



Update on the Valley Plan Implementation (June 2001)

The Menomonee Valley Land Use Plan was created in 1998 by the Menomonee Valley Business Association, the City of Milwaukee and MMSD. It contains 8 recommendations on creating the conditions needed for private sector redevelopment of the Menomonee Valley. The following is a report on the progress toward those recommendations as of the end of June 2001.

Recommendation #1: Create a public/private partnership. COMPLETED

- Created a Business Improvement District (BID #26).
- Created the Menomonee Valley Partners (MVP), Inc. as a 501(c)3.

Recommendation #2: Amend zoning in accordance with land use plan.

- Valley priority area B (6th and Canal area) COMPLETED
- **Priority Area D (Reed St. Yards) to be done 2001-2.**

Recommendation #3: Undertake environmental and soil analysis in priority areas

City parcels: COMPLETED; Private parcels: ONGOING

- Test all Redevelopment Authority-owned property in Valley. COMPLETED
- **Conducting area-wide groundwater and soil analysis:** to provide a scientific basis for area-wide groundwater and soil management. Important, because most of the valley is privately owned.

US EPA grant (\$200,000) & **Supplemental (2000-2001: \$150,000)** for valley-wide groundwater and soil analysis.

Phased approach:

1. physical characterization COMPLETED
 2. water level data COMPLETED
 3. **chemical contamination Summer-Fall 2001**
- **Milwaukee Designation as Federal Brownfields Showcase Community (2001)**
 - \$200,000 additional funding for brownfields citywide
 - 2 year shared US EPA Staff person

Recommendation #4. Make financing available for remediation and site improvements. ONGOING.

- **Brownfields Showcase Kick Off June 22, 2001**
 - Over 50 agency representatives from city, county, region, state and federal level were briefed on the Valley's redevelopment plans. They shared what their agencies could help with. Highlighted the critical issue of "**mothballed**" **properties** in Milwaukee--sites whose owners pay taxes but leave the land locked into under-use by avoiding environmental testing for fear of what they might find. Their land sees no development and new development flees to the suburbs and cornfields of southeastern Wisconsin for lack of any available land in the city.

- **In 2000-2001 MEDC Administered \$750,000 in Commerce funds to Valley projects**
 - Allen Edmonds
 - Sigma Environmental
- **2002-2003 State Biennial Budget:**
 - **\$750,000** WI Dept of Commerce for MEDC Valley matching grant program for businesses to conduct "remediation and redevelopment."
 - **\$750,000** to Menomonee Valley Partners, MVP for predevelopment work and mothballed properties.

Recommendation #5. Promote redevelopment ONGOING

- **Keep the vision: creation of living wage jobs for City residents**
 - Fighting "big box" and other retail proposals on Milwaukee Road Shops
 - Fought go-karts and other entertainment uses which compete for industrial land in the valley.
- **Development strategies**
 - Make more land available for industrial uses; I create jobs closer to where workers live
 - Follow up to Community Development "Summit"
 - "Ahwahnee Principles" for Smart Economic Development

Recommendation #6 Land uses that degrade the environment or impede redevelopment should be eliminated.

- **Former Milwaukee Road Shops condemnation (100 of 140 acres; industrial re-use)**
- **Lake Shore Sand acquisition (as part of 6th St. viaduct project)**

Other areas:

- Basil Ryan's parcel (10 acre)
- Balco Metals parcel (6.75 acres)
- Solvay Coke site (40 acres)
- Old Milwaukee Gas Light Works (10+12 acres)

Recommendation #7 Undertake supporting roadway reconstruction projects. ONGOING.

- 6th Street Viaduct underway
- Extension of Canal Street
- Rail projects and studies

Recommendation #8: Enhance the creation of green space and other amenities. ONGOING.

- 40/140 acres on Milwaukee Road Shops site
 - National Endowment for the Arts Design Competition (pending proposal)
- Hank Aaron Trail work.
- 6th St. Viaduct-pedestrian/bike friendly design; bike ramp
- Creating Menomonee Valley design guidelines