



84TH & GREENFIELD REDEVELOPMENT PLAN



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June 8, 2010

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I. INTRODUCTION

SITE HISTORY: The Milwaukee Gray Iron site has a manufacturing history dating back to 1908. Originally the site of Zenith Foundry Company until 1969 for the manufacturing of gray iron castings, the manufacturing complex has changed hands over the years, owned second by Briggs & Stratton Corp. and now owned by Milwaukee Gray Iron (MGI), a division of Metal Technologies, Inc (MTI). The MGI plant temporarily closed in the spring of 2008 due to the economic slowdown and was schedule to reopen in September 2008. However, in June



2008 the City of West Allis experienced the heaviest rainfall in recorded history, which flooded many parts of the City, including the MGI foundry. Milwaukee Gray Iron was flooded with up to four (4) feet of standing water in some places and ultimately sustained nearly \$16 million in actual cash value damages. The foundry that once employed 83 people decided to permanently shut down business. The now-vacant buildings were so heavily damaged that their only viable use could be cold storage; alternatively they could continue to sit and deteriorate, negatively affecting the surrounding residential neighborhood and busy commercial corridor. This Brownfield site is also known to have: (1) soil and groundwater impacts associated with a recently closed leaking underground storage tank (LUST/ERP) case; (2) probable asbestos containing materials within the existing building materials; (3) five underground storage tanks; and, (4) other potential contamination due to historic uses by the foundry.



The former Mykonos restaurant site has been vacant and for sale for over five (5) years. The site started out as a corn-husking machine manufacturer from 1927 – 1950, then a Chevrolet dealership from 1958 – 1982; it was converted to a bakery in 1983 and then to a restaurant/banquet facility in 1996. The restaurant sits directly across the street from the Wisconsin State Fair Park main entrance along W. Greenfield Ave. and is a dilapidating site for anyone to see. The former restaurant also sustained major flood damage in June 2008, with water reaching several feet deep in the parking

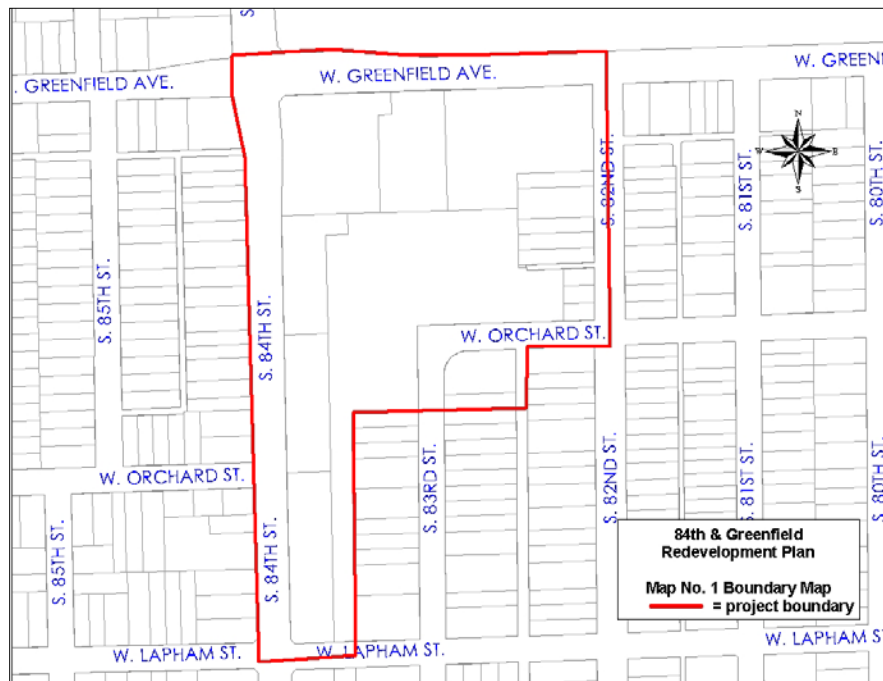
lot and along the building. The City also conducted a Phase I Environmental Study Assessment, which revealed evidence that an underground storage tank had a spill over the years, leaving environmental clean-up issues to exasperate the property's blighting problem. The vacated building and its environmental and flooding issues are leaving a declining impression on the surrounding residential neighborhood and busy commercial corridor. This Brownfield site has the following identified environmental concerns: (1) underground storage tanks; (2) the potential for fill materials and spills related to a former railroad spur on the subject property; (3) a reported closed leaking underground storage tank (LUST) case on the subject property and western adjacent property; and, (4) potential releases due to activities on adjacent properties.

On the west side of S. 82 St., just south of W. Greenfield Ave., lay seven (7) homes, four (4) of which are duplexes. Each of these homes was severely impacted by floodwaters in June 2008

and June 2009, sustaining multiple feet of water damage in the basements. A neighborhood meeting was held with the property owners and tenants of these homes in July 2009 to discuss potential redevelopment in their backyards. Nearly all homeowners voluntarily expressed interest in selling their properties to the City for development, citing frustration from the flooding as the main motive to sell.

In response to the influence of blight, vacancies, and recent flooding, the City has prepared this neighborhood redevelopment plan in an effort to evaluate how deteriorating conditions can be arrested, and assets enhanced. The Mykonos and Milwaukee Gray Iron properties are on the market voluntarily and are being considered for acquisition for redevelopment by the City of West Allis. A new Tax Increment Finance District (TID) is recommended to be formed to assist in the planned redevelopment of the properties into a possible hotel, mixed residential and/or light commercial/office/retail uses to commensurate with the needs and character of the current neighborhood.

LOCATION: This project will be referred to as the 84th and Greenfield Redevelopment Plan, the “Project”. The Project area is centrally located within the eastern part of the City and bounded on the **west** by residential and some commercial properties; on the **north** by State Fair Park; on the **south** by residential properties and W. Lapham St.; and on the **east** by S. 82 St. and residential properties. The total area of the District is approximately 18.5 acres, which includes public roads.



BLIGHTING INFLUENCES: There are two distinct major causes of blight in the project area. -
1) The primary cause is the presence of a substantial number of deteriorated and deteriorating buildings; and, 2) presence of substandard environmental conditions on various properties.

1. Presence of a substantial number of deteriorated and deteriorating buildings.

The area can be characterized as an older deteriorated retail commercial site with a mix of industrial and residential uses, located between improved and redeveloped commercial properties.

The site includes a large idle former foundry/industrial use that shadows the surrounding commercial node. Based on a survey conducted by the Building Inspections and Neighborhood Services Department, within the boundaries of the Plan, one or more characteristics of blight are exhibited, as defined by Wisconsin State Statutes.

The foundry experienced significant damage during the flooding of June 2008 forcing the company to permanently close the facility. The site's former use as a foundry will hamper private investment because the improvements on the property are geared to a single use and the 100 year history as a foundry will caution investors with perceived environmental concerns.



The former Mykonos restaurant has been vacant and underutilized for over five years. The condition of the building and improvements are negatively impacting viable neighborhood development. Further, based on historical uses of the property, the site had underground storage tanks and was formerly an automobile service facility. A railroad spur was also on the site leaving the potential for fill materials and spills to be present. The recognized and perceived environmental conditions of the site as well as adjacent properties conditions restrict the interest and investment of private developers.



The surrounding neighborhood can be characterized as mixed use and residential. A series of residential properties along the eastern boundary of the Plan were damaged by two consecutive years of flooding. The damage sustained has created turnover for the rental units and diminished the ability to sell the properties.

2. Presence of substandard environmental conditions on various properties

The properties' expansion, redevelopment, or reuse is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Foundry

The former Milwaukee Gray Iron site has a dated history of 100 years as a manufacturing facility. The size of the facility and former use as a foundry limits the potential for optimal reuse of the property. The known environmental concerns for the foundry include 1) a list of underground storage tanks, some of which leaked and were removed as listed on the Wisconsin Department of Commerce Tank database and the BRRTS database; 2) an investigation in 2003 discovered contamination of chlorinated VOC's and trichlorethene (TCE); 3) prior use of a foundry; and, 4) probable asbestos containing materials within the existing building materials. Both soil and groundwater were reported to contain petroleum constituents above the NR 700 Residual Contaminant Levels and NR 140 Groundwater Quality Standards. The residual soil

contamination left on site will need to be evaluated relative to any new proposed redevelopment.

Restaurant

The Mykonos site is developed with an estimated 15,000 square foot building on an approximate 1.83 acre parcel. The existing building was most recently occupied by Mykonos Restaurant and has been vacant since 2004.

A previous Phase I Environmental Site Assessment (ESA) was completed on the subject property in January 2006. It provided a historical summary which indicates that the site was formerly used by the Rosenthal Corn Husker Company to manufacture corn-husking machines; a former automobile sales and service building; and the former Meurer Bakery Company. The Phase I also revealed several recognized environmental concerns for the subject property related to the presence and former presence of underground storage tanks on the site, the use of the site for automobile service, the potential for fill materials and spills related to a former railroad spur on the subject property, a reported closed leaking underground storage tank (LUST) case on the subject property and western adjacent property, and potential releases due to activities on adjacent properties.

Residential

The general age of the residential properties would indicate possible environmental concerns such as but not limited to asbestos, hydrochlorofluorocarbons (CFCs), halons and other refrigerants, lead-based paint, mercury containing switches and lighting, polychlorinated biphenyls (PCBs) and miscellaneous items such as containers of hazardous chemicals, appliances, computers, illuminated exit signs and smoke detectors. Some of the properties may have been heated by fuel oil, therefore the presence of a underground or above ground tank is possible, but unknown.

The environmental hazards and the distressed state and disrepair of the property substantially impair and arrest the sound growth of the community, constitute an economic and social liability and is a menace to the public's health, safety, and welfare in its present condition and use. Redevelopment of the property will provide future property tax relief to the families and businesses of West Allis.

CONCLUSION: Obsolescent land uses, deteriorated buildings and a preponderance of the properties by reason of the presence of faulty lot layouts in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, and diversity of ownership, are blighted and impede the orderly redevelopment of the area. As noted in the **Appendix Map No. 2 Existing Property Conditions (Blighted Properties)**, all properties within the project area that have been identified as blighted, and exhibit one or more characteristics of blight as defined in s. 66.1333 of Wisconsin State Statutes.

The distressed state and disrepair of a majority of the land mass/number of properties in the area when combined with environmental cleanup liabilities and compounded with the other causes of blight in the Project area, substantially impairs and arrests the sound growth of the community. Furthermore, these factors constitute an economic and social liability, and are a menace to the public health, safety, morals and welfare in its present condition and use. In recognition of all of the above, the area is therefore a blighted area within the meaning of s. 66.1333(6)(b)1 of Wisconsin State Statutes in need of blight elimination, slum clearance and an urban renewal project.

II. PROJECT ACTIVITIES

This Plan provides for the following redevelopment sections (labeled as A, B and P), each of which also includes specific numbered project activities. This Neighborhood Redevelopment Plan and the proposed Tax Incremental Finance District No. 11 (TID 11) have been prepared in a manner so that various components and activities may be implemented as a whole or selectively (as options) to accomplish the redevelopment objective.

Section A = Milwaukee Gray Iron, Mykonos and Residential Properties. This portion of the *project activities* principally includes the redevelopment of the current Milwaukee Gray Iron site, the former Mykonos restaurant site, and eight (8) residential properties. In Fall 2008, the Department of Development learned that the Milwaukee Gray Iron foundry was not going to reopen due to substantial flooding damage and was approached by the foundry owner on whether the City would be interested in purchasing the foundry properties. The former Mykonos restaurant site has been for sale and vacant for over five (5) years. The department has also seen and heard how substantial the flood damage had been to the homes on the west side of S. 82 St., which was confirmed by homeowner testimony during the July 8, 2009 neighborhood meeting.

Milwaukee Gray Iron (For Sale 4.88-acre site area)

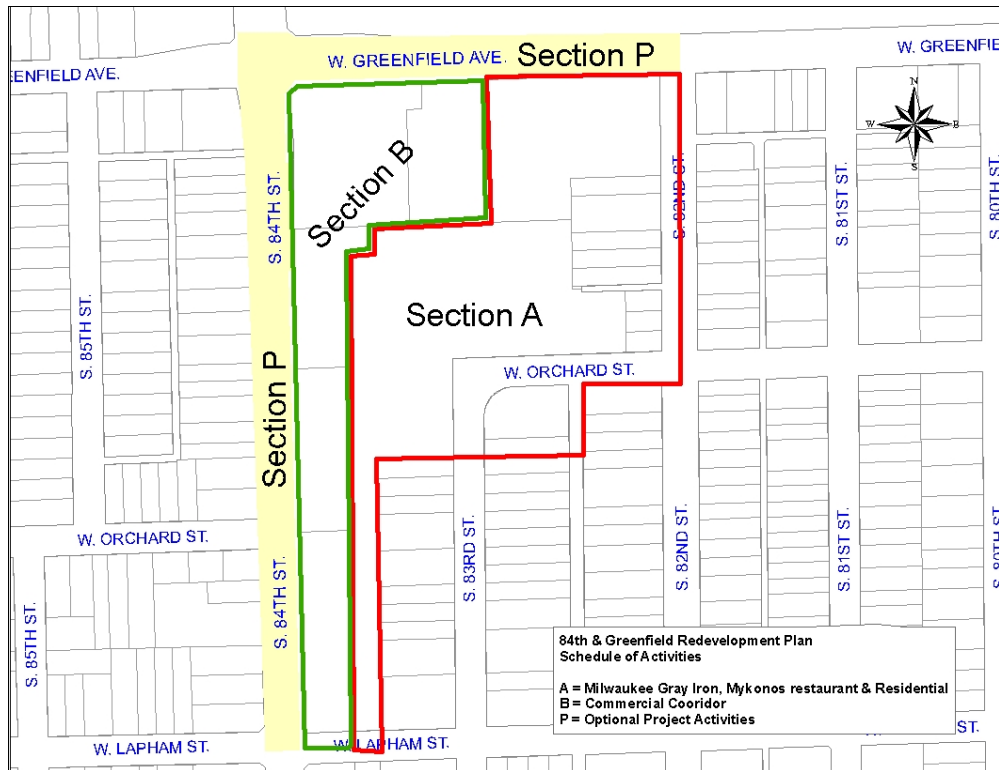
- Foundry site 1501 S. 83 St. & 8220R W. Orchard St. (4.39 acres)
- Storage shed 1502 S. 83 St. & 15** S. 83 St. (0.49 acres)
- Total of three (3) parcels (**4.88 acres**)

Mykonos Restaurant (For Sale 1.83-acre site area)

- Restaurant site 8201 W. Greenfield Ave. (**1.83 acres**)

Residential Properties

- 1427-29 S. 82 St. (0.14 acres)
- 1433-35 S. 82 St. (0.28 acres)
- 1443-45 S. 82 St. (0.14 acres)
- 14** S. 82 St. (0.14 acres)
- 1451-53 S. 82 St. (0.14 acres)
- 1459 S. 82 St. (0.06 acres)
- 1463 S. 82 St. (0.06 acres)
- 1469 S. 82 St. (0.06 acres)
- Total of eight (8) parcels (**1.03 acres**)



Section A is composed of one project activity which will involve returning the parcels, currently occupied by Milwaukee Gray Iron, Mykonos and eight (8) residential properties, to an economically productive and aesthetically appealing mixed use development that will help to bring new value towards revitalizing the 84th & Greenfield Neighborhood. The Milwaukee Gray Iron site consists of three (3) parcels (two of the parcels used as storage and parking, located across the street from the foundry) of industrial land situated at the intersection of S. 83 St. and W. Orchard St., which are currently for sale, and if acquired, could be assembled for disposition and redevelopment purposes. The Mykonos site consists of one (1) parcel located along the south side of W. Greenfield Ave., just west of S. 82 St., which is currently for sale, and if acquired, could be assembled for disposition and redevelopment purposes. The eight (8) residential properties are located along the west side of S. 82 St., between W. Greenfield Ave. and W. Orchard St., and if acquired, could be assembled for disposition and redevelopment purposes. The activities to accomplish this will include the acquisition, environmental remediation, demolition and redevelopment of the properties.

The street portions of the Project may be programmed at a future date, but are not included within the initial cost/scope of this redevelopment plan. For purposes of this redevelopment plan, the optional activities should be viewed as future components that could be added to the existing project area or any future amended project area to provide public improvements to further enhance the private redevelopment initiatives as well as assist in providing an enhanced neighborhood image. For instance, streetscaping and new stamped paving details along W. Greenfield Ave. between the sidewalk and curb and improved crosswalk markings will call attention to pedestrian movements to provide a safer crossing from the commercial development south of W. Greenfield Ave. to State Fair Park to the north. A pedestrian bridge or signaled pedestrian at-grade crosswalk across W. Greenfield Ave., connecting properties south of W.

Greenfield Ave. to the State Fair Park is anticipated to be added as part of this project, especially if a hotel is built, which may house State Fair vendors during events.

Street paving and other underground work are not recommended for improvement at this time, but will be programmed as part of future capital improvements.

In 2008, the value of properties within the project boundaries had a Fair Market Value as determined by the City Assessor of \$10,840,974. The Redevelopment Plan properties paid \$205,984 in property taxes. Several development scenarios were explored in determining the sites full redevelopment potential and the most taxable value generated. Table 1 indicates the amount of taxable value that could be developed and the amount of (incremental) property tax relief that could be captured by redevelopment.

Option 1-A

Development would occupy the former restaurant site with an 104-unit hotel with a construction cost estimate of \$70,000 per room for an estimated total value of \$10.1 million. With the new hotel, a possible adaptive reuse of the former restaurant into a banquet facility might be considered. Parking requirements of approximately 150 spaces would be gained with additional land mass from the foundry and residential properties. The general area of the foundry would be transformed into three, 40-unit market rate apartment buildings. The .49-acre parcel located at the southeast corner of W. Orchard St. and S. 83 St. would accommodate a 4-unit multi-family apartment/condominium development. As stated above, the residential area would be graded to accommodate parking requirements for the development.

Option 1-B

As stated above under Option 1-A, however with the variation of 48 working class townhomes occupying the former foundry and residential sites in place of the 120 market rate apartment units and 6 condominium units.

Option 2-A

The former restaurant site would be razed and positioned as two commercial outlots suitable for a restaurant or financial use. These buildings would vary in size from 4,000 to 5,000 sq. ft. with a construction cost estimated between \$184 and \$240 per sq. ft. The former foundry land mass would be converted into an 80-unit hotel with the remaining portions of the site provided for a market housing development. The .49-acre parcel located at the corner of W. Orchard St. and S. 83 St. would accommodate a 4-unit multi-family apartment/condominium development.

Option 2-B

As stated above under Option 2-A, however with the variation of 48 working class townhomes occupying the former foundry and residential sites in place of the 120 market rate apartment units and 6 condominium units.

Option 3

The former restaurant site would be razed and positioned as two commercial outlots suitable for a restaurant or office/financial use. These buildings would vary in size from 4,000 to 5,000 sq. ft. The former foundry site would transition to 60,000 sq. ft. of Class B, multi-story office buildings and a 20,000 sq. ft. medical clinic. The construction cost of the office buildings would range from \$90 per sq. ft. to \$175 per sq. ft. The .49-acre parcel located at the corner of W. Orchard St. and S. 83 St. would accommodate a 4-unit multi-family apartment/condominium development.

Section B = McDonald's, Walgreens, Cream City Custard, Agnos State Fair Court I and Agnos State Fair Court II multi-tenant commercial buildings. Section B of this project includes existing commercial uses along the south side of W. Greenfield Ave. (McDonald's and Walgreens) and the east side of S. 84 St. (Cream City Custard, Agnos State Fair Court I strip mall and Agnos State Fair Court II strip mall). All commercial uses are privately owned and the City has no intention of acquiring these properties.

Commercial Uses

- McDonald's 8301 W. Greenfield Ave. (0.94 acres)
- Walgreen's 8333 W. Greenfield Ave. (1.46 acres)
- Cream City Custard 1440 S. 84 St. (0.69 acres)
- Agnos State Fair Court I 1470-78 & 1480-88 S. 84 St. (0.74 acres)
- Agnos State Fair Court II 1510-32 S. 84 St. (0.89 acres)
- Total of five (5) parcels (**4.72 acres**)

Various redevelopment schemes are being considered for Section B as follows:

1. The abutting neighborhood retail strip center properties referred to Agnos State Fair Court I 1470-78 & 1480-88 S. 84 St. and Agnos State Fair Court II 1510-32 S. 84 St. are opportunities to provide additional growth within the TIF. The properties were constructed in 1947 and 1988. The parcels are narrow and are challenged by rear exits near the property line and limited parking by comparison to national retailer demands. A narrow and linear parcel of land abuts the retail strip centers extending south to Lapham St. and extending north to main body of the foundry parcel. As redevelopment plans are formed, the consideration of selling the land to the neighborhood retail strip center offers an option that would benefit the properties' expansion capabilities, provide surplus and employee parking, and possibly demand a higher market rent.
2. The neighborhood retail strip center properties offer average appearances and could be enhanced to meet modern retail demands with a commercial façade improvement, a master signage concept, and the incorporation of landscaping throughout the site.
3. There are no plans for the McDonald's at 8301 W. Greenfield Ave.; Walgreen's at 8333 W. Greenfield Ave., or Cream City Custard at 1440 S. 84 St. However, these properties would gain from the investment in improved infrastructure, additional development that would create demand for neighborhood goods and services, and enhanced pedestrian linkages and amenities.

Optional Section P = Public Amenities. This portion of the project includes street and pedestrian enhancements to complete the scope of the project. Proposed improvements include new traffic signals and pedestrian crosswalks at S. 84 St. and W. Greenfield Ave., bike lanes along S. 84 St., an architecturally enhanced bus stop at the southeast corner of S. 84 St. and W. Greenfield Ave., and an economic development loan for the multi-tenant commercial strip malls along S. 84 St. The new crosswalks along W. Greenfield Ave. will support the ease of use of a potential hotel development and exposition goes that require cross access to the State Fair Park property, with count-down crosswalk timers. Street paving and other underground work are not recommended for improvement at this time, but will be programmed as part of future capital improvements.

Optional Section P Public Amenities

#	PROJECT NAME	LOCATION	ESTIMATED PUBLIC COST
1	<ul style="list-style-type: none"> • Enhanced pedestrian linkages across W. Greenfield Ave., timed crosswalk, connecting the south side of W. Greenfield Ave. to State Fair Park entrance • Bike lanes • Enhanced bus stop 	<ul style="list-style-type: none"> • Crosswalk at intersection of W. Greenfield Ave. and S. 84 St. • Bike lane on S. 84 St., W. Lapham St. to W. Greenfield Ave. • Bus stop on Walgreens property at SE corner of W. Greenfield Ave. and S. 84 St. 	\$181,045
2	Economic Development incentives for commercial façade improvements	Agnos State Fair Court I and Agnos State Fair Court II strip malls and/or other properties within the District	\$150,000
3	Traffic Study		\$25,000
4	Engineering Contingency	For Design and oversight (15%)	\$76,000
	TOTAL		\$432,045

Administrative Activities of the Redevelopment Plan also provide the public costs for management-related expenses, such as administration, legal services, appraisal costs, relocation services, environmental and geotechnical investigations, etc., as well as a contingency fund.

III. STATEMENT OF THE PROJECT AREA

The Project Area is generally known as the 84th & Greenfield Redevelopment Area. The legal description is provided in **Exhibit No. 1 - Legal Description** and the area is depicted on **Map No. 1 - Boundary Area**.

The boundaries are identical to the proposed boundary of Tax Increment Finance District No. 11, which has been prepared and included as an **Exhibit No. 5** of this plan to provide the funding mechanism for the Project. The goals and objectives set forth in the Redevelopment Plan are consistent with those of the Tax Increment Finance District.

IV. DESCRIPTION OF PROJECT

A. Plan Objectives. The objectives of the "84th & Greenfield Redevelopment Plan" are as follows:

1. Eliminate vacant, obsolescent, disinvested, and deteriorating buildings, lighting influences and environmental deficiencies that detract from the functional unit, aesthetic appearance and economic welfare of the 84th and Greenfield Avenue Redevelopment Area.
2. Prevent the recurrence of blight and blighting conditions.
3. Eliminate underutilized land and inconsistent land uses.
4. Apply zoning suitable to provide transition from residential neighborhood to commercial uses.
5. Support the adaptive reuse and rehabilitation of structures that are feasible for continued uses.
6. Assemble land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with development needs and standards.
7. Foster linkages through redevelopment to surrounding commercial uses and abutting Wisconsin State Fair Park.
8. Remove vacant, deteriorated, obsolescent, blighted and structurally substandard buildings for uses permitted in this Plan.
9. Provide for the orderly physical and economic growth of this portion of the City through planned and controlled redevelopment.
10. Create redevelopment activities included in this Project that are consistent with the uses permitted in the Plan and consistent with the needs of the surrounding area and the community as a whole.
11. Work to develop a “unique” or “sense of place” to the district or redevelopment area through the incorporation of existing themes, architectural statements, or the addition of public art.
12. Assure that redevelopment projects incorporate architectural design, site planning, landscaping, signage, lighting, public art and other amenities that are aesthetically pleasing and compatible with development in the area.
13. Provide economic development loans and/or grants to qualified redevelopers consistent with the goals and objectives of this Plan.
14. Provide Project and site improvements, including the installation, construction, or reconstruction of streets, alleys, pedestrian ways, parking lots, utilities, and other related improvements necessary for carrying out the objectives of this Plan.
15. Stimulate private redevelopment that will increase the tax base of the City of West Allis and stimulate business activity in the area.

16. Align redevelopment and public infrastructure improvement activities with various modes of transportation, including public transportation, bicycles, and pedestrians.

B. Redevelopment Actions. The general redevelopment actions included in this Plan are those broadly described in S. 66.1333, Wis. Stats., and include, without limitation thereof, the following: acquisition by purchase, eminent domain or otherwise, of real property in the Project area; demolition, vacation of public right of ways, and removal of all buildings, structures and other improvements acquired by the Authority which are not to be retained or rehabilitated on-site; installation, construction or reconstruction of site and Project improvements including streets and utilities deemed necessary to support land uses in the area after redevelopment; imposition of land use restrictions and controls; and, disposition by sale, lease or dedication for public purposes, land or improved property acquired in the Project area uses in accordance with the provisions of this Plan.

This Plan is intended to eliminate blight in the Project area and prevent the development or spread of blight and to foster redevelopment that is consistent with the stated Plan objectives.

Required vacations of public right of way, replatting and rezoning shall be accomplished by separate actions in accordance with the procedures specified in applicable provisions of local ordinances and Wisconsin Law.

Specific actions deemed necessary to achieve the objectives of this Plan require a combination of public and private actions directed primarily at accomplishing the following:

1. Elimination of blighting influences;
2. Removal of incompatible uses, buildings and structures;
3. Acquisition of vacant buildings, underutilized land or other real property deemed necessary for the assemblage of disposition parcels of suitable size and shape for the uses permitted in the Plan;
4. Demolition of structurally substandard and obsolescent buildings;
5. Rehabilitation and adaptive reuse of properties that will contribute to the goals of this plan;
6. Provision for public and private utilities and other public improvements needed to attract and support new uses in the area after redevelopment;
7. Renewal and modification, where and as necessary, of public infrastructure including the street and alley system and the traffic circulation patterns in and immediately adjoining the Project area to reduce hazards, improve traffic circulation and other amenities (signage, lighting, public art) that are aesthetically pleasing and compatible with development in the area; and,
8. Eliminate and remediate environmental deficiencies that detract from the redevelopment value of the property.

- C. **Acquisition.** All real property necessary or incidental to the implementation of this Project is identified on **Map No. 3 - Proposed Property Acquisitions**. The **Schedule of Lands and Interest Required** is also provided as **Exhibit 2**.
- D. **Disposition.** The general location and extent of land needed for Project improvements, public right of ways, easements, and conveyance for redevelopment in accordance with the uses, requirements and controls set forth in Section IV and in other applicable sections of this Plan, are shown on **Map No. 4 - Proposed Land Use**.

Parcels acquired for development may be marketed via a "Request for Proposals" or other means as appropriated. The properties will be sold for private development for use(s) in accordance with this Plan or approved modifications, and which reflect the lands for disposition under the provisions of Section IV (B) above.

To foster and facilitate redevelopment within the District, the plan outlines the acquisition of various properties within the District. Costs associated and related to the acquisition of real estate are eligible costs under the CDBG-EAP grant and for tax increment financing. Any revenue received by the City from the sale of property for redevelopment will be used to reduce the project costs for the District. If total Project Costs incurred by the City to acquire property and make it suitable for redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stats. Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Costs.

All land and improved property will be sold by warranty deed in accordance with the provisions set forth in SS 66.1333(9), and with the disposition policy established by the Authority for achieving the development objectives stated in this Plan.

V. LAND USE PLAN

In order to achieve the objectives of this Plan, all development proposals for land within the Project Area will be subject to the regulations specified in this Plan and in applicable State and City codes and ordinances. In those instances where the provisions and regulations set forth in this Plan are more restrictive than those prescribed in applicable state and local codes and ordinances, as may be amended from time to time, the more restrictive regulations imposing a higher standard shall govern, unless otherwise specifically waived by the Common Council.

- A. **Land Use Zoning Provisions.** Existing land uses within the project area can be categorized as a heavy industrial, commercial and two- and single-family residences. Tenants consist of a gray iron manufacturing foundry, a storage garage/parking lot, a vacant restaurant/banquet facility, four (4) duplex residences, and three (3) single-family residences. Other uses within the project area include two (2) multi-tenant commercial buildings (strip malls), a sit-down/drive-thru restaurant, a Walgreens retail/pharmacy building, and a McDonald's sit-down/drive-thru restaurant. The Comprehensive Land Use Plan for the City identifies this area as a location desirable for commercial development along W. Greenfield Ave., and a combination of high-density and low-density residential south of the commercial use. The project area is currently comprised of four (4) different zoning districts. The Mykonos, McDonald's, and Walgreens properties are currently zoned C-3 Community Commercial District, all eight (8)

residential properties are zoned RB-2 Residence District, the foundry is split-zoned M-1 Manufacturing District and RB-2 Residence District, and the Agnos I and Agnos II multi-tenant commercial buildings and the Cream City Custard building are zoned C-2 Neighborhood Commercial District. Please refer to **Map No. 5 - Existing Land Use**, and **Map No. 6 - Existing Zoning**.

The appropriateness and compatibility of proposed uses will be determined by the Authority prior to land disposition or the execution of any instruments involving rehabilitation and/or construction loans. For purposes of redevelopment, the underlying zoning of the Project Area will be rezoned to C-3 Community Commercial District. In addition to the zoning change, a Planned Development District overlay is anticipated as part of the Statement of Proposed Changes in Zoning of the properties. In order to provide for the best utilization of the project site with relation to topography, open space and recreation areas, structure location, and design, flexibility will be allowed in the establishment of population density, setback and side yard restrictions, maximum lot coverage and floor area ratio. The use restrictions for the property shall be in accordance with the proposed underlying C-3 Community Commercial Zoning District (sec. 12.42 RMC).

B. Building Requirements. Building requirements and other development controls for permitted uses in the Project Area shall be as specified for such uses as a condition of the Authority's acceptance of any offer to purchase land acquired for disposition or for the granting of any rehabilitation or construction loan. In order to provide for the best utilization of the project site with relation to topography, open space and recreation areas, structure location and design flexibility will be allowed in the establishment of population density, setback and side yard restrictions, maximum lot coverage and floor area ratio. Generally, land coverage, building density, orientation, height, design, and setbacks shall be appropriate for the location, type, and character of the development and use contemplated. Minimum requirements are as follows:

1. **Setback requirements.** In accordance with the underlying C-3 Neighborhood Commercial District.
2. **Off-Street Parking.** In accordance with Section 12.19 RMC. Off-street parking and loading facilities for commercial and mixed use shall be located underneath or in the rear of the building unless there is no feasible alternative. For multi-family residential uses, parking shall also be located in the rear or underneath the building but may also be allowed to be located in other areas depending on the configuration of the building and lot.
3. **Off-Street Loading Spaces.** Off-street loading spaces shall be provided as required by the West Allis Zoning Ordinance and shall be located either wholly within the building or, if located outside the building, shall be located in the rear of the building, unless there is no feasible alternative.
4. **Other Development Controls.** Subject to Plan Commission review.
 - a. **Fences.** All fences shall be subject to approval by the Plan Commission and subject to final determination by the Authority. The type and style of fencing

- material used by each owner is subject to approval. Chain link/cyclone fencing and barbed wire in any form is specifically prohibited.
- b. Utilities. All electric, power, street lighting, telephone and television cable wires shall be installed underground in easements. Location of above ground transformers or other utilities shall be indicated on plan and may be considered but only at the discretion of the Plan Commission.
 - c. Open Storage. Open outdoor storage of materials, except trash enclosure areas, shall be prohibited. All trash containers, including dumpsters, must be fully (four-sided) enclosed by a solid wall or fence, with a personnel door, that matches the building facade and provides a suitable visual screen. Such wall shall be of sufficient height to cover the material stored and shall be maintained so as to present a good appearance at all times. The Plan Commission shall approve the location and type of screening material and may also recommend covering the enclosure area with a roof or canopy structure to limit lines of sight from adjacent uses.
 - d. Landscaping. Landscaping is a required improvement and an integral part of any development. Site perimeters, all required setback areas, parking lot landscape islands and building foundations shall be acceptably landscaped with appropriately spaced trees and shrubs and with grass and/or other suitable ground cover material. Landscaped material shall be suitable to climate, soil conditions and the intended use and shall be sufficient size and density to create an "immediate environment." Minimum tree caliper size shall be 2.5 inches.
 - e. Exterior Design. Building design, scale, construction materials and color finish shall be compatible with, and complementary to, those of major existing buildings in the surrounding area. The predominant material shall be masonry and include brick, stone or a decorative masonry block. The use of EIFS and similar products is permitted, but only on the upper portions of a building, and in limited quantities (not to exceed 10% of exterior building surface). Such applications shall feature a unique application technique to create an articulation of surfaces. Shadow lines, scored surfaces, checkered/contrasting patterns are some examples to promote visual design interest. The use of high quality, durable materials and window openings are encouraged. Accent or amenity lighting of exterior facades should be considered to create a desirable nighttime effect. No lighting is permitted to shine onto adjacent properties or street right of ways.
 - f. Energy Efficiency. The new development will be selected on the incorporation of sustainable design on the environment and workers. Design refers largely to the physical layout of the facility itself. It includes both interior and exterior design elements that example energy efficiency and green technologies, such as a green roof to absorb and clean water, landscaping, stormwater retention, etc. The City will encourage the developer to utilize the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which is a priority program of the US Green Building Council.

- g. Signs. The type, size and location of all proposed signage shall be approved to promote the environmental aesthetics of specific premises and the image of the Redevelopment Project as a whole. Buildings intended primarily for rental should be designed with a sign frieze to assure uniformity and continuity of style. Signage shall be in accordance with sec. 13.21 of the Revised Municipal Code.
- h. Accessory Structures. The location, size and design compatibility of all permitted accessory buildings and structures, such as garages, maintenance buildings, etc., shall be approved prior to construction. The term "accessory structure" also refers to ground-mounted telephone and electrical transformers, gas meters, ground-mounted air conditioners, exhaust ducts, etc. Such buildings and structures are not to be located within the required setbacks.
- i. Storm Water Management. The buildings shall be adequately serviced by storm water gutters and downspouts and are subject to approval by the Director of the Building Inspections and Neighborhood Services Department. Bio-retention techniques for storm water shall be incorporated into a portion of each project proposal.
- j. Roof Tops and Equipment Screening. Sustainable architecture/green techniques shall be given consideration as part of each project proposal. All roof-mounted equipment shall be appropriately screened, preferably by a parapet wall. Consideration of alternate equipment screening materials will be given if compatible with the architecture of the main building and approved by the Plan Commission.
- k. Local Codes and Ordinances. All construction and uses in the Project area shall conform to all applicable codes and ordinances of the City of West Allis and the State of Wisconsin in effect at the time of construction, except where applicable provisions and requirements of this Plan are more restrictive.

C. Duration of Land Use Plan. The land use provisions, building requirements and other development controls enumerated herein shall be in full force and effect from the date the Redevelopment Plan is certified to the Common Council of the City of West Allis by the Authority provided in s. 66.1333, Wis. Stats. They will continue to be in force and effect until modified by the Common Council upon recommendation by the "Authority."

D. Applicability of Land Use Plan. After approval and certification of the 84th & Greenfield Redevelopment Plan, no new construction shall be authorized by any agencies, boards or commissions of the City, in such area, unless authorized by the Authority, including remodeling or conversion or rebuilding, enlargement or extension of major structural improvements on existing buildings, but not including ordinary maintenance or remodeling or changes necessary to continue occupancy.

All permit applications for new construction within the Project area, including substantial remodeling or conversion or rebuilding, enlargement, or extension of major structural improvements on existing buildings, shall be referred to and reviewed by the Authority to determine conformance with this Plan.

VI. PROJECT PROPOSALS

A. Developer's Obligations. Each developer will be required to abide by the covenants, restrictions, and provisions set forth in the agreement for land disposition and conveyance executed pursuant thereto including, but not limited to, the following:

1. Developers shall submit all Project redevelopment proposals for review and will be selected via a "Request for Proposal" or other process. Proposals may be illustrated and shall consist of architectural, site development and landscape plans, signage, and other appropriate supporting narrative or data to establish general conformity with the provisions and criteria set forth in Section IV of this Plan.
2. The developer and any successor in interest shall devote the land only to the uses specified and approved in this Plan and shall carry out, or cause to be carried out, the approved Project Plan and modifications or amendments thereof, including any additional standards or regulations or urban design designated for the proposed use.
3. The developer shall begin and complete the redevelopment of the land for the uses permitted in the Plan and the related improvements agreed upon in the disposition instrument as described in the approved final construction Plans within a reasonable period of time as determined by the Authority.
4. The developer shall not sell, lease, or otherwise transfer such land at any time prior to completion of the development thereof.
5. The developer shall be required to comply with all applicable local and state codes, ordinances, regulations, and statutes in effect.
6. A developer shall submit information evidencing that they have made appropriate arrangements for financing the construction of the Redevelopment Project, submit a brief outline of the Project cost for completing improvements, and a designation of the sources of financing and/or equity contributions that will be used by the developer to fund such cost.

B. Design Review. Redevelopment proposals shall be submitted to the Authority and referred to the Plan Commission of the City of West Allis for architectural design and site review. Proposals shall be sufficiently complete in form and content to permit meaningful evaluation. Approval of any proposal by the Plan Commission shall be subject to final determination by the Authority that such proposal conforms with the Redevelopment Plan.

The objectives and criteria to be used by the Plan Commission in determining the acceptability of any Project proposal include, but are not limited to, the following:

1. Quality and kind of construction materials, architectural and landscape design proposed for both new construction and rehabilitation;
2. Compatibility of internal vehicular and pedestrian circulation systems with adjoining areas;

3. Size, shape and orientation of proposed buildings and structures in relationship to the nature and scope of the development contemplated;
 4. Orientation of proposed buildings and structures and relationship to street frontages, to each other and to surrounding existing buildings and structures; and,
 5. Extent to which the uses and development (including signage) meets or exceeds Redevelopment Plan objectives and requirements.
- C. Authority's Obligations.** The Authority will furnish the developer with an appropriate certificate upon the satisfactory completion of all building construction and other related improvements specified in the final construction Plans approved for development. Until the Authority so certifies, the developer shall have no power to convey the real property or any part thereof as provided by Wisconsin Law and the agreements executed pursuant hereto.

VII. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

The following statements, maps, and information presented here are given to establish compliance with statutory requirements.

- A. Conformance to the General Plan of the City.** This Plan was duly considered and determined to be in general conformity, in principal, with the City's Comprehensive Land Use Plan.
- B. Relationship to Definite Local Objectives.** This Plan has been carefully established to generally conform with the following objectives:
1. **Appropriate Land Use.** The proposed land uses will generally conform, in principal, to those permitted by City zoning ordinances and the "Comprehensive Land Use Plan 2010" dated February 27, 1991;
 2. **Improved Traffic.** Minor public right of way vacation or dedication may be necessary along portions of W. Greenfield Ave. as part of this plan. The Community Development Authority in connection with this Plan proposes no other major changes in the traffic or circulation patterns;
 3. **Public Transportation.** No changes in Milwaukee County's public transportation system are proposed or necessitated by this Plan. However, the Plan calls for the enhancing of existing bus stops, the addition of a bike lane, and improved pedestrian linkages between buildings and across the public right of way;
 4. **Public Utilities.** No major improvements and/or modifications in the storm sewer, sanitary sewer or water are proposed by this Plan. These systems may, however, be improved and/or modified by the City of West Allis in connection with redevelopment, if so directed by the Common Council, or in connection with traffic or street improvements included in the annual Capital Improvements Program;
 5. **Recreational and Community Facilities.** No recreational and/or community facilities are proposed to be constructed or expanded by this Plan; and,

6. **Other Public Improvements.** The need for parking for potential uses may be considered. Substantial streetscaping could be added to W. Greenfield Ave. and/or S. 84 St. The repaving and general improvement of streets, sidewalks and curbs, etc. will be undertaken on an "as needed" basis as authorized by the City of West Allis.
- C. Statement of Project Area.** The boundaries of the Project Area are legally described in Exhibit No. 1 Legal Description hereof and depicted on **Map No. 1 - Boundary Map**.
- D. Map of Existing Uses.** The existing property conditions are shown on **Map 2**, proposed property acquisitions are shown on **Map 3**, existing land uses are shown on **Map 4**, proposed land uses are shown on **Map 5**, existing zoning is shown on **Map 6**, and proposed zoning is shown on **Map 7**.
- E. Land Use Plan of Proposed Uses.** Proposed land uses are shown on **Map No. 5**.
- F. Standards of Population Density.** Dwellings shall not exceed 60 dwelling units per acre unless specifically approved by the Authority.
- G. Land Coverage and Building Intensity** shall not exceed conditions set forth in Section V of this document.
- H. Present and Potential Equalized Value for Property Tax Purposes.**

**TABLE 1
PRESENT AND POTENTIAL EQUALIZED VALUE**

	Land	Improvements	Total	Taxes
Present Assessed Value/Redevelopment Area	\$ 3,169,500	\$ 7,117,500	\$ 10,287,000	\$ 205,984
Properties to be Redeveloped (minus)	\$ 1,194,900	\$ 2,480,100	\$ 3,675,000	\$ (86,867)
Retained Base	\$ 1,974,600	\$ 4,637,400	\$ 6,612,000	\$ 119,117
Redevelopment Options				Incremental Taxes Gained
Option 1A	\$ 2,089,283	\$ 20,316,000	\$ 22,405,283	\$ 453,599
Option 1B	\$ 1,266,888	\$ 12,980,000	\$ 14,246,888	\$ 273,626
Option 2A	\$ 2,134,363	\$ 20,023,200	\$ 22,157,563	\$ 390,583
Option 2B	\$ 1,390,000	\$ 12,687,200	\$ 14,077,200	\$ 214,225
Option 3	\$ 1,870,299	\$ 11,396,000	\$ 13,266,299	\$ 180,875

* Mill Rate utilized is \$23.80 per \$1,000 of assessed value

I. Statement of Proposed Changes in Zoning Ordinances or Maps and Building Codes and Ordinances.

The Project Area as shown on **Map 6 - Existing Zoning**, is zoned a combination of RB-2 Residence District, C-2 Neighborhood Commercial District, C-3 Community Commercial District, and M-1 Manufacturing District.

1. No changes are planned for the City Building Codes. A continuation of the Comprehensive Exterior Property Maintenance Program is proposed and necessitated by this Plan. The City of West Allis Official Zoning Boundary Map may be amended as noted in **Map 7 – Proposed Zoning**.
2. An overall rezoning of the redevelopment area to C-3 Community Commercial District (minus the properties zoned C-2 along S. 84 St.) and a Planned Development District (PDD) overlay is anticipated to be adopted within the area. In order to provide for the best utilization of the project site with relation to topography, open space and recreation areas, structure location and design, flexibility will be allowed in the establishment of population density, setback and side yard restrictions, maximum lot coverage and floor area ratio through the use of a PDD.

J. Statement of Required Site Improvements and Additional Public Utilities. Site improvements and additional public utilities required to support new land uses in the area after development will be provided by the Developer as needs and conditions dictate. Please refer to **Exhibit 4 - Estimated Redevelopment Costs** for cost estimates of site improvements to be undertaken by the City.

K. Statement of a Feasible Method Proposed for Relocation. The Authority is authorized to make relocation payments to, or with respect to, persons (including families, business concerns and others) being displaced from the Project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made. Any persons being displaced during the course of the Project or relocated from properties within the area during the course of Project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to s. 32.19 and 32.25 to 32.27 and s. 66.1333 of Wis. Stats. and subsequently approved by the Wisconsin Department of Commerce.

VIII. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

At any time after the Project Area Plan has been approved by both the Community Development Authority and the Common Council of the City of West Allis, it may be modified in accordance with the provisions and procedures set forth in applicable subsections of s. 66.1333, Wis. Stats., as may be amended from time to time.

XI. LIST OF EXHIBITS AND MAPS

The Exhibits and Maps are incorporated into the Redevelopment Plan and by this reference made a part thereof as follows:

Exhibits

Exhibit No. 1 - Legal Description

Exhibit No. 2 - Determination of Blight

Exhibit No. 3 - Schedule of Lands Required

Exhibit No. 4 - Estimated Redevelopment Costs and Net Public Costs

Exhibit No. 5 - TID No. 11 Project Area

Maps

Map No. 1 - Boundary Map

Map No. 2 - Existing Property Conditions

Map No. 3 - Proposed Property Acquisitions

Map No. 4 - Existing Land Use

Map No. 5 - Proposed Land Use

Map No. 6 - Existing Zoning

Map No. 7 - Proposed Zoning

Map No. 8 - Proposed Public Works and Improvements (Optional Activities)

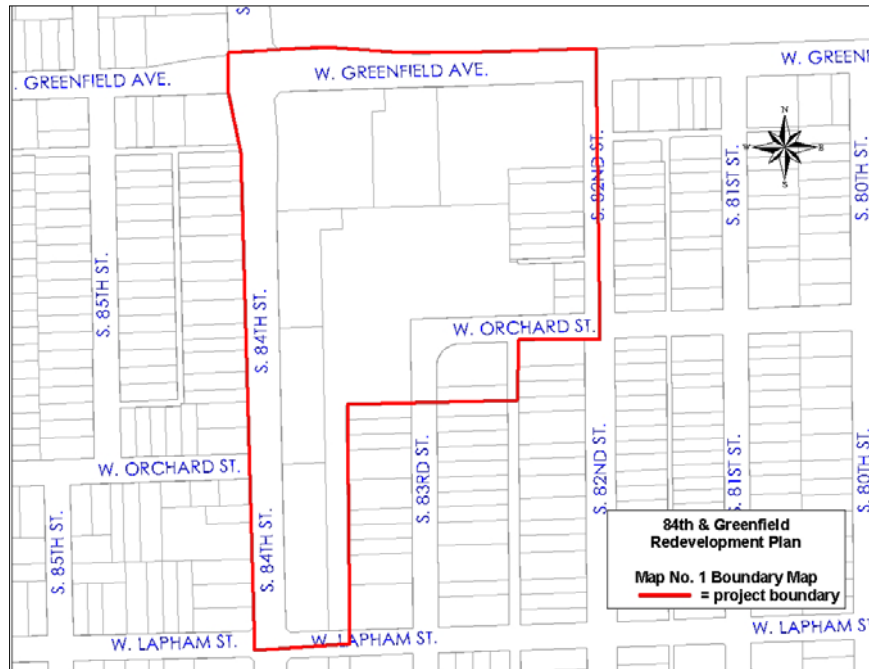
EXHIBIT NO. 1

84TH & GREENFIELD REDEVELOPEMENT AREA

LEGAL DESCRIPTION:

A tract of land, located in the Northeast ¼ of Section 4, Township 6 North, Range 21 East in the City of West Allis, Milwaukee County, more particularly described as follows:

Commencing at the Northwest corner of Lot 3, Certified Survey Map No. 6510; thence Northerly, 66.00 feet, to the Point of Beginning and North right-of-way line of West Greenfield Avenue; thence Easterly, 377.65 feet, along said North line, to the centerline of South 82nd Street, extended; thence Southerly, 665.50 feet to the South right-of-way line of West Orchard Street, extended; thence Westerly, 190.00 feet, along said South line to the East line of public alley; thence Southerly, 135.00 feet, along said East line, to the South line of Lot 35, Block 4 in Henderson Park subdivision; thence Westerly, 403.83 feet, to the Northwest corner of Lot 5, Block 5 in Henderson Park subdivision, thence Southerly, 555.00 feet, to the centerline of West Lapham Street; thence Westerly, 200.00 feet, along said line; thence Northerly, 4.50 feet; thence Westerly, 24.75 feet, to the West right-of-way line of South 84th Street, extended; thence Northerly, 1012.09 feet, along said West line to the angle point; thence Northwesterly, 95.08 feet, to the South edge of the public alley; thence Northerly, 15.00 feet; thence Northwesterly, 121.60 feet to the South right-of-way line of West Greenfield Avenue; thence Northerly, 96.98 feet; thence Easterly, 119.53 feet; thence Easterly, 122.29 feet, along North right-of-way line of West Greenfield Avenue; thence Southeast, 201.00 feet, along said North line; thence Easterly, 44.00 feet, along said North line to the Point of Beginning.



Said land contains 18.027 Acres, more or less.

EXHIBIT NO. 2
DETERMINATION OF BLIGHT (page 1)



**DEPARTMENT OF BUILDING INSPECTIONS &
NEIGHBORHOOD SERVICES**

414/302-8400
414/302-8402 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214
www.ci.west-allis.wi.us

August 5, 2009

City of West Allis
Department of Development
7525 W. Greenfield Ave.
West Allis, WI 53214

RE: 84th St/Greenfield Ave. Redevelopment Area Blight Determination

Mr. Schloss:

I have reviewed the above-referenced redevelopment area to determine if the defined area is a blighted area in accordance with the definition in Wisconsin State Statutes Section 66.133(2m)(b).

My review found the area to have numerous blighting conditions as defined in State Statutes, that when combined, finds the subject area to be a blighted area.

Surveyed properties in the development area included a total of 17 land parcels with varying uses as follows:

- 8 residential of which included 7 single/two-family and 1 vacant residential lot
- 6 commercial uses
- 1 manufacturing use with 2 accessory lots

Several key factors were considered in my evaluation of the development area, as follows:

- Age of buildings
- State of deterioration and property maintenance
- Provisions for open space and lot layout

Building Age

While several building/uses were constructed in the last 10 years the majority were originally developed over 50 years ago. The seven residential uses were constructed in the 1920's.

The age review determines that the area has a predominance of aging structures that require continual problematic maintenance problems. Also, age is an indication of when the current development occurred. This development area has its beginnings in the early 1900's and lacks the benefit of new planning principles (i.e. residential abutting manufacturing use).

EXHIBIT NO. 2
DETERMINATION OF BLIGHT (page 2)

State of Deterioration and Property Maintenance

Two properties are vacant and have been abandoned. The former foundry property that occupies a large area of the development area has been decommissioned because of past flooding damage to building systems (electrical and other). The former Mykonos Restaurant has been vacant 6 years and has interior and exterior maintenance issues. Several residential uses have additions or accessory structures in major states of disrepair. Several commercial uses (strip malls) have exterior building a site maintenance issues. All of the properties were flooded in 2008 and 2009.

Of the 15 properties having buildings, 12 have property maintenance issues from minor to major.

Provisions for Open Space and Lot Layout

A majority of the developed parcels, 9 of 17 total properties, lack proper open spaces and/or have faulty lot layout. The abandoned foundry use, that occupies a major area of the development area, abuts residential uses on several sides and is in conflict with proper separation from uses by open space. The foundry uses the public street for building trucking services. Three of the seven residential uses are on small lots and lack proper off-street, setbacks and open spaces. The former Mykonos restaurant lacks proper parking for the restaurant and banquet facilities requiring overflow parking into the adjacent residential use area. The two strip malls lack rear of building access. One of the mall buildings violates rear building exiting by questionable exiting onto the foundry property (easement access is by license agreement that is legally questionable as to continue for the life of the mall).

The area development originally occurred in the early 1900's with new developments (McDonalds, Walgreens and Cream City Custard) occurring in the last 10 years. The newer developments replaced older lots/properties by assembling smaller lots into larger developable areas. The remaining properties were laid out using outdated planning principals allowing for conflict between use (residence abutting factory) and other issues regarding building set backs, and open space for established uses.

Summary Declaration of Blighted Area

I have surveyed the 84th St./Greenfield Ave. Redevelopment Area and have determined the defined area to be a blighted area when considering the numerous allowed factors under the definition of "blighted area" in the State Statutes. Please refer to my memorandum dated August 5, 2009, which further documents my survey. In conclusion, in my opinion, the subject redevelopment area is a "blighted area" as defined in Wisconsin State Statues Section 66.1333(2m)(b).

Sincerely,



Ted Atkinson, Director
Building Inspection and Neighborhood Services

Cc: John Stibal, Director of Development
Scott Post, City Attorney

**EXHIBIT NO. 2
DETERMINATION OF BLIGHT (page 3)**



MEMORANDUM



To: Patrick Schloss, Community Development Manager
From: Ted Atkinson, Director, Building Inspection & Neighborhood Services
Subject: 84th St./Greenfield Ave. Redevelopment Area *A*
Date: August 5, 2009

The following information supplements the communication of August 6, 2009 regarding my survey of 17 land parcels in the 84th St./Greenfield Ave. Redevelopment Area.

A. Building Age

		<u>Year Constructed</u>	<u>Approximate Age</u>
1.	8201 W. Greenfield Ave. Vacant Restaurant	1952	(± 57 years)
2.	1501 S. 83 St. (Vacant) Foundry with Added Items	±1917	(± 90 years)
3.	1502 S. 83 St. Foundry Accessory Building	±1917	(± 90 years)
4.	15** S. 83 St. Foundry Vehicle Lot	-	-
5.	1427-29 S. 82 St. Duplex	1920/1925	(± 90 years)
6.	1433-35 S. 82 St. Duplex	1920	(± 90 years)
	Garage	1925	(± 85 years)
7.	1443-45 S. 82 St. Duplex	1926	(± 85 years)
	Garage	1974	(± 35 years)
8.	14** S. 82 St. Residential Vacant Lot	-	-
9.	1451-53 S. 82 St. Duplex	1913	(± 95 years)
	Garage	1967	(± 40 years)
10.	1459 S. 82 St. Single Family	1927	(± 80 years)
	Garage	1928	(± 80 years)
11.	1463 S. 82 St. Single Family	1927	(± 80 years)
	Garage	1927	(± 80 years)
12.	1469 S. 82 St. Single Family	1927	(± 80 years)
	Garage	1928	(± 80 years)
13.	1510-32 S. 84 St. Commercial Strip Mall	1988	(± 20 years)
14.	1470-88 S. 84 St. Commercial Strip Mall	1947	(± 60 years)
15.	1440 S. 84 St. Restaurant (Cream City Custard)	2004	(5 years)
16.	8333 W. Greenfield Ave. Retail (Walgreens)	1998	(10 years)
17.	8301 W. Greenfield Ave. Restaurant (McDonalds)	1998	(10 years)

The seven single/two family parcels having dwellings (1 vacant lot) have an average age of 86 years. The manufacturing use principal and accessory building original construction is approximately 90 years old. Four commercial buildings are less than 20 years old, and two over 50 years old. While there are numerous newer buildings, the majority are greater than 50 years old which require on-going maintenance.

**EXHIBIT NO. 2
DETERMINATION OF BLIGHT (page 4)**

B. State of Deterioration and Property Maintenance

<u>Address</u>	<u>State of Deterioration</u>
1. 8201 W. Greenfield Ave., Vacant Restaurant	Building has been unused for approximately 6 yrs. Interior deterioration without use is extensive – water damage & mold. Exterior building repairs required. Asphalt parking lot in disrepair. Flooding damaged building in 2008 and 2009.
2. 1501 S. 83 St., Abandoned Foundry	Abandoned in 2007. Major flood damage in 2008 and 2009. Building decommissioned by owner because of extensive repairs cost to electrical and other building systems. Metal exterior building systems are rusting and other areas require maintenance. Easterly asphalt storage and truck parking area in disrepair and with weeds. Good condition. Flood damage occurred in 2008 and 2009.
3. 1502 S. 83 St., Foundry Accessory Building	Metal Quanset Hut aging with soffit gutter damage. Flood damage in 2008 and 2009.
4. 15** S. 83 St., Foundry Parking Lot	Asphalt in disrepair. Currently with weeds in cracks and around perimeter
5. 1427-29 S. 82 St., Duplex w/Garage	Average to good condition. Flood damage in 2008 and 2009 to dwellings basement.
6. 1433-35 S. 82 St., Duplex w/Garage	Average to good condition. Flood damage in 2008 and 2009 to dwellings basement.
7. 1443-45 S. 82 St., Duplex w/Garage	Average to good condition. Flood damage in 2008 and 2009 to dwellings basement.
8. 14** S. 82 St., Vacant Grass Lot	Good condition
9. 1451-53 S. 82 St., Duplex w/Garage	Average to good condition. Flood damage in 2008 and 2009 to dwellings basement.
10. 1459 S. 82 St., Single-Family w/Garage	One-stall garage in disrepair. Average to good condition. Flood damage in 2008 and 2009 to dwellings basement.
11. 1463 S. 82 St., Single-Family w/Stall Garage	Half lot and lacks sufficient off-street parking. Dwelling average to good condition. Garage in poor conditions and should be demolished. Flood damage in 2008 and 2009 to dwellings basement.
12. 1469 S. 82 St., Single-Family w/Stall Garage	Dwelling average to good condition. Lacks sufficient off-street parking. Flood damage in 2008 and 2009 to dwellings basement.
13. 1510-32 S. 84 St., Retail Strip Mall	Fair condition with exterior maintenance required. Lacking adequate access to rear of building.
14. 1470-88 S. 84 St., Retail Strip Mall	Fair condition with exterior maintenance required. Access to rear of building and exits from tenant spaces are in violation of codes.

**EXHIBIT NO. 2
DETERMINATION OF BLIGHT (page 5)**

- | | |
|---|---|
| 15. 1440 S. 84 St., Restaurant (Cream City Custard) | Good condition. Flood damage occurred in 2008 and 2009. |
| 16. 8333 W. Greenfield Ave., Retail (Walgreens) | Good condition. |
| 17. 8301 W. Greenfield Ave., Restaurant (McDonalds) | Good condition. |

The Development Area experienced severe flooding in 2008 and 2009 with most of the buildings having damage if having basements or first-floor levels at or below flood level. One manufacturing building and one commercial building have been vacated and considered abandoned for several years. Several single/two family dwellings have deteriorating accessory structures and lack adequate off-street parking. Many commercial uses have exterior maintenance issues. The two vacant properties occupy approximately 50% of the redevelopment area and are a major blighting influence to the redevelopment area.

C. Provisions for Open Space and Lot Layout

- | | |
|--|---|
| 1. 8201 W. Greenfield Ave., Abandoned Restaurant (Mykonos) | Property lacks off-street parking for existing restaurant and banquet facilities – overflow expands into residential area. |
| 2. 1503 S. 83 St., MilwGray Iron - Abandoned
1502 S. 83 St., Quanset Hut
15** S. 83 St., Parking/Storage Lot | The principle structure constructed in the early 1900's has been constructed up to or near adjacent property lines. The adjacent accessory lots and principal building are abutting residential uses without adequate separation open spaces. The parking lot was used for trucking turn-a-rounds for factory deliveries and pickup while using public adjacent street in the middle of a residential use area. |
| 3. 1459 S. 82 St., Single Family
1463 S. 82 St., Single Family
1469 S. 82 St., Single Family | These three residential land parcels are ½ lots (40 ft by 70 ft.) lacking off-street space, set back space and other open space. |
| 4. 1510-32 S. 84 St., Strip Mall | Rear of building insufficient for rear access for deliveries or other access. Lacking open space and has faulty use layout. |
| 5. 1470-88 S. 84 St., Strip Mall | Former Bus/Trolley barn converted to strip mall in 1980's. Rear building up to property line has exiting issues with questionable legal access on to adjacent factory property. There is no rear access for retail use deliveries. Building/lot lacking open space and has faulty use layout. |

Nine of the 17 properties lack proper open space and/or have faulty layouts. The abandoned factory foundry use, occupying a major area of the development area abuts residential uses and was developed to use abutting public street for trucking access.

EXHIBIT NO. 3

SCHEDULE OF LANDS REQUIRED

Project ID #	Tax Key #	Property Address	Owner's Name	Tenant/Use	Acreage
1	451-0644-005	8201 W. Greenfield Ave.	Thomas A Miller & Richard Herr	Former Mykonos Restaurant – Vacant	1.8321
2	452-0419-002	1501 S. 83 St. & 8220R W. Orchard St.	Milwaukee Gray Iron, LLC	Former Milwaukee Gray Iron – Manufacturing - Vacant	4.3927
3	452-0417-001	1502 S. 83 St.	Milwaukee Gray Iron, LLC	Storage Shed	0.3631
4	452-0415-000	15** S. 83 St.	Milwaukee Gray Iron, LLC	Parking Lot - Vacant	0.1325
5	452-0345-000	1427-29 S. 82 St.	Kostas & Maria Tourloukis & Spiros Tourloukis	Duplex	0.1401
6	452-0346-000	1433-35 S. 82 St.	James R Graef	Duplex	0.2793
7	452-0347-000	1443-45 S. 82 St.	Robert C Barton	Duplex	0.1392
8	452-0348-001	14** S. 82 St.	Robert C Barton	Residential - Vacant	0.1389
9	452-0348-002	1451-53 S. 82 St.	Michael G Heffernan	Duplex	0.1391
10	452-0349-000	1459 S. 82 St.	Joseph A Gepfert	Single Family	0.0643
11	452-0350-000	1463 S. 82 St.	Terry A Harvey & Karen M Harvey	Single Family	0.0643
12	452-0351-000	1469 S. 82 St.	Tom J. Giesegeh	Single Family	0.0643
13	451-0642-005	1510-32 S. 84 St.	Neumann Manfred E Trust	Commercial strip mall	0.895
14	451-0642-006	1470-78 & 1480-88 S. 84 St.	Neumann Manfred E Trust	Commercial strip mall	0.7371
15	451-0642-004	1440 S. 84 St.	Peter G. Agnos & Eugenia P. Agnos	Cream City Custard	0.6908
16	451-0641-001	8333 W. Greenfield Ave.	MRED (84th/Grnfl) Assoc	Walgreens	1.4608
17	451-0644-004	8301 W. Greenfield Ave.	MRED (84th/Grnfl) Assoc	McDonald's	0.939

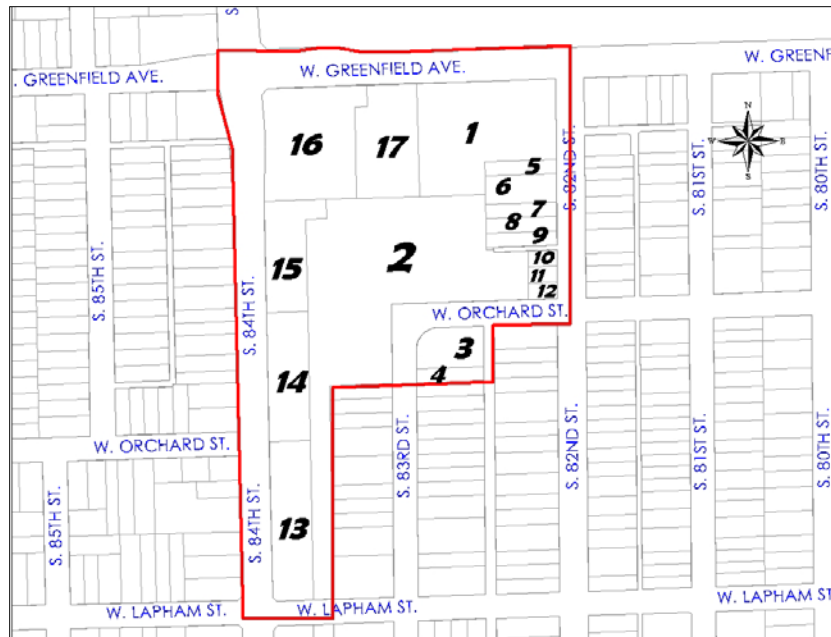
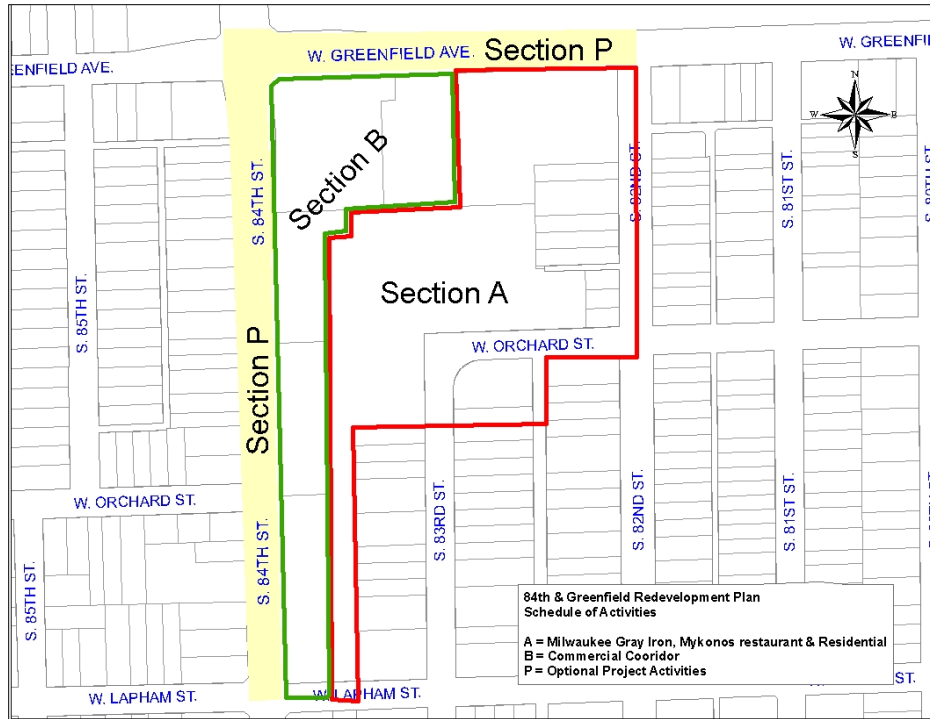


EXHIBIT NO. 4 ESTIMATED REDEVELOPMENT COSTS & NET

Budget Item	TIF Plan Budget
1. Acquisition	
Commercial Property	\$ 2,808,831
Residential Property	\$ 1,064,074
Subtotal	\$ 3,872,905
2. Relocation	
Assistance	\$ 164,665
Consultant	\$ 25,000
Subtotal	\$ 189,665
3. Environmental Clean-up	
Environmental Phase I -Foundry	\$ 5,000
Environmental Phase II-Foundry	\$ 26,000
Site Assessment -Foundry	\$ 50,000
Geotechnical (preassessment)	\$ 15,000
Environmental Clean-up	\$ 100,000
Environmental Phase I -Residential	\$ 16,000
Assessments	\$ 13,600
Environmental Phase I - Mykonos	\$ 5,100
Environmental Phase II-Mykonos	\$ 13,000
Geotechnical (preassessment)	\$ 5,000
Subtotal	\$ 248,700
4. Demolition	
Demolition	\$ 677,195
Decommissioning (electric only)	\$ 250,000
Asphalt Removal	\$ 136,992
Subtotal	\$ 1,064,187
5. Public Infrastructure	
Traffic Study	\$ 25,000
Traffic Signals/Crosswalks	\$ 300,000
Storm Water Retention (MMSD)	\$ 150,000
Private Utilities Termination	\$ 35,000
Bus Stop	\$ 25,000
Bike Path	\$ 7,875
Engineering Contingency	\$ 76,000
Subtotal	\$ 618,875
6. Administration	
1. General Admin.-10%	\$ 387,291
2. Legal-2%	\$ 77,458
3. Financial Consultant	\$ 15,000
4. Survey	\$ 10,000
5. Economic Development Incentive	\$ 150,000
Subtotal	\$ 639,749
Subtotal	\$ 6,634,081
7. Interest Expense	
Capitalized Interest	\$ -
Interest Expense	\$ -
Subtotal	\$ -
8. Contingency	
Contingency - 10%	\$ 387,291
Subtotal	\$ 387,291
Total	\$ 7,021,372

Net Public Costs: \$2,307,472 – Amount borrowed to complete redevelopment efforts

2. GRANTS							
A. WI. Dept. of Commerce							
1.). CDBG EAP-Commercial	\$ 2,900,000						\$0
2.). CDBG EAP-Residential	\$ 900,000		\$ 2,900,000	\$900,000			\$ 3,800,000
Subtotal WI Dept of Commerce Grants		\$ 3,800,000					
B. WI. Dept. of Natural Resources							
1. SAG -Mykonos (rec'd 2008)	\$ 29,900		\$29,900				\$29,900
2. SAG	\$ 99,000			\$99,000			\$99,000
Subtotal WI Dept of Natural Resources Grants		\$ 128,900					
C. U. S. Dept. of HUD / NMTC							
1.).CDBG	\$ 150,000			\$150,000			\$150,000
Subtotal CDBG Funds		\$ 150,000					
D. U. S. EPA Cleanup Grant							
1.). Assessment Grant	\$ 81,000		\$ 81,000				\$81,000
Subtotal EPA Funds		\$ 81,000					
E. Other Grant Funds -							
Developer Funded Improvement	\$ 500,000			\$500,000			\$500,000
Subtotal Other Funds		\$ 500,000					
3. State & Fed. Loans							
A. Land Recycling Loan Program							
	\$ -						\$0
Subtotal of Loans		\$0					
4. General Obligation Bonds							
A. Sanitary Sewer Utility							
	\$ -						\$0
B. Storm Sewer Utility							
	\$ -						\$0
C. Water Utility							
	\$ -						\$0
D. Street Improvement							
	\$ -			\$ -			\$0
E. Tax Increment financing	\$2,361,472		\$2,168,062	\$522	\$192,888	\$0	\$2,361,472
TOTAL G. O. Bonds		\$2,361,472					
Grand Total Cost	\$7,021,372	\$7,021,372	\$5,178,962	\$1,149,522	\$692,888	\$0	\$7,021,372



**EXHIBIT NO. 5
TID NO. 11**

