

Project Plan
For
Tax Incremental District Number 65
City of Milwaukee
(North 20th / West Brown Streets)

Prepared by
Department of City Development
January 2006

In Conformance with the provisions
Of Section 66.1105, Wisconsin Statutes,
as Amended.

I. DESCRIPTION OF PROJECT

A. Introduction

Section 66.1105(4)(d), Wisconsin Statutes, requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

B. District Boundaries

Tax Incremental District Number 65, City of Milwaukee, North 20th / West Brown Streets ("District" "the TID") is comprised of land located between West North Avenue, West Fond du Lac Avenue, North 17th Street, West Brown Street, and North 23rd/ North 24th Streets. The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description." A complete list of properties in the District is provided in Exhibit 2, "Property Characteristics." The District lies completely within the North 20th / West Brown Streets Redevelopment Plan area.

The District contains property totaling 1,598,992 square feet (36.7 acres,) exclusive of public streets and alleys. 77.7% of the real property located within the District was found to be "blighted" within the meaning of Section 66.1105 (2)(a)1. Exhibit 2 illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts.

C. Plan Objectives

The District is part of the Fond du Lac and North neighborhood. The TID will assist in the implementation of the *Fond du Lac and North neighborhood plan*¹, which includes redevelopment of the District as a "catalytic project" and a priority objective of the neighborhood. The area in and around the District declined in the 1970's when hundreds of homes (including approximately 150 structures in the District) were razed for the proposed Park West freeway, which was never built. A substantial portion of that cleared land in the District has remained vacant for over 30 years.

There is significant recent redevelopment in the area. CityHomes is a single-family subdivision located just two blocks to the south of the District at North 20th and West Walnut streets. The City of Milwaukee initiated CityHomes in 1997. The first phase of CityHomes consisted of 43 homes, and a second phase added up to 40 additional homes. CityHomes served as the catalyst for creating interest and demand for new single-family infill housing in the City, and further development followed. The area to the east of the proposed District, from 20th Street to 12th Street, is known as Lindsay Heights. Since 1997, approximately 130 new in-fill Lindsay Heights' homes have been built. A significant development within Lindsay Heights, Josey Heights, began construction in November 2005. Josey Heights will see up to 53 owner-occupied homes on a 7.3 acre parcel located at North 12th and West Brown Streets. Other notable new construction of homes in the area includes a significant concentration of Habitat for Humanity homes.

An important exception to these development efforts is the proposed District. Although limited redevelopment has taken place, much of the District remains vacant and blighted even 30+ years after the freeway clearance. It contains some of the last Park West land to be redeveloped. In its current state, the site is a detriment to ongoing redevelopment of the area.

The District will enable revitalization primarily by developing vacant City-owned land for residential redevelopment and replacing/upgrading public improvements in the District. Additional objectives of this Plan are to provide funding for: site assembly, housing rehabilitation loans or grants to owners of existing properties in the District, and for green space enhancements to Johnson's Park. The park is currently being redesigned, with expected costs of over \$2 million.

As opportunities present themselves, it is possible that there will be limited acquisition of

¹ Prepared by Planning & Design Institute and adopted by the City of Milwaukee as part of their Comprehensive Plan on March 19, 2004.

property. Properties *may* be purchased at fair market value from a willing seller in order to assemble development opportunities.

The more detailed objectives of this Project Plan are to:

1. Strengthen the economic vitality of the near north side by building residential property targeted to owner-occupants.
2. Promote coordinated redevelopment of vacant and underutilized land, including assembly of parcels.
3. Build public improvements that are not feasible without a Tax Incremental District.
4. Impose mandatory standards for property rehabilitation and development.
5. Eliminate obsolete conditions, blighting influences and environmental deficiencies that impede development and detract from the functionality, aesthetic appearance, and economic welfare of this area of the city.
6. Provide grants or low-cost loans to owners of existing property in the District in order to make required repairs to their homes.
7. Maximize the use of Emerging Business Enterprises in contracting opportunities.
8. Make contributions to the Redevelopment Authority of the City of Milwaukee (RACM) under Section 66.1333.5, Wisconsin Statutes for site and project improvements and for related activities undertaken in connection with the implementation of this Project Plan.

D. Proposed Public Action

The City of Milwaukee may, on its own initiative or through a cooperation agreement with the Redevelopment Authority and/or other entities, undertake any and all project and site improvements and activities considered necessary to achieve project objectives and the commitment of private investment. This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.1333(5), Wisconsin Statutes, within the District. It is possible that future amendments to this District for other investments in this area will be proposed. In general, it is expected that the agreement will cover the following public activities:

1. Acquisition and demolition of existing improvements and sale of the property,
2. Construction or reconstruction of streets, alley, and other facilities and utilities,
3. Vacation and/or opening of streets and alleys, in part or entirety,
4. Investigation and remediation of environmental contamination,
5. Contribute to the cost of making improvements to Johnsons Park,
6. Provide loans or grants to existing property owners, and
7. Any and all other project and site improvements or activities defined in sec. 66.1105(2)(f) 1., Wisconsin Statutes and considered appropriate and necessary for the achievement of project objectives and the commitment of private investment.

This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.431(5). Wisconsin Statutes, within the District.

II. PLAN PROPOSALS

A. Statutory Requirements

Section 66.1105(4)(f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2)(f) 1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

"Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

The plan includes the public works and improvements described in general below. The specific kind, number, and locations of public works and other improvements will be based on detailed final plans, approved for the project and site development in consultation with the Department of Public Works. Public works will generally consist of improvements in the public right-of-way that will restore or upgrade public facilities and the public environment, including the reconnection of the street grid and will be supportive of and located adjacent to properties to be redeveloped. Other improvements may include monetary contributions to RACM for property acquisition, site clearance, and environmental testing and remediation. Based on preliminary planning and design concepts in connection with the implementation of this Plan, the following types of public works and improvements are potential project costs: The number and location of the proposed public works and improvements are shown on Map No. 4, titled "Proposed Improvements," and are listed below:

(a) Site Acquisition	\$ 150,000
(b) Demolition, remediation	\$ 50,000
(c) Johnsons Park Improvements	\$ 100,000
(d) Loans/grants for rehab of existing properties	\$ 100,000
(e) Public Infrastructure	<u>\$ 2,700,000</u>
Subtotal	\$ 3,100,000

"Detailed List of Estimated Project Costs."

The kind, number, location and estimated costs of public works and improvements necessitated by this project as identified above, are based on preliminary plans and concepts developed in consultation with the Department of Public Works and as part of the preparation of the economic feasibility study for the District. These may be modified as to kind, number, location, and the costs reallocated at any time during project execution based on more definitive engineering studies and construction plans without amendment of this Plan.

The costs included in this subsection and detailed in Table "A" which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated redeveloper(s), which agreements are incorporated herein by reference, provided further that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

Capital Costs: A statement of the kinds of activities proposed for the project is included in subsection II.B. of this Plan. This category of costs includes those items which may be undertaken only in conjunction with Redevelopment Projects under provisions of Section 66.431, Wisconsin Statutes, as determined during the course of project execution/implementation, and may also include the City's cost of grants to RACM.

Other Costs: This category of Project Costs includes estimates for administrative, professional, organizational and legal costs. Components of the "other costs" include, in general, costs of salaries and employee benefits for employees engaged in planning, engineering, implementing, and administering activities in connection with the tax increment district. Related costs of supplies, materials, contract and consultant services, rental of space and equipment, and the

reasonable costs of City departments and agencies having oversight responsibilities due to the creation of this District. Such services include but are not limited to purchasing, property appraisals, personnel, legal, accounting, auditing, the provision of space and maintenance, and costs charged in accordance with an approved cost allocation plan.

Financing Costs: Financing costs include estimated gross interest expense on bonds that will be issued to pay for Project Costs. Estimates of bond interest are based on interest rates as set forth in the Economic Feasibility Analysis for this Project.

Table A: Estimated Project Costs²

1	<u>Capital:</u> Acquisition, Demolition, Remediation, Rehab Loans/Grants, Public Improvements (net)	\$3,100,000
	<u>Other:</u> Administrative, professional, organizational and legal, Total Estimated Project Costs, excluding financing	\$ 150,000 \$3,250,000

"Economic Feasibility Study."

The Economic Feasibility Study for this District, prepared by S. B. Friedman and Company, is dated December 6, 2005 and titled *North 20th/West Brown Streets TIF Feasibility Study*. S.B. Friedman and Company updated the study on June 28, 2006. The December 2005 study and the June 2006 update are on file with the Department of City Development. The study and update establish the dollar value of project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before the year 2027. Should incremental revenues be generated in excess of those currently anticipated, they will be used to offset the public costs of Plan implementation.

"Estimated Method of Financing Project Costs"

Sale of General Obligation Bonds:

Financing for the District's project costs will be accomplished either:

1. through issuing tax-exempt and taxable general obligation bonds (\$3,250,000 excluding capitalized interest,) or
2. through a Cooperation and Contribution agreement with the Federal National Mortgage Association (Fannie Mae.) Under this approach, the City would repay Fannie Mae only an amount equal to the actual tax incremental revenue received in the District each year. This approach is currently being discussed with Fannie Mae.

The estimated method of financing may change during the project period. Consequently, the method identified may, during the course of project implementation and as circumstances warrant, be redefined, and the dollar amount adjusted, without formal modification of this Plan.

"Time when the costs or monetary obligations related thereto are to be incurred"

The Summary of Project Costs (Schedule "1" below) identifies the year in which actual expenditures for the cost of public works and improvements described in this plan is expected to be incurred. This schedule anticipates the time costs will be incurred, not the time contracts or other obligations may be entered into. The estimates presented are subject to change as actual circumstances during the project execution period may require. However, all expenditures will be made prior to the year 2027 pursuant to the provisions of s. 66.1105(6)(am), Wisconsin Statutes.

² The City of Milwaukee and/or RACM reserve the right to undertake only those activities that are economically feasible and appropriate during the project, and which will lead to growth of the tax increment.

Schedule 1
Estimated Timing of Project Costs

Year	Estimated Project Cost	Cumulative Total
2006	\$500,000	\$500,000
2007	\$2,600,000	\$3,100,000

"Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," and Map No. 2, "Structure & Site Condition," in the Exhibits Section, which follows.

"Map Showing Proposed Improvements and Uses."

Please refer to Map No. 3, "Proposed Land Uses," and Map No. 4 "Proposed Improvements" in the Exhibits Section, which follows.

"Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."

Please refer to Map No. 5, "Existing Zoning." The present zoning ordinances, master plan, building codes, and other city ordinances will not require any amendments.

"List of Estimated Non-Project Costs."

None.

"Proposed Method for Relocation."

No occupied properties are currently identified for acquisition in this plan, and therefore no individuals or families are to be displaced. If, at a later date, RACM determines that relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

"Statement Indicating How District Creation Promotes Orderly City Development."

The proposed District is consistent with the recommendations contained in the Fond du Lac and North Neighborhood Plan and with the prevailing zoning in the surrounding area. The redevelopment of the site has also been identified as "a catalytic project" in the Fond du Lac and North Neighborhood Plan, which was adopted as part of the comprehensive plan of the City of Milwaukee in 2004. It will support the past and ongoing residential redevelopment efforts in the surrounding neighborhood.

"Opinion of the City Attorney."

Please refer to the letter dated September, 2006, as prepared by the office of the City Attorney.

EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Map 1	Boundary and Existing Land Use
Map 2	Structure & Site Condition
Map 3	Proposed Land Uses
Map 4	Proposed Improvements
Map 5	Existing Zoning Map
Attachment 1	Assessment Commissioner's Letter (pending)
Attachment 2	City Attorney's Letter (pending)

EXHIBIT 1
BOUNDARY DESCRIPTION

Beginning at the intersection of the centerline of North 23rd Street and the centerline of West North Avenue;

Thence east along the centerline of West North Avenue to the centerline of West Fond du Lac Avenue;

Thence southeast along centerline of West Fond du Lac Avenue to the centerline of North 17th Street;

Thence south along the centerline of North 17th Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 19th Street;

Thence north along the centerline of North 19th Street to the north line of the alley immediately north of and parallel to West Brown Street;

Thence west along the north line of the alley to the east line of the alley immediately east of and parallel to North 20th Street;

Thence north along the east line of the alley to the south lot line of 2058 N. 20th Street (Johnsons Park);

Thence west along the south lot line of 2058 N. 20th Street (Johnsons Park) (extended) to the centerline of North 20th Street;

Thence south along the centerline of North 20th Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 24th Street;

Thence north along the centerline of North 24th Street to the south lot line of 2020 North 24th Street (extended);

Thence east along the south lot line of 2020 North 24th Street (extended) to the south lot line of 2023 North 23rd Street (extended) to the centerline of North 23rd Street;

Thence approximately 530 feet north along the centerline of North 23rd Street to the south lot line of 2131 North 23rd Street (extended);

Thence west along the south lot line of 2131 North 23rd Street (extended) to the west line of the alley immediately west of and parallel to North 23rd Street;

Thence north along the west line of the alley to the south line of the alley immediately south of and parallel to West Garfield Avenue;

Thence west along the south line of the alley (extended) to the centerline of North 24th Street;

Thence north along the centerline of North 24th Street to the centerline of West Garfield Avenue;

Thence east along the centerline of West Garfield Avenue to the centerline of North 23rd Street;

Thence north along the centerline of North 23rd Street to the point of beginning.

EXHIBIT 2

PROPERTY CHARACTERISTICS

TAXKEY	NBR	DIR	ST_NAME	ST	OWNER_NAME	ASSESSED LAND&IMPR
3500001000	2235 W	LLOYD		ST	CITY OF MILW	0
3500002000	2231 W	LLOYD		ST	CITY OF MILW	0
3500003000	2225 W	LLOYD		ST	CITY OF MILW	0
3500004000	2219 W	LLOYD		ST	CITY OF MILW	0
3500007100	2042 N	23RD		ST	G.JOHNSON	31500
3500009100	2032 N	23RD		ST	E L COBB	38800
3500010100	2028 N	23RD		ST	ELRA 2121 LLC	22100
3500012000	2020 N	23RD		ST	VIOLA BROOKS	12900
3500013000	2018 N	23RD		ST	J M WILLIAMS	19400
3500014000	2232 W	BROWN		ST	J A WILLIAMS	33800
3500015000	2230 W	BROWN		ST	D NWONYE	27600
3500016000	2226 W	BROWN		ST	L D JACKSON	18300
3500017000	2220 W	BROWN		ST	FELIX G DISON	22200
3500020110	2009 N	22ND		ST	CITY OF MILW	0
3500020120	2204 W	BROWN		ST	CITY OF MILW	0
3500501110	2011 N	21ST		ST	R HOLMES	29700
3500502100	2007 N	21ST		ST	S D HUBBERT	26500
3500504110	2123 W	LLOYD		ST	CITY OF MILW	0
3500505100	2119 W	LLOYD		ST	CITY OF MILW	0
3500506100	2058 N	22ND		ST	NIMPROVEMEN	25800
3500507000	2054 N	22ND		ST	CITY OF MILW	0
3500508000	2000 N	22ND		ST	R MATHIAS	28000
3500509000	2006 N	22ND		ST	R MATHIAS	1700
3500510000	2010 N	22ND		ST	ROSALIE WARR	19000
3500511000	2016 N	22ND		ST	R CARTER,	27300
3500512100	2020 N	22ND		ST	T E MC CARTY	23700
3500514000	2030 N	22ND		ST	BERTHA REED	27100
3500515100	2036 N	22ND		ST	ARLEAN CLARK	29700
3500516000	2042 N	22ND		ST	WANDA F DAVIS	27400
3500518100	2127 W	LLOYD		ST	CITY OF MILWAUKEE	0
3500519000	2115 W	LLOYD		ST	CITY OF MILW	0
3500520000	2113 W	LLOYD		ST	CITY OF MILW	0
3500521000	2107 W	LLOYD		ST	CITY OF MILW	0
3500522000	2101 W	LLOYD		ST	CITY OF MILW	0
3500523000	2049 N	21ST		ST	CITY OF MILWAUKEE	0
3500601000	2029 N	22ND		ST	EMMA J OLDS	18900
3500602000	2027 N	22ND		ST	WESLEY LANDRY	14400
3500603000	2027 N	22ND		ST	CITY OF MILWAUKEE	0
3500605100	2019 N	22ND		ST	QUENTIN D FERGUSON	32400
			FOND DU			
3500801000	2041 W	LAC		AV	CITY OF MILWAUKEE	0
3500803100	2033 W	FOND DU LA		AV	RICARDO D MC KENZIE	290000
3500804000	2029 W	FOND DU LA		AV	CITY OF MILW	0
3500805000	2025 W	FOND DU LA		AV	RICARDO MCKENZIE	46200
3500806100	2019 W	FOND DU LA		AV	CITY OF MILWAUKEE	0
3500808100	2007 W	FOND DU LA		AV	COLUMBIA SAVINGS &	18800
3500809000	2001 W	FOND DU LA		AV	CITY OF MILW	0
3500810000	2209 N	20TH		ST	WWG PROPERTY INVESTMENT	30700
3500813100	2008 W	GARFIELD		AV	CITY OF MILWAUKEE	0
3500814100	2200 N	21ST		ST	CITY OF MILWAUKEE	0
3500818000	2210 N	21ST		ST	RICARDO MCKENZIE	23300
3500819000	2210 N	21ST		ST	RICARDO MCKENZIE	400
3500822000	2222 N	21ST		ST	GEORGE GANT	14200
3500823111	2001 W	GARFIELD		AV	MILWAUKEE COUNTY	0
3500854110	2127 W	GARFIELD		AV	HOLY MT CARMEL	0
3500871200	2104 W	LLOYD		ST	CITY OF MILWAUKEE	0
3500872100	2108 W	LLOYD		ST	CITY OF MILWAUKEE	0

TAXKEY	NBR	DIR	ST_NAME	ST	OWNER_NAME	ASSESSED LAND&IMPR
3500873100	2114 W	LLOYD	ST	CITY OF MILWAUKEE	0	
3500874000	2116 W	LLOYD	ST	CITY OF MILWAUKEE	0	
3500875000	2120 W	LLOYD	ST	CITY OF MILWAUKEE	0	
3500876110	2124 W	LLOYD	ST	CITY OF MILW	0	
3500877000	2128 W	LLOYD	ST	WILLIE B HENNING	25100	
3500878000	2132 W	LLOYD	ST	AARDVARK PROPERTIES LLC	24300	
3500885000	2129 W	NORTH	AV	A J WILSON	66000	
3500886000	2125 W	NORTH	AV	E RANDY RADKE	24000	
3500887000	2121 W	NORTH	AV	CITY OF MILWAUKEE	0	
3500890100	2111 W	NORTH	AV	DYKEMAN/KATZ PROPERTIES	0	
3500891000	2101 W	NORTH	AV	NAFISA CHARAB	0	
3500892110	2239 N	21ST	ST	CITY OF MILWAUKEE	0	
3500898100	2102 W	GARFIELD	AV	CITY OF MILWAUKEE	110000	
3500914100	2235 W	NORTH	AV	CITY OF MILWAUKEE	22000	
3500917110	2213 W	NORTH	AV	JONG L KIM	0	
3500948100	2146 N	23RD	ST	HOLY MT CARMEL MISSION	0	
3500962100	2127 N	22ND	ST	CITY OF MILW	0	
3500963000	2123 N	22ND	ST	CITY OF MILWAUKEE	0	
3500964000	2119 N	22ND	ST	CITY OF MILWAUKEE	0	
3500965000	2113 N	22ND	ST	CITY OF MILW	0	
3500966000	2202 W	LLOYD	ST	CITY OF MILWAUKEE	0	
3500967000	2204 W	LLOYD	ST	RURAL INVESTMENTS LLC	18200	
3500968000	2208 W	LLOYD	ST	ARNETTER JOHNSON	24900	
3500969000	2214 W	LLOYD	ST	REAL ESTATE RESOLUTIONS LLC	9000	
3500970000	2218 W	LLOYD	ST	CITY OF MILWAUKEE	0	
3500971000	2222 W	LLOYD	ST	CITY OF MILWAUKEE	0	
3500972000	2224 W	LLOYD	ST	CITY OF MILW	0	
3500973000	2232 W	LLOYD	ST	CITY OF MILW	0	
3500974000	2112 N	23RD	ST	EDGAR BIRDSONG JR	22000	
3500975110	2118 N	23RD	ST	MAURICE LAWRENCE	26500	
3500977100	2126 N	23RD	ST	MAURICE LAWRENCE	31000	
3500978000	2130 N	23RD	ST	CITY OF MILW	0	
3500979100	2136 N	23RD	ST	ETHEL COLLINS	43300	
3502137100	2335 W	GARFIELD	AV	ALONZO & MATTIE D EVANS	28400	
3502139000	2331 W	GARFIELD	AV	CITY OF MILW	0	
3502140000	2329 W	GARFIELD	AV	CITY OF MILWAUKEE	0	
3502141000	2325 W	GARFIELD	AV	CITY OF MILW	0	
3502142000	2321 W	GARFIELD	AV	CITY OF MILW	0	
3502143000	2317 W	GARFIELD	AV	CITY OF MILWAUKEE	0	
3502144100	2313 W	GARFIELD	AV	CITY OF MILWAUKEE	0	
3502145000	2309 W	GARFIELD	AV	CITY OF MILWAUKEE	0	
3502146000	2305 W	GARFIELD	AV	CITY OF MILWAUKEE	0	
3502147000	2301 W	GARFIELD	AV	CITY OF MILWAUKEE	0	
3502148100	2145 N	23RD	ST	CITY OF MILW	0	
3502150100	2135 N	23RD	ST	CITY OF MILW	0	
3502151100	2131 N	23RD	ST	CITY OF MILW	0	
3502704110	2030 N	21ST	LA	CITY OF MILW	0	
3502709000	2108 W	BROWN	ST	LESLYN WHITTINGTON	18600	
3502710000	2112 W	BROWN	ST	BARBARA C MAPP	56400	
3502711000	2120 W	BROWN	ST	BARBARA C MAPP	34500	
3502712000	2126 W	BROWN	ST	CITY OF MILW	0	
3502713000	2021 N	21ST	LA	CITY OF MILW	0	
3502714100	2025 N	21ST	LA	WANDA F DAVIS	28900	
3502716100	2033 N	21ST	LA	WANDA DAVIS	13600	
3502718000	2043 N	21ST	LA	CARL LEE TAYLOR	16700	
3502801000	2043 N	21ST	ST	CITY OF MILWAUKEE	0	
3502804110	2029 N	21ST	ST	CITY OF MILW	0	
3502901122	2029 N	20TH	ST	CITY OF MILW SCHOOL SITE	0	
3503001000	2201 W	LLOYD	ST	EDGAR E JILES	15400	
3503002000	2205 W	LLOYD	ST	LAURA A KATES	21100	
3503003000	2209 W	LLOYD	ST	SECRETARY OF HOUSING &	19700	
3503004000	2213 W	LLOYD	ST	CITY OF MILWAUKEE	0	

TAXKEY	NBR	DIR	ST_NAME	ST	OWNER_NAME	ASSESSED LAND&IMPR
3503005000	2217 W		LLOYD	ST	ALVIENCE S LAMB	24200
3503007110	2039 N		22ND	ST	CITY OF MILW	0
3503007120	2041 N		22ND	ST	CITY OF MILWAUKEE	0
3503008000	2035 N		22ND	ST	CITY OF MILW HOUSING AUTH	0
3503011100	2212 W		BROWN	ST	CITY OF MILW	0
3503012000	2208 W		BROWN	ST	SYLVIA BLANKS	18400
3503825000	2019 N		23RD	ST	CITY OF MILWAUKEE	0
3503826000	2023 N		23RD	ST	CITY OF MILWAUKEE	0
3503831000	2018 N		24TH	ST	CITY OF MILWAUKEE	0
3503832000	2020 N		24TH	ST	CITY OF MILWAUKEE	0
3503841000	2312 W		BROWN	ST	CITY OF MILWAUKEE	0
3503842000	2302 W		BROWN	ST	CITY OF MILWAUKEE	0
3503843000	2318 W		BROWN	ST	CITY OF MILWAUKEE	0
3503845000	2332 W		BROWN	ST	CITY OF MILWAUKEE	0
3503846000	2328 W		BROWN	ST	CITY OF MILWAUKEE	0
3503847000	2322 W		BROWN	ST	CITY OF MILWAUKEE	0
3503848000	2320 W		BROWN	ST	CITY OF MILWAUKEE	0
TOTAL						\$2,051,400

LEGEND	
■■■■	PROJECT BOUNDARY
f	CHURCH
H	HOTEL / MOTEL
R	ROOMING HOUSE
P	POLICE STATION
F	FIRE STATION
+	HOSPITAL
C	CONDOMINIUM
U	UTILITY COMPANY
T	STORAGE TANK
■■■■	PARK
P.S.	PUBLIC SCHOOL
P.G.	PLAYGROUND
▨	PARKING LOT
▨	PARKING STRUCTURE
○ ○	SINGLE OR DUPLEX RESIDENTIAL
4	MULTI-FAMILY RESIDENTIAL
⊗	MIXED COMMERCIAL / RESIDENTIAL
⊗	COMMERCIAL OR LOCAL BUSINESS
⊗	OFFICE / PROFESSIONAL SERVICES
⊗	MIXED COMMERCIAL
▲	SKILLED CARE FACILITY
□	VACANT PARCEL
■	NON - PUBLIC EDUCATION
■	PUBLIC BUILDING
M	MANUFACTURING AND WAREHOUSING
A	ACCESSORY BUILDING
	CEMETERY
	TENNIS COURT
	BASKETBALL COURT
D	DORMITORY

TID- 65 &
REDEVELOPMENT PROJECT
BOUNDARY

MAP NO.

Redevelopment Project
TID - 65

N. 20th St. - W. Brown St.

BOUNDARY AND EXISTING LAND USE

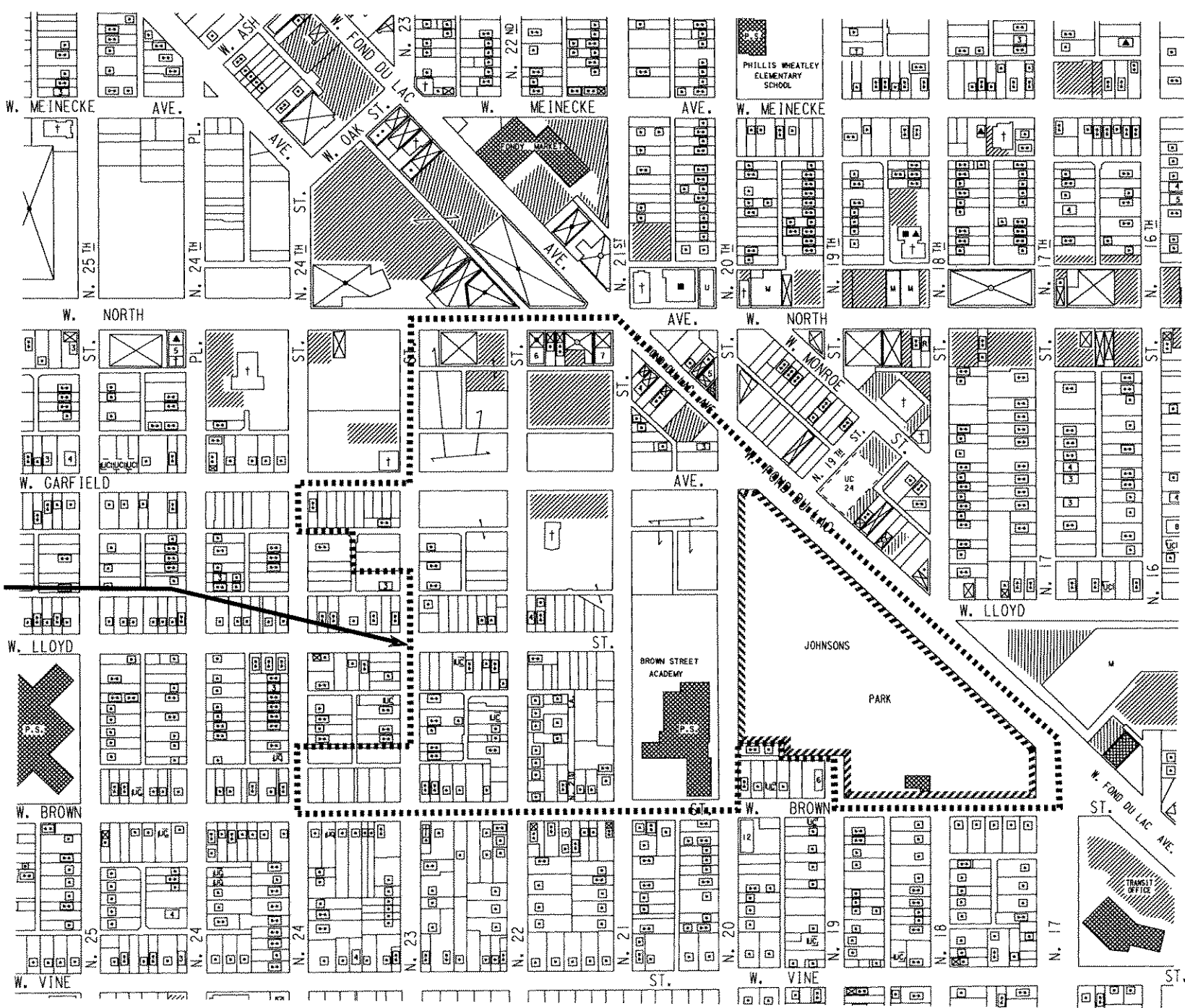


```

PRODUCED BY THE DEPARTMENT OF CITY DEVELOPMENT INFORMATION CENTER
Design File = w:\7\Pen\1025.417.dgn                                     1025.417.1
PenTable = pen110w40011u.pen                                           1025.417.1
Color Table = c1r1b2w.ctb                                              1025.417.1
Generated ( 13-SEP-2006 ), Scale = ( 429.2500000 x 1.0000000
Quest Job = \\815-MTGIS-NP55000.Size = 115.495143 x 2.0000000
MILWAUKEE, WI

```

DATE _____

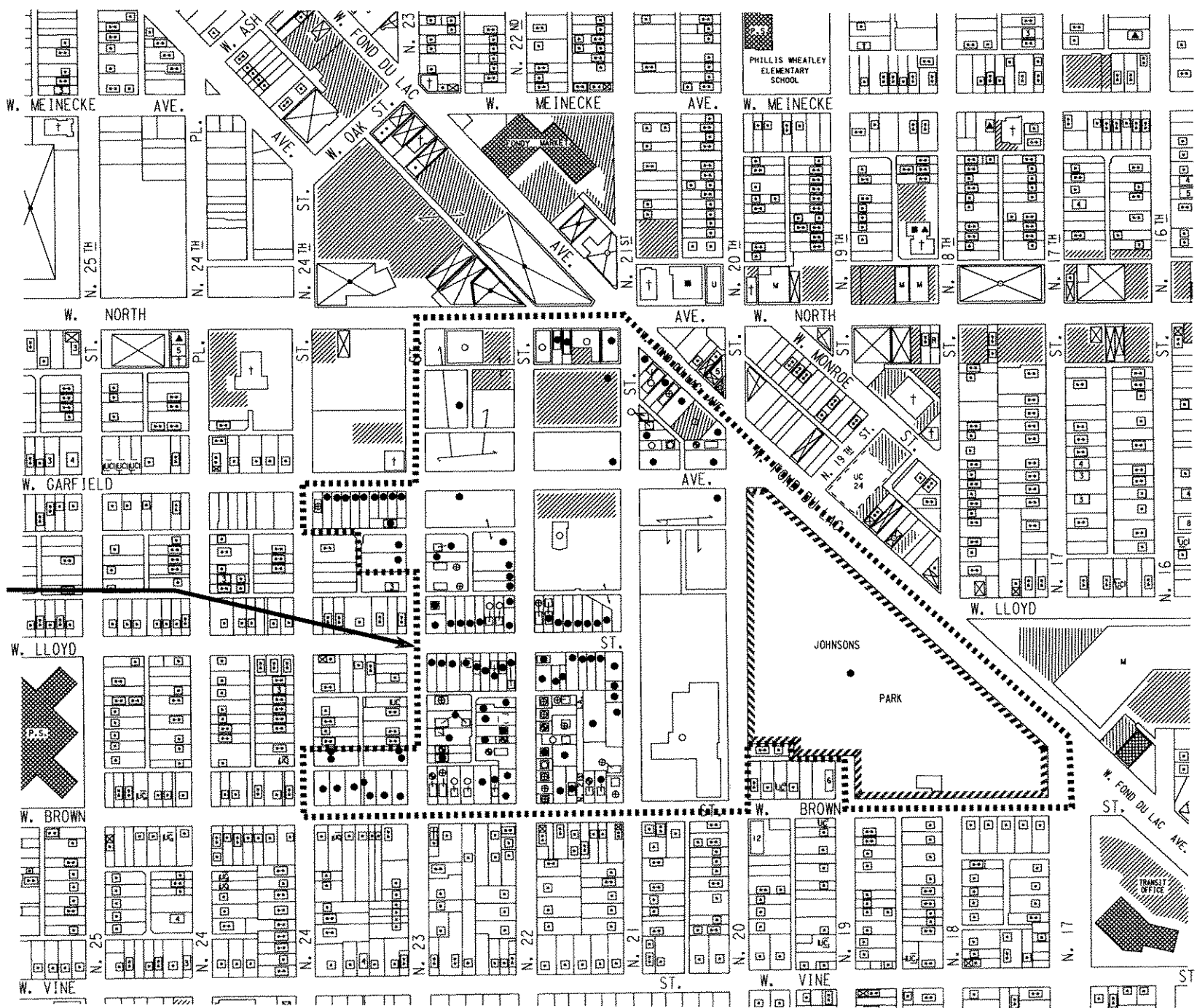


5. EXISTING LAND USE

LEGEND

- STANDARD
- ⊕ MINOR DEFICIENCY
- ◐ MAJOR DEFICIENCY
- SUBSTANDARD

TID- 65 & REDEVELOPMENT PROJECT BOUNDARY



325	324
350	351

MAP NO.

2

Redevelopment Project
TID - 65
N. 20th St. - W. Brown St.
**STRUCTURE & SITE
CONDITION**



PRODUCED BY THE DEPARTMENT OF CITY DEVELOPMENT INFORMATION CENTER
Design: K112 - w:\106\112\K112.dgn
PenTable: pen1tbl-4001a.ctb
Color Table: c1tbl-4001a.ctb
Generated: 13-SEP-2006 1:00:00 PM
Scale: 1/8" = 1'-0" (1/8" = 1'-0")
Drawing: 13-SEP-2006 1:00:00 PM
WILKES, WI.

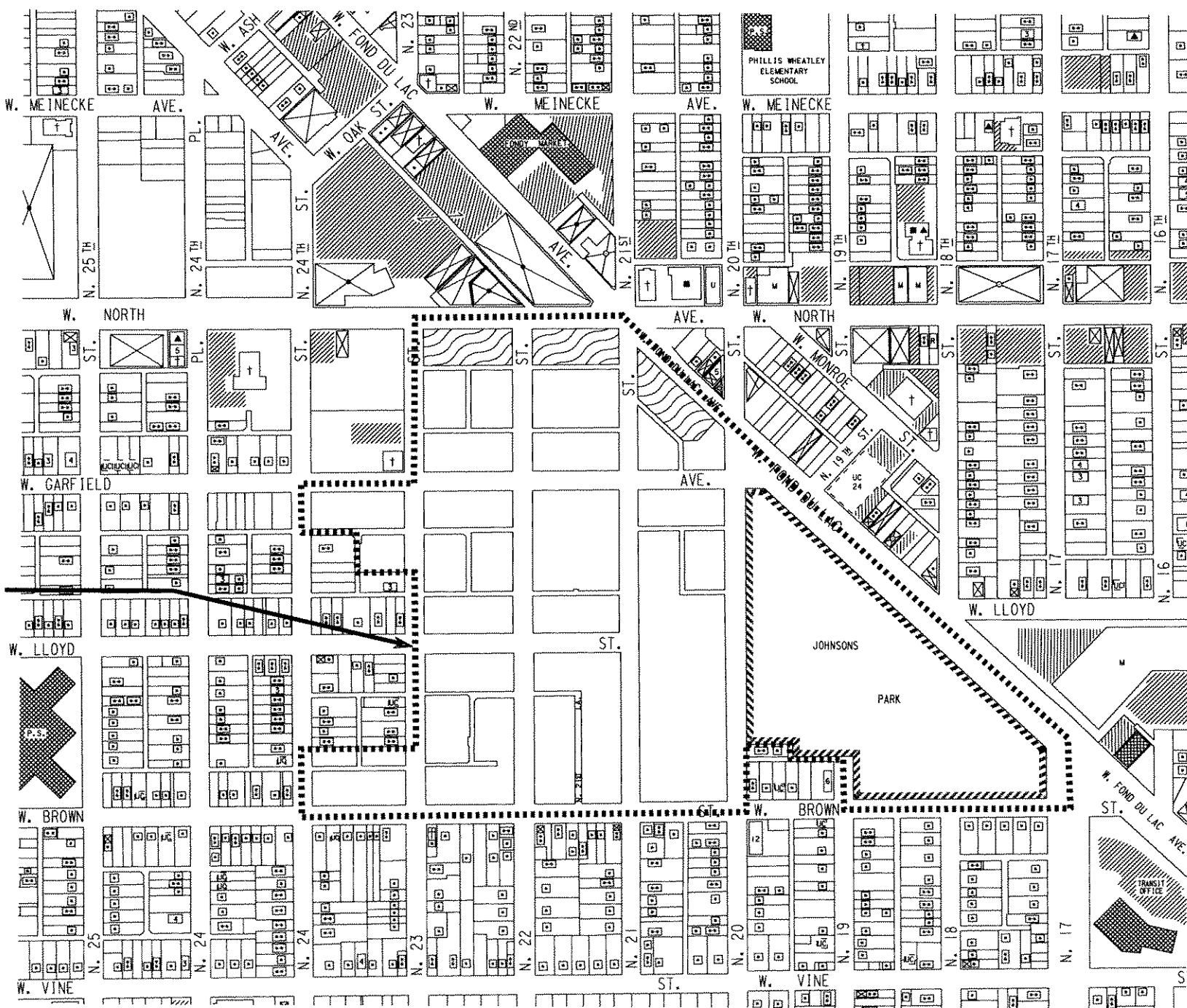
DATE

LEGEND

 FOR COMMERCIAL USE

 REMAIN RESIDENTIAL

TID- 65 & REDEVELOPMENT PROJECT BOUNDARY



325	324
350	351

MAP NO.

3

Redevelopment Project

TID - 65

N. 20th St. - W. Brown St.

PROPOSED LAND USE



PRODUCED BY THE DEPARTMENT OF CITY DEVELOPMENT INFORMATION CENTER
Design File - W:\TID\TID65-417.dgn File:417.3
PenTable - pen14r4001a.pen (pen and project name) .1
Color Table - c1r11a1bw.ctb
Generated: 11-19-2006 7:50am Scale: 1:429,250,000 11/19/2006
Source: 11/19/2006 7:50am 11/19/2006 7:50am 11/19/2006 7:50am MILWAUKEE, WI.

DATE

|||||



MAP NO.

TID - 65

4

PROPOSED IMPROVEMENTS

[illegible]

DATE _____

7. PROPOSED IMPROVEMENTS

