

**REDEVELOPMENT PLAN**  
**FOR THE**  
**SIX POINTS/FARMERS MARKET NEIGHBORHOOD**



**Prepared by:**  
**Department of Development**  
**City of West Allis**  
**For Public Hearing December 12, 2000**

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## I. INTRODUCTION

This project will be referred to as the Six Points/Farmers Market Redevelopment Project, the “Project”. The Project area is bounded on the **west** by the Chicago Northwestern Rail Spur; on the **north** by a block north of W. Greenfield Avenue and, east of S. 62<sup>nd</sup> St., by a block north of W. National Ave.; on the **south** by W. Mitchell St. and W. Lapham St. and, east of S. 62<sup>nd</sup> St., by a block south of W. National Ave.; and on the **east** by S. 60<sup>th</sup> Street. The total area of the District is approximately 44 acres, which includes 10 acres of public roads.

There are two separate and distinct major causes of blight in the project area – the primary cause is the presence of a substantial number of deteriorated and deteriorating structures and the secondary cause is the severe lack of adequate parking.

### **Primary Cause - Substantial Number Of Deteriorated And Deteriorating**

**Structures:** The area can be characterized as an older deteriorated retail commercial corridor with residential development on the fringe with large dilapidated industrial uses, such as Pressed Steel Tank, on the west. Based on a survey conducted by Planning and Design Institute (PDI), in a report entitled “Six Points/Farmers Market Study – West Allis, WI July, 2000”, that of over 100 properties in the project area, a large majority of the properties exhibited one or more characteristics of blight as defined by the Wisconsin State Statutes.

A major deterrent to neighborhood redevelopment initiatives in the area are the presence of several typical “brownfields” sites – abandoned or under-utilized properties with real or perceived contamination, such as the Pressed Steel Tank site and several salvage yards. These types of contaminated properties deter redevelopment because developers and other interested parties continue to face huge potential cleanup and liability challenges.

The industrial/commercial area has experienced a gradual decline over the past decades due to the closing of major industries such as Kearney and Trecker and Allis-Chalmers. As a result the economic base has changed from a concentration on industrial uses to commercial and retail uses. It is necessary to redevelop many properties that are currently zoned for manufacturing as commercial uses that can support the needs of the surrounding residential neighborhood. The spread of blight has also contributed to a number of commercial properties fronting on Greenfield Ave. and National Ave. with deferred maintenance resulting in a need for substantial rehabilitation if they are to remain viable.

There are several other parcels throughout the area that are vacant and underutilized which are negatively impacting viable neighborhood redevelopment. There are also a large

number of deteriorating sites and other improvements in the area that continue to depressed property values. According to the City Assessor's Office the average increase in property values has lagged substantially behind the citywide average. As an example the average residential property in the City increased last year by 3% while the average residential property in the project area actually decreased by 1% in property value.

Also, according to PDI Study, a preponderance of the properties by reason of the presence of faulty lot layouts in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, diversity of ownership are blighted and impede the orderly redevelopment of the area. As noted in the Appendix Map No. 2 Existing Property Conditions (Blighted Properties) approximately 98.6 %, by area, of the real properties within the District are blighted, as defined in s. 66.431 (2m) 2 of the Wisconsin Statutes.

**Secondary Cause - The Severe Lack of Adequate Parking:** The area is also severely delinquent in achieving modern parking standards. Traffic counts in the area are clearly high enough to support business, according to the PDI study, but the parking is insufficient, inconvenient, and not particularly user-friendly when compared to the typical "shopping mall."

Lack of adequate parking has been a major deterrent to successful business development, retention and attraction in the area; therefore, this Project will include the construction of parking lots to serve the needs of residential and commercial businesses in the neighborhood. In order to accomplish this, the plan identifies several residential properties that will provide parking spaces for businesses while minimizing any detrimental effect on adjacent residences. These parking lots will have substantial landscaping to provide a significant buffer between the commercial businesses and the residential neighborhood.

Insufficient parking is a common ailment of older commercial areas — the parking patterns are:

- inadequate
- unfriendly
- inconvenient

Contemporary shopping malls have long since solved this problem and drawn customers away from traditional urban shopping areas. Today, many urban areas are countering this trend with revitalized business areas, but the parking issue remains a major challenge. It cannot be solved the same way that suburban shopping malls work, with long rows of angled parking surrounding the central business buildings. There are a few older commercial areas, including this one, where the majority of parking is occupied all the

time. The problem is one of:

- sharing
- integration
- management

One of the simplest strategies is to create a linear string of off-street parking directly behind the businesses that line the street. However, it cannot be just a fragmented, disorderly connection of paved areas. It has to look and feel like a welcoming, friendly, convenient place to park. It has to be easy to find, to get in and get out. This usually requires combining critical pieces of property to make continuous off-street parking successful. In addition, the landscaping and street lighting have to be designed effectively, to fit in with urban patterns and architectural traditions, rather than replicate suburban areas.

**CONCLUSION:** The distressed state and disrepair of a large number of properties in the area and the severe lack of parking together with the other causes of blight in the Project area substantially impair and arrest the sound growth of the community, constitute an economic and social liability and are a menace to the public health, safety, morals and welfare in its present condition and use. In recognition of all the above the area is therefore a blighted area within the meaning of Section 66.431(6)(b)1 of the Wisconsin Statutes in need of blight elimination, slum clearance and an urban renewal project.

## **II. PROJECT ACTIVITIES**

This Plan provides for the following Parts, which are programmed to be accomplished over a five year period.

**Part A** of this Project is principally the redevelopment of the current site of the Pressed Steel Tank area located at 1445 S. 66<sup>th</sup> Street. Part A composed of two components will involve returning the sites currently occupied by Pressed Steel facility and adjacent properties to economically productive and aesthetically appealing reuses that will help to revitalize both the Greenfield and National Avenue corridors. The activities to accomplish this will include the acquisition, environmental remediation, demolition and a commercial/retail redevelopment. The first part includes the Pressed Steel Tank site, two residential properties and two taverns, which will be assembled for resale and or development assistance. The second component includes the six commercial properties fronting on Greenfield Ave. between S. 66<sup>th</sup> and S. 65<sup>th</sup> Streets, which are scheduled to be assembled for disposition and redevelopment purposes.

### **Part A Activities**

#	PROJECT NAME	LOCATION
1	Big Box Commercial/Retail development	Pressed Steel Tank and 66 <sup>th</sup> Street Area
2	Commercial/Retail development	6500 Block of W. Greenfield Ave. south side

**Part B** of this Project will extend redevelopment efforts to the area south of the Pressed Steel Tank site. This area has several salvage dealers, two taverns, two commercial properties and the Door City/ Hall Steel area. These properties will be assembled, demolished and the site will be redeveloped for either high-end taxable commercial or multi-family residential use. The approximate 5 acres south of W. National Ave between the Railroad Spur and S 66<sup>th</sup> Street which includes several tavern and salvage yards as well as the Door City area is planned to be acquired, cleared and environmentally remediated for commercial - residential reuse.

#### **Part B Activities**

#	PROJECT NAME	LOCATION
3	Condo/Multi-family/Commercial development	6600 Block of W. National Ave. south side

**Part C** anticipates some substantial acquisition and demolition to promote the economic vitality of the area. This will include promoting the rehabilitation of existing structures as well as some selective acquisition, demolition and redevelopment of parcels in order to improve the economic viability of the area and eliminate blighting influences to the areas surrounding the Six Points intersection.

According to the PDI Study one of the major neighborhood problems is there is a lack adequate parking. The experience, PDI finds, of moving out of the car into the street and the surrounding neighborhood has to be positive and pleasurable, not just another chore. This is where urban redevelopment areas can clearly outperform suburban malls. The traditional pedestrian experience of walking through seas of asphalt, with no surrounding amenities, has become the downfall of suburban malls. New commercial areas are now focusing on creating positive pedestrian experiences to make sure that once the customer leaves the car, there are several attractions and features that encourage additional shopping.

A modern parking strategy requires adequate provision of public parking spaces within a five minute walk of all significant activity generators and residences. Analysis of current parking conditions concluded that the area is severely underparked.

Because lack of adequate parking has been a major deterrent to successful business development, retention and attraction in the area this Project will include the construction of parking lots to serve the needs of residential and commercial businesses in the neighborhood. In order to accomplish this, the plan identifies several residential properties that will be acquired to provide parking spaces for businesses while minimizing any detrimental effect on adjacent residences. These parking lots will have substantial landscaping to provide a significant buffer between the commercial businesses and the residential neighborhood. Part C will also include the demolition of properties that are not suitable for adaptive reuse. It will also include the disposition of these lands for private development.

According to the PDI Study, parking needs to follow new patterns—linear strings of shared parking that accommodate many businesses at the same time. The recommended parking north of Greenfield Avenue includes 100 spaces that are linked to provide easy access for both vehicles and pedestrians. Therefore, several houses will be removed to provide a shared parking lot that is linked behind the Greenfield Avenue businesses. Parking has to be shared so that the same parking area can accommodate different peak demands for different businesses.

This Part will be undertaken in two components - **South** of Greenfield Ave. and **North** of Greenfield: South of Greenfield Ave. & East of S. 65 St which would include a new parking lot, adjacent to the existing alley and the balance of the site, approximately one acre, would be made available for new commercial development. The southern component will provide for additional parking and new commercial development. The northern part is proposed to be redeveloped to provide for a continuous field of a combination of new and improved existing parking lots.

### **Part C Activities**

#### **1. South of Greenfield Ave**

<b>#</b>	<b>PROJECT NAME</b>	<b>LOCATION</b>
4	New Commercial Building Site (s)	South of Greenfield Ave. & East of S. 65th Street
5	Construct New Parking Lot	South of Greenfield Ave. & East of S. 65th Street

**Part C Activities**

**2. North of Greenfield Ave**

<b>#</b>	<b>PROJECT NAME</b>	<b>LOCATION</b>
6	Construct New Parking Lot	Pocket Park area – Greenfield Ave East of S. 64 <sup>th</sup> Street
7	Infill: New Commercial Building Site(s)	North of W. Greenfield Ave. between S. 64 <sup>th</sup> & S. 63rd Streets
8	Existing City Parking Lot Improvement	North of W. Greenfield Ave. & East of S. 63rd Street
9	Existing City Parking Lot Improvement	North of W. Greenfield Ave. & S. 64 <sup>th</sup> Street
10	Construct New Parking Lot	North of the Greenfield Ave. Alley on the West Side of S. 63rd Street
11	Construct New Parking Lot	North of Greenfield Ave. between S. 63rd & S. 62nd Streets
12	Construct New Parking Lot	North of the Greenfield Ave. Alley on the West Side of S. 64th Street

**Part D** is designed primarily to address parking impacts. The current use of the properties in the 6100 block of National Ave. promotes an over intensification of parking demands to the point where available parking is being absorbed in abutting residential and commercial areas. The second parking issue deals with an area that has long suffered from lack of adequate parking thus limiting business development.

**Part D Activities**

<b>#</b>	<b>PROJECT NAME</b>	<b>LOCATION</b>
13	St. Ann’s Redevelopment	6100 Block of Greenfield Ave.
14	Construct New Parking Lot	62nd & Orchard Streets

**Part E** provides for the revitalization of the Farmers Market and the construction of a hard surface parking lot on the current gravel parking area. Without doubt, according to the PDI study, the Farmers Market provides the essential cornerstone for this commercial area. The existing Farmers Market will provide a focal point for

redevelopment activities. The Farmers Market building and grounds will undergo substantial structural renovations. Like all such enterprises, however, it requires careful monitoring and modification to remain vibrant and effective. The \$500,000 for structural repairs includes: retain structural engineer to investigate settlement cracks, repair brick facade and concrete under the brick, tuckpoint the facade, prime and paint all painted areas, refinish the building signage, replace existing florescent light fixtures, replace sections of identified roof rafters and repair flashing where needed.

The Farmers Market will also be studied in order to identify existing needs for optimum utilization and potential improvements to the facility. This could include providing for year-round usage and amenities such as new landscaping, a fountain or sculpture, and a seating area for market patrons.

**Part E Activities**

#	PROJECT NAME	LOCATION
15	Farmers Market Renovation	1559 S. 65 <sup>th</sup> Street
16	Construct New Parking Lot	South of Farmers Market

**Part F** of the Project will provide for necessary public improvements to enhance the private redevelopment initiatives as well as assist in providing an enhanced neighborhood image. Intersections improvements should incorporate new paving details which call attention to the crosswalks and slows traffic to provide a safer crossing to the parking areas. Such improvements will augment pedestrian safety, provide streetscaping to beautify the neighborhood and other public infrastructure improvements as are determined to be necessary by the Authority.

**Part F Activities**

#	PROJECT NAME	LOCATION
17	Decorative Intersection Improvements	S. 62 <sup>nd</sup> & National/Greenfield Ave.
18	Decorative Intersection Improvements	S. 66 <sup>th</sup> Street & W. National Ave.
19	Greenfield Ave. Streetscape	67 <sup>th</sup> to 60 <sup>th</sup> Streets

20	National Ave. Streetscape	67 <sup>th</sup> to 60 <sup>th</sup> Streets
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**Part G** of the Project will also provide for the rehabilitation and conservation of all properties determined to be structurally substandard or suitable for reuse or adaptive reuse. This will be accomplished through the City of West Allis comprehensive Exterior Property Maintenance Program. This initiative will inspect the exterior of all properties in the area and require compliance with all applicable exterior existing building code requirements. In addition specific landmark properties will be targeted as Catalytic Projects for which incentive financing would be made available to facilitate a major private preservation and restoration initiative.

**Part G Activities**

#	PROJECT NAME	LOCATION
21	Redevelopment Loan for Catalytic Project (s)	Area businesses

**Part H** of the Redevelopment Plan also provides the public costs for management related expenses, such as administration, legal services, appraisal costs, relocation services, environmental & geotechnical investigations, etc. as well as a contingency fund.

**Part H Activities**

#	PROJECT NAME	LOCATION
22	Administrative Expenses	Area-Wide
23	Contingency	Area-Wide

**III. STATEMENT OF THE PROJECT AREA**

The Project area is generally known as the Six Points/Farmers Market area. The legal description is provided in Exhibit No. 1 - Legal Description and the area is depicted on Map No. 1 - Boundary Area.

The boundaries are coterminous with those of Tax Increment District No. 5, which has been prepared and approved to provide the funding mechanism for the Project. The goals and objectives set forth in the Redevelopment Plan are consistent with those of the Tax Increment District.

#### **IV. DESCRIPTION OF PROJECT**

**A. Plan Objectives.** The objectives of the "Six Points/Farmers Market Redevelopment Plan" are as follows:

1. Eliminate vacant, obsolescent and deteriorating buildings, blighting influences and environmental deficiencies that detract from the functional unity, aesthetic appearance and economic welfare of the Greenfield and National Avenue corridors.
2. Prevent the recurrence of blight and blighting conditions.
3. Eliminate underutilized land and inconsistent land uses.
4. Support the adaptive reuse and rehabilitation of structures that are feasible for continued uses.
5. Assemble land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with development needs and standards.
6. Remove vacant, deteriorated, obsolescent, blighted and structurally substandard buildings for uses permitted in this Plan.
7. Provide for the orderly physical and economic growth of this portion of the City through planned and controlled redevelopment.
8. Foster redevelopment activities included in this Project that are consistent with the uses permitted in this Plan and consistent with the needs of the surrounding area and the community as a whole.
9. Assure that Redevelopment Projects incorporate architectural design, site planning, landscaping, signage, lighting, public art and other amenities that are aesthetically pleasing and compatible with development in the area.
10. Foster economic development by providing facilities that generate new

housing and employment opportunities for City residents.

11. Provide economic development loans and/or grants to qualified redevelopers consistent with the goals and objectives of this Plan.
12. Provide Project and site improvements, including the installation, construction, or reconstruction of streets, alleys, pedestrian ways, parking lots, utilities, and other related improvements necessary for carrying out the objectives of this Plan.
13. Stimulate private redevelopment that will increase the tax base of the City of West Allis and stimulate business activity in the area.

**B. Redevelopment Actions.** The general redevelopment actions included in this Plan are those broadly described in Sec. 66.431, Wis. Stats., and include, without limitation thereof, the following: acquisition by purchase, eminent domain or otherwise, of real property in the Project area; demolition, vacation of public right-of-ways, and removal of all buildings, structures and other improvements acquired by the Authority which are not to be retained or rehabilitated on-site; installation, construction or reconstruction of site and Project improvements including streets and utilities deemed necessary to support land uses in the area after redevelopment; imposition of land use restrictions and controls; disposition by sale, lease or dedication for public purposes, land or improved property acquired in the Project area uses in accordance with the provisions of this Plan.

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

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

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

1. Removal of incompatible uses, buildings and structures;
2. Elimination of blighting influences;

3. Acquisition of vacant buildings, underutilized land or other real property deemed necessary for the assemblage of disposition parcels of suitable size and shape for the uses permitted in the Plan;
4. Demolition of structurally substandard and obsolescent buildings;
5. Rehabilitation and adaptive reuse of properties that will contribute to the goals of this plan.
6. Provision for public and private utilities and other public improvements needed to attract and support new uses in the area after redevelopment; and,
7. Renewal and modification, where and as necessary, of the street and alley system and the traffic circulation patterns in and immediately adjoining the Project area to reduce hazards and improve traffic circulation.

**C. Acquisition.** All real property necessary or incidental to the implementation of this Project is identified on Map No. 3, entitled Proposed Property Acquisitions. The Schedule of Lands and Interest Required is also provided as Exhibit 2.

**D. Disposition.** The general location and extent of land needed for Project improvements, public right-of-ways, easements, and conveyance for redevelopment in accordance with the uses, requirements and controls set forth in Section IV and in other applicable sections of this Plan, are shown on Map No. 4, Proposed Land Use.

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

All land and improved property will be sold by warranty deed at fair market value in accordance with the provisions set forth in Sec. 66.431(9), Wis. Stats. and with the disposition policy established by the Authority for achieving the development objectives stated in this Plan.

## V. LAND USE PLAN

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

- A. Land Use Zoning Provisions.** The Six Points/Farmers Market Redevelopment Area comprises several zoning districts. The majority of the properties are zoned RB-2 Residence District, C-3 Regional Commercial District, or M-1 Manufacturing District. Please refer to Map 5: Existing Land Use, and Map 6: Existing Zoning.

The appropriateness and compatibility of proposed uses will be determined by the Authority prior to land disposition or the execution of any instruments involving rehabilitation and/or construction loans. The Project Area will be rezoned as set forth in Section VI. I. Statement of Proposed Changes in Zoning Ordinances or Maps and Building Codes and Ordinances and the use restrictions are as follows:

1. Permitted Uses.
  - a. Commercial uses that are in accordance with Sections 12.42(1) of the Revised Municipal Code with the exception of prohibited uses listed below. The floor area ratio shall be in accordance with Section 12.42(4).
2. Special Uses.
  - a. Commercial and mixed uses that are in accordance with Sections 12.42(2) of the Revised Municipal Code. The floor area ratio shall be in accordance with Section 12.42(4).
  - b. Multi-family uses that are in accordance with Sections 12.42(2) of the Revised Municipal Code. The floor area ratio shall be in accordance with Section 12.42(4).
3. Preferred Uses.

- a. Multi-family uses with market rate rental units.
  - b. Mixed Use structures with high quality commercial and multi-family uses.
  - c. Offices; business, professional, medical or governmental.
  - d. Retail uses
4. Prohibited Uses.
- a. Fast-food restaurants
  - b. Gasoline and service stations.
  - c. New and used car sales and service.
  - d. Adult video stores.
  - e. Laundromats
  - f. Gun stores and gun ranges.
  - g. Tobacco Stores of any type
  - h. Resale Shops.
  - i. Check Cashing Outlets.
  - j. Automobile repairs
  - k. Automobile convenience stores
  - l. Tattoo and/or body piercing establishments
5. Nuisance Restrictions. No operation, process or other use or activity on said property shall produce noise, light, odors, smoke, vibrations, heat, industrial waste, or other external nuisances in excess of the limits defined in the city code.
6. Other Restrictions. No activity causing or resulting in electro-mechanical or electro-magnetic disturbance or radiation shall be permitted.

**B. Building Requirements.** Building requirements and other development controls for permitted uses in the Project Area shall be as specified for such uses as a condition of the Authority's acceptance of any offer to purchase land acquired for disposition or for the granting of any rehabilitation or construction loan. Generally, land coverage, building density, orientation, height, design, and setbacks shall be appropriate for the location, type, and character of the development and use contemplated. Minimum requirements are as follows:

- 1. Yards.
  - a. All newly constructed properties within the redevelopment area shall have setbacks as outlined below:

- (1) Front Yard – All buildings in the Project area shall be constructed according to the setbacks established by the adjacent buildings, subject to the approval of the Common Council.
  - (2) Side Yard - There shall be no minimum set back.
  - (3) Rear - There shall be a rear yard of not less than ten (10) feet in depth for any commercial use. For a multi-family residential use the rear yard shall not be less than thirty (30) feet in depth.
2. Off-Street Parking. Off-street parking and loading facilities for commercial uses shall be located in the rear of the building unless there is no feasible alternative. For multi-family residential uses parking shall also be located in the rear or underneath the building but may also be allowed to be located in other areas depending on the configuration of the building and lot.
  3. Off-Street Loading Spaces. Off-street loading spaces shall be provided as required by the West Allis Zoning Ordinance and shall be located either wholly within the building or, if located outside the building, shall be not less than fifty (50) feet from the front lot line.
  4. Other Development Controls.
    - a. Fences. All fences shall be subject to approval by the Plan Commission and subject to final determination by the Authority. The type and style of fencing material used by each owner is subject to approval. Cyclone fencing and barbed wire in any form is specifically prohibited.
    - b. Utilities. All electric, power, street lighting, telephone and television cable wires shall be installed underground in easements.
    - c. Open Storage. Open outdoor storage of materials except trash enclosure areas shall be prohibited. All trash containers, including dumpsters, must be enclosed by a solid wall or fence that matches the building facade and provide a suitable visual screen. Such wall shall be of sufficient height to cover the material stored and shall be maintained so as to present a good appearance at all times. All trash enclosures to be permitted in the rear yard only.
    - d. Satellite Dishes and Antennas. All satellite dish and antenna placements

- will require written permission. Dishes and antennas shall be erected in the rear yard of buildings and not in any required setback or easement area. Materials used in constructing the dishes and antennas shall not be unnecessarily bright, shiny, garish, or reflective. Advertising placed on the dish face or any antenna component is prohibited except for the corporate name and/or identification logo.
- e. Landscaping. Landscaping is a required improvement and an integral part of any development. All required setback areas and parking facilities shall be acceptably landscaped with appropriately spaced trees and shrubs and with grass and/or other suitable ground cover material. Landscaped material shall be suitable to climate, soil conditions and the intended use and shall be sufficient size and density to create an "immediate environment."
  - f. Exterior Design. Building design, scale, construction materials and color finish shall be compatible with, and complementary to, those of major existing buildings in the surrounding area. The predominant material shall be brick or masonry. The use of high quality, durable materials is encouraged. Accent or amenity lighting of exterior facades should be considered to create a desirable nighttime effect. No lighting is permitted to shine onto adjacent properties or street right-of-ways.
  - g. Signs. The type, size and location of all proposed signage shall be approved to promote the environmental aesthetics of specific premises and the image of the Redevelopment Project as a whole. Buildings intended primarily for rental should be designed with a sign frieze to assure uniformity and continuity of style. Off-premise, rooftop, and pole signs are expressly prohibited.
  - h. Accessory Structures. The location, size and design compatibility of all permitted accessory buildings and structures, such as garages, maintenance buildings, etc., shall be approved prior to construction. The term "accessory structure" also refers to ground-mounted telephone and electrical transformers, gas meters, ground-mounted air conditioners, exhaust ducts, etc. Such buildings and structures are not to be located within the required setbacks.
  - i. Gutters and Downspouts. The building shall be adequately serviced by storm water gutters and downspouts and subject to approval by the Director of Building Inspections and Zoning.

- j. **Roof Top Equipment Screening.** All roof-mounted equipment shall be appropriately screened with material compatible with the architecture of the main building.
- k. **Local Codes and Ordinances.** All construction and uses in the Project area shall conform to all applicable codes and ordinances of the City of West Allis and the State of Wisconsin in effect at the time of construction, except where applicable provisions and requirements of this Plan are more restrictive.

**C. Duration of Land Use Plan.** The land use provisions, building requirements and other development controls enumerated herein shall be in full force and effect from the date the Redevelopment Plan is certified to the Common Council of the City of West Allis by the Authority provided in Sec. 66.431 (6) (e), Wis. Stats. They will continue to be in force and effect until modified by the Common Council upon recommendation by the "Authority."

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

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

## **VI. PROJECT PROPOSALS**

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

1. Developers shall submit all Project redevelopment proposals for review and will be selected via a "Request for Proposal" or other process. Proposals may be illustrated and shall consist of architectural, site development and

landscape plans, signage, and other appropriate supporting narrative or data to establish general conformity with the provisions and criteria set forth in Section IV of this Plan.

2. The developer and any successor in interest shall devote the land only to the uses specified and approved in this Plan and shall carry out, or cause to be carried out, the approved Project Plan and modifications or amendments thereof, including any additional standards or regulations or urban design designated for the proposed use.
3. The developer shall begin and complete the redevelopment of the land for the uses permitted in the Plan and the related improvements agreed upon in the disposition instrument as described in the approved final construction Plans within a reasonable period of time as determined by the Authority.
4. The developer shall not sell, lease, or otherwise transfer such land at any time prior to completion of the development thereof.
5. The developer shall be required to comply with all applicable local and state codes, ordinances, regulations, and statutes in effect from time to time.
6. A developer shall submit information evidencing that they have made appropriate arrangements for financing the construction of the Redevelopment Project, submit a brief outline of the Project cost for completing improvements, and a designation of the sources of financing and/or equity contributions that will be used by the developer to fund such cost.

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

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

1. Quality and kind of construction materials, architectural and landscape design proposed for both new construction and rehabilitation;

2. Compatibility of internal vehicular and pedestrian circulation systems with adjoining areas;
3. Size, shape and orientation of proposed buildings and structures in relationship to the nature and scope of the development contemplated;
4. Orientation of proposed buildings and structures and relationship to street frontages, to each other and to surrounding existing buildings and structures; and,
5. Extent to which the uses and development (including signage) meets or exceeds Redevelopment Plan objectives and requirements.

**C. Authority's Obligations.** The Authority will furnish the developer with an appropriate certificate upon the satisfactory completion of all building construction and other related improvements specified in the final construction Plans approved for development. Until the Authority so certifies, the developer shall have no power to convey the real property or any part thereof as provided by Wisconsin Law and the agreements executed pursuant hereto.

## **VII. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS**

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

**A. Conformance to the General Plan of the City.** This Plan was duly considered and determined to be in conformity, in principal, with the City's Comprehensive Land Use Plan.

**B. Relationship to Definite Local Objectives.** This Plan has been carefully established to conform with the following objectives:

1. Appropriate Land Use. The proposed land uses will conform, in principal, to those permitted by City zoning ordinances and the "Comprehensive Land Use Plan 2010" dated February 27, 1991.

2. Improved Traffic. S. 66th Street between Greenfield Ave. and National Ave. is planned for vacation. Additional roadway right-of way between the Railroad Spur and S. 65<sup>th</sup> Street is anticipated to be dedicated for potential widening of Greenfield Ave. The Community Development Authority in

connection with this Plan proposes no other major changes in the traffic or circulation patterns.

3. **Public Transportation.** No changes in Milwaukee County's public transportation system are proposed or necessitated by this Plan, except for some minor relocation of transit stops.

4. **Public Utilities.** No major improvements and/or modifications in the storm sewer, sanitary sewer or water are proposed by this Plan. These systems may, however, be improved and/or modified by the City of West Allis in connection with redevelopment, if so directed by the Common Council, or in connection with traffic or street improvements included in the annual Capital Improvements Program.

5. **Recreational and Community Facilities.** No recreational and/or community facilities are proposed to be constructed or expanded by this Plan.

6. **Other Public Improvements.** Nearly 200 new public parking spaces are projected to be added as well as the renovation of 73 existing spaces. Substantial Streetscaping will be added to Greenfield & National Ave. There is planned a major Farmers Market Renovation and Parking Lot addition, as well as Decorative Intersection Improvements – Six Points & Farmers Market Intersections. The repaving and general improvement of streets, sidewalks, curbs and gutters, etc. will be undertaken on an "as needed" basis as authorized by the City of West Allis.

**C. Statement of Project Area.** The boundaries of the Project Area are legally described in Section II (A) hereof and depicted on Map No. 1, titled Boundary Map.

**D. Map of Existing Uses.** Existing uses and the condition of real property are shown on Map 2: Existing Property Conditions, Map 5: Existing Land Use, and Map 6: Existing Zoning.

**E. Land Use Plan of Proposed Uses.** Proposed land uses are shown on Map No. 4: Proposed Land Use Map.

**F. Standards of Population Density.** Dwellings shall not exceed 35 dwelling units per acre unless specifically approved by the Authority.

**G. Land Coverage and Building Intensity** shall not exceed conditions set forth in Section IV of this document.

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

**TABLE 1**

**PRESENT AND POTENTIAL EQUALIZED VALUE**

Property Values	Present (1999)	Potential	Increase
Land	\$ 5,116,000	\$ 10,850,000	\$ 5,734,000
Improvements	<u>\$12,304,000</u>	<u>\$37635000</u>	<u>\$ 28,700,000</u>
<b>TOTAL</b>	<b>\$17,420,000</b>	<b>\$5,1869,000</b>	<b>\$ 34,434,000</b>

**TABLE 2**

**PRESENT AND POTENTIAL ANNUAL TAX REVENUES**

Annual	Present (1999)	Potential	Increase
<b>Property Taxes</b>	<b>\$ 523,00</b>	<b>\$ 1,556,000</b>	<b>\$ 1,033,000</b>

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

1. The Project Area as shown on Map 6: Existing Zoning, are zoned RB-2, C-3 and M-1.
2. No changes are planned for the City Building Codes, except a comprehensive Exterior Property Maintenance Program is proposed and necessitated by this Plan. The Zoning Ordinances may be amended as noted in Map No. 4 Proposed Land Use
3. Two Planned Development Districts (one commercial and one residential) are anticipated to be adopted within the area.

**J. Statement of Required Site Improvements and Additional Public Utilities.**

Site improvements and additional public utilities required to support new land uses in the area after development will be provided by the City of West Allis as needs

and conditions dictate. Please refer to Exhibit 3 Estimated Redevelopment Costs for detailed cost estimates of site improvements to be undertaken by the City.

- K. Statement of a Feasible Method Proposed for Relocation.** The Authority is authorized to make relocation payments to, or with respect to, persons (including families, business concerns and others) being displaced from the Project for moving expenses and losses of property for which reimbursement or compensation is not otherwise made. Any persons being displaced during the course of the Project or relocated from properties within the area during the course of Project execution, shall be afforded the opportunity to be relocated in available accommodations which are decent, safe, sanitary, and otherwise habitable and which are within their financial means, all in accordance with a Relocation Plan, prepared pursuant to Sections 32.19 and 32.25 to 32.27 and 66.431(10) of the Wis. Stats. and subsequently approved by the Wisconsin Department of Commerce.

#### **VIII. PROCEDURE FOR CHANGES IN THE APPROVED PLAN**

At any time after the Project Area Plan has been approved by both the Community Development Authority and the Common Council of the City of West Allis, it may be modified in accordance with the provisions and procedures set forth in applicable subsections of Section 66.431, Wis. Stats., as may be amended from time to time.

#### **XI. LIST OF EXHIBITS AND MAPS**

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

## **LIST OF EXHIBITS**

### **Exhibits**

Exhibit No. 1 - Legal Description

Exhibit No. 2 - Schedule of Lands and Interest Required

Exhibit No. 3 - Estimated Redevelopment Costs

Exhibit No. 4 – Proposed Net Public Costs

### **Maps**

Map No. 1 - Boundary Map

Map No. 2 - Existing Property Conditions

Map No. 3 – Proposed Property Acquisitions

Map No. 4 - Proposed Land Use

Map No. 5 – Existing Land Use

Map No. 6 – Existing Zoning

Map No. 7 – City Owned Land

Map No. 8 – Disposition of Property

Map No. 9 – Proposed Public Works and Improvements

## **EXHIBIT NO. 1**

### **LEGAL DESCRIPTION :**

#### **SIX POINTS REDEVELOPEMENT AREA**

##### **LEGAL DESCRIPTION:**

All those parts of Northeast 1/4, Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 21 East, and the Southeast 1/4 and the Southwest 1/4 of Section 34, Township 7 North, Range 21 East, in the City of West Allis, County of Milwaukee, State of Wisconsin, described as follows:

Beginning at the northeast corner of Lot 1, Block 1 of Cuppel's Subdivision, located in said Section 34; thence southerly along the east line of South 60 Street, 172.79 feet to the southeast corner of Lot 16, Block 1 of Cuppel's Subdivision; thence southeasterly, 108.77 feet to a point on the south line of Lot 1, Block 1 of Liberty Heights Subdivision, said point being 46.65 feet west of the east 1/4 section line of said Northeast 1/4 of Section 3; thence westerly along the south line of said Lot 1, 138.72 feet to a point on the east line of Lot 2, Block 1 of Liberty Heights Subdivision; thence southerly along the east line of said Lot 2, 100.00 feet to the north line of a public alley; thence westerly along the north line of said public alley and its extensions, 538.16 feet to a point on the west line of South 62 Street; thence southerly along the west line of South 62 Street, 160.00 feet to the north line of West Orchard Street; thence westerly along the north line of West Orchard Street and its extension, 300.00 feet to a point on the west line of South 63 Street; thence southerly along the west line of South 63 Street, 67.00 feet to the southeast corner of Lot 1, Block 5 of Liberty Heights Subdivision; thence westerly along the south line of Lots 1, 2 and 3, Block 5 of Liberty Heights Subdivision, 120.00 feet to the southwest corner of said Lot 3; thence southerly along the east line of Lot 38, Block 5 of Liberty Heights Subdivision 70.00 feet to the southeast corner of said Lot 38; thence westerly along the south line, and its extension, of Lots 38, 37 and 36, Block 5 of Liberty Heights Subdivision, 180.00 feet to a point on the west line of South 64 Street; thence southerly along the

west line of South 64 Street, 90.00 feet to the southeast corner of Lot 1, Block 4 of Liberty Heights Subdivision; thence westerly along the south line of Lots 1 and 2, Block 4 of Liberty Heights Subdivision, 83.17 feet to the southwest corner of said Lot 2; thence southerly along the east line of Lot 1 of Central Improvement Company's Subdivision No. 4, 70.00 feet to the southeast corner of said Lot 1; thence westerly along the south line, and its extension, of Lots 1, 2, 3 and 4 of Central Improvement Company's Subdivision No. 4, 191.35 feet to a point on the west line of South 65 Street; thence southerly along the west line of South 65 Street, 365.00 feet to the north line of West Lapham Street; thence westerly along the north line of West Lapham Street, 166.65 feet to the extension of the east line of Lot 3, Block 9 of Central Improvement Company's Subdivision No. 7; thence southerly along the east line, and its extension, of said Lot 3, 180.00 feet to the southeast corner of said Lot 3; thence westerly along the south line, and its extension, of Lots 1, 2 and 3, Block 9 of Central Improvement Company's Subdivision No. 7, 105.00 feet to a point on the west line of South 66 Street; thence southerly along the west line of South 66 Street, 130.50 feet to the northeast corner of Parcel 1, Certified Survey Map No. 6513; thence westerly along the north line of said Parcel 1, 127.00 feet to a corner of said Parcel 1; thence southerly along a westerly line of said Parcel 1, 120.46 feet to a corner of said Parcel 1; thence westerly along a northerly line of said Parcel 1, 47.91 feet to the northeast corner of Parcel 2, Certified Survey Map No. 6513; thence continuing westerly along the north line of said Parcel 2, 11.30 feet to a point of curve; thence southwestwardly along the arc of a curve along the northwesterly line of said Parcel 2, whose center lies to the south and whose radius is 333.13 feet, 220.68 feet to the northwest corner of said Parcel 2; thence southerly along the west line of said Parcel 2, 105.03 feet to the north line of West Mitchell Street; thence westerly along the north line of West Mitchell Street, 58.53 feet to the southwest corner of Lot 7, Block 2 of Assessors Plat No. 269; thence northerly along the west line of Lots 7 and 6, Block 2 of Assessors Plat No. 269, 456.06 feet to the extension of the south line of Lot 3, Block 2 of Assessors Plat No. 269; thence westerly along the south line, and its extension, of said Lot 3, 200.00 feet to the southwest corner of said Lot 3; thence northerly along the west line of said Lot 3, 108.28 feet to the northwest corner of said Lot 3; thence northeasterly along the southerly line of West National Avenue, 215.35 feet to the northwest corner of Lot 5, Block 2 of Assessors Plat No. 269; thence northerly across West National Avenue, 71.05 feet to the southwest corner of Lot 5, Block 1 of Assessors Plat No. 269; thence northerly along the west line of said Lot 5, 596.96 feet to a point of curve; thence northeasterly along the arc of a curve

along the westerly line of said Lot 5, whose center lies to the east and whose radius is 313.27 feet, 294.70 feet to the point of tangency; thence northeasterly along the west line of said Lot 5, 16.08 feet to the northwest corner of said Lot 5; thence easterly along the southerly line of West Greenfield Avenue, 452.05 feet +/- to a point on the extension of the west line First Continuation of Solders Home Heights Subdivision; thence northerly along the west line of First Continuation of Solders Home Heights Subdivision, and its extension, 233.00 feet to the northwest corner of said subdivision; thence easterly along the north line of said subdivision, 325.86 feet to the northeast corner of Lot 8, Block 1 of First Continuation of Solders Home Heights Subdivision; thence northerly along the east line of Lot 13, Block 11 of Second Continuation of Solders Home Heights Subdivision, 15.00 feet to a point on the extension of the north line of the south one-half of Lot 12, Block 11 of Second Continuation of Solders Home Heights Subdivision; thence easterly along the north line, and its extension, of said south one-half of said Lot 12, 174.26 feet to a point on the east line of South 64 Street; thence northerly along the east line of South 64 Street, 70.00 feet to the northwest corner of the south one-half of Lot 27, Block 5 of a Resubdivision of Solders Home Heights Company's Subdivision; thence easterly along the north line of the south one-half of said Lot 27, 120.00 feet to the east line of said Lot 27; thence southerly along the east line of Lots 27 and 26, Block 5 of a Resubdivision of Solders Home Heights Subdivision, 45.00 feet to the northwest corner of Lot 12, Block 5 of said subdivision; thence easterly along the north line of said Lot 12, 120.00 feet to the west line of South 63 Street; thence southerly along the west line of South 63 Street, 30.00 feet to the southeast corner of said Lot 12; thence easterly along the north line, and its extension, of Lot 24, Block 6 of a Resubdivision of Solders Home Heights Company's Subdivision, 180.00 feet to the northeast corner of said Lot 24; thence easterly along the west line of Lot 12, Block 6 of a Resubdivision of Solders Home Heights Company's Subdivision, 15.00 feet to the north line of the south one-half of said Lot 12; thence easterly along the north line, and its extension, of said Lot 12, 180.00 feet to the east line of South 62 Street; thence northerly along the east line of South 62 Street, 345.00 feet to the south line of West Madison Street; thence easterly along the south line of West Madison Street, 132.78 feet to the northeast corner of Lot 28, Block 7, of a Resubdivision of Solders Home Heights Company's Subdivision; thence southerly along the east line of Lots 28, 27, 26, 25, 24 and 23, Block 7, of a Resubdivision of Solders Home Heights Company's Subdivision, 180.00 feet to the northwest corner of Lot 7, Block 7 of a Resubdivision of Solders Home Heights Company's Subdivision; thence easterly along the north line of said Lot 7, 133.00 feet to

the west line of South 61 Street; thence southerly along the west line of South 61 Street, 268.37 feet to the northeast corner of Lot 1, Block 2 of Cappel's Subdivision; thence northeasterly along the northerly line of West National Avenue, 174.59 feet +/- to an angle point in the southerly line of West National Avenue; thence northeasterly along the southerly line of West National Avenue, 162.73 feet +/- to the northeast corner of Lot 1, Block 1 of Cappel's Subdivision, the point of beginning.

**EXHIBIT NO. 2****SCHEDULE OF LANDS AND INTEREST TO BE ACQUIRED**

#	Project ID Number	Tax Key #	Property Address	Owner's Name
1	101	454-0231-000	1445 S. 66 St.	Fluid Technology Inc.
2	102	454-0218-001	1452 S. 66 St.	Fluid Technology Inc.
3	103	454-0217-000	1436-38 S. 66 St.	Jerome Pflugradt
4	105	454-0215-000	14** S. 66 St.	Fluid Technology Inc.
5	106	454-0214-000	1416 S. 66 St.	David Bennett
6	107	454-0213-000	6533 W. Greenfield Av	James & Joyce Tatera
7	108	454-0212-000	6527 W. Greenfield Av	Mingey Investment Co LLC
8	109	454-0211-000	65** W. Greenfield Av	Dennis & Gloria Geniesse
9	110	454-0210-001	6513-19 W. Greenfield Av	IL Pun Page
10	111	454-0208-000	6509-11 W. Greenfield Av	Brian & Julie Fleming
11	112	454-0207-000	6501-05 W. Greenfield Av	Dean Wanty
12	113	454-0228-001	1441 S. 65 St.	Fluid Technology Inc.
13	114	454-0225-000	6506 W. National Av	Brad Osmonson
14	115	454-0226-000	6500 W. National Av	Steven Bain
15	203	454-0193-000	6415 W. Greenfield Av	The Breaking Point Inc
16	204	454-0192-000	6407-09 W. Greenfield Av	Rudy Dlapa
17	205	454-0183-000	6403-05 W. Greenfield Av	Rudy Dlapa
18	207	454-0181-000	6335 W. Greenfield Av	H Reyes & H Montalvo
19	208	454-0180-000	6333 W. Greenfield Av	Borge Paulmann-Roman
20	224	454-0196-000	1418 S. 65 St.	Larry Buzzell
21	225	454-0197-000	14** S. 65 St.	Rudy Dlapa
22	315	439-0274-000	13** S. 63 St.	Donald Constantineau
23	316	439-0275-000	13** S. 63 St.	Donald Constantineau
24	317	439-0303-000	1349-51 S. 62 St.	Bonnie Soeldner
25	318	439-0304-000	1353 S. 62 St.	Guadalupe Rios
26	319	439-0309-000	1352 S. 63 St.	Capital Investors, LLC
27	320	439-0310-000	1348-50 S. 63 St.	David & Patricia Conley
28	321	439-0147-001	1351-1353 S. 64 St.	Edward A. Stanch
29	508	454-0050-004	6027-6109 W. Greenfield Av	St Ann's Interden Church
30	603	454-0074-000	1427-27A S. 62 St.	Dennis Mesoloras
31	604	454-0075-000	1437 S. 62 St.	Madeline Bickel
32	701	454-0253-000	67** W. National Avenue	Ward, Jennie
33	702	454-0246-000	6615-17 W. National Avenue	Schmay, Elaine
34	703	454-0247-000	6601-03 W. National Avenue	Torgerson, Janice
35	704	454-0248-000	1573 S. 66 St.	Mardak, D.F. & J.F.
36	705	454-0245-001	6633-39 W. National Avenue	Barkow, Robert
37	708	454-0252-000	6737 W. National Ave.	National Investments
38	802	454-0269-000	65** W. Lapham	Fluid Technology Inc.

**The interest required for each property is the Fee.**

**EXHIBIT NO. 3**

**ESTIMATED REDEVELOPMENT COSTS:**

#	Property Acquisition	Relocation	Environmental Clean up	Demolition	Public Infrastructure	Econ. Deve. Loan(s)	Adm. Exp.	Contingency	Total Project Costs	Land Resale Value	Net Public Costs
1	\$3,050,000	\$0	\$900,000	\$600,000	\$0				\$4,550,000	\$3,200,000	(\$1,350,000)
2	\$912,200	\$388,800	\$0	\$37,500	\$0				\$1,338,500	\$1,200,000	(\$138,500)
3	\$2,366,100	\$505,000	\$220,000	\$237,500	\$0				\$3,328,600	\$1,169,000	(\$2,159,600)
4	\$743,300	\$330,000	\$0	\$37,500	\$0				\$1,110,800	\$991,200	(\$119,600)
5	\$133,200	\$0	\$0	\$7,500	\$250,000				\$390,700	\$0	(\$390,700)
6	\$0	\$0	\$0	\$0	\$50,000				\$50,000	\$0	(\$50,000)
7	\$64,900	\$0	\$0	\$15,000	\$0				\$79,900	\$86,500	\$6,600
8	\$0	\$0	\$0	\$0	\$125,000				\$125,000	\$0	(\$125,000)
9	\$0	\$0	\$0	\$0	\$240,000				\$240,000	\$0	(\$240,000)
10	\$25,400	\$0	\$0	\$15,000	\$195,000				\$235,400	\$0	(\$235,400)
11	\$420,200	\$128,000	\$0	\$30,000	\$200,000				\$778,200	\$0	(\$778,200)
12	\$137,000	\$35,500	\$0	\$7,500	\$50,000				\$230,000	\$0	(\$230,000)
13	\$1,029,000	\$50,000	\$50,000	\$58,000	\$0				\$1,187,000	\$1,372,000	\$185,000
14	\$214,300	\$61,500	\$0	\$15,000	\$125,000				\$415,800	\$0	(\$415,800)
15	\$0	\$0	\$0	\$0	\$500,000				\$500,000	\$0	(\$500,000)
16	\$0	\$0	\$0	\$0	\$125,000				\$125,000	\$0	(\$125,000)
17					\$35,000				\$35,000	\$0	(\$35,000)
18					\$25,000				\$25,000	\$0	(\$25,000)
19					\$212,000				\$212,000	\$0	(\$212,000)
20					\$220,400				\$220,400	\$0	(\$220,400)
21						\$500,000			\$500,000	\$0	(\$500,000)
22							\$382,900		\$382,900	\$0	(\$382,900)
23								\$382,900	\$382,900	\$0	(\$382,900)
	<b>\$9,095,600</b>	<b>\$1,498,800</b>	<b>\$1,170,000</b>	<b>\$1,060,500</b>	<b>\$2,352,400</b>	<b>\$500,000</b>	<b>\$382,900</b>	<b>\$382,900</b>	<b>\$16,443,100</b>	<b>\$8,018,700</b>	<b>(\$8,424,400)</b>

**KEY**

<b>PROJECT ACTIVITIES</b>			
1	Big Box Commercial/Retail	13	St. Ann's Redevelopment
2	Commercial/Retail development	14	Construct New Parking Lot
3	Condo/Multi-family/Commercial	15	Farmers' Market Renovation
4	New Commercial Building Site (s)	16	Construct New Parking Lot
5	Construct New Parking Lot	17	Decorative Intersection Improv.
6	Construct New Parking Lot	18	Decorative Intersection Improv.
7	Infill: New Commercial Building (s)	19	Greenfield Ave. Streetscape
8	Existing City Parking Lot Improv.	20	National Ave. Streetscape
9	Existing City Parking Lot Improv.	21	Redevelopment Loan(s)
10	Construct New Parking Lot	22	Administrative Expenses
11	Construct New Parking Lot	23	Contingency

12	Construct New Parking Lot		
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**EXHIBIT NO. 4**

**PROPOSED NET PUBLIC COSTS**

Activity	Amount
1. Big Box Commercial/Retail - Pressed Steel Tank & S. 66 <sup>th</sup> St. Area	\$ 1,488,500
2. Commercial/Retail Development 6500 block of Greenfield south side	\$ 135,000
3. Condo/Multi-family/Commercial 6600 Block of W. Natl. Ave. south side	\$ 2,159,600
4. New Commercial Building Site (s) – South of Greenfield Ave. & East of S. 65 St.	\$ 199,600
5. New Parking Lot – South of Greenfield Ave. & East of S. 65 St.	\$ 390,700
6. New Parking Lot – North of Greenfield Ave. & West of S. 64 St.	\$ 50,000
7. New Commercial Building Site(s) – North of W. Gfld Ave.- 64 & S. 63	(\$ 6,600)
8. Existing City Parking Lot-North of W. Greenfield Ave. & East of S. 63 St.	\$ 125,000
9. Existing City Parking Lot – North of W. Greenfield Ave. & S. 63 St.	\$ 240,000
10. Construct New City Parking Lot – North of the Greenfield Ave. alley on the West Side of S. 63 St.	\$ 235,400
11. Construct New City Parking Lot – North of Greenfield Ave. between S. 63 & S. 62 Streets	\$ 778,200
12. Construct New City Parking Lot – North of the W. Greenfield Ave. alley on the West Side of S. 64 St.	\$ 230,000
13. St. Ann’s Redevelopment - 6100 block of National Ave.	(\$ 185,000)
14. New Parking Lot – 62 & Orchard Street	\$ 415,800
15. Farmers’ Market Renovation 1559 S. 65 <sup>th</sup> Street	\$ 500,000
16. Parking Lot – South of Farmers Market	\$ 125,000
17. Decorative Intersection Improvements – Six Points Intersection	\$ 35,000
18. Decorative Intersection Improvements – Farmers’ Market Intersection	\$ 25,000
19. Greenfield Ave. Streetscape S. 67 <sup>th</sup> to S. 60 <sup>th</sup> Streets	\$ 212,000
20. National Ave. Streetscape S. 67 <sup>th</sup> to S. 60 <sup>th</sup> Streets	\$ 220,400
21. Redevelopment Loan for Catalytic Project (s) – Area wide	\$ 500,000
22. Administrative / Legal / Engineering/ etc. – Area wide	\$ 382,900
23. Contingency – Area wide	<u>\$ 382,900</u>
<b>TOTAL NET PUBLIC COSTS</b>	<b><u>\$8,424,400</u></b>

