

CITY OF OAK CREEK

REDEVELOPMENT
DISTRICT No. 1

CITY COUNCIL ACTION

August 6, 2001

Prepared by:

Vandewalle & Associates
Madison, Wisconsin

I. Introduction

Recent Planning Efforts

As a component of its community-wide *Comprehensive Plan* update, the City of Oak Creek commissioned Vandewalle & Associates, a planning, urban design, and economic development firm, to develop a concept plan for the redevelopment of properties along the Lake Michigan waterfront. The study area extended from the South Shore Wastewater Treatment Plant on the north to Elm Road on the south (including Bender Park), with Chicago Road (State Highway 32) generally forming the western boundary. The concept plan map and associated *Comprehensive Plan* text identified the area as the Lakeview Village District. They included preliminary land use and redevelopment recommendations for the area, including the following:

1. Development of a championship-caliber golf course within Bender Park;
2. Phased redevelopment of industrial properties between Bender Park and the South Shore Wastewater Treatment Plant with a mix of future uses;
3. Creation of Highway 100 Gateway Area around the present intersection of Chicago Road and Highway 100, including larger scale commercial development (e.g., grocery store);
4. Creation of a transit-oriented center near the present intersection of 5th Avenue and Ryan Road, including small-scale mixed use buildings, civic space, and a transportation center;
5. Creation of the high-density “Lakeview Center” sector at the current east end of Ryan Road near the lakefront, which could potentially include multi-story hospitality, office, and residential uses;
6. Establishment of complementary residential neighborhoods in appropriate locations;
7. Creation of a tax increment financing district;
8. Creation of a redevelopment district; and
9. Clean-up of “brownfield” sites north of Bender Park.

Need for a Redevelopment Plan

The Lakeview Village District concept plan is subject to further modifications as continuing discussions with landowners and the City take place and more is learned about the area. However, given the existing conditions, uses, access and utilities for properties in the Lakeview Village District, each of the above recommendations points to a need for a comprehensive redevelopment strategy for the area.

As a result, the City is currently studying means to work with private property owners to accomplish the long-term redevelopment of this area. Currently, there are several properties that are vacant and/or contain vacant or “blighted” buildings (see Appendix A for the Blight Determination Study). A majority of these parcels have Lake Michigan frontage, which has the potential for high-value uses in the future. Pending plans to develop a high-caliber 18-hole golf course at Milwaukee County’s Bender Park have increased interest in and potential for nearby redevelopment. Current owners of

some of the properties have met with the consultants and City staff about the potential for redevelopment.

Purpose of Redevelopment Plan

The purpose of this redevelopment plan is to carefully identify blighted properties in the Lakeview Village District and recommend potential public/private sector projects that could be undertaken to eliminate the blighted conditions and redevelop a majority of this area. This redevelopment plan is consistent with the City's ongoing master planning and economic development efforts. A majority of the elected and appointed political officials concur with the objectives of this redevelopment plan which are consistent with those of the pending, and as of yet unadopted, update of the Comprehensive Plan. The redevelopment area boundaries are limited to those properties and projects that the City is confident it can economically implement.

Following adoption of this redevelopment plan, creation of a Tax Increment Finance District will provide the flexibility and funding for major redevelopment by the public sector, which will, in turn, stimulate private reinvestment throughout this part of the City. If properly implemented, a Tax Increment District (TID) would be economically feasible to complete proposed public projects and other redevelopment activities identified within the redevelopment area.

The Community Development Authority (CDA) provides the municipal authority to actively encourage and oversee redevelopment projects within the redevelopment area consistent with the goals of this redevelopment plan. This redevelopment plan will serve as a guide for the CDA's activities and decisions with regards to the redevelopment of the Lakeview Village District.

Based on the physical analysis of this area, it is determined that the economic health of the area is impeded by land use compatibility issues, physical deterioration of buildings, environmental concerns, and access problems associated with a number of properties. These properties are considered blighted. In some cases, they are in need of redevelopment to ensure the long-term economic growth of the City of Oak Creek.

Statutory Authority

This plan has been prepared and adopted under the provisions of Section 66.1331, Wis. Stats. and Section 66.1333, Wis. Stats.

Redevelopment Area

The boundary of the redevelopment area is shown on Map One.

It is further described as follows:

LEGAL DESCRIPTION FOR REDEVELOPMENT DISTRICT NO. 1

Commencing at the Northeast corner of the Northeast $\frac{1}{4}$ of Section 23, Town 5 North, Range 22 East, City of Oak Creek, Milwaukee County, State of Wisconsin; thence S $00^{\circ}50'07''$ W, 658.88 feet to a point; thence N $89^{\circ}25'57''$ W, 33.00 feet to the point of beginning of the lands to be described; thence S $00^{\circ}50'08''$ W, 1150.99 feet; thence S $00^{\circ}43'29''$ W, 44.87 feet; thence S $00^{\circ}50'07''$ W, 624.21 feet; thence S $00^{\circ}50'08''$ W, 60 feet; thence S $00^{\circ}50'08''$ W, 112.64 feet; thence S $89^{\circ}33'09''$ W, 2.27 feet; thence S $00^{\circ}37'45''$ W, 150.91 feet; thence S $00^{\circ}37'45''$ W, 60 feet; thence S $00^{\circ}37'45''$ W, 300.15 feet; thence S $00^{\circ}42'36''$ W, 54.75 feet; thence S $00^{\circ}51'59''$ W, 155.09 feet; thence S $84^{\circ}41'02''$ E, 8.27 feet; thence S $00^{\circ}51'59''$ W, 282.40 feet; thence S $00^{\circ}51'59''$ W, 1454.80 feet; thence S $00^{\circ}51'59''$ W, 164.58 feet; thence S $89^{\circ}43'35''$ W, 1373.12 feet; thence N $82^{\circ}56'10''$ W, 119.43 feet; thence S $34^{\circ}51'27''$ E, 88.67 feet; thence S $28^{\circ}15'25''$ E, 84.59 feet; thence N $78^{\circ}08'00''$ E, 10.42 feet; thence southeasterly 214.46 feet along the arc of a curve whose radius is 5688.06 feet and whose chord bears S $25^{\circ}14'39''$ E; thence S $89^{\circ}43'35''$ W, 34.90 feet; thence southeasterly 322.02 feet along the arc of a curve whose radius is 4846.07 feet and whose chord bears S $24^{\circ}06'28''$ E; thence southeasterly 157.74 feet along the arc of a curve whose radius is 4846.07 feet and whose chord bears S $21^{\circ}16'18''$ E; thence S $15^{\circ}07'20''$ E, 176.93 feet; thence S $18^{\circ}06'14''$ E, 202.48 feet to a point; thence S $32^{\circ}44'37''$ E, 31.18 feet to a point; thence 330.38 feet along the arc of a curve whose center is to the southwest, whose radius is 4846.07 feet, and whose chord bears S $13^{\circ}32'42''$ E, 330.31 feet to a point; thence N $89^{\circ}45'04''$ E, 17.15 feet to a point; thence S $11^{\circ}54'06''$ E, 198.63 feet to a point; thence S $10^{\circ}22'11''$ E, 391.95 feet to a point; thence 484.03 feet along the arc of a curve whose center lies to the northeast, whose radius is 1945.11 feet and whose chord bears S $17^{\circ}29'12''$ E, 482.79 feet to a point; thence S $24^{\circ}36'12''$ E, 228.82 feet to a point; thence N $89^{\circ}43'57''$ E, 556.00 feet to a point; thence N $00^{\circ}38'20''$ E, 17.00 feet to a point; thence N $89^{\circ}36'11''$ E, 301.27 feet to a point; thence S $21^{\circ}17'45''$ E, 200.12 feet to a point; thence S $21^{\circ}17'52''$ E, 1051.07 feet to a point; thence S $89^{\circ}42'48''$ W, 346.04 feet to a point; thence S $00^{\circ}17'15''$ E, 336.79 feet to a point; thence S $89^{\circ}42'45''$ W, 298.00 feet to a point; thence 184.10 feet along the arc of a curve whose center is to the southwest, whose radius is 1877.08 feet and whose chord bears S $16^{\circ}19'05''$ E, 184.02 feet to a point; thence S $10^{\circ}57'11''$ E, 167.36 feet to a point; thence 267.07 feet along the arc of a curve whose center is to the southwest, whose radius is 1877.08 feet and whose chord bears S $04^{\circ}19'19''$ E, 266.85 feet to a point; thence S $00^{\circ}14'45''$ E, 532.16 feet to a point; thence N $89^{\circ}49'15''$ E, 1841.26 feet to a point; thence S $21^{\circ}17'29''$ E, 911.19 feet to a point; thence N $89^{\circ}48'13''$ E, 366.44 feet to a point; thence N $00^{\circ}40'16''$ W, 822.94 feet to a point; thence N $89^{\circ}49'24''$ E, 528.00 feet to a point; thence N $00^{\circ}43'34''$ W, 27.00 feet to a point; thence N $89^{\circ}49'24''$ E, 1540.09 feet to a point; thence N $00^{\circ}03'10''$ W, 32.89 feet to a point; thence N $89^{\circ}49'27''$ E, 291.97 feet along the shoreline of Lake Michigan; thence northwesterly along said shoreline to the southeast corner of the Milwaukee Metropolitan Sewerage District property; thence N $89^{\circ}25'57''$ W, 1775.72 feet to the point of beginning.

South Shore Wastewater Treatment Plant

Carolville Neighborhood

Lake Michigan

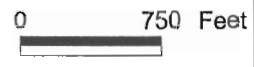
Bender Park

City of Oak Creek
Redevelopment District No. 1
Map One: Redevelopment Area Boundary

April, 2001



Vandewalle & Associates
Madison Milwaukee Colorado Springs
Planning - Creating - Rebuilding



Source: Southeast Wisconsin Regional Planning Commission 1995 & City of Oak Creek 2000.

II. Redevelopment Objectives

The primary goal of this redevelopment plan is to create a physically and economically vital area by eliminating blight, ensuring appropriate future land uses, improving transportation access, eliminating environmental concerns, enhancing environmental attributes, and emphasizing the importance of the Lake Michigan shoreline and Bender Park. More specifically, these general goals are detailed as follows.

Land Use Goals and Objectives

1. Create a high quality living, shopping, and recreational environment for Oak Creek residents.
2. Promote compact, compatible, pedestrian-oriented mixed use (re)development.
3. Promote private development near Bender Park which complements existing and planned park development, including the golf course, boat launch, and other planned active recreational facilities.
4. Promote a range of commercial, office, hospitality, recreational, residential, transportation, institutional, health care, and open space uses.
5. Over time, relocate manufacturing and related uses from the Lakeview Village District to other areas of the City.
6. Organize future land uses based on a “village” development pattern, with a central commercial and civic activity district surrounded by supporting recreational, residential, office, and transportation uses.
7. Promote the principles of “traditional neighborhood design” in the development of new neighborhoods in this area, including smaller lots, reduced setbacks, recessed garages, front porches, narrower streets, sidewalks, street trees, orientation towards a neighborhood focal point, and small-scale commercial uses.
8. Promote housing for a range of age groups, lifestyles, and income levels.

Transportation Goals and Objectives

1. Encourage a transportation network that provides increased choice in the type of mode (i.e., car, bus, rail, bike, walking), easy transfer between modes, and transportation opportunities for people with disabilities.
2. Achieve close coordination between the development of transportation facilities and land use planning and development.
3. Improve transportation access, including new roads, to currently isolated properties.
4. Expand and upgrade existing roads where necessary, while considering the neighborhood and environmental impacts of potential expansion.
5. Develop an interconnected network of streets, sidewalks, and paths to connect different areas of the Lakeview Village District to each other.
6. Support the provision of transit facilities and services, including a future commuter rail stop, expanded bus service, and a park and ride lot.
7. Better connect the Lakeview Village District, both literally and figuratively, to the rest of the City and Interstate system to the west.
8. Consider development of a main parkway drive along portions of the lakefront.

Environmental and Recreational Goals and Objectives

1. Actively support the identification and clean-up of environmentally contaminated sites (“brownfields”).
2. Promote safe and appropriate reuse of former contaminated sites, once clean-up is complete.
3. Preserve, protect, stabilize, enhance, and improve access to the Lake Michigan shoreline.
4. Preserve environmental corridors and other sensitive natural areas.
5. Create a built environment where people may live, work, shop, and recreate in the same general area to avoid over-reliance on the automobile.
6. Promote a range of public and private open space and recreational facilities to support the recreational needs of all ages.
7. Plan locations of parks for both active and passive recreational activities within walking distance of all new neighborhoods.
8. Work closely with Milwaukee County on the development of Bender Park.

Additional Goals and Objectives

1. Eliminate blight.
2. Encourage private investment in a range of new projects in the redevelopment area.
3. Diversify the local economy through tax base and job creation.
4. Create a well-planned and safe area.
5. Facilitate the provision of utility services to properties appropriate for development.
6. Coordinate utility system planning with land use, transportation, and natural resource planning.

III. Consistency with Local Plans

This redevelopment plan is consistent the recommendations contained in following local, county, and regional plans and studies:

- The City's adopted 1985 *Comprehensive Plan*, which encourages recreation-oriented redevelopment along the lakeshore.
- The pending update to the City's *Comprehensive Plan* (Public Hearing Draft February 24, 2000), which provides a vision and concept plan for the Lakeview Village District.
- The City's adopted 1998 *Park and Open Space Plan for Oak Creek*, which advocates continued work with Milwaukee County and the private sector to prioritize development of Bender Park.
- SEWRPC's 1998 *Feasibility Study of Commuter Railway Passenger Train Service in the Kenosha-Racine-Milwaukee Corridor*, and subsequent studies underway at the time of plan drafting which suggest the future placement of a commuter rail station in the Lakeview Village District.
- SEWRPC's 1995 *Sanitary Sewer Service Area for the City of Oak Creek* study, which includes the entire Lakeview Village District in the sanitary sewer service area.
- SEWRPC's 1989 *Lake Michigan Shoreline Erosion Management Plan for Milwaukee County*, which advocates several methods to mitigate of shoreline and bluff erosion in the vicinity of Bender Park.
- SEWRPC's 1991 *Park and Open Space Plan for Milwaukee County*, the County's 1993 *Bender Park Feasibility Study*, and subsequent and ongoing efforts that advise the full development of Bender Park, including a championship golf course.
- This Redevelopment Plan will also be consistent with a *Tax Increment Finance District Project Plan and Boundary Description*, if proposed and adopted by the City. Any of the above listed plans may be amended from time to time. This redevelopment plan is intended to be consistent with any changes or modifications in the City's plans as amended and adopted.

These documents are available for inspection during normal business hours. Contact the City of Oak Creek, Director of Community Development, (414)768-6526.

IV. Existing Conditions

Existing Land Use and Zoning

Existing land use in the redevelopment area is depicted on Map Two and Table One. Existing land use is predominately a mix of industrial, storage, residential, institutional and vacant land uses and buildings north of Bender Park, and vacant, residential, and commercial lands south and west of Bender Park.

Existing zoning in the redevelopment area is depicted on Map Three. Existing zoning mainly reflects existing land uses.

Existing Physical Conditions

This redevelopment area was once a vital industrial, residential, and agricultural community. In fact, lands north of the current Bender Park included the Carrollville village, which was developed as a “company town” over 100 years ago.

However, many land uses typical for that time and the early 20th century are no longer viable or appropriately located in the redevelopment area. These particularly include the heavier industrial uses and intermingled residences between Bender Park and the South Shore Treatment Plant. Several factors have contributed to a decline of business activity, building conditions, and site suitability in this area. These include shifts in manufacturing technologies, plant closures and relocations, poor transportation access, and possible environmental contamination. Remaining industrial land uses still located in this area would be more appropriately located in modern industrial areas in the City as opportunities become available. The proximity to a major water resource and an emerging County park further substantiates the assertion that many of the properties in the Lakeview Village District are presently not in their “highest and best use.”

In recognition of the changing land use and market dynamics in the area, some of the current property owners are clearing vacant and blighted industrial buildings and properties. In addition, environmental assessment and remediation is beginning to take place on some properties. These are necessary steps in order to appropriately redevelop some of the sites in the future for more attractive uses for both the property owner and community.

There are also vacant buildings which were generally commercial in nature along 5th Avenue in the Carrollville area and along Chicago Road (STH 32) between Ryan and Oakwood Roads. Many of these businesses were thriving hospitality and retail businesses when Chicago Road was a major north/south transportation route between Milwaukee and Chicago. However, as other highways were built (particularly Interstate 94), traffic along Chicago Road lessened and created less of a demand for these types of businesses. Consequently, economic viability no longer existed. Now, many of these buildings are vacant and not well maintained. Many are considered blighted, both physically and economically.

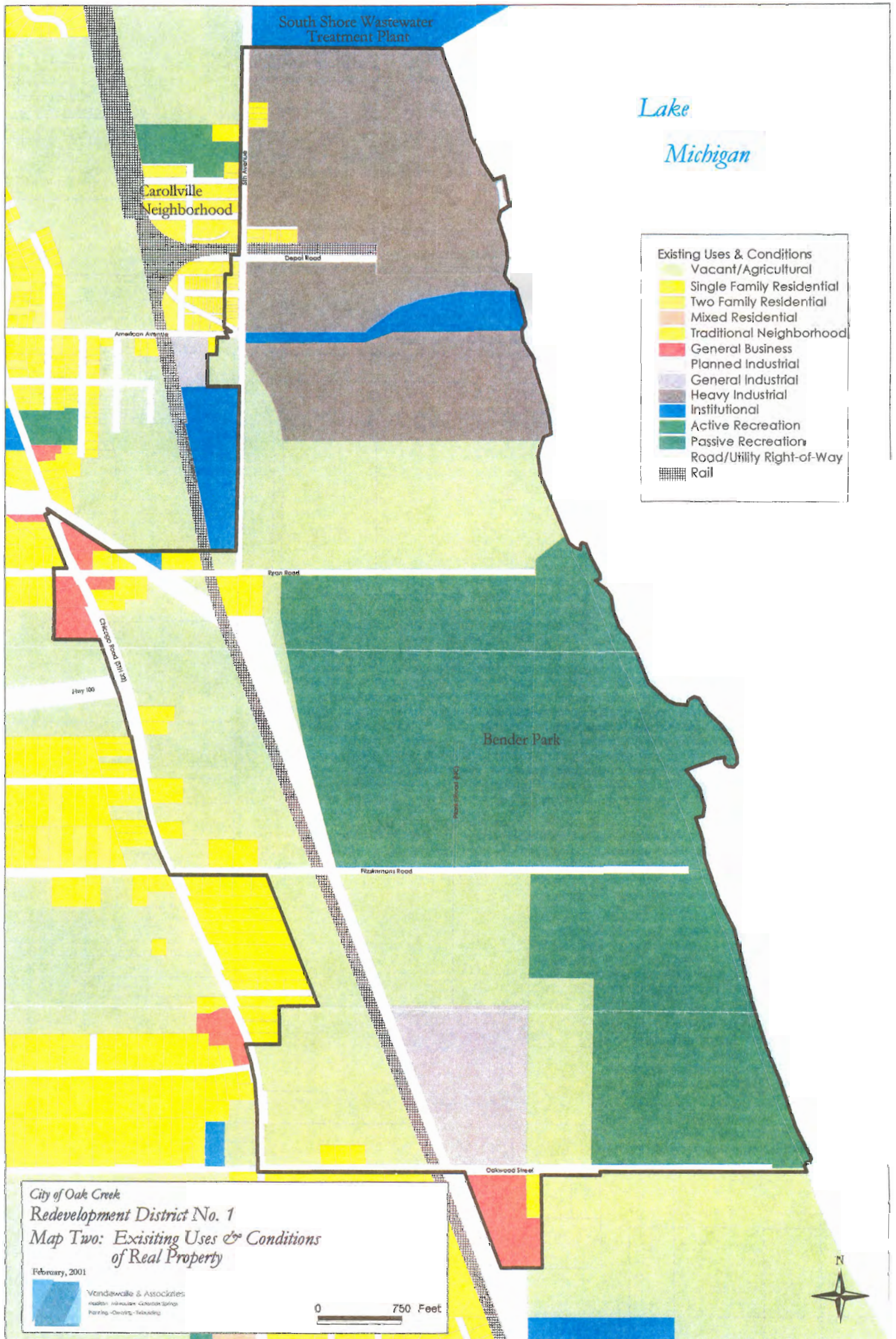
A large portion of this redevelopment district is in agricultural, vacant, and open space uses. Some of these lands formerly had buildings on them. Much of this undeveloped land is controlled by Milwaukee County in the form of the 308-acre Bender Park. Recent park development has promoted the goal of full, public access to Lake Michigan through a boat launch. Future plans include the development of a championship golf course within the Park. Other sections of the redevelopment area with lake frontage are remarkably cut off from the rest of the community.

The City is beginning to take an active role in encouraging property owners to consider transitioning current uses into land uses that will enhance this part of the City, create business and job opportunities, diversify and increase the tax base, provide residential and recreational opportunities in conjunction with County golf course development, and generally revitalize and redevelop this area. If successfully implemented, the City could choose to continue further redevelopment efforts on the periphery of this identified redevelopment district boundary.

Much of the public infrastructure in the redevelopment district is in fair to poor condition or non-existent. Current transportation access to many of the properties in the redevelopment area is poor, particularly to lands east of 5th Avenue. The current streetscape is not conducive to pedestrian access and attractive community design. In addition, cost-effective public utility extension to lands south of Bender Park is inhibited by the vast area of undevelopable lands in between existing utility lines and future development parcels.

**TABLE 1
PARCEL & USE LISTING**
See Map Two for Existing Use Categories

Parcel Key #	Parcel Address				Owner Name	
8669997	8860	S	5TH	AVE	MICHAEL J	WOZNIAK
8669996	8864	S	5TH	AVE	JULIE R	ROMAN
8669995	8872	S	5TH	AVE	DAVID M	SCHARDT
8669994	8882	S	5TH	AVE	JAMES W	CHEEVER
8669992002	9006	S	5TH	AVE		OAK CREEK STORAGE &
8669991	9030	S	5TH	AVE	BARBARA	SHAFTON
8669990	9050	S	5TH	AVE	LINDA M	GARNICA
8669988	9060	S	5TH	AVE		C & NW TRANS CO
866999001	9100	S	5TH	AVE		WABASH ALLOYS LLC
866998002	9170	S	5TH	AVE		CITY OF OAK CREEK
866996002	9180	S	5TH	AVE		E I DUPONT DE NEMOURS CO
8669994001	9300	S	5TH	AVE	EDISON & DAVID C	BOERKE FAMILY TRUST
9120003	9510	S	CHICAGO	RD	DEBRA J	SIEREN
9120004	9520	S	CHICAGO	RD	DANA L & HEATHER M	JATCZAK
9120005	9532	S	CHICAGO	RD	HOWARD A	MAC MILLAN
9129996	9546	S	CHICAGO	RD	HOWARD A	MACMILLAN
9129995001	9648	S	CHICAGO	RD	JOHN A & MARY A	O'MALLEY
9129994001	9666	S	CHICAGO	RD	JOHN A & MARY A	O'MALLEY
9129003	9702	S	CHICAGO	RD	GENE F	STARK
9129004	9740	S	CHICAGO	RD	JOHN A & MARY A	O'MALLEY
9129931	9772	S	CHICAGO	RD	JUDITH A	HILL
9129930	9838	S	CHICAGO	RD	ELIZABETH	ADAM
9179988002	10150	S	CHICAGO	RD		OAK SHORE DEVELOPMENT
9179006	10190	S	CHICAGO	RD		OAK SHORE DEVELOPMENT
9179987	10250	S	CHICAGO	RD	RICHARD A	PLATT
8669999001	4301	E	DEPOT	RD		HYNTE CORPORATION
9129929	3974	E	FITZSIMMONS	RD	CARL R	KAVEOKI
9139993	4020	E	FITZSIMMONS	RD	FRANCES	WHITE, TRUSTEE
9179996	4023	E	FITZSIMMONS	RD	MYRON L & JOYCE M	DREYZKA
9139991	4098	E	FITZSIMMONS	RD		C & NW TRANS CO
9139994	4100	E	FITZSIMMONS	RD		WIS ELEC POWER CO
9179983	4103	E	FITZSIMMONS	RD		C & NW TRANS CO
9179997	4105	E	FITZSIMMONS	RD		WIS ELEC POWER CO
9179999	4201	E	FITZSIMMONS	RD		OAK SHORE DEVELOPMENT
9169999001	4501	E	FITZSIMMONS	RD		MILWAUKEE COUNTY
8660001001	4025	E	LAKESIDE	AVE		MILWAUKEE COUNTY
8660002001	4033	E	LAKESIDE	AVE	FRANK A	RABENBERG
8660002002	4033	E	LAKESIDE	AVE	GREGORY A	WEBERFUSS
8660003	4059	E	LAKESIDE	AVE	ROBERT R & LINDA K	HYBICKI
9179986	4124	E	OAKWOOD	RD	ANNA MARY	SLAMKA
9179985	4150	E	OAKWOOD	RD	RICKY JR	BALL
9179984	4164	E	OAKWOOD	RD	JOHN & MARGARET M	WENCHAK
9629014	4311	E	OAKWOOD	RD	JOEL	KINLOW
9179993	4340	E	OAKWOOD	RD		OAK SHORE DEVELOPMENT
9639000	4401	E	OAKWOOD	RD	JOEL	KINLOW
9169997	4440	E	OAKWOOD	RD		OAK SHORE DEVELOPMENT
9120002	3847	E	RYAN	RD	GORDON J	VAGUE & JV
9120001	3857	E	RYAN	RD	EDWARD J & SUSAN ANN	ANASTAS
9129995	3941	E	RYAN	RD	PATRICK J	FITZPATRICK
9129928	3955	E	RYAN	RD		C & NW TRANS CO
9129997	3965	E	RYAN	RD		WIS ELEC POWER CO
9129999	3981	E	RYAN	RD	EUGENE J & SOPHIE	LENDIA
9139995	4005	E	RYAN	RD	JEROME G	LEMKE
9139993	4079	E	RYAN	RD	GEORGE & KATHLEEN R	KASTER
9139997	4031	E	RYAN	RD	FRANK & ELAINE M	CHAPKO
9139993001	4240	E	RYAN	RD		EPIC POLYMERS, INC.
913999301	4341	E	RYAN	RD		MILWAUKEE COUNTY
9149999	4503	E	RYAN	RD		MILWAUKEE COUNTY



South Shore Wastewater Treatment Plant

Lake Michigan

Carrollville Neighborhood

Depot Road

American Avenue

Ryan Road

Hay 100

Chicago Road (SH 100)

Bender Park

Washburn Road

Oakwood Street

- Existing Uses & Conditions**
- Vacant/Agricultural
 - Single Family Residential
 - Two Family Residential
 - Mixed Residential
 - Traditional Neighborhood
 - General Business
 - Planned Industrial
 - General Industrial
 - Heavy Industrial
 - Institutional
 - Active Recreation
 - Passive Recreation
 - Road/Utility Right-of-Way
 - Rail



South Shore Wastewater Treatment Plant

Lake Michigan

Carrollville Neighborhood

American Avenue

Deed Road

Chicago Road (Hwy 100)

Bender Park

Highway Road

- A-1 = Limited Agriculture
- B-2 = Community Business
- B-4 = Highway Business
- I-1 = Institutional
- M-1 = Manufacturing
- P-1 = Park District
- Rm-1 = Multi-family Residential
- Rs-3 = Single Family (10,000 sq. ft.)
- Rs-4 = Single Family (8,000 sq. ft.)

City of Oak Creek
 Redevelopment District No. 1
 Map Three: Zoning

April, 2001



Vandewalle & Associates
 Madison Milwaukee Colorado Springs
 Planning - Creating - Rebuilding

0 750 Feet



Source: Southeast Wisconsin Regional Planning Commission 1995 & City of Oak Creek 2000

V. Redevelopment Area Parcels

Map Four identifies the Redevelopment Area parcels. These parcels have been identified as potential public and/or private sector redevelopment projects. Public sector projects could include assistance in property assemblage, relocation of current owners and/or tenants, demolition of existing structures, provision of public infrastructure and recreational amenities, streetscape enhancements, and site preparation. Additional public sector projects could consist of assistance through redevelopment funding including, but not limited to, interest write-down, establishment of a redevelopment revolving loan fund, and similar redevelopment funding activities.

Private sector activities could include assemblage of property, demolition, site preparation, and construction of new development. Additional private sector activities could include rehabilitation of historically-significant existing buildings and well as environmental remediation.

It is possible and advisable that public/private sector cooperative activities will take place to comprehensively implement this Redevelopment Plan. Developer agreements may be entered into in order to assure the quality of development and the fulfillment of the public purpose of this Redevelopment Plan and future TID project plan.

Description of Redevelopment Sites


Proposed redevelopment sites are generally outlined on Map Four, and described in greater detail in the following section of this Redevelopment Plan.


South Shore Wastewater Treatment Plant

Lake Michigan

Carolville Neighborhood

- 1. Northern Transition Sector
- 2. Lakeview Center
- 3. Transit Oriented Center
- 4. Highway Gateway Area
- 5. Southern Office/ Commercial Transition Sector
- 6. Residential Village

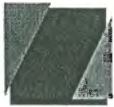
 Public/Private Redevelopment

 Private Redevelopment

Bender Park

City of Oak Creek
 Redevelopment District No. 1
 Map Four: Redevelopment Area Parcels

August, 2001



Vandewalle & Associates
 Madison Milwaukee Colorado Springs
 Planning - Creating - Rebuilding

0 750 Feet



VI. Proposed Land Uses and Zoning of the Area

Proposed Land Use Sectors

Drawing from the *Lakeview Village District Concept Plan*, the redevelopment area has been divided into the following six future land use sectors, also labeled on Map Four:

1. Northern Transition Sector
2. Lakeview Center
3. Transit Oriented Center
4. Highway 100 Gateway Area
5. Southern Office Transition Sector
6. Residential Village

These sectors abut and in certain cases overlap one another. Redevelopment and new development opportunities are available and promoted in each of these sectors. However, successful implementation of this Plan does not depend on the successful redevelopment of every property in each sector.

The land use recommendations for these large sectors, described below and in Map Five, generally suggest desirable future use patterns. More detailed land use determinations will be made with further input from property owners, analysis of market conditions and opportunities, determinations of future development in Bender Park, and a better understanding of the land resource (including possible contamination). Proposed land uses for each of these sectors are consistent with the current *City of Oak Creek Comprehensive Plan*. Any modifications or amendments to those documents will be incorporated, by reference, into this document.

Northern Transition Sector

This sector is located between Lake Michigan, 5th Avenue, the South Shore Wastewater Treatment Plant, and a major west-east drainageway also used for access to the municipal water intake (see "Institutional" parcel on Map Two). The sector is presently occupied by large industrial/storage buildings (some vacant) and some residences.

This sector will serve as a transition between the Treatment Plant to the north, the Carrollville Neighborhood to the west, and more intensive planned mixed use development to the south. The exact future land use mix will be dependent on a number of factors, including presence, extent, and level of future clean-up of environmental contamination. Future land uses may include the following:

- Office development, particularly adjacent to the Treatment Plant. Such development should be oriented to the east and south to take advantage of views.
- Small scale, retail and commercial service development along and near 5th Avenue serving the neighborhood.

- Potential residential development, particularly on lands near the existing Carrollville Neighborhood and 5th Avenue, if such lands are not subject to contamination or are remediated to a safe standard.
- Corporate headquarters or a corporate center campus, potentially including offices and research and development facilities. All such uses should have minimal impact on surrounding neighborhoods and the environment.
- Indoor or outdoor recreational and entertainment facilities, possibly including athletic fields, golf-related facilities (e.g., executive or par-3 course, driving range), multipurpose private indoor recreational facilities, marina and related facilities, and/or an outdoor theater venue.
- Other uses compatible to those listed above.

Redevelopment should reestablish connectivity between lakefront and the rest of the City. Development density could be moderate, with more compact development (e.g., traditional neighborhood design) closer to the Carrollville neighborhood. Brownfields clean-up and bluff and shoreline stabilization may be important components of redevelopment. Existing viable businesses in this sector which do not conform to the future land use vision should be relocated to other parts of the City.

Existing zoning in the Northern Transition Sector is currently mixed. Approximately the northern two-thirds of the area is zoned A-1 Limited Agricultural, mapped there as a holding district. The southern one-third is predominantly zoned M-1 Manufacturing. Near 5th Avenue, smaller parcels are zoned in residential and business districts. Nearly all of these lands would ultimately have to be rezoned to accomplish desired redevelopment. Appropriate future zoning districts include:

- PUD Planned Unit Development District, B-3 Office and Professional Business District, and/or a new Business Park zoning district for office and compatible use areas. As suggested in the City's pending *Comprehensive Plan*, the City should consider changes its PUD District to better promote mixed use, mixed density planned developments, including establishing that district as a base zoning district (as opposed to an overlay zoning district).
- PUD District, B-2 Community Business District, or P-1 Park District for indoor or outdoor recreational and entertainment facility areas.
- B-1 Local Business District or B-2 Community Business District for neighborhood commercial areas.
- Any of a number of available residential zoning districts for potential residential areas.

Lakeview Center

This sector is generally located between Lake Michigan, 5th Avenue, the major west-east drainageway also used for, via a driveway, access to the water intake, and Bender Park. It merges into the Transit Oriented Center Sector on its west side. Most of the land in this sector is presently vacant, with the recent demolition of numerous buildings that were underutilized.

The Lakeview Center sector will enjoy dramatic lake and park views and serve as the terminus of the connection between western Oak Creek and Lake Michigan. The sector is intended to be redeveloped as a medium- to high-density mixed use district, benefiting from both lakeshore and Bender Park frontage. The exact future land use mix will be dependent on a number of factors, including the presence, extent, and level of future clean-up of environmental contamination. Future land uses may include the following:

- Destination-quality lakefront hotel, conference center, restaurants, recreation-oriented shopping, and related hospitality-related facilities which would complement and serve activities in Bender Park.
- Corporate headquarters or a corporate center campus, potentially including offices, and research and development facilities with minimal impact on surrounding neighborhoods and the environment.
- Indoor or outdoor recreational and entertainment facilities, possibly including athletic fields, golf-related facilities (e.g., clubhouse, executive or par-3 course, driving range), multipurpose private indoor recreational facilities, marina and related facilities, and/or an outdoor theater venue.
- Potential high-rise residential condominium development, particularly on lands near the lakefront, if such lands are not subject to contamination or are appropriately remediated.
- Other uses compatible to those listed above.

Redevelopment should reestablish connectivity between the lakefront and the rest of the City. Development character could include multi-story buildings housing a range of mixed uses and surrounded by attractively designed permanent open space. A main "Lakeview Drive" parkway should be constructed in this area, along with an important entrance to Bender Park. Brownfields clean-up and bluff and shoreline stabilization may also be important components of redevelopment. Existing viable businesses in this sector which do not conform to the future land use vision should be relocated to other parts of the City.

Existing zoning in the Lakeview Center sector is currently mixed. Approximately the northern one-third of the area is zoned M-1 Manufacturing. The southern two-thirds are zoned a mixture of Rm-1 Multiple Family Residential (close to lakefront) and B-4 Highway Business (close to 5th Avenue). Nearly all of these lands would ultimately have to be rezoned to accomplish the desired future redevelopment pattern.

Given the proposed complex, higher density planned development pattern, the PUD Planned Unit Development District (with amendments as previously recommended) may be the most appropriate future zoning district for this area. Other districts that may be considered, depending upon future uses, include the B-3 Office and Professional Business District, a new Business Park zoning district for office and compatible use areas, the B-2 Community Business District, and the P-1 Park District.

Transit Oriented Center

This sector is focused around the present intersection of 5th Avenue and Ryan Road. This intersection area is envisioned as the future intersection of 5th Avenue and the proposed easterly extension of a "Lakeview Drive" from the area of the current intersection of Highways 100 and 32. At present, land in this sector is predominantly vacant.

The Transit Oriented Center is intended as the central commercial, community, and transportation gathering place of the entire Lakeview Village District. It should be a mixed use, mixed density area following a "main street" design theme (e.g., two to four story buildings, minimal setbacks, parking to rear of buildings).

Proposed uses would include a mix of retail, commercial service, entertainment, office, and civic uses on the first floors of buildings, with an emphasis on office and residential uses on upper stories. Other configurations of mixed uses would also be possible. A commuter rail/park and ride lot should be established in this sector. Civic space, such as a plaza or square, could be established near the rail station and/or at other locations.

Redevelopment of this area should also include the easterly extension of "Lakeview Drive," including a possible traffic circle near the center of the sector as a traffic movement and aesthetic feature. Redevelopment should also include the extension of 5th Avenue south of existing Ryan Road to connect residential areas planned for the southern parts of the Lakeview Village District to the Transit Oriented Center. Adequate and attractive parking, pedestrian amenities, and streetscape improvements should be emphasized in this area. Possible soil contamination and site assembly should also be addressed.

Existing zoning in the Lakeview Center Sector is presently a mixture of B-4 Highway Business District, Rm-1 Multiple Family Residential District, Rs-4 Single Family Residential District, and A-1 Limited Agricultural District. Likely all of these lands should ultimately be rezoned to accomplish desired future redevelopment. The City does not have a standard zoning district which would accommodate the desired mixed use, "main street" development theme. Therefore, PUD Planned Unit Development zoning or a new mixed use zoning district would have to be mapped in this area in advance of development.

Highway 100 Gateway Area

This sector is located around the current intersection of Chicago Road and Highway 100, extending from Ryan Road to potentially as far south as Fitzsimmons Road. It merges with the Transit Oriented Center sector to the east and the Residential Village to the south. At present, this sector includes a mix of small and larger parcels which are vacant or developed with older businesses or residential uses.

Appropriate future uses for this area include larger scale commercial development, such as grocery stores or drug stores. However, "mega-box" retail uses, such as large

discount department or building supply stores, would not be compatible with this sector or the intent of the entire Lakeview Village District. This area may also provide an appropriate alternative location for hotel, conference center, restaurants, and related hospitality-related facilities. Moving further south towards Fitzsimmons Road, moderate density attached and multiple family housing and mixed commercial/office/residential projects would also be appropriate.

As the name implies, this sector should serve as the primary western gateway to the Lakeview Village District and Bender Park. As such, high quality building, site, and landscape design should be emphasized. In addition, an attractive gateway feature should be planned into the development of this area (e.g., landscaping, entryway signage). The planned easterly extension of "Lakeview Drive" from the intersection of Highways 100 and 32 should be sensitively designed and lined with streetscape amenities (e.g., street trees, decorative lighting, banners). Land assembly, demolition, and relocation or upgrading of existing viable businesses should also be considered.

Existing zoning in the Highway 100 Gateway Area is mainly a mix of B-4 Highway Business District and A-1 Limited Agriculture District. There are also small areas of residential zoning. Existing B-4 zoning is generally appropriate given desired future uses in this area, provided that very large scale commercial projects are discouraged. Other potentially appropriate zoning districts include the B-2 District, PUD District, Rm-1 Multiple Family Residential District, and possibly other residential and office zoning districts.

Southern Office Transition Sector

This relatively small sector is focused mainly along the south side of Fitzsimmons Road, east of Chicago Road. Fitzsimmons Road could potentially serve as an entrance to Bender Park, including its planned golf course. Lands in this sector are presently undeveloped.

Potentially appropriate future uses include:

- Neighborhood-scale professional, real estate, corporate, and related offices, if sensitively designed into their surroundings.
- A health care clinic, day care center, or related uses serving the surrounding community, including the Residential Village to the south.
- A golf clubhouse associated with the planned Bender Park course and located near its possible entrance. The clubhouse could potentially include ancillary or adjacent facilities such as a restaurant, spa, or other recreational facilities.
- Other compatible uses.

Proposed uses and buildings should take advantage of park views. Development should also be compatible with the planned residential character of surrounding lands. A planned southerly extension of 5th Avenue just east of the railroad tracks would connect this area to the Transit Oriented Center to the north.

Existing zoning is A-1 Limited Agricultural. Properties would have to be rezoned to accomplish the proposed development options. The B-3 Office and Professional Business district would be an appropriate future zoning district for most of this area. The B-3 Community Business District or PUD district may also be appropriate for other areas, particularly for a clubhouse site.

Residential Village

The Residential Village sector is planned for an area extending from just south of Fitzsimmons Road to just south of Oakwood Road, between Chicago Road and Bender Park. Most of this area is presently undeveloped.

As the name implies, this area should be planned and developed as a residential village containing a mix of housing types for different generations. In general, multiple family and duplex style development may be appropriate in the western part of this sector, with single family development on lands closer to Bender Park. A retirement community including a variety of independent and assisted living options may be appropriate for this area. This option may become particularly viable given the planned proximity of a golf course and other anticipated recreational, shopping, and health care facilities. The sector may also include neighborhood-serving institutional uses (e.g., school, church). Mixed uses serving the neighborhood may possibly be built in addition to the different types of housing.

An interconnected street, sidewalk, and path network should be planned for this area. A southerly extension of 5th Avenue just east of the railroad tracks would connect this sector to the Transit Oriented Village and Southern Office Transition Sector to the north. These different sectors should be connected and mutually supporting.

Nearly all lands in the Residential Village are currently zoned A-1 Limited Agricultural District. Some lands south of Oakwood Road are zoned B-4 Highway Commercial District. Properties would have to be rezoned to accommodate the proposed development options. A variety of the City's residential zoning districts and/or the PUD district could be applied to this sector.

**Northern Transition Sector
(124 acres)**

Office/Mixed Use

Office/Residential

Retail/
Residential

Lake
Michigan

Institutional

**Lakeview Center
(126 acres)**

Office/Recreational/
Mixed Use

**Transit Oriented
Center
(34 acres)**

Mixed Use/Recreation-Related
Commercial & Hospitality

Transportation Retail/
Mixed Use

Park

**Highway 100
Gateway
(78 acres)**

Retail/Commercial Services

Park

Mixed Use

**Southern Office
Transition Sector
(22 acres)**

Office/Recreational/Lifestyle

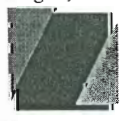
Park

Mixed Use/
Residential

**Residential Village
(150 acres)**

City of Oak Creek
Redevelopment District No. 1
Map Five: Development Sectors & Total
Estimated Acres

August, 2001



Vandewalle & Associates
Madison Milwaukee Colorado Springs
Planning - Creating - Rebuilding

0 750 Feet



Note: Roads & ROW +/- 100 acres.

Source: Southeast Wisconsin Regional Planning Commission 1995 & City of Oak Creek 2001.

VII. Standards of Population Density, Land Coverage and Building Intensity after Development

Properties in the redevelopment area will be developed in accord with applicable municipal zoning, subdivision and other land use regulations.

Present and Potential Equalized Value

As of January 1, 2000, the total equalized value of the parcels in the redevelopment area is an estimated \$7,127,948.

Potential Equalized Value

The potential equalized value has been projected based on the Proposed Land Uses Map (Map Five).

It is projected that a potential new total equalized value of the redevelopment area could range from \$239,000,000 to \$338,000,000. However, this estimate is based upon full and complete implementation of the project plan as presented. It is also based upon the market supported the future land uses and their estimated density. If the project plan is not fully implemented or the future market does not support the project plan, the potential new equalized value could be less. It is critical that the City work carefully with developers on achieving the proposed land uses and density to fully optimize potential future equalized value.

The loss of tax value resulting from demolition has been accounted for in these projections.

Proposed Changes in Zoning, Building Codes, Ordinances, and Maps

Zoning

Proposed changes in zoning will be in accordance with the land use recommendations of the previous section of this Redevelopment Plan. Rezoning will be consistent with the City's existing and pending *Comprehensive Plan* and other past and pending planning efforts for this area. Rezoning will be requested on a parcel-by-parcel or project-by-project basis. This plan suggests potential changes to the text of the zoning ordinance to fully implement this Redevelopment Plan.

Building Codes and Ordinances

This redevelopment plan anticipates no requested changes to City of Oak Creek building codes.

are necessary and are required by this realignment, the City of Oak Creek will follow the required process.

Proposed Site Improvements and Utilities

Central to this redevelopment plan are public improvements for the redevelopment of vacant or underutilized properties, business stimulation and support, public circulation and safety, way finding and streetscape, landscaping and private redevelopment. Aesthetics of the area are a high priority for improvement. Specific public improvements include, but are not limited to, the following:

Site improvements that will be necessary to fully improve the site include, but not be limited to:

Public Improvements on STH 100, Ryan, Fitzsimmons, Oakwood and Lakefront Road (estimate):	\$12,448,806
Entryway amenities, walkway/bike trails, landscaping, Specialty lighting, paving, etc. (estimate):	5,000,000
Redevelopment activities including, but not limited to, Acquisition, relocation, environmental, demolition, Shoreline protection & bank stabilization, revolving Loan fund and fees (estimate):	\$13,000,000
Administration, legal, planning	\$ 1,000,000

Site development and other TIF-related costs could total as much as \$31,500,000 if all improvements were made based on the suggested future land uses and density. It is probable that these costs could be less depending upon the intensity and timing of development. The City will need to determine the extent of public expenditures in the redevelopment area and, if using TIF financing, demonstrate the economic feasibility of retiring the debt associated with those costs.

Improvements will meet or exceed those for the City as a whole, on dollars per square foot basis. As stated above, this plan anticipates a public financial commitment in project spending for streetscape, lighting enhancements, public roadways, infrastructure (utility) improvements, signage and way finding, and property assemblage and site preparation.

**TABLE 2
PROPERTY VALUATION**

Parcel No	Parcel Address		Owner's Name	Land	Imprvmts	Total	Equalized Value	Zoning
	S	5TH						
8669997	8860	S 5TH AVE	MICHAEL J WOZNIAK	\$ 12,900	\$ 51,900	\$ 64,800	\$ 70,708	RS-4
8669996	8864	S 5TH AVE	JULIE R ROMAN	\$ 12,900	\$ 45,800	\$ 58,700	\$ 64,153	RS-4
8669995	8872	S 5TH AVE	DAVID M SCHARDT	\$ 12,900	\$ 48,000	\$ 60,900	\$ 66,517	RS-4
8669994	8882	S 5TH AVE	JAMES W CHEEVER	\$ 15,000	\$ 37,000	\$ 52,000	\$ 57,128	RS-4
8669992002	9006	S 5TH AVE	OAK CREEK STORAGE	\$ 623,900	\$ 256,200	\$ 880,100	\$ 977,725	A-1
8669991	9030	S 5TH AVE	BARBARA SHAFTON	\$ 22,500	\$ 92,500	\$ 115,000	\$ 137,672	B-2
8669990	9050	S 5TH AVE	LINDA M GARNICA	\$ 13,200	\$ 46,300	\$ 59,500	\$ 70,968	B-2
8669988	9060	S 5TH AVE	C & NW TRANS CO	\$ -	\$ -	\$ -	\$ -	M-1
8689999001	9100	S 5TH AVE	WABASH ALLOYS LLC	\$ 412,000	\$ 1,050,700	\$ 1,462,700	\$ 1,647,556	M-1
8689998002	9170	S 5TH AVE	CITY OF OAK CREEK	\$ -	\$ -	\$ -	\$ -	I-1
8689996002	9180	S 5TH AVE	E DUPONT DE NEMOURS CO	\$ 5,700	\$ 811,800	\$ 817,500	\$ 648,244	A-1
8689994001	9300	S 5TH AVE	EDISON & DAVID G	\$ 2,200	\$ -	\$ 2,200	\$ 2,336	B-4
9120003	9510	S CHICAGO RD	DEBRA J SIEREN	\$ 29,300	\$ 154,000	\$ 183,300	\$ 220,539	B-4
9120004	9520	S CHICAGO RD	DANA L & HEATHER M JATCZAK	\$ 24,900	\$ 82,100	\$ 107,000	\$ 127,428	B-4
9120005	9532	S CHICAGO RD	HOWARD A MAC MILLAN	\$ 25,500	\$ 72,600	\$ 98,100	\$ 107,542	RS-4
9129996	9546	S CHICAGO RD	HOWARD A MACMILLAN	\$ 33,500	\$ -	\$ 33,500	\$ 38,791	RS-4
9129995001	9648	S CHICAGO RD	JOHN A & MARY A O'MALLEY	\$ 7,900	\$ -	\$ 7,900	\$ 9,148	RS-4
9129994001	9666	S CHICAGO RD	JOHN A & MARY A O'MALLEY	\$ 30,100	\$ 57,600	\$ 87,700	\$ 96,750	RS-3
9129003	9702	S CHICAGO RD	GENE F STARK	\$ 26,800	\$ 59,800	\$ 86,600	\$ 95,293	RS-3
9129004	9740	S CHICAGO RD	JOHN A & MARY A O'MALLEY	\$ 1,900	\$ -	\$ 1,900	\$ 1,507	A-1
9129931	9772	S CHICAGO RD	JUDITH A HILL	\$ 32,100	\$ 63,900	\$ 96,000	\$ 105,835	RS-3
9129930	9838	S CHICAGO RD	ELIZABETH ADAM	\$ 34,300	\$ 49,200	\$ 83,500	\$ 92,587	RS-3
9179998002	10150	S CHICAGO RD	OAK SHORE DEVELOPMENT	\$ 7,900	\$ -	\$ 7,900	\$ 6,264	A-1
9179006	10190	S CHICAGO RD	OAK SHORE DEVELOPMENT	\$ 2,100	\$ -	\$ 2,100	\$ 1,665	A-1
9179967	10250	S CHICAGO RD	RICHARD A PLATT	\$ 5,500	\$ -	\$ 5,500	\$ 4,361	A-1
8669998001	4301	E DEPOT RD	HYNITE CORPORATION	\$ 153,900	\$ 77,200	\$ 231,100	\$ 260,306	M-1
9129929	3974	E FITZSIMMONS RD	CARL R KAVECKI	\$ 30,500	\$ 23,400	\$ 53,900	\$ 60,462	A-1;RS-3
9139993	4020	E FITZSIMMONS RD	FRANCES WHITE, TRUSTEE	\$ 35,100	\$ 54,600	\$ 89,700	\$ 202,377	A-1

**TABLE 2
PROPERTY VALUATION**

Parcel No	Parcel Address	Owner's Name	Land	Imprvmts	Total	Equalized Value	Zoning
9139991	4098 E FITZSIMMONS RD	C & NW TRANS CO	\$ -	\$ -	\$ -	\$ -	A-1
9139994	4100 E FITZSIMMONS RD	WIS ELEC POWER CO	\$ -	\$ -	\$ -	\$ -	A-1
9179953	4103 E FITZSIMMONS RD	C & NW TRANS CO	\$ -	\$ -	\$ -	\$ -	A-1
9179997	4105 E FITZSIMMONS RD	WIS ELEC POWER CO	\$ -	\$ -	\$ -	\$ -	A-1
9179999	4201 E FITZSIMMONS RD	OAK SHORE DEVELOPMENT	\$ 184,700	\$ -	\$ 184,700	\$ 196,155	A-1
916999001	4501 E FITZSIMMONS RD	MILWAUKEE COUNTY	\$ -	\$ -	\$ -	\$ -	R-1
9660001001	4025 E LAKESIDE AVE	MILWAUKEE COUNTY	\$ -	\$ -	\$ -	\$ -	RS-4
9660002001	4033 E LAKESIDE AVE	FRANK A	\$ 12,000	\$ 33,000	\$ 45,000	\$ 49,356	RS-4
9660003002	4053 E LAKESIDE AVE	GREGORY A	\$ 9,700	\$ 44,100	\$ 53,800	\$ 58,621	RS-4
9660003	4059 E LAKESIDE AVE	ROBERT R & LINDA K	\$ 17,400	\$ 42,900	\$ 60,300	\$ 66,248	RS-4
9179955	4124 E OAKWOOD RD	ANNA MARY	\$ 25,500	\$ 80,600	\$ 106,100	\$ 116,138	RS-3
9179985	4150 E OAKWOOD RD	RICKY JR	\$ 25,500	\$ 76,600	\$ 102,100	\$ 111,840	RS-3
9179984	4164 E OAKWOOD RD	JOHN & MARGARET M	\$ 25,500	\$ 82,700	\$ 108,200	\$ 118,395	RS-3
9629014	4311 E OAKWOOD RD	JOEL	\$ 117,000	\$ 117,000	\$ 234,000	\$ 268,168	B-4; CCU
9179995	4340 E OAKWOOD RD	OAK SHORE DEVELOPMENT	\$ 142,900	\$ 223,500	\$ 366,400	\$ 426,671	A-1
9639000	4401 E OAKWOOD RD	JOEL	\$ -	\$ 25,400	\$ 25,400	\$ 27,294	RS-4
9169997	4440 E OAKWOOD RD	OAK SHORE DEVELOPMENT	\$ 79,900	\$ -	\$ 79,900	\$ 84,856	A-1
9120002	3847 E RYAN RD	GORDON J	\$ 29,300	\$ 59,900	\$ 89,200	\$ 98,295	RS-4
9120001	3857 E RYAN RD	EDWARD J & SUSAN ANN	\$ 26,200	\$ 52,900	\$ 79,100	\$ 87,183	RS-4
9129995	3941 E RYAN RD	PATRICK J	\$ 13,800	\$ -	\$ 13,800	\$ 14,656	B-4
9129928	3955 E RYAN RD		\$ -	\$ -	\$ -	\$ -	B-4
9129997	3965 E RYAN RD		\$ -	\$ -	\$ -	\$ -	B-4
9129969	3981 E RYAN RD	EUGENE J & SOPHIE	\$ 24,900	\$ 18,500	\$ 43,400	\$ 49,200	B-4
9139955	4005 E RYAN RD	JEROME G	\$ 28,600	\$ 16,000	\$ 44,600	\$ 50,310	RS-4
9139996	4019 E RYAN RD	GEORGE & KATHLEEN R	\$ 28,600	\$ 74,000	\$ 102,600	\$ 112,636	RS-4
9139997	4031 E RYAN RD	FRANK & ELAINE M	\$ 9,800	\$ -	\$ 9,800	\$ 11,348	A-1
968999001	4240 E RYAN RD	EPEC POLYMERS, INC.	\$ 5,800	\$ -	\$ 5,800	\$ 6,716	RM-1
913999001	4341 E RYAN RD	MILWAUKEE COUNTY	\$ -	\$ -	\$ -	\$ -	P-1
9149999	4503 E RYAN RD	MILWAUKEE COUNTY	\$ -	\$ -	\$ -	\$ -	P-1
		Totals	\$ 2,421,600	\$ 4,081,700	\$ 6,503,300	\$ 7,127,948	

VIII. Project Financing

Financing can be accomplished in different ways. One potential method of financing includes Community Development Authority (CDA) bonding as provided in Sec. 66.1335, Wis. Stats. Principal and interest on the CDA bonds can be paid through the following two methods:

1. Revenues generated from the sale or lease of the property;
2. Payments made to the CDA from tax increment revenues from the City received from increased taxes on new development within a TID.

However, the City may choose to bond separately for improvements through their normal borrowing channels.

Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations and deed restrictions.

Plan Amendments

This plan may be amended at any time in accordance with the provisions of Sections 66.1331 & 66.1333, Wis. Stats. If the plan is modified, the CDA will conduct a public hearing. All modifications to the plan must be recommended by the CDA, reviewed by the Plan Commission, and approved by the City Council by a two-thirds majority.

Relocation of Displaced Persons and Businesses

Persons and businesses displaced by project activities will be relocated in accordance with applicable federal and state laws and regulations. Relocation plans for the project will be filed with the Department of Commerce, Relocation Unit, Division of Community Development. These plans will be the basis for all relocation payments made as part of this project.

Land Disposition

It is anticipated that either the City or the CDA may acquire land as a result of this plan. All negotiations will follow the legal requirements imposed on the City and CDA for land acquisition by the appropriate State agencies.

Termination

This redevelopment plan and area will terminate on the date of retirement of the potential TIF District. The redevelopment area may remain in effect for a longer period upon decision by the City Council.

Blighted Area Finding

Urban redevelopment is done to effect removal of blight and to promote economic development, enhance community character and increase quality of life.

Vandewalle & Associates, a Madison-based urban planning and economic development consulting firm, evaluated the property proposed for inclusion in the redevelopment plan and determined that the properties contained in the redevelopment area meet the statutory requirement of a redevelopment district.

This redevelopment plan finds that not less than a preponderance or substantial number of the properties within the proposed redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Sections 66.1331 and 66.1333, Wis. Stats. in that they demonstrate deteriorating architecture, obsolete and vacant buildings that are a physical hazard, inappropriate land uses, economically obsolete uses, environmental concerns, poor or unsafe access and circulation for vehicles and pedestrians or other statutory factors meeting the definition of blight that do not comply with adopted City planning documents.

Some properties that are in good physical condition, are properly maintained and meet the land uses appropriate for the area, may be included in the district. The purpose for inclusion of these “non-blighted” properties is to comprehensively address the redevelopment district in the long-range planning process and encourage other property owners to upgrade their properties in order to accomplish the goals and objectives of this redevelopment district.

The criterion for defining conditions of blight in this analysis is the statutory definition of "blighted area" appearing in Sections 66.1331 and 66.1333, Wis. Stats., which read as follows:

Section 66.1331, Wis. Stats.

Blighted area means any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or nonresidential, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

Section 66.1333(2m)(b), Wis. Stats.

“Blighted area” means any of the following:

- 1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation,*

- light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
2. *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*
3. *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*
- (bm) *“Blighted property means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

General Description of Site

The following pages include a parcel-by-parcel analysis of the general condition of existing structures and improvements. A detailed physical analysis has been undertaken as a part of the redevelopment process. Implementation of the redevelopment plan,

including such activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight finding made in this report is primarily based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use, visually and/or physically blighted properties, environmental concerns, obsolete land ownership, substandard buildings that are hazardous to the public welfare and transportation problems that are substantially impairing the sound growth and expansion of this area of the community. Some or all of these areas of blight, as defined above, may be present in the redevelopment area.

Parcel Analysis and Assessment

The following (Table Three) is a review of the parcels within the redevelopment area. Parcels have been reviewed and critiqued on an individual ownership basis.

CITY OF OAK CREEK

TABLE 3: BLIGHT DETERMINATION LIST

11-May-01

TAX PARCEL NUMBER	STREET NUMBER	PD	STREET NAME	TYPE	LAST NAME	Economic	Environment	Physical	Visual	Transportation	Inconsistent Land Use	NOTES
8669997	8860	S	5TH	AVE	WOZNIAK							Property is in good condition. No evidence of blight.
8669996	8864	S	5TH	AVE	ROMAN							Property is in good condition. No evidence of blight.
8669998	8872	S	5TH	AVE	SCHARDT							Property is in good condition. No evidence of blight.
8669999	8882	S	5TH	AVE	CHEEVER							Property is in good condition. No evidence of blight.
8669999	9006	S	5TH	AVE	OAK CREEK STORAGE &	X	X	X	X	X	X	Property is in bad physical condition.
8669999	9030	S	5TH	AVE	SHAFTON			X				maintenance seems to be lacking.
8669999	9050	S	5TH	AVE	GARNICA	X		X	X			Property is in fair to poor condition. General maintenance is lacking. Parking not paved.
8669998	9060	S	5TH	AVE	C & NW TRANS CO							Railroad property.
8689999	9100	S	5TH	AVE	WABASH ALLOYS LLC	X	X	X	X	X	X	Property is physically & visually blighted. Potential of environmental concerns. Maintenance is lacking.
8689999	9170	S	5TH	AVE	CITY OF OAK CREEK	X						Land use no longer is consistent with sound growth of community. Water utility's lift pump station at lakeshore.
8689999	9190	S	5TH	AVE	EILDUPONT DE NEAOURS CO	X	X			X		Property is physically & visually blighted. Potential of environmental concerns. Maintenance is lacking.
8689999	9300	S	5TH	AVE	BOERKE FAMILY TRUST	X						Land use no longer is consistent with sound growth of community. Open space.
9120003	9510	S	CHICAGO	RD	SIEREN	X		X	X			Property in fair condition. No paved parking. General lack of property maintenance.
9120004	9520	S	CHICAGO	RD	JATCZAK	X		X				Property is in good condition. No evidence of blight.
9120005	9532	S	CHICAGO	RD	MAC MILLAN							Property is in good condition. No evidence of blight.
9129996	9546	S	CHICAGO	RD	MAC MILLAN	X						Property is vacant and not contributing to economic basis of community.
9129999	9643	S	CHICAGO	RD	O'MALLEY	X						Vacant land not contributing to economic basis of community.
9129999	9666	S	CHICAGO	RD	O'MALLEY			X	X			Property is in poor to fair condition. Lack of maintenance. General repairs need to be done.
9129999	9702	S	CHICAGO	RD	STARK			X	X			Property is in poor to fair condition. Lack of maintenance. General repairs need to be done.
9129999	9740	S	CHICAGO	RD	O'MALLEY	X						Vacant land not contributing to economic basis of community.
9129999	9772	S	CHICAGO	RD	HILL			X	X			Property is in poor to fair condition. Lack of maintenance. General repairs need to be done.

CITY OF OAK CREEK

TABLE 3: BLIGHT DETERMINATION LIST

11-May-01

TAX PARCEL NUMBER	STREET NUMBER	PD	STREET NAME	TYPE	LAST NAME	TYPE OF BLIGHT					NOTES	
						Economic	Environment	Physical	Visual	Transportation		Inconsistent Land Use
9129930	9838	S	CHICAGO	RD	ADAM	X		X	X			House is in good condition. The majority of land is vacant. The outbuilding is in need of general repairs and is visually and physically blighted.
9179388002	10150	S	CHICAGO	RD	OAK SHORE DEVELOPMENT	X						Property is vacant and not contributing to economic basis of community.
9179006	10139	S	CHICAGO	RD	OAK SHORE DEVELOPMENT	X						Property is vacant and not contributing to economic basis of community.
9179837	10250	S	CHICAGO	RD	PLATT	X						Property is vacant and not contributing to economic basis of community.
865989001	4301	E	DEPOT	RD	HYNITE CORPORATION	X		X	X	X	X	Property is physically & visually blighted. Potential of environmental concerns. Maintenance is lacking. Land use no longer is consistent with sound growth of community.
9129929	3374	E	FITZSIMMONS	RD	KAVECKI	X		X	X			The house is in fair condition. General maintenance is lacking. Painting needs to be done as well as minor repairs.
9139993	4020	E	FITZSIMMONS	RD	WHITE, TRUSTEE	X		X	X			house is in fair condition. The outbuildings are visually and physically blighted. General maintenance, painting and window replacement needs to be done.
9139991	4039	E	FITZSIMMONS	RD	C & NW TRANS CO							Railroad property.
9139994	4100	E	FITZSIMMONS	RD	WIS ELEC. POWER CO							Utility parcel. Unable to develop.
9179833	4103	E	FITZSIMMONS	RD	C & NW TRANS CO							Railroad property.
9179999	4201	E	FITZSIMMONS	RD	OAK SHORE DEVELOPMENT	X						Property is vacant and not contributing to economic basis of community.
9169999001	4501	E	FITZSIMMONS	RD	MILWAUKEE COUNTY							County open space.
8660001001	4025	E	LAKESIDE	AVE	MILWAUKEE COUNTY	X						Remnant parcel. Not contributing to economic basis of community.
8660002001	4033	E	LAKESIDE	AVE	RABENBERG			X				Property in fair condition. General lack of maintenance to landscaping and building.
8660002002	4053	E	LAKESIDE	AVE	UEBERFLUSS			X	X			storage.
8660003	4059	E	LAKESIDE	AVE	HYBICKI			X	X			storage.
9179986	4124	E	OAKWOOD	AVE	SLAMKA							Property in good condition. No evidence of blight.
9179985	4150	E	OAKWOOD	RD	BALL				X			Property is in fair condition. General maintenance to building and landscaping is lacking.
8629074	4311	E	OAKWOOD	RD	KINLOW	X		X	X	X		with general maintenance of grounds and building needing improvement. Access to property is difficult due to location from major roadways.
9179998	4340	E	OAKWOOD	RD	OAK SHORE DEVELOPMENT	X		X	X	X	X	longer appropriate for long-term development. Access to property is poor. Visually blighted due to poor condition of buildings.

CITY OF OAK CREEK

TABLE 3: BLIGHT DETERMINATION LIST

11-May-01

TAX PARCEL NUMBER	STREET NUMBER	PD	STREET NAME	TYPE	LAST NAME	TYPE OF BLIGHT					NOTES	
						Economic	Environment	Physical	Visual	Transportatio		Inconsistent Land Use
9639000	4401	E	OAKWOOD	RD	KINLOW	X		X	X	X		Property is undeveloped and not contributing to economic basis of community. Lack of maintenance causes physical and visual blight. Access to property is difficult due to location from major roadways.
0165097	4440	E	OAKWOOD	RD	OAK SHORE DEVELOPMENT	X	X	X	X	X		longer appropriate for long-term development. Access to property is poor. Visually blighted due to poor condition of buildings.
9120002	3847	E	RYAN	RD	VAGUE & W							Property in good condition. No evidence of blight.
8699947	3848	E	RYAN	RD	WIS ELEC POWER CO							Utility property. No potential land development.
9120001	3857	E	RYAN	RD	ANASTAS							Property in good condition. No evidence of blight.
9129998	3941	E	RYAN	RD	FITZPATRICK	X	X	X	X			Primarily vacant land. Dilapidated building presents physical and visual blight.
9129928	3955	E	RYAN	RD	C & NW TRANS CO							Railroad property. No potential land development.
9129997	3965	E	RYAN	RD	WIS ELEC POWER CO							Vacant property associated with substation. No potential land development.
9129999	3981	E	RYAN	RD	LENDA	X		X	X			Vacant house. Property in fair to poor condition with general lack of maintenance.
9139995	4005	E	RYAN	RD	LEMKE			X	X			Property is in fair to poor condition. General maintenance is lacking.
9139996	4019	E	RYAN	RD	KASTER							Property is in fair to poor condition. General maintenance is lacking.
9139997	4031	E	RYAN	RD	CHAPKO				X			Property is in fair to poor condition. General maintenance is lacking.
668993001	4240	E	RYAN	RD	EPEC POLYMERS INC	X	X	X	X	X		Open space.
9139999001	4341	E	RYAN	RD	MILWAUKEE COUNTY							Open space.
9149999	4503	E	RYAN	RD	MILWAUKEE COUNTY							Open space.

South Shore Wastewater Treatment Plant

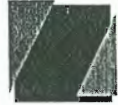
Carrollville Neighborhood

Lake Michigan

Bender Park

City of Oak Creek
Redevelopment District No. 1
Map Six: Blighted Area Parcels

September, 2001



Vandewalle & Associates
Madison Milwaukee Colorado Springs
Planning - Creating - Rebuilding

0 750 Feet



Source: Southeast Wisconsin Regional Planning Commission 1995 & City of Oak Creek 2000.

IX. Conclusions

Based on the above findings, it is determined that a preponderance or substantial number of properties within the redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Section 66.1331 and 66.1333, Wis. Stats. for the following reasons:

- Economic blight due to properties not being used for their highest and best use.
- Defective and inadequate street lay out that impedes circulation and access to the redevelopment area.
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Inappropriate land use within the context of the surrounding area for a significant number of properties including, but not limited to, the properties located between 5th Avenue and the lakefront.

It is determined that physical and economic conditions exist that, if left unattended, would continue to impair and impede the sound and safe growth of the City of Oak Creek. Only through comprehensive redevelopment of a majority of this area, will the deterioration of the subject properties substantially slow down and reverse, thereby contributing to the overall vitality of the community.