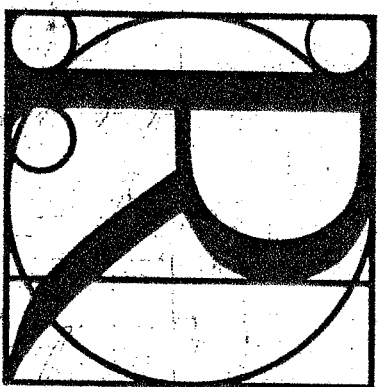


PARK EAST



EDGEWELL DEVELOPMENT PLAN

RENEWAL PLAN

DOCUMENT ONE:

PREPARED FOR:

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

PREPARED BY:

- HNTB CORPORATION
- PLANNING & DESIGN
INSTITUTE, INC.

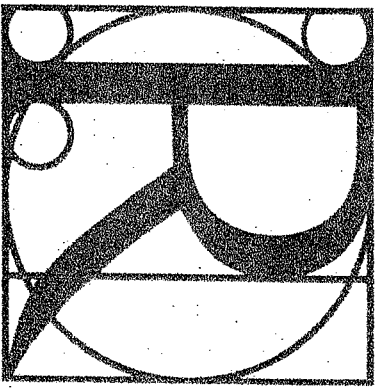
DATE ADOPTED BY RACM:

DATE ADOPTED BY CITY:



FINAL DRAFT: 11/14/03

PARK EAST



EDEVELOPMENT

PLAN

DOCUMENT ONE:

RENEWAL

PLAN

PREPARED FOR:

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

PREPARED BY:

- **HNTB CORPORATION**
- **PLANNING & DESIGN
INSTITUTE, INC.**

DATE ADOPTED BY RACM:

DATE ADOPTED BY CITY:



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ACKNOWLEDGEMENTS

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ACKNOWLEDGEMENTS

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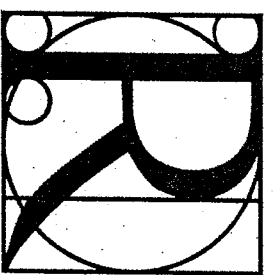
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RENEWAL PLAN

A. STATEMENT OF PROJECT BOUNDARIES

The perimeter boundary of the project area shown in Appendix Map No. 1, titled Boundary and Existing Land Use, delineates a tract of land in the Southeast ¼ of Section 20, the Southwest ¼ of Section 21, the Northeast ¼ of Section 29 and the Northwest ¼ of Section 29, all in Township 7 North and Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin.

Beginning at the intersection of the east line of North Jefferson Street and the south line of East Ogden Street;

Thence, west along the south line of East Ogden Street to its intersection with the east line of North Milwaukee Street;

Thence, south along the east line of North Milwaukee Street across to the north line of Lot 6 in Block 131;

Thence, west along the north line of Lot 6 in Block 131 to its intersection with the west line of Lot 6 in Block 131;

Thence, south along the west line of Lot 6 in Block 131 to its intersection of the north line of East Knapp Street;

Thence, west along the north line of East Knapp Street to its intersection with the east line of North Broadway Street;

Thence, south along the east line of North Broadway to its intersection with the south line of Lot 9 in Block 132;

Thence, west along the extension of the south line of Lot 9 in Block 132 to the south line of Lot 4 in Block 151 and its inter-

section with the east line of Lot 8 in Block 151;

Thence, south along the east line of Lot 8 in Block 151 and its extension to the south line of East Juneau Avenue;

Thence, west along the south line of East Juneau Avenue to the center line of the Milwaukee River;

Thence, south along the center line of the Milwaukee River to the south line of West Highland Avenue;

Thence, west along the south line of West Highland Avenue to its intersection with the west line of North Fourth Street;

Thence, north along the west line of North Fourth Street to its intersection with the north line of Lot 9 and Block 43;

Thence, west along the north line of Lot 9 and Block 43 to its intersection with the west line of North Fifth Street;

Thence, south along the west line of North Fifth Street to its intersection with the north line of West Highland Avenue;

Thence, west along the north line of West Highland Avenue to its intersection with the west line of North Sixth Street;

Thence, north along the west line of North Sixth Street to its intersection with the south line of West Juneau Avenue;

Thence, west along the south line of West Juneau Avenue to its intersection with the southeasterly extension of the south line of West Winnebago Street;

Thence, northwest along the south line of West Winnebago

Street to its intersection with the southerly extension of the west line of North Eighth Street;

Thence, north along the extension of the west line of North Eighth Street to its intersection with the westerly extension of the centerline of West McKinley Avenue;

Thence, east along the north line of West McKinley Avenue to its intersection with the west line of North Fourth Street;

Thence, north along the west line of North Fourth Street to its intersection with the north line of West McKinley Avenue;

Thence, east along the north line of West McKinley Avenue to its intersection with the west line of North Dr. Martin Luther King Jr. Drive;

Thence, north along the west line of North Dr. Martin Luther King Jr. Drive to its intersection with the north line of West Cherry Street;

Thence, east along the north line of West Cherry Street to its intersection with the northeast line of East Cherry Street;

Thence, southeast along the northeast line of West Cherry Street to its intersection of the centerline of the Milwaukee River;

Thence, northeasterly following the centerline of the Milwaukee River to its intersection with the northwesterly extension of the northerly portion of the southwesterly line of Parcel 1 of Certified Survey Map Number 1433;

Thence, southeast along the northerly portion of the south-

westerly line of Parcel 1 of Certified Survey map Number 1433 to its intersection with the west line of North Water Street;

Thence, northeasterly along the west line of North Water Street to its intersection with the west line of the extension of the west line of North Jackson Street;

Thence, south along the west line of North Jackson Street to intersection with the south line of Lots 1 and 2 in the Hathaway Subdivision of the North Part of the West ½ in the Southwest ¼ of Section 21-7-22;

Thence, west along the south line of Lots 1 and 2 in the Hathaway Subdivision of the North Part of the West ½ in the Southwest ¼ of Section 21-7-22 to its intersection with the east line of Lot 36 in the Hathaway Subdivision of the North Part of the West ½ in the Southwest ¼ of Section 21-7-22;

Thence, southwest along the east line of Lot 36 in the Hathaway Subdivision of the North Part of the West ½ in the Southwest ¼ of Section 21-7-22 to its intersection with the easterly extension of the south line of Lot 35 in the Hathaway Subdivision of the North Part of the West ½ in the Southwest ¼ of Section 21-7-22;

Thence, west along the south line of Lot 36 in the Hathaway Subdivision of the North Part of the West ½ in the Southwest ¼ of Section 21-7-22 to its intersection with the east line of Lot 34 in the Hathaway Subdivision of the North Part of the West ½ in the Southwest ¼ of Section 21-7-22;

Thence, south along the extension of the east line of Lot 34 in the Hathaway Subdivision of the North Part of the West ½ in

the Southwest ¼ of Section 21-7-22 to its intersection with the south line of East Pleasant Street;

Thence, west along the south line of East Pleasant Street to its intersection with the east line of North Jefferson Street;

Thence, south along the east line of North Jefferson Street to its intersection with the south line of East Ogdan Street, the point of beginning.

This Renewal Plan supercedes all other renewal plan boundaries that overlap the project boundaries described above as of the date of adoption of this plan.

B. DESCRIPTION OF PROJECT

The project area is located within the Park East Freeway corridor on the northern section of downtown Milwaukee. It is bounded generally by East and West Juneau Avenue on the South, North Eighth Street on the west, North Jefferson Street on the east, and West McKinley Avenue on the north. The area also extends northeast along Water Street to the intersection of East Brady Street with North Jackson Street. Roadways will be constructed or reconfigured on an assessable basis to improve access to the site. Some publicly owned land that is contained within the Park East project boundaries will become available to promote redevelopment of underutilized and vacant parcels within the project area.

The land contained within the Park East redevelopment area encompasses approximately 64 acres exclusive of public rights-of-way. Due to the existing transportation easement beneath the freeway spur, a substantial amount of land within the redevelopment area is publicly owned. The 16 acres of land beneath the freeway spur will revert to Milwaukee County, and some or all of the land will become available for development once public improvements are completed and the easement is lifted. The City

of Milwaukee/Redevelopment Authority owns approximately 3.7 acres of land within the redevelopment boundary, outside the transportation corridor. Much of the remaining privately owned land – approximately 37.3 acres – is either vacant or underutilized. The dominant land use within the redevelopment boundary is commercial, accounting for approximately 21.9 acres. Manufacturing accounts for approximately 7 acres, and residential and mixed-use developments combined account for approximately 2 acres of land within the redevelopment boundary.

Map 2, titled Condition of Real Property, shows the general condition of structures within the project boundary as well as vacant parcels and parking lots. Fifty-two (52) structures have been identified within the project boundary. Thirty-six (36) structures have been classified as standard, meaning the building exterior is generally in good condition and no outstanding code violations are present. Seven (7) structures were identified with minor deficiencies, indicating minor repairs, such as painting are required and the building appears to be habitable. Some minor code violations may be present and the building appears to be structurally sound. Nine (9) structures were found to have major deficiencies, indicating the building is in need of substantial repairs to be habitable. Major code violations may exist and structural failure of walls is evident or probable. The overall appearance of the exterior is in poor condition.

Redevelopment of this area will require innovative urban design and site planning solutions that will capitalize on the area's unique physical features and encourage coordinated public and private development all within the context of a coherent and cohesive land use plan. It is intended, therefore, that this plan serve as a guide to attain these goals.

Although the area is well-served by all major utilities, some may need to be replaced or added to support new development and land uses in the project area. Improvements in the area will include, but are not limited to, new roadways, storm

and sanitary sewer, water mains, landscaping, street and pedestrian lighting, pedestrian access to the river, riverwalk, bridge improvements, and urban open-space development, and other improvements necessary for the redevelopment of the area. Also, a new lift bridge will be constructed to connect the expanded McKinley Avenue with Knapp Street. These improvements will be financed in part by Tax Incremental District No. 48 that was adopted in February 2002.

Some development activity is proposed in and adjacent to the redevelopment area, including the Mandel property on the former Pfister & Vogel site and a proposed hotel development on Third Street and Juneau Avenue. Also, Time Warner Cable moved into the renovated former Wisconsin Electric building along the west side of the river, and the Pabst Brewery complex has been purchased and is undergoing site design.

1. Plan Objectives

The primary goal of this project is to promote the efficient, economical and productive use/reuse of land, buildings, and watercourses in ways consistent with the policies set forth in the Milwaukee Downtown Plan adopted by the Common Council in October 1999. The overall goals and objectives outlined in the Downtown Plan are described below:

1. To increase the amount and variety of downtown housing.
2. To expand the number and variety of destination entertainment venues in the downtown.
3. To maintain downtown as the metropolitan area's single largest concentration of office development.
4. To provide attractive options for travel within downtown.
5. To take maximum advantage of the special features found downtown.
6. To make walking attractive, easier, and convenient.
7. To achieve maximum benefit from major private and public investments.

The Milwaukee Downtown Plan identifies objectives specifically related to the redevelopment of the Park East corridor, which was identified as a key catalytic project for the continued investment in downtown Milwaukee. These objectives include:

- Promote residential, office, and mixed-use development.
- Extend RiverWalk in front of the new mixed-use buildings.
- Enhance pedestrian connections across the Milwaukee River.
- Enhance the success of the Water Street with new entertainment venues.
- Provide urban open space.

In addition to this Renewal Plan (Document One), the Park East Redevelopment Plan consists of two other documents: the Master Plan (Document Two) and Development Code (Document Three). The Master Plan (Document Two) is the primary link to the Milwaukee Downtown Plan and the City's Comprehensive Plan. It provides the overall vision for development and describes the intended character of the districts and neighborhoods in the project area. The Master Plan reinstates the street grid using an urban design strategy based on streets, blocks and squares.

The Development Code (Document Three) defines land use and design standards. The code is form-based and emphasizes the public qualities of buildings. The standards are graphically expressed and organized in a user-friendly format.

Together, these three documents are intended to guide future development of the area in a predictable manner that optimizes long-term public and private investments.

2. Proposed Public Action

The objectives and implementation of this plan will be accomplished by the exercise of powers granted to the Redevelopment Authority of the City of Milwaukee (RACM) by virtue of the

RENEWAL PLAN

provisions of Section 66.1333 Wisconsin Statutes. RACM has the exclusive power to carry out renewal activities within the Park East Redevelopment project boundaries. As such, the public actions necessary for the implementation of this plan consist of those broadly prescribed in Section 66.1333, Wisconsin Statutes. The Redevelopment Authority, may, therefore, acquire any or all real property in the project area, demolish, remove, rehabilitate, or cause to be demolished, removed, or rehabilitated any or all structures, buildings, or improvements within the project area including the vacation of excess public right-of-way; may install, construct, or reconstruct streets, utilities, parks, playgrounds, or other recreational facilities, and may undertake other site improvements deemed necessary to carry out the purposes and objectives of the Redevelopment Plan and to support new uses in the area after redevelopment; may sell, lease, or dedicate for public purposes land and property acquired for uses in accordance with such plans; and may carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.

All required dedications or vacations of plats and public right-of-way and replating by subdivision or certified survey map deemed necessary to the achievement of project objectives shall be accomplished by separate actions in accordance with the procedures specified in applicable local ordinances and state law.

The Common Council of the City of Milwaukee will be requested to take affirmative action regarding the Redevelopment Plan and, subsequently, enter into a cooperation agreement to utilize funds from Tax Incremental District No. 48, consistent with all applicable ordinances, codes and regulations, in order to finance public improvements and activities pertinent to the plan's implementation.

3. Applicability

All proposals/plans for new construction within the project area, including substantial remodeling, conversion or rebuilding, enlargement, or extension of major structural improve-

ments on existing buildings and/or structures, and for any related improvements on the subject site, shall be referred to and reviewed by RACM to determine conformance with this plan. Proposals and plans not in conformance shall not be approved for a city permit. This Renewal Plan supercedes all other renewal plan boundaries that overlap the project boundaries described above as previously noted. These plans include #136, Haymarket; #137, Highway 145 Redevelopment; #181, 4th and Juneau; and #182, Beer Line A.

The land use provisions and building requirements described in this document are applicable to all publicly and privately owned parcels and structures located within the project and identified on Map No. 3, titled Land Acquisition Plan, whether acquired for disposition or excluded from acquisition. The Redevelopment Authority of the City of Milwaukee, without limitation hereof because of enumeration, shall impose these controls by one or more of the following:

- a. Enforcement of applicable codes, ordinances, and regulations of the City of Milwaukee and the State of Wisconsin.
- b. Acquisition.
- c. Separate written agreement.

All permit applications and plans for new construction within the project area including, but not limited hereto because of enumeration, building elevations, site improvements and landscaping, and those for substantial remodeling or conversion or rebuilding, enlargement, or extension of major structural improvements on existing buildings, shall be referred to and reviewed by the Redevelopment Authority to determine conformance with this plan.

All buildings and structures not initially designated for acquisition on Map No. 3, titled Land Acquisition Plan, shall, as a minimum and at the owner's cost, comply with the standards set forth in all applicable local standards, codes, and ordinances, as may be amended from time to time, relating to the use, maintenance, facilities, and occupancy of property including, but not limited

to the building, plumbing, heating, electrical, and housing codes as administered by the City of Milwaukee Department of Neighborhood Services. These are incorporated herein by reference and made a part of this plan.

The land use provisions and building requirements enumerated above shall be in full force and effect from the date this Redevelopment Plan is certified to the Common Council of the City of Milwaukee as provided by Section 66.1333(6)(3), Wisconsin Statutes. They will continue to be in full force and effect for a period of forty (40) years from that date unless otherwise terminated by recorded instrument jointly executed by all fee owners of record within the project area including the Redevelopment Authority of the City of Milwaukee, or modified as provided in Section F hereof.

All project proposals shall provide for the highest feasible levels of architectural and environmental design and shall be predicated upon the site planning and urban design guidelines set forth in the Development Code (Document Three), referenced in Section C, herein. Proposals submitted to RACM for review shall be sufficiently complete in form and content to permit meaningful evaluation.

During its review, RACM may call upon the Department of City Development of the City of Milwaukee to advise the Authority as to the acceptability of such proposals and general conformance with the purposes and intent of this plan, established design guidelines and applicable local codes and ordinances. Approval of any proposal shall be subject to a favorable determination by RACM that such proposal is acceptable and conforms with this plan. Thereafter, the proposed redeveloper will be required to prepare and submit acceptable final construction, site plan, landscaping, and financing plans prior to sale of land within the renewal boundary and the commencement of construction to assure proper redevelopment.

G. LAND USE

1. Proposed Land Use Plan

The proposed land use for the Park East redevelopment area is based on the goals and objectives outlined in the Milwaukee Downtown Plan, which seeks to create a more vibrant downtown with diverse opportunities for living, working and recreating. Taxable land uses are preferable over tax-exempt land uses throughout all areas of the Park East redevelopment boundary. See Document 3, the Development Code, for regulations relating to land use, site and building design requirements.

2. Proposed Zoning

The land contained within the redevelopment boundary is zoned various Downtown, Light Industrial, Local Business, and Two-Family Residential districts as depicted on Map No. 4, titled Existing Zoning. The plan recommends changing the zoning of the land within the redevelopment boundary to C9B(A) District as depicted on Map No. 5, titled Proposed Zoning. Uses permitted within C9B(A) will be further regulated by RACM. See Document 3, the Development Code, for permitted uses.

D. PROJECT PROPOSALS

1. Land Acquisition

a. All real property and land necessary or incidental to the "initial" implementation of this project and proposed to be acquired by purchase, lease, eminent domain, or otherwise, cleared as necessary and re-sold, released or dedicated by RACM for right-of-way and for private or public redevelopment in accordance with the uses, land use provisions, and building requirements set forth in this plan is identified on Map No. 3, titled Land Acquisition Plan, and on the Schedule of Lands and Interests to be Acquired attached thereto. These acquisitions include privately and publicly owned parcels needed for redevelopment and purposes such

as right-of-way for the widening and realignment of McKinley Avenue.

b. Properties not now identified for acquisition may be acquired in whole or part at any time during the course of project execution without modification of this plan, if after notice and public hearings in accordance with the procedures described below, RACM has found and determined that such properties are blighted, blighting and/or must be acquired for one or more of the following reasons:

(1) The property is substandard, deteriorated or economically infeasible of repair and rehabilitation. (Whenever such property is acquired, it may be cleared or offered for sale subject to rehabilitation.)

(2) The property has been converted or devoted to a use(s) not in conformance with the land use objectives and development plan established for the redevelopment area or fails to conform with the property requirements and controls set forth herein.

(3) The property is needed to provide a reuse area of sufficient size and shape for development or to achieve the land use objectives described in this plan and in any project plan for a Tax Incremental District currently existing or subsequently created to assist in the implementation of this Renewal Plan.

(4) The property or riparian rights in the bed of the river of an adjoining property owner is needed for a public use or purpose as defined in Section 66.1333, Wisconsin Statutes.

(5) Temporary interest in the property by the Redevelopment Authority may be necessary or incidental to the financing of development under the provisions of subsection 66.1333(5), Wisconsin Statutes.

The following procedure shall be used whenever the

Redevelopment Authority deems it necessary to acquire additional properties in the project area:

The Redevelopment Authority shall notify the fee and/or riparian owner(s) of all property within the project area proposed to be acquired under the provisions of this subsection of this plan. Notice shall be given to the owner(s) of record of each such property to be acquired by certified mail with return receipt requested, at his/her last known address and at least 10 days prior to adopting a resolution approving such acquisition. Such notice shall describe the time, place and purpose of the hearing; identify the project area and the property to be acquired; and also recite the reason(s) for such acquisition. Each owner(s) receiving notice shall be afforded a full opportunity to express his/her views respecting the proposed acquisition at such meeting for the purpose of assisting the Redevelopment Authority in making its findings and determinations. If the Redevelopment Authority finds and determines that such property and/or riparian right is blighted and/or blighting based on one or more of the criteria set forth above, it may, by resolution, act to acquire such property by any means including negotiation or eminent domain under Chapter 32, Wisconsin Statutes.

c. Properties identified for acquisition on Map No. 3 may, as the Authority shall direct, be excluded from acquisition in whole or in part during the course of project execution at the election of the Authority if such property is no longer needed for a public purpose and, in all other instances, upon the written request of the property owner provided that the owner or his/her assignees:

(1) submits an acceptable development or property utilization plan and other pertinent information sufficient for evaluation indicating that the present or proposed use(s), or remodeling, conversion, rebuilding, enlargement, extension or major structural improvements on existing buildings, or new construction is consistent with the basic goals and objectives

of this plan and with the land use and building requirements set forth herein;

(2) satisfactorily demonstrates the financial feasibility of providing the site and public improvements necessary to support the development proposed and of complying with all mandatory standards for property rehabilitation, reconstruction or use as may be required for such property by the Authority as a condition of exclusion; and
(3) agrees, in writing, to conform with the Land Use Provisions and Building Requirements set forth in the Redevelopment Plan, and to devote the property only to those uses which are permitted under this plan.

2. Disposition

The general location and extent of land initially needed for project improvements, public rights-of-way, easements, and conveyance for public or private use and redevelopment/rehabilitation and with the uses, provisions, and building requirements set forth in the Development Code (Document Three), referenced in Section C of this Renewal Plan, and in other applicable sections of the Redevelopment Plan will be determined during the course of project execution. Map No. 6, titled Proposed Public Improvements, may therefore, be modified at any time during the course of project execution to conform with specific redevelopment proposals as noted thereon or approved by the Common Council, and with any additional property acquisitions or exclusions made pursuant to the provisions of Subsections 1. b. and c. above without further action of RACM or the Common Council.

The cost of removing and/or reinstalling temporarily or permanently any overhead or underground utilities or improvements to permit new construction shall be borne entirely by the respective redeveloper.

Land or property determined suitable for resale will be sold at fair market value in accordance with the provisions set forth in Section 66.1333(9), Wisconsin Statutes, and with the dis-

position policy established by RACM for achieving the development objectives stated in this Redevelopment Plan.

Disposition may, therefore, be by means of fixed price offerings, negotiation, or by any other means deemed necessary or appropriate by the Redevelopment Authority to attain the objectives and development sought for this renewal project. Such disposition shall be subject to Common Council approval as provided in Section 66.1333(9), Wisconsin Statutes.

If a disposition parcel is to be acquired or leased from RACM with the intention of not placing a principal building or structure thereon, the agreement for sale or lease for such parcel shall include specific regulations deemed necessary for controlling land use and the scope of development proposed.

Parcels surplus to the needs of Milwaukee County may be transferred to or sold by the Redevelopment Authority, or sold to the general public for uses and development consistent with the provisions and requirements of this plan.

3. Public Improvements

Proposed public facilities and modifications in the size and location of public rights-of-way and in the traffic circulation system are shown generally on Map No. 6, titled Proposed Public Improvements. RACM will, during the course of project execution and with the assistance of the Commissioner of Public Works and the City Engineer, determine the exact kind, number and location of all public works or improvements, which are necessary or appropriate to carrying out this project. The maps are descriptive and may or may not be the final configuration of the public rights-of-ways. The final public rights-of-ways will be determined in consultation with developers for specific blocks and the City Engineer.

The City of Milwaukee may, through a cooperation agreement(s) with RACM, other governmental entities, and/or with third party owners/developers, and subject to

the condition of Section D.2, above, authorize or cause the installation, construction, or reconstruction of streets, ramps, bridges, riverwalks, streetlights, landscaping, utilities, recreation facilities, etc., and undertake any and all other project and site improvements or activities considered necessary to the achievement of project objectives, the encouragement of private investment and the "pedestrianization" of the area utilizing the broad scope of powers set forth in Subsection 66.1333(5), Wisconsin Statutes.

All utility distribution lines located within the project area or providing electric power, cable or telephone service to development permitted by this plan shall, to the extent feasible, be placed underground, in easements, if necessary, which are to be continued, newly created or reserved for such purposes.

In any public street or alley vacated within the project area, rights belonging to the county, city, or to any utility or person in any underground structures, improvements or services existing in said street or alley, including the rights of entrance, maintenance, construction, and repair with reference thereto, shall continue under the provisions of Section 80.32(4), Wisconsin Statutes, as if such street or alley had not been vacated. However, any entity having such rights therein conferred by Wisconsin Statutes but not described in any "written" easement, may be required to obtain such document from the current owner or the Redevelopment Authority, as the case may be, so that the physical limits, property and scope of the rights so conferred and to be continued are specifically described and located. This provision shall not preclude any owner from contracting directly with any owner entity for the removal and/or abandonment of such utilities.

E. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

The following statements, maps, and information respecting

compliance with the state and local requirements cited immediately below supplement those already provided in other sections of this Renewal Plan:

1. Conformance to General Plan of the City

This plan was duly considered by the City Plan Commission of the City of Milwaukee and determined to be sufficiently complete in detail to establish conformance with the general plan of the city, and also to indicate its relationship to definite local objectives, as to:

a. Appropriate Land Use

The proposed land uses are in conformance with the policies set forth in the Milwaukee Downtown Plan approved by the Common Council in October 1999. The goals and objectives of the Milwaukee Downtown Plan are described in Section B Subsection 1 of this Renewal Plan. The proposed land uses for this Redevelopment Plan are provided in the Development Code (Document Three), referenced in Section C.

b. Improved Traffic

The plan seeks to improve traffic flow to the project site by removing the elevated freeway structure and replacing it with a surface level boulevard that will reconnect the street grid pattern. These objectives are consistent with the Milwaukee Downtown Plan approved by the Common Council in October 1999, which is referenced in Section B Subsection 1 of this plan. Map No. 6, titled Proposed Public Improvements generally depicts the proposed public improvements that will take place within the project boundaries.

c. Public Transportation

This plan seeks to provide attractive options for travel within downtown as stated in the Milwaukee Downtown Plan approved by the Common Council in October 1999 and referenced in Section B Subsection 1.

d. Public Utilities

All rules and regulations that pertain to public utilities are referenced in Section D Subsections 2 and 3 of this Renewal Plan.

e. Recreational and Community Facilities

This plan identifies public spaces that are consistent with the recommendations set forth in the Milwaukee Downtown Plan approved by the Common Council in October 1999 and reference in Section B Subsection 1. The Master Plan (Document Two) and the Regulating Plan in the Development Code (Document Three) identify several sites for development of public squares and additional standards for riverwalk extensions. The implementation of the public spaces and amenities in the Park East redevelopment boundary should aspire to the highest standards of design quality, environmental benefit and human comfort. The City should continue to work in partnership with property owners, community organizations, not-for-profits and others to further define concepts and standards for the design of the open spaces in the redevelopment area. Additional opportunities for open space in the redevelopment area and vicinity should also be explored to ensure a coherent system of open space provides linkages to surrounding downtown neighborhoods. *See map on page 9.*

f. Other Public Improvements

All proposed public improvements are referenced in Section B and Section D Subsection 3 of this Renewal Plan and presented on Map No. 6, titled Proposed Public Improvements.

2. Statement of Project Area Boundaries

The boundaries of this project are specifically described in Section A and delineated graphically on the maps attached to this Renewal Plan.

3. Map of Existing Uses and Conditions of Real Property

Existing uses and the condition of all principal structures within the project area are described in Section B and shown

on Map Nos. 1 and 2 titled, respectively, Boundary and Existing Land Use and Condition of Real Property, in Section G of this plan.

4. Proposed Uses

The Development Code (Document Three) is referenced in Section C of this Renewal Plan. Refer to the Development Code (Document Three) for proposed uses within the redevelopment boundary.

5. Standards

The anticipated standards of population density, land coverage, and building intensity in the area after redevelopment are described in the Development Code (Document Three) as well as the City of Milwaukee Zoning Ordinance.

6. Statement of Proposed Changes in Zoning Ordinances or Maps and Building Codes and Ordinances

The present zoning ordinances, master plan, map, building codes and other city ordinances are sufficiently broad in scope and in content to accomplish the purposes and intent of this plan within established procedures and processes. The zoning for the area as shown on Map No. 4, titled Existing Zoning, is zoned various Downtown (C9A, C9B, C9G, and C9H), Light Industrial (IL2), Local Business (LB2), and Two-Family Residential (RT4) districts. The Redevelopment Plan recommends changing the zoning of the land within the redevelopment boundary to C9B(A) District, as depicted in Map No. 5, titled Proposed Zoning, to assure proper development of part or all of the subject area, particularly if public and quasi-public uses are preferred over selected manufacturing and industrial uses. Such changes may be requested by the Redevelopment Authority prior to, or concurrent with, the conveyance of any land for redevelopment or in conjunction with any land use change(s) or private development proposals approved pursuant to the provisions set forth in the Development Code (Document Three), referenced in

Sections C and E of this plan. It has been determined that C9B(A) is the most appropriate zoning district for the entire redevelopment area, however, permitted uses are further regulated in the Development Code (Document Three) to achieve the desired mix of uses as outlined in this plan.

7. Statement of Required Site Improvements and Additional Public Utilities

Site improvements and additional public utilities required to support new land uses in the area after 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 are 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.

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

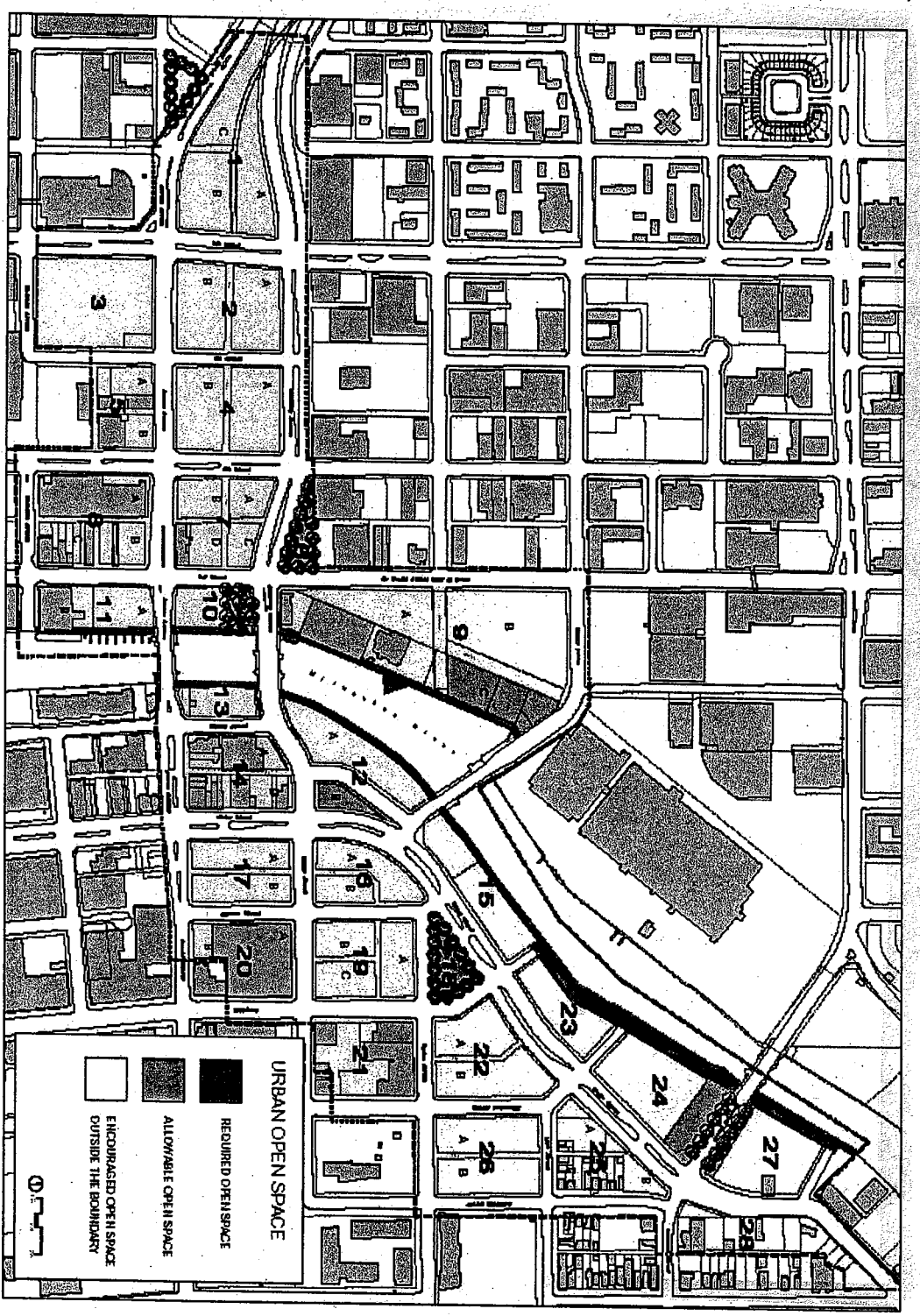
The Redevelopment Authority is authorized to make relocation payments to, or with respect to people, including families, business concerns and others, displaced from the project by Redevelopment Authority action for moving expenses and losses of property for which reimbursement or compensation is not otherwise made. The households found to reside in the project area are not expected to be affected by the implementation of this plan and are not expected to be displaced by this project. All other persons to be relocated from properties within the area by direct Redevelopment Authority action during the course of project execution under the provisions of Section D of this plan, shall, however, be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan prepared pursuant to Sections 66.1333(10) and 32.25 of the Wisconsin Statutes and the Federal Uniform Relocation Act and subsequently approved

by the Authority, the Common Council of the City of Milwaukee, and by the Wisconsin Department of Workforce Development.

F. PROCEDURE FOR CHANGES TO THE APPROVED PLAN

At any time after this Redevelopment Plan has been approved by both the Redevelopment Authority and the Common Council of the City of Milwaukee, it may be modified in accordance with the provisions and procedures set forth in applicable subsections of Section 66.1333, Wisconsin Statutes, as may be amended from time to time.

This document constitutes the Renewal Plan (Document One) for the Park East Redevelopment Plan prepared for the Department of City Development, the Redevelopment Authority and the Common Council, respectively, of the City of Milwaukee, in accordance with Section 66.1333, Wisconsin Statutes.













G. MAPS

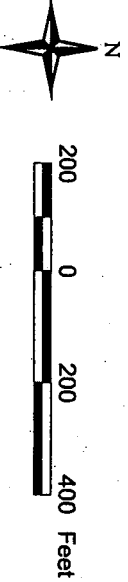
Park East Renewal Plan

Map 1

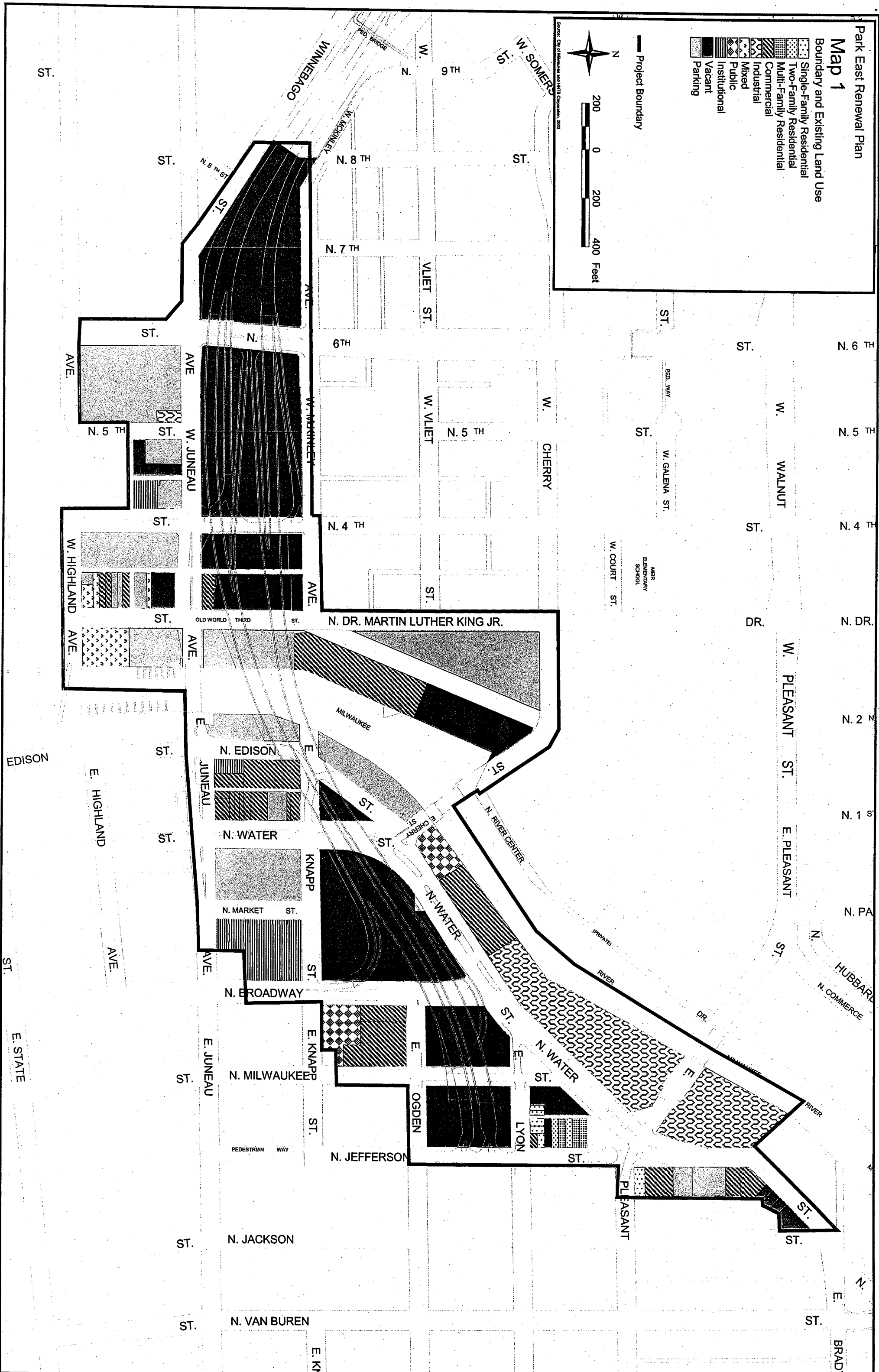
Boundary and Existing Land Use

-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Commercial
-  Industrial
-  Mixed
-  Public
-  Institutional
-  Vacant
-  Parking

Project Boundary



Source: City of Milwaukee and HNTB Corporation, 2003



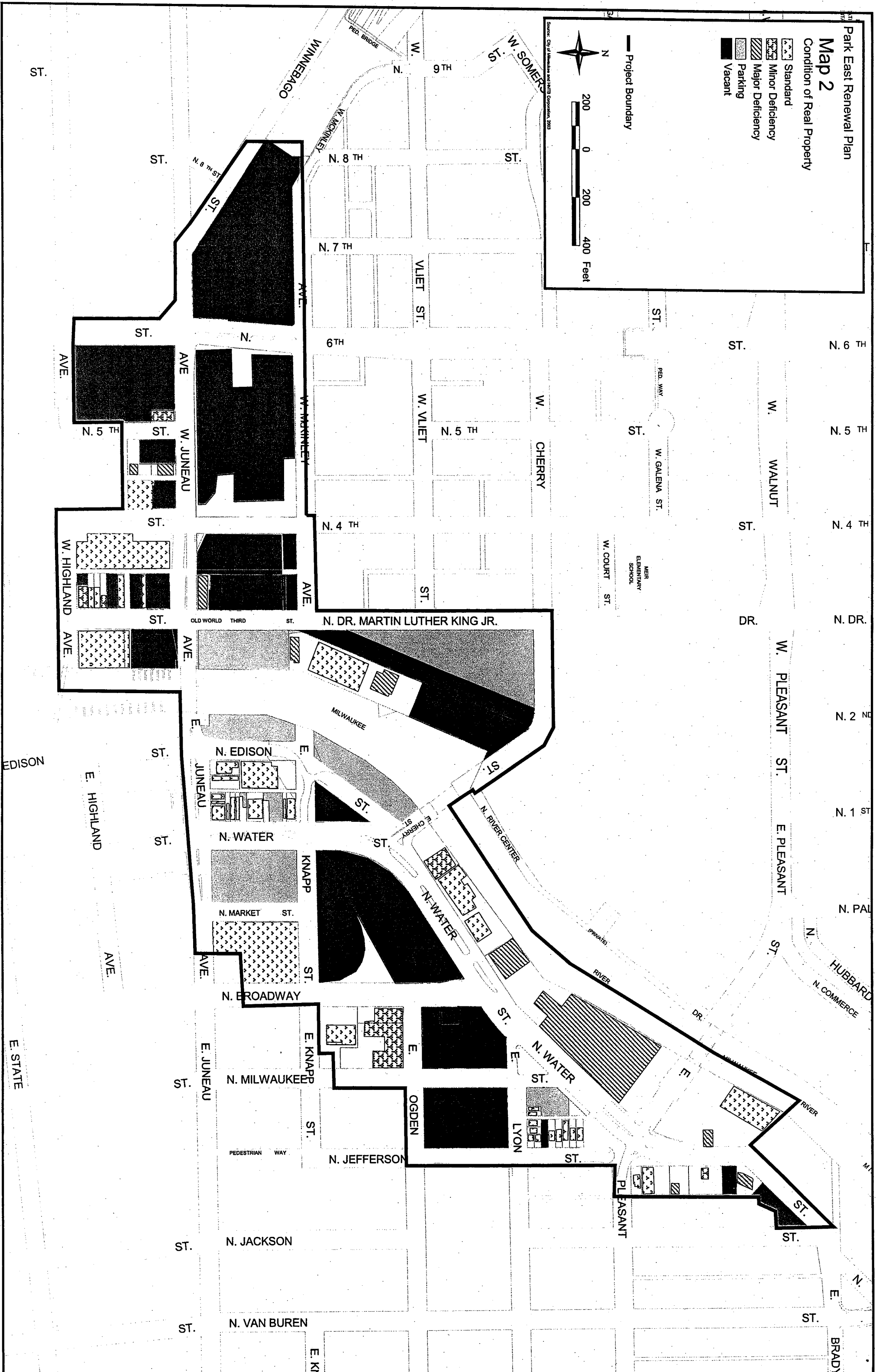
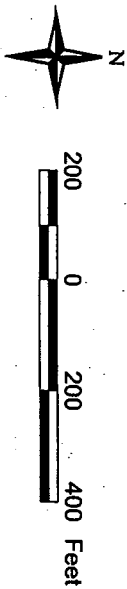
Park East Renewal Plan

Map 2

Condition of Real Property

- Standard
- Minor Deficiency
- Major Deficiency
- Parking
- Vacant

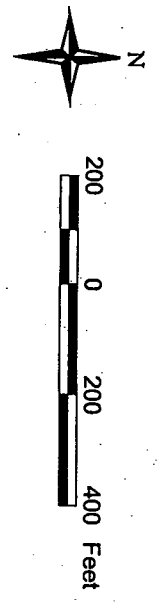
Project Boundary



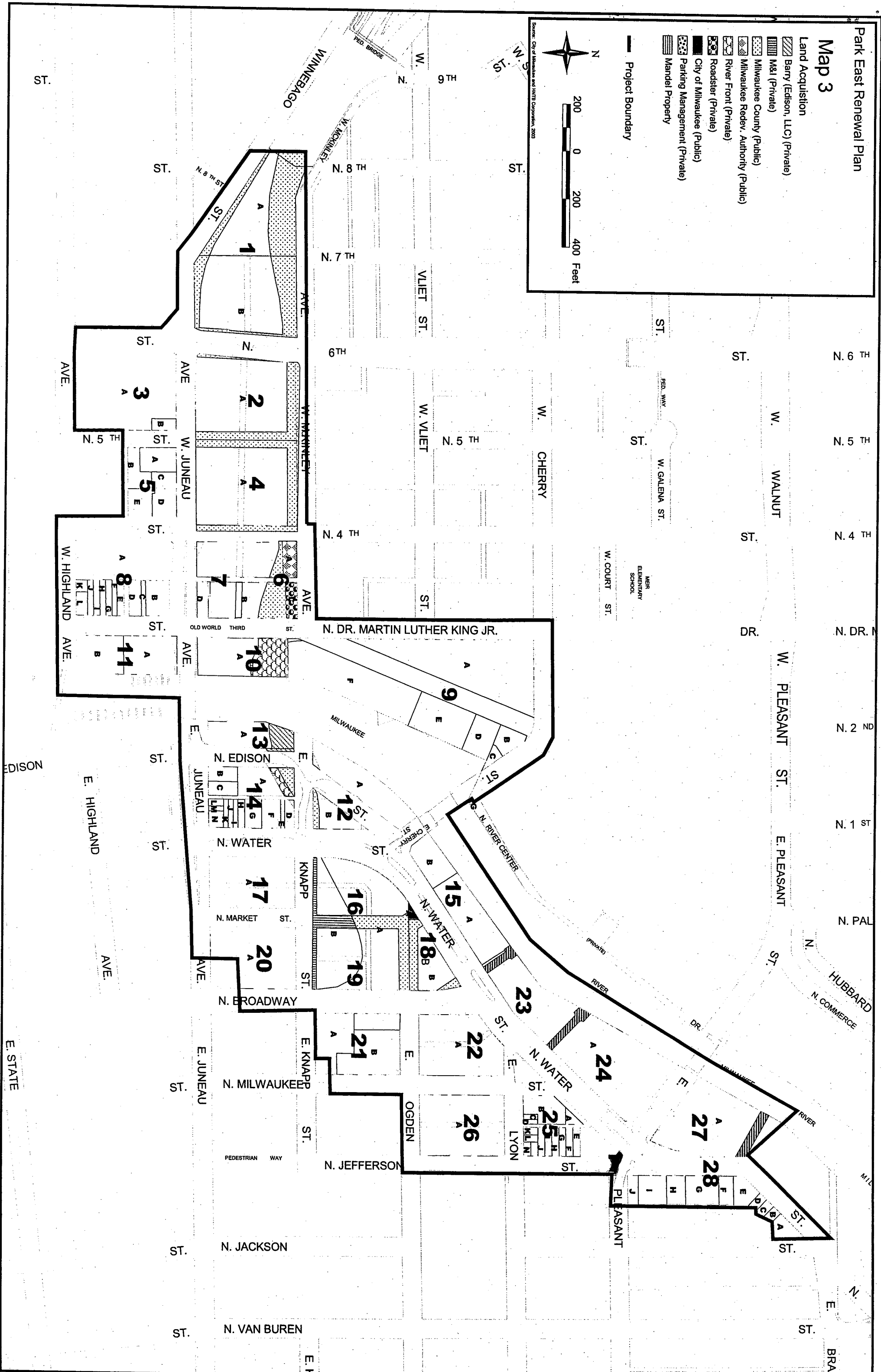
Park East Renewal Plan

Map 3

- Land Acquisition
- Barry (Edison, LLC) (Private)
 - M&I (Private)
 - Milwaukee County (Public)
 - Milwaukee Redevelopment Authority (Public)
 - River Front (Private)
 - Roadster (Private)
 - City of Milwaukee (Public)
 - Parking Management (Public)
 - Mandel Property
- Project Boundary



Source: City of Milwaukee and MTRB Corporation, 2002



MAP 3

SCHEDULE OF LANDS AND INTERESTS TO BE ACQUIRED

BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
1	A	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	740 W WINNEBAGO STREET	3611586100	FEE	117,818	*59,422	*58,396
1	B	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	623 W MCKINLEY AVENUE	3620101100	FEE	135,572	*104,970	*30,602
2	A	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	516 W JUNEAU AVENUE	3610353100	FEE	144,475	*129,371	*15,104
3	A	BRADLEY CENTER SPORTS 1001 N 4TH ST MILWAUKEE, WI 53203	1133 N 5TH STREET	3610480114	NONE	129,400	129,400	0
3	B	WALTER M HEIMERL & FRANCOENI 505 W JUNEAU AV MILWAUKEE, WI 53203	505 W JUNEAU AVENUE	3610459000	NONE	5,000	5,000	0
4	A	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	420 W JUNEAU AVENUE	3610370100	FEE	151,837	*126,795	*25,052
5	A	THE JOURNAL COMPANY P.O. BOX 661 MILWAUKEE, WI 53201	429-41 W JUNEAU AVENUE	3610449100	NONE	15,000	15,000	0
5	B	BRADLEY CENTER SPORTS 1001 N 4TH ST MILWAUKEE, WI 53203	1128 N 5TH STREET	3610452100	NONE	9,900	9,900	0
5	C	BRADLEY CENTER SPORTS 1001 N 4TH ST MILWAUKEE, WI 53203	427 W JUNEAU AVENUE	3610447000	NONE	5,100	5,100	0
5	D	MILWAUKEE AREA TECHNICAL 700 W STATE ST MILWAUKEE, WI 53233	401 W JUNEAU AVENUE	3610442100	NONE	11,739	11,739	0
5	E	VOCATIONAL, TECHNICAL & ADULT 700 W STATE ST MILWAUKEE, WI 53233	1137 N 4TH STREET	3610446100	NONE	12,202	12,202	0
6/7	A	REDEVELOPMENT AUTHORITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202	335 W MCKINLEY AVENUE	3610387100	FEE	9,234	0	9,234

*Calculations do not include ROW needed for new alleys that are mapped.

**Calculations are approximate and subject to change based on final engineering.

MAP 3

SCHEDULE OF LANDS AND INTERESTS TO BE ACQUIRED

BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
6/7	B	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	1245 N OLD WORLD THIRD STREET	3610398100	FEE	102,558	*98,733	*21,851
6/7	C	ROADSTER, LLC 1253 N OLD WORLD THIRD ST MILWAUKEE, WI 53212	1253 N OLD WORLD THIRD STREET	3610398500	FEE	7,666	0	7,666
6/7	D	KNAAPP STREET REALTY CORP 5123 N LAKE DR MILWAUKEE, WI 53217	300-18 W JUNEAU AVENUE	3610409100	NONE	7,891	7,891	0
8	A	REDEVELOPMENT AUTHORITY OF MILWAUKEE 841 N BROADWAY MILWAUKEE, WI 53202	324 W HIGHLAND AVENUE	3922391000	NONE	59,699	59,699	0
8	B	GARROT HOSPITALITY INC 320 MAIN AVE #300 DE PERE, WI 54115	1141 N OLD WORLD THIRD STREET	3610415100	NONE	15,150	15,150	0
8	C	RUSSELL DAVIS 1137 N OLD WORLD THIRD ST MILWAUKEE, WI 53203	1137 N OLD WORLD THIRD STREET	3610421000	NONE	2,850	2,850	0
8	D	FRED USINGER, INC 1030 N OLD WORLD THIRD ST MILWAUKEE, WI 53228	1129-35 N OLD WORLD THIRD STREET	3610425000	NONE	7,500	7,500	0
8	E	CARMELINO CAPATI JR 1105 N OLD WORLD THIRD ST MILWAUKEE, WI 53203	1125 N OLD WORLD THIRD STREET	3610426000	NONE	4,500	4,500	0
8	F	FRED USINGER, INC 1030 N OLD WORLD THIRD ST MILWAUKEE, WI 53228	1121-23 N OLD WORLD THIRD STREET	3610427000	NONE	3,000	3,000	0
8	G	FRED USINGER, INC 1030 N OLD WORLD THIRD ST MILWAUKEE, WI 53228	1117-19 N OLD WORLD THIRD STREET	3610429000	NONE	3,750	3,750	0
8	H	HIGHLAND BEACH SUPERS INC 10201 INNOVATION DR STE 600 MILWAUKEE, WI 53226	1113-15 N OLD WORLD THIRD STREET	3610430000	NONE	3,750	3,750	0
8	I	CHARLES E OR ALLEN ALBERT 8919 JACKSON PARK BL MILWAUKEE, WI 53203	1108-11 N OLD WORLD THIRD STREET	3610431000	NONE	3,750	3,750	0

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SCHEDULE OF LANDS AND INTERESTS TO BE ACQUIRED

BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
8	J	CARMELINO R CAPATI 1105 N OLD WORLD THIRD ST MILWAUKEE, WI 53203	1105-7 N OLD WORLD THIRD STREET	3610432000	NONE	3,750	3,750	0
8	K	FRED USINGER, INC 1030 N OLD WORLD THIRD ST MILWAUKEE, WI 53203	316 W HIGHLAND AVENUE	3610439000	NONE	2,550	2,550	0
8	L	OLD WORLD DEV LLC 1661 N WATER ST, STE 509 MILWAUKEE, WI 53202	1103 N OLD WORLD THIRD STREET	3610437000	NONE	4,950	4,950	0
10	A	RIVERFRONT PLAZA JOINT 150 N SUNNYSLOPE #200 BROOKFIELD, WI 53005	202 W JUNEAU AVENUE	3610411113	FEE	61,028	37,462	23,566
11	A	RIVERFRONT PLAZA JOINT 150 N SUNNYSLOPE #200 BROOKFIELD, WI 53005	201 W JUNEAU AVENUE	3610412114	NONE	36,186	36,186	0
11	B	RIVERFRONT PLAZA JOINT 150 N SUNNYSLOPE #200 BROOKFIELD, WI 53005	1104-22 N OLD WORLD THIRD STREET	3611801100	NONE	31,137	31,137	0
9	A	COMMERCE POWER LLC 1555 N RIVERCENTER DR #200 MILWAUKEE, WI 53212	201-29 W CHERRY STREET	3610304111	NONE	165,667	165,667	0
9	B	THE BREWERY WORKS INC 1555 N RIVERCENTER DR #200 MILWAUKEE, WI 53212	1450-1562 N COMMERCE STREET	3610308100	NONE	15,520	15,520	0
9	C	CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202	101 W CHERRY STREET	3610306000	NONE	3,599	3,599	0
9	D	RIVERFRONT POWER LLC 1555 N RIVERCENTER DR #100 MILWAUKEE, WI 53212	1442 N COMMERCE STREET	3610309100	NONE	22,943	22,943	0
9	E	THE BREWERY WORKS INC 1555 N RIVERCENTER DR MILWAUKEE, WI 53212	1430 N COMMERCE STREET	3610310110	NONE	49,296	49,296	0
9	F	COMMERCE POWER LLC 1555 N RIVERCENTER DR #200 MILWAUKEE, WI 53212	1330 N COMMERCE STREET	3610314110	NONE	108,929	108,929	0

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BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
9	G	REDEVELOPMENT AUTHORITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202	108 W CHERRY STREET	3810189000	NONE	230	230	0
13	A	1201 NORTH EDISON LLC 1232 N EDISON ST MILWAUKEE, WI 53202	1201 N EDISON STREET	3922150100	FEE	37,787	25,875	11,892
12	A	PARKING MANAGEMENT 800 N 4TH ST MILWAUKEE, WI 53203	1301-57 N EDISON STREET	3922077000	FEE	45,618	45,618	0
12	B	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	1301 N WATER STREET	3922076100	FEE	19,706	*15,246	*4,501
14	A	1232 NORTH EDISON LLC 1232 N EDISON ST MILWAUKEE, WI 53202	1232 N EDISON STREET	3922149100	FEE	26,659	23,479	2,074
14	B	THE VILLAGE CHURCH 130 E JUNEAU AV MILWAUKEE, WI 53202	130 E JUNEAU AVENUE	3922148100	NONE	7,448	7,448	0
14	C	DOUGLAS A ROSSI 38 SHERIDAN ST HUNTINGTON, NY 11743	134 E JUNEAU AVENUE	3922146100	NONE	7,259	7,259	0
14	D	PAGET ON WATER LLC 1019 N OLD WORLD THIRD ST MILWAUKEE, WI 53203	1245-47 N WATER STREET	3922131000	NONE	4,821	4,821	0
14	E	DOUGLAS J WIED & SHIRLEY M 10910 N PEBBLE LA MILWAUKEE, WI 53092	1241-43 N WATER STREET	3922132000	NONE	2,410	2,410	0
14	F	PAGET ON WATER LLC 1019 N OLD WORLD THIRD ST MILWAUKEE, WI 53203	1233 N WATER STREET	3922133100	NONE	9,642	9,642	0
14	G	WARD & KENNEDY CO P.O. BOX 240045 MILWAUKEE, WI 53224	1221-27 N WATER STREET	3922136000	NONE	8,437	8,437	0
14	H	THOMAS DEER 1660 N PROSPECT AV #2805 MILWAUKEE, WI 53202	1217-19 N WATER STREET	3922137000	NONE	3,616	3,616	0

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BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
14	I	THOMAS DEER 1680 N PROSPECT AV #2805 MILWAUKEE, WI 53202	1215 N WATER STREET	3922138000	NONE	2,230	2,230	0
14	J	THOMAS DEER 1213 N WATER ST MILWAUKEE, WI 53202	1213 N WATER STREET	3922139000	NONE	2,642	2,642	0
14	K	LESZ INC 1213 N WATER ST MILWAUKEE, WI 53202	1209-11 N WATER STREET	3922140000	NONE	2,410	2,410	0
14	L	CHARLOTTE VOLK 2944 S 39TH ST MILWAUKEE, WI 53215	144 E JUNEAU AVENUE	3922143000	NONE	1,800	1,800	0
14	M	CHARLOTTE VOLK 2944 S 39TH ST MILWAUKEE, WI 53215	146-48 E JUNEAU AVENUE	3922142000	NONE	1,200	1,200	0
14	N	BARBARA L SHAFTON TRUSTEE 5205 N IRONWOOD RD MILWAUKEE, WI 53217	1207 N WATER STREET	3922141000	NONE	4,200	4,200	0
18/19	A	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	1303 N BROADWAY	3922081111	FEE	125,957	*125,957	*0
18/19	A	M & I MARSHALL & LISLEY 770 N WATER ST MILWAUKEE, WI 53202	1303 N BROADWAY	3922096111	FEE	79,541	*75,925	*3,615
17	A	M & I MARSHALL & LISLEY BANK 770 N WATER ST MILWAUKEE, WI 53202	1214 N WATER STREET	3922127100	NONE	77,400	*77,400	*0
20	A	REDEVELOPMENT AUTHORITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202	1224 N MARKET STREET	3922123100	NONE	77,151	77,151	0
15	A	BROOKWATER LTD PARTNERSHIP 1433 N WATER ST MILWAUKEE, WI 53202	1433-75 N WATER STREET	3922061100	FEE	51,277	49,372	1,905
15	B	BERNARD J PECK & MIRIAM PECK P.O. BOX 441 MILWAUKEE, WI 53201	1421 N WATER STREET	3922062100	NONE	23,380	23,380	0

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MAP 3
SCHEDULE OF LANDS AND INTERESTS TO BE ACQUIRED

BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
18	A	CITY OF MILWAUKEE 809 N BROADWAY MILWAUKEE, WI 53202	1444 N WATER STREET	3922075110	NONE	1,613	1,613	0
18	B	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	1444 N WATER STREET	3922065110	FEE	39,608	36,988	2,620
23/24	A	USL LAND LLC 111 E WISCONSIN AV, STE 1700 MILWAUKEE, WI 53202	1531 N WATER STREET	3921818112	FEE	172,498	151,725	20,773
22	A	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	320 E OGDEN AVENUE	3921819100	FEE	84,451	*84,451	*0
21	A	1300 BROADWAY LLC 1149 W 175TH ST HOMERWOOD, IL 60430	1300 N BROADWAY	3921941130	NONE	31,438	31,438	0
21	B	MILWAUKEE CENTER FOR INDEPENDENCE 1339 N MILWAUKEE ST MILWAUKEE, WI 53202	1333-39 N MILWAUKEE STREET	3921941110	NONE	43,170	43,170	0
27	A	USL LAND LLC 111 E WISCONSIN AV, STE 1700 MILWAUKEE, WI 53202	1635 N WATER STREET	3600088112	NONE	107,690	107,690	0
28	A	PMG HOLDINGS INC N11 W24600 SILVERNAIL RD PEWAUKEE, WI 53072	1673-95 N JACKSON STREET	3600047000	NONE	7,941	7,941	0
28	B	PMG HOLDINGS INC N11 W24600 SILVERNAIL RD PEWAUKEE, WI 53072	1668 N WATER STREET	3600081000	NONE	2,311	2,311	0
28	C	PMG HOLDINGS INC N11 W24600 SILVERNAIL RD PEWAUKEE, WI 53072	1664 N WATER STREET	3600080100	NONE	2,919	2,919	0
28	D	PMG HOLDINGS INC N11 W24600 SILVERNAIL RD PEWAUKEE, WI 53072	1660 N WATER STREET	3600079100	NONE	2,628	2,628	0
28	E	1652 WATER STREET LLC 5292 S PACKARD AV CUDAHY, WI 53110	1652 N WATER STREET	3600075100	NONE	10,730	10,730	0

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MAP 3

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BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
28	F	JAMES WIECHMAN 2769 N SUMMIT AV MILWAUKEE, WI 53211	1644-46 N WATER STREET	3600074000	NONE	7,200	7,200	0
28	G	JAMES WIECHMAN 2769 N SUMMIT AV MILWAUKEE, WI 53211	1632-40 N WATER STREET	3600072110	NONE	16,800	16,800	0
28	H	JAMES WIECHMAN 2769 N SUMMIT AV MILWAUKEE, WI 53211	1620 N WATER STREET	3600068100	NONE	9,600	9,600	0
28	I	BATEMOR PRODUCTIONS P.O. BOX 2159 MILWAUKEE, WI 53201	1610 N WATER STREET	3600067000	NONE	14,400	14,400	0
28	J	IVO BALDONI N75 W4681 COLONY RD MENOMONEE FALLS, WI 53051	510-16 E PLEASANT STREET	3600066000	NONE	5,280	5,280	0
25	A	CITY OF MILWAUKEE 734 N 9TH ST MILWAUKEE, WI 53202	1524 N MILWAUKEE STREET	3921815100	NONE	2,689	2,689	0
25	B	US1 LAND LLC 111 E WISCONSIN AV, STE 1700 MILWAUKEE, WI 53202	404 E LYON STREET	3921809111	NONE	17,950	17,950	0
25	C	DONALD L BAUER SR W1095A CNTRY TRUNK A MINDORO, WI 53944	412 E LYON STREET	3921806000	NONE	1,200	1,200	0
25	D	STEWART G FRIEND 5878 SHAMROCK LN HUBERTUS, WI 53033	414 E LYON STREET	3921805000	NONE	1,200	1,200	0
25	E	ANTHONY PULLARA 1529 N JEFFERSON ST MILWAUKEE, WI 53202	1529-31 N JEFFERSON STREET	3921795000	NONE	3,600	3,600	0
25	F	PATRICK A ELLIOTT W192 S9521 RAGINE AV MUSKEGO, WI 53150	1525-27 N JEFFERSON STREET	3921795000	NONE	3,615	3,615	0
25	G	MICHAEL & MARGARET MEAD P.O. BOX 511817 MILWAUKEE, WI 53203	1521 N JEFFERSON STREET	3921797000	NONE	3,600	3,600	0

*Calculations do not include ROW needed for new alleys that are mapped.

**Calculations are approximate and subject to change based on final engineering.

MAP 3
SCHEDULE OF LANDS AND INTERESTS TO BE ACQUIRED

BLOCK NUMBER	PARCEL LETTER	OWNER OF RECORD AS OF 8/27/02	PARCEL ADDRESS	TAXKEY NUMBER	INTEREST REQUIRED	SQUARE FEET**		
						BEFORE	AFTER	TAKING
25	H	MILITELLO TRUST 2218 N 117TH ST MILWAUKEE, WI 53226	1517 N JEFFERSON STREET	3921798000	NONE	3,630	3,630	0
25	I	MILITELLO TRUST 2218 N 117TH ST MILWAUKEE, WI 53226	1513 N JEFFERSON STREET	3921799000	NONE	3,630	3,630	0
25	J	ANGELO & LUCIA MILITELLO 2218 N 117TH ST WALWATOSA, WI 53226	1508-11 N JEFFERSON STREET	3921800000	NONE	3,616	3,616	0
25	K	STEWART G FRIEND 5678 SHAMROCK LN HUBERTUS, WI 53033	418 E LYON STREET	3921804000	NONE	1,800	1,800	0
25	L	CAROLINE VEGA 424 E LYON ST MILWAUKEE, WI 53202	424 E LYON STREET	3921803000	NONE	1,800	1,800	0
25	M	DAVID ALAN CARVER 1505 N JEFFERSON ST MILWAUKEE, WI 53202	1505 N JEFFERSON STREET	3921801000	NONE	1,800	1,800	0
25	N	EDWARD DITTOF REVOCABLE 10562 E BETONY DR SCOTTSDALE, AZ 85259	1501-03 N JEFFERSON STREET	3921802000	NONE	1,800	1,800	0
26	A	MILWAUKEE COUNTY 901 N 9TH ST MILWAUKEE, WI 53233	406 E OGDEN AVENUE	3921847110	FEE	91,427	-91,427	*0

*Calculations do not include ROW needed for new alleys that are mapped. **Calculations are approximate and subject to change based on final engineering.

TOTAL	
109,503	
GRAND TOTAL	2,801,331

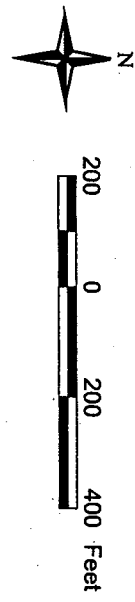
Park East Renewal Plan

Map 4

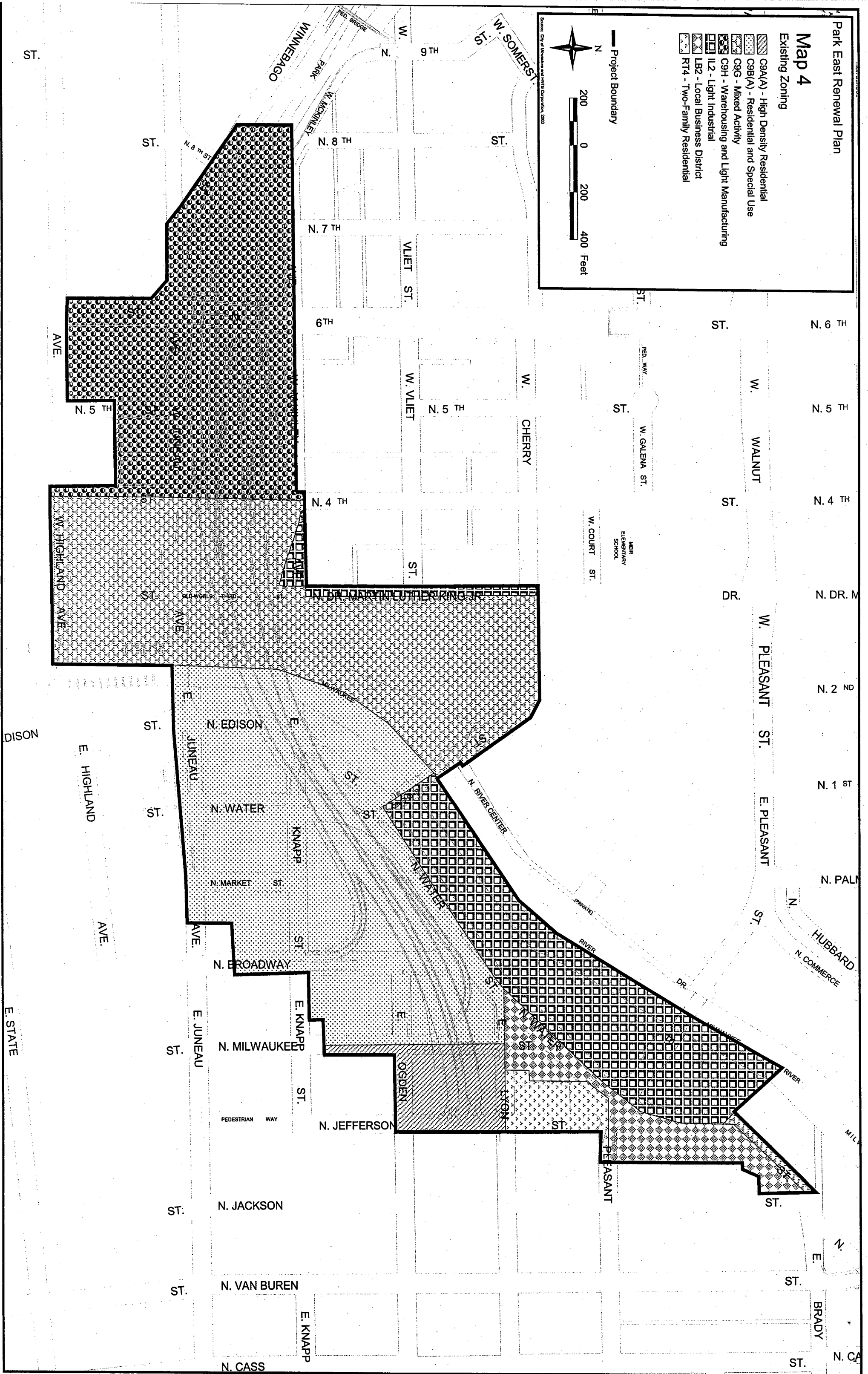
Existing Zoning

- C9A(A) - High Density Residential
- C9B(A) - Residential and Special Use
- C9G - Mixed Activity
- C9H - Warehousing and Light Manufacturing
- IL2 - Light Industrial
- LB2 - Local Business District
- RT4 - Two-Family Residential

Project Boundary



Source: City of Milwaukee and MTR Corporation, 2005



Map 5

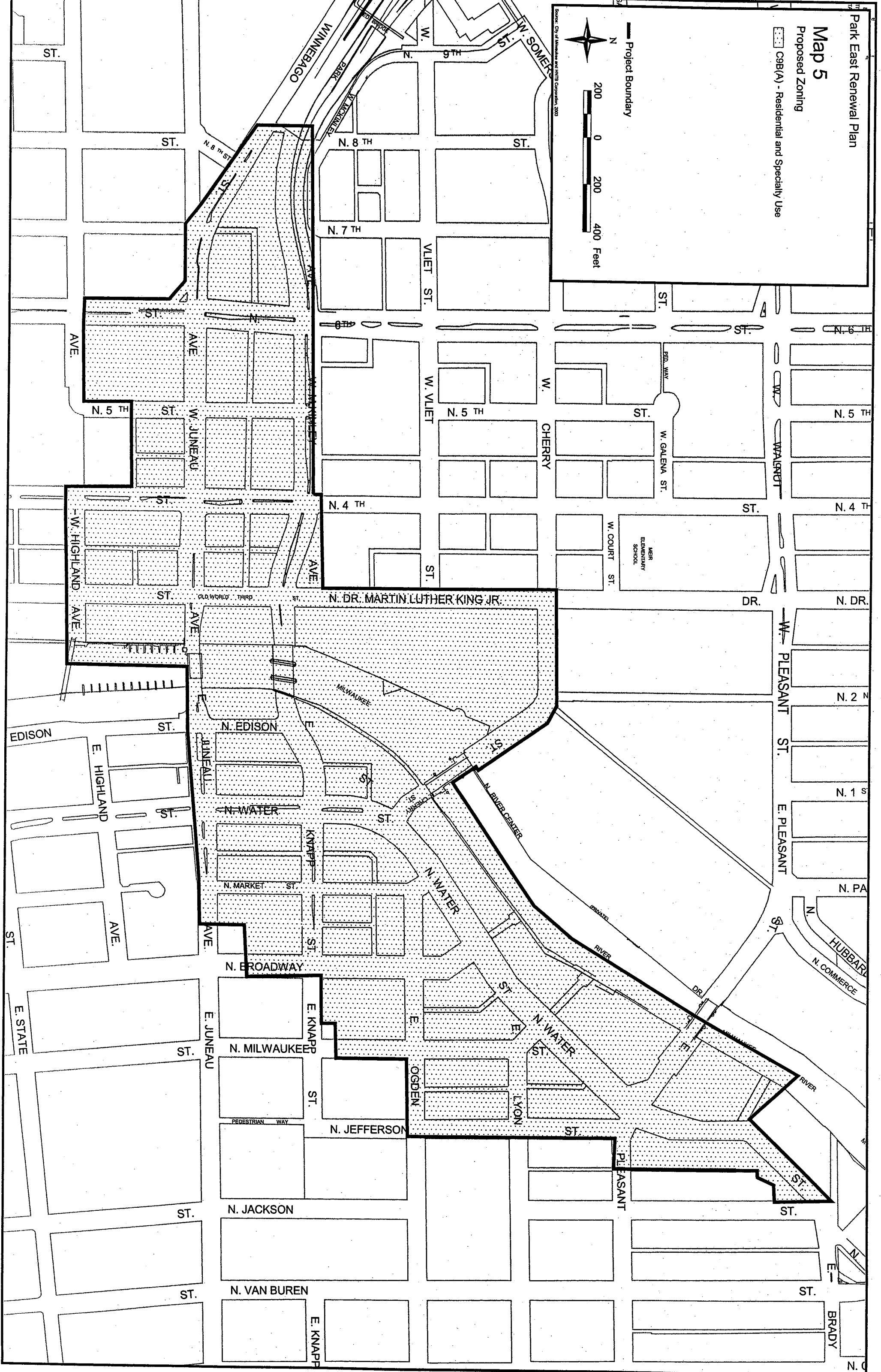
Proposed Zoning

▨ C9B(A) - Residential and Specialty Use

— Project Boundary



Source: City of Milwaukee and HDR Corporation, 2003



Park East Renewal Plan

Map 6

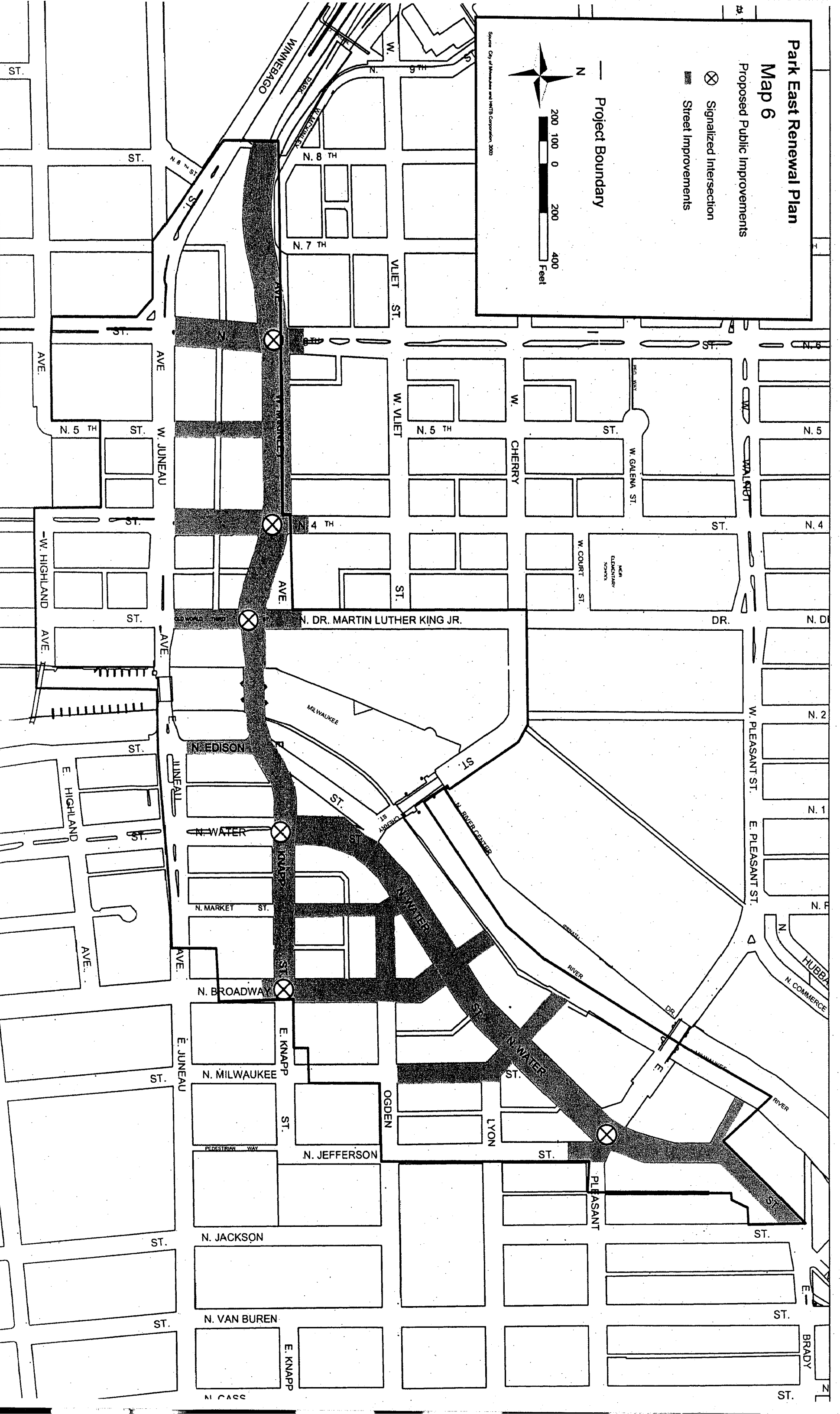
Proposed Public Improvements

- ⊗ Signalized Intersection
- ▨ Street Improvements

Project Boundary



Source: City of Milwaukee and HDR Corporation, 2009





HNTB

PDI