



**REDEVELOPMENT PLAN
FOR
THE SOLVAY COKE PROPERTY
PHASE 1**

Redevelopment Authority
Of The
City of Milwaukee

Prepared by:

Department of City Development
Milwaukee, Wisconsin

August 2001

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A. INTRODUCTION

This redevelopment plan is prepared pursuant to section 66.1333 (6) (b) 2, Wisconsin Statutes which requires that, "Such redevelopment plan shall conform to the general plan of the City and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area, and shall include without being limited to, a statement of the boundaries of the project area; a map showing existing uses and conditions of real property therein; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes, if any, in zoning ordinances or maps, and building codes and ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for relocation of families to be displaced from the project area."

B. DESCRIPTION OF THE PROJECT

This redevelopment area is currently industrial zoned land. The goal of the Redevelopment Authority is to eliminate blight, clean up the environment and create developable, highly productive parcels for redevelopment. The redevelopment plan for this area is comprised of two phases. Phase 1 establishes the need for eliminating blight in the area and property acquisition. It also provides a working framework for Phase 2. Phase 2 will determine redevelopment scenarios and establish development standards.

1. Plan Objectives

The objective of this redevelopment plan is to facilitate redevelopment of the area currently known as Solvay Coke, shown on Map 1 in this redevelopment plan. Specifically, the plan seeks to:

- a. Improve the quality of the project area by eliminating any physical or environmental deficiencies that detract from the general appearance or discourage or impede appropriate new investment opportunities.
- b. Foster redevelopment activities within the project area consistent with the needs and growth of the surrounding neighborhood and the City as a whole.
- c. Promote uses that are not harmful to the environment.
- d. Establish land use and design guidelines for the project area.

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 66.1333, Wisconsin Statutes. Actions may include:

- a. Acquiring property in the project area and the clearance of substandard structures and equipment.
- b. Assessing site conditions including, but not limited to, geotechnical conditions, soil properties, or other environmental factors pertaining to the land.
- c. Imposing standards for redevelopment.
- d. Facilitating public improvements within the project area.
- e. Disposing of land acquired in the project area, for uses in accordance with the provisions of a plan, by sale, lease, or dedication for public purposes.
- f. Vacating plats and public rights-of-way, replatting, and rezoning in accordance with the procedures specified in the applicable provisions of local ordinances and Wisconsin law.
- g. Providing financial assistance for the project area.

3. Land Use Assessment

While it is assumed that redevelopment is feasible in the project area, detailed environmental and site analyses will be undertaken to determine the type(s) of recommended uses. These analyses will evaluate the opportunities and constraints of the site. The following is a description of known conditions:

Assets and advantages:

- a. The site has immediate waterfront access. Approximately 3813 ft. of water frontage is accessible along the site. The Kinnickinnic River, the Menomonee River and Lake Michigan are all directly accessible from the site.
- b. The site is predominantly vacant land under single ownership, with large parcels for development. The site is approximately 45.9 acres and may be assembled with adjacent properties to create a 60 acre redevelopment opportunity.
- c. Commuter rail service is accessed approximately one mile from the site, although the train itself does run adjacent to the site. The Amtrak commuter train runs throughout the day, 6 days a week to most Midwest cities. Chicago and Northwestern R.R. (now known as Union Pacific Railroad Company) and Soo Line (also known as Canadian Pacific) freight rail services are located within the site.
- d. The site is within a mile of Downtown and the Historic Third Ward. Stable urban neighborhoods surround the site. Three thousand and seventeen (3917) people live within a 1/2 mile of the site. The age group 25-44 years comprise 31% of this population and represent a large pool of potential employees within the area.
- e. Freeway access to I-94 going to North, South, and Western destinations is within five blocks of the redevelopment area. In addition, the parcel is adjacent to major arterial and secondary streets. Four major bus routes provide service to the area, and bicycle and pedestrian access provide further transportation choices.

Limitations and constraints:

- a. The site has minimal street frontage and visual access.
- b. The site lacks infrastructure.
- c. Environmental contamination is suspected from former industrial uses, including coal gasification, tanning and coking.
- d. Historically, the site was a marshland and subsurface conditions are unknown.
- e. Treatment of the water's edge is substandard and inconsistent. Large sections of dockwall are in poor condition and abandoned crane foundations remain.
- f. The site lacks on-site stormwater and erosion management systems to control runoff into the Kinnickinnic River and the Milwaukee Harbor.
- g. The underutilized land and dilapidated structures create visual blight.
- h. Existing platting makes development impractical.

4. Duration of Development Controls

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 66.431 (6) (e), Wisconsin Statutes. They will continue to be in full force and effect for a period of twenty years unless terminated earlier by a record of instrument of the Authority.

5. Developer's Obligation

Future developers will be required to abide by the following covenants and all provisions included in agreements for land disposition and conveyance.

- a. The developer shall submit all proposals for development projects to the Authority for its review and approval prior to the start of construction. Proposals shall consist of architectural elevations, site development and landscape plans and other presentation materials requested by the Redevelopment Authority.
- b. The developer and any successors shall conform to the development standards specified in the plan and any approved revisions to the plan.
- c. The developer shall not sell, lease, or otherwise transfer such land prior to completion of a development project without prior written consent of the Authority.
- d. The developer shall comply with all applicable local and state codes, ordinances, regulations, and statutes in effect.
- e. Land disposition and conveyance agreements will include a project time schedule. The Authority reserves the right to terminate any agreements for development projects that are not progressing according to such schedules.

6. Authority's Obligation to the Developer

The Authority will furnish the future developer with an appropriate certificate upon the satisfactory completion of all building construction and related improvements specified in the final construction plans approved for the project. The purchaser shall have no power to convey the project or any part thereof until the Authority so certifies, as provided by Wisconsin law and the established agreements.

C. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

1. Conformance to the General Plan of the City of Milwaukee and Local Objectives

This plan was reviewed by the City Planning Commission and the Common Council and determined to be in conformance with the City's Comprehensive Plan on _____, 2001. The plan meets local objectives, including the elimination of blight, redevelopment of brownfields into productive use and promoting waterfront development.

2. Statement of Project Area Boundaries

The boundaries of this project are shown generally as to location on all maps attached to this Renewal Plan and are more precisely described in Map 1.

3. Map of Existing Uses and Conditions of Real Property

Existing uses and the condition of real property are shown in Map 2, attached to this plan.

4. Land Use Plan of Proposed Uses

To be determined in Phase 2 of the plan.

5. Standards of Population Density

Standards in accordance with the City of Milwaukee Zoning Code will apply.

6. Land Coverage and Building Density

To be determined in Phase 2 of the plan. They will be defined according to zoning provisions and guidelines for site design and building placement.

7. Present and Potential Equalized Value for Property Tax Purposes

The Present and Equalized Value for 2001 Property Tax Purposes are listed below.

- a. Wisconsin Wrecking 311 E. Greenfield Ave.
Cliff's Mining Company
Land: \$1,161,600 Improvements: \$100.00
- b. City of Milwaukee 401 E. Greenfield Ave.
Land: \$0.00 Improvements: \$0.00
- c. David Kadinger 401R E. Greenfield Ave.
Land: \$61,000.00 Improvements: \$5,000.00

The potential values will be determined upon completion of site assessment.

8. Statement of Proposed Changes in Zoning or Building Codes

The project area is currently zoned I/A/125, as shown in Map 5. Any future changes will be determined upon completion of a site assessment.

9. Statement of Required Site Improvements and Additional Public Facilities

Site improvements and additional public utilities required to support new development will be determined jointly by the Commissioner of Public Works, the City Engineer, and the Redevelopment Authority of the City of Milwaukee based on definitive redevelopment proposals, and on detailed engineering and urban design studies. These improvements will be described generally as to location, layout, type and size in documents, maps and drawings prepared or to be prepared by the City Department of Public Works in support of this plan.

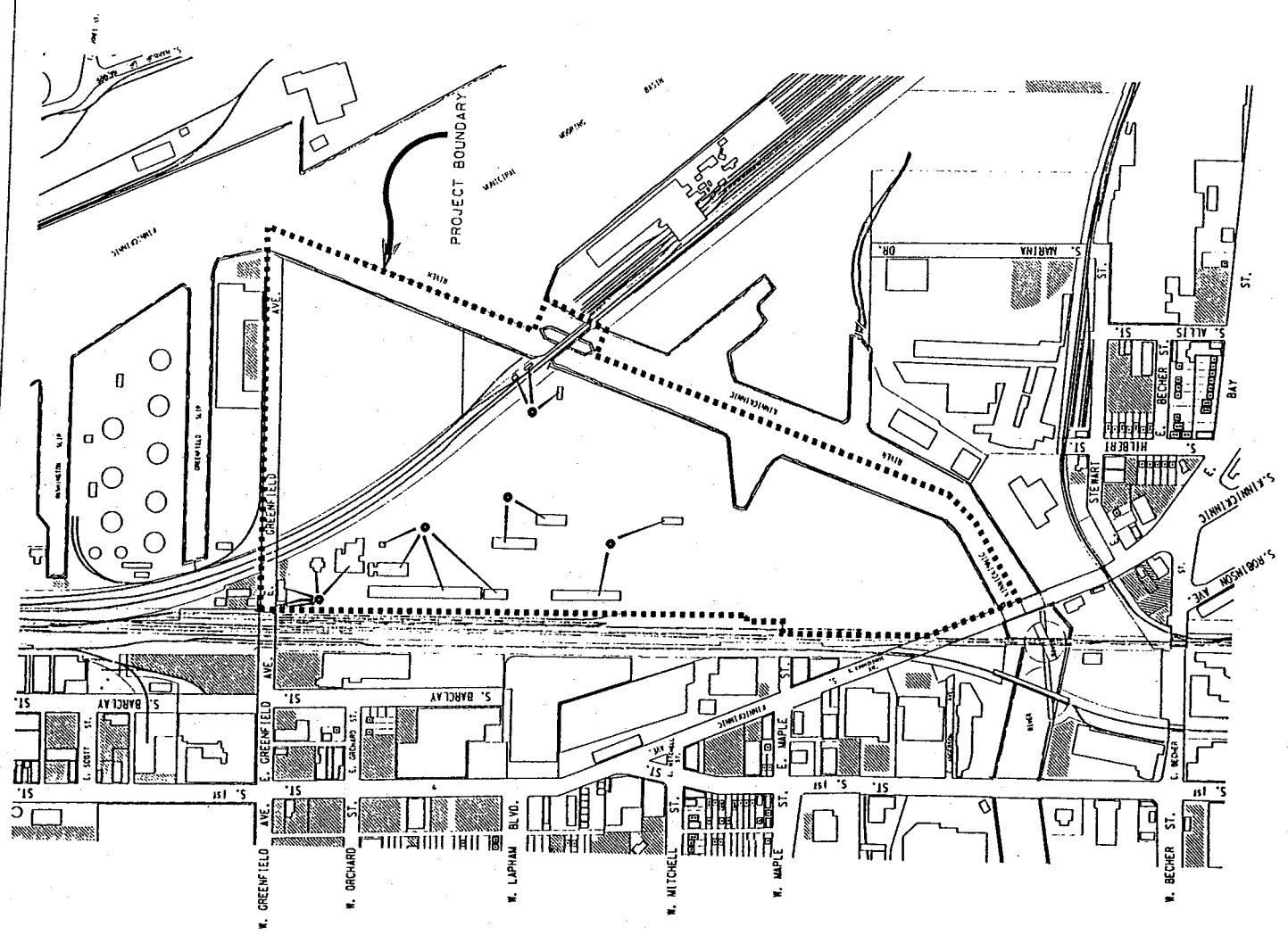
10. Statement of a Feasible Method Proposed for Relocation of Displaced Families

Implementation of the plan may require displacement of a wrecking and salvage business in the project area. It is presently unknown whether this business legally occupies the property. In the event there are relocation implications, the Authority is prepared to conform in all respects to the State Department of Commerce regulations and the relevant sections of Chapter 32 Wisconsin Statutes concerning benefits for displacees.

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 modified in accordance with the provisions and procedures established in the applicable subsections of section 66.1333 Wisconsin Statutes.

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- LEGEND
- STANDARD
 - ⊖ VACR DEFICIENCY
 - ⊕ VACR DEFICIENCY
 - SUBSTANDARD

RENEWAL PROJECT

SOLVAY COKE

STRUCTURE
 CONDITION

MAP NO.

2

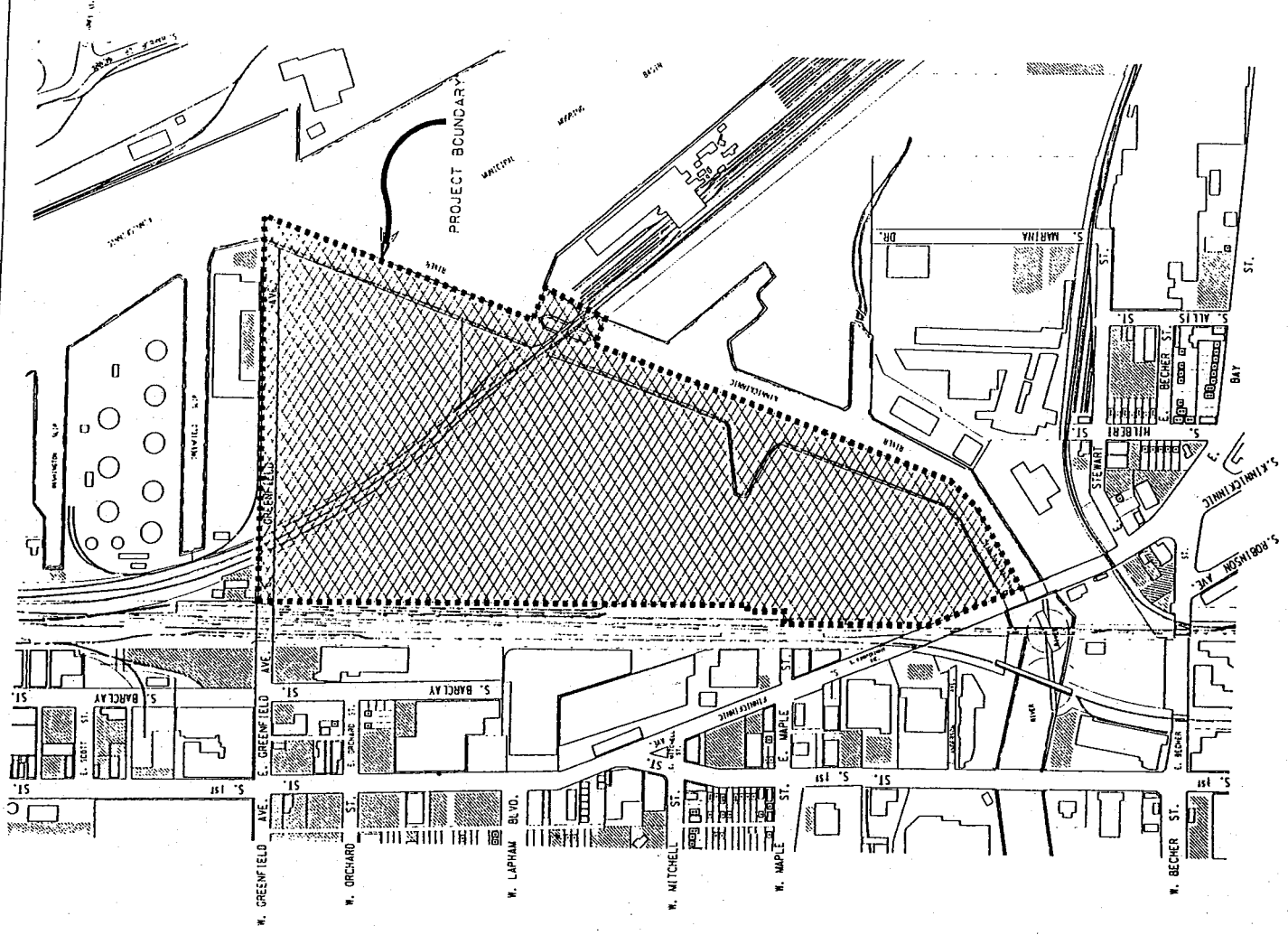


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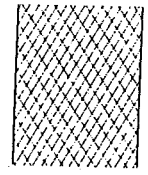
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To be determined



RENEWAL PROJECT

SOLVAY COKE

PROPOSED
 LAND USE PLAN

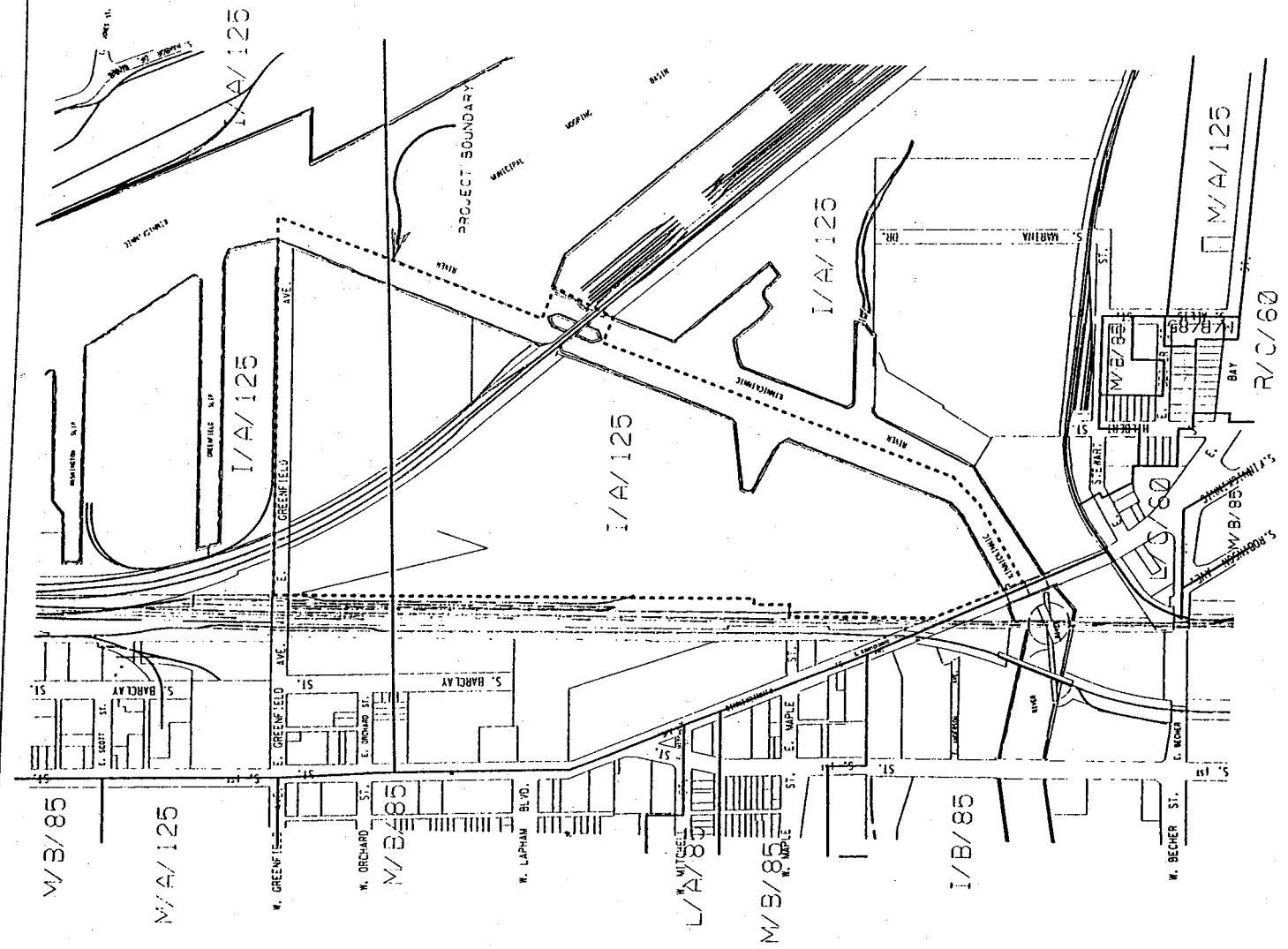
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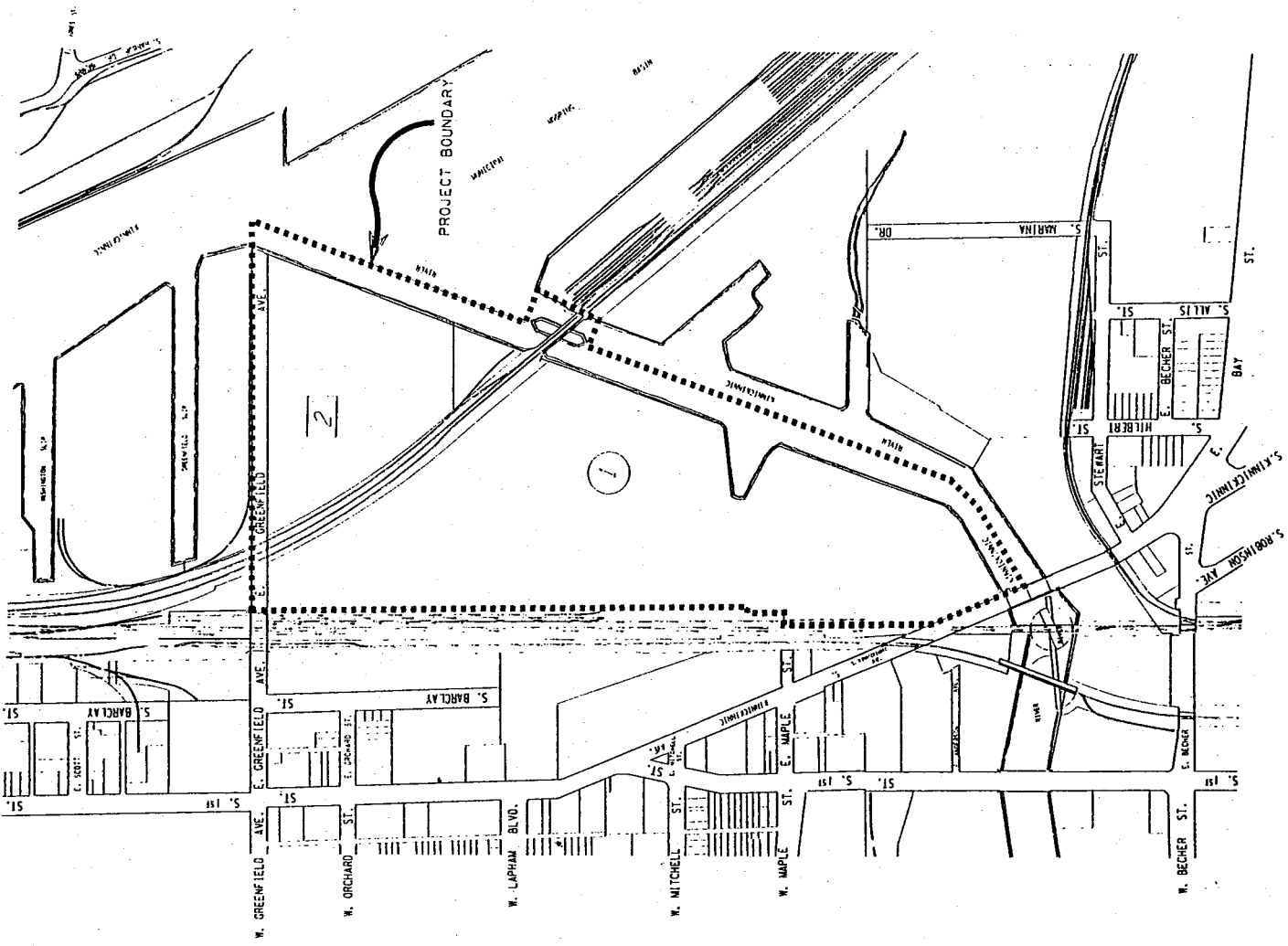


SINGLE FAMILY RESIDENTIAL	MULTIFAMILY RESIDENTIAL	RESIDENTIAL OFFICE	INSTITUTIONAL	DETAILED PLANNED DEVELOPMENT	GENERAL PLANNED DEVELOPMENT
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C9A, A)C9A (B)C9B (A)C9B (B) C9C	C9B (A)C9B (B)C9C (C)	C9H	C9E	DPD	GPD
OFFICE AND SERVICE	OFFICE AND SERVICE	OFFICE AND SERVICE	RESTRICTED SHOPPING	LOCAL BUSINESS	CIVIC ACTIVITY
C9F (A)C9F (B)C9F (C)	C9F (A)C9F (B)C9F (C)	C9H	C9E	C9E	C9D
MANUFACTURING	INDUSTRIAL	MANUFACTURING	RESIDENTIAL SHOPPING	COMMERCIAL SERVICE	MIXED ACTIVITY
C9G	C9G	C9H	C9E	C9E	C9G

RENEWAL PROJECT
SOLVAY COKE
EXISTING ZONING MAP
MAP NO. _____
DATE 7/1/01

SCALE 1" = 150' 300'

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CITY OF CHICAGO
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LEGEND

1-12 ACQUISITION PLAN

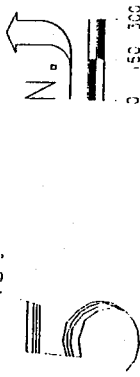
- (1) PARCEL TO BE ACQUIRED
- (2) PARCEL NOT TO BE ACQUIRED

RENEWAL PROJECT

SOLVAY COKE

ACQUISITION MAP

VAP NO.



DATE 11/1/01

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Redevelopment Plan for The Solvay Coke Property
Redevelopment Authority – City of Milwaukee

Map Number 5 Land Acquisition Map

Schedule of Lands and Interests Required

<u>Parcel Number</u>	<u>Owner of Record</u>	<u>Parcel Address</u>	<u>Tax Key Number</u>	<u>Interest Required</u>	<u>Parcel Area</u>
1	Wisconsin Wrecking	311 E. Greenfield Ave.	4639995200	Fee	~45.9 acres
2	Cliff's Mining	311 E. Greenfield Ave.	4639995200	Fee	~45.9 acres
3	City of Milwaukee	401 E. Greenfield Ave.	46399951003	None	~13.83 acres
4	David Kadinger	401R E. Greenfield Ave.	46399400	None	~1.13 acres
5	Chicago & Northwestern RR	401 E. Greenfield Ave.	439988110	None	N/A