

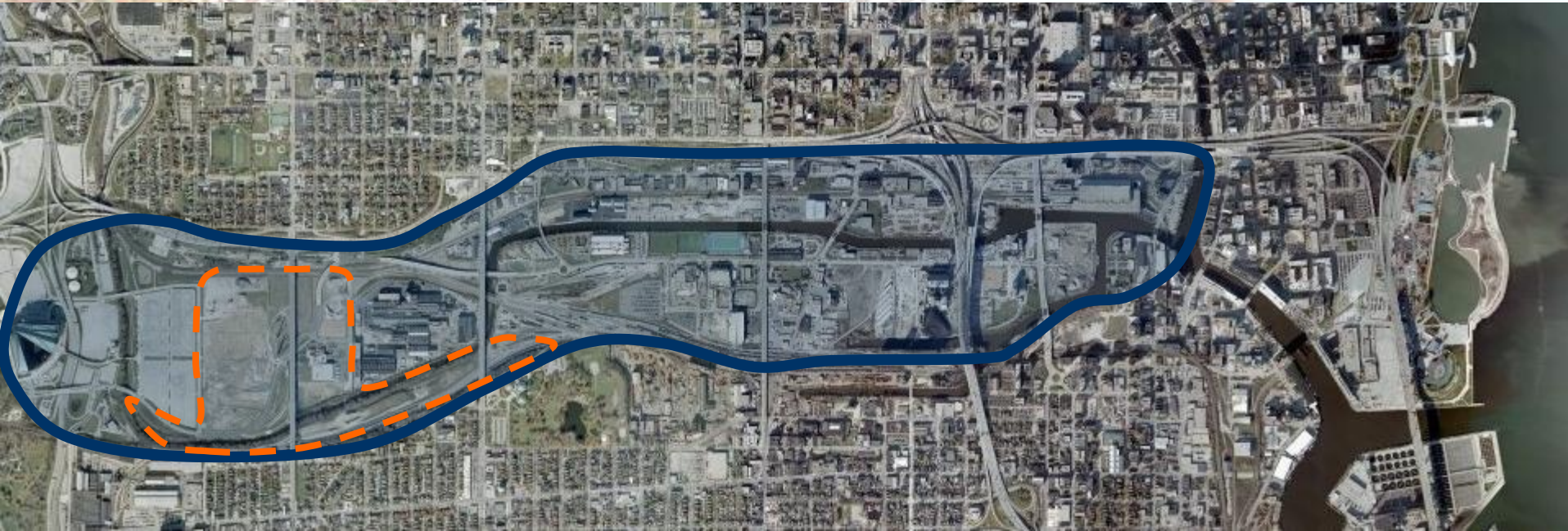
# **TID No. 53 Amendment No. 3: The Menomonee Valley Industrial Center and Community Park**

Zoning, Neighborhood, and Development Meeting  
March 24, 2015

David Misky  
Redevelopment Authority of the City of Milwaukee



# Menomonee Valley Redevelopment Plan (1998) including an Industrial Center and Community Park





# Menomonee Valley: History





# Menomonee Valley: History

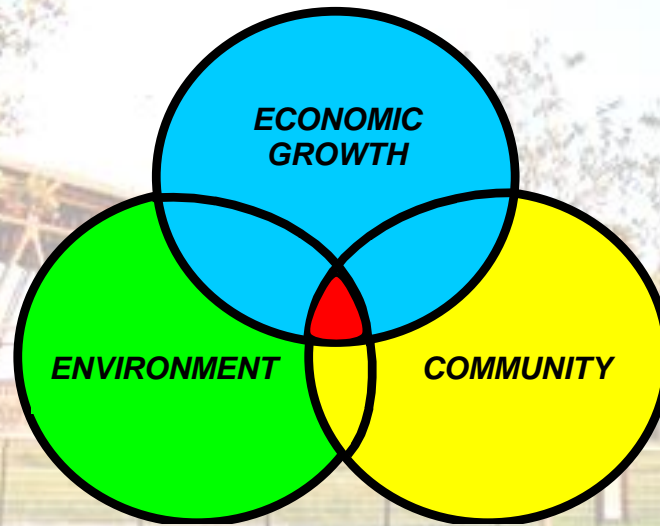






# The Competition's Winning Design:

Meeting the Sustainable Development Challenge



Economy: 1 million ft<sup>2</sup> of development, new infrastructure

Community: Access to jobs & recreational open space

Environment: Remediation, floodplain, stormwater, habitat



# Economically Sustainable Job Creation & Tax Base Addition



# Economically Sustainable Menomonee Valley Industrial Center





# Socially Responsible Natural & Recreational Resource Enhancement



Along the Hank Aaron State Trail and Community Park  
[www.renewthevalley.org](http://www.renewthevalley.org)



# Socially Responsible

## Three Bridges Park Grand Opening - 2013





# Environmentally Conscious Floodplain, ACM, Soil & Groundwater





# 2009 Phoenix Award Winner for Environmental Leadership





# TID 53 Overview

- Original TID of \$16.2 million was created in 2003
- Primary investment was for acquisition and redevelopment of the 133-acre former Milwaukee Road Shops Redevelopment Project Area into the Menomonee Valley Industrial Center and Community Park
- Have incurred project costs to date of \$24.0 million



# TID 53 Overview

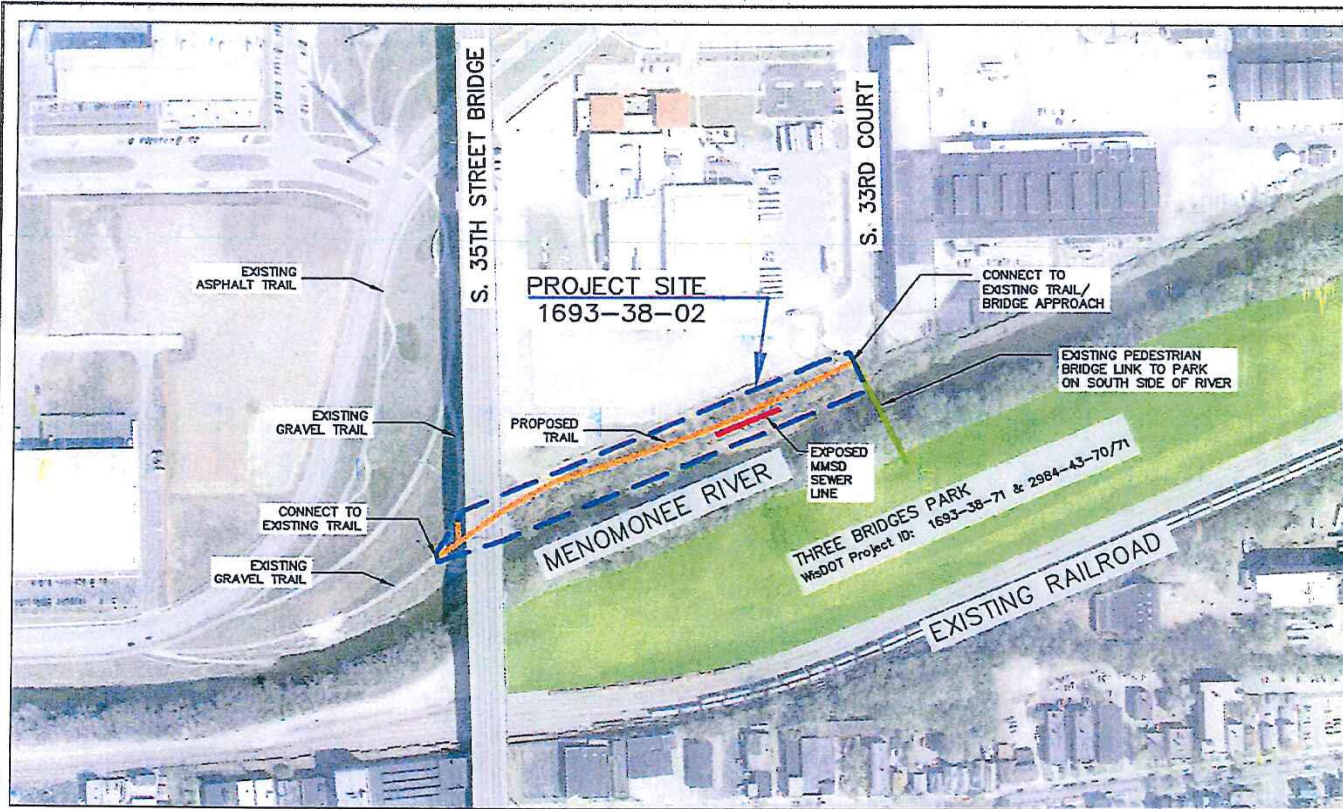
- TID was amended in 2011 to allow for 1/2 of future land sales to be used for extraordinary costs associated with geotechnical and environmental issues
- TID was amended a second time in 2013 since the land sale proceeds did not cover the extraordinary costs associated with geotechnical
- Have sold property to 10 different companies with two parcels remaining



# TID 53 Increased Costs

- Environmental Costs - Excavate and dispose of lead impacts that exist in the northern riverbank of the Menomonee River between S. 33<sup>rd</sup> Court and S. 35<sup>th</sup> viaduct





GRAPHIC SCALE (FT)

AERIAL IMAGE SOURCE: SEWRPC 2010

**NORTH BANK TRAIL PROJECT**  
 WISDOT PROJECT ID: 1693-38-02  
 CITY OF MILWAUKEE, WI

**THE SIGMA GROUP**  
 Single Source, Sound Solutions, GROUP

www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

DATE: 08/16/13

**PROJECT SITE MAP**

**FIGURE**



# TID 53 Increased Costs

- Geotechnical Costs - Remove  
~26,000 cubic yards of surcharge fill  
from the remaining site





# Economically Sustainable Job Creation & Tax Base Addition





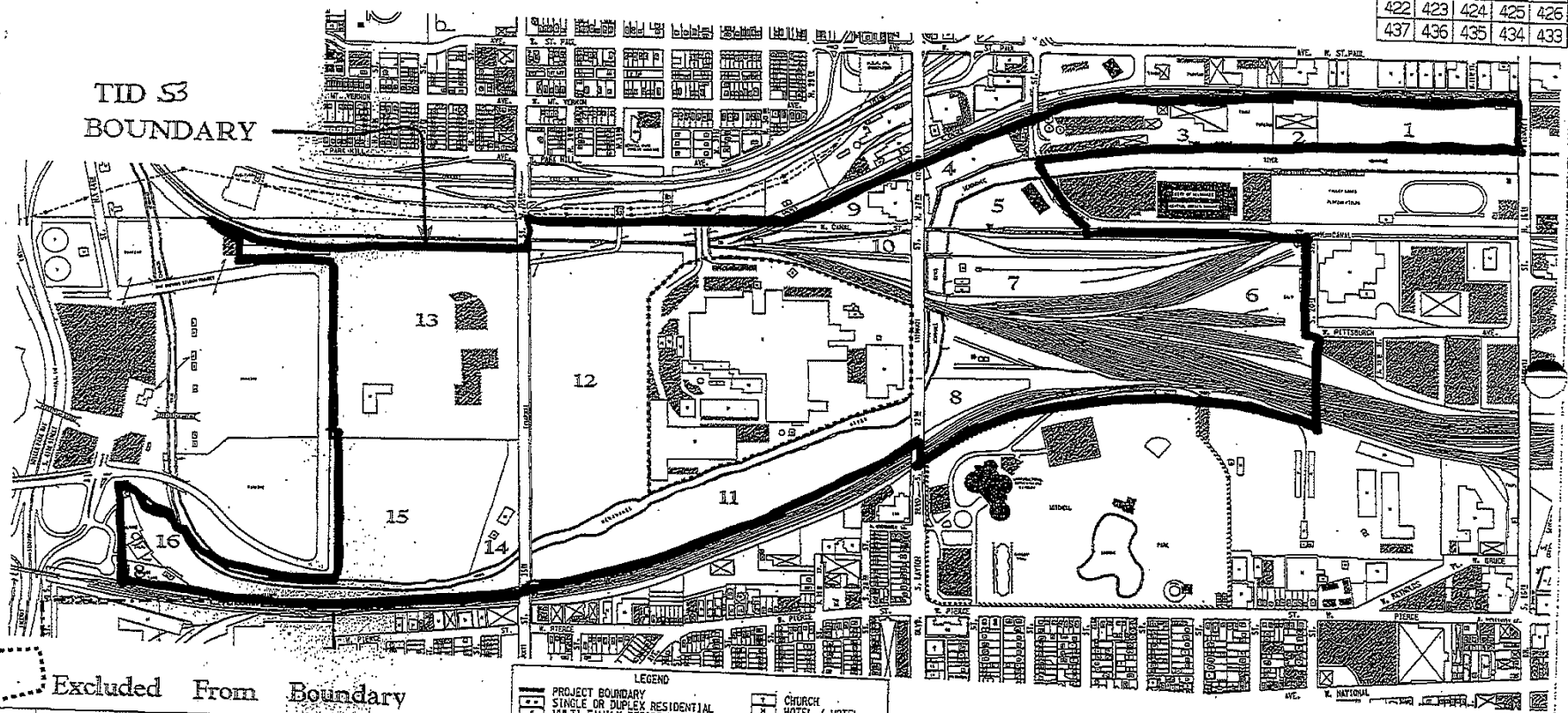
# TID 53 Increased Costs

- Balance of District - Examine the redevelopment opportunities of Area 16 in the MVIC and other possible sites within TID No. 53 including Adams Yard east of the MVIC



403	402	401	400	399
422	423	424	425	426
437	436	435	434	433

TID 53  
BOUNDARY



Excluded From Boundary

MAP NO. **TID - 53**

**BOUNDARY AND EXISTING LAND USE**

Prepared by the services of CITY DEVELOPMENT TECHNOLOGIES  
 Design: 4174 - 4175/03/03/03/03  
 Planning: 4174/03/03/03/03  
 City of St. Paul - 4174/03/03/03/03  
 Date: 10/10/03

DATE: OCTOBER, 2003

LEGEND

[Symbol]	PROJECT BOUNDARY	[Symbol]	CHURCH
[Symbol]	SINGLE OR DUPLEX RESIDENTIAL	[Symbol]	HOTEL / MOTEL
[Symbol]	MULTI-FAMILY RESIDENTIAL	[Symbol]	ROOMING HOUSE
[Symbol]	MIXED COMMERCIAL / RESIDENTIAL	[Symbol]	POLICE STATION
[Symbol]	COMMERCIAL OR LOCAL BUSINESS	[Symbol]	FIRE STATION
[Symbol]	OFFICE / PROFESSIONAL SERVICES	[Symbol]	HOSPITAL
[Symbol]	MIXED COMMERCIAL	[Symbol]	CONDOMINIUM
[Symbol]	SKILLED CARE FACILITY	[Symbol]	UTILITY COMPANY
[Symbol]	VACANT PARCEL	[Symbol]	STORAGE TANK
[Symbol]	K-12 - PUBLIC EDUCATION	[Symbol]	PARK
[Symbol]	PUBLIC BUILDING	[Symbol]	PUBLIC SCHOOL
[Symbol]	MANUFACTURING AND WAREHOUSING	[Symbol]	PLAYGROUND
[Symbol]	ACCESSORY BUILDING	[Symbol]	PARKING LOT
[Symbol]	TENNIS COURT	[Symbol]	PARKING STRUCTURE
[Symbol]	BASKETBALL COURT	[Symbol]	CEMETERY
		[Symbol]	DORMITORY

18 Parcel Number

5. EXISTING LAND USE