

**REDEVELOPMENT PLAN  
FOR THE  
GREEN TREE BUSINESS PARK  
PROJECT AREA**

Redevelopment Authority  
Of The  
City of Milwaukee

Prepared by:

Department of City Development  
Milwaukee, Wisconsin

August 19, 2003

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## LEGAL DESCRIPTION

6657 N 60TH ST

LANDS IN SE 1/4 SEC 22-8-21

DESCRIPTION COM E LI & 877' S OF NE COR SD 1/4 SEC-TH S 170'-TH W  
302.93'-TH N 170'-TH E 302.93' TO BEG EXC E 33' FOR ST

6667 N 60TH ST

LANDS IN SE 1/4 SEC 22-8-21

DESCRIPTION COM E LI & 707' S OF NE COR SD 1/4 SEC-TH S 170'-TH W  
302.93'-TH N 170'-TH E 302.93' TO BEG EXC E 33' FOR ST

6685 N 60TH ST

LANDS IN SE 1/4 SEC 22-8-21

DESCRIPTION COM 33' W & 404.50' S OF NE COR SD 1/4 SEC-TH S 302.50'-TH  
W 156'-TH N 302.50'-TH E 156' TO BEG

6767 N 60TH ST

LANDS IN SE 1/4 SEC 22-8-21

DESCRIPTION COM 45' W OF NE COR SD 1/4 SEC-TH S 404.50'-TH W 144'-TH S  
302.50'-TH W 113.93'-TH S 340'-TH W 979.99'-TH NWLY 19.26'  
M/L-TH NWLY ALG CUR WHOSE CENTER LIES SW HAVING A RADIUS OF  
3336.91' WITH A CORD OF 56.88' TO 1/8 LI SD 1/4 SEC-TH N ALG  
1/8 LI 990.82' TO N LI SD 1/4 SEC-TH E ALG N LI 1287.10' TO  
PT OF COM

6701 W GREEN TREE RD

LANDS IN SE 1/4 SEC 22-8-21

DESCRIPTION NW 1/4 OF SD 1/4 SEC LYING NE'LY OF C M ST P & P R Y R O W

6601 W BRIGGS AV

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 3

6112 W GREEN TREE RD

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 11

6200 W GREEN TREE RD

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 10

6232 W GREEN TREE RD

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 9

6316 W GREEN TREE RD

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 8

6400 W GREEN TREE RD

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 7

6430 W BRIGGS AV

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 6

6500 W BRIGGS AV

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 5

6526 W BRIGGS AV

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 4

6600 W BRIGGS AV

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 3

6632 W BRIGGS AV

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 2

6660 W BRIGGS AV

GREEN TREE MEADOWS ADD'N NO 1 ETC IN NE 1/4 SEC 22-8-21  
DESCRIPTION BLOCK 4 LOT 1

## A. INTRODUCTION

In January 2000, the Common Council adopted resolution file no. 991473 approving the boundary for the project site and authorized the Redevelopment Authority to prepare a Plan in accordance with Section 66.431.

This redevelopment plan is prepared pursuant to Section 66.1333(6)(b)(2), formerly a subsection of Section 66.431, Wisconsin Statutes, which requires, "Approval by the authority and by two-thirds of the local legislative body of the redevelopment plan of the project area which has been prepared by the authority. The redevelopment plan shall conform to the general plan of the city and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area. The redevelopment plan shall include a statement of the boundaries of the project area; a map showing existing uses and conditions of the real property; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes in zoning ordinances or maps and building codes or ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for the relocation of families to be displaced from the project area".

## B. DESCRIPTION OF THE PROJECT

The Green Tree Business Park (formerly known as the Bacher Farms at N. 60th & W. Green Tree) project area was previously in use as a farm and purchased by a private contractor for a fill site in the late 1990's. The area is rough-graded and is currently zoned Industrial Light (IL1) and Industrial Office (IO1).

The 60-acre parcel is a key component of the redevelopment strategy for the Havenwoods area. The site provides the opportunity to develop an attractive and productive business park. Known physical site conditions include 13.6 acres of storm water retention structures and a wetland in the northwest portion of the site. There is 800,000 cubic feet of fill on the site.

There is limited access to the site and rail access is available along the southwest edge of the site.

### 1. Plan Objectives

The objective of this redevelopment plan is to facilitate the development of a business park in the project area shown on Map 1 in this redevelopment plan.

Specifically, the plan seeks to:

- a. Assure that all of the project area is platted in a manner that optimizes business development.
- b. Assure that the project's developer provides a local access street to the project area, all parcels and the area adjacent to the northwestern edge of the site.
- c. Seek development that provides a minimum job density of 15 jobs per acre and is consistent with other Land Bank and Industrial development sites in the City.

RACM will use these objectives in its review of all development proposals.

## 2. Proposed Renewal Actions

To accomplish the objectives of this plan the Redevelopment Authority may exercise any or all of the powers provided to it under Section 66.1133 (4) Wisconsin Statutes.

- a. RACM will recommend changing the zoning to IL1 (Industrial Light ) for the entire project area and further restricting uses per Section 3, Land Use Provisions, of this Plan.
- b. Work with the owner/developer to design and implement new street and parcel configurations.
- c. Work with the owner/developer to attract development projects that provide the desired recommended job density.

## 3. Land Use Provisions

The following use table describes land uses allowed in the Green Tree Business Park and defined in Chapter 295 of the City of Milwaukee Zoning Code. Uses not listed are prohibited.

- a. "Y" indicates a permitted use. This use is permitted as a matter of right subject to all development standards in this plan.
- b. "L" indicates a limited use for Green Tree Business Park. This use is permitted only when the commissioner finds that the use will meet the standards of this table. If the use cannot meet these standards, it shall be permitted only if the Board of Zoning Appeals approves a special use permit pursuant to s. 295-305-2 of the Milwaukee Code, unless otherwise prohibited by the use table.

- c. "S" indicates a special use. This use is permitted only if the Board of Zoning Appeals approves a special use permit pursuant to s. 295-305-2 of the Milwaukee Code.

### Green Tree Business Park Use Table

Uses	Y = Permitted Use L = Limited Use S = Special Use
Manufacturing, light	Y
Research and development	Y
General office	Y
Medical research laboratory	Y
Wholesale and distribution facility, indoor	Y
Indoor Storage facility	Y
Government Office	Y
Parking lot, accessory use	Y
Parking structure, principal use	Y
Heavy motor vehicle parking lot, accessory use	Y
Parking structure, accessory use	Y
Health club	L
(Limited Use Standard: The use shall be located on an arterial or collector street).	
Transmission tower	L
(Limited Use Standard: The tower shall comply with the applicable provisions of s. 295-413. The height of the tower shall not exceed 85 feet. A tower exceeding 85 feet may be permitted as a special use).	
Manufacturing, heavy	S
Broadcasting or recording studio	S
Bank or other financial institution	S
Business service	S
Day care center	S
Helicopter landing facility	S

#### 4. General Development Standards

Any proposed action is subject to all applicable City of Milwaukee codes and requirements and the following site and building design standards.

##### a. Site Design Standards

###### i. Building Placement

- (1) *Locate buildings and street edge elements to define street edges and corners on primary streets. The front setback should be no more than 20 feet.*

###### ii. Parking, Circulation and Access

- (1) *Provide shared use of parking and service areas between adjacent properties where possible.*
- (2) *Provide direct and continuous pedestrian connections between public sidewalks and the front entrance of principle buildings.*

###### iii. Landscaping and Site Improvements

- (1) *Discontinuous or irregularly shaped landscaping berms are not allowed. Berms that are integrated into the grading plan and provide a buffer are allowed.*
- (2) *Signs*
  - (A) *One freestanding monument sign for the project area is allowed, a maximum of 32 square feet.*
  - (B) *Pylon signs are not permitted.*

##### b. Building Design Standards

###### i. Massing

- (1) *Articulate entrances and building corners to establish hierarchy between building elements.*

###### ii. Facades

- (1) *Building entrances shall be clearly identifiable and visible from streets and easily accessible and inviting to pedestrians.*
- (2) *Blank walls facing streets are not permitted. All facades visible from public streets shall be modulated and articulated with bays,*



*windows and openings, varying color and texture and/or other architectural details that relate to the human scale.*

iv. Materials

- (1) *All walls visible from public streets should contain the most architecturally significant materials and fenestration. Significant building materials include decorative masonry, brick, cut stone, glass, architectural-finished metal cladding and architectural precast concrete panels.*
- (2) *Screen rooftop equipment in materials that are compatible with the structure.*
- (3) *Glazing at entrances to buildings must be transparent, vision glass.*

5. Duration of Land Use Provisions and Development Standards

The provisions and guidelines enumerated above shall be in full force and effect from the date this plan is certified to the Common Council of the City of Milwaukee as provided by section 66.1133 (5)(a) 1, Wisconsin Statutes. They will continue to be in full force and effect for a period of twenty years unless earlier terminated by a record of instrument of the Authority.

C. CONFORMANCE TO STATE AND LOCAL REQUIREMENTS

1. Conformance to the Comprehensive Plan of the City of Milwaukee

This plan was reviewed by the City Plan Commission of the City of Milwaukee and determined to be in conformance with the City's Comprehensive Plan.

2. Conformance to Local Objectives

This plan has been prepared to conform to the following local objectives:

a. Appropriate Land Use

The proposed land use is consistent with the uses recommended by the 1987 Milwaukee Northwest Side Plan.

b. Public Improvements

Any future public improvements will be consistent with all City of Milwaukee Codes and Ordinances.

**3. Present and Potential Equalized Value for Property Tax Purposes**

See Exhibit A for worksheet.

**4. Standards of Population Density**

Not applicable.

**5. Land Coverage and Building Density**

These objectives shall be achieved according to the zoning provisions and Section 4, General Development Standards, in this Plan.

**6. Statement of a Feasible Method Proposed for Relocation of Displaced Families**

Not applicable.

**D. PROCEDURE FOR CHANGES IN THE APPROVED PLAN**

At any time after this project area plan has been approved by the Authority and the Common Council of the City of Milwaukee, it may be modified in accordance with the provisions and procedures established in the applicable subsections of section 66.1333(6)(d), Wisconsin Statutes.

Exhibit A

Table of Present and Potential Equalized Value for Property Tax Purposes

OWNER	ADDRESS	LAND	IMPROVEMENTS
James Cape & Sons Company	6657 N. 60 <sup>th</sup> Street	\$52,800	\$0
As above	6667 N. 60 <sup>th</sup> Street	\$52,800	\$0
As above	6685 N. 60 <sup>th</sup> Street	\$54,300	\$0
As above	6767 N. 60 <sup>th</sup> Street	\$585,500	\$0
As above	6112 W. Green Tree Road	\$14,600	\$0
As above	6200 W. Green Tree Road	\$14,600	\$0
As above	6232 W. Green Tree Road	\$14,600	\$0
As above	6316 W. Green Tree Road	\$14,600	\$0
As above	6400 W. Green Tree Road	\$14,600	\$0
As above	6430 W. Briggs Avenue	\$13,500	\$0
As above	6500 W. Briggs Avenue	\$14,400	\$0
As above	6526 W. Briggs Avenue	\$14,600	\$0
As above	6600 W. Briggs Avenue	\$14,600	\$0
As above	6632 W. Briggs Avenue	\$14,700	\$0
As above	6660 W. Briggs Avenue	\$19,700	\$0
As above	6601 W. Briggs Avenue	\$111,800	\$0
As above	6701 W. Green Tree Road	\$295,800	\$0

Source: Assessor's Office, City of Milwaukee 2003

## Exhibit B

### North American Industrial Classifications (1997) Table of Industrial Uses

To assist in the interpretation of manufacturing uses regulated in this Plan, the department will utilize the following list of specific industries included in the light manufacturing use category. The definition for each category can be reviewed in the *North American Industrial Classifications 1997* (Bernan Press 1998).

#### **MANUFACTURING, LIGHT** includes the following uses:

- 221121 - Electric bulk power transmission and control, except transmission lines
- 311 - Food manufacturing except 31121 Flour milling and malt manufacturing and 3116 Animal slaughtering and processing including stockyards
- 312 - Beverage and tobacco product manufacturing except 31212 Breweries, 31213 Wineries and 31214 Distilleries
- 313 - Textile mills
- 314 - Textile product mills
- 315 - Apparel manufacturing
- 316 - Leather and allied product manufacturing except 3161 Leather and hide tanning and finishing
- 321 - Wood product manufacturing except 3211 Sawmills and wood preservation
- 3212 - Veneer plywood and engineered wood product manufacturing
- 322 - Paper manufacturing except 3221 Pulp, paper and paperboard mills
- 323 - Printing and related support activities
- 325 - Chemical manufacturing except 32511 Petrochemical manufacturing and 32512 Industrial gas manufacturing; 32592 Explosives manufacturing; 32518 Other basic inorganic chemical manufacturing; 3252 Resin, synthetic rubber and artificial synthetic fibers and filaments manufacturing; 3253 Pesticide, fertilizer and other agricultural chemical manufacturing; 325992 Photographic film, paper, plate and chemical manufacturing

- 326 - Plastics and rubber products manufacturing except 32621 Tire manufacturing
- 327 - Nonmetallic mineral product manufacturing except 3273 Cement and concrete product manufacturing
- 3322 - Cutlery and hand tool manufacturing
- 33232 - Ornamental and architectural metal products manufacturing
- 33243 - Metal can, box and other metal container (light gauge) manufacturing
- 3325 - Hardware manufacturing
- 3326 - Spring and wire product manufacturing
- 3327 - Machine shops; turned product and screw, nut and bolt manufacturing
- 3328 - Coating, engraving, heat treating and allied activities
- 3329 - Other fabricated metal product manufacturing except 332992 Small arms ammunition manufacturing and 332993 Ammunition manufacturing
- 333112 - Construction machinery manufacturing
- 3332 - Industrial machinery manufacturing
- 3333 - Commercial and service industry machinery manufacturing
- 3334 - Ventilation, heating, air-conditioning and commercial refrigeration equipment manufacturing
- 3335 - Metalworking machinery manufacturing
- 3336 - Engine, turbine and power transmission equipment manufacturing
- 3339 - Other general-purpose machinery manufacturing
- 334 - Computer and electronic product manufacturing
- 335 - Electrical equipment, appliance and component manufacturing
- 336 - Transportation equipment manufacturing except 3361 Motor vehicle manufacturing ; 3362 Motor vehicle body and trailer manufacturing and 336411 Aircraft manufacturing; and 3365 Railroad rolling stock manufacturing and 3366 Ship and boat building

337 - Furniture and related product manufacturing

339 - Miscellaneous manufacturing

511 - Publishing industries

512 - Motion picture and sound recording industries except 51213 Motion picture and video exhibition, and 51223 Music publishers

514 - Information services and data processing services

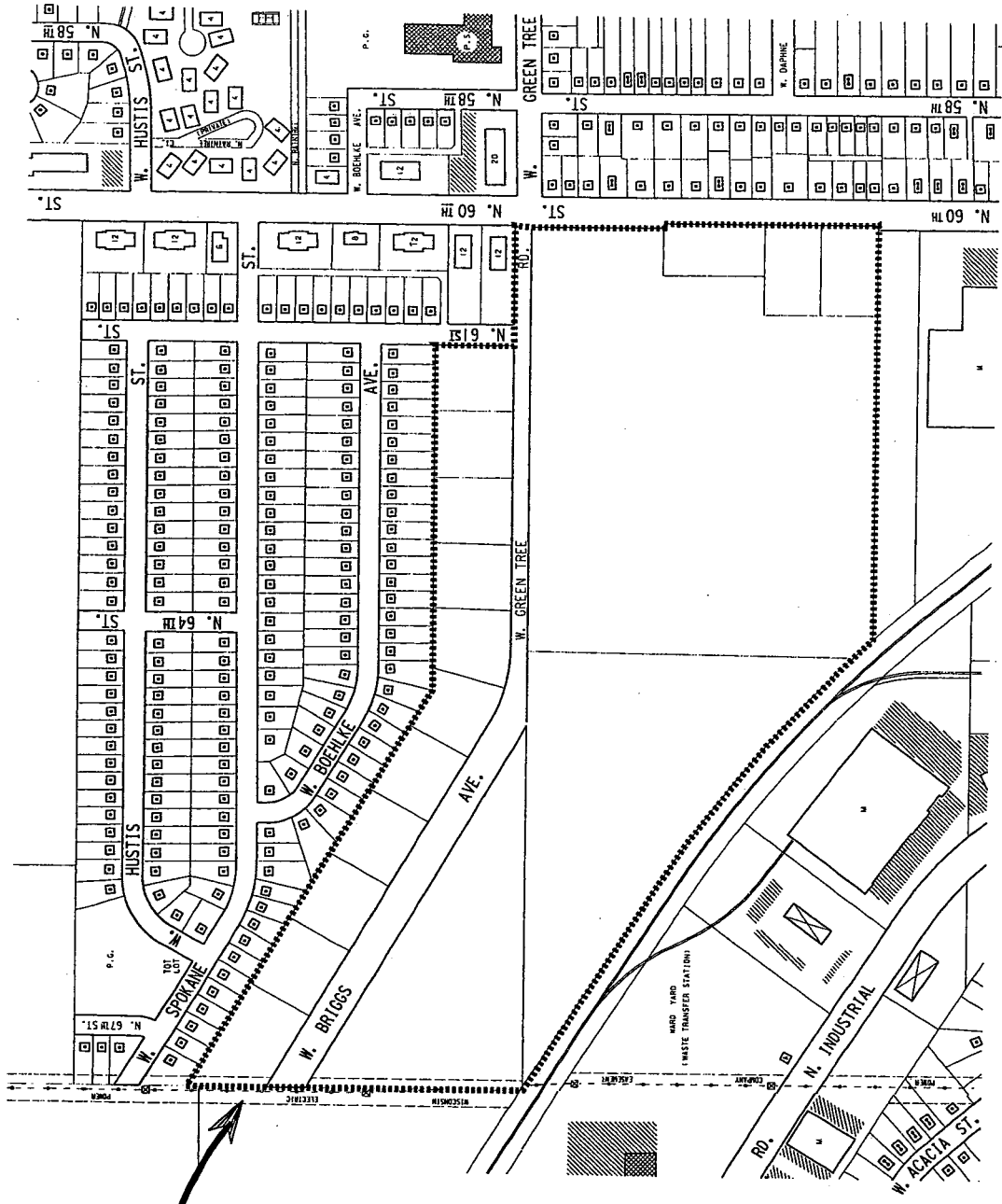
8113 - Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance

81232 - Dry cleaning and laundry services

NAICS INDAPPENDIX.DEFS.doc

04/08/03

119 120 121  
141 140 139



PROJECT BOUNDARY

LEGEND	
--- (thick line)	PROJECT BOUNDARY
□ (empty)	SINGLE OR DUPLEX RESIDENTIAL
□ (with diagonal lines)	MULTI-FAMILY RESIDENTIAL
□ (with horizontal lines)	MIXED COMMERCIAL / RESIDENTIAL
□ (with vertical lines)	COMMERCIAL OR LOCAL BUSINESS
□ (with cross-hatch)	OFFICE / PROFESSIONAL SERVICES
□ (with wavy lines)	MIXED COMMERCIAL
□ (with dots)	SKILLED CARE FACILITY
□ (with diagonal lines, top-left to bottom-right)	VACANT / PARCEL EDUCATION
□ (with diagonal lines, bottom-left to top-right)	PUBLIC BUILDING AND WAREHOUSING
□ (with horizontal lines, top half)	MANUFACTURING AND WAREHOUSING
□ (with horizontal lines, bottom half)	ACCESSORY BUILDING
□ (with vertical lines, top half)	TENNIS COURT
□ (with vertical lines, bottom half)	BASKETBALL COURT
□ (with diagonal lines, top-left to bottom-right)	CHURCH
□ (with diagonal lines, bottom-left to top-right)	MOTEL
□ (with horizontal lines)	RENTAL HOUSE
□ (with vertical lines)	POLICE STATION
□ (with cross-hatch)	FIRE STATION
□ (with wavy lines)	HOSPITAL
□ (with dots)	CONDOMINIUM
□ (with diagonal lines, top-left to bottom-right)	UTILITY COMPANY
□ (with diagonal lines, bottom-left to top-right)	STORAGE TANK
□ (with diagonal lines, top-left to bottom-right)	PARK
□ (with diagonal lines, bottom-left to top-right)	PUBLIC SCHOOL
□ (with horizontal lines)	P.S.
□ (with vertical lines)	PLAYGROUND
□ (with cross-hatch)	PARKING LOT
□ (with diagonal lines, top-left to bottom-right)	PARKING STRUCTURE
□ (with diagonal lines, bottom-left to top-right)	CEMETERY
□ (with horizontal lines)	DORMITORY

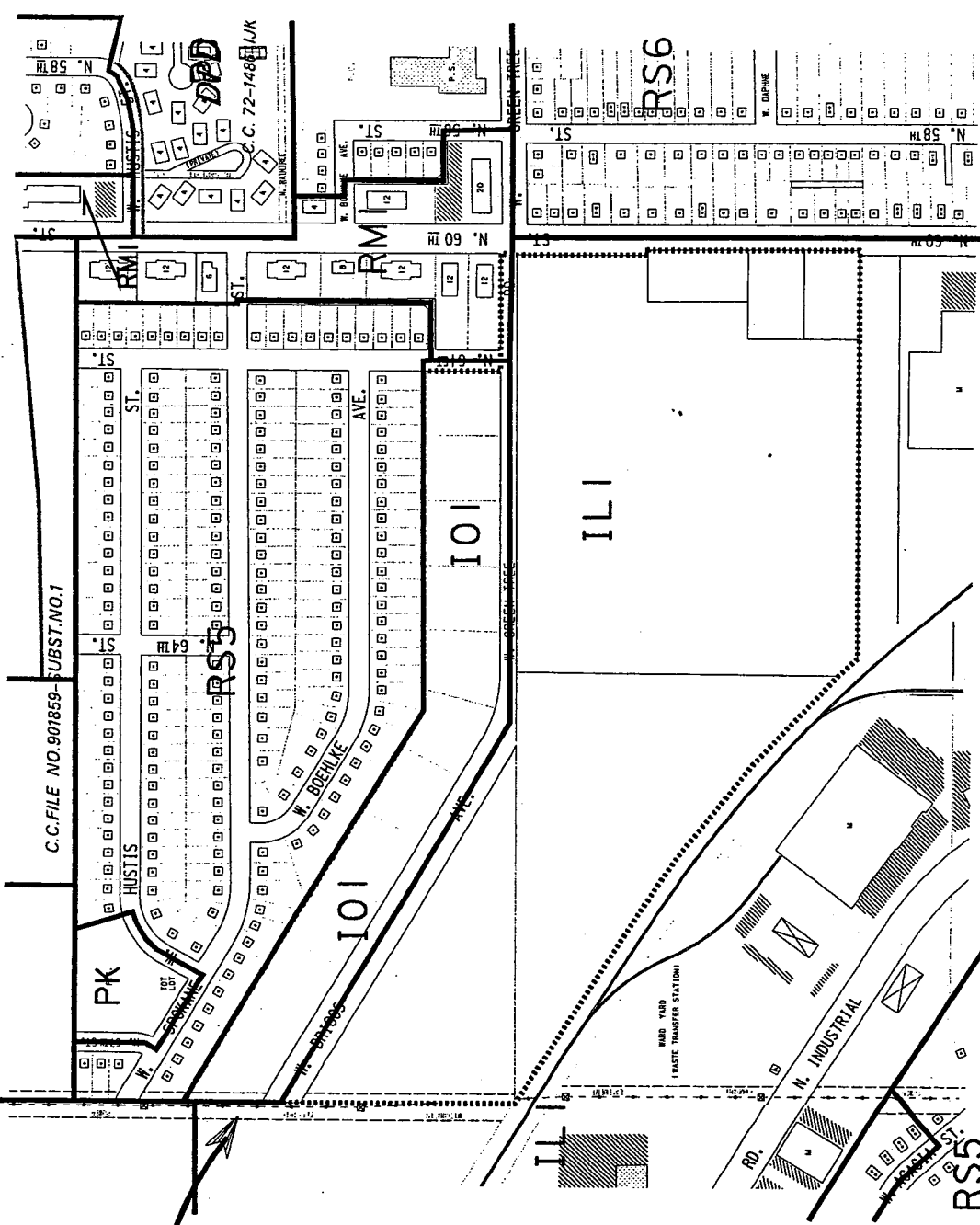
REDEVELOPMENT PROJECT	
Green Tree Business Park	
PROJECT BOUNDARY AND EXISTING LAND USE	
MAP NO. 1	N.D. 6 34 06
DATE 5/30/03	

APPROVED BY THE CITY OF GREEN TREE DEVELOPMENT THROUGH THE CITY ENGINEER  
 See City of Green Tree Ordinance 100-2003-001  
 Color: 100-2003-001  
 Generated: 5/30/2003  
 Author: J.P. 100-2003-001

119 120 121  
141 140 139

Zoning Legend	
<b>Residential</b>	R51 R52 R53 R54 R55 R56 RSM RT1 RT2 RT3 RT4 RMI RMI1 RMI2 RMI3 RMA RMA1 RMA2 RMA3 RMA4 RMA5 RMA6 RMA7 RMA8 RMA9 RMA10 RMA11 RMA12 RMA13 RMA14 RMA15 RMA16 RMA17 RMA18 RMA19 RMA20 RMA21 RMA22 RMA23 RMA24 RMA25 RMA26 RMA27 RMA28 RMA29 RMA30 RMA31 RMA32 RMA33 RMA34 RMA35 RMA36 RMA37 RMA38 RMA39 RMA40 RMA41 RMA42 RMA43 RMA44 RMA45 RMA46 RMA47 RMA48 RMA49 RMA50 RMA51 RMA52 RMA53 RMA54 RMA55 RMA56 RMA57 RMA58 RMA59 RMA60 RMA61 RMA62 RMA63 RMA64 RMA65 RMA66 RMA67 RMA68 RMA69 RMA70 RMA71 RMA72 RMA73 RMA74 RMA75 RMA76 RMA77 RMA78 RMA79 RMA80 RMA81 RMA82 RMA83 RMA84 RMA85 RMA86 RMA87 RMA88 RMA89 RMA90 RMA91 RMA92 RMA93 RMA94 RMA95 RMA96 RMA97 RMA98 RMA99 RMA100
<b>Commercial</b>	C9A1A C9A1B C9A1C C9A1D C9A1E C9A1F C9A1G C9A1H C9A1I C9A1J C9A1K C9A1L C9A1M C9A1N C9A1O C9A1P C9A1Q C9A1R C9A1S C9A1T C9A1U C9A1V C9A1W C9A1X C9A1Y C9A1Z C9A2A C9A2B C9A2C C9A2D C9A2E C9A2F C9A2G C9A2H C9A2I C9A2J C9A2K C9A2L C9A2M C9A2N C9A2O C9A2P C9A2Q C9A2R C9A2S C9A2T C9A2U C9A2V C9A2W C9A2X C9A2Y C9A2Z C9A3A C9A3B C9A3C C9A3D C9A3E C9A3F C9A3G C9A3H C9A3I C9A3J C9A3K C9A3L C9A3M C9A3N C9A3O C9A3P C9A3Q C9A3R C9A3S C9A3T C9A3U C9A3V C9A3W C9A3X C9A3Y C9A3Z C9A4A C9A4B C9A4C C9A4D C9A4E C9A4F C9A4G C9A4H C9A4I C9A4J C9A4K C9A4L C9A4M C9A4N C9A4O C9A4P C9A4Q C9A4R C9A4S C9A4T C9A4U C9A4V C9A4W C9A4X C9A4Y C9A4Z C9A5A C9A5B C9A5C C9A5D C9A5E C9A5F C9A5G C9A5H C9A5I C9A5J C9A5K C9A5L C9A5M C9A5N C9A5O C9A5P C9A5Q C9A5R C9A5S C9A5T C9A5U C9A5V C9A5W C9A5X C9A5Y C9A5Z C9A6A C9A6B C9A6C C9A6D C9A6E C9A6F C9A6G C9A6H C9A6I C9A6J C9A6K C9A6L C9A6M C9A6N C9A6O C9A6P C9A6Q C9A6R C9A6S C9A6T C9A6U C9A6V C9A6W C9A6X C9A6Y C9A6Z C9A7A C9A7B C9A7C C9A7D C9A7E C9A7F C9A7G C9A7H C9A7I C9A7J C9A7K C9A7L C9A7M C9A7N C9A7O C9A7P C9A7Q C9A7R C9A7S C9A7T C9A7U C9A7V C9A7W C9A7X C9A7Y C9A7Z C9A8A C9A8B C9A8C C9A8D C9A8E C9A8F C9A8G C9A8H C9A8I C9A8J C9A8K C9A8L C9A8M C9A8N C9A8O C9A8P C9A8Q C9A8R C9A8S C9A8T C9A8U C9A8V C9A8W C9A8X C9A8Y C9A8Z C9A9A C9A9B C9A9C C9A9D C9A9E C9A9F C9A9G C9A9H C9A9I C9A9J C9A9K C9A9L C9A9M C9A9N C9A9O C9A9P C9A9Q C9A9R C9A9S C9A9T C9A9U C9A9V C9A9W C9A9X C9A9Y C9A9Z C9A0A C9A0B C9A0C C9A0D C9A0E C9A0F C9A0G C9A0H C9A0I C9A0J C9A0K C9A0L C9A0M C9A0N C9A0O C9A0P C9A0Q C9A0R C9A0S C9A0T C9A0U C9A0V C9A0W C9A0X C9A0Y C9A0Z
<b>Planned Development</b>	PD PDP PDP1 PDP2 PDP3 PDP4 PDP5 PDP6 PDP7 PDP8 PDP9 PDP10 PDP11 PDP12 PDP13 PDP14 PDP15 PDP16 PDP17 PDP18 PDP19 PDP20 PDP21 PDP22 PDP23 PDP24 PDP25 PDP26 PDP27 PDP28 PDP29 PDP30 PDP31 PDP32 PDP33 PDP34 PDP35 PDP36 PDP37 PDP38 PDP39 PDP40 PDP41 PDP42 PDP43 PDP44 PDP45 PDP46 PDP47 PDP48 PDP49 PDP50
<b>Industrial</b>	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
<b>Other Overlay District</b>	SPROD DIZ LIF PK RM RS RS5 RS6 RM1 RM2 RM3 RM4 RM5 RM6 RM7 RM8 RM9 RM10 RM11 RM12 RM13 RM14 RM15 RM16 RM17 RM18 RM19 RM20 RM21 RM22 RM23 RM24 RM25 RM26 RM27 RM28 RM29 RM30 RM31 RM32 RM33 RM34 RM35 RM36 RM37 RM38 RM39 RM40 RM41 RM42 RM43 RM44 RM45 RM46 RM47 RM48 RM49 RM50 RM51 RM52 RM53 RM54 RM55 RM56 RM57 RM58 RM59 RM60 RM61 RM62 RM63 RM64 RM65 RM66 RM67 RM68 RM69 RM70 RM71 RM72 RM73 RM74 RM75 RM76 RM77 RM78 RM79 RM80 RM81 RM82 RM83 RM84 RM85 RM86 RM87 RM88 RM89 RM90 RM91 RM92 RM93 RM94 RM95 RM96 RM97 RM98 RM99 RM100

PROJECT BOUNDARY



**REDEVELOPMENT PROJECT**  
Green Tree Business Park

**EXISTING ZONING MAP**

MAP NO. 2

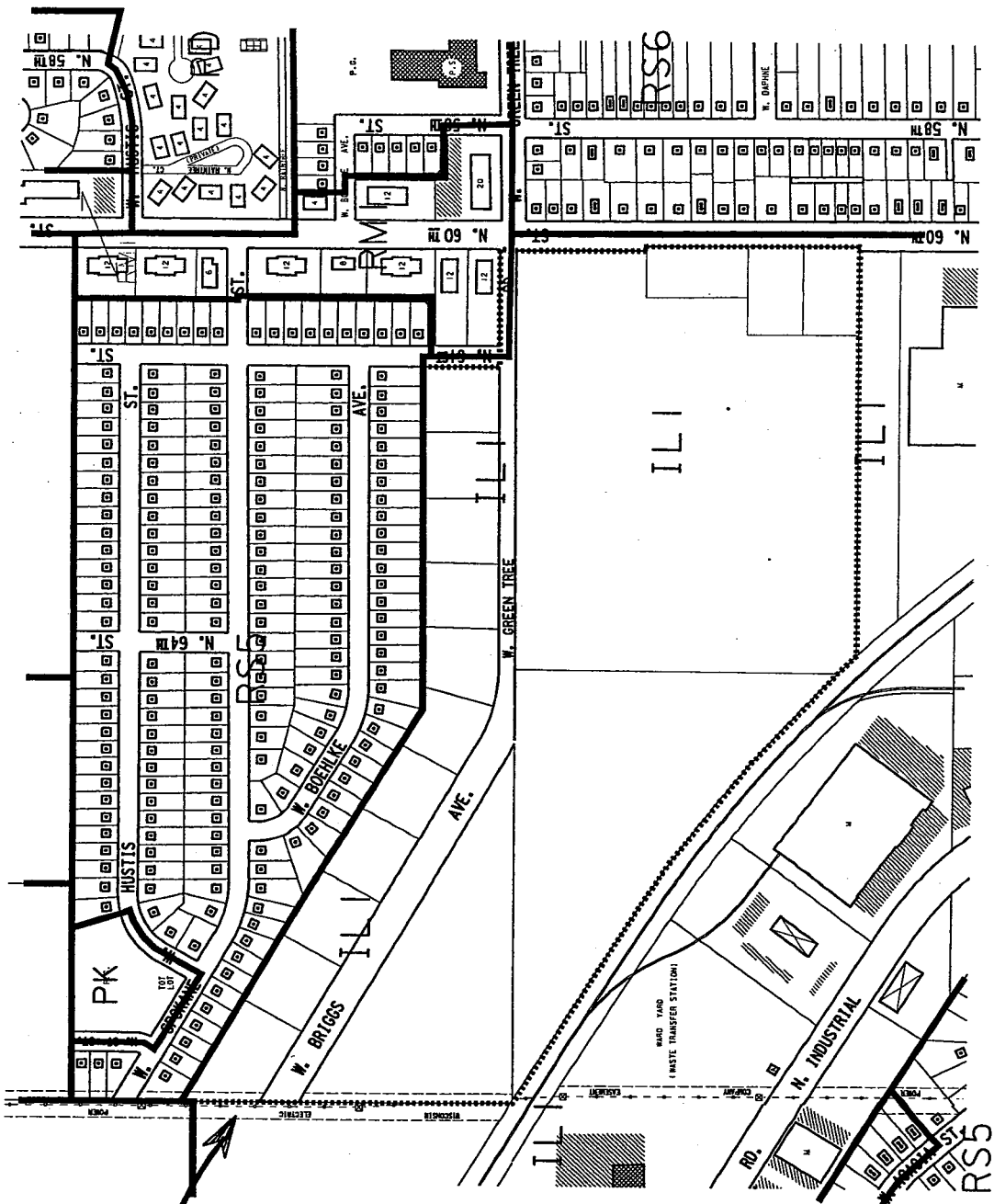
DATE 5/30/03

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 Color Table: 5/17/03  
 Generated: 5/20/03  
 Scale: 1:333,000  
 Date: 5/30/03



Zoning Legend	
RESIDENTIAL	RESIDENTIAL
RS1 RS2 RS3 RS4	RS1A RS1B RS1C RS1D RS1E RS1F RS1G RS1H RS1I RS1J RS1K RS1L RS1M RS1N RS1O RS1P RS1Q RS1R RS1S RS1T RS1U RS1V RS1W RS1X RS1Y RS1Z RS2A RS2B RS2C RS2D RS2E RS2F RS2G RS2H RS2I RS2J RS2K RS2L RS2M RS2N RS2O RS2P RS2Q RS2R RS2S RS2T RS2U RS2V RS2W RS2X RS2Y RS2Z RS3A RS3B RS3C RS3D RS3E RS3F RS3G RS3H RS3I RS3J RS3K RS3L RS3M RS3N RS3O RS3P RS3Q RS3R RS3S RS3T RS3U RS3V RS3W RS3X RS3Y RS3Z RS4A RS4B RS4C RS4D RS4E RS4F RS4G RS4H RS4I RS4J RS4K RS4L RS4M RS4N RS4O RS4P RS4Q RS4R RS4S RS4T RS4U RS4V RS4W RS4X RS4Y RS4Z
COMMERCIAL	COMMERCIAL
C9A C9B C9C	C9A1 C9A2 C9A3 C9A4 C9A5 C9A6 C9A7 C9A8 C9A9 C9A10 C9A11 C9A12 C9A13 C9A14 C9A15 C9A16 C9A17 C9A18 C9A19 C9A20 C9A21 C9A22 C9A23 C9A24 C9A25 C9A26 C9A27 C9A28 C9A29 C9A30 C9B1 C9B2 C9B3 C9B4 C9B5 C9B6 C9B7 C9B8 C9B9 C9B10 C9B11 C9B12 C9B13 C9B14 C9B15 C9B16 C9B17 C9B18 C9B19 C9B20 C9B21 C9B22 C9B23 C9B24 C9B25 C9B26 C9B27 C9B28 C9B29 C9B30 C9C1 C9C2 C9C3 C9C4 C9C5 C9C6 C9C7 C9C8 C9C9 C9C10 C9C11 C9C12 C9C13 C9C14 C9C15 C9C16 C9C17 C9C18 C9C19 C9C20 C9C21 C9C22 C9C23 C9C24 C9C25 C9C26 C9C27 C9C28 C9C29 C9C30
INDUSTRIAL	INDUSTRIAL
I1 I2 C9G	I1 I2 IM IH C9G
OTHER	OTHER
PK	PK

PROJECT BOUNDARY



**REDEVELOPMENT PROJECT**

**Green Tree Business Park**

**PROPOSED ZONING MAP**

MAP NO. **3**

DATE 5/30/03

DESIGNED BY THE CITY OF GREEN TREE, PENNSYLVANIA  
 PREPARED BY THE BUREAU OF PLANNING AND ZONING  
 SCALE: AS SHOWN  
 DATE: 5/30/03