

DRAFT

Project Plan
For
Tax Incremental District Number
City of Milwaukee
(20th and Walnut)

Public Hearing Held:
Redevelopment Authority Adopted:
Common Council Adopted:
Joint Review Board Approval:

Prepared by
Department of City Development
June 2, 2005

In Conformance with the provisions
Of Section 66.1105, Wisconsin Statutes,
as Amended.

I. DESCRIPTION OF PROJECT

A. Introduction

Section 66.1105(4)(d), Wisconsin Statutes, requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

B. District Boundaries

Tax Incremental District Number ____, City of Milwaukee, 20th and Walnut, is comprised of two parcels of land located between West Walnut Street, West Galena Street, North 20th Street and North 22nd Street. The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description." A complete list of properties in the District is provided in Exhibit 2, "Property Characteristics."

The District contains property totaling 435,332 square feet (10 acres), more or less, exclusive of public streets and alleys. All of the area and real property located within the District was found to be either "blighted" within the meaning of Section 66.1333 (2m)(b) or "in need of rehabilitation or conservation work" within the meaning of Section 66.1337(3), Wisconsin Statutes. Exhibit 2 illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts.

C. Plan Objectives

The 20th and Walnut area has been the center of significant new residential development activity on the near north side. CityHomes, the single-family subdivision located on the north side of Walnut at West 20th street, was developed by the City in 1997. The first phase of this development, containing 43 homes, served as the catalyst for creating interest and demand for new single-family infill housing in the City. Further development followed, including additional new single family housing surrounding CityHomes, as well as the successful infill efforts in the Lindsay Heights neighborhood, directly northeast of 20th and Walnut and the work of Habitat for Humanity in the area west of the 20th and Walnut intersection.

The notable exceptions to these development efforts have been the 5 acre commercial site located at on the south side of the 20th and Walnut intersection and a subsidized housing development located directly south of the site. The commercial site at 20th and Walnut is a privately owned property consisting of a 32,500 square foot vacant grocery store built in 1976. It was leased to Sentry foods, which closed this location in 2001. Marketing efforts have been unsuccessful and the site and has attracted little interest for commercial development. In its current state, the site is a detriment to the ongoing redevelopment of the area.

One of the major challenges associated with redevelopment of the site has been a 115 unit

subsidized apartment project (London Square), which borders the Sentry site to the south, and which in the past, because of its condition, had been considered an impediment to the redevelopment of the 20th and Walnut site. The apartment project has been purchased by a private developer and will be undergoing a major renovation that will significantly improve its appearance as well as the quality of its management.

The purpose of the District is to continue to spur revitalization in the area, by acquiring the vacant grocery store site and offering it for residential or mixed-use redevelopment and providing complementary public improvements on and surrounding the site. These efforts will assist in the implementation of the *Fond du Lac and North neighborhood plan*¹, which includes the redevelopment of the site as a “catalytic project” and a primary objective.

The more detailed objectives of this Project Plan are to:

1. Acquire the vacant grocery store site, and clear it for development.
2. Promote the coordinated development of underutilized property for appropriate retail, commercial/office, and or residential use.
3. Provide public improvements including, but not limited to, the provision of public infrastructure necessary for carrying out the objectives of the Plan that are not feasible without public/private cooperation, including, but not limited to, pedestrian amenities.
4. Impose mandatory standards for property development.
5. Remediate environmental conditions that may impede development.
6. Create new employment opportunities.
7. Make contributions to the Redevelopment Authority of the City of Milwaukee (RACM) under Section 66.431, Wisconsin Statutes for site and project improvements and for related activities undertaken in connection with the implementation of this Project Plan.

D. Proposed Public Action

The City of Milwaukee may, on its own initiative or through a cooperation agreement with the Redevelopment Authority and/or other entities, undertake any and all project and site improvements and activities considered necessary to achieve project objectives and the commitment of private investment. This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.1333(5), Wisconsin Statutes, within the District. It is possible that future amendments to this District for other investments in this area will be proposed. In general, it is expected that the agreement will cover the following public activities:

¹ Prepared by Planning & Design Institute and adopted by the City of Milwaukee as part of their Comprehensive Plan on March 19, 2004.

- Acquisition and demolition of existing improvements and sale of the property,
- construction or reconstruction of streets, alley, and other facilities and utilities,
- vacation and/or opening of streets and alleys, in part or entirety,
- investigation and remediation of environmental contamination, and
- any and all other project and site improvements or activities defined in sec. 66.1105(2)(f) 1., Wisconsin Statutes and considered appropriate and necessary for the achievement of project objectives and the commitment of private investment.

This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.431(5). Wisconsin Statutes, within the District.

II. PLAN PROPOSALS

A. Statutory Requirements

Section 66.1105(4)(f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2)(f)1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

1. "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

- a. The plan includes the public works and improvements described in general below. The specific kind, number, and locations of public works and other

improvements will be based on detailed final plans, approved for the project and site development in consultation with the Department of Public Works. Public works will generally consist of improvements in the public right-of-way that will restore or upgrade public facilities and the public environment, including the reconnection of the street grid and will be supportive of and located adjacent to properties to be redeveloped.

Other improvements may include monetary contributions to RACM under section Wisconsin Statutes, for property acquisition, site clearance, and environmental testing and remediation.

b. Based on preliminary planning and design concepts in connection with the implementation of this Plan, the following types of public works and improvements are potential project costs: The number and location of the proposed public works and improvements are shown on Map No. 3, titled Proposed Improvements and Uses, and are listed below:

- (1) The area bounded by and including West Walnut Street, North 20th Street, North 22nd Street and West Cherry Street.

a) Site Acquisition	\$ 950,000
b) Demolition	\$ 229,000
c) Remediation	\$ 200,000
d) Public Infrastructure	<u>\$ 1,112,650</u>
Subtotal	\$ 2,491,650
Less:	
Anticipated Sales Proceeds	(\$ 200,000)
Grants	<u>(\$ 200,000)</u>
Total	\$ 2,091,650

2."Detailed List of Estimated Project Costs."

The kind, number, location and estimated costs of public works and improvements necessitated by this project as identified above, are based on preliminary plans and concepts developed in consultation with the Department of Public Works and as part of the preparation of the economic feasibility study for the District. These may be modified as to kind, number, location, and the costs reallocated at any time during project execution based on more definitive engineering studies and construction plans without amendment of this Plan.

The costs included in this subsection and detailed in Table "A" which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated redeveloper(s), which agreements are incorporated herein by reference, provided further

that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

a. Capital Costs

A statement of the kinds of activities proposed for the project is included in subsection II.B.1. of this Plan. This category of costs includes those items which may be undertaken only in conjunction with Redevelopment Projects under provisions of Section 66.431, Wisconsin Statutes, as determined during the course of project execution/implementation, and may also include the City's cost of grants to RACM.

b. Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational and legal costs. Components of the "other costs" include, in general, costs of salaries and employee benefits for employees engaged in planning, engineering, implementing, and administering activities in connection with the tax increment district. Related costs of supplies, materials, contract and consultant services, rental of space and equipment, and the reasonable costs of City departments and agencies having oversight responsibilities due to the creation of this District. Such services include but are not limited to purchasing, property appraisals, personnel, legal, accounting, auditing, the provision of space and maintenance, and costs charged in accordance with an approved cost allocation plan.

c. Financing Costs

Financing costs include estimated gross interest expense on bonds that will be issued to pay for Project Costs. Estimates of bond interest are based on interest rates as set forth in the Economic Feasibility Analysis for this Project.

Table A
List of Estimated Project Costs²

A	<u>Capital:</u> Acquisition, Demolition, Remediation, Public Improvements (net)	\$2,091,650
B	<u>Other:</u> Administrative, professional, organizational and legal,	\$ 100,000
	Total Estimated Project Costs, excluding financing	\$2,191,650
C	<u>Financing:</u> Interest payment on tax-exempt bonds	\$1,157,828

² The City of Milwaukee and/or RACM reserve the right to make only those improvements and to undertake only those activities that are deemed economically feasible and appropriate during the course of project implementation and which are commensurate with positive growth in the tax increment.

3. "Description of Timing and Methods of Financing."

a. Estimated Timing of Project and Financing Costs

The Summary of Project Costs (Schedule "A" below) identifies the year in which actual expenditures for the cost of public works and improvements described in this plan is expected to be incurred. This schedule anticipates the time costs will be incurred, not the time contracts or other obligations may be entered into. The estimates presented are subject to change as actual circumstances during the project execution period may require. However, all expenditures will be made prior to the year 2027 pursuant to the provisions of s. 66.1105(6)(am), Wisconsin Statutes.

Schedule A
Estimated Timing of Project Costs

Year	Estimated Project Cost	Cumulative Total
2005	\$979,000	\$979,000
2006	\$1,212,650	\$2,191,650

b. Estimated Method of Financing Project Costs

Sale of General Obligation Bonds: \$2,191,650³

The estimated method of financing may be subject to change during the project period. Consequently, the method identified may, as circumstances warrant, be redefined and the dollar amount adjusted without formal modification of this Plan during the course of project implementation.

The funding source for payment of financing costs will be from tax increment revenues pursuant to Section 66.1105(6)(c), or from other funds ordinarily used for payment of borrowing obligations. It is the City's intent to maximize the use of TIF funds for the cost of City participation in this project.

4. "Economic Feasibility Study."

The Economic Feasibility Study for this District, prepared by the Department of City Development and titled *Economic Feasibility Study: Tax Increment District No. _____* (June 2, 2005) is on file in the Office of the Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, Wisconsin, and in the Office of the City Clerk of the City of Milwaukee, 200 West Wells Street, Room 205, Milwaukee Wisconsin, as attached to Common Council Resolution File Number _____. The study

³ Excluding capitalized interest.

is incorporated herein by reference. The study establishes the dollar value of project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the proposed tax incremental district.

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 2028. Should incremental revenues be generated in excess of those currently anticipated, they will be used to offset the public costs of Plan implementation.

5. "Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," and Map No. 2, "Structure Condition," in the Exhibits Section, which follows.

6. "Map Showing Proposed Improvements and Uses."

Please refer to Map No. 3, "Proposed Improvements and Uses," in the Exhibits Section which follows.

7. "Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."

Please refer to Map No. 4, "Existing Zoning," and to Map No. 5, "Redevelopment Project Areas." While the existing local business zoning (L/B/20) along West Walnut would allow for a variety of residential uses, it is expected that this zoning could be changed to a residential zoning category that would be consistent with the proposed redevelopment of the site, as well as the City's Fond du Lac and North Neighborhood Plan. Otherwise, the present zoning ordinances, master plan, building codes, and other city ordinances; the project will not require amendments to their provisions.

8. "List of Estimated Non-Project Costs."

None.

9. "Proposed Method for Relocation."

No occupied properties are currently identified for acquisition in this plan, and therefore no individuals or families are to be displaced. If, at a later date, RACM determines that relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

10. "Statement Indicating How District Creation Promotes Orderly City Development."

The proposed District is consistent with the recommendations contained in the Fond du Lac and North Neighborhood Plan and with the prevailing zoning in the surrounding area. The redevelopment of the site has also been identified as "a catalytic project" in the Fond du Lac and North Neighborhood Plan, which was adopted as part of the comprehensive plan of the City of Milwaukee in 2004. It will support the past and ongoing residential redevelopment efforts in the surrounding neighborhood.

11. "Opinion of the City Attorney."

Please refer to the letter of the City Attorney, dated , 2005 in the Exhibits Section.

EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Map 1	Boundary and Existing Land Use
Map 2	Structure Condition
Map 3	Proposed Uses and Proposed Improvements
Map 4	Existing Zoning
Map 5	Redevelopment Project Areas
Attachment 1	Assessment Commissioner's Letter (in preparation)
Attachment 2	City Attorney's Letter (in preparation)

Exhibit 1
Boundary Description
TID No.
20th and Walnut

Located in the Southwest $\frac{1}{4}$ of Section 19, Town 7 North, Range 22 East, beginning at the intersection of the center line of North 20th Street and West Walnut Street, which point is on the east line of said quarter section approximately 203 feet south of the Northeast corner of said corner section;

Thence South approximately 805 feet to a point parallel to the South line of the East-West alley in the block bounded by North 20th Street, West Cherry Street, North 21st Street and West Galena Street;

Thence West along the south line of the East-West alley approximately 300 feet to the East line of North 21st Street;

Thence South along the East line of North 21st Street approximately 160 feet to the center line of West Cherry Street;

Thence West along the center line of West Cherry Street approximately 363.36 feet to the center line of North 22nd Street;

Thence North along the center line of North 22nd Street approximately 965.82 feet to the center line of West Walnut Street;

Thence East along the center line of West Walnut Street approximately 634.15 feet to the point of beginning.

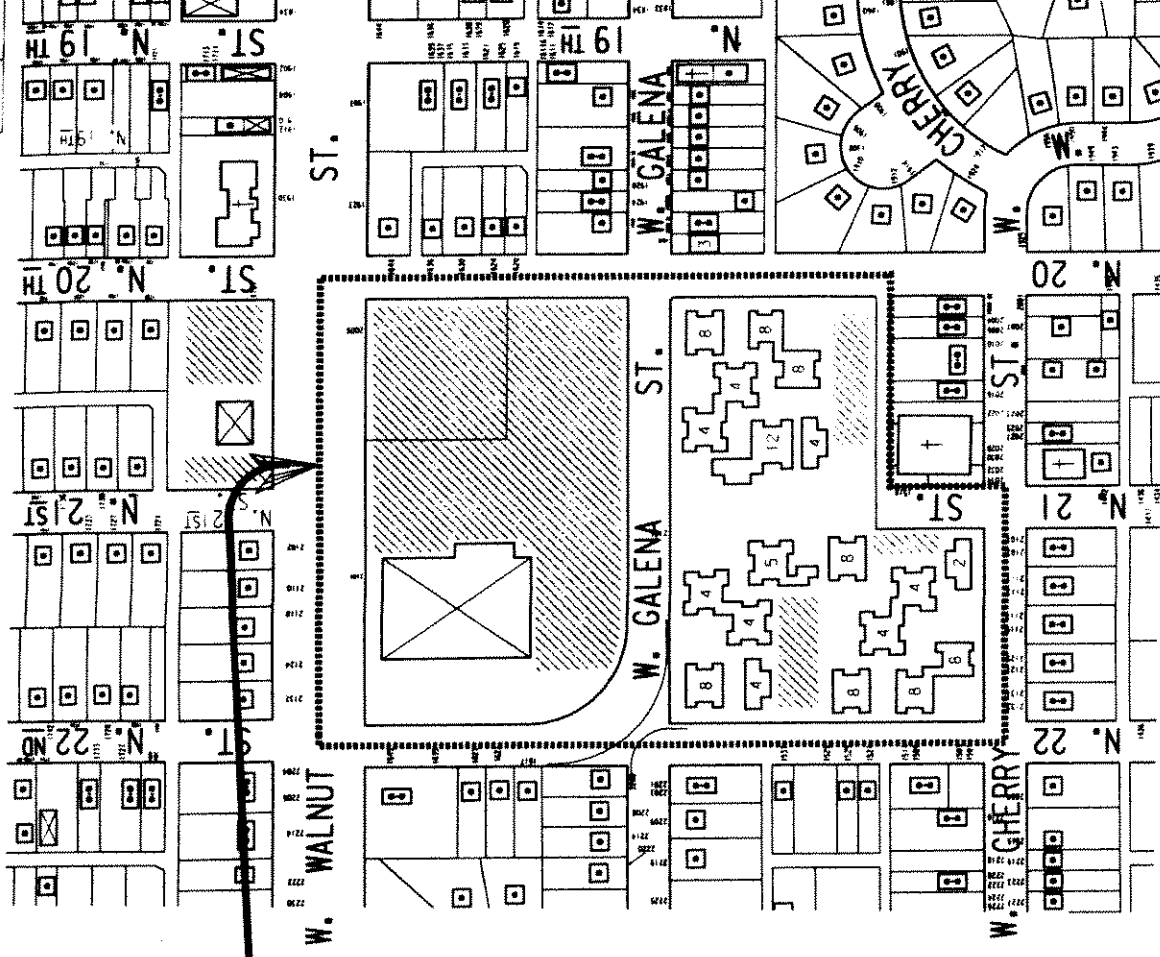
Exhibit 2
Property Characteristics

TID No.
(20th and Walnut)

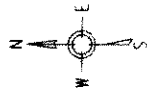
Tax key	Property Address	Owner	2005 Assessed Land Value	2005 Assessed Improvement Value	Lot Area	Vacant	Blight or in Need of Rehab
3642107110	2101 West Walnut Street	20th & Walnut Investment Group	\$103,400	\$790,600	180,077	0	180,077
3642117110	2005 West Walnut Street	20th & Walnut Investment Group	\$24,000	\$21,700	40,000	0	40,000
3642144111	2101 West Galena Street	2101 West Galena	\$115,000	\$3,481,000	215,255	0	215,255

Sources: City of Milwaukee Assessor's records, property records

350 351
364 363



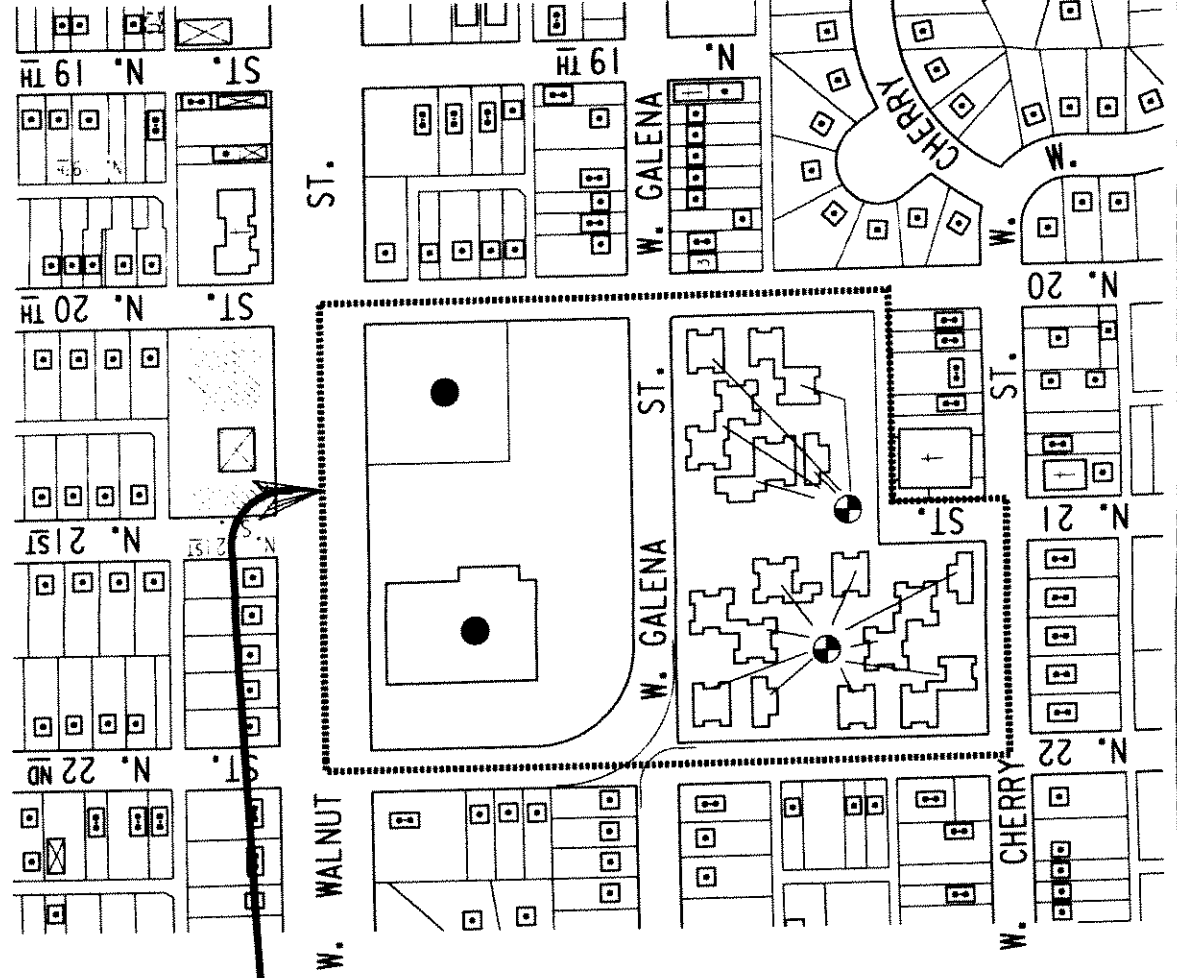
TID BOUNDARY



LEGEND	
-----	PROJECT BOUNDARY
U	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
P	PARKING LOT
P	PARKING STRUCTURE
S	SINGLE OR DUPLEX RESIDENTIAL
M	MULTI-FAMILY RESIDENTIAL
M	MIXED COMMERCIAL / RESIDENTIAL
C	COMMERCIAL OR LOCAL BUSINESS
O	OFFICE / PROFESSIONAL SERVICES
M	MIXED COMMERCIAL
S	SKILLED CARE FACILITY
V	VACANT PARCEL
N	NON-PUBLIC EDUCATION
P	PUBLIC BUILDING
M	MANUFACTURING AND WAREHOUSING
A	ACCESSORY BUILDING
C	CEMETERY
T	TENNIS COURT
B	BASKETBALL COURT
D	DORMITORY

MMP NO.	1
TID BOUNDARY AND EXISTING LAND USE	
<small> Prepared by: [Name] Date: [Date] Checked by: [Name] Date: [Date] Approved by: [Name] Date: [Date] </small>	
DATE	

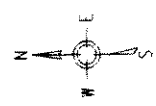
350 361
304 363



TID BOUNDARY

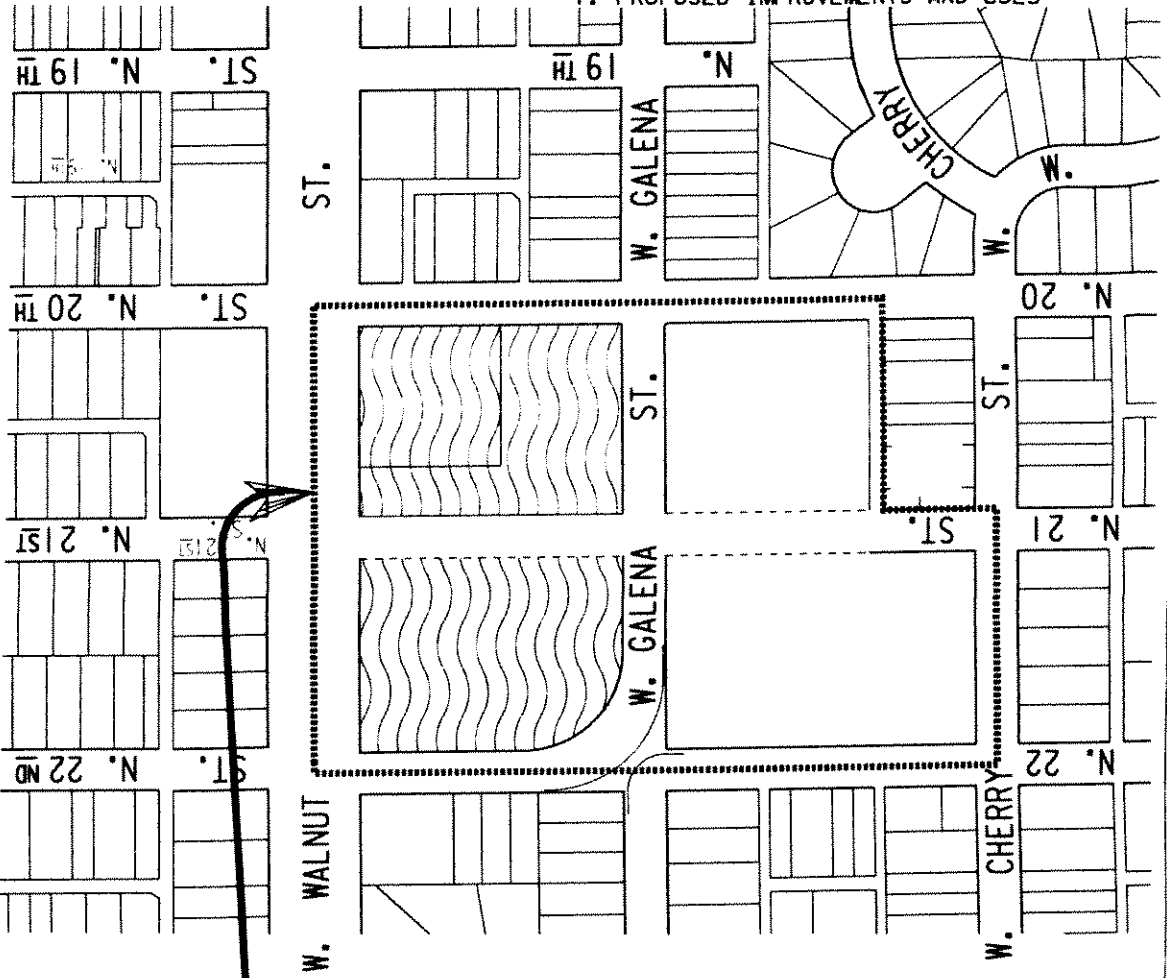
LEGEND

- STANDARD
- ⊕ MINOR DEFICIENCY
- ⊗ MAJOR DEFICIENCY
- SUBSTANDARD



MAP NO.	TID
STRUCTURE CONDITION	
<small> DIVISION OF THE HEALTH DEPARTMENT OF THE CITY OF CHICAGO PUBLIC HEALTH DIVISION COLOR PHOTOGRAPHY SECTION ROOM 100, 535 N. DEARBORN ST., CHICAGO, ILL. 60610 </small>	
DATE	

350	351
354	353



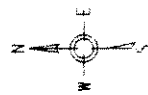
TID BOUNDARY

LEGEND

NEW ROAD



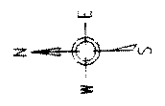
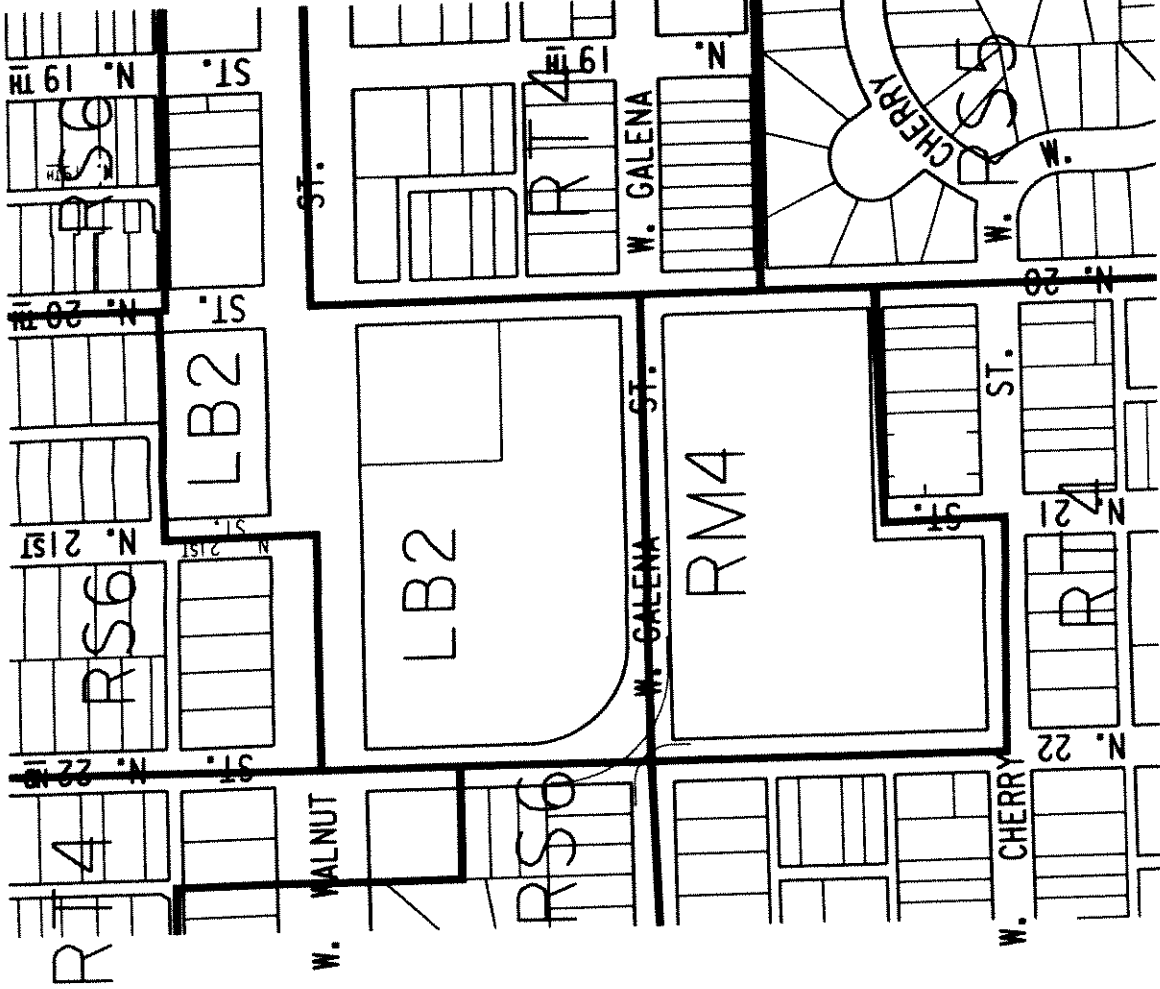
NEW PROJECT LOCATION
RESIDENTIAL EMPHASIS
PROPOSED INFRASTRUCTURE IMPROVEMENTS



NOTE: IN ORDER TO CONFORM WITH SPECIFIC REDEVELOPMENT PROPOSALS AND WITH ENGINEERING DESIGN REQUIREMENTS ESTABLISHED BY THE CITY ENGINEER AND THE COMMISSIONER OF PUBLIC WORKS OF THE CITY OF MILWAUKEE, THIS AND MAP NO. 4, WHICH ILLUSTRATE BASIC PROJECT OBJECTIVES, MAY BE MODIFIED OR REVISED AS NECESSARY BY RACM DURING THE COURSE OF PROJECT EXECUTION WITHOUT AMENDMENT HEREOF, AS PROVIDED IN SECTION C1 OF THIS PLAN.

MAP NO.	TID
	3
PROPOSED IMPROVEMENTS AND USES	
<small> PREPARED BY: CITY OF MILWAUKEE, PUBLIC WORKS DEPARTMENT DATE: 11/15/2011 DRAWN BY: J. J. JENSEN CHECKED BY: J. J. JENSEN APPROVED BY: J. J. JENSEN </small>	
PAGE 1.	DATE

350 351
36A 363



Zoning Legend	
RESIDENTIAL SINGLE-FAMILY R1S1 R2S1 R3S1 R4S1 R5S1 R6S1 R7S1 R8S1 R9S1 R10S1 R11S1 R12S1 R13S1 R14S1 R15S1 R16S1 R17S1 R18S1 R19S1 R20S1 R21S1 R22S1 R23S1 R24S1 R25S1 R26S1 R27S1 R28S1 R29S1 R30S1 R31S1 R32S1 R33S1 R34S1 R35S1 R36S1 R37S1 R38S1 R39S1 R40S1 R41S1 R42S1 R43S1 R44S1 R45S1 R46S1 R47S1 R48S1 R49S1 R50S1 R51S1 R52S1 R53S1 R54S1 R55S1 R56S1 R57S1 R58S1 R59S1 R60S1 R61S1 R62S1 R63S1 R64S1 R65S1 R66S1 R67S1 R68S1 R69S1 R70S1 R71S1 R72S1 R73S1 R74S1 R75S1 R76S1 R77S1 R78S1 R79S1 R80S1 R81S1 R82S1 R83S1 R84S1 R85S1 R86S1 R87S1 R88S1 R89S1 R90S1 R91S1 R92S1 R93S1 R94S1 R95S1 R96S1 R97S1 R98S1 R99S1 R100S1	RESIDENTIAL MEDIUM-DENSITY RM1S1 RM2S1 RM3S1 RM4S1 RM5S1 RM6S1 RM7S1 RM8S1 RM9S1 RM10S1 RM11S1 RM12S1 RM13S1 RM14S1 RM15S1 RM16S1 RM17S1 RM18S1 RM19S1 RM20S1 RM21S1 RM22S1 RM23S1 RM24S1 RM25S1 RM26S1 RM27S1 RM28S1 RM29S1 RM30S1 RM31S1 RM32S1 RM33S1 RM34S1 RM35S1 RM36S1 RM37S1 RM38S1 RM39S1 RM40S1 RM41S1 RM42S1 RM43S1 RM44S1 RM45S1 RM46S1 RM47S1 RM48S1 RM49S1 RM50S1 RM51S1 RM52S1 RM53S1 RM54S1 RM55S1 RM56S1 RM57S1 RM58S1 RM59S1 RM60S1 RM61S1 RM62S1 RM63S1 RM64S1 RM65S1 RM66S1 RM67S1 RM68S1 RM69S1 RM70S1 RM71S1 RM72S1 RM73S1 RM74S1 RM75S1 RM76S1 RM77S1 RM78S1 RM79S1 RM80S1 RM81S1 RM82S1 RM83S1 RM84S1 RM85S1 RM86S1 RM87S1 RM88S1 RM89S1 RM90S1 RM91S1 RM92S1 RM93S1 RM94S1 RM95S1 RM96S1 RM97S1 RM98S1 RM99S1 R100S1
RESIDENTIAL MEDIUM-DENSITY (CROWN CORNER) CORN1S1 CORN2S1 CORN3S1 CORN4S1 CORN5S1 CORN6S1 CORN7S1 CORN8S1 CORN9S1 CORN10S1 CORN11S1 CORN12S1 CORN13S1 CORN14S1 CORN15S1 CORN16S1 CORN17S1 CORN18S1 CORN19S1 CORN20S1 CORN21S1 CORN22S1 CORN23S1 CORN24S1 CORN25S1 CORN26S1 CORN27S1 CORN28S1 CORN29S1 CORN30S1 CORN31S1 CORN32S1 CORN33S1 CORN34S1 CORN35S1 CORN36S1 CORN37S1 CORN38S1 CORN39S1 CORN40S1 CORN41S1 CORN42S1 CORN43S1 CORN44S1 CORN45S1 CORN46S1 CORN47S1 CORN48S1 CORN49S1 CORN50S1 CORN51S1 CORN52S1 CORN53S1 CORN54S1 CORN55S1 CORN56S1 CORN57S1 CORN58S1 CORN59S1 CORN60S1 CORN61S1 CORN62S1 CORN63S1 CORN64S1 CORN65S1 CORN66S1 CORN67S1 CORN68S1 CORN69S1 CORN70S1 CORN71S1 CORN72S1 CORN73S1 CORN74S1 CORN75S1 CORN76S1 CORN77S1 CORN78S1 CORN79S1 CORN80S1 CORN81S1 CORN82S1 CORN83S1 CORN84S1 CORN85S1 CORN86S1 CORN87S1 CORN88S1 CORN89S1 CORN90S1 CORN91S1 CORN92S1 CORN93S1 CORN94S1 CORN95S1 CORN96S1 CORN97S1 CORN98S1 CORN99S1 CORN100S1	RESIDENTIAL MEDIUM-DENSITY (CROWN CORNER) CORN1S1 CORN2S1 CORN3S1 CORN4S1 CORN5S1 CORN6S1 CORN7S1 CORN8S1 CORN9S1 CORN10S1 CORN11S1 CORN12S1 CORN13S1 CORN14S1 CORN15S1 CORN16S1 CORN17S1 CORN18S1 CORN19S1 CORN20S1 CORN21S1 CORN22S1 CORN23S1 CORN24S1 CORN25S1 CORN26S1 CORN27S1 CORN28S1 CORN29S1 CORN30S1 CORN31S1 CORN32S1 CORN33S1 CORN34S1 CORN35S1 CORN36S1 CORN37S1 CORN38S1 CORN39S1 CORN40S1 CORN41S1 CORN42S1 CORN43S1 CORN44S1 CORN45S1 CORN46S1 CORN47S1 CORN48S1 CORN49S1 CORN50S1 CORN51S1 CORN52S1 CORN53S1 CORN54S1 CORN55S1 CORN56S1 CORN57S1 CORN58S1 CORN59S1 CORN60S1 CORN61S1 CORN62S1 CORN63S1 CORN64S1 CORN65S1 CORN66S1 CORN67S1 CORN68S1 CORN69S1 CORN70S1 CORN71S1 CORN72S1 CORN73S1 CORN74S1 CORN75S1 CORN76S1 CORN77S1 CORN78S1 CORN79S1 CORN80S1 CORN81S1 CORN82S1 CORN83S1 CORN84S1 CORN85S1 CORN86S1 CORN87S1 CORN88S1 CORN89S1 CORN90S1 CORN91S1 CORN92S1 CORN93S1 CORN94S1 CORN95S1 CORN96S1 CORN97S1 CORN98S1 CORN99S1 CORN100S1
COMMERCIAL C1C1 C1C2 C1C3 C1C4 C1C5 C1C6 C1C7 C1C8 C1C9 C1C10 C1C11 C1C12 C1C13 C1C14 C1C15 C1C16 C1C17 C1C18 C1C19 C1C20 C1C21 C1C22 C1C23 C1C24 C1C25 C1C26 C1C27 C1C28 C1C29 C1C30 C1C31 C1C32 C1C33 C1C34 C1C35 C1C36 C1C37 C1C38 C1C39 C1C40 C1C41 C1C42 C1C43 C1C44 C1C45 C1C46 C1C47 C1C48 C1C49 C1C50 C1C51 C1C52 C1C53 C1C54 C1C55 C1C56 C1C57 C1C58 C1C59 C1C60 C1C61 C1C62 C1C63 C1C64 C1C65 C1C66 C1C67 C1C68 C1C69 C1C70 C1C71 C1C72 C1C73 C1C74 C1C75 C1C76 C1C77 C1C78 C1C79 C1C80 C1C81 C1C82 C1C83 C1C84 C1C85 C1C86 C1C87 C1C88 C1C89 C1C90 C1C91 C1C92 C1C93 C1C94 C1C95 C1C96 C1C97 C1C98 C1C99 C1C100	COMMERCIAL C1C1 C1C2 C1C3 C1C4 C1C5 C1C6 C1C7 C1C8 C1C9 C1C10 C1C11 C1C12 C1C13 C1C14 C1C15 C1C16 C1C17 C1C18 C1C19 C1C20 C1C21 C1C22 C1C23 C1C24 C1C25 C1C26 C1C27 C1C28 C1C29 C1C30 C1C31 C1C32 C1C33 C1C34 C1C35 C1C36 C1C37 C1C38 C1C39 C1C40 C1C41 C1C42 C1C43 C1C44 C1C45 C1C46 C1C47 C1C48 C1C49 C1C50 C1C51 C1C52 C1C53 C1C54 C1C55 C1C56 C1C57 C1C58 C1C59 C1C60 C1C61 C1C62 C1C63 C1C64 C1C65 C1C66 C1C67 C1C68 C1C69 C1C70 C1C71 C1C72 C1C73 C1C74 C1C75 C1C76 C1C77 C1C78 C1C79 C1C80 C1C81 C1C82 C1C83 C1C84 C1C85 C1C86 C1C87 C1C88 C1C89 C1C90 C1C91 C1C92 C1C93 C1C94 C1C95 C1C96 C1C97 C1C98 C1C99 C1C100
INDUSTRIAL I1 I2 I3 I4 I5 I6 I7 I8 I9 I10 I11 I12 I13 I14 I15 I16 I17 I18 I19 I20 I21 I22 I23 I24 I25 I26 I27 I28 I29 I30 I31 I32 I33 I34 I35 I36 I37 I38 I39 I40 I41 I42 I43 I44 I45 I46 I47 I48 I49 I50 I51 I52 I53 I54 I55 I56 I57 I58 I59 I60 I61 I62 I63 I64 I65 I66 I67 I68 I69 I70 I71 I72 I73 I74 I75 I76 I77 I78 I79 I80 I81 I82 I83 I84 I85 I86 I87 I88 I89 I90 I91 I92 I93 I94 I95 I96 I97 I98 I99 I100	INDUSTRIAL I1 I2 I3 I4 I5 I6 I7 I8 I9 I10 I11 I12 I13 I14 I15 I16 I17 I18 I19 I20 I21 I22 I23 I24 I25 I26 I27 I28 I29 I30 I31 I32 I33 I34 I35 I36 I37 I38 I39 I40 I41 I42 I43 I44 I45 I46 I47 I48 I49 I50 I51 I52 I53 I54 I55 I56 I57 I58 I59 I60 I61 I62 I63 I64 I65 I66 I67 I68 I69 I70 I71 I72 I73 I74 I75 I76 I77 I78 I79 I80 I81 I82 I83 I84 I85 I86 I87 I88 I89 I90 I91 I92 I93 I94 I95 I96 I97 I98 I99 I100
OFFICE O1 O2 O3 O4 O5 O6 O7 O8 O9 O10 O11 O12 O13 O14 O15 O16 O17 O18 O19 O20 O21 O22 O23 O24 O25 O26 O27 O28 O29 O30 O31 O32 O33 O34 O35 O36 O37 O38 O39 O40 O41 O42 O43 O44 O45 O46 O47 O48 O49 O50 O51 O52 O53 O54 O55 O56 O57 O58 O59 O60 O61 O62 O63 O64 O65 O66 O67 O68 O69 O70 O71 O72 O73 O74 O75 O76 O77 O78 O79 O80 O81 O82 O83 O84 O85 O86 O87 O88 O89 O90 O91 O92 O93 O94 O95 O96 O97 O98 O99 O100	OFFICE O1 O2 O3 O4 O5 O6 O7 O8 O9 O10 O11 O12 O13 O14 O15 O16 O17 O18 O19 O20 O21 O22 O23 O24 O25 O26 O27 O28 O29 O30 O31 O32 O33 O34 O35 O36 O37 O38 O39 O40 O41 O42 O43 O44 O45 O46 O47 O48 O49 O50 O51 O52 O53 O54 O55 O56 O57 O58 O59 O60 O61 O62 O63 O64 O65 O66 O67 O68 O69 O70 O71 O72 O73 O74 O75 O76 O77 O78 O79 O80 O81 O82 O83 O84 O85 O86 O87 O88 O89 O90 O91 O92 O93 O94 O95 O96 O97 O98 O99 O100
RECREATION R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 R13 R14 R15 R16 R17 R18 R19 R20 R21 R22 R23 R24 R25 R26 R27 R28 R29 R30 R31 R32 R33 R34 R35 R36 R37 R38 R39 R40 R41 R42 R43 R44 R45 R46 R47 R48 R49 R50 R51 R52 R53 R54 R55 R56 R57 R58 R59 R60 R61 R62 R63 R64 R65 R66 R67 R68 R69 R70 R71 R72 R73 R74 R75 R76 R77 R78 R79 R80 R81 R82 R83 R84 R85 R86 R87 R88 R89 R90 R91 R92 R93 R94 R95 R96 R97 R98 R99 R100	RECREATION R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 R13 R14 R15 R16 R17 R18 R19 R20 R21 R22 R23 R24 R25 R26 R27 R28 R29 R30 R31 R32 R33 R34 R35 R36 R37 R38 R39 R40 R41 R42 R43 R44 R45 R46 R47 R48 R49 R50 R51 R52 R53 R54 R55 R56 R57 R58 R59 R60 R61 R62 R63 R64 R65 R66 R67 R68 R69 R70 R71 R72 R73 R74 R75 R76 R77 R78 R79 R80 R81 R82 R83 R84 R85 R86 R87 R88 R89 R90 R91 R92 R93 R94 R95 R96 R97 R98 R99 R100
UNDESIGNATED U1 U2 U3 U4 U5 U6 U7 U8 U9 U10 U11 U12 U13 U14 U15 U16 U17 U18 U19 U20 U21 U22 U23 U24 U25 U26 U27 U28 U29 U30 U31 U32 U33 U34 U35 U36 U37 U38 U39 U40 U41 U42 U43 U44 U45 U46 U47 U48 U49 U50 U51 U52 U53 U54 U55 U56 U57 U58 U59 U60 U61 U62 U63 U64 U65 U66 U67 U68 U69 U70 U71 U72 U73 U74 U75 U76 U77 U78 U79 U80 U81 U82 U83 U84 U85 U86 U87 U88 U89 U90 U91 U92 U93 U94 U95 U96 U97 U98 U99 U100	UNDESIGNATED U1 U2 U3 U4 U5 U6 U7 U8 U9 U10 U11 U12 U13 U14 U15 U16 U17 U18 U19 U20 U21 U22 U23 U24 U25 U26 U27 U28 U29 U30 U31 U32 U33 U34 U35 U36 U37 U38 U39 U40 U41 U42 U43 U44 U45 U46 U47 U48 U49 U50 U51 U52 U53 U54 U55 U56 U57 U58 U59 U60 U61 U62 U63 U64 U65 U66 U67 U68 U69 U70 U71 U72 U73 U74 U75 U76 U77 U78 U79 U80 U81 U82 U83 U84 U85 U86 U87 U88 U89 U90 U91 U92 U93 U94 U95 U96 U97 U98 U99 U100
OTHER OT1 OT2 OT3 OT4 OT5 OT6 OT7 OT8 OT9 OT10 OT11 OT12 OT13 OT14 OT15 OT16 OT17 OT18 OT19 OT20 OT21 OT22 OT23 OT24 OT25 OT26 OT27 OT28 OT29 OT30 OT31 OT32 OT33 OT34 OT35 OT36 OT37 OT38 OT39 OT40 OT41 OT42 OT43 OT44 OT45 OT46 OT47 OT48 OT49 OT50 OT51 OT52 OT53 OT54 OT55 OT56 OT57 OT58 OT59 OT60 OT61 OT62 OT63 OT64 OT65 OT66 OT67 OT68 OT69 OT70 OT71 OT72 OT73 OT74 OT75 OT76 OT77 OT78 OT79 OT80 OT81 OT82 OT83 OT84 OT85 OT86 OT87 OT88 OT89 OT90 OT91 OT92 OT93 OT94 OT95 OT96 OT97 OT98 OT99 OT100	OTHER OT1 OT2 OT3 OT4 OT5 OT6 OT7 OT8 OT9 OT10 OT11 OT12 OT13 OT14 OT15 OT16 OT17 OT18 OT19 OT20 OT21 OT22 OT23 OT24 OT25 OT26 OT27 OT28 OT29 OT30 OT31 OT32 OT33 OT34 OT35 OT36 OT37 OT38 OT39 OT40 OT41 OT42 OT43 OT44 OT45 OT46 OT47 OT48 OT49 OT50 OT51 OT52 OT53 OT54 OT55 OT56 OT57 OT58 OT59 OT60 OT61 OT62 OT63 OT64 OT65 OT66 OT67 OT68 OT69 OT70 OT71 OT72 OT73 OT74 OT75 OT76 OT77 OT78 OT79 OT80 OT81 OT82 OT83 OT84 OT85 OT86 OT87 OT88 OT89 OT90 OT91 OT92 OT93 OT94 OT95 OT96 OT97 OT98 OT99 OT100

MAP NO. **4**

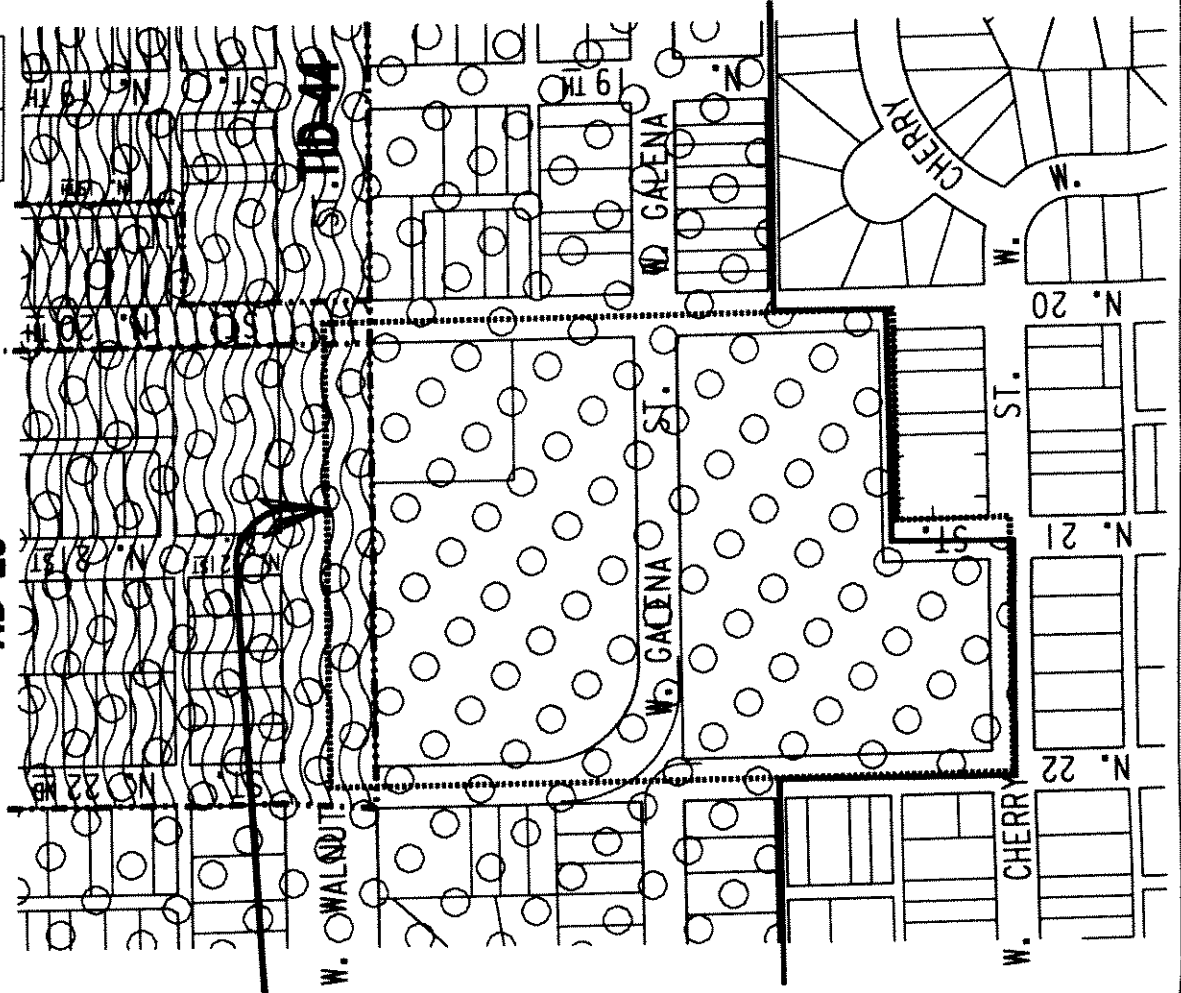
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MP NO.	TID
5	EXISTING REDEVELOPMENT PROJECT AREAS
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