

**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 (Limited Use Standard: The use shall be located on an arterial or collector street).	L
Transmission tower (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).	L
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 range between 20'-40'.*
- (2) *In addition to the buffer required by the zoning code on industrial land adjacent to residential property, where the industrial land is immediately adjacent to (as opposed to across a street or alley from) a residential area, an additional 80' setback is required between the residential property and the 50' buffer. The buffer must comply with the planting requirements in the zoning code.*

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 th Street	\$52,800	\$0
As above	6667 N. 60 th Street	\$52,800	\$0
As above	6685 N. 60 th Street	\$54,300	\$0
As above	6767 N. 60 th 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:

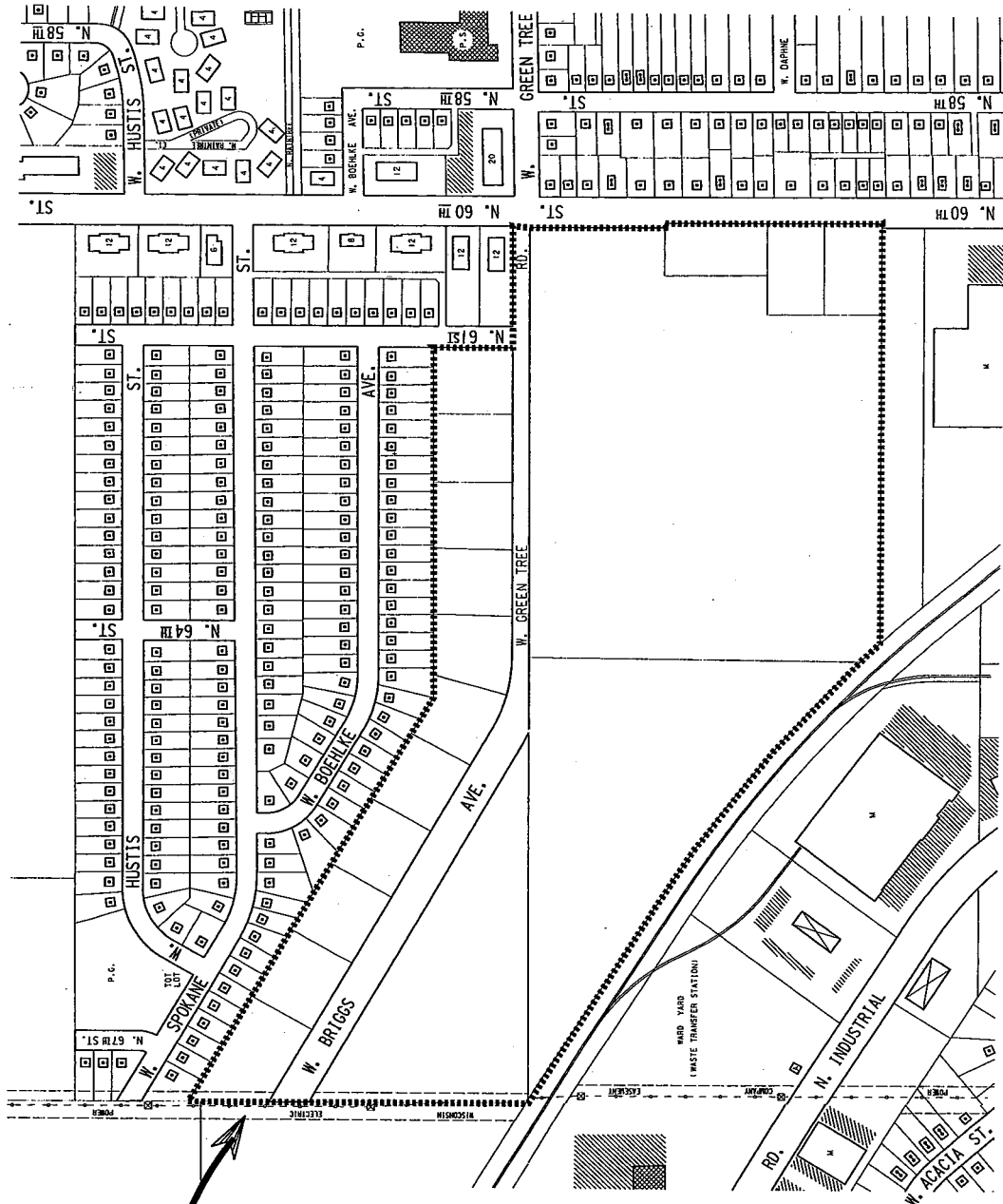
- 221121 - Electric bulk power transmission and control, except transmission lines
- 311 - Food manufacturing except 31121 Flour milling and malt manufacturing and 3116 Animal slaughtering and processing including stockyards
- 312 - Beverage and tobacco product manufacturing except 31212 Breweries, 31213 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



PROJECT BOUNDARY

LEGEND	
[Thick Black Line]	PROJECT BOUNDARY
[Thin Black Line]	SINGLE OR DUPLEX RESIDENTIAL
[Dotted Pattern]	MIXED COMMERCIAL OR LOCAL BUSINESS
[Cross-hatch Pattern]	OFFICE / PROFESSIONAL SERVICES
[Diagonal Lines]	MIXED COMMERCIAL
[Stippled Pattern]	VACANT PARCEL
[Horizontal Lines]	NON - PUBLIC EDUCATION
[Vertical Lines]	PUBLIC BUILDING
[Diagonal Lines (other)]	LOG SKED BUILDING
[Wavy Lines]	ACCESSORY BUILDING
[Dashed Lines]	TENNIS COURT
[Grid Pattern]	BASKETBALL COURT
[T]	CHURCH
[H]	HOTEL / HOTEL
[R]	ROOMING HOUSE
[F]	FIRE STATION
[E]	EMPLOYMENT
[S]	HOSPITAL
[C]	CONDOMINIUM
[U]	UTILITY COMPANY
[I]	STORAGE TANK
[P]	PARK
[S.S.]	PUBLIC SCHOOL
[P.L.]	PLAYGROUND
[P.L.]	PARKING LOT
[P.L.]	PARKING STRUCTURE
[C.]	CEMETERY
[D.]	DORMITORY

REDEVELOPMENT PROJECT

Green Tree Business Park

PROJECT BOUNDARY AND EXISTING LAND USE

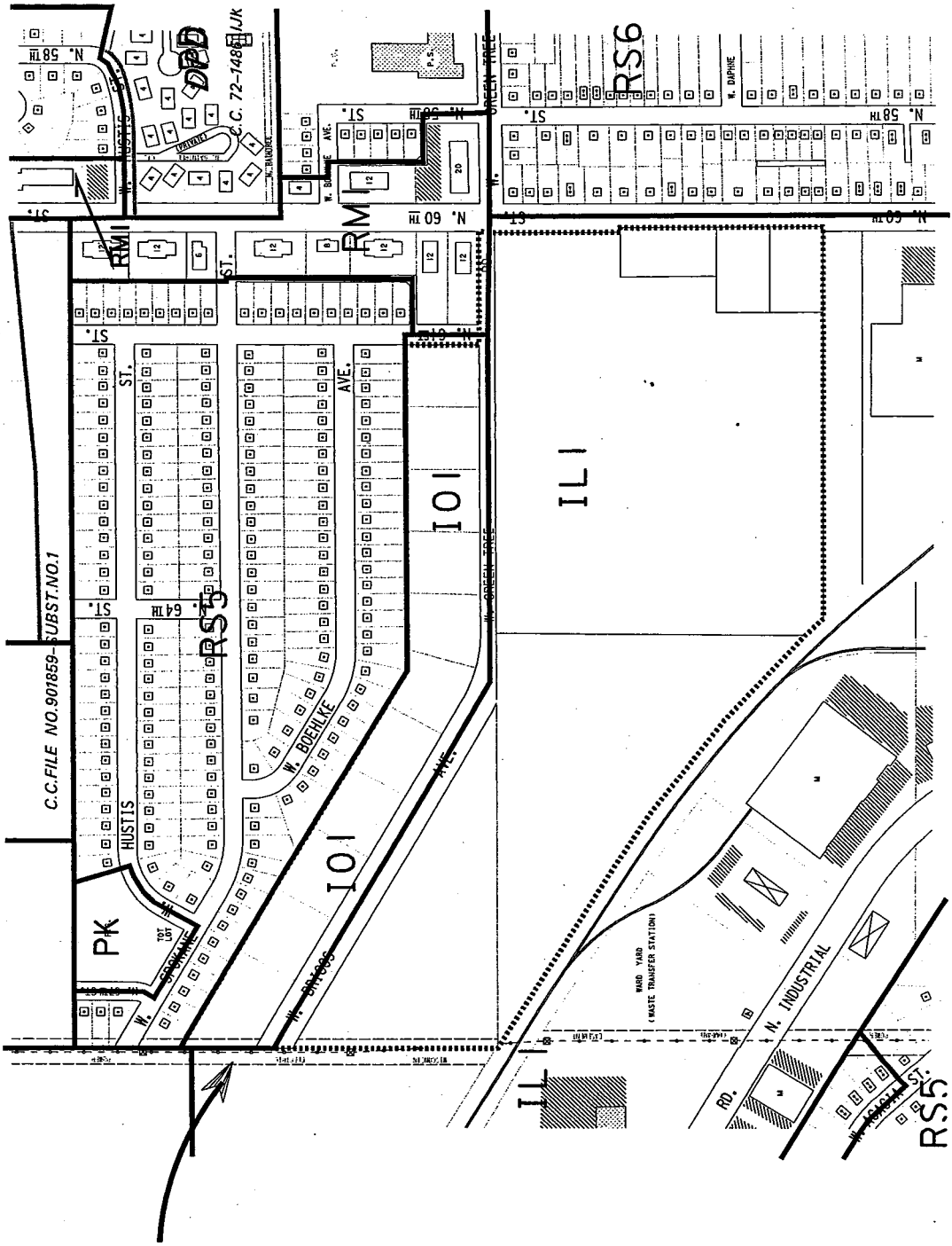
MAP NO.



DATE 5/30/03

DESIGNED BY: [Name] / PROJECT DEVELOPMENT INFORMATION CENTER
 DRAWN BY: [Name] / PROJECT DEVELOPMENT INFORMATION CENTER
 CHECKED BY: [Name] / PROJECT DEVELOPMENT INFORMATION CENTER
 DATE: 5/30/03
 SCALE: 1" = 300' (AS SHOWN)
 PROJECT NO.: [Number]
 SHEET NO.: [Number] OF [Total Sheets]

119 120 121
141 140 139



C.C. FILE NO. 901859 - SUBST. NO. 1

PROJECT BOUNDARY

Zoning Legend	
RESIDENTIAL	RESIDENTIAL
RS1 RS2 RS3 RS4 RS5 RS6	RS1A RS2A RS3A RS4A RS5A RS6A
RS7 RS8 RS9 RS10 RS11 RS12	RS7A RS8A RS9A RS10A RS11A RS12A
RS13 RS14 RS15 RS16 RS17 RS18	RS13A RS14A RS15A RS16A RS17A RS18A
RS19 RS20 RS21 RS22 RS23 RS24	RS19A RS20A RS21A RS22A RS23A RS24A
RS25 RS26 RS27 RS28 RS29 RS30	RS25A RS26A RS27A RS28A RS29A RS30A
RS31 RS32 RS33 RS34 RS35 RS36	RS31A RS32A RS33A RS34A RS35A RS36A
RS37 RS38 RS39 RS40 RS41 RS42	RS37A RS38A RS39A RS40A RS41A RS42A
RS43 RS44 RS45 RS46 RS47 RS48	RS43A RS44A RS45A RS46A RS47A RS48A
RS49 RS50 RS51 RS52 RS53 RS54	RS49A RS50A RS51A RS52A RS53A RS54A
RS55 RS56 RS57 RS58 RS59 RS60	RS55A RS56A RS57A RS58A RS59A RS60A
RS61 RS62 RS63 RS64 RS65 RS66	RS61A RS62A RS63A RS64A RS65A RS66A
RS67 RS68 RS69 RS70 RS71 RS72	RS67A RS68A RS69A RS70A RS71A RS72A
RS73 RS74 RS75 RS76 RS77 RS78	RS73A RS74A RS75A RS76A RS77A RS78A
RS79 RS80 RS81 RS82 RS83 RS84	RS79A RS80A RS81A RS82A RS83A RS84A
RS85 RS86 RS87 RS88 RS89 RS90	RS85A RS86A RS87A RS88A RS89A RS90A
RS91 RS92 RS93 RS94 RS95 RS96	RS91A RS92A RS93A RS94A RS95A RS96A
RS97 RS98 RS99 RS100	RS97A RS98A RS99A RS100A
COMMERCIAL	COMMERCIAL
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10	C1A C2A C3A C4A C5A C6A C7A C8A C9A C10A
C11 C12 C13 C14 C15 C16 C17 C18	C11A C12A C13A C14A C15A C16A C17A C18A
C19 C20 C21 C22 C23 C24 C25 C26	C19A C20A C21A C22A C23A C24A C25A C26A
C27 C28 C29 C30 C31 C32 C33 C34	C27A C28A C29A C30A C31A C32A C33A C34A
C35 C36 C37 C38 C39 C40 C41 C42	C35A C36A C37A C38A C39A C40A C41A C42A
C43 C44 C45 C46 C47 C48 C49 C50	C43A C44A C45A C46A C47A C48A C49A C50A
C51 C52 C53 C54 C55 C56 C57 C58	C51A C52A C53A C54A C55A C56A C57A C58A
C59 C60 C61 C62 C63 C64 C65 C66	C59A C60A C61A C62A C63A C64A C65A C66A
C67 C68 C69 C70 C71 C72 C73 C74	C67A C68A C69A C70A C71A C72A C73A C74A
C75 C76 C77 C78 C79 C80 C81 C82	C75A C76A C77A C78A C79A C80A C81A C82A
C83 C84 C85 C86 C87 C88 C89 C90	C83A C84A C85A C86A C87A C88A C89A C90A
C91 C92 C93 C94 C95 C96 C97 C98	C91A C92A C93A C94A C95A C96A C97A C98A
C99 C100	C99A C100A
INDUSTRIAL	INDUSTRIAL
I1 I2 I3 I4 I5 I6 I7 I8 I9 I10	I1A I2A I3A I4A I5A I6A I7A I8A I9A I10A
I11 I12 I13 I14 I15 I16 I17 I18 I19 I20	I11A I12A I13A I14A I15A I16A I17A I18A I19A I20A
I21 I22 I23 I24 I25 I26 I27 I28 I29 I30	I21A I22A I23A I24A I25A I26A I27A I28A I29A I30A
I31 I32 I33 I34 I35 I36 I37 I38 I39 I40	I31A I32A I33A I34A I35A I36A I37A I38A I39A I40A
I41 I42 I43 I44 I45 I46 I47 I48 I49 I50	I41A I42A I43A I44A I45A I46A I47A I48A I49A I50A
I51 I52 I53 I54 I55 I56 I57 I58 I59 I60	I51A I52A I53A I54A I55A I56A I57A I58A I59A I60A
I61 I62 I63 I64 I65 I66 I67 I68 I69 I70	I61A I62A I63A I64A I65A I66A I67A I68A I69A I70A
I71 I72 I73 I74 I75 I76 I77 I78 I79 I80	I71A I72A I73A I74A I75A I76A I77A I78A I79A I80A
I81 I82 I83 I84 I85 I86 I87 I88 I89 I90	I81A I82A I83A I84A I85A I86A I87A I88A I89A I90A
I91 I92 I93 I94 I95 I96 I97 I98 I99 I100	I91A I92A I93A I94A I95A I96A I97A I98A I99A I100A
OFFICE	OFFICE
O1 O2 O3 O4 O5 O6 O7 O8 O9 O10	O1A O2A O3A O4A O5A O6A O7A O8A O9A O10A
O11 O12 O13 O14 O15 O16 O17 O18 O19 O20	O11A O12A O13A O14A O15A O16A O17A O18A O19A O20A
O21 O22 O23 O24 O25 O26 O27 O28 O29 O30	O21A O22A O23A O24A O25A O26A O27A O28A O29A O30A
O31 O32 O33 O34 O35 O36 O37 O38 O39 O40	O31A O32A O33A O34A O35A O36A O37A O38A O39A O40A
O41 O42 O43 O44 O45 O46 O47 O48 O49 O50	O41A O42A O43A O44A O45A O46A O47A O48A O49A O50A
O51 O52 O53 O54 O55 O56 O57 O58 O59 O60	O51A O52A O53A O54A O55A O56A O57A O58A O59A O60A
O61 O62 O63 O64 O65 O66 O67 O68 O69 O70	O61A O62A O63A O64A O65A O66A O67A O68A O69A O70A
O71 O72 O73 O74 O75 O76 O77 O78 O79 O80	O71A O72A O73A O74A O75A O76A O77A O78A O79A O80A
O81 O82 O83 O84 O85 O86 O87 O88 O89 O90	O81A O82A O83A O84A O85A O86A O87A O88A O89A O90A
O91 O92 O93 O94 O95 O96 O97 O98 O99 O100	O91A O92A O93A O94A O95A O96A O97A O98A O99A O100A
PARK	PARK
P1 P2 P3 P4 P5 P6 P7 P8 P9 P10	P1A P2A P3A P4A P5A P6A P7A P8A P9A P10A
P11 P12 P13 P14 P15 P16 P17 P18 P19 P20	P11A P12A P13A P14A P15A P16A P17A P18A P19A P20A
P21 P22 P23 P24 P25 P26 P27 P28 P29 P30	P21A P22A P23A P24A P25A P26A P27A P28A P29A P30A
P31 P32 P33 P34 P35 P36 P37 P38 P39 P40	P31A P32A P33A P34A P35A P36A P37A P38A P39A P40A
P41 P42 P43 P44 P45 P46 P47 P48 P49 P50	P41A P42A P43A P44A P45A P46A P47A P48A P49A P50A
P51 P52 P53 P54 P55 P56 P57 P58 P59 P60	P51A P52A P53A P54A P55A P56A P57A P58A P59A P60A
P61 P62 P63 P64 P65 P66 P67 P68 P69 P70	P61A P62A P63A P64A P65A P66A P67A P68A P69A P70A
P71 P72 P73 P74 P75 P76 P77 P78 P79 P80	P71A P72A P73A P74A P75A P76A P77A P78A P79A P80A
P81 P82 P83 P84 P85 P86 P87 P88 P89 P90	P81A P82A P83A P84A P85A P86A P87A P88A P89A P90A
P91 P92 P93 P94 P95 P96 P97 P98 P99 P100	P91A P92A P93A P94A P95A P96A P97A P98A P99A P100A

REDEVELOPMENT PROJECT

Green Tree Business Park

EXISTING ZONING MAP

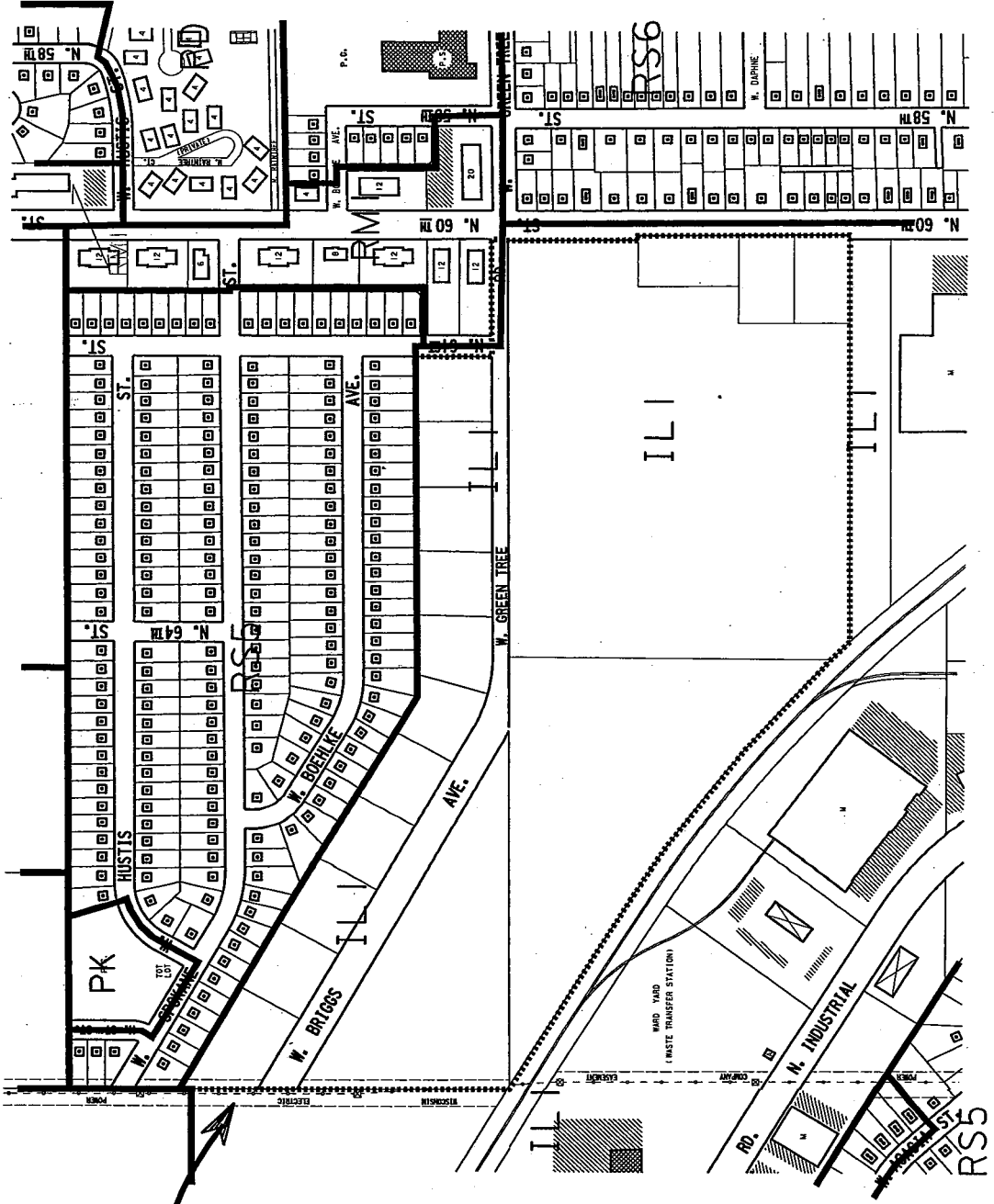
MAP NO. **2**

DATE 5/30/03

Prepared by the DEPARTMENT OF CITY DEVELOPMENT, INFORMATION CENTER
 Planning and Zoning Division
 1000 North Main Street, 10th Floor
 Raleigh, NC 27601
 Phone: 919.977.2200
 Fax: 919.977.2201
 E-mail: info@cityofraleigh.com

Zoning Legend	
RESIDENTIAL	RESIDENTIAL
RS1 RS2 RS3 RS4 RS5 RS6	RS1M RS1T RS1R 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
CS(A) CS(B) CS(C) CS(D) CS(E) CS(F) CS(G) CS(H) CS(I) CS(J) CS(K) CS(L) CS(M) CS(N) CS(O) CS(P) CS(Q) CS(R) CS(S) CS(T) CS(U) CS(V) CS(W) CS(X) CS(Y) CS(Z)	CS(A) CS(B) CS(C) CS(D) CS(E) CS(F) CS(G) CS(H) CS(I) CS(J) CS(K) CS(L) CS(M) CS(N) CS(O) CS(P) CS(Q) CS(R) CS(S) CS(T) CS(U) CS(V) CS(W) CS(X) CS(Y) CS(Z)
COMMERCIAL	COMMERCIAL
LB1 LB2	NS1 NS2 NS3 NS4 NS5 NS6 NS7 NS8 NS9 NS10 NS11 NS12 NS13 NS14 NS15 NS16 NS17 NS18 NS19 NS20 NS21 NS22 NS23 NS24 NS25 NS26 NS27 NS28 NS29 NS30 NS31 NS32 NS33 NS34 NS35 NS36 NS37 NS38 NS39 NS40 NS41 NS42 NS43 NS44 NS45 NS46 NS47 NS48 NS49 NS50 NS51 NS52 NS53 NS54 NS55 NS56 NS57 NS58 NS59 NS60 NS61 NS62 NS63 NS64 NS65 NS66 NS67 NS68 NS69 NS70 NS71 NS72 NS73 NS74 NS75 NS76 NS77 NS78 NS79 NS80 NS81 NS82 NS83 NS84 NS85 NS86 NS87 NS88 NS89 NS90 NS91 NS92 NS93 NS94 NS95 NS96 NS97 NS98 NS99 NS100
INDUSTRIAL	INDUSTRIAL
IL1 IL2	IM IH
OFFICE	OFFICE
OT1 OT2	OT1 OT2
PARK	PARK
PK	PK
UTILITIES	UTILITIES
UT1 UT2	UT1 UT2
RECREATION	RECREATION
RE1 RE2	RE1 RE2
TRANSPORTATION	TRANSPORTATION
TR1 TR2	TR1 TR2
WATER	WATER
WA1 WA2	WA1 WA2
WASTE	WASTE
W1 W2	W1 W2
UNDESIRABLE	UNDESIRABLE
UD1 UD2	UD1 UD2
OTHER	OTHER
OT1 OT2	OT1 OT2

PROJECT BOUNDARY



REDEVELOPMENT PROJECT
Green Tree Business Park

PROPOSED ZONING MAP

MAP NO. 3



DATE 5/30/03

DESIGNED BY: [Name] DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
DATE: 5/30/03