

Document Number

AMENDMENT NO. 1
PORT OF MILWAUKEE
REDEVELOPMENT PLAN

Name and Return Address
Redevelopment Authority
Attn: Dan Casanova
809 North Broadway
Milwaukee, WI 53200-3617

Tax Key No.: See **“Exhibit A: Property Addresses and Taxkeys”**

Recording Area

WITNESSETH

Whereas, On September 16, 2010, by Resolution No. 10234, the Redevelopment Authority of the City of Milwaukee (“RACM”) and on November 3, 2010 by Council File No. 100548, the Common Council of the City of Milwaukee (“Common Council”) adopted a Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area (“Plan”) and which is legally described in **“Exhibit B: Boundary of Project Area”**; and

Whereas, The Plan was recorded in the Office of the Register of Deeds of Milwaukee County, Wisconsin, on November 26, 2010 as Document No. 09943225; and

Whereas, Amendment No. 1 to the Plan (“Plan Amendment”) was approved by RACM on May 19, 2011 by Resolution No. _____ and by the Common Council on June 14, 2011 by Council File No. _____;

Whereas, RACM and the Common Council wish to amend the permitted uses proposed in the Plan, to promote investment and job creation within the Plan boundary;

Now, therefore, the Plan is amended as follows:

Replace **“Exhibit C – Permitted Uses Under Proposed Zoning and Overlay Districts”** from the Plan with **“Exhibit C – Amendment No. 1 Permitted Uses Under Proposed Zoning and Overlay Districts”**, attached hereto.

Exhibit C – Amendment No. 1 Permitted Uses Under Proposed Zoning and Overlay Districts

Uses	Sub Area "a"		Sub Area "b"		Sub Area "c"	
	IM	Overlay A	IO2	Overlay B	IH	Overlay C
Residential Uses						
Single-family Dwelling	Y	N	N	--	N	--
Two-family Dwelling	Y	N	N	--	N	--
Multi-family Dwelling	Y	--	N	--	N	--
Attached Single-Family Dwelling	Y	--	N	--	N	--
Live-work Unit	Y	--	N	--	N	--
Mobile Home	Y	N	N	--	N	--
Watchman/Service Quarters	N	--	Y	--	Y	--
Family Day Care Home	Y	N	N	--	N	--
	IM	Overlay A	IO2	Overlay B	IH	Overlay C
Group Residential Uses						
Rooming House	S	N	N	--	N	--
Convent, Rectory, or Monastery	Y	N	N	--	N	--
Dormitory	S	--	N	--	N	--
Fraternity or Sorority	S	N	N	--	N	--
Adult Family Home	L	N	N	--	N	--
Foster Homes						
Foster Family Home	Y	N	N	--	N	--
Small Foster Home	L	N	N	--	N	--
Group Home or Group Foster Home	L	N	N	--	N	--
Shelter Care Facilities						
Family Shelter Care Facility	Y	N	N	--	N	--
Small Group Shelter Care Facility	L	N	N	--	N	--
Large Group Shelter Care Facility	S	N	N	--	N	--
Community Living Arrangement	L	N	N	--	N	--
Transitional Living Facility	S	N	N	--	N	--
	IM	Overlay A	IO2	Overlay B	IH	Overlay C
Educational Uses						
Day Care Center	L	S	S	N	S	N
School, Elementary or Secondary	Y	N	N	--	N	--
College	S	--	S	--	N	--
School, Specialty or Personal Instruction	S	--	S	--	N	--
	IM	Overlay A	IO2	Overlay B	IH	Overlay C
Community-Serving Uses						
Library	Y	--	N	--	N	--
Cultural Institution	L	--	N	--	N	--
Community Center	S	--	N	--	N	--
Religious Assembly	S	N	N	--	N	--
Cemetery or Other Place of Interment	N	--	N	--	N	--
Public Safety Facility	Y	--	Y	--	Y	--
Correctional Facility	N	--	N	--	N	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Commercial and Office Uses								
General Office	Y	--		Y	--		L	--
Government Office	Y	--		Y	--		L	--
Bank or Other Financial Institution	Y	--		S	--		N	--
Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N		N	--		N	--
Installment Loan Agency	S	N		N	--		N	--
Retail Establishment, General	Y	--		N	--		N	--
Garden Supply or Landscaping Center	Y	N		N	--		N	--
Home Improvement Center	Y	N		N	--		N	--
Secondhand Store	S	N		N	--		N	--
Outdoor Merchandise Sales	L	N		N	--		N	--
Artist Studio	Y	--		N	--		N	--
Adult Retail Establishment	S	N		N	--		N	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Health Care and Social Assistance Uses								
Medical Office	S	N		S	N		N	--
Health Clinic	S	N		L	N		N	--
Hospital	N	--		N	--		N	--
Medical Research Laboratory	Y	--		Y	--		N	--
Medical Service Facility	N	--		N	--		N	--
Social Service Facility	S	N		N	--		N	--
Emergency Residential Shelter	N	--		N	--		N	--
Nursing Home	N	--		N	--		N	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
General Service Uses								
Personal Service	Y	--		N	--		N	--
Business Service	Y	--		Y	N		N	--
Building Maintenance Service	S	N		S	N		N	--
Catering Service	Y	N		S	N		N	--
Funeral Home	N	--		N	--		N	--
Laundromat	Y	N		N	--		N	--
Dry Cleaning Establishment	Y	--		N	--		N	--
Furniture and Appliance Rental and Leasing	Y	N		N	--		N	--
Household Maintenance and Repair Service	Y	N		N	--		N	--
Tool/Equipment Rental Facility	Y	N		N	--		N	--
Animal Services								
Animal Hospital/Clinic	L	--		N	--		Y	N
Animal Boarding Facility	L	--		N	--		Y	N
Animal Grooming or Training Facility	L	--		N	--		Y	N

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Motor Vehicle Uses								
Light Motor Vehicle								
Sales Facility	S	N		L	N		S	--
Rental Facility	S	N		L	N		S	--
Repair Facility	S	N		L	N		L	--
Body Shop	S	N		L	N		L	--
Outdoor Storage	S	N		L	N		Y	--
Wholesale Facility	Y	N		Y	N		Y	N
Heavy Motor Vehicle								
Sales Facility	S	N		L	N		Y	--
Rental Facility	S	N		L	N		Y	--
Repair Facility	S	N		L	N		L	--
Body Shop	S	N		L	N		L	--
Outdoor Storage	S	N		L	N		Y	--
General Motor Vehicle								
Filling Station	S	N		S	N		S	--
Car Wash	S	N		S	N		S	--
Drive-through Facility	S	N		S	N		S	N
Parking								
Parking Lot, Principal Use	L	N		Y	L		Y	--
Parking Lot, Accessory Use	L	--		Y	--		Y	--
Parking Structure, Principal Use	L	--		Y	--		Y	--
Parking Structure, Accessory Use	L	--		Y	--		Y	--
Heavy Motor Vehicle Parking Lot, Principal Use	L	N		S	N		Y	--
Heavy Motor Vehicle Parking Lot, Accessory Use	Y	N		Y	N		Y	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Accommodation and Food Service Uses								
Bed and Breakfast	Y	--		N	--		N	--
Hotel, Commercial	Y	--		L	S		N	--
Hotel, Residential	Y	--		N	--		N	--
Tavern	Y	--		L	--		L	--
Assembly Hall	S	N		S	N		N	--
Restaurant, Sit-down	Y	--		L	--		L	--
Restaurant, Fast-food /Carry-out	L	--		L	--		L	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Entertainment and Recreation Uses								
Park or Playground	S	--		S	--		S	--
Festival Grounds	N	--		N	--		N	--
Recreation Facility, Indoor	Y	N		N	--		N	--
Recreation Facility, Outdoor	S	N		N	--		N	--
Health Club	Y	L		L	--		N	--
Sports Facility	S	N		N	--		N	--
Gaming Facility	N	--		N	--		N	--
Theater	Y	N		N	--		N	--
Convention and Exposition Center	S	--		S	--		N	--
Marina	Y	--		Y	--		Y	--
Outdoor Racing Facility	N	--		N	--		S	N
Adult Entertainment Establishment	N	--		N	--		N	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Storage, Recycling, and Wholesale Trade Uses								
Recycling Collection Facility	S	N		S	N		Y	--
Mixed-waste Processing Facility	S	N		N	--		L	--
Material Reclamation Facility	N	--		N	--		L	--
Salvage Operation, Indoor	L	N		L	N		L	--
Salvage Operation, Outdoor	S	N		N	--		S	--
Wholesale and Distribution Facility, Indoor	Y	N		Y	--		Y	--
Wholesale and Distribution Facility, Outdoor	S	N		S	N		Y	--
Storage Facilities								
Indoor	Y	N		Y	N		Y	--
Outdoor	S	N		N	--		Y	--
Hazardous Materials	N	--		N	--		S	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Transportation Uses								
Ambulance Service	S	N		Y	N		Y	--
Ground Transportation Service	S	N		S	N		Y	--
Passenger Terminal	Y	--		Y	L*		Y	--
Helicopter Landing Facility	S	--		S	--		S	--
Airport	N	--		N	--		N	--
Ship Terminal or Docking Facility	N	--		N	L**		Y	--
Truck Freight Terminal	S	N		N	--		L	--
Railroad Switching, Classification Yard, or Freight Terminal	Y	--		N	--		Y	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Industrial Uses								
Manufacturing, Light	Y	--		Y	--		Y	--
Manufacturing, Heavy	S	N		N	--		Y	--
Manufacturing, Intense	N	--		N	--		S	--
Research and Development	Y	--		Y	--		Y	--
Processing or Recycling of Mined Materials	N	--		N	--		S	--
Contractor's Shop	Y	--		Y	N		Y	--
Contractor's Yard	Y	--		S	N		Y	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Agricultural Uses								
Plant Nursery or Greenhouse	Y	--		Y	--		Y	--
Raising of Crops or Livestock	Y	N		Y	--		Y	--

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Utility and Public Service Uses								
Broadcasting or Recording Studio	Y	N		Y	N		S	N
Transmission Tower	L	--		L	--		L	--
Water Treatment Plant	Y	N		Y	--		Y	--
Sewage Treatment Plant	N	--		N	--		Y	--
Power Generation Plant	N	--		N	--		Y	--
Substation/Distribution Equipment, Indoor	S	--		S	--		Y	--
Substation/Distribution Equipment, Outdoor	L	--		L	--		Y	--
Temporary Uses								
Seasonal Market	L	--		L	--		L	--
Temporary Real Estate Sales Office	L	--		L	--		L	N
Concrete Batch Plant, Temporary	L	N		L	N		L	--
Live Entertainment Special Event	L	--		L	--		L	--

* The definition of Passenger Terminal, Chapter 295-201-441 of the Milwaukee City Code of Ordinances should be changed to: "PASSENGER TERMINAL means a facility for passenger and light motor vehicle transportation operations, including but not limited to a passenger rail station, bus terminal, passenger ship or ferry terminal. This term does not include an airport or heliport. The following land uses are permitted as an accessory use in Passenger Terminals: Bank or Other Financial Institution, General Retail Establishment, Personal Service, Light and Heavy Motor Vehicle Rental, Tavern and Restaurant (Sit-down & Carry-out)." In addition, the IO2 zoning category, under Chapter 295-803-1 of the Milwaukee Code of Ordinances, should be changed to make Passenger Terminal a Limited Use. The limitation should be that permitted accessory uses can only have a Type A exterior sign under 25 square feet.

** Requires that IO2 zoning be changed to make Ship Terminal or Docking Facility a Limited Use, under Chapter 295-803-1 of the Milwaukee Code of Ordinances. The limitation should be that this use is only allowed in properties zoned IO2 that are within the Port Redevelopment Plan Project Area.

Certificate of Recording Officer
Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area

I, David P. Misky, Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, do certify that the attached Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area is a true and exact copy of the redevelopment plan as adopted and approved for recording by, respectively, the Redevelopment Authority of the City of Milwaukee on May 19, 2011, in Resolution Number _____, and by the Common Council of the City of Milwaukee on June 14, 2011 in Resolution Number _____, on file and of record, pursuant to Section 66.1333, Wisconsin Statutes.

In Testimony Whereof, for an on behalf of the Redevelopment Authority of the City of Milwaukee, I have hereunto sent my hand and caused the seal of said authority to be affixed this ____ day of June, 2011.

David P. Misky
Assistant Executive Director-Secretary
Redevelopment Authority of the City of Milwaukee

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of June, 2011, David P. Misky, who acknowledged himself to be the Assistant Executive Director-Secretary of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that he, being authorized so to do, executed the foregoing instrument as such officer of said Redevelopment Authority, by its authority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SEAL

Notary Public,
Milwaukee County
My commission _____

This document was drafted by the City of Milwaukee, Department of City Development.

Certificate of Recording Officer
Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area

I, Louis A. Smith, Chair of the Redevelopment Authority of the City of Milwaukee, do certify that the attached Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area is a true and exact copy of the redevelopment plan as adopted and approved for recording by, respectively, the Redevelopment Authority of the City of Milwaukee on May 19, 2011, in Resolution Number _____, and by the Common Council of the City of Milwaukee on June 14, 2011 in Resolution Number _____, on file and of record, pursuant to Section 66.1333, Wisconsin Statutes.

In Testimony Whereof, for an on behalf of the Redevelopment Authority of the City of Milwaukee, I have hereunto sent my hand and caused the seal of said authority to be affixed this ____ day of June, 2011.

Louis A. Smith
Chair
Redevelopment Authority of the City of Milwaukee

STATE OF WISCONSIN)
)SS
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of June, 2011, Louis A. Smith, who acknowledged herself to be the Chair of the Redevelopment Authority of the City of Milwaukee, a Corporation, and that she, being authorized so to do, executed the foregoing instrument as such officer of said Redevelopment Authority, by its authority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SEAL

Notary Public,
Milwaukee County
My commission _____

This document was drafted by the City of Milwaukee, Department of City Development.

EXHIBIT A: Property Addresses and Taxkeys

Taxkey	Address				Sub-Area
4310989000	107	E	NATIONAL	AV	A
4310988000	125	E	NATIONAL	AV	A
4310983000	135	E	NATIONAL	AV	A
4310984000	805	S	BARCLAY	ST	A
4310985000	809	S	BARCLAY	ST	A
4310987100	813	817	S BARCLAY	ST	A
4310991110	828	S	1ST	ST	A
4310993000	838	S	1ST	ST	A
4310994000	114	E	WALKER	ST	A
4310999100	136	E	WALKER	ST	A
4310965100	900	S	1ST	ST	A
4310966000	904	S	1ST	ST	A
4310967000	912	S	1ST	ST	A
4310964100	111	E	WALKER	ST	A
4310968000	916	918	S 1ST	ST	A
4310969000	112	120	E MINERAL	ST	A
4310971100	136	E	MINERAL	ST	A
4310962100	123	133	E WALKER	ST	A
4310809100	1010	S	1ST	ST	A
4310808100	111	117	E MINERAL	ST	A
4310806100	125	E	MINERAL	ST	A
4310805000	139	E	MINERAL	ST	A
4310106000	1022	S	1ST	ST	A
4310107100	110	E	WASHINGTON	ST	A
4310103000	122	124	E WASHINGTON	ST	A
4310102000	128	E	WASHINGTON	ST	A
4310101000	138	E	WASHINGTON	ST	A
4310261000	1100	1102	S 1ST	ST	A
4310263000	1106	S	1ST	ST	A
4310264000	1108	1112	S 1ST	ST	A
4310265000	1114	1116	S 1ST	ST	A
4310266110	1122	1132	S 1ST	ST	A
4310269000	1134	S	1ST	ST	A
4310270000	114	E	SCOTT	ST	A
4310271100	120	E	SCOTT	ST	A
4310271200	126	E	SCOTT	S	A
4310258100	127	E	WASHINGTON	ST	A
4310257000	135	E	WASHINGTON	ST	A
4310275110	1200	S	1ST	ST	B
4310278100	1212	1216	S 1ST	ST	B
4310274111	111	E	SCOTT	ST	B
4311162100	125	E	SCOTT	ST	B
4311161000	1233	S	BARCLAY	ST	B
4310280100	1278	S	1ST	ST	B
4310280200	1277	S	BARCLAY	ST	B
4310001100	1320	S	1ST	ST	B
4620334100	1410	S	1ST	ST	B
4620337000	1428	S	1ST	ST	B
4620338000	1430	1432	S 1ST	ST	B
4620339000	1434	1438	S 1ST	ST	B
4620333000	117	E	GREENFIELD	AV	B
4620340000	122	E	ORCHARD	ST	B
4620431000	128	E	ORCHARD	ST	B
4620347100	125	E	GREENFIELD	AV	B
4620352100	1500	S	1ST	ST	B
4620361000	127	E	ORCHARD	ST	B
4620360000	129	E	ORCHARD	ST	B
4620359000	133	E	ORCHARD	ST	B
4620358000	137	E	ORCHARD	ST	B
4620357000	1507	S	BARCLAY	ST	B
4620356000	1511	S	BARCLAY	ST	B

4620355000	1515		S	BARCLAY	ST	B
4621228112	1526	1556	S	1ST	ST	B
4621227111	1570	1574	S	1ST	ST	B
4620041112	1618		S	1ST	ST	B
4621401110	1710	1716	S	KINNICKINNIC	AV	B
4621019000	1804	1814	S	KINNICKINNIC	AV	B
4621020100	1820		S	KINNICKINNIC	AV	B
4310981000	205		E	NATIONAL	AV	A
4310980000	209		E	NATIONAL	AV	A
4310982000	840		S	BARCLAY	ST	A
4310975000	906		S	BARCLAY	ST	A
4310973100	906	R	S	BARCLAY	ST	B
4310976000	934		S	BARCLAY	ST	A
4310977100	212		E	MINERAL	ST	A
4310804100	1006		S	BARCLAY	ST	A
4319999100	200		E	WASHINGTON	ST	A
4319995100	204	216	E	WASHINGTON	ST	A
4319994100	224		E	WASHINGTON	ST	A
4310801210	225		E	MINERAL	ST	A
4310503100	1100		S	BARCLAY	ST	B
4310502100	1120		S	BARCLAY	ST	B
4310501100	1132		S	BARCLAY	ST	B
4319988000	1236		S	BARCLAY	ST	B
4311151000	1278		S	BARCLAY	ST	B
4311152000	200	230	E	GREENFIELD	AV	B
4620348100	1500		S	BARCLAY	ST	B
4290018100	435		S	WATER	ST	A
4290022000	408		E	BRUCE	ST	A
4290021100	531		S	WATER	ST	A
4290016110	639		S	WATER	ST	A
4290411000	639		S	WATER	ST	A
4290016120	623		S	WATER	ST	A
4290037000	600	602	S	WATER	ST	A
4290065100	707		S	WATER	ST	A
4290067000	354		E	NATIONAL	AV	A
4290040100	700		S	WATER	ST	A
4290068000	347	ADJ	E	NATIONAL	AV	A
4290063000	347		E	NATIONAL	AV	A
4290052000	748		S	WATER	ST	A
4290053000	820		S	WATER	ST	A
4290054000	830		S	WATER	ST	A
4290055111	910	R	S	WATER	ST	B
4290059111	900	954	S	WATER	ST	B
4309998000	301		E	WASHINGTON	ST	C
4309996000	600		E	GREENFIELD	AV	B
4309997100	302		E	GREENFIELD	AV	B
4639995200	311		E	GREENFIELD	AV	B
4639995100	401		E	GREENFIELD	AV	B
4639994000	401	R	E	GREENFIELD	AV	B
4668001000	1964		S	KINNICKINNIC	AV	B
4310979000	215		E	NATIONAL	AV	B
4310978110	233		E	NATIONAL	AV	B
4310972100	227		E	NATIONAL	AV	B
4310001100	317		E	NATIONAL	AV	B
4290064111	413		S	WATER	ST	A
4290057110	341		E	NATIONAL	AV	B
4310974100	212	ADJ	E	MINERAL	ST	B
4310801100	221		E	MINERAL	ST	B
4310802000	221	ADJ	E	MINERAL	ST	B
4319992000	238	244	E	WASHINGTON	ST	B
4319993000	228	236	E	WASHINGTON	ST	B
4319987000	1100	R	S	BARCLAY	ST	B
4319989100	224		E	GREENFIELD	AV	B
4319990100	230	ADJ	E	GREENFIELD	AV	B
4319991000	247	ADJ	E	WASHINGTON	ST	B

4309994000	310		E	GREENFIELD	AV	B
4620350113	225		E	GREENFIELD	AV	B
4639993100	301		E	GREENFIELD	AV	B
4620349100	225		E	GREENFIELD	AV	B
4661103000	1964	ADJ	S	KINNICKINNIC	AV	B
4621501100	1870	R	S	KINNICKINNIC	AV	B
4639997117	700		E	JONES	ST	C
4639997118	1225		S	CARFERRY	DR	C
4639996210	960		E	BAY	ST	C
4639988110	401	ADJ	E	GREENFIELD	AV	C
4659994000	1944		S	ALDRICH	ST	C
4639992000	632		E	BAY	ST	C
4669997111	1980		S	MARINA	DR	C
4661602000	1919		S	MARINA	DR	C
4661601000	1982		S	HILBERT	ST	C
4661522100	1955		S	HILBERT	ST	C
4661106100	2008		S	KINNICKINNIC	AV	C
4661111000	2010	ADJ	S	KINNICKINNIC	AV	C
4660102000	352	354	E	STEWART	ST	B
4660101120	356	394	E	STEWART	ST	B
4669994000	422		E	STEWART	ST	B
4660101110	1940	ADJ	S	HILBERT	ST	C
4669993000	516	R	E	BAY	ST	C
4660201100	427		E	STEWART	ST	B
4660202111	432		E	BAY	ST	B
465999110	2021		S	LENOX	ST	C
4650041112	2039		S	LENOX	ST	B
4650034000	822	836	E	BAY	ST	B
4650107111	2024		S	LENOX	ST	C
4650033100	2042		S	LENOX	ST	C
4650113100	2042	R	S	LENOX	ST	C
4650108100	2074		S	LENOX	ST	B
4659999210	2022	ADJ	S	ALDRICH	ST	C
4659995000	2022		S	ALDRICH	ST	C
4650109112	2100		S	BAY	ST	B
4650112100	2100	ADJ	S	BAY	ST	C
5009999111	2401		S	LINCOLN MEMORIAL	DR	B

EXHIBIT B: Boundary of Project Area

All unplatted lands, vacated streets or alleys and other public rights-of-way or portions thereof located within the Section 4, Town 6 North, Range 22 East; Section 5, Town 6 North, Range 22 East; Section 9, Town 6 North, Range 22 East; Section 32, Town 7 North, Range 22 East; Section 33, Town 7 North, Range 22 East; and Section 10, Town 8 North, Range 21 East; in the City of Milwaukee, Milwaukee County, Wisconsin, and more specifically bounded and described as follows:

Beginning at a point at the intersection of the center line of West/East National Avenue and the center line of South 1st Street;

Thence, east along the center line of East National Avenue to the west line of the Chicago and Northwestern Railroad right-of-way;

Thence, north along the west line of the Chicago and Northwestern Railroad right-of-way to the center line of the South Water Street;

Thence, southeast along the center line of South Water Street to the intersection with the center line of East Bruce Street;

Thence, east along the center line of East Bruce Street to the intersection with the center line of the Milwaukee River;

Thence, southeast along the center line of the Milwaukee River to the intersection with the center line of the Harbor Entrance;

Thence, east along the center line of the Harbor Entrance to Lake Michigan;

Thence, south along the shore of Lake Michigan to the center line of East Russell Avenue extended;

Thence, west along the center line of East Russell Avenue extended to the center line of South Superior Street;

Thence, north along the center line of South Superior Street extended to the intersection with the center line of South Carferry Drive;

Thence, northeast along the center line of South Carferry Drive to the intersection with the center line of the East Lincoln Avenue overpass;

Thence, west along the center line of East Lincoln Avenue to the intersection with the center line of the South Bay Street underpass;

Thence, north along the center line of South Bay Street to the intersection with the center line of East Bay Street;

Thence, west along the center line of East Bay Street to the intersection with the center line of South Allis Street;

Thence, north along the center line of South Allis Street to the intersection with the center line of East Stewart Street;

Thence, west along the center line of East Stewart Street to the intersection with the center line of South Hilbert Street;

Thence, north along the center line of South Hilbert Street to the south line of the SOO Railroad right-of-way;

Thence, west along the south line of SOO Railroad right-of-way to the intersection with the center line of South Kinnickinnic Avenue;

Thence, north along the center line of South Kinnickinnic Avenue to the intersection with the center line of South First Street;

Thence, north along the center line of South First Street to the point of beginning.