

Document Number	REDEVELOPMENT PLAN FOR THE PORT OF MILWAUKEE REDEVELOPMENT PROJECT AREA	
Name and Return Address Redevelopment Authority P.O. Box 324 Milwaukee, WI 53201-0324		
STATE OF WISCONSIN)) ss. MILWAUKEE COUNTY)		
		Recording Area

**REDEVELOPMENT PLAN
FOR THE PORT OF MILWAUKEE
REDEVELOPMENT PROJECT AREA**

Redevelopment Authority

of the

City of Milwaukee

Milwaukee, Wisconsin

Prepared by:

The Department of City Development
Milwaukee, Wisconsin

October 19, 2010

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**Redevelopment Plan for the
Port of Milwaukee Redevelopment Project Area
Milwaukee, Wisconsin**

This redevelopment plan is prepared pursuant to Section 66.1333 (6) (b), Wisconsin Statutes which requires that, "Such redevelopment plan shall conform to the general plan of the City and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area, and shall include without being limited to, a statement of the boundaries of the project area; a map showing existing uses and conditions of real property therein; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes, if any, in zoning ordinances or maps, and building codes and ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for relocation of families to be displaced from the project area."

A. STATEMENT OF PROJECT AREA BOUNDARIES

The Port of Milwaukee Redevelopment Project Area ("Project Area") is located in the City of Milwaukee and encompasses the area shown and described on **Map No. 1 – Project Boundary and Existing Land Use Map**, in the "MAPS AND EXHIBITS" section of this Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area ("Plan").

The perimeter boundary of the Project Area is as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This Plan supersedes all other renewal plan boundaries that overlap the project boundaries described above as of the date of adoption of this Plan.

The boundaries of this project (the Project Area) are shown generally as to location on all maps attached to this Plan and are more precisely shown in **Map No. 1 – Project Boundary and Existing Land Use Map**.

B. INTRODUCTION

On March 25, 2009, the Common Council adopted Resolution File No. 081544 approving the boundary for the Project Area and authorized the Redevelopment Authority of the City of Milwaukee (“Authority”) to prepare a redevelopment plan in accordance with Section 66.1333 of the Wisconsin Statutes. The Mayor signed the resolution on April 3, 2009.

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

This Plan is subject to any statutory powers given to the Board of Harbor Commissioners by the State of Wisconsin or by the City of Milwaukee Code of Ordinances.

C. DESCRIPTION OF PROJECT

This Plan’s success will have a significant impact reaching throughout the entire City of Milwaukee (“City”) due to jobs and tax base created in and around the Port of Milwaukee (“Port”), water-related businesses promoted and public access provided to the Kinnickinnic River and Lake Michigan. Almost 600 acres (both already developed and ready for development, excluding streets and waterways) are covered by this Plan for these purposes. A significant portion of the property is former submerged lakebed granted to the City by the State of Wisconsin and is subject to applicable limitations and regulations.

An Economic Impact Study completed in 2000 found that the Port was responsible for 1,119 direct jobs, 909 indirect jobs, \$93.6m in wages, \$79.6m in business revenue, and \$35m in federal, state and local taxes. Since 2000, activity at the Port has increased 23%. The Port imports raw materials, such as steel, coal and salt, as well as exports heavy machinery and grain from Wisconsin totaling over 3 million tons per year. This Plan understands the tremendous economic impact of the Port. The Port is also a designated Foreign Trade Zone (FTZ), which provides special customs procedures to U.S. plants engaged in international trade-related activities. This helps to offset customs advantages available to overseas producers who compete with domestic industry.

Economists have begun to realize the importance and demand for clean water around the world. Some studies have estimated that water conservation, drinking water treatment, stormwater management and wastewater treatment is a \$425 billion industry and is an industry that will continue to grow as the global demand for clean water rises. The Milwaukee area already has a strong cluster of water technology companies and water research. Currently, the Milwaukee area is home to 120 companies in the water technology sector and five of the eleven largest water technology companies in the world have a presence in Milwaukee.

The Great Lakes comprise of 20% of the world’s freshwater. As a result, Milwaukee is an ideal location for water research. The University of Wisconsin-Milwaukee’s Great Lakes WATER Institute (“UWMGLWI”) and future School of Freshwater Sciences are both located within the Project Area. Currently, UWMGLWI has 12 scientists, a \$2.4m budget and conducts \$4m in research annually. Throughout southeastern Wisconsin, 87 academics are working on water research. The Milwaukee 7’s Water Council is working to make the Milwaukee region the world water hub for freshwater research, economic development and education. This Plan recognizes the incredible economic opportunity of water-related commercial/industrial development and will help reserve land for the growth of existing water businesses, as well as for attracting new water-related companies.

There are also several environmental issues within the Project Area that this Plan will help address. The Kinnickinnic River, which runs through a portion of the Project Area, was named one of the top 10 endangered rivers in the country by American Rivers in 2007. While significant progress has been made in developing a plan for removing sediment from the river, more needs to be done related to stormwater management and brownfield remediation of adjacent properties. For

example, the privately-owned Solvay Coke site and city-owned Grand Trunk site are large brownfield sites that present significant economic development opportunities with the potential to increase public access to the Kinnickinnic River. This Plan appreciates the importance of protecting our natural resources to the region's quality of life and economic viability and will help direct the environmentally-sustainable redevelopment of those properties, as well as improve stormwater management along the Kinnickinnic River and Lake Michigan.

In summary, this Plan balances the need to create family-supporting jobs while remediating brownfields and restoring the natural environment. Preferred uses in the portions of the Project Area that are not City-owned are water-related commercial/industrial development that will create a synergy with the Port and/or the UWMGLWI. This Plan provides a framework for several hundred million dollars in anticipated development and associated property tax revenues, as well as hundreds of jobs and associated income tax revenue. In addition, this Plan hopes to bring increased attention to these important properties, in an effort to attract additional public and private investment.

1. Plan Objectives

The primary goal of this Plan is to promote the attractive, productive and efficient use or reuse of land and/or buildings in the Project Area in a manner that provides high-quality sites for commercial/industrial development while benefitting the surrounding community.

Specifically, the Plan seeks to:

- a. Preserve land in the Project Area for uses that support the current operations and growth of the Port of Milwaukee and water-related businesses, which tend to lead to relatively more capital investment and more family-supporting jobs by restricting land uses that tend not to do so.
- b. Promote development that creates or retains employment opportunities in the City of Milwaukee.
- c. Mitigate environmental contamination in the soils and buildings that interfere with investment in and the use-reuses of land and buildings in the Project Area.
- d. Eliminate blighting influences and environmental deficiencies which detract from the general appearance of the area, downgrade existing development, and discourage new development or rehabilitation.
- e. Assure that all of the Project Area is platted in a manner that optimizes business development.
- f. Foster redevelopment activities within the Project Area which are consistent with the uses permitted in this Plan and which do not conflict with the sound needs and growth of the surrounding neighborhood and the community as a whole.
- g. Assure that the necessary transportation and utility improvements to support the productive and efficient use of land in the Project Area are provided.
- h. Assure that any new development in the Project Area presents attractive massing, form, materials and landscaping to major streets from which the development is visible, appropriate to its zoning.
- i. Assure that all development complies with storm water regulations and contemporary practices.
- j. Receive and encourage use of grant funds or use other funding sources to implement aforementioned strategies.
- k. Improve public access to the Project Area's natural water resources.

2. Proposed Renewal Actions

To accomplish the objectives of this Plan, the Authority may exercise any or all of the powers provided to it under Section 66.1333(5), Wisconsin Statutes in those portions of the Project Area which are not City-owned, without limitation thereof. Generally, these actions include:

- a. Acquisition by purchase, eminent domain or otherwise all real property.
- b. Demolition, removal, or rehabilitation of all buildings and structures acquired by the Authority.
- c. Installation, construction, or reconstruction of site and project improvements necessary to support land uses after redevelopment.
- d. Disposition by sale, lease, or dedication of public purposes of land acquired for uses in accordance with the provision of this Plan.
- e. The voluntary or compulsory repair and rehabilitation of all buildings and structures not located on City-owned property to be retained.

Specific actions deemed necessary to achieve the objectives of this Plan as cited herein during the time period in which it is in full force and effect include:

- a. Implementation of proposed zoning changes pursuant to the above primary goals and objectives as set forth in this Plan to the extent that such changes are encompassed within the City's legislative authority.
- b. Work with the owners/developers to design and implement new street and parcel configurations if necessary to support redevelopment of the Project Area.
- c. Work with the owners/developers to attract development projects that support the operations and growth of the Port of Milwaukee and water-related businesses.
- d. Require that all proposals and plans for new construction, including substantial remodeling, conversion or rebuilding, enlargement or extension of major structural improvements on existing buildings or structures, and for any related improvements on the subject site, be reviewed to determine conformance with the objectives of this Plan. Proposal and plans not in conformance shall not be approved for permit.
- e. Eliminate blighting influences and environmental deficiencies.

Required vacations or rededications of plat and public rights-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.

3. Land Use Provisions

Sub-Areas. The Project Area is divided into three distinct areas (“Sub-Areas”), shown in **Map No. 4 – Identified Sub-Areas** (listing by property available in **Exhibit A – Table of Present/Potential Equalized Value for Property Tax Purposes and Sub-Areas**) and explained in greater detail below:

- a. **Business Mixed-Use.** This area includes a mix of offices, industrial, restaurant, tavern and retail uses. This mix of uses is intended to support the nearby water-related commercial and industrial development.
- b. **Water Development and Recreation.** This area includes the UWMGLWI, as well as a number of large, underutilized properties that provide the necessary footprint for large commercial or industrial facilities. It is intended that these properties be used for water-related commercial/industrial development or other uses that provide quality jobs in the City of Milwaukee and benefit from the proximity to water.
- c. **Port and Commodities.** This area includes the Port of Milwaukee and Jones Island Water Reclamation Facility. In general, permitted uses are those that support the operation of the Port, including storage of bulk commodities.

A Certified Survey Map or subdivision plat should be created to split 2401 South Lincoln Memorial Drive (taxkey 5009999111), which is currently divided by public right-of-way, into separate parcels and taxkeys.

Current Zoning. Currently, the Project Area is zoned IL2, IM and IH (except taxkey 429-0037-000, zoned PK – Park), as shown in **Map No. 2 – Existing Zoning Map**. The purposes of these zoning districts are explained in **Exhibit B – Explanation of Land Use Categories**. The current condition of all properties in the Project Area is shown in **Map No. 7 – Property Condition Map**.

Proposed Zoning Changes. This Plan contemplates changing the zoning and/or creating zoning overlay districts for all properties within each Sub-Area, as shown in **Map No. 3 – Proposed Zoning and Overlay Map** and as follows:

- a. Sub-Area “a”, Business Mixed-Use, should be entirely changed to IM (Industrial - Mixed) zoning. In addition, Zoning Overlay District A should be created and placed over Sub-Area “a” to further restrict uses to those that support the nearby water-related commercial and industrial development. The Milwaukee County Boat Launch, taxkey 429-0037-000, should remain zoned at PK (Park).
- b. Sub-Area “b”, Water Development and Recreation, should be changed to IO2 (Industrial - Office) zoning. In addition, Zoning Overlay District B should be created and placed over Sub-Area “b” to further restrict uses to those that only accommodate water-related commercial/industrial development and other light manufacturing. The Naval Armory site, upon completion of a Certified Survey Map or subdivision plat to split 2401 South Lincoln Memorial Drive (taxkey 5009999111), should be rezoned to PK (Park).
- c. Sub-Area “c”, Port and Commodities, should remain IH (Industrial – Heavy) zoning. In addition, Zoning Overlay District C should be created and placed over Sub-Area “c” to further restrict uses to those that preserve the current Port and supporting uses.

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

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

Permitted Uses. The permitted uses under IM, IO2 and IH zoning are shown in **Exhibit C – Permitted Uses Under Proposed Zoning and Overlay Districts** and are further explained in Milwaukee’s Code of Ordinance Section 295 Subchapter 8. The proposed permitted uses under the Zoning Overlay Districts A, B and C are also shown in **Exhibit C – Permitted Uses Under Proposed Zoning and Overlay Districts** and should be added to Milwaukee’s Code of Ordinance Section 295 Subchapter 10.

In **Exhibit C – Permitted Uses Under Proposed Zoning and Overlay Districts**:

- a. “Y” indicates a permitted use. This use is permitted as a matter of right subject to all development standards in this Plan.
- b. “L” indicates a limited use for the Project Area. This use is permitted only when the commissioner finds that the use meets the standards of 295-803-2 of the Milwaukee Code of Ordinances. If the use cannot meet these standards, it shall be permitted only if the Board of Zoning Appeals (“BOZA”) approves a special use permit pursuant to subchapter 295-311-2 of the Milwaukee Code of Ordinances.
- c. “S” indicates a special use wherein the use is permitted only if BOZA approves a special use permit pursuant to subchapter 295-311-2 of the Milwaukee Code of Ordinances.
- d. “N” indicates a prohibited use.

- e. "--" indicates that the proposed zoning overlay district for a given sub-area does not propose a change from underlying zoning for that sub-area for that specific use category.

If a dormitory is necessitated by UWM's School of Freshwater Sciences and the school's increased presence in the Project Area, an appropriate zoning remedy should be pursued to allow for such a use.

Limited multi-family residential development may be considered for properties along South First Street or the water's edge in Sub-Area "b", however, such development will be required to apply for and obtain a General Planned Development or Detailed Planned Development allowing multi-family residential. Such development must provide public access to the water (where applicable), should be of a high design quality, should only be proposed knowing that its context is a primarily commercial/industrial neighborhood, should not be placed on a site ideal for an industrial or commercial building, should not interfere with the development and operation of the surrounding commercial/industrial neighborhood and should not inhibit the objectives of this Plan.

Non-Conforming Uses. Existing uses that are no longer permitted due to a zoning change should be considered non-conforming. Non-conforming uses are subject to Section 295-415 of the Milwaukee Code of Ordinances.

Potential Land Use. A potential land use scenario for the Project Area is available in **Map No. 5 – Proposed Land Use Map**, which shows the potential full build-out of all vacant or underutilized land.

It is the intention of this Plan that taxkey 429-0037-000, the Milwaukee County Boat Launch and the portion of taxkey 500-9999-111 that is currently the Naval Armory and Coast Guard Station, remain "as is" with no commercial or private development. Upon completion of the Certified Survey Map or subdivision plat that will split 2401 South Lincoln Memorial Drive (taxkey 5009999111), the Naval Armory site should be rezoned to PK (Park).

4. General Development Standards

Any proposed action is subject to all applicable City codes and requirements and the primary goal and objectives listed in sub-section C.1 of this Plan.

This Plan seeks a pattern of public and private development, public rights-of-way and open space that represents the optimal redevelopment of the entire Project Area. Subdivision of parcels may be allowed if appropriate to this end. Additional public rights-of-way may be introduced into the Project Area if they contribute to the optimal redevelopment of the site or enhanced traffic circulation of the surrounding community.

A number of public rights-of-way at locations to be determined may be added to the Project Area as necessary by the Authority without modification of this Plan.

Site and building design standards may be adopted as amendments to this Plan, provided that such standards benefit the surrounding community and do not adversely affect the original primary goal and objectives of this Plan, as determined by the Authority. This sub-section, C.4, does apply to properties located in Sub-Area "c".

Building Design Requirements. The design of all new construction or building additions should follow urban design principles, use high-quality materials and provide sufficient landscaping. Additional design standards for industrial buildings, similar to those set forth in **Exhibit E – Port of Milwaukee Industrial Design Guidelines**, should be added to any zoning overlay districts created for Sub-Areas "a" and "b".

Sustainable Design Requirements. Buildings that incorporate aggressive energy-efficiency practices, alternative energy methods, recycled materials and other sustainable building features are highly encouraged. Likewise, LEED-certified buildings are also encouraged in Sub-Areas "a" and "b". Additional sustainable design guidelines, similar to those set forth in **Exhibit F – Port of Milwaukee Sustainable Design Guidelines**, should be added to any zoning overlay districts created for Sub-Areas "a" and "b".

Public Access to the Water. Wherever feasible, when a property along the water is redeveloped, public access to the water should be provided in the form of a path of Riverwalk segment. The property owner should also grant the City a permanent public access easement for each segment. In addition, efforts should be made to preserve or reinstate wetlands where possible.

5. Duration of Land Use Provisions

The provisions guidelines enumerated above shall be in full force and effect from the date this Plan is certified to the Common Council of the City of Milwaukee as provided by Section 66.1333(6), Wisconsin Statutes. They will continue to be in full force and in effect for a period of twenty (20) years unless otherwise terminated by recorded instrument of the Authority.

6. Land Acquisition

All parcels to be acquired for private or public redevelopment in accordance with the objectives, land use provisions and building requirements set forth in this Plan are identified on **Map No. 6 – Acquisitions Map** and in **Exhibit D – Schedule of Lands and Interests to be Acquired**. No parcels are identified for acquisition at this time.

7. Property Disposition

Any parcel disposed of by the Authority shall comply with the following obligations:

Redeveloper's Obligations. For, and in consideration of the sale of property by the Authority, each purchaser, developer, or redeveloper will be required to abide by the following covenants and provisions set forth in the agreement for land disposition and conveyance executed pursuant thereto.

- a. The redeveloper shall submit all project redevelopment proposals to the Authority for its review and approval prior to the start of construction. Proposals may be illustrated and shall consist of architectural, site development and landscape plans, and supporting narrative sufficiently complete in form and content so as to establish general conformity with the provisions set forth in this Plan.
- b. The redeveloper and any successor interest to parcels disposed of by the Authority shall devote the land only to the uses specified in this Plan and shall carry out, or cause to be carried out, the approved project plan with approved project plan modifications, revisions and amendment thereof. Where a disposition parcel is sold or leased with the intention of not placing a building thereon, the use and development shall be controlled as specifically set forth in the appropriate agreement. The agreement will include a reasonable time schedule for which the developer will be held accountable. The Authority reserves the right to terminate any agreements for development projects that are not progressing on a reasonable schedule.
- c. Neither the redeveloper, nor any of his successors or assignees shall restrict the use of land in the project upon the basis of race, creed, color, or national origin in the sale, use, or occupancy thereof. Appropriate covenants running with the land forever, which will prohibit such restriction, shall be included in the disposition instrument.

Authority's Obligations

- a. Land and improved property determined suitable for resale, if any, will be sold at fair market value in accordance with the provisions set forth in Section 66.1333, Wisconsin Statutes, and with the disposition policy established by the Authority for achieving the development objectives stated in this Plan. Disposition may, therefore, be by means of fixed price offerings, negotiation, or by any other means deemed necessary or appropriate by the Authority to attain the objectives and development sought for this renewal project. Such disposition shall be subject to Common Council approval as provided in Section 66.1333, Wisconsin Statutes.
- b. 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 purchaser shall have no power to convey the project or any part thereof as provided by Wisconsin law and the agreements executed pursuant hereto.

D. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

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

This Plan was reviewed by the City Plan Commission of the City of Milwaukee on September 20, 2010 and determined to be in conformance with the City's Comprehensive Plan and the development and land use goals and objectives recommended by the Southeast Side Area Plan, which was approved by the Milwaukee Common Council on October 29, 2008 and the Near South Side Area Plan May 27, 2009.

2. Standards of Population Density

Not Applicable.

3. Land Coverage and Building Density

These objectives shall be achieved by adhering to provisions contained within the Milwaukee Code of Ordinances and Section C.4, the General Development Standards, in this Plan.

4. Conformance to the Definite Local Objectives

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

a. Appropriate Land Use

Any rezoning of property will be made by in accordance with applicable state and local regulations and procedures.

b. Public Improvements

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

5. Present and Potential Equalized Value for Property Tax Purposes

See **Exhibit A – Table of Present/Potential Equalized Value for Property Tax Purposes and Sub-Areas**

6. Statement of a Feasible Method Proposed for Relocation

Implementation of this Plan may require displacement of existing residential and commercial uses. In the event that this occurs as a direct result of Plan implementation, the Authority is prepared to assume the relocation costs of individuals and businesses displaced, and shall conform in all respects to the State of Commerce regulations and the relevant sections of Chapter 32 Wisconsin Statutes concerning benefits for those displaced.

7. Statement of Required Site Improvements and Additional Public Facilities

East Greenfield Avenue, from South First Street east to the harbor will be reconstructed by the City of Milwaukee to provide an appealing entrance to the UWMGLWI and the proposed School of Freshwater Sciences.

Site improvements and additional public utilities required to support new land uses in the area after development will be determined jointly by the Commissioner of Public Works, the City Engineer, and the Authority based on concepts developed for the Project Area in accordance with this Plan, definitive redevelopment proposals, and on detailed engineering and urban design studies. These improvements are described generally as to location, layout, type and size in documents, maps and drawings prepared or to be prepared by the City Department of Public Works in support of this Plan.

E. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

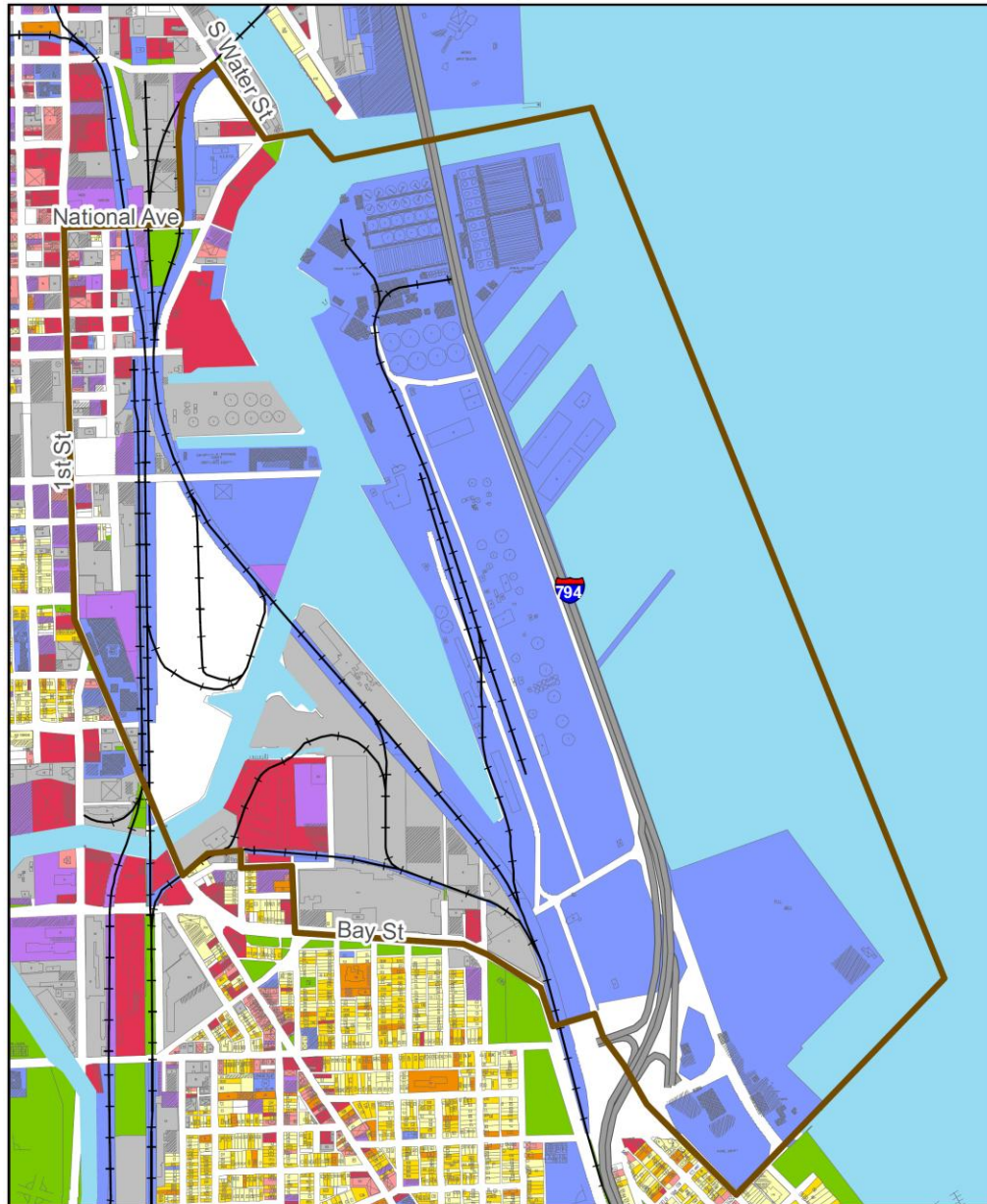
At any time after this Plan has been approved by the Authority and the Common Council of the City of Milwaukee, it may be amended in accordance with the provisions and procedures established in the applicable subsections of Section 66.1333(6)(d), Wisconsin Statutes.

Excluded property, parcels currently not identified for acquisition on **Map 6 – Acquisitions Map**, may be considered for acquisition by the Authority if, during the course of project execution, it is subsequently determined that such property is:

- a. Substandard, blighted, or infeasible of rehabilitation to project standards by the present owner;
- b. Converted or devoted to a use not in conformance with the objectives of this Plan;
- c. Needed to provide a more marketable site; or
- d. Needed to further the operations and growth of the Port of Milwaukee and water-related commercial/industrial activities.

MAPS AND EXHIBITS

(Begin on following page)



Port of Milwaukee Redevelopment Plan

Map 1: Project Boundary and
Existing Land Use

- Redevelopment Plan Boundary**
- Residential**
- Single Family
 - Duplex
 - Multi-Family
- Commercial**
- Commercial
 - Mixed Commercial and Residential
- Manufacturing, Construction, and Warehousing**
- Transportation, Communications, and Utilities**
- Public and Quasi-Public**
- Public Parks and Quasi-Public Open space
 - Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings
- Vacant Land**



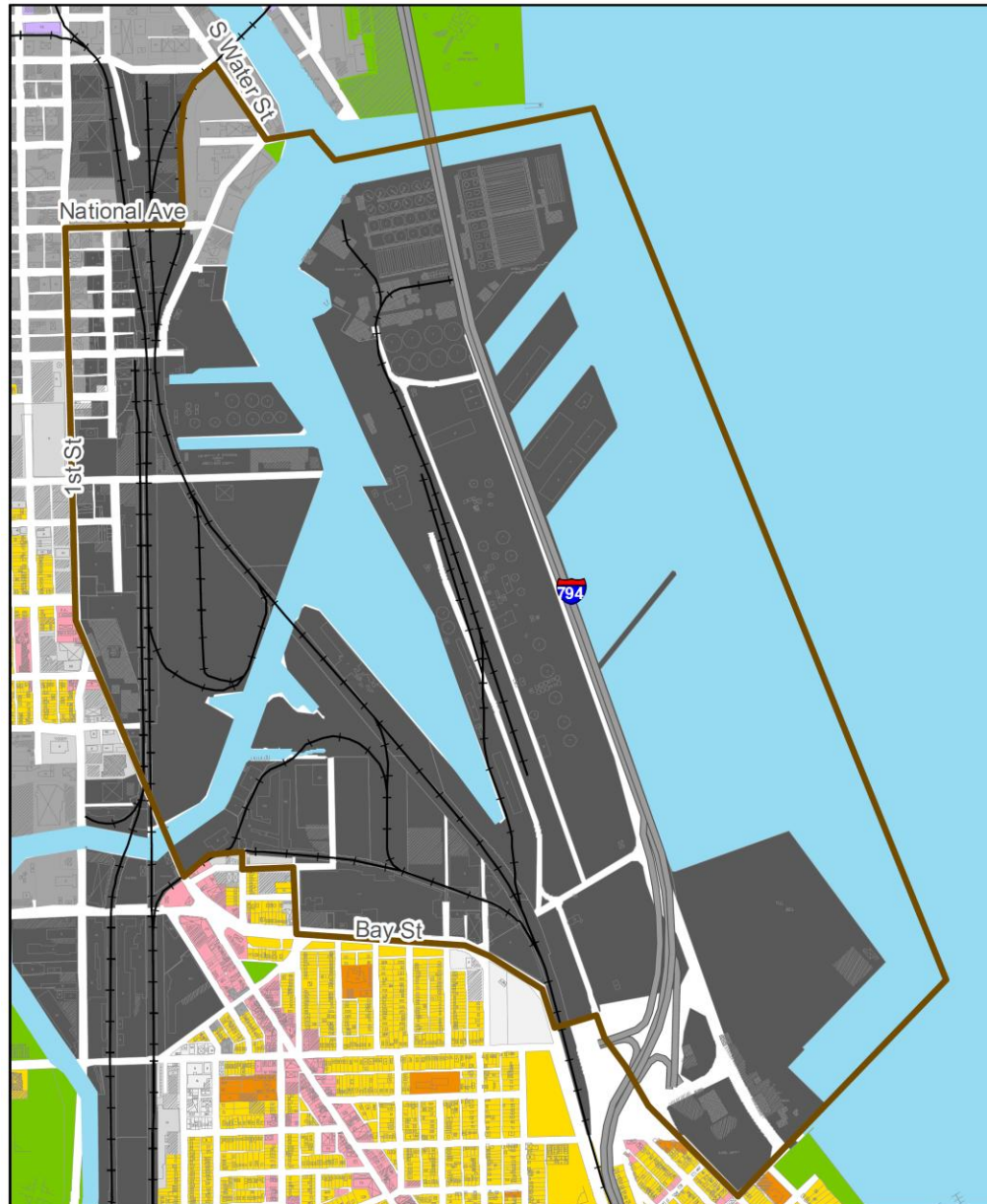
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Department of City Development Information Center, RTW

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Port of Milwaukee Redevelopment Plan

Map 2: Existing Zoning

 Redevelopment Plan Boundary


Residential Districts

-  Single Family
-  Two-Family
-  Multi-Family
-  Residential and Office

Commercial Districts

-  Neighborhood Shopping
-  Local Business
-  Commercial Service
-  Regional Business
-  Central Business

Industrial Districts

-  Industrial - Office
-  Industrial - Light
-  Industrial - Mixed
-  Industrial - Heavy

Special Districts

-  Parks
-  Institutional
-  Planned Development
-  Redevelopment




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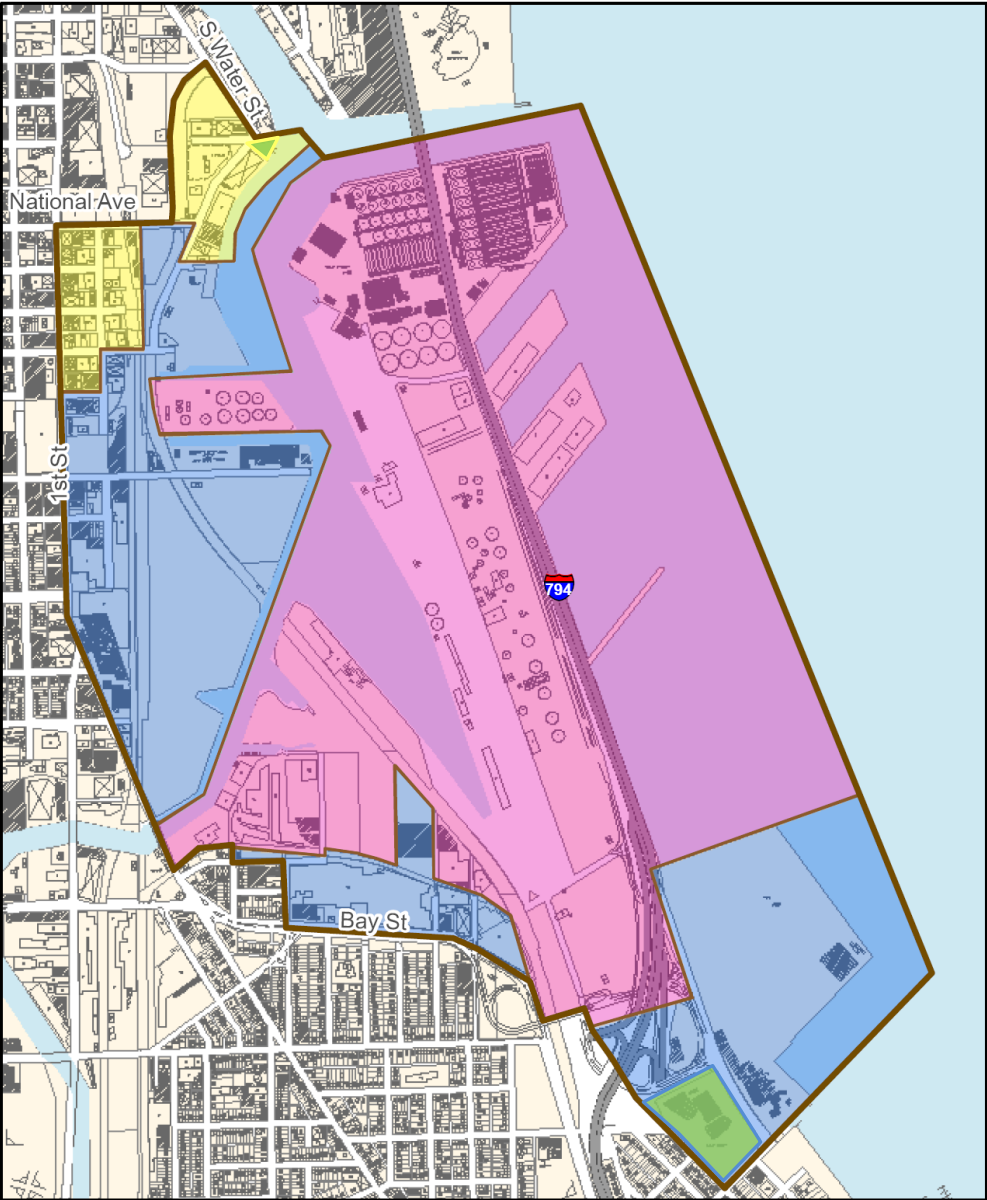
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


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0 750 1,500 3,000 Feet





**Port of Milwaukee
Redevelopment Plan**
Map 3: Proposed Zoning

-  Redevelopment Plan Boundary
-  IM Zoning and Port Zoning Overlay District A
-  IO2 Zoning and Port Zoning Overlay District B
-  IH Zoning and Port Zoning Overlay District C
-  Park (PK) Zoning

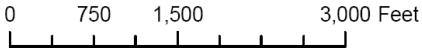


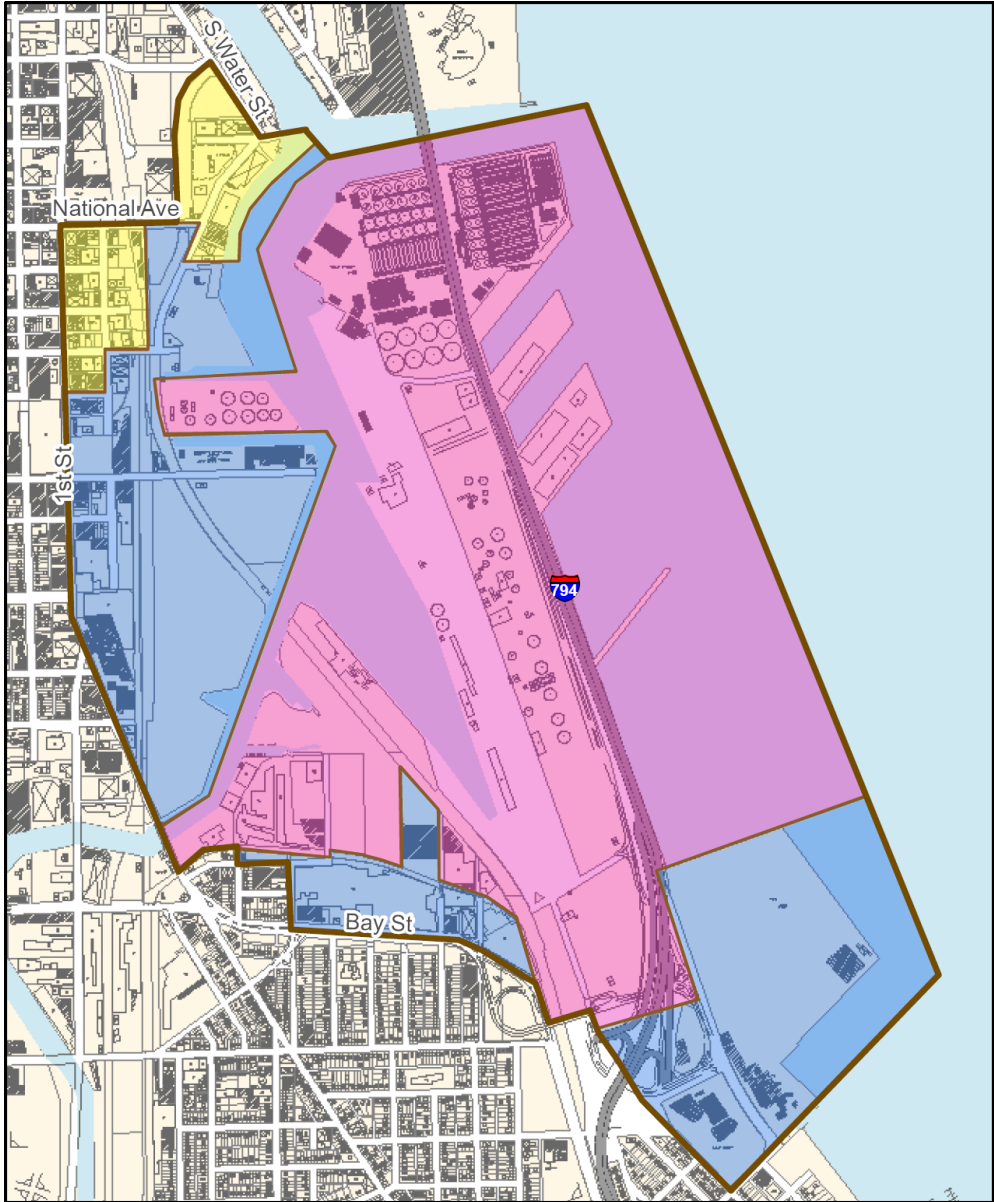
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

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**Port of Milwaukee
Redevelopment Plan**
Map 4: Identified Sub-Areas

-  Redevelopment Plan Boundary
-  Sub-Area A: Business Mixed-Use
-  Sub-Area B: Water Development and Recreation
-  Sub-Area C: Port and Commodities

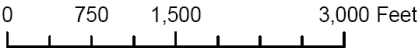


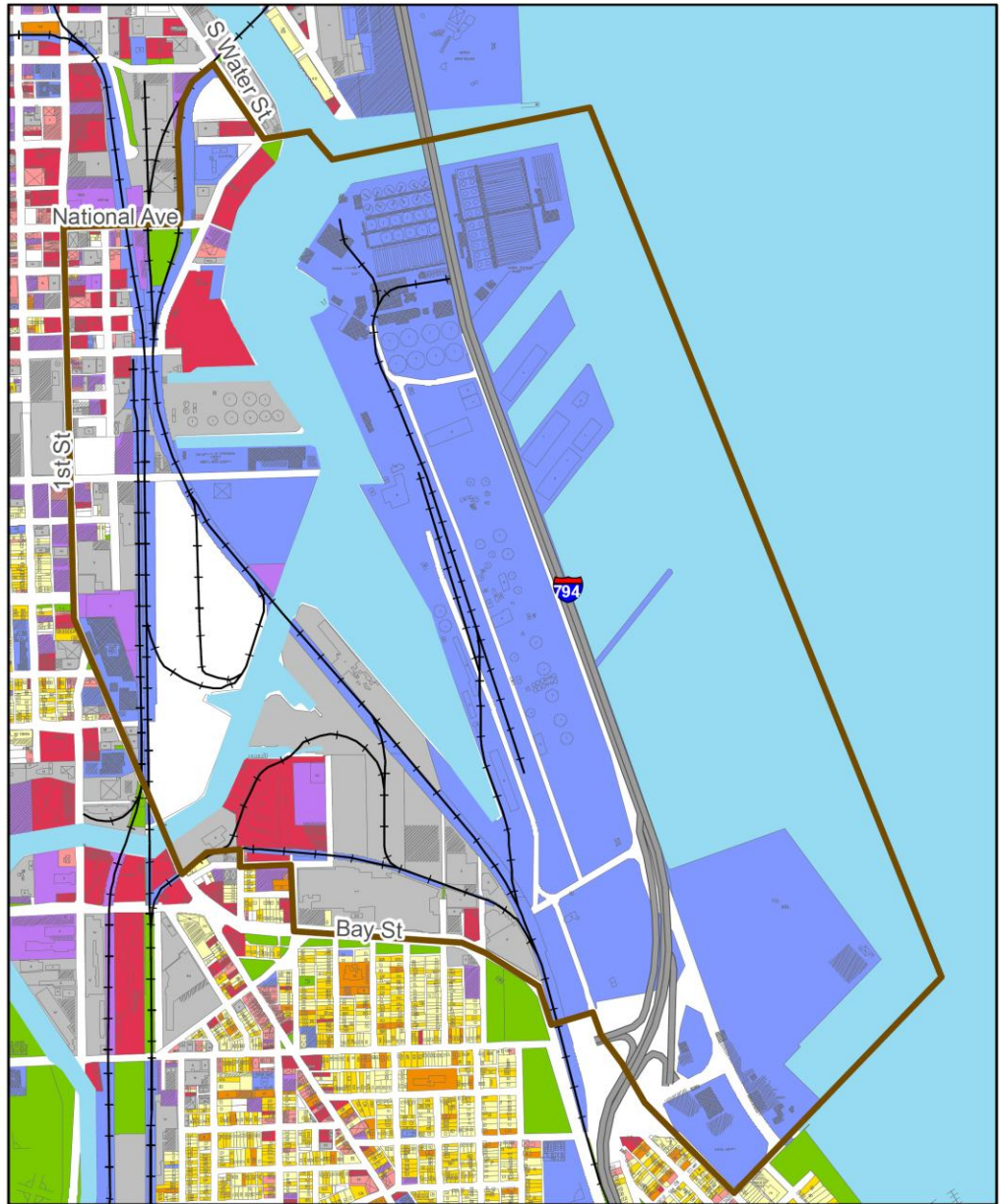
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Port of Milwaukee Redevelopment Plan

Map 5: Proposed Land Use

- Redevelopment Plan Boundary
- Residential**
 - Single Family
 - Duplex
 - Multi-Family
- Commercial**
 - Commercial
 - Mixed Commercial and Residential
- Manufacturing, Construction, and Warehousing**
- Transportation, Communications, and Utilities**
- Public and Quasi-Public**
 - Public Parks and Quasi-Public Open space
 - Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings
- Vacant Land**

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0 750 1,500 3,000 Feet



Port of Milwaukee Redevelopment Plan

Map 6: Acquisitions (None)

 Redevelopment Plan Boundary

No Acquisitions Planned

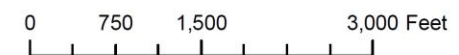


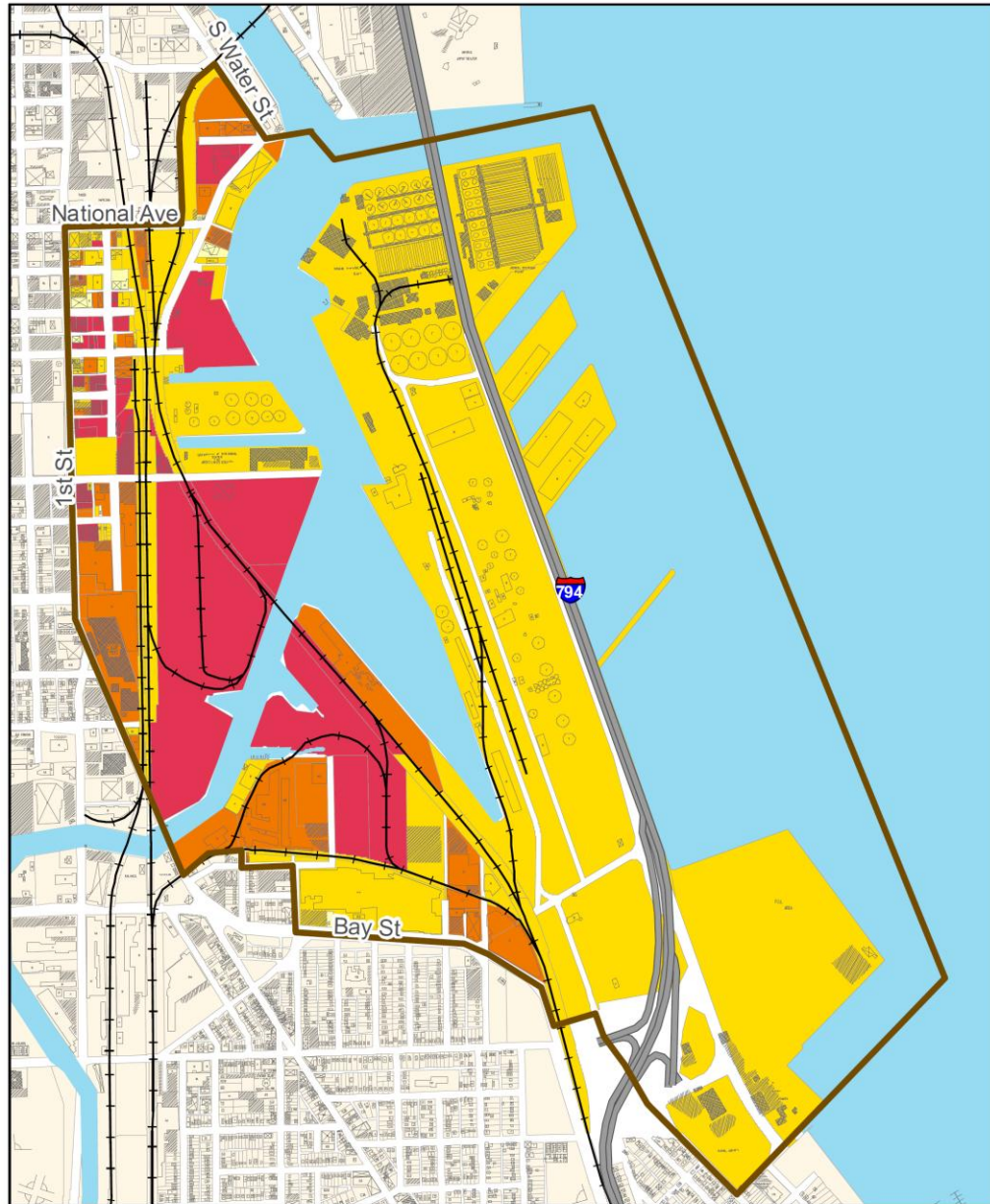
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Port of Milwaukee Redevelopment Plan

Map 7: Property Condition

 Redevelopment Plan Boundary

Condition

-  Standard
-  Minor Deficiency
-  Major Deficiency
-  Substandard



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0 750 1,500 3,000 Feet

Exhibit A – Table of Present/Potential Equalized Value for Property Tax Purposes and Sub-Areas

Taxkey	Address				2010 Total Assessment	Potential Assessment	Sub-Area	
4310989000	107	E	NATIONAL	AV	\$614,000	\$750,750	A	
4310988000	125	E	NATIONAL	AV	\$346,000	\$350,000	A	
4310983000	135	E	NATIONAL	AV	\$201,000	\$200,000	A	
4310984000	805	S	BARCLAY	ST	\$72,500	\$81,750	A	
4310985000	809	S	BARCLAY	ST	\$68,400	\$81,000	A	
4310987100	813	817	S	BARCLAY	ST	\$48,800	\$183,000	A
4310991110	828	S	1ST	ST	\$851,000	\$900,000	A	
4310993000	838	S	1ST	ST	\$139,300	\$150,000	A	
4310994000	114	E	WALKER	ST	\$87,500	\$107,250	A	
4310999100	136	E	WALKER	ST	\$371,200	\$748,500	A	
4310965100	900	S	1ST	ST	\$65,000	\$75,000	A	
4310966000	904	S	1ST	ST	\$160,000	\$175,000	A	
4310967000	912	S	1ST	ST	\$76,700	\$283,800	A	
4310964100	111	E	WALKER	ST	\$14,800	\$54,810	A	
4310968000	916	918	S	1ST	\$179,000	\$450,000	A	
4310969000	112	120	E	MINERAL	ST	\$1,464,000	\$2,000,000	A
4310971100	136	E	MINERAL	ST	\$228,000	\$420,000	A	
4310962100	123	133	E	WALKER	ST	\$398,500	\$616,260	A
4310809100	1010	S	1ST	ST	\$88,100	\$210,000	A	
4310808100	111	117	E	MINERAL	ST	\$162,000	\$420,000	A
4310806100	125	E	MINERAL	ST	\$70,000	\$210,000	A	
4310805000	139	E	MINERAL	ST	\$141,500	\$420,000	A	
4310106000	1022	S	1ST	ST	\$440,000	\$500,000	A	
4310107100	110	E	WASHINGTON	ST	\$143,000	\$360,000	A	
4310103000	122	124	E	WASHINGTON	ST	\$64,100	\$181,410	A
4310102000	128	E	WASHINGTON	ST	\$26,700	\$108,930	A	
4310101000	138	E	WASHINGTON	ST	\$67,200	\$252,000	A	
4310261000	1100	1102	S	1ST	\$438,000	\$500,000	A	
4310263000	1106	S	1ST	ST	\$168,000	\$175,000	A	
4310264000	1108	1112	S	1ST	\$193,300	\$200,000	A	
4310265000	1114	1116	S	1ST	\$201,200	\$215,000	A	
4310266110	1122	1132	S	1ST	\$45,000	\$300,000	A	
4310269000	1134	S	1ST	ST	\$517,000	\$600,000	A	
4310270000	114	E	SCOTT	ST	\$138,300	\$208,050	A	
4310271100	120	E	SCOTT	ST	\$66,400	\$444,150	A	
4310271200	126	E	SCOTT	S	\$0	\$180,000	A	
4310258100	127	E	WASHINGTON	ST	\$264,900	\$508,680	A	
4310257000	135	E	WASHINGTON	ST	\$391,700	\$400,000	A	
4310275110	1200	S	1ST	ST	\$165,000	\$200,000	B	
4310278100	1212	1216	S	1ST	\$339,000	\$400,000	B	
4310274111	111	E	SCOTT	ST	\$33,500	\$300,000	B	
4311162100	125	E	SCOTT	ST	\$52,100	\$206,220	B	
4311161000	1233	S	BARCLAY	ST	\$176,500	\$110,340	B	
4310280100	1278	S	1ST	ST	\$129,000	\$336,675	B	
4310280200	1277	S	BARCLAY	ST	\$81,400	\$465,075	B	
4310001100	1320	S	1ST	ST	\$1,016,800	\$1,906,320	B	
4620334100	1410	S	1ST	ST	\$105,900	\$335,280	B	
4620337000	1428	S	1ST	ST	\$208,000	\$250,000	B	
4620338000	1430	1432	S	1ST	\$9,600	\$52,500	B	
4620339000	1434	1438	S	1ST	\$19,300	\$105,000	B	
4620333000	117	E	GREENFIELD	AV	\$180,000	\$200,000	B	
4620340000	122	E	ORCHARD	ST	\$9,600	\$52,500	B	
4620431000	128	E	ORCHARD	ST	\$68,200	\$100,000	B	
4620347100	125	E	GREENFIELD	AV	\$306,500	\$546,315	B	
4620352100	1500	S	1ST	ST	\$93,800	\$417,660	B	
4620361000	127	E	ORCHARD	ST	\$68,600	\$100,000	B	
4620360000	129	E	ORCHARD	ST	\$10,300	\$56,250	B	
4620359000	133	E	ORCHARD	ST	\$73,000	\$100,000	B	
4620358000	137	E	ORCHARD	ST	\$4,300	\$23,400	B	
4620357000	1507	S	BARCLAY	ST	\$1,600	\$19,200	B	
4620356000	1511	S	BARCLAY	ST	\$1,700	\$21,000	B	

4620355000	1515		S	BARCLAY	ST	\$0	\$27,840	B
4621228112	1526	1556	S	1ST	ST	\$1,139,000	\$1,706,775	B
4621227111	1570	1574	S	1ST	ST	\$959,000	\$700,000	B
4620041112	1618		S	1ST	ST	\$1,654,900	\$2,737,020	B
4621401110	1710	1716	S	KINNICKINNIC	AV	\$0	\$3,651,570	B
4621019000	1804	1814	S	KINNICKINNIC	AV	\$218,000	\$250,000	B
4621020100	1820		S	KINNICKINNIC	AV	\$199,000	\$250,000	B
4310981000	205		E	NATIONAL	AV	\$65,400	\$214,500	A
4310980000	209		E	NATIONAL	AV	\$266,000	\$214,500	A
4310982000	840		S	BARCLAY	ST	\$216,000	\$543,000	A
4310975000	906		S	BARCLAY	ST	\$768,000	\$801,060	A
4310973100	906	R	S	BARCLAY	ST	\$0	\$0	B
4310976000	934		S	BARCLAY	ST	\$68,700	\$210,000	A
4310977100	212		E	MINERAL	ST	\$506,800	\$500,520	A
4310804100	1006		S	BARCLAY	ST	\$832,000	\$850,000	A
4319999100	200		E	WASHINGTON	ST	\$348,000	\$400,000	A
4319995100	204	216	E	WASHINGTON	ST	\$540,000	\$604,500	A
4319994100	224		E	WASHINGTON	ST	\$205,400	\$2,500,000	A
4310801210	225		E	MINERAL	ST	\$52,000	\$194,880	A
4310503100	1100		S	BARCLAY	ST	\$253,000	\$300,000	B
4310502100	1120		S	BARCLAY	ST	\$811,000	\$600,000	B
4310501100	1132		S	BARCLAY	ST	\$421,000	\$450,000	B
4319988000	1236		S	BARCLAY	ST	\$152,300	\$285,600	B
4311151000	1278		S	BARCLAY	ST	\$282,700	\$530,130	B
4311152000	200	230	E	GREENFIELD	AV	\$500,400	\$922,500	B
4620348100	1500		S	BARCLAY	ST	\$778,800	\$2,168,475	B
4290018100	435		S	WATER	ST	\$906,000	\$3,397,680	A
4290022000	408		E	BRUCE	ST	\$278,000	\$987,000	A
4290021100	531		S	WATER	ST	\$410,800	\$1,241,520	A
4290016110	639		S	WATER	ST	\$0	\$0	A
4290411000	639		S	WATER	ST	\$1,228,400	\$1,200,000	A
4290016120	623		S	WATER	ST	\$29,500	\$20,000	A
4290037000	600	602	S	WATER	ST	\$0	\$0	A
4290065100	707		S	WATER	ST	\$303,600	\$1,134,870	A
4290067000	354		E	NATIONAL	AV	\$290,000	\$325,000	A
4290040100	700		S	WATER	ST	\$3,388,500	\$5,057,310	A
4290068000	347	ADJ	E	NATIONAL	AV	\$0	\$159,480	A
4290063000	347		E	NATIONAL	AV	\$0	\$0	A
4290052000	748		S	WATER	ST	\$661,700	\$984,300	A
4290053000	820		S	WATER	ST	\$823,000	\$867,900	A
4290054000	830		S	WATER	ST	\$282,900	\$396,240	A
4290055111	910	R	S	WATER	ST	\$0	\$0	B
4290059111	900	954	S	WATER	ST	\$1,353,200	\$6,459,450	B
4309998000	301		E	WASHINGTON	ST	\$11,595,500	\$12,000,000	C
4309996000	600		E	GREENFIELD	AV	\$0	\$0	B
4309997100	302		E	GREENFIELD	AV	\$102,800	\$514,200	B
4639995200	311		E	GREENFIELD	AV	\$3,585,300	\$30,030,270	B
4639995100	401		E	GREENFIELD	AV	\$0	\$0	B
4639994000	401	R	E	GREENFIELD	AV	\$174,000	\$795,195	B
4668001000	1964		S	KINNICKINNIC	AV	\$0	\$0	B
4310979000	215		E	NATIONAL	AV	\$0	\$0	B
4310978110	233		E	NATIONAL	AV	\$0	\$0	B
4310972100	227		E	NATIONAL	AV	\$256,700	\$275,000	B
4310001100	317		E	NATIONAL	AV	\$0	\$600,000	B
4290064111	413		S	WATER	ST	\$0	\$0	A
4290057110	341		E	NATIONAL	AV	\$0	\$0	B
4310974100	212	ADJ	E	MINERAL	ST	\$0	\$0	B
4310801100	221		E	MINERAL	ST	\$0	\$0	B
4310802000	221	ADJ	E	MINERAL	ST	\$0	\$0	B
4319992000	238	244	E	WASHINGTON	ST	\$0	\$0	B
4319993000	228	236	E	WASHINGTON	ST	\$0	\$0	B
4319987000	1100	R	S	BARCLAY	ST	\$0	\$0	B
4319989100	224		E	GREENFIELD	AV	\$0	\$0	B
4319990100	230	ADJ	E	GREENFIELD	AV	\$0	\$0	B
4319991000	247	ADJ	E	WASHINGTON	ST	\$0	\$0	B

4309994000	310		E	GREENFIELD	AV	\$0	\$0	B
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4639993100	301		E	GREENFIELD	AV	\$0	\$0	B
4620349100	225		E	GREENFIELD	AV	\$0	\$0	B
4661103000	1964	ADJ	S	KINNICKINNIC	AV	\$0	\$0	B
4621501100	1870	R	S	KINNICKINNIC	AV	\$0	\$0	B
4639997117	700		E	JONES	ST	\$0	\$0	C
4639997118	1225		S	CARFERRY	DR	\$0	\$0	C
4639996210	960		E	BAY	ST	\$1,389,200	\$6,612,300	C
4639988110	401	ADJ	E	GREENFIELD	AV	\$0	\$0	C
4659994000	1944		S	ALDRICH	ST	\$0	\$0	C
4639992000	632		E	BAY	ST	\$0	\$14,104,845	C
4669997111	1980		S	MARINA	DR	\$0	\$4,089,570	C
4661602000	1919		S	MARINA	DR	\$314,000	\$2,383,605	C
4661601000	1982		S	HILBERT	ST	\$2,482,000	\$6,516,360	C
4661522100	1955		S	HILBERT	ST	\$973,000	\$1,302,885	C
4661106100	2008		S	KINNICKINNIC	AV	\$3,067,400	\$3,000,000	C
4661111000	2010	ADJ	S	KINNICKINNIC	AV	\$0	\$0	C
4660102000	352	354	E	STEWART	ST	\$285,000	\$250,000	B
4660101120	356	394	E	STEWART	ST	\$47,500	\$0	B
4669994000	422		E	STEWART	ST	\$0	\$0	B
4660101110	1940	ADJ	S	HILBERT	ST	\$0	\$0	C
4669993000	516	R	E	BAY	ST	\$0	\$0	C
4660201100	427		E	STEWART	ST	\$2,956,400	\$13,638,060	B
4660202111	432		E	BAY	ST	\$208,000	\$250,000	B
465999110	2021		S	LENOX	ST	\$1,442,400	\$2,005,245	C
4650041112	2039		S	LENOX	ST	\$699,900	\$1,064,205	B
4650034000	822	836	E	BAY	ST	\$494,000	\$570,420	B
4650107111	2024		S	LENOX	ST	\$596,900	\$830,970	C
4650033100	2042		S	LENOX	ST	\$0	\$0	C
4650113100	2042	R	S	LENOX	ST	\$0	\$0	C
4650108100	2074		S	LENOX	ST	\$222,800	\$0	B
4659999210	2022	ADJ	S	ALDRICH	ST	\$0	\$0	C
4659995000	2022		S	ALDRICH	ST	\$0	\$0	C
4650109112	2100		S	BAY	ST	\$969,500	\$1,889,865	B
4650112100	2100	ADJ	S	BAY	ST	\$0	\$0	C
5009999111	2401		S	LINCOLN MEMORIAL	DR	\$0	\$0	B
TOTALS						\$65,221,100	\$166,890,690	

Exhibit B – Explanation of Land Use Categories

INDUSTRIAL-OFFICE (IO). This district provides sites for modern, clean industry and supporting, non-residential land uses that complement industrial uses or require an industrial environment. Older portions of this zoning district (IO2) often form corridors which provide a buffer between residential areas and more intensive industrial districts. The newer portions of this district (IO1) are in the form of office-industrial parks or business parks with campus-style layouts and designs. The IO district has a performance-oriented transition area where it adjoins residential neighborhoods. Buffering and other requirements in the transition area are intended to protect the character of such neighborhoods.

INDUSTRIAL-LIGHT (IL). This district is intended to provide sites primarily for light industrial uses that utilize medium-sized buildings and do not have extensive outdoor storage areas or operations. This district includes both older industrial corridors (IL2) and modern industrial parks (IL1). While most buildings contain clean, light industrial uses, some commercial and office uses may also be included. This district contains heavier uses than the IO district and requires more extensive buffering from adjoining residential areas.

INDUSTRIAL-MIXED (IM). This district is intended to provide for the orderly conversion of certain older industrial and warehousing areas with multi-story buildings to residential, commercial or office uses for which the buildings, at the present time, may be better suited. These areas have an urban character. Buildings were typically built without setbacks or yards and often with little or no off-street parking.

INDUSTRIAL-HEAVY (IH). This district accommodates high-intensity industry and often includes very large structures, extensive exterior storage, exterior mechanical operations, or heavy truck or equipment operations. It also accommodates uses that require large or isolated sites or harbor, airport or rail service. This district includes the historic industrial core of the city. It has a strong relationship to shipping and rail services and includes the port of Milwaukee, the Menomonee valley and various railroad corridors. Most sites within the IH district have already been developed or redeveloped. These sites seldom have excess land to provide buffer areas. Where possible, the IH district should be separated from residential neighborhoods with less intensive, non-residential districts.

PARKS DISTRICT (PK). The parks district is established to accommodate a wide variety of public and quasi-public open spaces and facilities providing recreational and cultural opportunities and supporting services for surrounding neighborhoods. The parks district will be shown on the zoning map with a "PK" designator.

Exhibit C – Permitted Uses Under Proposed Zoning and Overlay Districts

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

	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Commercial and Office Uses								
General Office	Y	--		Y	--		L	--
Government Office	Y	--		Y	--		L	--
Bank or Other Financial Institution	Y	--		S	--		N	--
Currency Exchange, Payday Loan Agency, or Title Loan Agency	S	N		N	--		N	--
Installment Loan Agency	S	N		N	--		N	--
Retail Establishment, General	Y	--		N	--		N	--
Garden Supply or Landscaping Center	Y	N		N	--		N	--
Home Improvement Center	Y	N		N	--		N	--
Secondhand Store	S	N		N	--		N	--
Outdoor Merchandise Sales	L	N		N	--		N	--
Artist Studio	Y	--		N	--		N	--
Adult Retail Establishment	S	N		N	--		N	--
	IM	Overlay A		IO2	Overlay B		IH	Overlay C
Health Care and Social Assistance Uses								
Medical Office	S	N		S	N		N	--
Health Clinic	S	N		L	N		N	--
Hospital	N	--		N	--		N	--
Medical Research Laboratory	Y	--		Y	--		N	--
Medical Service Facility	N	--		N	--		N	--
Social Service Facility	S	N		N	--		N	--
Emergency Residential Shelter	N	--		N	--		N	--
Nursing Home	N	--		N	--		N	--
	IM	Overlay A		IO2	Overlay B		IH	Overlay C
General Service Uses								
Personal Service	Y	--		N	--		N	--
Business Service	Y	--		Y	N		N	--
Building Maintenance Service	S	N		S	N		N	--
Catering Service	Y	N		S	N		N	--
Funeral Home	N	--		N	--		N	--
Laundromat	Y	N		N	--		N	--
Dry Cleaning Establishment	Y	--		N	--		N	--
Furniture and Appliance Rental and Leasing	Y	N		N	--		N	--
Household Maintenance and Repair Service	Y	N		N	--		N	--
Tool/Equipment Rental Facility	Y	N		N	--		N	--
Animal Services								
Animal Hospital/Clinic	L	--		N	--		Y	N
Animal Boarding Facility	L	--		N	--		Y	N
Animal Grooming or Training Facility	L	--		N	--		Y	N

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

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

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

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

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

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

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

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

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

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

Exhibit D – Schedule of Lands and Interests to be Acquired

No parcels are identified for acquisition at this time.

Exhibit E – Port of Milwaukee Industrial Design Guidelines

				Industrial Zoning Requirements	General Industrial Guidelines	Port of Milwaukee Redevelopment Plan Specific Guidelines
Context or Planning Area						
Land Use of Plan Area and/or Context						
		Principal Uses		Permitted, Special and Prohibited Land Uses are enumerated in Table 295-803-1 of the Milwaukee Code of Ordinances		Certain uses permitted in the City of Milwaukee zoning regulations have been further restricted in this renewal area. Please refer to Exhibit C - Table of Use Classifications in the Redevelopment Plan.
		Accessory Uses		Accessory Uses are defined in Table 295-803-3 of the Milwaukee Code of Ordinances. Accessory Uses are not permitted to stand alone from the Principal Use of Land. Accessory Uses must be on the same parcel as the Principal Use.	Negative off-site effects should be considered in site selection and layout of specific parcels, especially when adjacent to public streets or differing land use categories.	
			Outdoor Storage			No new articles, goods, materials, finished or semi-finished products, incinerators or storage tanks shall be kept outdoors without written application to, and prior approval of, Authority.
			Noise			Noise levels within a site activity in occupied areas on a Site shall produce a sound level that exceeds a maximum interior Noise Criteria of 35 db. No activity shall produce an exterior noise level that exceeds a reading of 50 db when measured at the property line.
		Site Build-out			Parcel layout may accommodate area for future expansion, but should not contemplate additional space that does not have a specific purpose.	
			Initial Site Build-Out			Building to Land Ratio. Initial build-out must achieve a ratio of total gross floor area to total lot area of at least 1:3. Higher site coverage is desirable and encouraged.
			Full Phase Build-Out			Building to Land Ratio. Build-out of all phases of a development must achieve of ratio of total gross floor area to total lot area of at least 2:3. Higher site coverage is desirable and encouraged.

Street Hierarchy of Plan Area and/or Context						
			Street Hierarchy		Within industrial parks, a street prioritization system shall address the hierarchy of streets. This order is Primary, Secondary, and Other streets. Primary streets require the highest degree of street wall build-out and street activation. Construction along Secondary and Other streets is encouraged to address design standards for Primary streets, but not required to do so.	Water Street, Greenfield Avenue, National Avenue, First Street and Bay Street should be considered Primary Streets. All other streets are Secondary.
			Street Connectivity		Enhance linkages to surrounding uses, especially public services and amenities.	Sidewalks should be placed along all streets (public or private) so the area remains connected, accessible and walkable.
Overall Site Planning and Building Form						
		General Provisions				Design sites to create and maintain a cohesive "setting" for the Project Area.
						Create a pleasant, safe and productive environment for employees and visitors.
		Building Placement			Design site and buildings to create a cohesive and inviting sense of place and fit within the larger context of the site.	
		Massing/Scale			Relate to the physical character and scale of the neighborhood and any adjacent buildings.	Modern industrial buildings may be different building types from older Valley factories and smaller buildings in the near neighborhoods.
			Building Typology		Ensure that the scale and design of new buildings are compatible with adjacent buildings.	Building forms are generally industrial buildings with attached or integral office space. No height restrictions.
			Building Orientation			Orient and align buildings to maximize daylighting benefits and energy savings for all parts of the building or building complex.
						Buildings may not be constructed within 10' of any interior property line. Side yards on the street sides of corner lots shall have no minimum required width.
			Building Height			While one-story buildings are acceptable, multi-story buildings are encouraged wherever possible.
		Street Wall				

			Define Street Edges		Locate buildings and other street edge elements such as significant landscaping, architectural fencing, and architectural walls in a manner that defines street edges and corners.	Enliven street frontages to enhance the pedestrian experience.
			Corner Treatments		Incorporate special design features into buildings at street intersections and structures that form the corner of a group of buildings. Buildings at intersections of two "A" Streets or at the street entrance to the business park require the most significant corner treatments.	Emphasize street corners by locating buildings and/or street edge elements at the corner. Highly visible or prominent entry corners require the highest degree of design detail. The attached Diagram - 1 indicates the required Enhanced Corners for the Project Area.
					Buildings located at the intersection of two Primary Streets or at the street entrance to the business park or development area should have the most significant corner treatments.	Enhanced Corners are required for intersections of Primary Streets. These are minimum locations within the Project Area, and additional Enhanced Corner locations which help further define the street edges and corners of the Project Area are encouraged.
Special Context						
		Street Terminating Vistas			In the design process, thoughtfully consider the view of the development from key adjacent streets and elevation changes.	
		Parks and Recreation Space			Where public open spaces and amenities are adjacent and/or available provide access to them. Facades and site elements that face public open spaces should have design detail similar to that required for Primary Streets.	Development layouts should support public access to green space and the river. Development of parcels adjacent to the river should optimize views, orientation and access to the Milwaukee and Kinnickinnic Rivers. Properties along the Milwaukee and Kinnickinnic Rivers shall not develop within the floodway (100-year Floodplain) and shall reserve a minimum continuous twenty-five foot setback from the River that may be developed as a hike and bike trail or walking path, and that may connect to a series of such paths along the rivers to provide access to public waterways and to provide a recreational amenity to the public at large.

Site Specific Issues						
General Property Components						
					An industrial property should be designed to be functional, allow for expansion of the business, and lend itself to adaptation by future users. Further, it should provide attractive and appropriate edges along streets and adjacent properties, incorporate green building and sustainable practices into its design and offer workers and visitors transportation choices and pleasant work amenities. Industrial design requirements should serve to raise the value of the entire surrounding industrial area.	From the outset of the development project, integrate site, landscape and soil needs into architectural design and construction sequences.
					The siting of various required components is critical to a good overall design. An industrial property is generally composed of a large building where areas are devoted to production, shipping and receiving, post-production, finishing, storage and the housing of mechanicals. A smaller area is typically devoted to offices for executives and administration, sales, engineering, and support services for employees. In businesses producing certain products, visitor areas for conference rooms, showrooms and limited retail outlets may be provided.	The more public components of the building (e.g., visitor information, office, display area, retail component) should be sited nearer the street entry, the more utilitarian components away from the street entry. These public components are encouraged as a way to market product and enhance the identity features of the industrial center. As part of the retail or office component, or as part of the entry area of the building, a display of the product line and it's history or applications, is desirable. These public components may be accentuated or set apart to distinguish them from the rest of the building complex.
Building and Site Layout						
		Office			Place the office, visitor, and employee services areas of an industrial building along street frontages so as to break down the scale of the building. This placement also serves to activate the street and provides optimal location for these activities.	If possible, extend interior gathering spaces within the building, such as the lobby, conference room, employee lounge, etc., to exterior spaces outside the building, e.g., patio, courtyard, sheltered break area, etc., to create activity along the street and "eyes on the street," as well as an amenity for employees and visitors.

		Parking			Minimize parking between the front office area of the building and the street. Limit parking between the office area of the building and the street to one double-sided row; landscape the parking area with a significant urban edge treatment. Use paved concrete, preferably of a porous nature, for parking on the front of the building. Create a strong connection between the parking area and the street, using wide, concrete pedestrian walkways and other outdoor plaza features.	On Primary Streets, parking should be located along the side or rear of the building. On Secondary Streets, parking in front of a building shall be limited to one double-sided row. The remainder of parking area shall be placed to the side or rear of the building.
		Truck Loading Docks / Utility Location			Loading docks, required outdoor mechanicals, and expansion area temporary walls of the larger building should be to the rear or to the sides and screened from public streets and the offices of neighboring buildings.	
		Outdoor Storage			Locate outdoor storage at the rear of the property or be behind buildings or appropriate screen wall and landscaping. The zoning code requires substantial landscape screening of these areas.	
Principal Building						
		Setbacks				
			Setbacks ("A" and "B" streets)	Table 295-805-2 of the Zoning Code has no setback requirements, unless the industrial use is adjacent to or across from residential or other non-industrially zoned property.		Building up to the street property lines is strongly encouraged. Buildings should not be set back more than 10' from a property line unless for the specific purpose of a building's function, expected expansion or to respect an established easement for utility or multiple property access.
		Building Massing				
			Principal Building Height	When an industrial property is adjacent to a residential district, height adjustments to meet context shall be required in accordance with 295-805-4e.		
			Scale of Principal Building		The building should be appropriately sized in relation to its site. While space for expansion is appropriate, the proposed use should have enough programmatic needs for the size of the parcel.	Establish hierarchy between building elements. For example, define and articulate entrances and building corners.

			Street Wall Build-out			Along Primary Streets, buildings should generally fill out a greater proportion of the street wall along the Primary Street frontages. Where building massing does not occur, other elements, such as landscaping, are needed to establish continuity of the street wall.
		Overall Design				
			Office and Entry Area Design		The office area should generally receive a larger amount of design attention with respect to a more striking/signature design. Elements of such design may include large windows, more articulate detailing, higher quality materials, etc.	Buildings should exhibit a bold modern design that makes a striking signature statement. Final site and building design, materials and detailing are subject to approval by the Authority.
			Industrial Space/Office Correlation		While more design and detail should likely occur on the office portion of the facility rather than on the large “box” of the factory or storage areas, the design of the larger components should correlate and be compatible with the more articulated office area. This can be achieved by design elements such as limited, high windows that are proportioned to windows on the main building, base banding articulation that is carried over to the large box element, continuation of cornice details, etc.	For sustainable energy-efficient design, maximize daylighting as a means of providing light for manufacturing operations and other building functions.
			Corners of Principal Buildings		Corners of industrial buildings should be articulated with some special design elements so buildings do not appear merely as large boxes. This can be achieved in a number of ways, including larger windows, extruded elements, and possibly more articulated pre-cast score lines.	Articulate the corners of the building to avoid having it appear merely as a large box. This may be achieved through the use of larger windows, extruded elements, or additional pre-cast score lines.
		Street Activation				
			Entrance Activation Requirements		Use entrance area to help activate the street frontage.	Building entrances shall be clearly visible from the street and easily accessible to pedestrians.
			Glazing		Glazing on office portions of buildings and entrances to industrial buildings should be transparent glass.	Maximize glazing as a component of office and entry area design to give the building a welcoming appearance and to balance the large expanses of windowless exterior that may occur on the more utilitarian or factory parts of the building, e.g., the manufacturing plant.

			Street Activating Outdoor Uses		Outdoor areas that can be utilized for breaks, presentations, dining, and other activities are encouraged. Such areas enliven the exterior of industrial buildings, and contribute to a positive work environment.	
		Facades				
			Orientation			Orient front facades toward the major public streets.
			Building Modulation and Scale			Blank walls facing streets are not permitted. All facades visible from public streets, pedestrian walkways and recreational trails shall be modulated across the entire façade with articulated bays, windows and openings, varying color and texture and/or other architectural details that relate to the human scale
						At pedestrian areas of the building, use awnings, landscaping, windows and doors to reduce the scale of the building.
			Horizontal Articulation		Building design should result in a distinct base, middle and top. If pre-cast tip-up panels are used, these articulations could be cast into the panels as scoring lines, with different relief at top and bottom. Colorization of pre-cast panels or painting bases differing tones could also help achieve these goals. Different materials, such as masonry bases with metal systems above, could also help achieve this articulation.	
			Vertical Articulation		Incorporate both vertical and horizontal articulation in the design of the larger, more production- or storage- oriented areas of the property. Break down long stretches of blank walls into smaller distinct areas. If pre-cast, tip-up panels are used, consider chamfering vertical joint lines to break down long stretches of walls. The large box element should typically have either a series of high, smaller punched openings, a continuous clerestory or a combination of elements to both better articulate the building, and provide natural day lighting to interior areas as an appropriate green building practice.	

		Façade Materials				
			Preferred Materials		A variety of materials and construction methods may be used. All materials should have finished quality appearance. Street facing sides should utilize higher quality materials. Pre-cast panels should be articulated with scoring and other techniques to provide a higher quality finish. Brick veneer, ground face block and other finished quality materials may be used.	All walls visible from public streets shall contain the most architecturally significant materials and fenestration. Significant building materials include decorative masonry, brick, cut stone, glass, architectural-finished metal cladding and architectural precast concrete panels
			Restricted Materials		Use utility concrete block only on rear portions of buildings. Split-face block should generally be used only for base elements, unless detailed within specific patterns. Metal walls may be used if they are limited in area, generally are above a masonry base, have banding, cornice lines and other articulation, and are finished quality materials. EIFS may be used but should be avoided near office entrance areas and areas where durability is important.	Exterior insulation and finish systems shall not exceed 30% of the exterior wall area and shall not be used on the lower two-thirds of the building. Corrugated sheet metal, vinyl siding, reflective glass and imitation stone siding are discouraged.
		Roofs				
			Shapes		The building technology and construction typology should be detailed appropriately. The larger building box area should have parapet walls and/or appropriately detailed tops/cornices in order to properly drain and divert storm water.	
			Details			Screen or locate roof-top mechanical equipment so it is not visible from the street.
		Pre-engineered Buildings			Pre-engineered metal building portions typically need to be site-modified in order to meet the above design requirements. Exercise care in the use of “stock” building components to ensure their overall coordination into the building design.	

Accessory Buildings						
			Accessory Buildings General		Accessory buildings should follow the design requirements of the main building. Otherwise accessory buildings shall be located at non-conspicuous rear areas of the property and/or be screened with landscaping from streets and common areas.	
			Accessory Buildings Along Street Frontages	Loading docks shall be screened with Type "G" landscape (opaque fence or wall) as described in 295-405, per requirements of 295-805-4g.		If a building includes a truck canopy, it shall either be architecturally screened from view using materials identical to, or structurally and visibly compatible with those used for the main building. Landscaping and screening shall be in accordance with the guidelines of the business park, and must receive the prior approval of Authority.
			Towers	Antenna Tower Systems must comply with requirements of 295-805-4e-2g.		Antenna Towers should only be ancillary to the business located on the parcel.
			Stockpiles			Stockpiles may require screening along Primary Streets and must be approved by the Authority.
Light Motor Vehicle Parking						
		Parking Lot Setbacks		Parking lot shall have a perimeter landscaping along street frontage of at least 5' in width per requirements of Table 295-405-1c.		
			Access Point			Minimize drive openings per site and provide appropriate traffic control measures at all entrance to public rights-of-way. Align new driveways with driveways across the street where possible.
		Parking Lots		Parking spaces shall meet the requirements of 295-403-3.	Parking areas should be no larger than needed by current work force of the facility. A number of smaller, well placed parking lots are generally better than one large expansive area. The zoning code has no minimum parking requirements for industrial uses.	Include no more than 2 parking spaces per 1,000 sq. ft of building in parking area calculations. There are no minimum requirements regarding number of spaces. Minimize employee and customer parking stall dimensions to 9' x 18' in order to minimize parking lot size and allow for a larger building footprint.
			Shared Parking/Carpools			Consider shared parking where possible. Where possible, provide preferred parking for carpools.
		Parking Lot Design				

			Parking Lot Surface			Where possible, use concrete pavement rather than asphalt to keep parking areas cool. Consider using porous paving systems to extend the life of the pavement, allow for stormwater infiltration, reduce maintenance costs, and reduce the heat island effect in summer.
			Parking Lot Street Edge Landscape	Provide perimeter Type "B" landscaping along parking lots that front on streets. This includes trees spaced no more than 25' on center, two rows of shrubs, spaced no more than 4' on center, and inclusion of a decorative metal fence. See Table 295-405-1c. for full requirements.		
			Parking Lot Interior Landscaping	Parking lots shall have interior parking lot trees in accordance with 295-407-2, which includes a minimum of one tree for every 9,000 square feet of surface area of parking lot, with no space more than 54 feet from a tree.		
			Lighting	Lighting shall be designed in accordance with 295-409, which requires that no light source be visible from adjoining properties or the public right of way.		
Pedestrian Access						
		Pedestrian Walkway to Main Entrance			Provide direct, continuous, safe, and accessible pedestrian walkways between public sidewalks and all building entrances.	
		Public Transit Accommodations			Provide pedestrian connections to public transportation locations.	
Bicycle Accommodations						
				Parking for at least 10 bicycles is required for buildings over 20,000 sq. ft. in size per requirements of 295-403-3c.	Provide bike racks for employees in secure areas.	Where public bike paths or trails cross an industrial property, reasonable connection should be made from the bike paths to City streets and sidewalks, subject to approval by the Authority.

Outdoor Areas						
		Storage Areas				
			Location and Screening	Outdoor Storage shall be screened with Type "E" or Type "F" landscaping as described in 295-405, which includes ,per requirements of 295-805-4g.		Locate outdoor storage areas to the rear of the property away from street view.
		Truck Docks				
			Location and Configuration			Provide shared service areas for multiple buildings within a single site.
			Truck Access Points	Access drives shall not exceed 30 feet in width per 295-805-4.		
			Screening	Loading docks shall be screened with Type "G" landscape as described in 295-405, which includes ,per requirements of 295-805-4g.	Incorporate wing walls into the design of loading docks on side walls of buildings, in order to screen truck and loading activity from view.	Screen service and loading areas using wing walls that continue from the main building mass.
Landscaping						
		Landscaping Buffers to Adjacent Land Uses		Per the requirements of 295-805-4, transition buffers incorporating substantial landscaping and opaque fencing are required when an industrial use is adjacent to residentially zoned property.		
		General Site Landscaping				
			Planting Requirements			All landscape plans submitted to the Authority must be prepared by a landscape architect licensed to practice in the State of Wisconsin.
						Landscape all open areas, except those required for driveways, parking, or walks, not later than 6 months after occupancy.
						Use native plantings for required landscape screening or where portions of the site are to remain unused.

			Landscape Design Coordination			Specify native plant and tree species for at least 80% of planted area. Use drought-resistant plantings, reducing the need for irrigation other than collected rainwater. Use deciduous shade trees, vegetative cover and exterior structures such as louvers, arbors and trellises to provide 30% shade over non-roof impervious area within 5 years. Standard sod should generally not be used for lawn. Appropriate mixture grasses are preferred.
			Landscape Design Elements			No berms are allowed along public streets.
			Landscape Installation Standards			Where rooting area will be limited, use strategies such as connected planting beds, rooting breakouts under parking, or walkways floating on root-permeable soils to extend rooting space and increase plant vigor. Establish engineering specifications for these strategies, drainage patterns, and installation of structural soils as part of the building design and site grading plan.
			Temporary Landscape Areas		Plant future expansion areas in a manner that provides a finished appearance in the interim period. These areas should not be used for storage or other purposes unless appropriately screened.	
Fences						
		Fences Allowed				
			Fences at Street Sides and Sides of Front Yards	An ornamental fence or combination of brick piers with ornamental fencing is allowed to a height up to 6 feet along street frontage as long as a 5 foot Type "A" landscaped setback is provided per Section 295-805-5i-2a.	Fences/walls used along street property lines and in front yards of buildings should be decorative metal fencing, finished product masonry walls, or other high-quality materials.	Fences and walls should be decorative metal, finished product masonry, or similar high quality materials. Vinyl coated chain link fences are not permitted.
			Fences Along Interior Lines, Within Rear Yards	A fence along a side or rear property line can be up to 9' in height per 295-805-5-i3.	Decorative metal fences that are coordinated with the street side and front yard are encouraged.	

					Black or green vinyl coated chain link fences are limited to the rear portion of side property lines, rear property lines and to rear yard enclosures not visible from a public street or public common space.	
		Fences Prohibited				
			Fences at Street Sides and Sides of Front Yards		Chain link, wood and other non-approved fences are prohibited along public streets, in front yards and facing common areas. Barbed wire is prohibited in these areas. Razor wire is prohibited on all portions of the property.	
			Fences Along Interior Lines, Within Rear Yards			Barbed wire, razor wire, and similar products are not allowed at any portion of the property. Decorative metal fences with security design are allowed.
		Fences Required				
			Along Certain Streets			On Secondary Streets, a green option in lieu of fencing, i.e., a hedge or heavily landscaped edge treatment may be substituted for fencing, subject to design approval by the Authority.
			Along Parking Lot Edges			Along Primary Streets, a minimum 4' decorative metal fence is required along the street property line. The required fence is allowed to be up to 8' tall as long as specifications are met, subject to approval by the Authority.
						A decorative metal fence (3'-4' height) is required along parking lot edges on Primary Streets.
		Fences Prohibited				
			Barbed Wire, Razor Wire	Per Section 295-805-5-i6., barbed wire fences are restricted and razor wire and concertina wire fences are all prohibited.		Barbed wire, razor wire, and similar products are not allowed at any portion of the property.

Utility						
		General Provisions				Swales, drainage ditches, and culverts should be located so as not to interfere with the placement and continuity of public sidewalks.
						Utilize energy and resource-saving techniques to significantly reduce operating costs.
		Storm Water Management			Consider stormwater management techniques and connections from the onset of the design process.	
		Mechanicals and Utility Connections			Utility locations and connections, gas meters, condensers and similar mechanical equipment should be located at rear or side areas, and should be screened and/or painted to coordinate with the building.	
		Waste Collection				
			Dumpster Screening	Dumpster and waste storage shall be screened with opaque walls as required for Type "G" landscaping as described in 295-405 and 295-805-4f.	Enclose and screen dumpsters and recycling units with 6-foot high fences of solid material.	Design to accommodate areas for recycling of waste materials. Provide a centralized ground-floor location for collection and storage of recyclables.
			Utility Service			Where feasible, install utility lines underground.
Lighting						
						To cut built-in maintenance costs and reduce "light pollution," minimize the use of high-powered security lighting for parking lots, outlots and building perimeters, and substitute other less costly and environmentally harmful security measures such as motion detectors and alarmed entryways.
						Exterior light rays shall not be directed into the street rights-of-way or upward into the atmosphere.
						All exterior lighting fixtures shall use high efficiency lamps (metal halide or high pressure sodium) with low cut-off angles and down-lighting for landscaping. Utilize reflective-type lighting fixtures to reduce or eliminate glare and provide safer, more human-scaled nightscapes. No direct-beam exterior lighting shall be emitted at or beyond a site's property line.

		Pedestrian Path Lighting				For sustainable energy-efficient design, maximize the use of solar fixtures in landscape, pedestrian path and parking lot lighting.
						To reduce dependence on high-wattage electrical lighting at night, use light-colored or reflective edges along driveways or walkways.
		Parking Lot Lighting		Lighting for parking lots and shall be in accordance with Section 295-405 of the Zoning Code.		
		Landscape Lighting				Design lighting to enhance the architecture of the building and provide enhanced security and visual appeal.
Signage						
		General			Only corporate identification, directional and interpretive signs are allowed.	Public art on company property may include the company's logo or its product, in whole or in part, or references to the company's history or workforce without being subject to the requirements of 295-805-5. Final design and placement of public art is subject to approval by the Authority.
		Freestanding Signs		Per requirements of 295-805-5, no more than one freestanding sign per site, with a maximum display area of 80 square feet for a Type A sign no more than 8' in height. All provisions for Type A Freestanding Sign are found in 295-407-2b1.	Only Type A freestanding signs are allowed. Type B "Pylon" styled freestanding signs or other box signs are not allowed.	Internally illuminated monument signs shall be framed and coordinated with other site elements and building materials. Encourage sculpture or use of sculptural elements as part of monument signs, subject to review by the Authority for its positive impact on the identity and character of the industrial center.
		Wall Signs		Per requirements of 295-805-5, the main wall identification sign shall be a Type "A" sign. All provisions for Type A Wall Signs are found in 295-407-2b2. The maximum size of the sign, assuming placement on a façade of at least 50' in width, is 120 square feet for a Type A, individual letter sign.	Larger, individual letter and corporate logo wall signs are encouraged on the larger building area to help better articulate the wall and to emphasize the commerce that is occurring.	Any sign that is not attached to the vertical surface of a building or to a ground-mounted base or that is designed to flash, pulsate, or rotate is not allowed without specific approval by the Authority of the design and placement. For example, the rotating rooftop Miller Beer sign would be approved as an industrial icon and acceptable placement of a corporate logo.
						Height, area and number restrictions shall not apply to corporate logos. Internally illuminated box signs are not permitted, unless they are recessed into the building and are an integral part of the building design and do not exceed 64 square feet in area (on facades greater than 50 feet in width), or unless the "box" is an integral part of a corporate logo (see above).

		Awning Signs		The maximum area of signage on any awning shall not exceed 20 square feet. Per 295-805-5.		Internally illuminated awnings are not permitted. Signage on fabric awnings is permitted. The design shall relate to each window or entrance.
		Roof Signs		One roof sign per building is permitted.	Only Type A Roof Signs are allowed and must be coordinated with the overall façade design.	
		Other Signs				
			Directional Signs	Directional site sign shall not exceed 6 square feet in area per Section 295-407-3.		
			Temporary Signs	Temporary banner signs may be used for events such as grand openings and anniversaries. They may be displayed for up to 60 days.		
			Construction, Sale and Leasing Signs	Construction signs are limited to the requirements of Section 295-407-4 of the Zoning Code and shall be no larger than 48 square feet.		
		Off-Premise Billboards				Billboards (off-premise signs) are not permitted.

Exhibit F – Port of Milwaukee Sustainable Design Guidelines

I. SITE DESIGN		Maximum Value	Project Value
1 Site Analysis & Planning			
<input type="checkbox"/> A.	Design all parking facilities and open spaces to work together to manage stormwater, create connections to the water and improve the aesthetics of your site.	Required	
<input type="checkbox"/> B.	Maintain a ratio of total gross floor area to total lot area of no less than 33% for initial site build-out.	Required	
<input type="checkbox"/> C.	Build to street-fronting property lines, or to the setback of neighboring buildings. When buildings cannot be at property lines, minimize parking along the street frontage.	Required	
<input type="checkbox"/> D.	Maintain a waterfront setback of at least 25 feet from the Milwaukee Harbor and/or and/or Kinnickinnic River.	Required	
<input type="checkbox"/> E.	From the outset of the development project, integrate site, landscape and soil needs into architectural and construction sequences.	1	
<input type="checkbox"/> F.	Do not construct within ten feet of any interior side lot line of the property.	1	
<input type="checkbox"/> G.	Attach signage to a vertical surface of the building or to a ground-mounted base. Do not post signs other than corporate identification signs, directional and educational or interpretive signs.	1	
<input type="checkbox"/> H.	Where feasible, install utility lines underground.	1	
2 Stormwater Management			
<input type="checkbox"/> A.	Design your stormwater treatment system to avoid the direct concentrated discharge of stormwater into the harbor or river.	Required	
<input type="checkbox"/> B.	Design your stormwater conveyance system to use a connected series of vegetated swales and channels for stormwater infiltration in place of enclosed storm sewers.	1	
<input type="checkbox"/> C.	Design landscape planting materials, soils and sub-soils for infiltration and evapotranspiration of rainwater. Note that soils and subsoils placed above a remedial cap can serve to store and evapotranspire collected stormwater.	1	
<input type="checkbox"/> D.	Use drought resistant plantings, eliminating irrigation other than collected rainwater.	1	
3 Natural Landscape			
<input type="checkbox"/> A.	Landscape all open areas, except those required for driveways, parking, or walks, not later than 6 months after occupancy.	Required	
<input type="checkbox"/> B.	Use deciduous shade trees, vegetative cover and exterior structures such as louvers, arbors and trellises to provide 30% shade over non-roof impervious areas within 5 years.	Required	
<input type="checkbox"/> C.	Specify native plant and tree species for at least 80% of planted areas (excluding low maintenance turf areas for expansion parcels).	Required	
<input type="checkbox"/> D.	Exclude all invasive exotic species identified by the Invasive Plant Association of Wisconsin (www.ipaw.org).	Required	
<input type="checkbox"/> E.	Where rooting area will be limited, use strategies such as connected planting beds, rooting breakouts under parking, or walkways floating on root-permeable soils to extend rooting space and increase plant vigor. Establish engineering specifications for these strategies, drainage patterns, and installation of structural soils as part of the building design and site grading plans.	1	
<input type="checkbox"/> F.	Use Integrated Pest Management practices and appropriate plantings to eliminate the use of pesticides, herbicides and fertilizers.	1	

4 Parking and Transportation

<input type="checkbox"/> A.	Provide a buffer of native plantings between parking areas and the river edge.		Required
<input type="checkbox"/> B.	Locate truck loading berths at the side or rear of the building.		Required
<input type="checkbox"/> C.	Encourage transportation alternatives for employees and visitors by providing: <ul style="list-style-type: none">● Bicycle racks and employee shower/changing facilities. Free bike racks are available from the City of Milwaukee.● Pleasant, safe and accessible walkways.● Preferred parking for carpools.	1	
<input type="checkbox"/> D.	Do not locate parking or waste facilities within 10 feet of the front line of the property, and screen these areas from view. Contain all refuse in an appropriate receptacle further enclosed by a 6-foot fence of solid material.	1	
<input type="checkbox"/> E.	Provide no more than two drive openings, and provide appropriate traffic control measures at all entrances to public rights-of-way.	1	
<input type="checkbox"/> F.	Include future on-street and shared parking resources in parking calculations. Minimize parking stall dimensions to 9' x 18', as smaller stalls will decrease the parking lot size and allow for a larger building footprint.	1	
<input type="checkbox"/> G.	Use concrete pavement rather than asphalt where possible to keep parking areas cool.	1	
<input type="checkbox"/> H.	Incorporate green spaces into parking areas to minimize large expanses of concrete.	1	

5 Site Lighting

<input type="checkbox"/> A.	Provide site lighting appropriate for the security needs of the site while maintaining an overall "low-lighting profile" for the complex.	1	
<input type="checkbox"/> B.	Use high efficiency lighting (metal halide or high pressure sodium lamps) with low cut off angles and down-lighting for landscaping.	1	
<input type="checkbox"/> C.	Utilize reflective-type lighting fixtures to reduce or eliminate glare and provide safer, more human-scaled nightscapes.	1	
<input type="checkbox"/> D.	Allow zero direct-beam exterior lighting at the property line.	1	
<input type="checkbox"/> E.	To reduce dependence on high-wattage electrical lighting at night, use light colored or reflective edges along driveways or walkways.	1	

II. Building Design & Energy Use		Maximum Value	Project Value
1 Building Design			
<input type="checkbox"/> A.	Ensure that the scale and design of new buildings are compatible with adjacent buildings. At pedestrian areas of the building, use awnings, landscaping, windows and doors to lower the scale of the building.		Required
<input type="checkbox"/> B.	Design a principal façade and obvious entrance parallel to the street edge. Do not face blank walls towards public streets.		Required
<input type="checkbox"/> C.	Screen sources of mechanical noise, odors and loading operations from public open space areas and adjacent properties.		Required
<input type="checkbox"/> D.	Utilize brick (reclaimed or new), architectural pre-cast concrete panels, decorative concrete block or cut stone. Corrugated sheet metal, vinyl siding, reflective glass and imitation stone siding are discouraged.	1	

<input type="checkbox"/>	E.	Locate utility meters and exhaust vents on the side or rear of building.	1	
<input type="checkbox"/>	F.	Screen or locate roof-top mechanical equipment so it is not visible from the street.	1	
<input type="checkbox"/>	G.	Design to accommodate areas for recycling of waste materials throughout the facility and provide a centralized ground-floor location for collection and storage of recyclables.	1	
<input type="checkbox"/>	H.	Where possible, orient buildings along an east-west axis for maximum daylighting benefits.	1	

2 Energy Efficiency

<input type="checkbox"/>	A.	Design for energy performance that improves upon State of Wisconsin Energy Code by 25%, and demonstrate energy efficiency using hourly simulation tools. Consider the following strategies to help achieve this objective: <ul style="list-style-type: none">● Group spaces for similar functions or requirements to concentrate similar heating and cooling demands, and use non-program spaces as climate buffers.● Use thermal mass such as masonry or concrete to moderate interior temperatures and to achieve desired R-value in foundation, walls and roof.● Design air-lock entrances to reduce heat loss or gain.● Use Energy Star Roof-compliant, high reflectance and high emissivity roofing to reduce heat retention in summer, unless using a green roof.		Required
<input type="checkbox"/>	B.	Specify Energy Star equipment and appliances.	1	

3 Daylighting and Interior Lighting

	A.	Maximize daylight in your building through the appropriate use of the following strategies:		
<input type="checkbox"/>	i.	Maximize window height, and use roof monitors, clerestory windows, skylights, and light-pipe technology to transmit light to spaces not reachable by other means.	1	
<input type="checkbox"/>	ii.	Balance glazing color for view, daylight and energy performance. Note that City of Milwaukee zoning ordinance requires that street level glazing must be at least 65% transparent.	1	
<input type="checkbox"/>	iii.	Use interior windows, light shelves and low partitions to bring daylight deeper into the space, manage glare, and balance light levels.	1	
<input type="checkbox"/>	iv.	Use south-facing windows with appropriate overhangs to reduce summer sun and admit winter sun.	1	
	B.	Supplement daylighting with efficient electric light distribution that improves visual quality while reducing electricity use through the appropriate use of the following strategies:		
<input type="checkbox"/>	i.	Rely on low ambient lighting levels for general illumination (predominantly light reflected from the ceiling where achievable) boosted by energy efficient, flexible task lighting. For general office space and non-critical manufacturing task areas, consider achieving a lighting power density (LPD) goal of between 0.8 and 1.0 watts/ft2.	1	
<input type="checkbox"/>	ii.	Use high efficiency lamps and luminaires with electronic ballasts.	1	
<input type="checkbox"/>	iii.	Employ efficiency-based controls such as dimmers, occupancy sensors, and lumen maintenance controls.	1	
<input type="checkbox"/>	iv.	Wire luminaires parallel to walls with windows so they can be dimmed or turned off by row.	1	

4 Alternative Energy

<input type="checkbox"/>	A.	Purchase power generated from renewable sources (solar, wind, biomass, or low impact hydro sources) through We Energies' Energy for Tomorrow Program.	1	
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5 Building Commissioning (Quality Control)

<input type="checkbox"/>	A.	Contract with an independent commissioning authority from the beginning of the design process to review design options and expected operation of building and its component systems.	1	
<input type="checkbox"/>	B.	Have commissioning agent train building staff to operate and maintain the building.	1	
<input type="checkbox"/>	C.	Ensure that energy measures are installed and properly operating one year after completion of construction.	1	
<input type="checkbox"/>	D.	Use long-term continuous measurement of performance for building and site systems.	1	

III. Materials & Resources	Maximum Value	Project Value
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1 Exterior and Interior Materials

<input type="checkbox"/>	A.	Use Wisconsin Green Building Alliance's Wisconsin Built Directory to locate sources of the following building materials, and achieve the following goals: <ul style="list-style-type: none">● Use 25% materials with post-consumer and post-industrial recycled content.● Use 20% materials and products that are manufactured within a radius of 500-mile radius.● Specify US Forest Stewardship Council-certified wood-based materials and products for 25% of all wood used in the project.	Required	
<input type="checkbox"/>	B.	Specify mold- and moisture-inhibiting construction materials.	1	
<input type="checkbox"/>	C.	Use low-VOC sealants and adhesives.	1	
<input type="checkbox"/>	D.	Use paints and coatings that are certified by Green Seal for VOC and chemical component limits. Use carpet systems that meet the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.	1	
<input type="checkbox"/>	E.	Use composite wood and agrifiber products that do not contain added urea-formaldehyde resins. Specify building materials (e.g. insulation, carpet pad) that do not use CFC's or HCFC's as foaming agents or in other parts of the manufacturing products.	1	
<input type="checkbox"/>	F.	Use CFC-free HVAC&R equipment.	1	

2 Water Conservation

	A.	Employ whole-building design strategies and use the following high-efficiency plumbing fixtures to reduce aggregate water use:		
<input type="checkbox"/>	i.	Specify lavatory faucet aerators and low-flow electronic sensor faucets in lavatories or provide lavatories with pedal controls.	1	
<input type="checkbox"/>	ii.	Install waterless urinals as a way of reducing first cost in plumbing risers and to reduce water consumption.	1	

IV. Construction & Demolition	Maximum Value	Project Value
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1 Waste and Recycling

<input type="checkbox"/>	A.	Implement a Construction and Demolition (if applicable) Waste Management Plan to recycle and/or salvage at least 50% of construction, demolition and land clearing waste. Include waste reuse and recycling in project specifications. Calculations can be done by weight or volume, but must be consistent throughout. This plan should cover: <ul style="list-style-type: none">● Identification of a Plan Manager.● Identification of opportunities to reduce site disturbance and minimize environmental impact of construction activities.● A list of materials to be separated for recovery and designation of areas for collection.	Required	
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	<ul style="list-style-type: none"> ● A plan to educate workers about separation requirements ● Procedures for waste auditing. ● On-site soils management, including areas of concern, types of contamination and disposal or encapsulation methods. ● List sorting/separation/tracking rules. 		
<input type="checkbox"/>	B. Reuse existing building shells and components and/or salvage materials for reuse or resale.	1	

2 Erosion and Dust Control

<input type="checkbox"/>	A. Follow Wisconsin Administrative Code NR 216 and City of Milwaukee Chapter 290 to control erosion regardless of the size of land disturbance.	1	
<input type="checkbox"/>	B. Decrease work during high winds and spray loose soils with water.	1	

3 Pre-Occupancy Controls for Indoor Air Quality

<input type="checkbox"/>	A. Protect stored on-site or installed absorptive materials from moisture damage and mold, and replace all filtration media immediately prior to occupancy.	1	
<input type="checkbox"/>	B. Install wet materials before dry in construction sequence to reduce indoor air pollutants.	1	

V. Indoor Environmental Quality		Maximum Value	Project Value
1 Indoor Air Quality			
<input type="checkbox"/>	A. Meet the minimum requirements of voluntary consensus standard ASHRAE 62-1999, Ventilation for Acceptable Indoor Air Quality, and approved Addenda (see ASHRAE 62-2001, Appendix H, for a complete compilation of Addenda) using the Ventilation Rate Procedure.	Required	
<input type="checkbox"/>	B. Provide direct exhaust for all spaces that generate moisture and pollutants, including manufacturing, toilet and locker rooms, copy rooms and rooms where chemicals and cleaners are stored.	Required	
<input type="checkbox"/>	C. Prohibit smoking in the building.	Required	
<input type="checkbox"/>	D. Replace all filtration media immediately prior to occupancy using filtration media that have a Minimum Efficiency Reporting Value (MERV) of 13, as determined by ASHRAE 52.2-1999.	1	
<input type="checkbox"/>	E. Increase ventilation to exceed air change effectiveness of 0.9 per ASHRAE 129-1997.	1	
<input type="checkbox"/>	F. Provide for the use of natural ventilation in transition seasons. Take advantage of cross ventilation, prevailing winds and stack effects when possible.	1	
<input type="checkbox"/>	G. Provide mats or grills at entry areas to control dirt and dust.	1	
<input type="checkbox"/>	H. Utilize a carbon dioxide monitoring system in spaces of variable occupancy to provide feedback on space ventilation performance. Specify initial operational set point parameters to ensure indoor carbon dioxide levels do not exceed outdoor levels by more than 530 ppm at any time.	1	
2 Acoustic Quality			
<input type="checkbox"/>	A. Maintain a maximum interior Noise Criteria of 35 decibels in occupied areas. Ceiling panels and carpeting can assist in absorbing sound.	1	
<input type="checkbox"/>	B. Place acoustic buffers (corridors, lobbies, stairwells, storage rooms, etc.) and sound-insulated partitions between noise-producing spaces and noise-sensitive areas.	1	
<input type="checkbox"/>	C. Place vibrating equipment on isolation pads and enclose in sound-absorbing walls, floors and ceilings.	1	

<input type="checkbox"/>	D.	Maintain a maximum external decibel reading of 50 db at property line.	1	
<input type="checkbox"/>	E.	In areas of high ambient noise, specify windows rated at an STC of 40 or better.	1	
<input type="checkbox"/>	F.	In other areas, specify windows rated at 35 or better.	1	

VI. Operations & Maintenance	Maximum Value	Project Value
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1 Operations Manual and Monitoring				
<input type="checkbox"/>	A.	Prepare an Operations & Maintenance manual, including monitoring of energy use, luminaire and filter maintenance, in accordance with ASHRAE 4-1993. This plan should clearly describe the principles of design intentions, O&M procedures, and should be accessible to building occupants.	1	
<input type="checkbox"/>	B.	Schedule regular systems review and maintenance.	1	
<input type="checkbox"/>	C.	Prepare an operational waste prevention and recycling plan.	1	

2 Facility Maintenance				
<input type="checkbox"/>	A.	Maintain healthy and efficient custodial operations using Green Seal or equivalent cleaning products.	1	
<input type="checkbox"/>	B.	Frequently inspect for fungus and molds.	1	
<input type="checkbox"/>	C.	Form an in-house "Green Team" to raise awareness of workplace associated environmental concerns.	1	
<input type="checkbox"/>	D.	Train occupants on recycling procedures and consider incorporating recycling facilities such as compactors, chutes or other technologies to accommodate predicted volumes.	1	
<input type="checkbox"/>	E.	Do not store materials, products or equipment outdoors, except finished product in transit and company-owned vehicles.	1	

3 Maintenance and Stewardship of Site and Landscape Elements				
<input type="checkbox"/>	A.	Prepare and implement a landscape care and maintenance manual or plan to ensure long term viability of plantings. This should identify any long term sequencing actions that are intended by the landscape designer.	1	

Sub-Totals		Maximum Value	Project Value
I. Site Design		20	0
II. Building Design & Energy Use		19	0
III. Materials & Resources		7	0
IV. Construction & Demolition		5	0
V. Indoor Environmental Quality		11	0
VI. Operations & Maintenance		9	0
Totals		71	0
Percent Compliant		0%	
Compliance Target		85%	60

Additional Opportunities

In addition to the Guidelines identified above, the following strategies can assist in developing a site and facility that generates additional economic, environmental and community value, and may be appropriate for inclusion into your development plan.

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Utilize green roof systems to collect and evapotranspire rainwater, thus reducing runoff as well as heating and cooling loads. |
| <input type="checkbox"/> | Utilize porous paving systems to extend the life of the pavement, allow for stormwater infiltration, reduce maintenance costs, and reduce the urban heat island effect in summer. |
| <input type="checkbox"/> | Install separate circuitry to isolate HVAC, lighting and plug loads, enabling operations and maintenance staff to monitor energy use on site. |
| <input type="checkbox"/> | Utilize a closed loop ground source (geothermal) heating and cooling system. |
| <input type="checkbox"/> | Conduct a two-week flush of systems at 100% outside air before occupancy. |
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