

**REDEVELOPMENT PLAN
FOR THE
35TH STREET AND CAPITOL DRIVE
PROJECT AREA**

Redevelopment Authority
Of The
City of Milwaukee

Prepared by:

Department of City Development
Milwaukee, Wisconsin

DRAFT May 12, 2005

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LEGAL DESCRIPTION

1.1-1.4) Four parcels along the east side of N. 35th St. between Capital Drive on the north and Townsend Avenue on the south.

LANDS AND ALL OF BLOCKS 1 AND 2 IN THEODORE ZILLMER'S SUBDIVISION AND VACATED STREETS AND ALLEYS IN AND ADJACENT TO SAID BLOCKS, IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼, ALL BEING IN SECTION 12, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 21 EAST; THENCE N 88°28'13" E ALONG THE NORTH LINE OF SAID 1/4 SECTION 837.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE SOO LINE RAILROAD COMPANY AND ITS EXTENSION THEREOF; THENCE S 03°54'37" E 68.30 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST CAPITOL DRIVE AND THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING S 03°54'37" E ALONG THE WEST RIGHT OF WAY OF SAID RAILROAD RIGHT OF WAY 3,085.76 FEET TO A POINT ON THE NORTH LINE OF WEST TOWNSEND STREET; THENCE S 88°24'26" W ALONG SAID RIGHT OF WAY LINE 958.69 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 35TH STREET; THENCE N 00°44'10" W ALONG SAID RIGHT OF WAY LINE 430.34 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 21 EAST; THENCE N 00°48'48" W ALONG SAID RIGHT OF WAY LINE 2,456.49 FEET; THENCE NORTHEASTERLY 77.81 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST WHOSE RADIUS IS 88.00 FEET WHOSE CHORD BEARS N 24°30'59" E 75.30 FEET; THENCE N 49°50'46" E 28.40 FEET; THENCE NORTHEASTERLY 60.28 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST WHOSE RADIUS IS 88.00 FEET WHOSE CHORD BEARS N 69°28'15.50" E 59.11 FEET; THENCE N 89°05'45" E 240.00 FEET; THENCE N 79°10'20" E 292.35 FEET; THENCE N 89°05'45" E 153.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,673,002 SQUARE FEET AND/OR 61.364 ACRES

2) 3533 N 27TH ST

LANDS IN NE 1/4 SEC 12-7-21 LAND BETW W CAPITOL DR N 31ST ST
DESCRIPTION - W HOPKINS - 1241.90'S OF SEC LINE & RY R O W
LANDS IN NE & SE 1/4 SECS OF SD SECTION, THEO ZILLMER'S SUB,
BLK 12 CONT OF GRAND VIEW, BLK 4 CONRAD-THOMA SUBD NO 1 &
VAC STS & ALLEYS LYING BETW W CAPITOL DR-N 31ST ST-W HOPKINS
ST-N 27TH ST-W TOWNSEND ST & N 35TH ST EXC (C M ST P & P RY
ROW & ELY TRIA COM W LI N 31ST ST & 447.26' S OF S LI W
CAPITOL DR-TH SELY 64.48'-TH W 37.88'-TH N 52.93' TO BEG)
SUBJ TO ROW EASEMENTS

3) 2926 THRU 2926ADJ W MELVINA ST

GARDEN ACRE CONTINUATION IN NE 1/4 SEC 12-7-21
DESCRIPTION BLOCK 7 PART LOT 6 COM 29' W OF NE COR LOT 6-TH S 90.49'-TH
NWLY 94.14'-TH E 27.52' TO BEG

4) 3010 THRU 3024 W HOPKINS ST

GARDEN ACRE CONTINUATION IN NE 1/4 SEC 12-7-21
DESCRIPTION BLOCK 7 LOTS 1-2 & 3

5) 2900 W HOPKINS ST

GARDEN ACRE CONTINUATION IN NE 1/4 SEC 12-7-21
DESCRIPTION BLOCK 6 LOTS 1 THRU 18 & VAC ST & ALLEY ADJ & LOTS 4 & 5 BLK
7 EXC PART OF E FOR ST

6) 3871 N 35TH ST

ROOSEVELT DRIVE SUBD IN NW 1/4 SEC 12-7-21
DESCRIPTION BLOCK 3 LOTS 1 THRU 3

7) 3817 THRU 3847 N 35TH ST

ROOSEVELT DRIVE SUBD IN NW 1/4 SEC 12-7-21
DESCRIPTION BLOCK 3 LOTS 7 TO 12 INCL

8) 2823 W VIENNA AV

GARDEN ACRE SUBD IN NE 1/4 SEC 12-7-21
DESCRIPTION BLOCK 2 LOTS 1 THRU 6 EXC ST

9-10) 2744 W HOPKINS ST

GARDEN ACRE SUBD IN NE 1/4 SEC 12-7-21
DESCRIPTION BLOCK 1 BLK 1 EXC E 100' & S 38' (LOTS 11-12-13-14) EXC
ALLEY BLK 3 & PART VAC ST ADJ

11) 3627 N 27TH ST

LANDS IN NE 1/4 SEC 12-7-21
DESCRIPTION LAND BETW N 27TH ST-W HOPKINS ST & BLK 1 GARDEN ACRES
SUBD

12) 3525 N 35TH ST

WEST POINT HEIGHTS IN NW 1/4 SEC 12-7-21
DESCRIPTION BLOCK 1 LOTS 1 TO 15 INCL.

13) 2642 W HOPKINS ST

ERBACHER & BANHOLZER'S SUBD IN NW 1/4 SEC 7-7-22
DESCRIPTION BLOCK 2 LOTS 16 THRU 27 & S 26' LOT 28

14) 3424 N 27TH ST

PEOPLE'S BLDG & LOAN ASS'N SUBD NO 3 NW & SW 1/4 SEC 7-7-22
DESCRIPTION BLOCKS 3 & 4 VAC (STS & ALLEYS) ADJ

15) 2537 W HOPKINS ST

PEOPLE'S BLDG & LOAN ASS'N SUBD NO 3 NW & SW 1/4 SEC 7-7-22
DESCRIPTION BLOCK 2 LOTS 1-2-3-21-22-23-24-25 & LOT 26 & PART VAC ST
ADJ EXC ALLEY CUL DU SAC

17) 2871 THRU 2871R W HOPKINS ST

LANDS IN NE 1/4 SEC 12-7-21
DESCRIPTION 100' ROW THRU W 1/2 OF SD 1/4 SEC & THAT PART OF SD 1/4 SEC
COM AT INTERSECTION OF ELY LI CMSTP&P RR ROW & S LI OF
W CAPITOL DR-TH SELY ALG ELY LI SD ROW 100.13'-TH E 69.38'
TH N 100' TO S LI W CAPITOL DR-TH W ALG S LI SD DR 75' TO
BEG

18) 3201 W TOWNSEND

LANDS IN SE 1/4 SEC 12-7-21
DESCRIPTION R.O.W. ACROSS S E 1/4 SEC.12

19) 3061 W HOPKINS ST

LANDS IN NE 1/4 SEC 12-7-21 LAND BETW W CAPITOL DR N 31ST ST
DESCRIPTION - W HOPKINS - 1241.90'S OF SEC LINE & RY R O W
S 52.93' OF E 37.88' TRIA

A. INTRODUCTION

On March 16, 2005, the Common Council adopted resolution file no. 041510 approving the boundary for the West Capitol and North 35th Street Redevelopment Project Area and authorized the Redevelopment Authority of the City of Milwaukee (RACM) to prepare a Plan in accordance with Section 66.1333, Wisconsin Statutes. The Mayor signed the resolution on March 23, 2005.

This redevelopment plan is prepared pursuant to Section 66.1333(6)(b)(2), formerly a subsection of Section 66.431, Wisconsin Statutes, which requires, “Approval by the authority and by two-thirds of the local legislative body of the redevelopment plan of the project area which has been prepared by the authority. The redevelopment plan shall conform to the general plan of the city and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area. The redevelopment plan shall include a statement of the boundaries of the project area; a map showing existing uses and conditions of the real property; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes in zoning ordinances or maps and building codes or ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for the relocation of families to be displaced from the project area”.

B. DESCRIPTION OF THE PROJECT

The 35th St. and Capitol Dr. Project Area (also known as Tower Automotive and previously known as A. O. Smith) was entirely in use as a motor vehicle frame manufacturing site. The southern portion of the Project Area continues to be used for that purpose. The rest of the site consists of vacant buildings and property. The Canadian Pacific (Soo Line) railroad runs through the Project Area in a roughly north-south direction. The portion of the site west of the railroad has recently been re-subdivided and two parcels sold, one for a city maintenance facility and the other for use by two small industrial companies.

The Project Area comprises 156.25 net acres and 20 parcels. It is a prominent location in the north central area of the city and provides an opportunity to develop attractive and productive business sites, thus providing jobs for surrounding communities. Two large central contiguous areas of 61.36 and 74.04 acres are separated from each other by the railroad and from nearby smaller parcels by arterial streets. These smaller parcels could be used for a number of purposes, but are currently parking lots or vacant. The site has known environmental contamination problems regarding both soils and buildings. The extent of these problems is not entirely known, creating a disincentive to market re-investment and master planning for the site’s redevelopment.

The City of Milwaukee has an agreement to purchase 24.64 acres of the Project Area for the future home of the Department of Public Works Field Headquarters. Demolition and site preparation is underway. The City's existing Traser Yard facilities and the Milwaukee Water Works' Lincoln Avenue and Cameron Avenue distribution facilities will be combined in a newly constructed modern \$24 million complex between Nash and Melvina Streets on N. 35th St., along with more than 800 city workers.

Capitol Drive has seen significant reinvestment one mile west and two miles east of the site in the form of the \$53 million Midtown Center and the Riverworks mixed-use commercial area, respectively.

1. Plan Objectives

The primary goal of this Project is to promote the attractive, productive and efficient use or reuse of land and buildings (where possible) in the Project Area in a manner that provides high quality sites for business and industry while benefiting the surrounding community.

- a. Promote land uses in the project area that tend to lead to relatively more capital investment and more family-supporting jobs by restricting land uses that tend not to do so.
- b. Promote development that provides a minimum job density of 15 jobs per acre and compensation of \$11.58 or more per hour in 2005 dollars. (This level of pay permits two working people to support a family of four according to the Wisconsin Women's Network in partnership with Wider Opportunities for Women, a national women's employment organization. See <http://www.jsonline.com/news/state/apr04/222099.asp> for more information.)
- c. Develop a detailed master plan for the Project Area or encourage current and future owners, developers and lessees to develop and implement individual redevelopment plans that remodel, adaptively reuse or enlarge existing buildings, or build new buildings.
- d. Mitigate environmental contamination in the soils and buildings that interfere with investment in and the use/reuse of land and buildings in the Project Area through state-of-the-art means.
- e. Avoid buildings and land being vacant and unused for long periods of time, which results in a blighting influence on the surrounding community.
- f. Assure that all of the project area is platted in a manner that optimizes business development. Encourage use of the site by businesses and industries that require large sites.

- g. Assure that the project's developer provides necessary transportation and utility improvements to support the productive and efficient use of land in the Project Area.
- h. Assure that any new development in the Project Area presents attractive massing, form, materials, and landscaping to major streets from which the development is visible, appropriate to its zoning.
- i. Assure that all development complies with all storm water regulations and contemporary practices.

RACM will use these objectives in its review of all development proposals.

2. Proposed Renewal Actions

To accomplish the objectives of this plan the Redevelopment Authority may exercise any or all of the powers provided to it under Section 66.1133 (4) Wisconsin Statutes.

- a. Further limit permitted land uses within the portion of the Project Area now zoned Industrial Heavy. RACM reserves the right to recommend future zoning changes pursuant to the above primary goal and objectives.
- b. Work with the owner/developer to design and implement new street and parcel configurations if necessary to support redevelopment of the project area.
- c. Work with the owner/developer to attract development projects that provide the desired recommended job density and pay levels.
- d. All proposals and plans for new construction within the project area, including substantial remodeling, conversion or rebuilding, enlargement, or extension of major structural improvements on existing buildings or structures, and for any related improvements on the subject site, shall be referred to and reviewed by RACM to determine conformance with the objectives of the Plan. Proposals and plans not in conformance shall not be approved for permit.

3. Land Use Provisions

Any new tax-exempt use in the Project Area must be approved by both the Authority and the Common Council before a building and/or occupancy permit will be issued by the City of Milwaukee.

Currently the Project Area is mostly zoned IH, with smaller but substantial areas of LB2 and IO2, as shown on Map No. 2. (A remnant parcel is also zoned RT3.) The purposes of these zoning districts are explained in Exhibit B at the end of this Plan.

This Plan places further restrictions on permitted land uses on the portions of the Project Area zoned Industrial Heavy (IH) as indicated below. The following use table indicates how land currently zoned IH will be regulated by the adoption of this Redevelopment Plan for the 35th St. and Capitol Dr. Project Area. The column headed "Current IH Use Classification" shows how land uses are classified by Chapter 295 of the City of Milwaukee Zoning Code for the IH zoning district. The column headed "Additional Use Restrictions" indicates restrictions added by this Redevelopment Plan for 35th St. and Capitol Dr. Project Area to the uses classified in IH.

- a. "Y" indicates a permitted use. This use is permitted as a matter of right subject to all development standards in this plan.
- b. "L" indicates a limited use for 35th St. and Capitol Dr. Project Area. This use is permitted only when the commissioner finds that the use will meet the standards of this table. If the use cannot meet these standards, it shall be permitted only if the Board of Zoning Appeals approves a special use permit pursuant to s. 295-305-2 of the Milwaukee Code, unless otherwise prohibited by the use table.
- c. "C" indicates a conditional use wherein the use is permitted only if the Redevelopment Authority formally approves the conditional use, after due notice to the parties of interest, finds that the following facts and conditions exist, and so indicates in the minutes of its proceedings or its decision:
 1. Protection of Public Health, Safety and Welfare. The use will be designed, located and operated in a manner so that the public health, safety and welfare are protected.
 2. Protection of Property. The use, value and enjoyment of other property in the neighborhood will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use.
 3. Traffic and Pedestrian Safety. Adequate measures have been or will be taken to provide safe pedestrian and vehicular access.
 4. Consistency With Comprehensive Plan. The special use will be designed, located and operated in a manner consistent with all applicable elements of the city's comprehensive plan.

Conditions Of Approval. Conditions of approval may be imposed by the Authority to prevent or minimize adverse impacts upon the public and the city's neighborhoods and to ensure compatibility of land uses and consistency with the purposes and intent of this chapter. Conditions of approval may include, but shall not be limited to: limitations on size, bulk and location; standards for landscaping, buffering and lighting; limitations on emissions of odors, dust, smoke, refuse matter, vibration, noise and other factors affecting the comfort, enjoyment, health or safety of residents, workers or visitors in the surrounding area; adequate ingress and egress; and other on-site improvements.

- d. "S" indicates a special use wherein the use is permitted only if the Board of Zoning Appeals approves a special use permit pursuant to s. 295-305-2 of the Milwaukee Code.
- e. "-" indicates no change from IH.

Table 1: Use Classification

A. Uses	B. Current IH Use Classification	C. Additional Use Restrictions
<i>Residential Uses</i>		
Single-family Dwelling	N	-
Two-family Dwelling	N	-
Multi-family Dwelling	N	-
Attached Single-Family Dwelling	N	-
Live-work Unit	N	-
Mobile Home	N	-
Watchman/Service Quarters	Y	-
Family Day Care Home	N	-
<i>Group Residential</i>		
Rooming House	N	-
Convent, Rectory, or Monastery	N	-
Dormitory	N	-
Fraternity or Sorority	N	-
Adult Family Home	N	-
<i>Foster Homes</i>		
Family Foster Home	N	-
Small Foster Home	N	-
Group Home or Group Foster Home	N	-
<i>Shelter Care Facilities</i>		
Family Shelter Care Facility	N	-
Small Group Shelter Care Facility	N	-
Large Group Shelter Care Facility	N	-
Community Living Arrangement	N	-
Transitional Living Facility	N	-
<i>Educational Uses</i>		
Day Care Center	S	-
School, Elementary or Secondary	N	-
College	N	-
School, Specialty or Personal Instruction	N	-
<i>Community-Serving Uses</i>		
Library	N	-
Cultural Institution	N	-
Community Center	N	-

Religious Assembly	N	-
Cemetery or Other Place of Interment	N	-
Public Safety Facility	Y	-
Correctional Facility	N	-
<i>Commercial and Office Uses</i>		
General Office	L	-
Government Office	L	-
Bank or Other Financial Institution	N	-
Currency Exchange, Payday Loan Agency, or Title Loan Agency	N	-
Retail Establishment, General	N	-
Garden Supply or Landscaping Center	N	-
Home Improvement Center	N	-
Secondhand Store	N	-
Outdoor Merchandise Sales	N	-
Artist Studio	N	-
Adult Retail Establishment	N	-
<i>Health Care and Social Assistance Uses</i>		
Medical Office	N	-
Health Clinic	N	-
Hospital	N	-
Medical Research Laboratory	N	-
Medical Service Facility	N	-
Social Service Facility	N	-
Emergency Residential Shelter	N	-
Nursing Home	N	-
<i>General Service Uses</i>		
Personal Service	N	-
Business Service	N	-
Building Maintenance Service	N	-
Catering Service	N	-
Funeral Home	N	-
Laundromat	N	-
Dry Cleaning Establishment	N	-
Furniture and Appliance Rental and Leasing	N	-
Household Maintenance and Repair Service	N	-
Tool/Equipment Rental Facility	N	-
<i>Animal Services</i>		
Animal Hospital/Clinic	Y	-
Animal Boarding Facility	Y	-
Animal Grooming or Training Facility	Y	-
<i>Light Motor Vehicle</i>		
Sales Facility	S	N
Rental Facility	S	N
Repair Facility	L	-
Body Shop	L	-

Outdoor Storage	Y	C
Limited Wholesale Facility	Y	C
<i>Heavy Motor Vehicle</i>		
Sales Facility	Y	C
Rental Facility	Y	C
Repair Facility	L	-
Body Shop	L	-
Outdoor Storage	Y	C
<i>General Motor Vehicle</i>		
Filling Station	S	N
Car Wash	S	N
Drive-through Facility	S	N
<i>Parking</i>		
Parking Lot, Principal Use	Y	N
Parking Lot, Accessory Use	Y	-
Parking Structure, Principal Use	Y	-
Parking Structure, Accessory Use	Y	-
Heavy Motor Vehicle Parking Lot, Principal Use	Y	N
Heavy Motor Vehicle Parking Lot, Accessory	Y	-
<i>Accommodation and Food Service Uses</i>		
Bed and Breakfast	N	-
Hotel, Commercial	N	-
Hotel, Residential	N	-
Tavern	L	-
Assembly Hall	N	-
Restaurant, Sit-down	L	-
Restaurant, Fast-food / Carry-out	L	-
<i>Entertainment and Recreation Uses</i>		
Park or Playground	S	-
Festival Grounds	N	-
Recreation Facility, Indoor	N	-
Recreation Facility, Outdoor	N	-
Health Club	N	-
Sports Facility	N	-
Gaming Facility	N	-
Theater	N	-
Convention and Exposition Center	N	-
Marina	Y	-
Outdoor Racing Facility	S	N
Adult Entertainment Establishment	N	N
<i>Storage, Recycling, and Wholesale Trade Uses</i>		
Recycling Collection Facility	Y	C
Mixed-waste Processing Facility	L	C
Material Reclamation Facility	L	N
Salvage Operation, Indoor	L	N

Salvage Operation, Outdoor	S	N
Wholesale and Distribution Facility, Indoor	Y	-
Wholesale and Distribution Facility, Outdoor	Y	C
<i>Storage Facilities</i>		
Indoor	Y	-
Outdoor	Y	N
Hazardous Materials	S	N
<i>Transportation Uses</i>		
Ambulance Service	Y	-
Ground Transportation Service	Y	-
Passenger Terminal	Y	-
Helicopter Landing Facility	S	-
Airport	N	-
Ship Terminal or Docking Facility	Y	-
Truck Freight Terminal	L	N
Railroad Switching, Classification Yard, or Freight Terminal	Y	-
<i>Industrial Uses</i>		
Manufacturing, Light	Y	-
Manufacturing, Heavy	Y	C
Manufacturing, Intense	S	N
Research and Development	Y	-
Processing or Recycling of Mined Materials	S	-
Contractor's Shop	Y	-
Contractor's Yard	Y	-
<i>Agricultural Uses</i>		
Plant Nursery or Greenhouse	Y	-
Raising of Crops or Livestock	Y	N
<i>Utility and Public Service Uses</i>		
Broadcasting or Recording Studio	S	-
Transmission Tower	L	N
Water Treatment Plant	Y	-
Sewage Treatment Plant	Y	-
Power Generation Plant	Y	-
Substation/Distribution Equipment, Indoor	Y	-
Substation/Distribution Equipment, Outdoor	Y	-
<i>Temporary Uses</i>		
Seasonal Market	L	N
Temporary Real Estate Sales Office	L	N
Concrete Batch Plant, Temporary	L	C
Live Entertainment Special Event	L	N

4. General Development Standards

Any proposed action is subject to all applicable City of Milwaukee codes and requirements and the primary goal and objectives listed in sub-section B.1. of this Plan.

This Plan seeks a pattern of private development, public rights-of-way, and open space that represents the optimal redevelopment of the entire Project Area. Subdivision of parcels may be allowed if appropriate to this end, although the Plan emphasizes the unique opportunity to locate businesses and industries here that need larger parcels than typically found in the city. Additional public rights-of way may be introduced into the Project Area if they contribute to the optimal redevelopment of the site or enhance traffic circulation of the surrounding community.

A number of public rights-of-way at locations to be determined may be added to the Project Area as necessary by RACM Area without modification of this Plan.

Site and building design standards may be adopted as amendments to this Plan, provided that such standards benefit the surrounding community and land use, do not adversely affect the original primary goal and objectives of this Plan, as determined by RACM,

5. Duration of Land Use Provisions and Development Standards

The provisions and guidelines enumerated above shall be in full force and effect from the date this plan is certified to the Common Council of the City of Milwaukee as provided by section 66.1133 (5)(a) 1, Wisconsin Statutes. They will continue to be in full force and effect for a period of twenty years unless earlier terminated by a record of instrument of the Authority.

6. Land Acquisition

All parcels to be acquired now for private or public redevelopment in accordance with the objectives, land use provisions, and building requirements set forth in this Plan are identified on Map No. 5, titled "Acquisition Map," and on the "Schedule of Lands and Interests to be Acquired" attached thereto. No parcels are identified for acquisition now.

C. CONFORMANCE TO STATE AND LOCAL REQUIREMENTS

1. Conformance to the Comprehensive Plan of the City of Milwaukee

This plan was reviewed by the City Plan Commission of the City of Milwaukee and determined to be in conformance with the City's Comprehensive Plan.

2. Conformance to Local Objectives

This plan has been prepared to conform to the following local objectives:

a. Appropriate Land Use

Any rezoning of property will be made by in accordance with applicable state and local regulations and procedures.

b. Public Improvements

Any future public improvements will be consistent with all City of Milwaukee Codes and Ordinances.

3. Present and Potential Equalized Value for Property Tax Purposes

See Exhibit A for worksheet.

4. Standards of Population Density

Not applicable.

5. Land Coverage and Building Density

These objectives shall be achieved according to the zoning provisions and Section 4, General Development Standards, in this Plan.

6. Statement of a Feasible Method Proposed for Relocation of Displaced Families

Not applicable.

D. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

At any time after this project area plan has been approved by the Authority and the Common Council of the City of Milwaukee, it may be amended in accordance with the provisions and procedures established in the applicable subsections of section 66.1333(6)(d), Wisconsin Statutes.

Exhibit A

Table of Present and Potential Equalized Value for Property Tax Purposes

Rec	Taxkey	Parcel Address	Current Total Assessment	Parcel Area (Sq. Ft.)	Potential Equalized Value
1.1		*	\$1,229,429	597,623	\$4,330,729
1.2		*	\$2,208,087	1,073,347	\$24,000,000
1.3		*	\$885,191	430,290	\$5,300,000
1.4		*	\$1,176,186	571,742	\$4,143,180
2	2699993100	3533 N 27TH ST*	\$6,634,507	3,225,022	\$23,370,412
3	2690261100	2926 W MELVINA ST	\$2,000	1,245	\$2,000
4	2690259000	3010 W HOPKINS ST	\$10,000	9,278	\$111,100
5	2690252112	2900 W HOPKINS ST	\$62,700	75,446	\$903,433
6	2681224110	3871 N 35TH ST	\$17,300	14,331	\$259,152
7	2681228000	3817 N 35TH ST	\$34,500	28,662	\$518,305
8	2690305111	2823 W VIENNA AV	\$78,000	61,855	\$740,687
9	2690302110	2744 W HOPKINS ST	\$0	0	\$0
10	2690302110	2744 W HOPKINS ST	\$31,400	23,958	\$277,380
11	2699986100	3627 N 27TH ST	\$23,100	19,820	\$229,472
12	2681701000	3525 N 35TH ST	\$129,000	72,397	\$1,309,179
13	2700144111	2642 W HOPKINS ST	\$44,600	42,515	\$492,229
14	2851724111	3424 N 27TH ST	\$154,900	178,901	\$2,071,276
15	2851704110	2537 W HOPKINS ST	\$53,400	37,070	\$429,188
17	2699990000	2871 W HOPKINS ST	\$0	276,459	\$0
18	2869991000	3201 W TOWNSEND ST	\$0	65,224	\$0
19	2699989000	3061 W HOPKINS ST	\$0	990	\$0

* Prorated as a percentage of area before subdivision

Source: Assessor's Office web site, City of Milwaukee, Apr 2005

DCD Worksheets: c:\mm\05\capitol and 35th\eq'l'd value.xls and c:\mm\05\capitol and 35th\Pot-values.xls

Exhibit B

Explanation of Land Use Categories

INDUSTRIAL-HEAVY (IH). This district accommodates high-intensity industry and often includes very large structures, extensive exterior storage, exterior mechanical operations, or heavy truck or equipment operations. It also accommodates uses that require large or isolated sites or harbor, airport or rail service. This district includes the historic industrial core of the city. It has a strong relationship to shipping and rail services and includes the port of Milwaukee, the Menomonee valley and various railroad corridors. Most sites within the IH district have already been developed or redeveloped. These sites seldom have excess land to provide buffer areas. Where possible, the IH district should be separated from residential neighborhoods with less intensive, non-residential districts.

INDUSTRIAL-OFFICE (IO). This district provides sites for modern, clean industry and supporting, non-residential land uses that complement industrial uses or require an industrial environment. Older portions of this zoning district (IO2) often form corridors which provide a buffer between residential areas and more intensive industrial districts. The newer portions of this district (IO1) are in the form of office-industrial parks or business parks with campus-style layouts and designs. The IO district has a performance-oriented transition area where it adjoins residential neighborhoods. Buffering and other requirements in the transition area are intended to protect the character of such neighborhoods.

LOCAL BUSINESS DISTRICTS (LB1-LB2). These districts provide a wide range of goods and services to a large consumer population coming from an extensive area. Within these districts, motor-vehicle-related activities are of major significance. Good access by motor vehicle or public transit is important to local business districts, which are often located adjacent to intersections of major thoroughfares and in close proximity to bus transfer locations. The LB1 district is characterized by a more suburban development pattern, with larger lots and deeper setbacks, while the development pattern in the LB2 district tends to be more urban, with smaller lots and smaller setbacks.

RT3 District. The purpose of the RT3 district is to promote, preserve and protect neighborhoods intended primarily for two-family dwellings with a traditional urban character. This district, much like the RT4 district, allows smaller lots, smaller setbacks and a higher lot coverage than the RT1 and RT2 districts. Unlike the RT4 district, this district does not allow traditional corner commercial establishments. Nor does it allow the establishment of new, small multi-family buildings. The neighborhoods in this district were platted and developed, in large part, in the early 1900s and tend to be more uniform than those of the RT4 district.

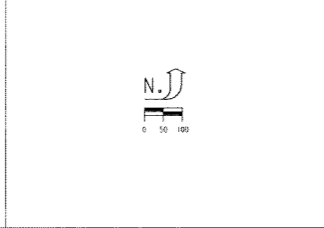
LEGEND

-----	PROJECT BOUNDARY
T	CHURCH
H	HOTEL / MOTEL
R	ROOMING HOUSE
P	POLICE STATION
F	FIRE STATION
H	HOSPITAL
C	CONDOMINIUM
U	UTILITY COMPANY
T	STORAGE TANK
P	PARK
P.S.	PUBLIC SCHOOL
P.G.	PLAYGROUND
[diagonal lines]	PARKING LOT
[diagonal lines]	PARKING STRUCTURE
[dots]	SINGLE OR DUPLEX RESIDENTIAL
[dots]	MULTI-FAMILY RESIDENTIAL
[diagonal lines]	MIXED COMMERCIAL / RESIDENTIAL
[diagonal lines]	COMMERCIAL OR LOCAL BUSINESS
[diagonal lines]	OFFICE / PROFESSIONAL SERVICES
[diagonal lines]	MIXED COMMERCIAL
[diagonal lines]	SKILLED CARE FACILITY
[diagonal lines]	VACANT PARCEL
[diagonal lines]	NON - PUBLIC EDUCATION
[diagonal lines]	PUBLIC BUILDING
M	MANUFACTURING AND WAREHOUSING
A	ACCESSORY BUILDING
[diagonal lines]	CEMETERY
[diagonal lines]	TENNIS COURT
[diagonal lines]	BASKETBALL COURT
D	DORMITORY

RENEWAL PROJECT
FOR NORTH 35TH STREET
AND WEST CAPITOL DRIVE

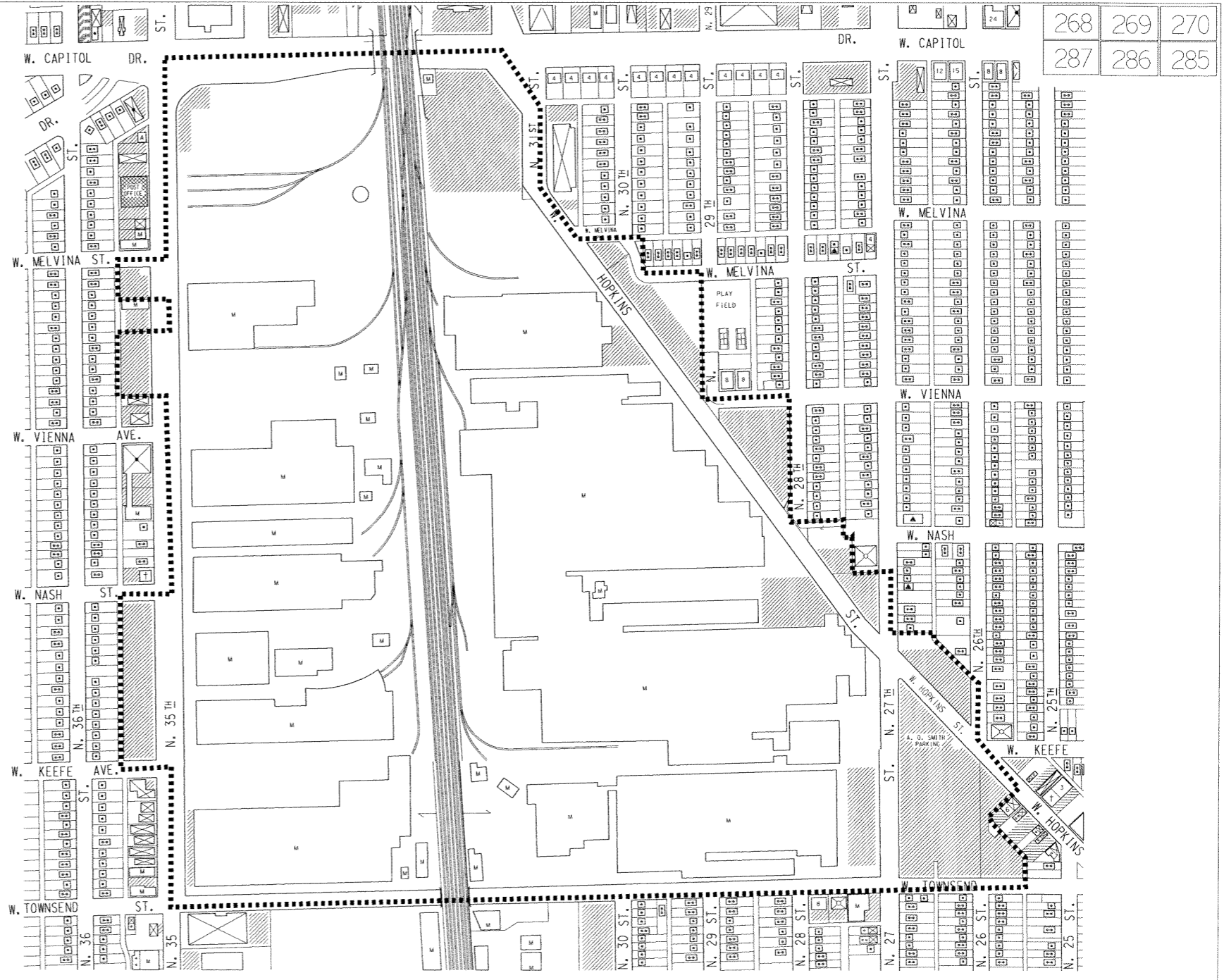
PROJECT BOUNDARY AND
EXISTING LAND USE

MAP NO. **1**



DATE 4-29-05

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268	269	270
287	286	285

PROJECT BOUNDARY -----

Zoning Legend					
Residential					
1-SINGLE-FAMILY RESIDENTIAL RS1 RS2 RS3 RS4 RS5 RS6	2-TWO-FAMILY RESIDENTIAL RSM RT1 RT2 RT3 RT4	3-MULTI-FAMILY RESIDENTIAL RM1 RM2 RM3 RM4 RM5 RM6 RM7			
A-LOW-DENSITY RESIDENTIAL C9A(A) C9A(B)	B-RESIDENTIAL & SPECIALTY USE C9B(A) C9B(B)	O-RESIDENTIAL OFFICE RO1 RO2			
Commercial Retail		Service			
LOCAL RESERVE LB1 LB2	NEIGHBORHOOD SHOPPING NS1 NS2	REGIONAL SHOPPING RB1 RB2			
NEIGHBORHOOD RETAIL C9C	MAJOR RETAIL C9E	COMMERCIAL SERVICE CS			
Planned Development		Institutional			
PLANNED DEVELOPMENT PD	DETAILED PLANNED DEVELOPMENT DPD IN BLUE OVERLAY	INSTITUTIONAL TL			
Office		Park			
OFFICE AND SERVICE C9F(A) C9F(B) C9F(C)	INDUSTRIAL OFFICE IO1 IO2	PARK PK			
Industrial Manufacturing & Activity					
INDUSTRIAL LIGHT IL1 IL2	INDUSTRIAL MEDIUM IM	INDUSTRIAL HEAVY IH			
MANUFACTURING AND LIGHT MANUFACTURING C9H	MIXED ACTIVITY C9G	CIVIC ACTIVITY C9D(A) C9D(B)			
Other Overlay Districts					
STANDARD REVIEW OVERLAY DISTRICT SPROD IN RED OVERLAY	DEVELOPMENT INCENTIVE ZONE OVERLAY DISTRICT DIZ IN RED OVERLAY	MASTER SIGN PROGRAM OVERLAY DISTRICT MSP IN LT. ORANGE OVERLAY	LANDMARK ZONE OVERLAY DISTRICT LF IN RED OVERLAY		

RENEWAL PROJECT
FOR NORTH 35TH STREET
AND WEST CAPITOL DRIVE
EXISTING ZONING
MAP

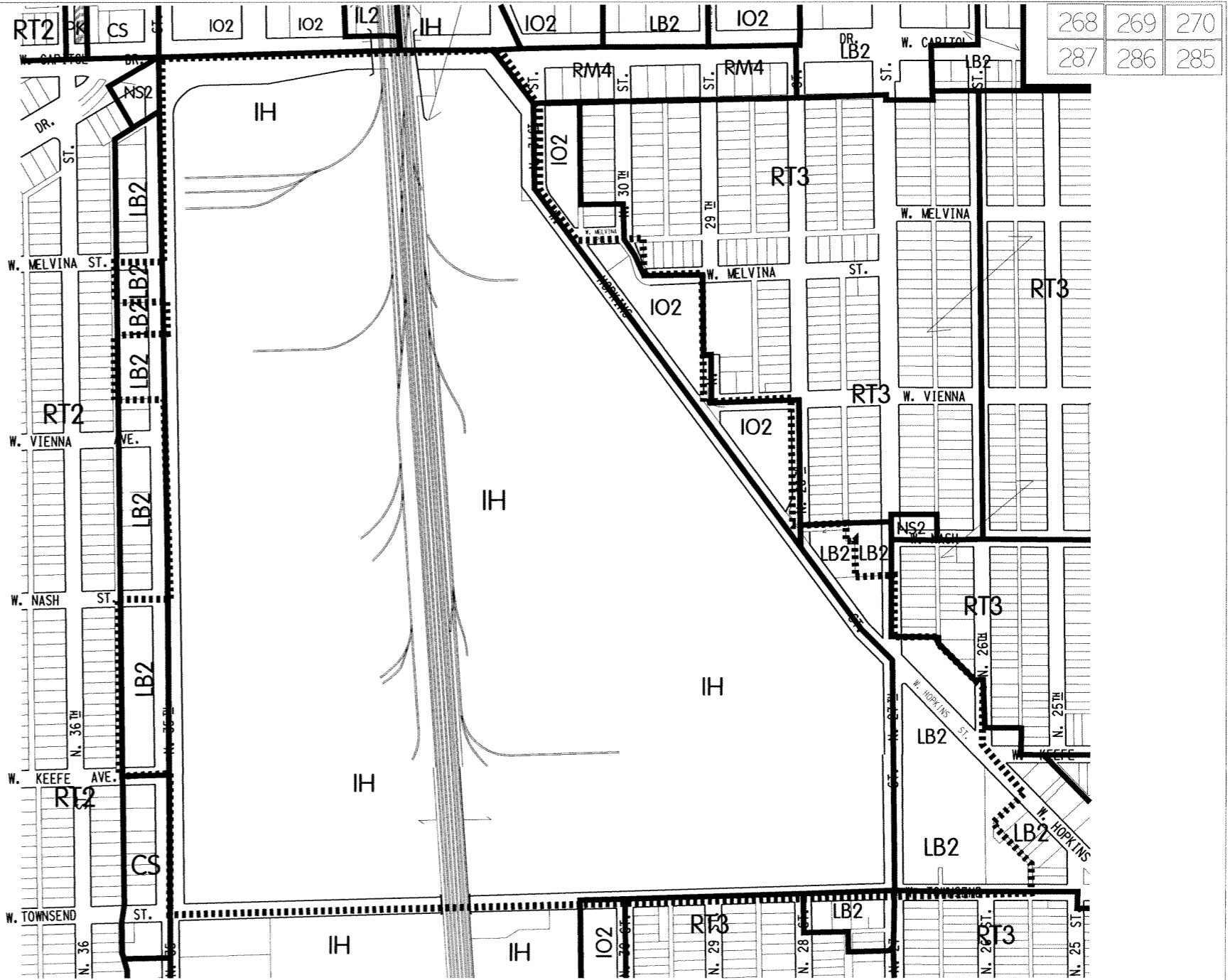
MAP NO.

2



DATE 4-29-05

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PROJECT BOUNDARY - - - -

LEGEND

NO CHANGE TO EXISTING ZONING

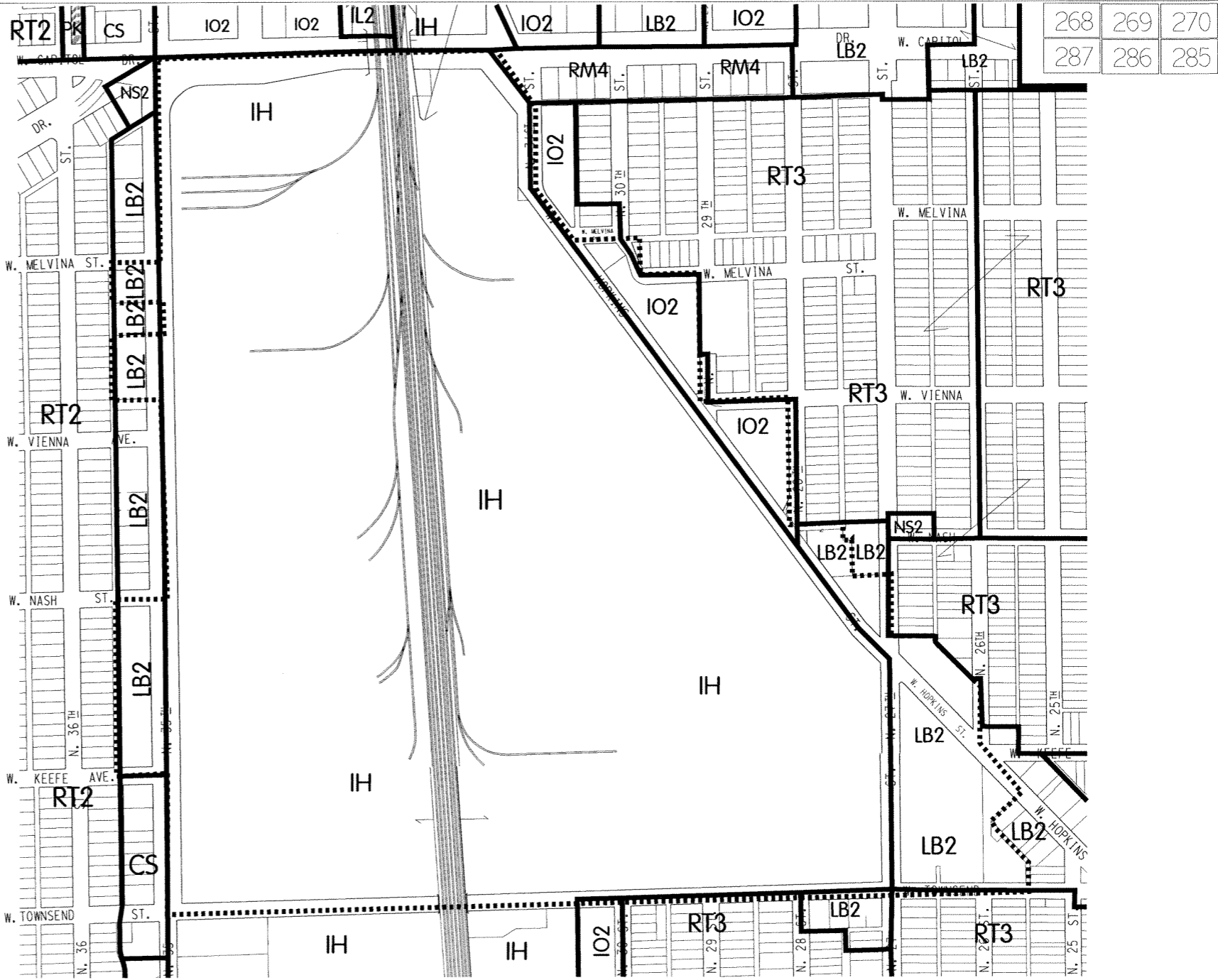
RENEWAL PROJECT
 FOR NORTH 35TH STREET
 AND WEST CAPITOL DRIVE

PROPOSED ZONING
 MAP

MAP NO. **3**


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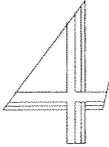
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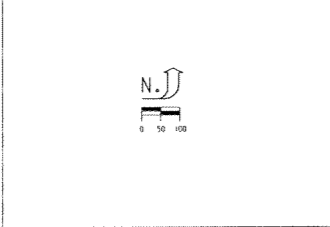


LAND USES AS ALLOWED BY ZONING SUBJECT TO ADDITIONAL USE RESTRICTIONS FOR IH AS SHOWN IN TABLE 1.

RENEWAL PROJECT
FOR NORTH 35TH STREET
AND WEST CAPITOL DRIVE

PROPOSED
LAND USE MAP

MAP NO.




DATE 4-29-05

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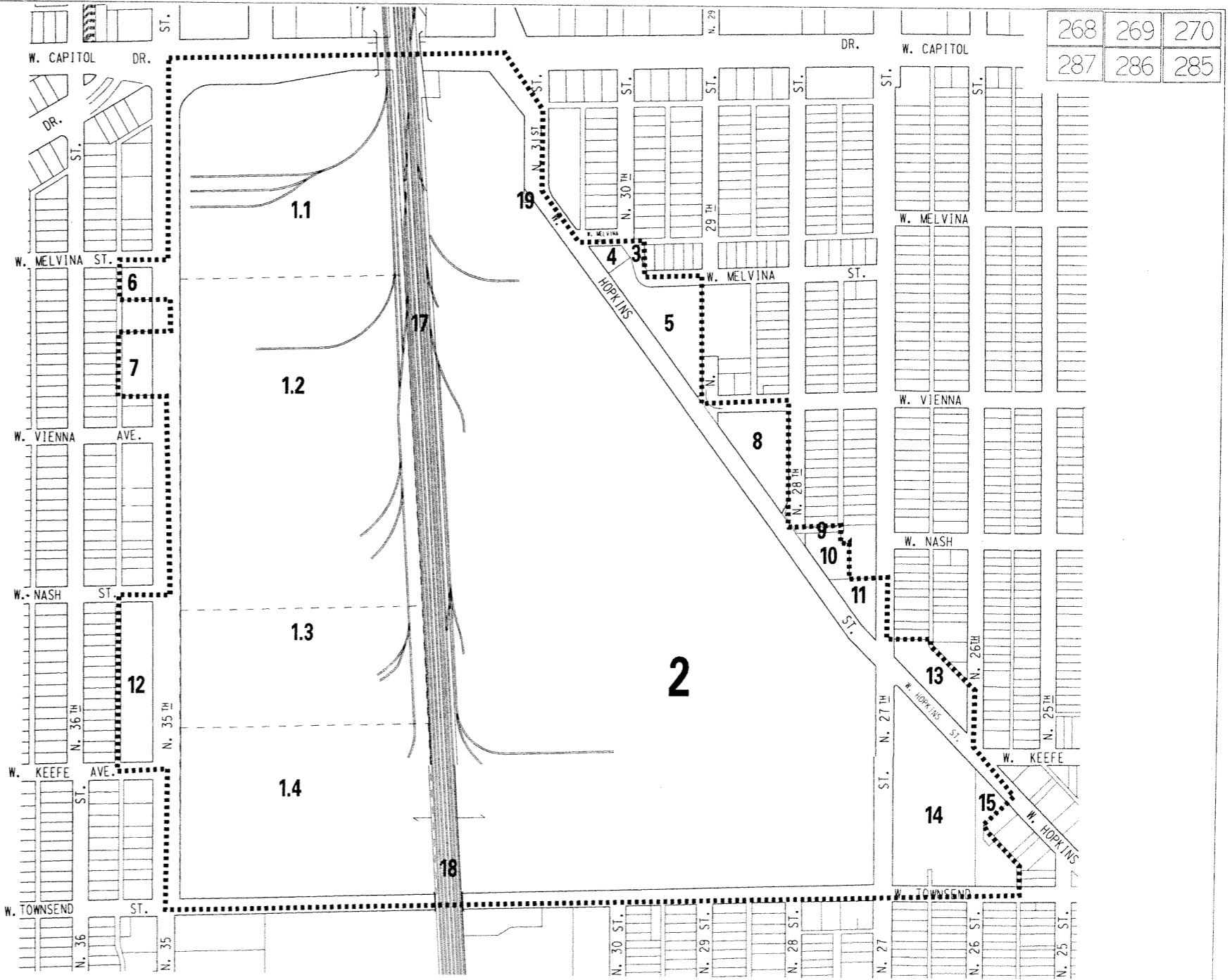
268	269	270
287	286	285

PROJECT BOUNDARY

LEGEND
NO LAND ACQUISITION

RENEWAL PROJECT
FOR NORTH 35TH STREET
AND WEST CAPITOL DRIVE
ACQUISITION
MAP
MAP NO. 5
DATE 4-29-05

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



268	269	270
287	286	285

PROJECT BOUNDARY

268	269	270
287	286	285

LEGEND

-  STANDARD
-  MINOR DEFICIENCY
-  RAZED

RENEWAL PROJECT
FOR NORTH 35TH STREET
AND WEST CAPITOL DRIVE

PROPERTY CONDITION

MAP NO.



DATE 4-29-05

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PROJECT BOUNDARY - - - - -