	\$1,980,128,236
7	INCREMENTAL VALUE - 2009	0	0	0	0	1,263,235,800
8	INCREMENTAL VALUE - 2008	NA	NA	NA	NA	
9	% CHANGE IN INCREM. VALUE OVER 2008	NA	NA	NA	NA	
10	CAPITAL COST THRU 2009	722,526	0	96,237	0	\$260,325,441
11	Other Costs (net)					\$219,856
12	Interest thru 2009	1,517	0	202	0	\$51,300,572
13	Carrying cost (earnings) thru 2009					\$3,071,798
14	PROJECT COST THRU 2009	724,043	0	96,439	0	\$314,917,667
15	Est. Interest 2010 to maturity					\$47,951,176
16	Est. Future Proj. Costs/Donations	862,474	2,038,000	15,529,763	6,420,000	\$80,252,691
17	Est. Interest on Future Borrowing	856,200	1,835,000	14,117,528	2,858,000	\$60,759,512
18	EST. COST PLUS INTEREST	2,442,717	3,873,000	29,743,730	9,278,000	\$503,881,046
19	Less: Income, Donations Receiv.					
20	Plus: Increase in Principal Pymts					\$28,979,162
21	COST TO BE RECOVERED THRU TAX INCREMENTS	2,442,717	3,873,000	29,743,730	9,278,000	(\$219,581)
22	Tax Increments Levied Thru 2009	0	0	0	0	\$461,797,995
23	Less: Donations due to other TID's					\$141,001,995
24	NET TO BE RECOVERED AFTER 2009 LEVY	2,442,717	3,873,000	29,743,730	9,278,000	320,795,999
25	Est. Annual Tax Increments	160,000	160,000	800,000	500,000	
26	Donations from other TID's					
27	MAXIMUM LEGAL LIFE	2036	2036	2036	2036	
28	EST. YRS. TO RECOVER COST	17	24	27	25	
29	EST CLOSE-OUT (FINAL LEVY)	2025	2033	2036	2033	Average:
30	EST PAY-BACK PERIOD	17	24	27	25	18

LINE ITEMS TO 2009 TAX INCREMENTAL DISTRICT

STATUS REPORT

Lines 4-8	Source: Wisconsin Department of Revenue and the Milwaukee Assessment Commissioner's Office.
Lines 9-13	Source: Unaudited financial statements for Milwaukee Tax Incremental Finance Districts as of December 31, 2009. Carrying costs in line computed by Comptroller's office based on tax levies reported for each TID and the Wisconsin Local Government Investment Pool interest rates.
Line 14-15	DCD current estimate of cost to complete projects, and estimated interest on future borrowing.
Lines 17-21	Source: Unaudited financial statements for Milwaukee Tax Incremental Finance Districts as of December 31, 2009.
Line 22	Source: DCD estimate based on most recent year's tax incremental revenue for districts for which project activities are complete and forecasts for districts which are not completed.
Line 23	Donations due certain TIDs per amendments to other districts.
Line 24	The remaining life of the district if it continues in existence for the legal limit – per statute as of 12/31/2009.
Line 25	The estimate of years to recover costs based upon anticipated future tax incremental revenues generated.
Line 26	Estimate of year in which the last levy needed to recover all costs will be made.

- **Section II – Project Description and Accomplishments for each District**

- **To access this information, go to:**

www.mkedcd.org/business/TIF



**CITY OF MILWAUKEE -
TAX INCREMENTAL DISTRICTS
BI-ANNUAL STATUS REPORT
December 31, 2009**

**Submitted by
DEPARTMENT OF CITY
DEVELOPMENT**

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TID 15 - 27th & North Avenue
Periodic Report
12/31/09

District Created: 1991

Authorized expenditure (excluding interest): \$2,000,000

Authorizing resolution(s): File #901659, #912106

Projected TID dissolution: 2016

Maximum legal life: 2018

Base property value: \$608,600

Completion status: Project complete

Project description

This district encompasses the 14-acre site at North 27th Street and West North Avenue where Steeltech Manufacturing, Inc. originally constructed an 186,000 square foot steel fabricating and painting facility. Approximately \$1.6 million of tax increment funding was provided for site assembly, environmental clean-up and adjacent street improvements.

Following Steeltech's bankruptcy, Capitol Stampings Corporation acquired the facility in January 2001. Capitol invested approximately \$10 million in the purchase, renovation and equipping of the property, and moved into the facility in July 2001.

Capitol subsequently declared bankruptcy in 2005 and was acquired by Steel Craft Corporation of Hartford, WI, which continues to operate Capitol as a subsidiary at this location. Current employment is approximately 100 employees.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 3,780,700	-0.2%
2008	\$ 3,787,300	-10%
2007	\$ 4,195,400	-0.4%
2006	\$ 4,211,300	1%
2005	\$ 4,173,500	-1%
2004	\$ 4,204,600	-0.2%
2003	\$ 4,211,000	-1%
2002	\$ 4,271,800	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 19,000	\$ 138,295	\$ -	\$ 137,232	\$ 1,063
Land Assemblage/Disposition	896,560	-	-	-	-
Public Improvements	834,440	1,552,181	-	1,552,181	-
Site Improvements	250,000	34,524	-	34,524	-
Capitalized Interest	-	-	-	-	-
Total	\$ 2,000,000	\$ 1,725,000	\$ -	\$ 1,723,937	\$ 1,063

TID 15 - 27th & North Avenue
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 6,722,000	\$ 4,389,300
Incremental value	\$ 6,104,300	\$ 3,780,700
Incremental taxes	\$ 4,395,096	\$ 1,801,999

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

With the recent increase in tax incremental revenue from this district, the TID is likely to pay off in 2106, two years before its statutory termination. If revenues decline in the future, a donation from another district may be needed to insure solvency.

TID 17 - Curry/Pierce Project
Periodic Report
12/31/09

District Created: 1992

Authorized expenditure (excluding interest): \$750,000

Authorizing resolution(s): File #912431, #912437

Projected TID dissolution: 2017

Maximum legal life: 2019

Base property value: \$663,100

Completion Status: Project complete

Project description

This district provided financing for the redevelopment of the long-vacant Currie Pierce office building at 400 East Wisconsin Avenue. Total TID capital costs were \$738,000. The historic renovation of the property was completed in October, 1993.

Redevelopment of this property stimulated additional renovations and private investment along, what was then, a severely declining Milwaukee Street commercial district. This project proved to be the first step in redevelopment efforts that featured such projects as Hotel Metro, the Grain Exchange Condominiums, office renovations for the Metropolitan Milwaukee Association of Commerce (MMAC), and numerous entertainment and dining venues.

District incremental values have, however, declined significantly:

Year	Incremental Value	Change
2009	\$ 1,270,000	-21%
2008	\$ 1,603,700	-43%
2007	\$ 2,828,900	-2%
2006	\$ 2,893,200	11%
2005	\$ 2,605,700	16%
2004	\$ 2,255,600	1%
2003	\$ 2,235,500	1%
2002	\$ 2,204,300	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration/Feasibility Study	\$ 50,000	\$ 94,931	\$ -	\$ 90,199	\$ 4,732
Public Improvements	50,000	-	-		-
Property Acquisition	350,000	350,000	-	350,000	-
Redeveloper Loans	300,000	300,000	-	300,000	-
Capitalized Interest	75,000	5,069	-	5,069	-
Total	\$ 825,000	\$ 750,000	\$ -	\$ 745,268	\$ 4,732

TID 17 - Curry/Pierce Project
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 3,207,738	\$ 1,933,100
Incremental value	\$ 2,677,938	\$ 1,270,000
Incremental taxes	\$ 1,294,827	\$ 894,975

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

Incremental revenues have decline dramatically as the Department of Revenue reduces its valuation to be more in line with City of Milwaukee assessed values. Based on these adjustments, this district may barely break even and should be monitored in the future.

**TID 18 - New Covenant Housing
Periodic Report
12/31/09**

District Created: 1992

Authorized expenditure (excluding interest): \$1,070,000

Authorizing resolution(s): File #981693, #920527

Projected TID dissolution: 2011

Maximum legal life: 2019

Base property value: \$120,300

Completion Status: Project complete

Project description

This district is located between North 36th Street and North 40th Street, on the former Park West Freeway Corridor. New Covenant Housing Corporation has completed 72 townhouse and apartment units for low- and moderate-income tenants at this location.

The TID Project Plan provided \$650,000 for street improvements related to this project.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 2,744,700	9%
2008	\$ 2,524,700	-28%
2007	\$ 3,497,900	0%
2006	\$ 3,497,900	10%
2005	\$ 3,190,000	10%
2004	\$ 2,889,100	7%
2003	\$ 2,692,300	3%
2002	\$ 2,610,300	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 6,775	\$ 58,511	\$ -	\$ 58,511	\$ -
Public Way Development	1,058,300	541,493	-	541,493	-
Land Acquisition/Disposition	4,925	5,353	-	5,353	-
Capitalized Interest	107,000	37,952	-	37,952	-
Total	\$ 1,177,000	\$ 643,309	\$ -	\$ 643,309	\$ -

TID 18 - New Covenant Housing
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 3,267,000	\$ 2,865,000
Incremental value	\$ 3,143,690	\$ 2,744,700
Incremental taxes	\$ 1,879,048	\$ 841,058

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 20 - Florida Yards
Periodic Report
12/31/09

District Created: 1993

Authorized expenditure (excluding interest): \$4,945,000

Authorizing resolution(s): File #981652, #950212, #930206

Maximum legal life: 2020

Est. Close Out: 2015

Base property value: \$3,025,100

Completion Status: Project complete.

Project description

This district funded site assembly, environmental remediation and public improvements for the Florida Yards Industrial Park, a 15-acre site at East Florida and South Water Streets. Sites were marketed to manufacturing and distribution businesses, although environmental contamination, poor subsoil conditions and sewer service difficulties discouraged new development for several years. The site is a former railroad yard. In addition to the TID investment in the area, \$1.8 million of other City of Milwaukee funding was committed to the development, and in 2000, the U.S. Department of Commerce provided a grant of \$1,410,000.

Fred Usinger, Inc. purchased 6 acres in 1994 and constructed a 20,000 square foot warehouse and distribution facility. In 2003, Usinger constructed an \$8 million, 55,000 square foot addition, to which it relocated a substantial portion of its production operations. Also in 2003, V. Marchese & Sons, a produce processor and distributor, completed a 33,000 square foot, \$4 million facility, adding 10 positions to its initial workforce of 64.

In an attempt to eliminate a shortfall anticipated by the time the district closes out, TID 5 has donated \$850,000 to this district. In 2007, an amendment to TID 47 (875 E. Wisconsin Ave.) was adopted to donate additional funds to this district and assist in amortizing this district's project costs. In the absence of this donation, the district was not expected to recover its expenses prior to its statutory termination date. District incremental value has increased in recent years as detailed below.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 18,257,400	41%
2008	\$ 12,920,100	-17%
2007	\$ 15,555,800	35%
2006	\$ 11,490,900	26%
2005	\$ 9,103,800	52%
2004	\$ 5,977,600	60%
2003	\$ 3,733,200	31%
2002	\$ 2,842,600	

TID 20 - Florida Yards
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 103,100	\$ 382,400	\$ -	\$ 382,400	\$ -
Public Improvements	4,842,000	3,434,264	-	3,286,519	147,745
Capitalized Interest	494,510	127,635	-	127,635	-
Total	\$ 5,439,610	\$ 3,944,299	\$ -	\$ 3,796,554	\$ 147,745

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 10,083,000	\$ 21,282,500
Incremental value	\$ 7,808,000	\$ 18,257,400
Incremental taxes	\$ 4,002,240	\$ 2,257,927

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Donations from TID 47, and a significant increase in TID revenue, have restored cash flow to the point where payback is expected by 2015.

Identify any significant concerns that might affect budget or schedule of this project in the future: See above.

TID 22 - Beerline B
Periodic Report
12/31/09

District Created: 1993

Authorized expenditure (excluding interest): \$28,369,965

Authorizing resolution(s): File #930935, #990110, #051169 and #090331

Projected TID dissolution: 2016

Maximum legal life: 2020

Base property value: \$7,761,700

Completion status: Riverwalk segments, Marsupial Bridge enhancements, and other public amenities nearing final construction.

Project description

This district is located along the west side of the Milwaukee River, along North Commerce Street, and North Water Street, from East Cherry Street to East North Avenue. The original project budget was \$6.25 million, but was amended in 1999 to \$12.3 million. The 1999 Amendment also expanded the original boundary to include the Humboldt Yards area, Caesar Park, and property on the east side of the river, along North Water Street to North Humboldt Avenue. In 2005, an increase in funding was authorized, bringing the project budget to \$25,146,965. Finally, in July 2009, a second amendment was approved to again expand the district boundary to include the Schlitz Rivercenter and four properties on the east side of the river referred to as the "Clutch Shop". This amendment also increased the TID project budget by an additional \$3,223,000 to account for proposed Riverwalk construction.

Initially, the district funded a \$1.2 million loan for Brewer's Point Apartments, a 107-unit conversion of the former Gimbels warehouse on North Commerce Street. Other completed projects include the conversion of a former ward yard at 1872 North Commerce Street into the new home for Lakefront Brewery. The 16-unit Crescent Condominium buildings were completed in 2000, and have added an additional \$6 million of new investment to the Beerline area. In 2001, the first phase of the 66-unit River Homes condominium project at 1942-2000 North Commerce Street was completed. In addition, New Land Enterprises completed 27 units of the Highbridge Condominiums, a 53-unit project on remnant bluff land at Astor and Water Streets at a cost of \$15 million. The 12-unit first phase of Commerce Bluff Condominiums at 1801 North Commerce Street has also been completed. The second 12-unit building was completed in 2003, along with the new Roots Restaurant that opened in February 2004.

In 2003, construction began on the Riverbridge Condominium project, a 117-unit development at Humboldt and Water Streets. This completed project includes a riverwalk and the redevelopment of an historic former ward yard. In addition, the Trostel Square development at Commerce and Vine Streets was completed in 2003. This development includes 99 apartments and 27 condominiums with an estimated value of \$20 million. Also in 2003, the Redevelopment Authority (RACM) approved the sale of property at 2029-57 North Commerce Street to Vetter Denk Properties for the construction of 38 housing units with an estimated investment of \$10.8 million, and the sale of 2101 North Humboldt Avenue to Legacy Real Estate Development for the development of a mixed use building comprised of 45 condominiums and approximately 7,400 s.f. of commercial space, with an estimated value of \$6.7 million.

TID 22 - Beerline B
Periodic Report
12/31/09

In 2004, ground broke for both the Legacy Real Estate and the Vetter Denk projects. Park Terrace (Vetter Denk) is a 37-unit residential development at 2029-57 North Commerce Street. It is comprised of 21 townhouse units and 16 single-family detached units with a total investment estimated at \$14 million. Union Point (Legacy) increased the size of the project and is a mixed-use development comprised of 72 residential condominiums, 12,500 s.f. of retail space and 81 parking spaces, with a total estimated value of \$15 million.

In 2005, work was completed on the Marsupial Bridge beneath the Holton Street Viaduct, which serves as a connection between the Brady Street and the Beerline "B" Neighborhoods. Further enhancements to the bridge, including an Urban Media Garden near Brady Street and the transformation of the existing railroad trestle into a path down to Commerce Street, will begin construction in summer of 2010.

In fall 2006, construction was completed on a commercial building at 2060 North Humboldt Ave. Developed by WillowTree Development, this is a 20,000 square foot commercial building with a 10,000 square foot Invivo Wellness Center and a restaurant located on the first floor, adjacent to the riverwalk.

Phase I of the Edge Condominiums began construction in fall of 2007 and opened for tenant occupancy in early summer 2009. The riverwalk running the length of both Phase I and Phase II of the project was also completed at this time. Phase II is on hold until the conditions of the current condominium market improve.

The Pleasant Street Market site, on the corner of Pleasant and Commerce Streets is on the market for sale. There is a proposal to construct 140 units using WHEDA tax credits. The application for credits will be submitted in March of 2010 and approval will determine whether or not this project will move forward in 2010.

The riverwalk adjacent to the Brewers Point Apartments was constructed by the Department of Public Works in the summer of 2009. After years of conflict and negotiations, the Common Council approved a Development Agreement which allowed for the construction of this "missing link" to the riverwalk system.

Finally, a \$15 million, condominium project known as Riverboat Landing is currently working on pre-sales for its 67 condominium units. In addition to the condos, there will be 8,200 square feet of commercial space as well as boat slips adjacent to the property along the riverwalk.

TID 22 - Beerline B
Periodic Report
12/31/09

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 170,433,400	15%
2008	\$ 147,609,300	4%
2007	\$ 141,305,300	34%
2006	\$ 105,389,500	29%
2005	\$ 81,868,800	35%
2004	\$ 60,761,900	16%
2003	\$ 52,530,700	87%
2002	\$ 28,113,400	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Public Way & Facilities Development	\$ 25,915,583	\$ 22,828,835	\$ 450,513	\$ 18,446,608	\$ 3,931,714
Grants/Loans	1,804,382	1,298,279		1,298,279	-
Administration	650,000	982,445		978,681	3,764
Capitalized Interest	2,514,697	1,231,223		1,231,223	-
Total	\$ 30,884,662	\$ 26,340,782	\$ 450,513	\$ 21,954,791	\$ 3,935,478

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 186,381,100	\$ 178,195,100
Incremental value	\$ 147,693,000	\$ 170,433,400
Incremental taxes	\$ 22,906,405	\$ 20,165,254

Is the project within budget? Yes ☒ No If no, explain:

Is the project on schedule? Yes ☒ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 23 - City Hall Square
Periodic Report
12/31/09

District Created: 1994

Authorized expenditure (excluding interest): \$5,375,000

Authorizing resolution(s): File #990317, #970752, #931823, #931485

Projected TID close-out: 2010

Maximum legal life: 2021

Base property value: \$4,853,800

Completion Status: Project complete

Project description

This district provided financial assistance to the City Hall Square housing and commercial development, located at the southwest corner of East Wells Street and North Water Street.

A total of 155 apartments were developed in the former warehouse and manufacturing buildings on this site. In addition, a new 60,000 square foot office building was completed in 1999, and a group of historic buildings along Water Street were renovated. These historic buildings are now occupied by an art gallery, deli, restaurant and second floor housing. The office building now houses Heartland Funds, the City's Pension Office, and ground-floor retail.

The TID Project Plan also provided low-cost loans to the apartment and office projects, and funded street improvements. Loans provided to the new office building were paid in 2009, generating sufficient funds with which to close-out the district.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 25,151,700	3%
2008	\$ 24,535,600	14%
2007	\$ 21,524,700	-1%
2006	\$ 21,814,300	10%
2005	\$ 19,882,300	17%
2004	\$ 17,055,600	3%
2003	\$ 16,489,900	4%
2002	\$ 15,876,000	

TID 23 - City Hall Square
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 60,000	\$ 104,408	\$ -	\$ 104,408	\$ 0
Public Improvements	440,000	143,907	-	143,907	(0)
Grant to Developer	4,000,000	4,450,000	-	4,450,000	-
Capitalized Interest	450,000	286,605	-	286,605	-
Total	\$ 4,950,000	\$ 4,984,920	\$ -	\$ 4,984,920	\$ (0)

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 20,288,938	\$ 30,005,500
Incremental value	\$ 16,335,528	\$ 25,151,700
Incremental taxes	\$ 7,413,625	\$ 5,257,135

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 27 - Clarke Square
Periodic Report
12/31/09

District Created: 1995

Authorized expenditure (excluding interest): \$2,725,000

Authorizing resolution(s): File #941695

Projected TID dissolution: 2012

Maximum legal life: 2022

Base property value: \$1,669,800

Completion Status: Project complete

Project description

This district funded the Pick 'n Save Mega Mart project at South 18th Street and West National Avenue, consisting of an 112,000 square foot food store. The project also includes a food court, liquor store, florist, optical center, bakery, bank, pharmacy, and a day care center for 40 children.

The TID Project Plan provided \$2.6 million for the acquisition of a severely blighted site, relocation of tenants and businesses, environmental remediation, demolition and site improvements.

The store opened in January, 1997 employing 160 people, including area residents trained for store or bank positions by SER Jobs For Progress.

Recent investments in and around the TID include redeveloped housing and security improvements spearheaded by Badger Mutual Insurance Co. which is headquartered on National Avenue.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 9,702,500	16%
2008	\$ 8,388,200	-42%
2007	\$ 14,560,100	-1%
2006	\$ 14,636,600	9%
2005	\$ 13,486,100	8%
2004	\$ 12,480,100	13%
2003	\$ 11,039,600	0.2%
2002	\$ 11,012,400	

TID 27 - Clarke Square
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 25,000	\$ 27,697	\$ -	\$ 25,830	\$ 1,867
Public Improvements	1,745,000	1,731,075	-	1,731,075	-
Demolition & Extraordinary Site Costs	955,000	1,060,131	-	1,060,131	-
Capitalized Interest	272,500	6,097	-	6,097	-
Total	\$ 2,997,500	\$ 2,825,000	\$ -	\$ 2,823,133	\$ 1,867

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 11,434,155	\$ 11,372,300
Incremental value	\$ 9,807,835	\$ 9,702,500
Incremental taxes	\$ 3,450,924	\$ 3,722,171

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 28 - City Homes
Periodic Report
12/31/09**

District Created: 1995

Authorized expenditure (excluding interest): \$2,077,663

Authorizing resolution(s): File #941820, #070118

Projected TID dissolution: 2014

Maximum legal life: 2022

Base property value: \$1,017,400

Completion status: Initial project complete, six additional home sites being developed.

Project description

When created in 1995, City Homes was the first residential subdivision to be developed in Milwaukee's central city in thirty years. Located at North 21st and West Walnut Streets, the first phase provided 43 home sites. The homes, designed in a traditional style, feature classic front porches, custom cabinets, Kohler fixtures, built-in dishwashers, high energy furnaces, two-car garages and a 10-year builder's warranty.

Initially, construction of the homes cost approximately \$110,000, and the district project plan provided funds to help write down the purchase price. The units began selling at an average of \$76,000, with the TID absorbing up to \$22,000 of the write-down amount and private contributions absorbing the rest. By the time the last home in Phase I was sold, sales prices rose to \$90,000-\$95,000.

As a result of strong market demand, the City expanded the district in 1997 to accommodate 34 additional sites. By the end of 2003, homes on all sites had been completed.

In 2007, a private developer purchased the site of the former McDonald's restaurant located within the TID-28 boundary, for the purpose of building six additional single family homes. The City is utilizing TID funding of up to \$137,500 (including administrative costs and capitalized interest) to construct a new alley to service the new home sites. When complete, the six homes will add an estimated \$1.5 million of new value to the District. Of the six sites planned, one home has been completed to date.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 11,913,000	1%
2008	\$ 11,772,400	2%
2007	\$ 11,587,100	6%
2006	\$ 10,887,000	10%
2005	\$ 9,875,500	9%
2004	\$ 9,047,200	8%
2003	\$ 8,352,600	15%
2002	\$ 7,238,300	

**TID 28 - City Homes
Periodic Report
12/31/09**

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 204,656	\$ 249,656	\$ -	\$ 245,036	\$ 4,620
Public Improvements	137,500	76,500	-	29,499	47,001
Grants/Subsidies	1,748,007	1,748,007	-	1,748,007	-
Capitalized Interest	209,016	91,717	-	91,717	-
Total	\$ 2,299,179	\$ 2,165,880	\$ -	\$ 2,114,259	\$ 51,621

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	Not Projected	\$ 12,930,400
Incremental value	Not Projected	\$ 11,913,000
Incremental taxes	Not Projected	\$ 2,467,034

* 2009 tax revenue is not available at mid-year.

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 30 - Westtown Village
Periodic Report
12/31/09

District Created: 1996
Authorized expenditure (excluding interest): \$4,325,000
Authorizing resolution(s): File #951453
Projected TID close-out: 2011
Maximum legal life: 2023
Base property value: \$14,066,000
Completion Status: Project complete

Project description

This district funded site assembly for the Library Hill apartment complex at North 8th Street and West Wisconsin Avenue. The development consists of 139 one-, two- and three-bedroom units, along with 6,800 square feet of ground floor commercial space. The project is 94% leased and 93% occupied. The project was developed by a not-for-profit subsidiary of the Milwaukee Redevelopment Corporation. District funded capital expenditures were approximately \$7.5 million.

Because of significant cost overruns and the anticipated future valuation of this project, it was determined that this district would not recover its project costs by the end of its statutory life without an infusion of funds from another source. TID 5 donated funds, over a five-year period ending in 2006, totaling \$7.4 million to this district.

Property values have increased appreciably since 2006, and this District now appears to be capable of retiring by 2011.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 34,412,500	19.5%
2008	\$ 28,798,600	0.2%
2007	\$ 28,755,300	59%
2006	\$ 18,111,300	48%
2005	\$ 12,213,800	37%
2004	\$ 8,890,700	12%
2003	\$ 7,914,300	14%
2002	\$ 6,965,600	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 30,000	\$ 254,835	\$ -	\$ 227,300	\$ 27,535
Public Improvements	4,295,000	6,888,872	-	6,888,872	-
Capitalized Interest	432,500	381,473	-	381,473	-
Total	\$ 4,757,500	\$ 7,525,180	\$ -	\$ 7,497,645	\$ 27,535

TID 30 - Westtown Village
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 10,345,880	\$ 48,478,500
Incremental value	\$ 8,450,236	\$ 34,412,500
Incremental taxes	\$ 3,043,937	\$ 3,790,521

Is the project within budget? ☐ Yes ☒ No If no, explain: See comments above

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 34 - Third Ward Riverwalk
Periodic Report
12/31/09**

Authorized expenditure (excluding interest): \$5,300,651

Authorizing resolution(s): File #970388, #040238, #060404

Projected TID dissolution: 2010

Maximum legal life: 2024

Base property value: \$5,787,400

Completion Status: Majority of infrastructure completed, riverwalk segment design in progress.

Project description

This district provided funding for the extension of the Milwaukee Riverwalk from East Clybourn Street south to the Milwaukee Institute of Art and Design (MIAD) building at North Broadway. Additional funding was provided from the Third Ward Business Improvement District, MIAD, and other city capital accounts.

Incremental revenues are generated through the conversion of several vacant or underutilized loft buildings into offices, apartments and condominiums. Key projects include the Saddlery, a 64,000 square foot office conversion at 233 North Water Street which houses the Milwaukee Ale House, and Riverwalk Plaza condominiums, a conversion to condos of two buildings, totaling 135,000 square feet at North Water and West Chicago Streets. Business Improvement District No. 2 completed construction of a 430-space parking ramp in May of 1999. This privately financed project significantly stimulated redevelopment in this district and the Historic Third Ward TID (No. 11). Dockwall repairs and construction of the riverwalk began in April 2002 and was completed in 2004.

This TID also provided funds to reimburse 70% of the construction costs of the riverwalk and 30% of the costs of the dockwall for the property at 102 North Water Street, referred to as River Renaissance. This \$20,000,000 mixed-use development includes 20,000 square feet of retail space located on the first floor along the riverwalk and 84 condominium units occupying the six stories above. Construction was completed in the summer of 2007.

Preliminary designs are currently being prepared to determine if a temporary riverwalk can be constructed on the properties located at 233 & 239 East Erie Street. This 80 foot connection is the final link to over two miles of contiguous riverwalk along the east bank of the Milwaukee River.

In response to resolutions adopted in 2009, the City is exploring the use of this and other districts approaching their close-out to fund street paving projects. An amendment of this district is currently pending and the Joint Review board is awaiting an opinion from the Attorney General.

TID 34 - Third Ward Riverwalk
Periodic Report
12/31/09

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 72,482,600	-4%
2008	\$ 75,243,600	86%
2007	\$ 40,397,900	29%
2006	\$ 31,240,800	13%
2005	\$ 27,724,300	17%
2004	\$ 23,724,400	10%
2003	\$ 21,527,200	9%
2002	\$ 19,784,200	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 250,000	\$ 281,767	\$ -	\$ 281,767	\$ -
Public Improvements	1,556,300	1,507,523	-	1,038,683	468,840
Contingency	-	-	-	-	-
Grants/Loans	3,215,506	3,233,182	-	3,198,608	34,574
Capitalized Interest	436,693	357,383	-	357,383	0
Total	\$ 5,458,499	\$ 5,379,855	\$ -	\$ 4,876,441	\$ 503,414

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	not projected	\$ 78,270,000
Incremental value	not projected	\$ 72,482,600
Incremental taxes	\$ 6,342,385	\$ 8,869,670

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 35 - 27th & Wisconsin
Periodic Report
12/31/09

District Created: 1998

Authorized expenditure (excluding interest): \$2,187,000

Authorizing resolution(s): File #971799

Projected TID dissolution: 2011

Maximum legal life: 2025

Base property value: \$2,240,700

Completion status: Developers are being actively solicited.

Project description

This district covers the two blocks between North 26th Street, West Wisconsin Avenue, North 28th Street and West Michigan Street. The main focus of the district is the "east block" which was dominated by a vacant, 10-story former Holiday Inn Hotel at 2601 West Wisconsin Avenue.

The TID Project Plan funded assembling the entire east block, and clearing all existing structures. By February 2001, the Redevelopment Authority had acquired title to all properties on the block. However, demolition of the hotel continued to be stalled by claims filed by the building's only tenant, a VFW post. In April 2003, the courts upheld the City's action and demolition was completed shortly thereafter, five years after the project commenced.

The Redevelopment Authority had renewed an option to purchase agreement with a private developer in 2007, who planned to build a mixed-use project containing between 60-70 rental units and approximately 13,000-15,000 square feet of ground floor commercial space, including a US Bank branch that will relocate from 26th & Wisconsin Avenue. Plans also called for approximately 16-20 owner-occupied town homes on the site. Total estimated project costs were \$17.5 million.

In 2007, WHEDA turned down the tax credit application for the above-proposed development, effectively ending it. The department is actively recruiting new developers for the site.

In 2009, an amendment was approved donating funds from TID 56 to this district. Given this additional source of funds, the district appears it will be able to close with the 2011 levy.

Incremental value in the district remains negative.

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 75,000	\$ 77,490	\$ -	\$ 77,490	\$ -
Public Improvements	1,452,000	2,170,978	-	2,019,759	151,219
Loans to Developers	660,000	-	-	-	-
Capitalized Interest	218,700	209,787	-	209,787	-
Total	\$ 2,405,700	\$ 2,458,255	\$ -	\$ 2,307,036	\$ 151,219

TID 35 - 27th & Wisconsin
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 5,958,013	\$ 1,630,400
Incremental value	\$ 3,600,291	\$ (610,300)
Incremental taxes	\$ 909,914	\$ 9,833

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Project has not attracted viable redevelopment proposals and is receiving funds donated from TID 56.

TID 37 - Grand Avenue Redevelopment
Periodic Report
12/31/09

District Created: 1998

Authorized expenditure (excluding interest): \$21,900,000

Authorizing resolution(s): File #000910, #990360, #990115, #971894

Projected TID dissolution: 2014

Maximum legal life: 2025

Base property value: \$60,317,400

Completion status: Project complete.

Project description

This district was created to revitalize the downtown retail and commercial district anchored by the Grand Avenue retail center.

Initially, the district was used to fund a \$2 million loan to assist the 169-room Courtyard by Marriott Hotel project at West Michigan and North 3rd Streets. This \$13,250,000 development was the first of several staged revitalization efforts for this area.

In June of 1999, the project plan was amended to assist the renovation of the former Marshall Fields building. City assistance of \$9.4 million, including \$6.4 million in City loans, was provided to help convert the project to hotel, office and retail uses as well as upgrade its exterior. Major tenants include another Marriott Hotel and the American Society for Quality's headquarters. ASQ has a staff of 225, and occupies 105,000 square feet on five floors of the building.

In November of 2000, the plan was amended to provide \$5 million for the renovation of the Boston Store building, upgrading the retail space and the regional offices of Boston Store's owner, Saks, Inc. This project added significant incremental value to the district, while retaining 950 jobs and the last department store in downtown Milwaukee.

Saks sold its Boston Store unit in 2006, but the new owner, Bon-Ton Stores, Inc. continues to operate the store, and has increased employment at the regional offices to over 900. The store's covenant to operate in the mall expires in two years.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 79,767,100	32%
2008	\$ 60,421,000	-34%
2007	\$ 91,953,400	25%
2006	\$ 73,408,600	32%
2005	\$ 55,620,000	-4%
2004	\$ 57,679,600	49%
2003	\$ 38,615,900	10%
2002	\$ 35,157,400	

TID 37 - Grand Avenue Redevelopment
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 100,000	\$ 1,697,762	\$ -	\$ 1,697,762	\$ -
Public Improvements	400,000	247,914	-	247,914	-
Grants/Loans	21,400,000	16,409,752	-	16,409,752	-
Capitalized Interest	2,190,000	2,438,592		2,438,592	-
Total	\$ 24,090,000	\$ 20,794,020	\$ -	\$ 20,794,020	\$ -

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 111,837,557	\$ 140,084,500
Incremental value	\$ 51,520,157	\$ 79,767,100
Incremental taxes	\$ 10,279,321	\$ 13,076,173

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 38 - Grange Avenue Project
Periodic Report
12/31/09

District Created: 2000
Authorized expenditure (excluding interest): \$874,000
Authorizing resolution(s): File #991643
Projected TID dissolution: NE
Maximum legal life: 2027
Base property value: \$200
Completion Status: Project not begun

Project description

This district encompasses a 6-acre, contaminated industrial site located adjacent to the Airport Freeway spur. Working with Real Estate Recycling, Inc. of Minneapolis, a plan was developed, and approved by the Wisconsin Department of Natural Resources (DNR), to remediate the property and develop up to 100,000 square feet of industrial or distribution space.

The TID Project Plan includes a contribution to the clean-up the site, estimated at \$874,000. The site had been contaminated by foundry sand and heavy metals from batteries.

In March, 2008 this site was proposed to the US Bowling Congress as a new location for its national headquarters. In addition to the clean-up grant, the proposal included a \$1.5 million contribution to the cost of the facility. Another site, in Cudahy, was also proposed to the USBC. Despite the superior economic packages offered to the organization, it decided to relocate to Arlington, Texas and share office space with the Bowling Proprietors Association.

The City contribution to remediation is contingent upon pre-leasing the building, and the developer continues to actively seek tenants for the project before beginning construction. The Development Agreement for this project has expired, but can be renewed once a suitable tenant is found. Given the time expired for this district, it may be more effective if it is dissolved and recreated, when a tenant is attracted to the property.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 55,500	91%
2008	\$ 29,000	-4%
2007	\$ 30,200	2%
2006	\$ 29,600	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Grant/Increment	\$ 874,000	\$ 2,026	\$ -	\$ -	\$ 2,026
Administration	-				-
Total	\$ 874,000	\$ 2,026	\$ -	\$ -	\$ 2,026

TID 38 - Grange Avenue Project
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 3,300,000	\$ 55,700
Incremental value	\$ 3,299,900	\$ 55,500
Incremental taxes	\$ 752,976	\$ 3,440

Is the project within budget? ☐ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Project has been unable to pre-lease space in planned facility. Project is approximately five years behind schedule, but no costs have been incurred.

Identify any significant concerns that might affect budget or schedule of this project in the future:

The TID is now eight years into its life with no activity. The department recommends that it be dissolved. Should development opportunities present in the future, a new district can be created, if needed.

TID 39 - Hilton Hotel
Periodic Report
12/31/09

District Created: 2000

Authorized expenditure (excluding interest): \$5,625,000

Authorizing resolution(s): File #000165

Projected TID dissolution: 2015

Maximum legal life: 2027

Base property value: \$23,863,400

Completion Status: Project complete

Project description

This district consists of the block at North 6th Street and West Wisconsin Avenue on which the Hilton Hotel and parking ramp are located. The TID Project Plan contributed \$5 million to a new 850-space parking ramp constructed at a cost of \$14.8 million. The ramp serves the Hilton Hotel, the adjacent Midwest Airlines Center, and provides additional public parking to the entire area. The TID also funded pedestrian-oriented streetscape improvements around the entire block at a cost of \$525,000.

This is a "pay-as-you-go" TID. All funds, including those for the City's share of the expenses, were advanced by the Marcus Corporation, the owner of the Hilton. The City's share will be repaid to Marcus with interest, but only in the amount of actual incremental revenue generated in the district annually. The city's payment ends no later than 2015, whether or not Marcus has recovered all costs.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 21,405,800	-32%
2008	\$ 31,258,600	18%
2007	\$ 26,480,800	3%
2006	\$ 25,615,500	15%
2005	\$ 22,233,600	16%
2004	\$ 19,225,800	21%
2003	\$ 15,908,900	5%
2002	\$ 15,192,700	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Grants/Increments	\$ 5,525,000	\$ 4,161,884	\$ -	\$ 4,161,884	\$ -
Administration	100,000	30,000	-	16,570	13,430
Total	\$ 5,625,000	\$ 4,191,884	\$ -	\$ 4,178,454	\$ 13,430

The Developer has advanced all project costs. Thus far, the City has repaid the amount shown above. Interest also accrues on the funds advanced by the Developer.

TID 39 - Hilton Hotel
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 69,958,039	\$ 45,269,200
Incremental value	\$ 47,398,539	\$ 21,405,800
Incremental taxes	\$ 9,687,758	4,737,249

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 40 - West North Avenue
Periodic Report
12/31/09**

District Created: 2000

Authorized expenditure (excluding interest): \$2,429,000

Authorizing resolution(s): File #000429, #050035, #070050

Projected TID dissolution: 2012

Maximum legal life: 2027

Base property value: \$3,929,800

Completion Status: Ongoing

Project Description

This district was created to revitalize the North Avenue commercial district from North 31st Street to North Sherman Boulevard. The project is anchored by the Todd Wehr Metcalf Park Community Center and the \$4.8 million Jewel/Osco (now Pick 'n Save) store on North 35th Street. The Project Plan, as amended, provides \$1,035,000 for street lighting and pedestrian public improvements, and \$1,100,000 for business development grants or loans to encourage investment in vacant commercial storefronts. The public improvements, including harp lighting and pedestrian corner bump-outs, were completed in 2009.

Since its inception, 13 business development grants / loans totaling \$984,387 have been awarded to projects within the TID district. This funding complemented approximately \$23,181,685 million of private investment.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 21,442,300	7%
2008	\$ 20,052,100	36%
2007	\$ 14,745,900	16%
2006	\$ 12,734,800	51%
2005	\$ 8,409,600	13%
2004	\$ 7,411,900	7%
2003	\$ 6,920,000	9%
2002	\$ 6,324,400	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 108,000	\$ 450,000	\$ -	\$ 450,000	\$ 0
Public Improvements	1,221,000	831,234	10	668,921	162,303
Grants	1,100,000	984,387	71,726	912,661	-
Capitalized Interest	242,900	127,303	-	127,303	-
Total	\$ 2,671,900	\$ 2,392,924	\$ 71,736	\$ 2,158,885	\$ 162,303

TID 40 - West North Avenue
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 12,624,000	\$ 25,372,100
Incremental value	\$ 8,990,000	\$ 21,442,300
Incremental taxes	\$ 1,984,238	\$ 2,425,389

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 41 – Time Warner/Manpower
Periodic Report
12/31/09**

District Created: 2000/2006

Authorized expenditure (excluding interest): \$32,700,000

Authorizing resolution(s): File #000428, #030289 and #051108

Projected TID close-out: 2020

Maximum legal life: 2027

Base property value: \$10,021,400

Completion Status: Project completed. Manpower moved in September 2007.

Project description

This district was created to fund public improvements in conjunction with a planned Harley-Davidson Museum project, and an extension of the Riverwalk between West Juneau Avenue and West Cherry Street. A significant new development within this TID was the renovation of the former Commerce Street Power Plant. The building is now the corporate headquarters for Time-Warner's Milwaukee cable and communications business, and houses 1,100 employees in 150,000 square feet of space.

As of the end of 2005, the district had a surplus fund balance. In early 2006, the TID Project Plan was amended to provide up to \$25.5 million in funding for a new world headquarters facility for Manpower, Inc.

Manpower moved into its new facility in September 2007. Approximately 870 employees are located at this facility. Plans to add 300 additional employees over five years have been curtailed due to the state of the economy, but long-term, positions at this facility are expected to grow. The presence of this world headquarters operation should ultimately stimulate economic activity in the Downtown, Schlitz Park, Brewers Hill and the Park East corridor redevelopment project.

Given the increase in revenue, this district is now expected to close around 2020, six years earlier than estimated in the 2008 annual report.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 115,149,600	3%
2008	\$ 112,177,800	99%
2007	\$ 56,366,400	-1%
2006	\$ 56,705,300	47%
2005	\$ 38,524,700	

**TID 41 – Time Warner/Manpower
Periodic Report
12/31/09**

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 123,452	\$ -	\$ 123,452	\$ -
Public Improvements	22,866,000	23,209,952	-	23,066,560	143,392
Job Training	250,000	163,034	-	163,034	-
Grant to Developer	4,700,000	4,700,000	-	4,700,000	-
Capitalized Interest	2,570,000	1,843,725	-	1,682,609	161,116
Total	\$ 30,536,000	\$ 30,040,163	\$ -	\$ 29,735,655	\$ 304,508

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 91,149,984	\$ 125,171,000
Incremental value	\$ 81,128,984	\$ 115,149,600
Incremental taxes	\$ 6,228,594	\$ 11,649,390

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 42 - Midtown
Periodic Report
12/31/09**

District Created: 2000

Authorized expenditure (excluding interest): \$6,600,000

Authorizing resolution(s): File #000806 and #010319

Projected TID dissolution: 2012

Maximum legal life: 2027

Base property value: \$7,118,300

Completion status: Phase II complete.

Project description

This district was created to assist Boulder Venture, Inc. with the redevelopment of the former Capitol Court shopping mall. This project will ultimately lead to the construction of over 600,000 square feet of retail space. The first phase of this development has been completed and includes a Wal-Mart, a Pick 'n Save food store, a medical clinic and 70,000 square feet of retail space. Up to \$7.25 million in the TID Project Plan was used to fund a reintroduced street system to the project's 55-acre site, site improvements and unusual site condition work.

In 2005, the Midtown streetscape enhancement project was developed to include pedestrian friendly elements such as Milwaukee Lantern and Harp-style lighting, enhanced decorative crosswalks at designated intersections, extensive landscaping and commercial district gateway signage.

In 2006, streetscape enhancements were completed and Phase II of the Midtown Shopping District was underway. Phase II, included an Office Depot store that was completed in 2007, which provided 23 new jobs to area residents. In 2008, several new retail units adjacent to Office Depot were completed and offered approximately 25 new jobs.

The Midtown Shopping Center experienced its first major setback in 2009 when the Lowe's Home Improvement store, Milwaukee's first, closed due to its declining sales expectations. A search for a new tenant is underway.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 72,950,300	-2%
2008	\$ 74,663,400	14%
2007	\$ 65,425,600	3%
2006	\$ 63,583,800	20%
2005	\$ 53,020,500	69%
2004	\$ 31,422,700	

**TID 42 - Midtown
Periodic Report
12/31/09**

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 100,000	\$ 102,773	\$ -	\$ 102,773	\$ -
Public Improvements	-	477,102	118,983	333,218	24,901
Grant to Developer	6,500,000	6,500,000	-	6,498,340	1,660
Capitalized Interest	660,000	845,448	-	803,278	42,170
Total	\$ 7,260,000	\$ 7,925,323	\$ 118,983	\$ 7,737,609	\$ 68,731

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 34,564,083	\$ 80,068,600
Incremental value	\$ 27,789,493	\$ 72,950,300
Incremental taxes	\$ 5,379,319	\$ 9,582,734

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 44 – Walnut/Locust
Periodic Report
12/31/09**

District Created /Amended: 2001/2004/2005

Authorized expenditure (excluding interest): \$5,355,000

Authorizing resolution(s): File #001778, #040391, #041629 and #090926

Projected TID dissolution: 2013

Maximum legal life: 2028

Base property value: \$36,965,400

Completion status: Lindsay Heights and Walnut Circle aspects of project essentially complete. Franklin Square development underway.

Project description

This district was created to augment the ongoing redevelopment efforts of the YMCA, WHEDA, the City, neighborhood residents and other stakeholders in the Lindsay Heights neighborhood, generally bounded by North 20th Street, West Walnut Street, North 12th Street, and West Locust Street.

The district Project Plan created a loan pool of \$1,605,000 to provide forgivable loans of up to \$10,000 for housing renovation and new home construction in the area. Funding for the loans was provided via a loan to RACM from the Local Initiatives Support Corporation (LISC), which in turn borrowed the funds from a group of local financial institutions. Repayment of the loan from LISC was made from actual incremental revenue generated within the TID. The LISC loan was paid in full in 2009.

In 2004, the TID was amended to provide an additional \$2.2 million in funding for infrastructure, site, and green space improvements on a site bounded by North 12th Street, North 14th Street, West Brown Street, and West Lloyd Street. The site will be redeveloped with 37 new single-family homes and 16 town homes, with an estimated value of \$7.9 million. Funding for the amendment will be provided through general obligation borrowing, and incremental revenues from this development are not required to be paid to LISC, but will be utilized to retire the city bonds. Site preparation and infrastructure work began in 2005 and was completed in 2006. To date, three model homes have been completed and marketing is ongoing.

In 2005, the City amended the TID to provide an additional \$1 million for the loan pool. By year-end 2007, loans totaling over \$2.7 million had been approved, leveraging over \$31 million in new investment.

In 2009, the City amended the TID for a third time, for the purpose of assisting the Franklin Square housing development. Franklin Square is an \$ 8.7 million affordable housing development consisting of 37 housing units for individuals and families contained in two separate buildings. The first building will be on the northeast corner of Center and 15th Streets. It will be a four story elevator building that will house 27 apartments (with secure first floor parking). The second building, at the southwest corner of Teutonia Avenue and Hadley Street, will contain six townhomes and four flats.

The City shall provide a contribution to the project from the Tax Incremental District an amount not to exceed \$600,000. The contribution will be structured as a loan to the project. While no

TID 44 – Walnut/Locust
Periodic Report
12/31/09

payments will be required, the loan will accrue interest at a rate of 3% and have a term of 15 years.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 75,462,400	-2%
2008	\$ 76,967,600	77%
2007	\$ 43,396,300	17%
2006	\$ 37,061,500	103%
2005	\$ 18,227,800	108%
2004	\$ 8,773,800	28%
2003	\$ 6,846,500	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 180,000	\$ 165,672	\$ -	\$ 165,672	\$ -
Public Improvements	2,000,000	1,864,328	5,600	1,751,467	107,261
Grant to Developer	2,605,000	3,329,438	-	3,329,438	-
Loan to Developer	600,000				
Capitalized Interest	278,000	111,874	-	111,874	-
Total	\$ 5,663,000	\$ 5,471,312	\$ 5,600	\$ 5,358,451	\$ 107,261

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 51,749,707	\$ 112,427,800
Incremental value	\$ 14,784,307	\$ 75,462,400
Incremental taxes	\$ 2,007,826	\$ 6,414,555

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 46 - Grand Avenue/New Arcade
Periodic Report
12/31/09

District Created: 2001

Authorized expenditure (excluding interest): \$6,000,000

Authorizing resolution(s): File #010322, 010542, 021194, and # 021195

Projected TID dissolution: 2016

Maximum legal life: 2028

Base property value: \$14,759,500

Completion Status: Project complete

Project description

This district encompasses the retail components of the Grand Avenue mall which are contained in the New Arcade and Plankinton buildings. This district does not include the Boston Store or the ASQ Center buildings. Funding in the amount of \$5 million assisted the \$18.5 million upgrade of the New Arcade building's common areas and Wisconsin Avenue entrance. The upgrade began in early 2002.

New tenants, TJ Maxx and Linens & Things, moved into new space in the Plankinton Building in 2004. In 2008, Linens & Things declared bankruptcy nationally, and vacated the space. Ownership is attempting to recruit additional tenants with little success. Non-retail tenants have been discussed for this and other spaces in the mall, from time to time. However, the overall state of the economy has significantly curtailed leasing in this project.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 35,385,100	8%
2008	\$ 32,887,000	33%
2007	\$ 24,698,200	-34%
2006	\$ 37,318,200	5%
2005	\$ 35,538,900	237%
2004	\$ 10,530,900	13%
2003	\$ 9,307,400	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 100,000	\$ 340,077	\$ -	\$ 340,077	\$ -
Public Improvements	150,000	-	-	-	-
Grants/Loans to Developer	5,750,000	5,750,000	-	5,750,000	-
Capitalized Interest	600,000	468,171	-	334,109	134,062
Total	\$ 6,600,000	\$ 6,558,248	\$ -	\$ 6,424,186	\$ 134,062

TID 46 - Grand Avenue/New Arcade
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 44,477,600	\$ 50,144,600
Incremental value	\$ 29,718,100	\$ 35,385,100
Incremental taxes	\$ 4,802,233	\$ 4,514,503

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 47 - 875 E. Wisconsin
Periodic Report
12/31/09

District Created: 2002

Authorized expenditure (excluding interest): \$4,645,000

Authorizing resolution(s): File #011302, #011471, #020783, #030050, #030670, #070377

Projected TID dissolution: 2010

Maximum legal life: 2029

Base property value: \$21,131,800

Completion Status: Project complete

Project description

This district provided assistance to a new, 213,000 square foot eight-story office building located at 875 East Wisconsin Avenue. The district financed a combination of \$1.2 million in grants and loans to the project. These funds are to be used for streetscaping amenities, utility relocations, and installation of utility upgrades and telecommunications redundancies.

Artisan Investors, Inc. was the initial key tenant, leasing approximately 55,000 square feet in the building. In April 2003, Roundy's, Inc. announced it would lease 120,000 square feet in the building, consolidating three office areas, including its current headquarters, into the facility. The Roundy's tenancy relocated about 500 employees and provided a significant stimulus to this part of downtown Milwaukee. Ernst & Young was the final tenant, helping the facility achieve full occupancy in record time for a downtown office building.

In 2007, an amendment to this District authorized donations to TID 20 (\$125,000 per year for five years) and TID 21 (est. \$274,000 per year for five years), in order to assist each district to pay off before their statutory expiration in 2020. Given the significant increase in value achieved in TID 47 for 2007, donations exceed estimates and TID 21 was paid off sooner than expected. Values in this district have since stabilized at just under \$60 million and all original tenants continue to occupy the building.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 58,947,900	-1%
2008	\$ 59,722,100	-35%
2007	\$ 91,277,100	290%
2006	\$ 23,400,100	25%
2005	\$ 18,667,100	23%
2004	\$ 15,229,500	194%
2003	\$ 5,183,800	

TID 47 - 875 E. Wisconsin
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 48,257	\$ -	\$ 48,257	\$ -
Public Improvements	2,200,000	654,150	-	654,150	-
Grant to Developer	300,000	1,528,859	-	1,528,859	-
Donations to Other TIDs	1,995,000	3,374,715	-	3,374,715	-
Capitalized Interest	265,000	97,716	-	97,716	-
Total	\$ 4,910,000	\$ 5,703,697	\$ -	\$ 5,703,697	\$ -

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	*	\$ 80,079,700
Incremental value	*	\$ 58,947,900
Incremental taxes	*	\$ 6,489,571

* Values not projected after 2008.

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

Incremental revenue is lagging forecast; City of Milwaukee Assessor is checking the file.

TID 48 - Park East Corridor Redevelopment
Periodic Report
12/31/09

District created: 2002

Authorized expenditure (excluding interest): \$32,242,329

Authorizing resolution(s): File #011182, #041514, #071392, #081717, #090687

Projected TID dissolution: 2019

Maximum legal life: 2029

Base property value: \$27,727,300

Completion status: Flatiron project completed. North End ONE completed in 2009, later phases planned. Aloft Hotel completed in 2009. RSC and Moderne expected to commence construction in 2010.

Project description

TID 48 encompasses the corridor of the former Park East Freeway, generally bounded by East Juneau Avenue and East Highland Avenue on the south, North 8th Street on the west, North Jefferson Street, North Milwaukee Street, and North Broadway on the east, and West McKinley Street on the north.

Initially, the district funded capital costs of \$3.9 million for improvements and reconstruction of numerous street segments in the district. These improvements were made in coordination with the demolition of the freeway structure that previously ended at North Jefferson Street. The freeway has been rebuilt to end at North 6th Street and reconnect with the city street grid at that location.

The demolition of the freeway has freed up approximately 25 acres of underutilized land for future development. It is expected that \$780 million of new office, commercial and residential construction will take place on these sites over the next five to ten years. The Redevelopment Authority approved the Redevelopment Plan in 2003 with Common Council approval attained in 2004.

An amendment to the TID plan, increasing costs to \$19.9 million, was approved by the Common Council in May of 2005. Also in 2005, the sale of a site at 1550 North Water Street was approved to Flatiron, LLC. Recently completed, the Flatiron development includes 33 residential units and ground floor retail space along Water Street. In addition, two sites were optioned to RSC, Inc. of Chicago, which proposed to develop a mix of residential and commercial projects. In late 2007, RSC purchased block 26 from Milwaukee County with the intention of developing two hotels and a residential mixed-use project.

In the latter part of 2006, Milwaukee County also optioned the block encompassed by East Juneau Avenue, East McKinley Avenue, North 3rd Street and North 4th Street to Mequon-based developer Rob Ruvin, who proposed a mixed-use development that would include a hotel, residential and a small retail component.

In December 2006, the Common Council approved a development agreement for the North End Riverwalk and Public Infrastructure Project, in conjunction with the North End development on the site of the former US Leather tannery, located at 1531 North Water Street. The Development Agreement earmarked \$500,000 for job training programs associated with the project. Phase I of the North End development broke ground in March 2008. Completed in 2009, this phase

TID 48 - Park East Corridor Redevelopment
Periodic Report
12/31/09

includes 88 apartments, 13,000 square feet of first floor retail and a parking structure with 115 spaces. North End Phase II anticipates breaking ground in late 2010 and will include 160 residential units & 220 additional parking spaces within an expanded structure. Additional public streets and a Riverwalk along the Milwaukee River will be constructed simultaneous to the construction of the second phase.

In April 2008, an increase in funding was approved for allocation of an additional \$1,250,202 for the city-share of costs for a 200 linear foot Riverwalk, dockwall and related public infrastructure built in conjunction with the Aloft Hotel, located at 202 West Juneau Avenue. In December of 2009, the \$27 million project opened to the public with 160 guest rooms, first floor meeting space and a bar/lounge area. The second piece of this funding increase authorized the use of an amount not to exceed \$278,160 to purchase the private property currently owned by M&I Bank for the purpose of establishing right-of-ways for the extension of Ogden and Market Streets.

In November 2009, the Common Council approved an increase in funding to provide \$9,300,000 for a loan to the Moderne, which will be repaid by both loan payments from the developer, as well as tax increments generated by the project. The project, at the southwest corner of 3rd/Juneau will include 203 apartments, 14 condominiums and 204 structured parking spaces and is expected to break ground in 2010. This increase in funding also included \$850,000 for a public park at Water/Broadway, as outlined in the Project Plan.

In January 2010, the Redevelopment Authority of the City of Milwaukee (RACM) approved \$30,000,000 in bonding for the Park East Square project, a 121-unit apartment at Ogden/Milwaukee being developed by RSC & Associates. The bonds will be repaid by the developer, using RACM as a conduit. This project is also expected to break ground in 2010.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 32,786,900	29%
2008	\$ 25,383,100	69%
2007	\$ 14,987,400	32%
2006	\$ 11,324,900	109%
2005	\$ 5,416,100	134%
2004	\$ 2,313,100	438%
2003	\$ 430,100	

TID 48 - Park East Corridor Redevelopment
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 1,714,000	\$ 1,901,590		\$ 1,900,064	\$ 1,526
Public Improvements	20,478,328	19,340,688	394,495	17,790,558	1,155,635
Public Park	750,000	-		-	-
Loans to Developer	9,300,000	-		-	-
Capitalized Interest	3,224,233	1,132,597	-	1,132,597	-
Total	\$ 35,466,561	\$ 22,374,875	\$ 394,495	\$ 20,823,219	\$ 1,157,161

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 66,059,900	\$ 78,112,500
Incremental value	\$ 22,949,500	\$ 32,786,900
Incremental taxes	\$ 1,965,383	\$ 2,234,199

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

With the County selling whole blocks, one after the other, and the current economic recession slowing the absorption rate for all land uses, most of the proposed, full block developments have been and will continue to request subsidy from government agencies to make the project financially feasible. Opening up 16 acres of land over a 3 year span will also have a competing effect on other downtown projects including The Brewery and existing buildings such as the iconic older buildings with high vacancy rates.

TID 49 - Cathedral Place
Periodic Report
12/31/09

District Created: 2002

Authorized expenditure (excluding interest): \$20,500,000

Authorizing resolution(s): File #011469, #011240, #091367

Projected TID dissolution: 2016

Maximum legal life: 2029

Base property value: \$2,052,700

Completion Status: Project complete

Project description

This district was created to fund a 940-space public parking structure in the 700 block of North Jackson Street. The structure was developed as a condominium unit in a mixed-use commercial building developed by Van Buren Management. This project also contains 24,000 square feet of ground floor retail space, approximately 160,000 square feet of office space and 30 residential condominiums. The condominiums overlook Cathedral Park.

Substantially all the space in the building is occupied. The principal office tenants include the law firm of Whyte Hirschboeck Dudek, Executive Director, Inc. and Deloitte & Co., accountants.

This district is accounted for in the City's financial system as a Developer Funded TID, and the expenditures reported reflect incremental revenue received and paid out. The project, however, was financed with \$25,400,000 of Redevelopment Authority revenue bonds, backed by a bank letter-of-credit, a guarantee from the office building developer, and the Moral Obligation Pledge of the City.

As of year-end 2009, \$16,805,000 of debt remained to be amortized. This includes a Debt Service Reserve Fund in the amount of \$2,540,000 which is self-liquidating. Debt is being retired from net parking revenue and tax increment revenue. Amortization continues ahead of original forecast due to significant reductions in interest cost.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 49,033,300	-14%
2008	\$ 57,107,500	3%
2007	\$ 55,229,600	21%
2006	\$ 45,801,200	19%
2005	\$ 38,336,500	1047%
2004	\$ 3,343,700	

TID 49 - Cathedral Place
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 383,000	\$ 50,000		\$ 13,451	\$ 36,549
Developer Increments	20,117,000	4,594,116		4,594,116	-
Totals	\$ 20,500,000	\$ 4,644,116	\$ -	\$ 4,607,567	\$ 36,549

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 33,622,500	\$ 51,086,000
Incremental value	\$ 29,127,500	\$ 49,033,300
Incremental taxes	\$ 4,826,791	\$ 5,893,358

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 50 - Solar Paints
Periodic Report
12/31/09

District Created: 2002
Authorized expenditure (excluding interest): \$775,000
Authorizing resolution(s): File #020337
Projected TID dissolution: 2016
Maximum legal life: 2029
Base property value: \$300
Completion Status: Project complete

Project description

This district was created in 2002 to support environmental remediation at a former paint manufacturing plant located at 5375 South 9th Street. Prior to cleanup, the property sat vacant and tax delinquent for more than 13 years. A loan of \$760,000 from the City of Milwaukee's Brownfield Revolving Loan Fund contributed to the \$1.3 million environmental cleanup. The City loan is being paid off from property tax increment.

The loan leveraged \$1,300,000 of private investment in the rehabilitation of an 8,400 square foot industrial building and the construction of a new 33,000 square foot industrial building. Three industrial users now occupy the site: Xcel Connection, Marshall Erecting, and Lone Wolf – creating 36 new jobs.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 2,637,500	-13%
2008	\$ 3,033,100	45%
2007	\$ 2,089,000	-16%
2006	\$ 2,482,300	49%
2005	\$ 1,668,500	10%
2004	\$ 1,516,500	12%
2003	\$ 1,359,600	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Balance
Administration	\$ 15,000	\$ 15,000		\$ 6,037	\$ 8,963
Remediation Loan	760,000	275,493		275,493	-
Total	\$ 775,000	\$ 290,493	\$ -	\$ 281,530	\$ 8,963

This is considered a Developer Funded TID. A total of \$760,000 of project costs has been incurred. The amount shown above as Expenditures only includes actual incremental revenue paid out on the project, not total project cost.

TID 50 - Solar Paints
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 1,366,600	\$ 2,637,800
Incremental value	\$ 1,366,300	\$ 2,637,500
Incremental taxes	\$ 327,912	\$ 357,690

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 51 - Granville Station
Periodic Report
12/31/09

District Created: 2003

Authorized expenditure (excluding interest): \$4,591,000

Authorizing resolution(s): File #021332

Projected TID dissolution: 2029

Maximum legal life: 2030

Base property value: \$10,048,700

Completion status: Significant portions of the property are being marketed for redevelopment; Northwest Side Area Plan adopted.

Project description

This district was created to redevelop the former Northridge Shopping Center at North 76th Street and West Brown Deer Road. Opened to the public in 1972, this mall contained 1.1 million square feet of retail space, including four department stores and approximately 400,000 square feet of in-line store space. The mall operated successfully until the early 1990s when the number of shoppers began to decline rapidly. When this TID was created, all of the retail space in the mall was closed, except 154,000 square feet occupied by the Boston Store. The Boston Store closed late 2002.

In 1990, the mall had an assessed value of \$107 million. Eleven years later, Tucker Development Corporation purchased the complex for \$3.5 million. Tucker implemented a plan to regrade approximately 26.8 acres of the site, demolish the former Sears department store, and develop a 161,000 square foot home improvement center, a 61,000 square foot grocery store with 15,000 square feet of expansion space and an outlot.

The TID Project Plan provided for \$4.4 million of funding to assist this comprehensive redevelopment effort of what is now known as 'Granville Station.' In 2003, site demolition and clearance commenced on the property. By the end of 2004, a Menard's, Pick N Save, and other retail outlets had been completed, and were fully assessed for the first time in 2005. Also in 2005, Tucker development sold 46.5 acres, including the former main mall building, to Inland Commercial LLC, a Los Angeles investor group. Early in 2007, Tucker sold the Pick N Save building to Sun Life Assurance, a Canadian firm.

In 2005, the Department of City Development undertook the Northwest Side Area Plan as part of the City of Milwaukee's overall comprehensive planning strategy. Throughout the planning process, the redevelopment of Granville Station was consistently identified as a project of great importance. The plan, completed in December of 2007 and adopted by the Common Council on January of 2008, does not call for the vacant mall buildings to be revitalized as a retail complex. Instead, it proposes redevelopment of the site as a mixed used neighborhood. In July 2008, the property was purchased by U.S. Toward Enterprise Group Inc., a Germantown, MD investors group.

In 2009, the remaining undeveloped mall and parking lots were sold to the Beijing Toward Group, a Chinese real estate investment group. The proposed plan is to redevelop the property into AmAsia, a retail/wholesale center that would feature products from Chinese companies. Initially, the project was to be completed by late summer 2010, but it will likely be 2011 before the center is fully operational.

TID 51 - Granville Station
Periodic Report
12/31/09

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 22,802,300	49%
2008	\$ 15,253,300	24%
2007	\$ 12,298,400	19%
2006	\$ 10,308,600	53%
2005	\$ 6,733,700	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 100,000	\$ 221,936	\$ -	\$ 217,532	\$ 4,404
Developer Grant	4,400,000	4,400,000	-	4,400,000	-
Capitalized Interest	450,000	382,880	-	382,880	-
Total	\$ 4,950,000	\$ 5,004,816	\$ -	\$ 5,000,412	\$ 4,404

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 25,663,361	\$ 32,851,000
Incremental value	\$ 16,203,861	\$ 22,802,300
Incremental taxes	\$ 2,683,932	\$ 1,631,983

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 52 - Sigma-Aldrich Corporation
Periodic Report
12/31/09

District Created: 2003

Authorized expenditure (excluding interest): \$5,000,000

Authorizing resolution(s): File #030094

Projected TID dissolution: 2020

Maximum legal life: 2026

Base property value: \$10,225,900

Completion Status: Project complete

Project description

Aldrich is the world's largest supplier of organic, inorganic, and organometallic research chemicals. The company focuses on leading-edge research activities in biotechnology, drug discovery, genomics, proteomics, diagnostics, immunology, cell culture, and molecular biology.

Founded in Milwaukee in 1951, Aldrich Chemical employs nearly 600 people throughout the City of Milwaukee, a significant percentage of which are minorities.

Aldrich's previous facility at 940 West St. Paul Avenue was acquired by the State of Wisconsin in connection with the reconstruction of the Marquette Interchange. The company was required to relocate by October 2005, at which time the building was demolished.

Functions performed at this location and at 1001 and 1101 West St. Paul Avenue were transferred to the company's complex at 6000 North Teutonia. The project, completed in mid-2005, consists of new facilities for production, research and development, quality control, warehousing, and maintenance with a combined area of approximately 184,000 square feet. In addition, the project included a renovation of existing facilities used for administration, packaging, and environmental services, and related services with a combined area of approximately 90,000 square feet.

This district was created to fund up to \$5 million of extraordinary site improvement expenses necessitated by the move, including, but not limited to, access improvements, utility relocation, environmental remediation, roadway construction, storm water management improvements and other on-site costs, as well as traffic improvements to facilitate access to the expanded operation.

All TID funding has been advanced by Aldrich and will be repaid from future incremental revenue generated at the expanded Teutonia Avenue project, but only through 2020. In addition, payments to Aldrich will be reduced if the company's employment in the city declines below 550. As of year-end 2009, employment at Aldrich was 598, down from 617 at year-end 2008.

District incremental values have changed as follows:

Year	Incremental value	Change
2009	\$ 14,717,800	-7%
2008	\$ 15,835,300	-2%
2007	\$ 16,124,600	11%
2006	\$ 14,531,600	27%
2005	\$ 11,480,700	

TID 52 - Sigma-Aldrich Corporation
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 4,810,000	\$ 1,305,971		\$ 1,305,971	\$ -
Administration	190,000	36,500		10,430	26,070
Total	\$ 5,000,000	\$ 1,342,471	\$ -	\$ 1,316,401	\$ 26,070

This is a Developer Funded TID. As of year-end, \$4,912,969 in project costs had been incurred by Aldrich. The amount shown above as Expenditure represents only the amount of increment paid out to the Developer, not total project costs. Project costs are capped at \$5.0 million. Project Costs also accrue interest from the date they are incurred.

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 17,998,714	\$ 24,943,700
Incremental value	\$ 11,452,714	\$ 14,717,800
Incremental taxes	\$ 1,289,682	\$ 1,717,443

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 53 - Menomonee Valley Shops
Periodic Report
12/31/09

District Created: 2003

Authorized expenditure (excluding interest): \$20,800,000

Authorizing resolution(s): File #030974

Projected TID dissolution: 2028

Maximum legal life: 2030

Base property value: \$4,752,300

Completion status: Infrastructure finished in 2007, 6 buildings complete, 2 parcels remain to be sold.

Project description

Tax Incremental District No. 53 consists of approximately 261 acres of land zoned substantially for industrial and manufacturing use. The district is bounded on the west by the Menomonee River, on the south by the Airline Railroad yards, on the east by the 16th Street Viaduct, and on the north by Interstate 94.

The major focus of this Project Plan is the 134-acre former Milwaukee Road Shops site. The redevelopment of this site is based on a plan done by Wenk & Associates for the Redevelopment Authority of the City of Milwaukee (RACM). The plan includes approximately 58 acres (net) of business park development on the Shops site. The balance of the business park site is dedicated to local roads, the extension of Canal Street through the Shops, and land under the 35th Street Viaduct which is largely intended for parking, storm water management, and recreational uses.

Approximately 27 acres of the Shops site is intended as green space, and is dedicated to a variety of uses, including:

- Land over areas with significant free product environmental contamination left undeveloped: approximately 5 acres;
- Areas to convey out-of-bank flood flows from the Menomonee River across the northern edge of the Shops area: approximately 4 acres;
- Areas to convey out-of-bank flows from south to north across the Shops site. This same area is also used for storm water storage and treatment: approximately 9 acres
- Additional green space in and around the site: approximately 9 acres.

Most areas dedicated as green space are intended to meet floodwater conveyance requirements, storm water storage and treatment requirements. Some of the green space is located in areas where significant environmental contamination precludes redevelopment.

The business park component of the Shops Plan is served by the extension of Canal Street, which opened April 2006 and connects the southern ring road serving the eastern parking lots of Miller Park to 6th Street – providing a major, alternative east/west transportation linkage for the City. Local streets serve the interior of the business park, branching from Canal Street. Construction of these streets began in July 2007 and was completed in 2008.

Parcels in the business park range from 1.5 to 10 acres, and can be re-divided or combined to respond to market demands. Sites in the business park were expected to be available to businesses in late 2006. The City had projected to sell 10-15 acres per year beginning in 2006. To date, the City has sold approximately 33 acres. Two additional sales are planned in 2010 for

TID 53 - Menomonee Valley Shops

Periodic Report

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another 12 acres, including the sale of 8.1 acres to Ingeteam for development of an office and manufacturing facility. The Project Plan assumed the land would sell at \$90,000 to \$100,000 per acre, but the sites are being sold from \$110,000 to \$120,000 per acre. Incremental revenue for the district began in 2006-2007. Sites sold to date include:

Palermo Villa, Inc. jumped ahead of schedule and completed construction of a 135,000 square-foot frozen pizza production facility, on nine acres, in September 2006. Palermo now employs 400 at this location. In 2010, Palermo Villa, Inc. will buy an additional 3.1 acres from the City of Milwaukee to expand their facility an additional 55,000 square-feet. The purchase and sale agreement should be completed by April 15, 2010.

Badger Railing completed their new facility on time, and moved in on June 18, 2007. A grand opening ceremony was held in August, with an official of the U.S. Treasury Department in attendance to commemorate the City's use of New Markets Tax Credits for the project. Badger currently employs 32 people.

Construction of Caleffi's building began in June while ribbon-cutting occurred on September 10, 2007. Caleffi currently employs 12 people, and anticipates 28 positions by Year 3.

Taylor Dynamometer began construction in July 2007, and opened in May 2008. Taylor currently has 34 employees, with an expected 39 at the end of Year 3.

Both the Derse and Charter Wire corporations completed construction on their buildings in 2009. Together the companies brought a total of 240 jobs to the business park, with an additional 30 jobs at the end of Year 3.

Interior road-building for the business park was bid out in July 2007 and construction was managed by the Department of Public Works. Sewer and water utility work was completed in July 2007 with road-building completed in July 2008. One half of utility and road costs were paid for through an Economic Development Administration (EDA) grant.

Total estimated project cost for site remediation, demolition, filling and grading, storm water utilities, local roadways and infrastructure is estimated at \$16 million, net of an estimated \$8 million of grants for the project. District value is expected to increase from \$4.7 million to \$45 million by 2012.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 39,965,300	61%
2008	\$ 24,811,400	77%
2007	\$ 14,013,200	2192%
2006	\$ 611,300	81%
2005	\$ 337,600	

TID 53 - Menomonee Valley Shops
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 500,000	\$ 500,000	\$ -	\$ 470,268	\$ 29,732
DPW Oversight	200,000	200,000	-	190,676	9,324
Site Development	18,100,000	17,962,969	588,535	17,068,510	305,924
Development Incentives	2,000,000	-	-	-	-
Capitalized Interest	2,080,000	1,195,014	-	1,199,213	(4,199)
Total	\$ 22,880,000	\$ 19,857,983	\$ 588,535	\$ 18,928,667	\$ 340,781

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 32,135,076	\$ 44,717,600
Incremental value	\$ 27,467,776	\$ 39,965,300
Incremental taxes	\$ 1,401,248	\$ 1,949,794

Is the project within budget? ☒ Yes ☐ No If no, explain: EDA grant with \$2,000,000 match funds to be provided by TID-53

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 54 - Stadium Business Park
Periodic Report
12/31/09

District Created: 2004

Authorized expenditure (excluding interest): \$2,605,828

Authorizing resolution(s): File #031578, #071565

Projected TID dissolution: 2016

Maximum legal life: 2031

Base property value: \$1,148,000

Completion Status: Project complete.

Project description

The Stadium Business Park district was created to redevelop the site of the former Ampco Metal foundry at South 38th and West Mitchell Streets. The TID Project Plan funded \$2.4 million of demolition and environmental remediation expenses on this 17-acre property - after Ampco declared bankruptcy and efforts were unsuccessful in reactivating the business by a new owner.

The plan called for developing 200,000 square feet of multi-tenant, light industrial buildings on this property. Real Estate Recycling of Minneapolis is the developer. By the end of 2005, the site had been cleared and two buildings totaling 107,000 square feet had been constructed with two-thirds of the space leased to industrial users. Tenants in the first building include Ilco, Inc. and Lennox Industries, both distributors of heating, ventilation and plumbing supplies, and Advanced Distribution. The second building includes UHS, a firm which services medical diagnostic equipment, an Aurora orthopedic clinic, and Wesco Distribution, Inc.

A third building was completed in 2006, and houses additional space for Aurora Medical and offices for Associated Bank. Total employment to date in the completed buildings is 234 full-time jobs. The final building was completed in late 2007, and Air Logic Power Systems plans to lease 19,000 square feet of the 42,700 square foot facility.

An additional \$500,000 of funding was contributed via a brownfield grant from the Wisconsin Department of Commerce.

The district had been expected to achieve an incremental value of \$9 million upon completion. However, due to a re-evaluation of an adjacent property in the district, and a greater than estimated valuation of the new buildings, total incremental value has exceeded \$18 million. Also, given the strong market for these facilities, the buildings have been constructed sooner than originally estimated. This will have the effect of shortening the payback period of the district, which originally had been estimated at 27 years.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 18,327,600	8%
2008	\$ 16,997,900	56%
2007	\$ 10,910,300	49%
2006	\$ 7,298,000	77%
2005	\$ 4,111,700	

TID 54 - Stadium Business Park
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 50,000	\$ 50,000	\$ -	\$ 45,518	\$ 4,482
Grant to Developer	2,555,828	2,441,411	19,952	2,412,348	9,111
Developer Increment		116,828		50,000	66,828
Capitalized Interest	260,583	207,891	-	207,891	-
Total	\$ 2,866,411	\$ 2,816,130	\$ 19,952	\$ 2,715,757	\$ 80,421

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 7,901,221	\$ 19,475,600
Incremental value	\$ 7,406,221	\$ 18,327,600
Incremental taxes	\$ 516,918	\$ 1,380,896

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 55 - Holt Plaza
Periodic Report
12/31/09

District Created: 2004

Authorized expenditure (excluding interest): \$2,140,000

Authorizing resolution(s): File #031665

Projected TID dissolution: 2010

Maximum legal life: 2031

Base property value: \$10,056,000

Completion Status: Completed

Project description

The Holt Plaza district, at South Chase and West Holt Avenue, was created to redevelop a former industrial site that had been converted to a grocery, retail, office and distribution complex. Of the 350,000 square feet in the development, over 200,000 square feet was vacant.

The TID Project Plan funded up to \$1.8 million of redevelopment costs in connection with the development of a new Pick 'n Save store on the parking lot of the current project, the demolition of the previous complex of buildings, and the construction of a 102,000 square foot Home Depot, plus adjacent outlot retail stores.

All funding for the TID was advanced by the developer, MSSD, Inc., and is being repaid by the City from actual incremental revenue generated by the project. By March of 2005, the Pick 'n Save had opened and by early 2006, the Home Depot also opened. Later in 2006, an Applebee's restaurant and a Starbucks also opened. A TCF bank was completed in 2007.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 19,542,300	9%
2008	\$ 17,891,100	-13%
2007	\$ 20,463,400	35%
2006	\$ 15,211,700	4676%
2005	\$ 318,500	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 2,000,000	\$ 1,210,753		\$ 1,210,753	\$ -
Administration	140,000	21,000		5,896	15,104
Total	\$ 2,140,000	\$ 1,231,753	\$ -	\$ 1,216,649	\$ 15,104

This is a Developer Funded TID. TID Project Costs advanced by the developer, to date, are \$1,616,649. The amounts shown above as Expenditure represent only the amount of incremental revenue paid out by the City. The project costs advanced by the developer also accrue interest.

TID 55 - Holt Plaza
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 16,400,000	\$ 29,598,300
Incremental value	\$ 8,100,000	\$ 19,542,300
Incremental taxes	\$ 761,994	\$ 1,729,640

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 56 - Erie/Jefferson Riverwalk
Periodic Report
12/31/09**

District Created: 2004

Authorized expenditure (excluding interest): \$7,000,001

Authorizing resolution(s): File #040639, #041508, #051107, #090791

Projected TID dissolution: 2010

Maximum legal life: 2031

Base property value: \$8,958,600

Completion status: Public improvements under construction.

Project description

Tax Incremental District Number 56 was created in 2004 to provide funding for street improvements to East Erie Street from Broadway to the Harbor entrance, and to provide assistance in funding for riverwalk improvements. In December 2005, the Common Council authorized additional expenditures of \$2 million to cover costs of 2006 activities included in the Project Plan.

These improvements will include constructing and paving new stub ends and roadways to the Milwaukee River for North Milwaukee, North Jefferson, and North Jackson Streets. There will also be dockwall repair/replacement at the three new stubs, as well as new lighting and trees. Funding for the CNW Railroad swing bridge has been budgeted at \$1.00 to allow for identification of future bridge-related costs. Further Common Council action is required if and when the disposition of the bridge is determined to take place.

Construction of the Erie Street Plaza began in November 2009 and will be completed prior to June 20, 2010 (Summerfest). After a three year delay, the project is underway and under budget. The Project Plan included a budget of \$1 million for construction of this project.

In addition to paving projects and the Erie Street Plaza, the Project Plan includes two, mixed-use developments along East Erie Street and the Milwaukee River. Both projects include the construction of a riverwalk and associated public and private boat slips. Project details include:

- The six-story, mixed use development known as Harbor Front and Hansen's Landing (phase II) includes 840 linear feet of riverwalk, 160 condominium units, and more than 15,000 square feet of retail space with a total investment of approximately \$65.9 million. The condominium units are 97% sold.
- The 5-story Marine Terminal Lofts (phase I) is a mixed-use development comprised of 83 condominium units and 45,000 square feet of retail/commercial space in with a total investment of approximately \$54.4 million. Construction of a riverwalk adjacent to the building and a connection to the MIAD riverwalk to the west was completed in October 2008. This project is 100% sold.

Domus (phase II) is on hold until conditions of the current condominium market improve. This phase of the project will include a newly constructed, 6-story building with 61 condominium units, 8,885 square feet of first-floor retail space, and 11,165 square feet of live/work space. A riverwalk running the length of the building and a public plaza at the

TID 56 - Erie/Jefferson Riverwalk
Periodic Report
12/31/09

Jefferson Street Stub End will also be included in this phase for a total investment of \$40 million.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 131,124,000	10%
2008	\$ 118,877,800	-1%
2007	\$ 120,124,600	74%
2006	\$ 69,016,900	571%
2005	\$ 10,287,700	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 125,000	\$ 140,049	\$ -	\$ 140,049	\$ -
Street Improvements	1,210,000	1,256,677	73,755	796,254	386,668
Marine Terminal Loft Riverwalk	2,448,486	2,832,370		2,492,967	339,403
Harbor Front Riverwalk	1,793,393	1,736,993		1,736,993	-
Erie St. Plaza	1,000,000	878,026	509,700	236,417	131,909
CNW RR Swing Bridge Removal	1	-	-	-	-
Contingency	423,121	76,692	-	-	76,692
Donations to Other TIDs	5,053,826	-	-	-	-
Capitalized Interest	700,000	148,777	-	148,777	-
Total	\$ 12,753,827	\$ 7,069,584	\$ 583,455	\$ 5,551,457	\$ 934,672

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 101,500,000	\$ 140,082,600
Incremental value	\$ 92,702,400	\$ 131,124,000
Incremental taxes	\$ 6,593,724	\$ 10,662,230

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 57 - Harley Davidson Museum
Periodic Report
12/31/09

District Created: 2005

Authorized expenditure (excluding interest): \$7,200,000

Authorizing resolution(s): File #040781

Projected TID dissolution: 2028

Maximum legal life: 2032

Base property value: \$0

Completion Status: Museum, archives, restaurant and gift shop opened on July 12, 2008.

Project description

This district was created to provide funding for public costs associated with the development of the Harley-Davidson Museum.

After cancelling its plans to develop its museum in TID 41 (Time Warner/Manpower), Harley-Davidson selected a 20-acre property at 6th & Canal Streets as its new site. Overall, its investment will exceed its original plans and culminate in a \$95 million complex consisting of the museum, archives, restaurant and banquet space, and at least 100,000 square feet of supporting office or commercial space.

The district will fund up to \$7 million of extraordinary infrastructure costs on the property, including environmental remediation, dockwall construction, deep pile foundations for the buildings, and the need to elevate the site out of the flood plain. In connection with this project, the City agreed to relocate its Traser Yard maintenance facility to a site at the Tower Automotive complex. Development of that facility was completed in February 2006, at which time the museum's initial site work began.

Long-awaited plans for the museum were unveiled in March 2006 and depict the industrial muscle and open road adventure associated with Harley-Davidson throughout the world.

On July 12, 2008 the museum opened to thousands of guests, including past CEO's and numerous employees, the Mayor, the Governor and Harley enthusiasts from around the world. Rather than cutting a ribbon, a multiple length of "primary chain" was severed with an acetylene torch, opening 105 years of Harley-Davidson history to the public. The museum expects to draw 350,000 visitors annually.

The district is expected to close out in 23 years. Incremental value certified by the State is nearly \$10 million greater than the value reported by the City. The Wisconsin Department of Revenue has, in the past, adjusted its values to reflect those reported by the City. Consequently, the department expects incremental value to be reduced in the near future. All TID funding is being advanced by H-D Milwaukee, LLC, a subsidiary of the company.

TID 57 - Harley Davidson Museum
Periodic Report
12/31/09

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 31,944,700	159%
2008	\$ 12,338,800	314%
2007	\$ 2,978,700	260%
2006	\$ 828,200	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 7,000,000	\$ 366,112		\$ 366,112	\$ -
Administration	200,000	15,000		4,159	10,841
Total	\$ 7,200,000	\$ 381,112	\$ -	\$ 370,271	\$ 10,841

This is a developer-funded TID. As of 12/31/09, \$5,765,000 of TID costs had been certified. The amounts shown above in "appropriation" reflect only the actual TID revenue paid out to the project.

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 14,346,460	\$ 31,944,700
Incremental value	\$ 14,011,460	\$ 31,944,700
Incremental taxes	\$ 667,593	\$ 1,194,981

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 58 - 20TH/Walnut
Periodic Report
12/31/09

District Created: 2005

Authorized expenditure (excluding interest): \$2,191,650

Authorizing resolution(s): File #050276

Projected TID dissolution: 2026

Maximum legal life: 2032

Base property value: \$4,753,200

Completion status: Builders chosen, first model homes constructed, available lots being marketed.

Project description

This district was created to support the redevelopment of two key sites near the intersection of North 20th & West Walnut Streets in the Fond du Lac and North Avenue planning area. The area surrounding the sites has seen significant new residential development in recent years, including City Homes, and the Lindsay Heights Initiative. The notable exceptions to those efforts have been a five acre site at 2101 West Walnut Street, a former Sentry store that closed in 2001, and an adjacent parcel which was the site of the London Square Apartments, a 115 unit, subsidized Section 8 project that suffered from disrepair and absentee management.

From a redevelopment perspective, the two sites have been viewed as interdependent. In late 2004, a private developer with a strong track record in developing and managing affordable housing acquired the London Square project and began a significant renovation effort.

TID 58 will fund up to \$2.2 million for the acquisition, demolition, and remediation of the former Sentry site. TID funds will also be used for public improvements to support residential development on the site, and connecting new streets to the surrounding street grid.

Demolition work began on the grocery store site in late 2005. Request for Proposals (RFP) for a single-family residential development was issued in 2006. Construction of the public improvements and single-family homes commenced in 2007. By year-end, three model homes were complete and later sold in 2008. With the downturn in the residential real estate market, there was no sales activity in 2009.

District incremental values have changed as follows:

Year	Incremental Value
2009	\$ 454,000
2008	\$ (420,800)
2007	\$ (986,700)
2006	\$ 68,100

**TID 58 - 20TH/Walnut
Periodic Report
12/31/09**

Expenditures - Life to Date (as of 12/31/09)

	<u>Project Plan</u> <u>Budget</u>	<u>Appropriations</u>	<u>Encumbrances</u>	<u>Expenditures</u>	<u>Remaining</u>
Administration	\$ 100,000	\$ 111,161	\$ -	\$ 111,161	\$ -
Public Improvements	1,112,650	1,262,878	20,815	1,149,809	92,254
Site Acquisition	950,000	1,046,331	-	1,041,278	5,053
Demolition	229,000	132,921	-	132,921	(0)
Remediation	200,000	89,085	7,400	81,623	62
Sales Proceeds & Grants	(400,000)	(300,000)	-	(300,000)	-
Capitalized Interest	219,165	157,527	-	157,527	-
Total	\$ 2,410,815	\$ 2,499,903	\$ 28,215	\$ 2,374,319	\$ 97,369

Revenue/Value Performance (as of 12/31/2009)

	<u>Projected</u>	<u>Actual</u>
Property value	\$ 9,358,656	\$ 5,207,200
Incremental value	\$ 4,937,956	\$ 454,000
Incremental taxes	\$ 185,757	\$ 13,068

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Marketing of the site was delayed until the end of 2006. The downturn in the residential real estate market resulted in no sales activity in the district in 2009.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 59 - Bronzeville
Periodic Report
12/31/09

District Created: 2005

Authorized expenditure (excluding interest): \$3,288,500

Authorizing resolution(s): File #050395

Projected TID dissolution: 2029

Maximum legal life: 2032

Base property value: \$46,021,500

Completion status: Property assembly ongoing, and redevelopment proposals solicited.

Project description

The Bronzeville district covers a substantial area of the city, stretching from Burleigh Street on the north, Garfield Avenue on the south, King Drive on the east, and North 7th Street on the west. While the district is one of the City's largest, at its heart is the creation of an African American cultural and entertainment district with the goal of re-creating, in the area surrounding West North Avenue, the jazz clubs, restaurants and night-life for which this area was famous up to the 1950s.

The district Project Plan has allocated funding for selective land acquisition in the entertainment area of the district, and provides funding for street improvements, signage, a loan or grant fund to assist new construction or renovation projects, façade improvements, and a residential renovation grant program. Total funds from all sources targeted for this program amount to \$4.5 million with the TID providing \$3.4 million.

Phase one of the infrastructure improvements, installation of Milwaukee-style Harp Lighting along West North Avenue, was completed in 2005. Federal and state earmarks were awarded to the Bronzeville project to complete streetscape enhancements and conduct a feasibility and engineering study for the reuse of a former Milwaukee Public School building in the Bronzeville District.

In 2007, Bronzeville streetscape visioning sessions were conducted where the community participated in numerous streetscape design activities. The Bronzeville Streetscape, scheduled for construction fall 2010, includes special paving enhancements. Informational kiosks, gateway signage, greening of public spaces, improved bus shelters and a community public arts component are anticipated in the future.

In the surrounding residential neighborhood, housing incentives are available to existing home owners interested in renovating their property, and to new homeowners interested in building a single-family home on one of 20 remaining City-owned lots. In addition, the Bronzeville New Home Initiative has provided a new beginning for five new homeowners adding nearly \$1 million in increment to the district.

Several development projects have been proposed for properties on the west end of the Bronzeville district. This includes renovation of the former Inner City Arts Council building into office and community uses at 642 West North Avenue. Also proposed is the Gateway Project between 7th Garfield and 7th North Avenue. This mixed use development includes residential units, commercial and retail space adjoining a City owned parking facility. In order to move this project forward, the City will be asked to provide financial support for construction of the parking facility. Groundbreaking for the Gateway project is anticipated in fall 2010.

TID 59 - Bronzeville
Periodic Report
12/31/09

Additionally, requests for proposals (RFPs) will be issued in 2010 for select Redevelopment Authority of the City of Milwaukee (RACM) owned parcels in the district, with a goal of increasing the number of business establishments in the District. The request for funding for the parking facility may also include a request to assist with redevelopment of these properties.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 21,002,300	36%
2008	\$ 15,434,700	97%
2007	\$ 7,846,800	47%
2006	\$ 5,331,300	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 200,000	\$ 566,551	\$ -	\$ 566,551	\$ -
Public Improvements	488,500	488,500	-	27,783	460,717
Acquisitions	1,000,000	1,300,000		1,085,217	214,783
Marketing & Promotion	100,000	100,000	13,750	31,150	55,100
Developer Incentives	1,000,000	483,449	-	-	483,449
Residential Assistance Program	500,000	350,000	-	70,016	279,984
Capitalized Interest	328,850	64,096	-	78,678	(14,582)
Total	\$ 3,617,350	\$ 3,352,596	\$ 13,750	\$ 1,859,395	\$ 1,479,451

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 49,657,182	\$ 67,023,800
Incremental value	\$ 7,828,382	\$ 21,002,300
Incremental taxes	\$ 401,231	\$ 1,199,032

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 60 - Amtrak Intermodal Passenger Station
Periodic Report
12/31/09

District Created: 2005

Authorized expenditure (excluding interest): \$6,250,000

Authorizing resolution(s): File #050592

Projected TID dissolution: 2025

Maximum legal life: 2032

Base property value: \$2,212,900

Completion Status: Completed. Ground floor retail and second floor office remain vacant.

Project description

The long-neglected Amtrak Station is the focus of this district. Working with the Wisconsin Department of Transportation (WisDOT), and Wilton Partners of Los Angeles, the district Project Plan provided \$6 million for an entire new façade to the station, while Wilton, which will lease the facility from WisDOT, will renovate the interior for a mix of retail, office, and commercial space. The plan provides for 10,000 square feet to be occupied by the Amtrak and Greyhound Bus Lines for ticketing and related services, 4,000 square feet for retail businesses serving rail and bus passengers, and 27,000 square feet to be leased to office users.

Opened in November 2007, the dramatic glass façade of the station features an angular grid structure, with varying textures and opacities, and forms a three-story galleria along the north face of the station, along West St. Paul Avenue.

Completion of the project was somewhat delayed due to additional asbestos abatement at the start of construction. Also, only the third floor office space has been leased – to Wis DOT's regional traffic control center – with the second floor office and ground floor retail space remaining vacant. This has reduced values compared with the original forecast.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 14,788,500	574%
2008	\$ 2,193,600	24%
2007	\$ 1,774,300	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 250,000	\$ 250,000	\$ -	\$ 246,058	\$ 3,942
Façade Grant	6,000,000	6,000,000		6,000,000	-
Capitalized Interest	625,000	779,014	-	277,230	501,784
Total	\$ 6,875,000	\$ 7,029,014	\$ -	\$ 6,523,288	\$ 505,726

TID 60 - Amtrak Intermodal Passenger Station
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 7,336,100	\$ 17,001,400
Incremental value	\$ 5,842,100	\$ 14,788,500
Incremental taxes	\$ 434,537	\$ 469,240

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: See above.

Identify and significant concerns that might affect budget or schedule of this project in the future:

Continuing inability to lease remaining office and retail space will affect value and payback period.

TID 61 - Chase Commerce Center
Periodic Report
12/31/09

District Created: 2005

Authorized expenditure (excluding interest): \$500,000

Authorizing resolution(s): File #050593

Projected TID dissolution: 2015

Maximum legal life: 2032

Base property value: \$4,089,700

Completion Status: 70% leased.

Project description

This industrial TID was created to preserve, as a manufacturing facility, the former Nordberg/Metso Minerals complex at South Chase and East Oklahoma Avenues. After Metso ceased operations in 2004, the facility was put up for bid and acquired by Industrial Properties, LLC in early 2005. Rather than allow this facility to be demolished and the site used for commercial development with much lower pay scales, the TID Project Plan assisted Industrial Properties by providing \$500,000 to upgrade the complex through roof repair, parking lot repaving, new loading docks, and repair of rail access. This is a Developer funded TID.

A driving force behind continuing this facility as an industrial center was the desire by Bucyrus International to lease 90,000 square feet of the total 513,000 square feet available, and create 80- 90 new jobs for welders and support staff, with an average wage of \$22 per hour. Bucyrus was riding the upswing in demand for its mining products from China, India, and other rapidly industrializing countries, and saw considerable potential at this location and its main facility in South Milwaukee. A training program for welders was created with Bucyrus and a strong recruitment effort was undertaken in the neighborhood surrounding the district.

In addition to Bucyrus, tenants now include the following businesses: Tramont Corp., Metal Surgery, Metso Minerals, JF Menzia, Machine Tool Technologies, JMM/Advance Hydraulic, R&B Grinding, and several smaller office and industrial tenants.

Ultimately, it is expected this complex can be home to some 320 family supporting jobs. As of year-end 2009, 349,200 square feet or 70% of the facility was leased – down from 75% last year.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 623,700	-15%
2008	\$ 733,500	16%
2007	\$ 632,500	14%
2006	\$ 556,600	

TID 61 - Chase Commerce Center
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Developer Increments	\$ 500,000	\$ 42,066		\$ 42,066	\$ -
Administration	-	2,000		3	1,997
Total	\$ 500,000	\$ 44,066	\$ -	\$ 42,069	\$ 1,997

This is a developer-funded TID. Project costs submitted for certification by year-end met the maximum of \$500,000. The expenditures shown above include only the revenue paid out to the developer.

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	*	\$ 4,713,400
Incremental value	*	\$ 623,700
Incremental taxes	*	\$ 59,956

* Not projected. TID is developer funded up to \$500,000. Payments end in 2015 or sooner if occupancy reaches 80%

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 62 - DRS Power & Technology
Periodic Report
12/31/09

District Created: 2005
Authorized expenditure (excluding interest): \$1,700,000
Authorizing resolution(s): File #050948
Projected TID dissolution: 2020
Maximum legal life: 2032
Base property value: \$5,329,800
Completion Status: Project substantially complete.

Project description

DRS Power & Control Technologies, Inc. is located in the 30th Street Industrial Corridor sector of the city at 4265 North 30th Street. The Company designs and manufactures power generation, conversion, and distribution equipment for ship propulsion systems for the US Navy and for industrial applications. At year-end 2009, DRS employed 389 at this location, principally engineers, engineering technicians, and skilled assemblers. Average manufacturing and technical position wages, when the district was created, were \$19/ hour and administrative staff salaries averaged \$34/hour.

The DRS facility was constructed in 1956, and became outdated and inefficient, particularly with respect to HVAC systems, engineering spaces, shop layout, and overall utilization.

To assist DRS in upgrading this facility, the TID Project Plan funded a forgivable loan in the amount of \$1.5 million toward total renovation costs of \$11.5 million. Payments on the loan will be forgiven if the company maintains employment at 450 during the life of the loan, through 2018. If employment falls below that amount, the loan forgiveness is reduced in proportion to the shortfall in employment. In 2009, DRS was required to make a partial payment on the forgivable loan.

The DRS project was substantially completed in 2009, and assessments are expected to increase in 2010.

District incremental values have changed as follows:

Year	Incremental Value
2009	\$ 368,600
2008	\$ (336,200)
2007	\$ (519,900)

TID 62 - DRS Power & Technology
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 50,000	\$ 50,000	\$ -	\$ 49,956	\$ 44
Grant to Developer (DRS)	1,500,000	1,500,000		1,500,000	-
Grant to NIDC (Residential Assistance Program)	150,000	150,000	-	-	150,000
Capitalized Interest	170,000	-	-	15,748	(15,748)
Total	\$ 1,870,000	\$ 1,700,000	\$ -	\$ 1,565,704	\$ 134,296

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 7,147,561	\$ 5,698,400
Incremental value	\$ 4,505,561	\$ 368,600
Incremental taxes	\$ 203,075	\$ 9,391

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Project was not authorized by DRS until March of 2007.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 63 - Falk / Rexnord
Periodic Report
12/31/09

District Created: 2006

Authorized expenditure (excluding interest): \$1,500,000

Authorizing resolution(s): File #051461

Projected TID dissolution: 2020

Maximum legal life: 2026

Base property value: \$8,871,100

Completion Status: Project has been completed; employment is 567.

Project description

This district funded a grant to Falk for costs associated with site work and infrastructure necessitated by the Canal Street project. These funds, in the amount of \$1.5 million, were advanced by the Company and are being repaid, by the City, from future tax incremental revenue generated in the District. Payments will be reduced, proportionately, if employment at the Canal Street site declines below 520 full-time equivalent positions.

The Term Sheet for the Project provides that the life of the District shall not extend beyond 2020 (2020 levy for 2021 budget).

As of year-end 2009, \$1,500,000 of costs had been submitted for certification. All work to be funded with the TID has been completed. Employment as of year-end 2009 was 567, down from 773 the previous year.

District incremental values have changed as follows:

Year	Incremental Value	Change
2009	\$ 4,474,300	-12%
2008	\$ 5,076,800	232%
2007	\$ 1,526,900	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Balance
Developer Increments	\$ 1,500,000	\$ 151,067		\$ 151,067	\$ -
Administration	-	5,000			5,000
Total	\$ 1,500,000	\$ 156,067	\$ -	\$ 151,067	\$ 5,000

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	*	\$ 13,345,400
Incremental value	*	\$ 4,474,300
Incremental taxes	*	\$ 270,061

* Not projected.

TID 63 - Falk / Rexnord
Periodic Report
12/31/09

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 64 - Direct Supply
Periodic Report
12/31/09

District Created: 2006

Authorized expenditure (excluding interest): \$13,350,000

Authorizing resolution(s): File #060420

Projected TID dissolution: 2033

Maximum legal life: 2033

Base property value: \$13,003,800

Completion Status: First of eight buildings nearing completion; employment is 820.

Project description

This district consists of an area of approximately 64 acres located north and south of Industrial and Green Tree Roads, generally between 7300 West Green Tree Road and 6600 North Industrial Road.

The main goal of this TID is to assist Direct Supply, Inc., and its landlord KJ Greentree LLC, in the upgrade and expansion of its campus facilities. The Project Plan calls for the construction of multi-story connector buildings between each of the nine existing buildings, adding up to 500,000 square feet of office space over the next 10 to 15 years. Included in the proposed plan is the addition of a day care center, a medical clinic and a cafeteria. These connector buildings will displace most of the current off-street parking now used by company employees. Adjacent properties will be acquired and developed for replacement parking, additional office space, recreational facilities, conference facilities, and green space for use by Direct Supply employees.

The developer, KJ Greentree, will advance all project costs. The City will enter into a limited and conditional Monetary Obligation to repay the developer an amount up to the project costs, including interest at 6% per year.

In 2008, the first connector office building, totaling 90,000 square feet, was completed. Two surface parking lots were also completed. Traffic signals were installed to facilitate pedestrian movement across Industrial Road.

Employment increased to 865, compared with 682 when the project began. At year-end 2009, employment had declined only slightly, to 840. TID eligible project costs total \$1,478,000.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 11,557,900	7%
2008	\$ 10,781,100	
2007	\$ (2,196,600)	

TID 64 - Direct Supply
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 250,000	\$ 5,356	\$ -	\$ -	\$ 5,356
Developer Increments	13,100,000	253,239		253,239	-
Total	\$ 13,350,000	\$ 258,595	\$ -	\$ 253,239	\$ 5,356

This is a developer-funded TID. Costs shown above reflect only incremental revenue paid out to the developer.

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 23,016,960	\$ 25,915,900
Incremental value	\$ 10,013,160	\$ 11,557,900
Incremental taxes	\$ 455,257	\$ 553,060

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 65 - North 20th/West Brown Streets
Periodic Report
12/31/09

District Created: 2006

Authorized expenditure (excluding interest): \$3,250,000

Authorizing resolution(s): File #051275

Projected TID dissolution: 2028

Maximum legal life: 2033

Base property value: \$3,220,700

Completion status: Public improvements underway.

Project description

This district is located in the Fond du Lac and North neighborhood. The area in and around the district declined in the 1970's when hundreds of homes were razed for the proposed Park West freeway. Much of the district remains vacant and blighted even 30 years after the freeway clearance.

"Legacy Development Partners" (the Developer) plans to redevelop the area with up to 60 detached single-family homes and 24 townhouses. Difficulties in the finance and housing markets have delayed the overall development. However, as of January 1, 2010, one home is sold and 2 models are under construction. Construction on the 2 models is expected to be completed April, 2010.

Environmental remediation of land north of Garfield Avenue will commence in Spring 2010 and will be completed by year-end.

The TID will also fund \$3.1 million of public infrastructure, site acquisitions, remediation costs, and provide loans/grants for rehabilitating existing homes. Work on the public improvements began in 2007, and as of January 1, 2010, nearly all work has been completed. However, alley re-building will carry into 2010.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 355,800	18%
2008	\$ 301,500	
2007	\$ (287,500)	

TID 65 - North 20th/West Brown Streets
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 150,000		\$ 135,964	\$ 14,036
Acquisition	150,000	150,000	-	41,947	108,053
Demolition & Remediation	50,000	50,000	-	-	50,000
Johnsons Park Improvements	100,000	100,000	-	-	100,000
Rehab Loans/Grants	100,000	100,000	-	25,619	74,381
Public Infrastructure	2,700,000	2,700,000	31,291	1,295,372	1,373,337
Capitalized Interest	325,000	57,371	-	54,485	2,886
Total	\$ 3,575,000	\$ 3,307,371	\$ 31,291	\$ 1,553,387	\$ 1,722,693

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 10,149,876	\$ 3,576,500
Incremental value	\$ 7,901,951	\$ 355,800
Incremental taxes	\$ 272,767	\$ 16,297

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Difficulties in the finance and housing markets have delayed the housing component of this development.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 66 - Metcalfe Park Homes
Periodic Report
12/31/09

District Created: 2007

Authorized expenditure (excluding interest): \$1,475,000

Authorizing resolution(s): File #060893

Projected TID dissolution: 2023

Maximum legal life: 2034

Base property value: \$44,276,900

Completion status: Single-family homes are complete and rehabilitation activities underway.

Project description

This district was created to support new housing development and revitalization efforts in the Metcalfe Park Neighborhood, bounded by North 27th Street, North 39th Street, West Meinecke Avenue and West Center Street. The TID consists of two primary initiatives:

The first is a \$900,000 grant to a partnership comprised of Gorman & Company and Milwaukee Urban League for the construction of 30 new single-family homes on City-owned scattered sites in the neighborhood. The homes will be financed utilizing the low-income housing tax credit program, and will be sold to tenants under a lease-to-own program at the end of the 15 year tax credit compliance period. During the lease period, tenants will receive counseling to prepare them for home ownership.

The second is a forgivable loan pool funded by the district project plan to provide resources for Metcalfe Park property owners to make repairs to their homes.

To date, all 30 of the new single-family homes are complete and leasing up. Rehabilitation activities are ongoing, and the City continues to work with Metcalfe Park residents on quality-of-life issues.

District incremental values have changed as follows:

Year	Incremental Value
2009	\$ (941,800)
2008	\$ 4,577,900

TID 66 - Metcalfe Park Homes
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ -
Grant to Developer	900,000	900,000	-	900,000	-
Forgivable Loan Pool	500,000	500,000	-	180,031	319,969
Capitalized Interest	147,500	34,598	-	56,049	(21,451)
Total	\$ 1,622,500	\$ 1,509,598	\$ -	\$ 1,211,080	\$ 298,518

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 50,935,568	\$ 49,501,500
Incremental value	\$ 6,658,668	\$ (941,800)
Incremental taxes	\$ 336,305	\$ 109,805

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 67 - The Brewery Project
Periodic Report
12/31/09

District Created: 2007

Authorized expenditure (excluding interest): \$29,003,000

Authorizing resolution(s): File #060911

Projected TID dissolution: 2031

Maximum legal life: 2034

Base property value: \$9,266,900

Completion Status: Initial demolition and remediation completed. Three buildings acquired and renovated. Substantial completion of public infrastructure. Marketing is on-going.

This district consists of the redevelopment of the former Pabst Brewery complex located in a 6 ½ block area at the junction of Interstate 43 and the Park East Freeway corridor. The original site contained twenty-five buildings with a total floor area of 1,400,000 square feet. The Project will ultimately contain a mix of residential, office, educational and supporting retail space.

The Developer is Brewery Project LLC, the sole member of which is the estate of Joseph J. Zilber. Initial City funding is limited to \$13.6 million, equivalent to Zilber's acquisition cost of the project, until the incremental value of the TID exceeds \$55 million.

The initial stage of the project provided for the interior demolition and abatement of structures with a combined floor area of 546,000 square feet, the reconstruction of adjacent segments of City streets, the rededication of streets previously vacated, select demolition of structures with a combined floor area of up to 104,000 square feet, and the installation of public and private utilities.

Thus far, Gorman & Co. has acquired building no. 9, along West Winnebago St., and has converted the facility into 95 apartments with tenants moving in January 2009. Total development cost was \$16 million. TMB Development/Dermond Properties acquired the former Boiler House, building no. 10 at 1243 North 10th St. and has converted it into a 38,000 square foot office building. Tenants include Inland Companies, AMB Development Group, Albion Architects, and The Planning Council. Total development cost was \$6.8 million. The building is 80% occupied. Also, building no. 14 was purchased by the BC Pabst Holdings, which converted this 28,000 square foot property into offices at a cost of over \$3 million. The principal tenant is Cardinal Stritch University's School of Education and Leadership. Stritch took occupancy in May 2009.

While the economy has slowed the pace of redevelopment, additional residential, hotel and office projects are in the initial planning stages. A key to realizing further development potential was the opening the 880 space parking ramp, at North. 9th and West Juneau Avenue, in 2009.

District incremental values have changed as follows:

Year	Incremental Value
2009	\$ 14,938,200
2008	\$ (2,106,900)

TID 67 - The Brewery Project
Periodic Report
12/31/09

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Balance
Administration	\$ 360,000	\$ 500,000	\$ 44,860	\$ 380,092	\$ 75,048
City Infrastructure	6,547,648	3,020,810	19,927	3,000,883	-
Developer Infrastructure	5,139,884	2,769,214		2,647,996	121,218
Demo & Abatement	9,393,205	6,794,363		6,781,236	13,127
Historic Preservation Easements	7,061,535	1,019,613		1,019,613	-
Job Training	500,000	-		-	-
Capitalized Interest	2,900,227	846,701		841,518	5,183
Total	\$ 31,902,499	\$ 14,950,701	\$ 64,787	\$ 14,671,338	\$ 214,576

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 12,061,704	\$ 24,205,100
Incremental value	\$ 4,039,004	\$ 14,938,200
Incremental taxes	\$ 93,532	\$ 380,587

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 68 - Fifth Ward/First Place
Periodic Report
12/31/09**

expected to pay back by 2029, two years later than initially projected, but still five years before the maximum legal life.

District incremental values have increased as follows:

Year	Incremental Value	Increase
2009	\$ 7,799,200	190%
2008	\$ 2,692,600	

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
First Place					
Riverwalk	\$ 2,073,541	\$ 2,073,541	\$ 372,268	\$ 1,613,443	\$ 87,830
Dockwall	440,675	440,675	435,886	-	4,789
Future Riverwalk	420,000	420,000		54,663	365,337
Fifth Ward					
South First Street Paving	623,000	846,750	3,697	183,622	659,431
Street Lighting	217,500	217,500	-	-	217,500
Traffic Signals	19,500	19,500	-	-	19,500
Water	15,000	15,000	-	1,429	13,571
Forestry	20,000	20,000	-	-	20,000
Contingency	223,750		-	-	-
Administration/Legal	350,000	350,000		246,800	103,200
Capitalized Interest	440,297	72,570	-	5,758	66,812
Total	\$ 4,843,263	\$ 4,475,536	\$ 811,851	\$ 2,105,715	\$ 1,557,970

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 61,096,596	\$ 35,970,200
Incremental value	\$ 32,499,696	\$ 7,799,200
Incremental taxes	\$ 825,630	\$ 198,703

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: See above text.

TID 68 - Fifth Ward/First Place
Periodic Report
12/31/09

District Created: 2007

Authorized expenditure (excluding interest): \$4,402,966

Authorizing resolution(s): File #060895, #080541

Projected TID dissolution: 2029

Maximum legal life: 2034

Base property value: \$ 28,171,000

Completion status: Project under way.

Project description

This district will partially fund the construction of approximately 535 feet of riverwalk along Point on the River (f.k.a First Place on the River), a 115 unit condominium project at the junction of the Menomonee and Milwaukee rivers. The design will be consistent with the Riverlink design guidelines, and may include railings, harp lights, and medallions in the walking surface. A privately-funded marina with 28 boat slips will be installed in 2010. Four slips, along with a boat launch for public use, will be partially funded by the TID. The remaining marina and 24 slips will be privately funded. This district may also partially fund the construction of approximately 120 feet of riverwalk along the river frontage of 100-06 E. Seeboth Street at a future date.

The District will also provide funding for street improvements for South 1st Street from the Milwaukee River to the railway underpass, and portions of South 1st Place, East Seeboth Street, and East Pittsburgh Avenue. These improvements will include paving, street-narrowing, sidewalk widening, dockwall repair/replacement, construction of a new stub end roadway to the Milwaukee River for South 1st Place, pedestrian crosswalks and reconfiguring the right-turn bypasses at South 1st Street and East Pittsburgh Avenue. A new public plaza will also be created in the triangle at South 1st Street and East Seeboth Street.

In 2007, the City held a workshop with property owners adjacent to and surrounding the proposed 1st Street improvements. Conceptual design ideas for the proposed public improvements (street narrowing, sidewalks, crosswalks, public plaza) within the TID project plan were presented and discussed. A second public workshop was held in June 2008 and a third public meeting was held in February 2009. Construction of these public improvements is scheduled to begin spring of 2010 and will be completed mid-year.

In February 2008, the First Place project went into receivership with the lead lender satisfying liens and continuing to complete the development. At that time, 48 occupancy units were issued, two commercial units were sold and the riverwalk was completed.

However, the base value for the district was set in 2007 and was based upon the completed value of the condominiums, even though a majority of the units were not completed. In addition, with the downturn in the housing market, the residential units were assessed in 2008 at significantly lower values than the 2007 base value, thus creating no incremental value.

As a result, an amendment to the district was passed in September 2008 to establish a correct and lower base value that will allow an increment to be created. With this amendment, the TID is

TID 69 - New Avenue Commerce Center
Periodic Report
12/31/09

District Created: 2007

Authorized expenditure (excluding interest): \$1,978,000

Authorizing resolution(s): File #061441

Projected TID dissolution: 2010

Maximum legal life: 2034

Base property value: \$0

Completion Status: Project on hold.

Project description

This district encompasses the two blocks bounded by North Avenue, North 24th Street, West Meinecke Street, and North 25th Street. The District overlaps TID 21 – North Avenue Commerce Center.

The Project Plan includes \$1.9 million to be provided to assist the development of 31,000 square feet of retail space and a 44,000 square foot Lena's grocery store on this site. As of the adoption of the Project Plan, a financing commitment was in place for the retail component of the project. However, Lena's has not been able to obtain financing for its portion of the development and, consequently, the project has been delayed.

Public improvement expenditures incurred to-date are for street widening, and resurfacing. These improvements are considered necessary for any redevelopment of these two blocks.

In 2009, an amendment to TID 56 was approved to donate funds to this district. Once the costs incurred to date, approximately \$237,000, are repaid, this district will be terminated.

District incremental values have increased as follows:

Year	Incremental Value
2009	\$ -
2008	\$ -

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 150,000	\$ -	\$ 1,417	\$ 148,583
Public Improvements	560,000	560,000	3,204	190,625	366,171
Demolition & Extraordinary Site Costs	73,000	73,000	-	-	73,000
Contingency	95,000	95,000	-	-	95,000
Grant to Developer	1,100,000	1,100,000	-	-	1,100,000
Capitalized Interest	197,800	14,576	-	14,348	228
Total	\$ 2,175,800	\$ 1,992,576	\$ 3,204	\$ 206,390	\$ 1,782,982

TID 69 - New Avenue Commerce Center
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 7,039,871	\$ -
Incremental value	\$ 7,039,871	\$ -
Incremental taxes	\$ 278,574	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: See above.

Identify any significant concerns that might affect budget or schedule of this project in the future: See above.

TID 70 – 735 N. Water St.
Periodic Report
12/31/09

District Created: 2007
Authorized expenditure (excluding interest): \$3,236,000
Authorizing resolution(s): File #060961
Projected TID dissolution: 2024
Maximum legal life: 2034
Base property value: \$12,000,000
Completion Status: Project to start mid-2010

Project description

This project involves the redevelopment of the office buildings at 731 and 735 North Water Street. The 735 property is the former headquarters of the First Wisconsin National Bank and is the only office building in Milwaukee designed by Daniel Burnham. As such, the building was recently designated a Milwaukee landmark. Improvements to 735 include a connection to the Milwaukee skywalk system, façade restorations, creation of new restaurant space, tenant improvements, and restoration of its riverwalk.

The project plan for the 731 property, which has been vacant for over 30 years, includes asbestos removal and abatement, conversion of the building into a Gold's Gym on floors 2 through 5, and improvements to floors 1, 6, and 7. Given a change in the market, the original project plan will be amended in 2010 to remove the development of seven luxury condominiums and replace with the current building configuration of a Gold's Gym, retail, office and gray-box condominium space.

The TID is proposed to provide \$1.5 million of gap financing for the overall project, and \$1,554,000 to renovate the riverwalk adjacent to the buildings. The overall cost of the project is \$19.1 million.

District incremental values have changed as follows:

Year	Incremental Value
2009	\$ (302,700)
2008	\$ (450,800)

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Riverwalk Improvements	1,554,000	-	-	-	-
Gap Financing	1,500,000				-
Contingency	62,000	-	-	-	-
Capitalized Interest	323,600			-	-
Total	\$ 3,559,600	\$ -	\$ -	\$ -	\$ -

TID 70 – 735 N. Water St.
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 23,941,700	\$ 14,602,000
Incremental value	\$ 11,641,700	\$ (302,700)
Incremental taxes	\$ 317,834	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain: Need to amend project plan in 2010 will delay original project start date.

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 71 – Mitchell Street
Periodic Report
12/31/09**

District Created: 2007
Authorized expenditure (excluding interest): \$3,118,000
Authorizing resolution(s): File #070611
Projected TID dissolution: 2026
Maximum legal life: 2033
Base property value: \$52,864,000
Completion Status: On-going.

Project description

The Mitchell Street district contains nearly 300 properties located along, and generally one block north and south of West Mitchell Street between South 5th and South 16th Streets, plus the commercial area south of West Forest Home Avenue, between South 13th and South 15th Streets. Funding provided by the Project Plan for the district totals \$3,118,000 for the purposes of upgrading pedestrian lighting, installing median irrigation, security cameras, and tree grates, along with funds for grants or loans to assist with catalytic private development opportunities in this major neighborhood shopping district.

Thus far, funding has been authorized to install security cameras throughout the district. The cameras are monitored by the Milwaukee Police Department, and focus on customer parking areas north and south of Mitchell Street. Also, \$500,000 was authorized for a forgivable loan to assist with the \$4.5 million renovation of the former Goldman's Department store at 930 West Mitchell Street and a \$228,000 grant was awarded to repair the roof and other building systems at the Modjeska Theater. Unfortunately, at year-end 2009, neither of these two iconic projects was moving forward, due, in large part, to the economy. Goldman's, in particular has been unable to obtain financing for its project.

Grants were also awarded to renovate the restaurant at 608 West Mitchell Street and open a new restaurant at 551 West Mitchell Street. Both of those projects are proceeding.

District incremental have changed as follows:

Year	Incremental Value
2009	\$ (4,868,100)

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 200,000	\$ 200,000	\$ -	\$ 51,264	\$ 148,736
Public Improvements	846,600	854,500	28,498	296,548	529,454
Resident. Improve. Loans	400,000	400,000		192,767	207,233
Contingency	171,400	162,000	-	-	162,000
Development Fund	1,500,000	728,110	228,110	500,000	-
Capitalized Interest	311,800	-			
Total	\$ 3,429,800	\$ 2,344,610	\$ 256,608	\$ 1,040,579	\$ 1,047,423

**TID 71 – Mitchell Street
Periodic Report
12/31/09**

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 54,269,725	\$ 70,384,400
Incremental value	\$ 1,405,725	\$ (4,868,100)
Incremental taxes	\$ 28,114	\$ -

Is the project within budget? ☒ Yes ☐ No. If no, explain:

Is the project on schedule? ☐ Yes ☒ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: See comments on Goldmann's and Modjeska Theater.

TID 72 – Bishop's Creek
Periodic Report
12/31/09

District Created: 2009

Authorized expenditure (excluding interest): \$1,585,000

Authorizing resolution(s): File #081070

Projected TID dissolution: 2026

Maximum legal life: 2035

Base property value: \$31,696,800

Completion Status:

Project description

This district was created to support the redevelopment of the former Kaiser Tannery site located on the southwest corner of 32nd Street. Plans for redevelopment of the site include the rehabilitation and/or new construction of office/retail facilities, residential development, a student dormitory, a cultural and hospitality venue and other community facilities.

The first phase of the project includes site demolition, remediation and preparation for new development, as well as the construction of a new 55 unit high quality affordable housing project. The Project Plan includes \$1,435,000 to be used for site demolition and remediation, construction of a public sewer, a grant to the developer for the affordable housing project, and a forgivable loan pool for property owners in the surrounding neighborhood.

By year-end 2009, a significant portion of the demolition and remediation work was completed, and the housing project was under construction with expected completion in April 2010.

District incremental values have increased as follows:

Year	Incremental Value
2009	\$ -

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 150,000	\$ 150,000	\$ -	\$ 84,942	\$ 65,058
Public Improvements	150,000	150,000	-		150,000
Site Demo & Remediation	335,000	335,000	111,667	223,333	-
New Housing Construction	650,000	650,000	325,000	325,000	-
Forgivable Loan Pool	300,000	300,000		84,651	215,349
Capitalized Interest	158,500	-	-	-	-
Total	\$ 1,743,500	\$ 1,585,000	\$ 436,667	\$ 717,926	\$ 430,407

TID 72 – Bishop's Creek
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 32,330,736	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

**TID 73 – City Lights
Periodic Report
12/31/09**

District Created: 2009

Authorized expenditure (excluding interest): \$2,038,000

Authorizing resolution(s): File #081627

Projected TID dissolution: 2034

Maximum legal life: 2034

Base property value: \$3,966,000

Completion Status: Ongoing

Project description

District No. 73 consists of 22.8 acres and contains 100,000 square feet of underutilized manufacturing and warehouse buildings. The current uses in the district include warehousing, a skateboard park and a trucking terminal. The district Project Plan involves redevelopment and renovation of five buildings on the western portion of the site bounded by West Mount Vernon on the north, the Menomonee River on the south, North 25th Street on the west and North 17th Street on the east. The buildings total 70,600 square feet and will be converted to 98,000 square feet of office and “flex” space for small businesses.

The first phase of the project will convert the former “Retort Building” to approximately 43,000 square feet of office area for Zimmerman Architectural Studios, Inc. The project will restore the façade to the original condition and create a mezzanine level within the high-bay industrial building to increase the interior square footage from 26,400 to 43,000 square feet.

Presently, there is no public access to the city street system from the north or east. The TID will assist in the extension of a public road, as well as upgrades to the sanitary sewer and storm sewer service.

Future phases include the development of the land to the east of the building(s) described above with office and/or manufacturing buildings. There are approximately 30,000 square feet of buildings on this portion of the site which are currently used for truck maintenance.

District incremental values have increased as follows:

Year	Incremental Value
2009	\$ -

**TID 73 – City Lights
Periodic Report
12/31/09**

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 100,000				\$ -
Public Improvements	2,217,000				-
Contingency	221,000				-
City Contribution	(500,000)				-
Capitalized Interest	203,800				-
Total	\$ 2,241,800	\$ -	\$ -	\$ -	\$ -

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 3,966,100	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 74 – N. 35th & Capitol Drive
Periodic Report
12/31/09

District Created: 2009

Authorized expenditure (excluding interest): \$15,600,000

Authorizing resolution(s): File #090325

Projected TID dissolution: 2035

Maximum legal life: 2034

Base property value: \$76,704,300

Completion Status: Ongoing

Project description

The ownership transition of the former Tower Automotive site to the Redevelopment Authority of the City of Milwaukee (RACM) is now complete and work is underway to prepare the site for redevelopment.

RACM completed the acquisition of the former Tower Automotive site on December 15, 2010. Upon obtaining ownership, RACM prioritized safety and basic functionality by securing the perimeter, boarding up buildings, posting hazardous conditions signage and establishing new electrical connections. In the first quarter of 2010, contracts have been let for site security, snow removal, electrical work and contract monitoring.

Environmental assessment has been completed for the entire site to prepare for demolition, building improvements and other site activities anticipated in the 3rd quarter of 2010. In order to comply with Department of Natural Resources oversight, the site has been broken up into six environmental investigation and remediation zones. LUST (leaking underground storage tanks) stimulus funds have been used to identify approximately 80 tanks; 24 have been removed and surrounding soil samples are being analyzed.

In April 2010, work will begin at the southern end of the property to make infrastructure, rail and interior upgrades as part of a lease agreement and letter of intent with train manufacturer, Talgo, Inc. RACM's agreement with Talgo calls for a completion date of July 2010 with occupancy by September 2010. Additionally, renegotiated lease terms with T-Mobile, a prior tenant, will relocate the cell phone tower from Building 65 to a concrete pad installed at the southern end of the site.

These initial expenditures account for \$10 in capital budget funds and roughly \$2 million in federal and state grants.

The City of Milwaukee anticipates a multi-year redevelopment process incorporating a variety of funding sources to cover the anticipated costs of acquisition, demolition, site preparation, new infrastructure and other related activities. These sources include \$10 million in Capital Budget funding, \$15.6 million in TID revenues, with the balance of funding derived from federal and state grants, New Markets Tax Credits equity and land sale proceeds. The overall \$35.4 million project budget will support the following activities:

- Acquisition of the 84-acre portion of the site

TID 74 – N. 35th & Capitol Drive
Periodic Report
12/31/09

- Demolition of approximately 1.8 million square feet of presently vacant or underutilized industrial buildings, including asbestos abatement;
- Environmental remediation and abatement of contaminants in building components and soil
- Clearing and grading of the site;
- Stabilization of existing buildings and ongoing holdings costs for the site during the three year development period;
- Public improvements, including streets and utilities to serve the business park;
- Matching funds to assist with qualified private improvements to existing residential properties in the TID;
- Development fund to provide funding for job training within the District;
- Planning and community outreach; and
- Administrative costs associated with the TID.

The City will have to complete significant demolition, environmental remediation, and site preparation activities before construction can commence on the site. The first land sale is expected to occur in 2013 and the first business park building is expected to be completed in 2014. The projected pace of development is estimated to be 45,000 square feet annually. Based on this assumption, the Century City Business Park will be fully developed in 2030.

District incremental values have increased as follows:

Year	Incremental Value
2009	\$ -

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 1,550,000	\$ 1,550,000		\$ 91,359	\$ 1,458,641
Demolition	7,127,375				-
Environmental	3,007,625				-
Neighborhood Housing	400,000	400,000			400,000
Contingency	3,015,000	550,000			550,000
Workforce Development	500,000	500,000			500,000
Capitalized Interest	1,560,000				-
Total	\$ 17,160,000	\$ 3,000,000	\$ -	\$ 91,359	\$ 2,908,641

TID 74 – N. 35th & Capitol Drive
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 76,704,300	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 75 – Reed Street Yards
Periodic Report
12/31/09

District Created: 2009

Authorized expenditure (excluding interest): \$6,420,000

Authorizing resolution(s): File #090564

Projected TID dissolution: 2033

Maximum legal life: 2034

Base property value: \$16,063,313

Completion Status: Ongoing

Project description

In 2009, the Project Plan and Boundary for this district were approved to capture expected increment from 2010 assessments. However, the adopted resolution did not authorize funding.

It is anticipated that in 2010, the Common Council will vote to authorize funding for all, or a portion, of the project costs budgtd in the Project Plan. If approved, construction of the public infrastructure would begin in 2010 or 2011.

District incremental values have increased as follows:

Year	Incremental Value
2009	\$ -

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 264,000				\$ -
Public Infrastructure	4,236,000				-
Initial Building Grant	900,000				-
Water Technology Fund	1,020,000				-
Capitalized Interest	642,000				-
Total	\$ 7,062,000	\$ -	\$ -	\$ -	\$ -

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ 16,063,313	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.

TID 76 – S. 27th & W. Howard
Periodic Report
12/31/09

District Created: 2010

Authorized expenditure (excluding interest): \$525,000

Authorizing resolution(s): File #090563

Projected TID dissolution: 2019

Maximum legal life: 2036

Base property value: \$2,040,000

Completion Status: Ongoing

Project description

This district includes 17 acres of commercial property bounded by South 27th Street, West Howard Avenue, and the south branch of the Kinnikinnick River. Properties in the district include two vacant auto dealerships, a retail mall, a trailer court, the historic Wildenberg Hotel, and a new CVS Pharmacy.

Plans for the district will be on-going, but will initially focus on the former Foster Pontiac dealership at 3636 South 27th Street, which is proposed to be converted into a Buffalo Wild Wings restaurant, and 19,550 square feet of multi-tenant retail space. With the adoption of this district, \$500,000 of subordinated financing was authorized for the \$5 million renovation of the Foster complex. At year-end 2009, financing for the venture had not been obtained, but efforts are continuing to restructure the project and secure funding for, at least, a staged version of the overall development.

Other key components of the District include redeveloping the trailer court at 3774 South 27th Street, and the adjacent Wildenberg Hotel. Also, another vacant auto dealership at 3804 South 27th Street is being considered for conversion to retail space.

District incremental values have increased as follows:

Year	Incremental Value
2009	\$ -

Expenditures - Life to Date (as of 12/31/09)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	\$ 25,000				\$ -
Loan to Developer	500,000				-
Capitalized Interest	52,500				-
Total	\$ 577,500	\$ -	\$ -	\$ -	\$ -

TID 76 – S. 27th & W. Howard
Periodic Report
12/31/09

Revenue/Value Performance (as of 12/31/2009)

	Projected	Actual
Property value	\$ -	\$ -
Incremental value	\$ -	\$ -
Incremental taxes	\$ -	\$ -

Is the project within budget? ☐ Yes ☐ No If no, explain:

Is the project on schedule? ☐ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future:

NOTICES SENT TO FOR FILE: 100037

[illegible]



Legislation Details (With Text)

File #: 091372 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 2/9/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution temporarily suspending razing and demolition activities funded by NSP Phase 1 and 2 until the Department of Neighborhood Services has made modifications in bidding requirements allowing for deconstruction activities.

Sponsors: ALD. BAUMAN, ALD. BOHL

Indexes: AMERICAN RECOVERY AND REINVESTMENT ACT, RECYCLING, SOLID WASTE DISPOSAL

Attachments: Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
2/9/2010	0	COMMON COUNCIL	ASSIGNED TO	Pass	13:2
2/9/2010	0	CITY CLERK	Sponsor added		
2/17/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/17/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/17/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/23/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
3/11/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/11/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/11/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
3/19/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
3/31/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
4/7/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
4/19/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
4/19/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
4/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
5/12/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091372

Version

ORIGINAL

Reference

Sponsor

ALD. BAUMAN and ALD. BOHL

Title

Resolution temporarily suspending razing and demolition activities funded by NSP Phase 1 and 2 until the Department of Neighborhood Services has made modifications in bidding requirements allowing for deconstruction activities.

Analysis

This resolution temporarily suspends razing and demolition activities which are funded by NSP Phase 1 and 2, until the Department of Neighborhood Services has developed a pilot program for building recycling (deconstruction) that would be funded by the NSP Phase 1 and 2 demolition funds. Included in these modifications are bonding and insurance requirements as well as any other provisions which impede or discourage deconstruction activities. Two exceptions are made to the temporary suspension: executed contracts where the city has sent the contractor a notice to proceed, and demolition necessitated by emergency circumstances.

Body

Whereas, The City of Milwaukee has received \$1,312,500 for demolition of foreclosed homes and blighted properties in target areas through the Housing and Economic Recovery Act of 2009, known as NSP Phase 1 funds; and

Whereas, A portion of the NSP Phase 1 home demolition money was ear-marked for deconstruction activities; and

Whereas, No deconstruction activities have taken place due to the bidding requirements, including bonding and insurance, of the City's Department of Neighborhood Services; and

Whereas, An additional \$2,012,000 has been awarded to the City for demolition as part of the National Economic Stimulus Package, known as NSP Phase 2; and

Whereas, These additional funds offer further opportunities for deconstruction projects; and

Whereas, Deconstruction projects allow for reclamation and recycling of building materials as opposed to adding to land fill, as well as creating job training opportunities; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that razing and demolition activities, funded by NSP Phase 1 and 2, be temporarily suspended until the Department of Neighborhood Services has developed a pilot program for building recycling (deconstruction) that would be funded by the NSP Phase 1 and 2 demolition funds; and, be it

Further Resolved, That razing and demolition activities, funded by NSP Phase 1 and 2, shall not be resumed until the Department of Neighborhood Services submits its pilot program for building recycling (deconstruction) to the Common Council for review and approval; and, be it

Further Resolved, That two exceptions are made to the temporary suspension: executed contracts

where the city has sent the contractor a notice to proceed, and demolition necessitated by emergency circumstances.

Requestor

Drafter

LRB10055-1

MET

2/3/10

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 02/22/10

FILE NUMBER: 091372

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution temporarily suspending razing and demolition activities funded by NSP Phase 1 and 2 until the Department of Neighborhood Services has made modifications in bidding requirements allowing for deconstruction activities.

B) SUBMITTED BY (Name/title/dept./ext.): Tobie Black/Staff Assistant/City Clerk's Office/X2231

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES

☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.

☒ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)

☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)

☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)

☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE: 091372

[illegible]



Legislation Details (With Text)

File #: 081663 **Version:** 0

Type: Ordinance **Status:** In Committee

File created: 3/25/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: An ordinance relating to zoning regulations for the Milwaukee River Overlay Zone.

Sponsors: ALD. KOVAC, ALD. COGGS, ALD. HAMILTON

Indexes: MILWAUKEE RIVER, ZONING

Attachments:

Date	Ver.	Action By	Action	Result	Tally
3/25/2009	0	COMMON COUNCIL	ASSIGNED TO		
3/30/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
3/30/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
5/12/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

081663

Version

ORIGINAL

Reference

Sponsor

ALD. KOVAC, COGGS AND HAMILTON

Title

An ordinance relating to zoning regulations for the Milwaukee River Overlay Zone.

Requestor

Drafter

LRB09141-1

JDO

03/26/2009



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin 53202

Legislation Details (With Text)

File #: 081577 **Version:** 0

Type: Ordinance **Status:** In Committee

File created: 3/3/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: An ordinance establishing the Milwaukee River Board.

Sponsors: ALD. KOVAC, ALD. COGGS, ALD. HAMILTON

Indexes: BOARDS AND COMMISSIONS, MILWAUKEE RIVER

Attachments:

Date	Ver.	Action By	Action	Result	Tally
3/3/2009	0	COMMON COUNCIL	ASSIGNED TO		

Number

081577

Version

ORIGINAL

Reference

Sponsor

ALD. KOVAC, COGGS AND HAMILTON

Title

An ordinance establishing the Milwaukee River Board.

Requestor

Drafter

LRB09096-1

JDO

03/04/2009