Chapter One
General Rules and Definitions

All development proposals will be reviewed by the Department of City Development (DCD) to confirm compliance with the standards contained in this Development Code. All development shall conform to the Milwaukee Zoning Code of Ordinances and all other applicable codes. DCD shall be responsible for interpreting this Development Code as well as approving minor variations which are deemed consistent with the spirit and intent of the overall plan.

1. LAND USES

The following uses are permitted on all blocks. (*See Use Table, Appendix A for specific uses that comprise each category.*)

- Residential
- Office
- Retail/Service
- Entertainment/Accommodations
- Institutional

The following uses are limited by the C9B(A) Zoning and may be further limited by this Development Code. For example: While a surface parking lot is a Special Use in the C9B(A) Zone, it is prohibited by this Development Code. (*See Use Table, Appendix A for specific uses that comprise each category.*).

- Parking
- Industrial/Storage/Utility

2. BUILDING HEIGHT

Building heights are regulated to create streets in character with the Districts described in the Master Plan. Building height ranges are indicated on each block in the Block Development Standards. Building heights are identified by the number of stories above grade and given a minimum and maximum range. The ground floor shall not be less than 12 feet from finished floor to finished ceiling but has no maximum height limit. Above the ground floor, a story is defined as a habitable level no more than 14 feet in height from finished floor to finished ceiling. When an upper story exceeds 14 feet in height, the additional height will count as an additional story.

For additions to existing buildings, the allowable minimum building height is the height of the existing building.

Because of their prominent locations, several sites have been designated for Landmark Buildings as described in the Master Plan. These sites have taller minimum and maximum height ranges (typically 10-20 stories).

Large Venue Buildings must be a minimum of 36 feet in height and cannot exceed the block maximum height. The ground floor maximum height does not apply to Large Venue Buildings.

(See Block Development Standards, pages 12-81 and/or Appendix B)

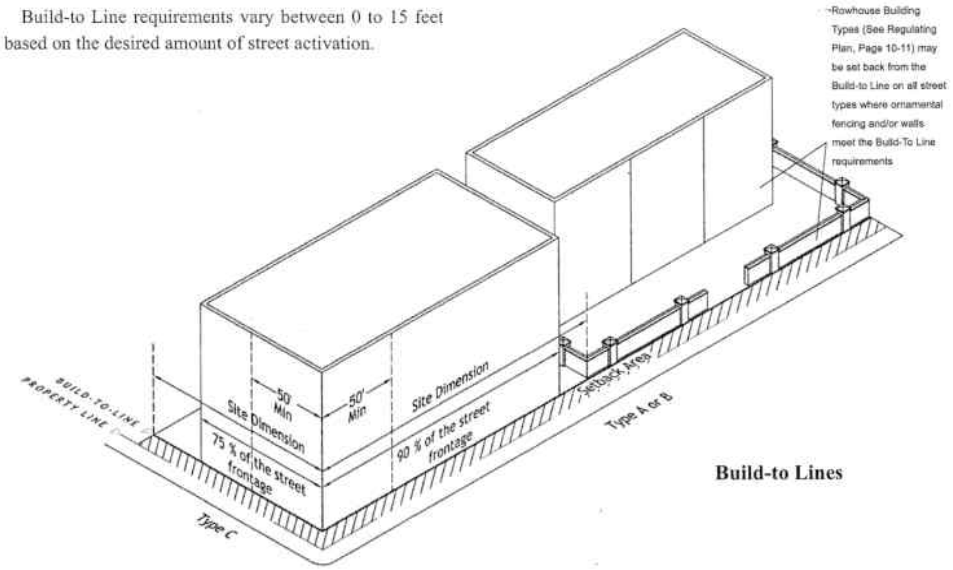
3. BUILD-TO LINE

Build-To Lines are established for each block to ensure that building placements clearly define street edges and corners. The Build-To Line is the line parallel to the property line along which the facade of the building must be located. Facade is defined as any vertical, exterior face or wall of a building.

Build-to Line requirements vary between 0 to 15 feet based on the desired amount of street activation.

At street corners, building facades must occupy 100% of the Build-To Line within 50' of the property corner. Large Venue Buildings can deviate from Build-to Line requirements within this 50' distance to the property corner.

For parcels with unusual geometries, alternative Build-To Line configurations are defined in the specific Block Development Standards.



Build-to Lines

For adaptive reuse of existing buildings, the Build-To Line is the existing building facade.

For Type A and B Streets (*For street types, see Street Activation Map, Appendix C*) building facades must occupy at least 90% of the street frontage at the Build-to Line at the street level and at least 60% of the street frontage at the Build-to Line for upper stories. On Type C Streets, building facades must occupy at least 75% of the street frontage at the Build-to Line at the street level.

Building construction can vary from the Build-to Line to accommodate façade articulation including: arcades, entrances, balconies, and reveals.

Special design conditions on specified blocks may require a 10-foot facade setback after 3 stories (*See Block Development Standards, pages 12-81*).

Within the McKinley and Lower Water Street Districts, the Setback Area must be paved (asphalt is prohibited) to create a wider walk area. In the Upper Water Street District, the Setback Area can be either paved (asphalt prohibited) or landscaped. In all three Districts, the Setback Area can include elements such as the following: stairs, ramps, terraces, awnings, signs, bay windows, balconies, roof overhangs, lighting, below grade vaults, foundations and footings. Further protrusions from the building that extend into the public ROW are called encroachments and are allowed up to the dimensions specified in Chapter 245 of the Milwaukee Code of Ordinance or could be allowed if a special privilege is granted.

(See Block Development Standards, pages 12-81)

4. BUILDING COMPOSITION

4.1 Building Base (Ground Floor)

Buildings should be composed to define a base, middle and top.

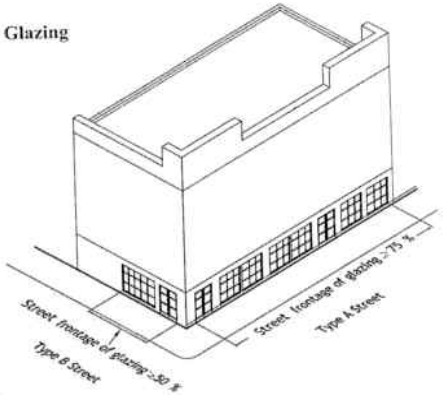
Composition: Base, Middle and Top

4.1.1 Glazing

Street level facades shall include visual features and design details that enrich the pedestrian experience. While visual interaction with all stories of the building is encouraged, visual interaction by means of clear, non-tinted windows (glazing) is required along the street frontage of a building. The amount and type of ground floor windows is as follows:

- The area where clear, non-tinted glazing must occur is between 2 feet above grade to at least 8 feet above grade. Lower glazing (such as glazing extending to the floor) and/or higher-level glazing (such as transoms and clerestories) are encouraged. For residential buildings, ground floors should be raised a half level and the area where clear, nontinted glazing must occur is between 3 feet above the ground floor to at least 8 feet above the ground floor. Glazing is measured along the street frontage of a building.
- In order for the glazing to be considered "clear", it should not be tinted, not be reflective, and have a visual transmittance factor of at least 65%. This rating refers to the amount of light that is able to pass through the glass. This rating will typically allow for the required clear window to be double insulated glass with a low-e coating. Selecting a low-e coating with low reflectivity is also required. (A glass sample may be needed to be submitted when low-e coatings are proposed.)

Glazing



The clear glazing zone is measured along the street frontage of the building and does not include service entries. Glazing requirements vary by street type as follows:

Type A Streets: 75% of the street frontage (50% for residential)
Type B Streets: 50% of the street frontage
Type C Streets: No requirement

4.1.2 Street Activation

Where required glazing is provided along the ground floor, the area behind the glazing must be Street Activating Uses for a minimum of 12 feet in depth.

Street Activating Uses are those open to the public including shops, restaurants, lobbies, and other service activities that move goods and people in and out of the building. Street Activating Uses can also include areas that are not open to the public yet still activate the street. Street Activating Uses do not include parking stalls.

For Residential Uses, the following Street Activating Uses are permitted:

In all types of residential buildings, foyers and entry areas, main living spaces, dens, home offices, and live-work spaces are appropriate.

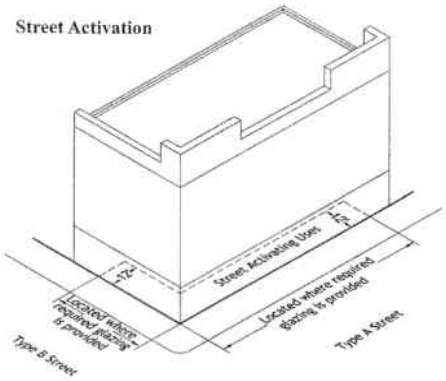
Where a multi-family use is present in the entire building, uses may also include vestibules, lobbies, mailbox areas, exercise rooms, regularly used activity rooms, leasing offices and similar types of spaces.

Examples of inappropriate areas would include parking areas, storage lockers, mechanical room, and other generally non-active spaces.

For Office Uses, the following Street Activating Uses are permitted:

Reception areas, waiting rooms, lobbies, teller areas, frequently used meeting rooms, break rooms, cafeterias and other similar areas are appropriate. Individual offices which may have the need for privacy and closed blinds are not appropriate along street frontages at street level.

Street Activation



Examples of inappropriate areas would include parking areas, supply rooms, mechanical room, and other generally non-active spaces.

For Retail/Service Uses, the following Street Activating Uses are permitted:

Merchandise display and sales floor areas, register areas, vestibules, and other staff areas are appropriate.

Examples of inappropriate areas would include areas not-accessible to the public such as offices, storage rooms, parking areas, employee lockers areas, mechanical room, and other generally non-active spaces.

For Entertainment/Accommodation Uses, the following Street Activating Uses are permitted:

In taverns and restaurants, customer seating and waiting areas, circulation areas, and other areas which could accommodate windows are appropriate.

Examples of inappropriate areas would include coat check, storage areas, and bar backs (unless designed with open transparency).

For hotels, Large Venue Buildings and other places of accommodation, lobbies, customer service areas, restaurants and bar areas, coffee shops, gift shops, and often used gathering and meeting breakout areas are appropriate.

Examples of inappropriate areas would include areas not accessible to the public such as offices, storage rooms, coat checks rooms, only occasionally used ballrooms and large meeting rooms, parking areas, employee lockers areas, mechanical room, and other generally non-active spaces.

For Institutional Uses, the following Street Activating Uses are permitted:

For schools, areas with the highest and most frequent use, such as central circulation areas, libraries, student lounges, and similar areas are appropriate.

Areas such as infrequently used classrooms, laboratories, and faculty offices are inappropriate.

For Structured Parking Uses, the following Street Activating Uses are permitted:

Lobby areas or attended parking offices and vehicle access points are appropriate. Areas devoted to actual parking or circulation beyond access points are inappropriate.

Note: Industrial/Storage/Utility Uses are generally prohibited (*See Use Table, Appendix A*); if allowed, these uses are prohibited from locating along the street frontage. In cases where other factors necessitate utility or mechanical uses on the street level, they should be located as far from the street as possible.

4.1.3. Entries

Pedestrian entries should be provided for each distinct ground floor use (or tenant) along the street frontage. Shared ground floor entrance lobbies are permitted for upper story uses. Dominant corner entrances that maintain the Build-to-Line are desirable on corner sites.

Service entries include truck docks, fire exit doors, areas for waste disposal, and areas for deliveries. Service entries should be located along alleys and are not permitted along street frontages unless no other access is available. Fully enclosed service entries are permitted along street frontages unless otherwise noted in the Block Development Standards. The paving along the sidewalk must be at the same typical height as the adjacent sidewalks to create a level, non-interrupted path for pedestrians.

Fire exit doors and service doors that must be along the street frontage should be designed to be consistent with other ground floor facade elements.

Vehicular parking entries, curb cuts, and driveways are permitted except as noted in the Block Development Standards. Curb cuts and driveways for vehicle parking entries shall not exceed 20 feet in width. Not more than 3 lanes total should enter/exit at any single location. Where the vehicle entry driveway crosses the sidewalk, the paving along the sidewalk must remain at the same typical height as the adjacent sidewalks to create a level, non-interrupted path for pedestrians.

Gates/doors for possible nighttime closure must be recessed 4 feet from the building façade.

Card readers or ticket booths shall be properly placed so that a vehicle entering will not protrude into the public Right-of-Way when stopped.

4.1.4. Materials

Enrichment of the pedestrian realm requires building base materials to be of high quality, such as stone, brick, metal panel systems, and other durable materials. Materials such as EIFS should not be used on the building base, and utility grade materials such as split face block are only allowed on rear, interior lot lines and alley frontages.

4.1.5. Detailing Enrichments

Detailing of the base of buildings should be used to enhance the human scale qualities of the building. On all types of buildings, the building base should be distinctly noticeable from the middle portion of the building. Cornices, friezes, hoods, canopies or other expressive elements should demark the separation of these portions of the buildings.

Materials and Detailing

Awnings and light shelves are also encouraged to help create a more human scale to the building.

The base of commercial and other buildings should have additional expressive elements that enhance the building's relation to human scale. A change in material or detailing for the base can often achieve this goal.

Lighting that illuminates the exterior of a building and highlights its design features is encouraged.

4.2 Building Middle and Top (Upper Stories and Rooftop)

4.2.1 Building Articulation

"Flat" facades should be avoided. When dissimilar materials of the exterior cladding meet, a distinct variation in surface plane must be present. For example, when a brick clad section meets up with a glass curtain wall, a variation in plane is generally needed to avoid the façade appearing too flat.

- When horizontal changes in materials are desired, different materials should generally meet only at a change of plane, particularly at an inside corner. This gives the material a sense of thickness and a perception of permanence and quality. Different materials should never meet at an outside corner as this reveals the thinness of the material.

- When adjacent vertical changes in materials are desired, different materials should typically meet with the upper material overlapping the lower material, sealed by an ornamental trim detail.

The window mullions in a curtain wall should be expressive and create depth and scale to the façade.

4.2.2 Detailing and Enrichments

For Residential Uses, balconies, French windows, bay windows or similar features are encouraged on all units above the building base to further activate the street and give the upper façade articulation and interest.

For Commercial Uses and other buildings with curtain wall facade, additional expressive elements are encouraged above the building base.

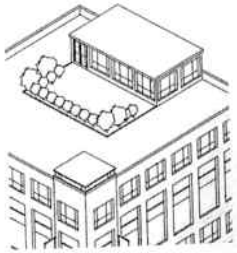
For Large Venue Buildings, wall areas above the building base should be articulated. Flat, windowless walls should be avoided.

Lighting that illuminates the exterior of a building and highlights its design features is encouraged.

Structured parking garage façades above the building base should be fully enclosed along street frontages. Open parking garage walls to alleys and locations where the wall are less visible from public streets are allowed.

Where parking structure facades are open for ventilation purposes, they should not have long, horizontal openings. The façade should establish a vertical pattern or create gridded or punched window-type openings in order for the structured garage façade to maintain a sense of scale and vertical proportion.

Roof gardens are permitted and encouraged. Occupied penthouses are permitted and do not count as an additional story if the penthouse occupies less than one-half of the roof area. Roof forms and elements that serve as visual landmarks special features and architectural lighting of roof top elements are encouraged.



Mechanical equipment should be screened and mechanical penthouses should be clad with material consistent with the overall design of the facades.

5. SPECIAL FEATURES

Because of their prominent locations, several sites require special features such as unique forms, shapes, or facade elements that can be seen from a distance in order to terminate a vista or define the entrance into the McKinley Avenue District. These may be related to signage, required floor setbacks, distinct corner articulation, variations in building materials, etc. (*See Block Development Standards, pages 12-81*). Within the allowable dimensions for Special Features, the maximum building height restriction may be exceeded by one story for penthouse conditions or double story height interiors.

Special Features

6. SITE FEATURES

Outdoor areas, such as cafés, beer gardens and plazas should be constructed with materials consistent with those along the ground floor facade. Material such as poured in place concrete, stone, and masonry elements should be used. Wood railings, wood skirting and wood-decking should be avoided.

Retaining and garden walls should be constructed of poured in place concrete, or stone and brick masonry. Wood retaining walls and dry-stack block systems should be avoided.

Fencing should be decorative metal, masonry or other high quality materials. Chain link fencing should be avoided.

Site lighting should be controlled to prevent glare from the light source onto adjacent properties of the public Right-of-Way.

Existing Accessory Surface Parking Lots, which do not comply with the Zoning landscape requirements, should be upgraded to meet the Zoning Code if the parking lot requires a new occupancy permit or if modifications are made to the lot by existing occupants.

Riverwalks should be accessible to persons in wheelchairs and must comply with all requirements of the Americans with Disabilities Act of 1990, U.S.C. #12101, et. seq. Riverwalks also should follow *The Milwaukee Riverwalk Guidelines/Milwaukee River Design Guidelines, December 1993.*

7. SIGNAGE

Signs and lighting are encouraged to enhance the visual character of the street. This includes neon signs and individual letters affixed to the building or embedded within the facade.

Larger, high quality signs on Juneau Avenue and Lower Water Street are encouraged.

Building signage must comply with the limitations as set forth in the Milwaukee Zoning Code as well as the additional requirements set forth below.

- Building signs must be scaled to fit the area in which it is being replaced.
- Face changes to existing signs which are not compliant with the Zoning Code are not allowed.

Box-type wall signs (Type B wall signs) are not allowed unless they meet the area limits allowed by the Zoning Code, are incorporated into the building design and relief patterns of structural bays, and the message cover is reverse copy, cut out letters.

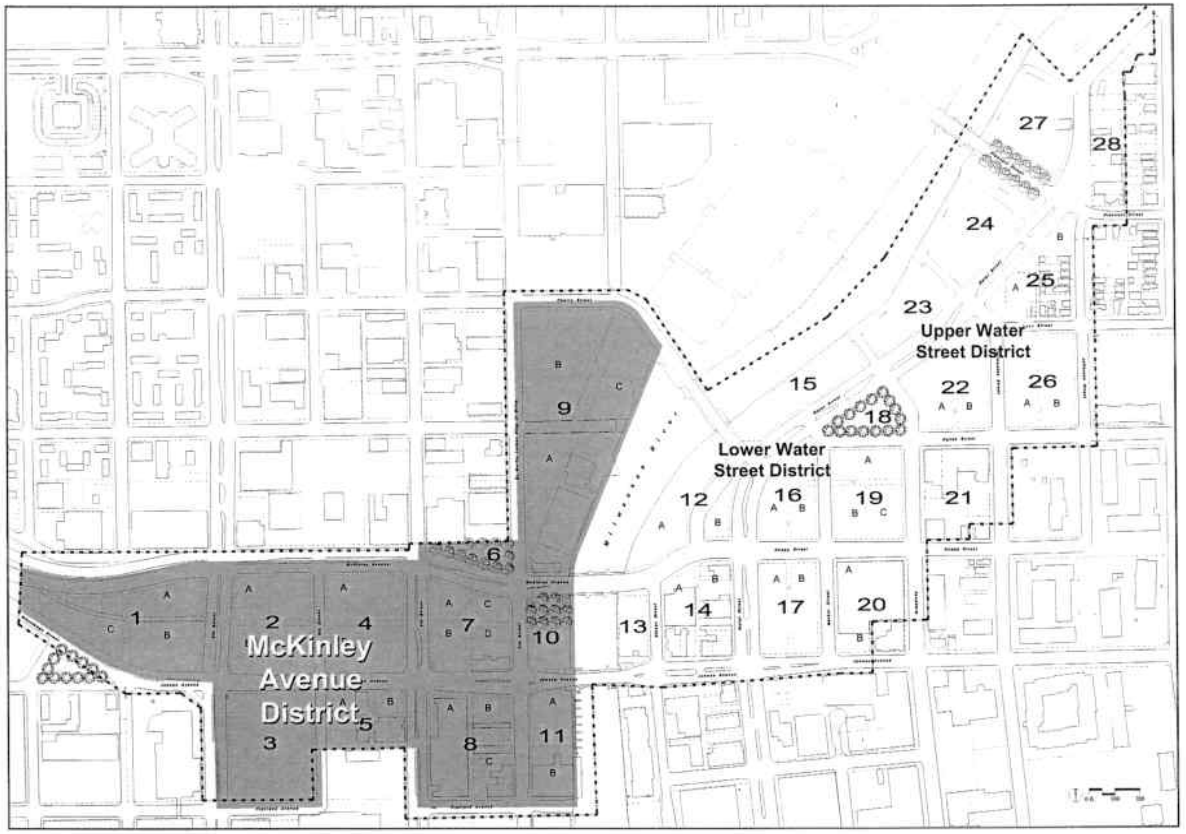
For further clarity on the definitions and rules of measurment, see applicable sections of the Zoning Code.

Building Form and Build-To Lines

All Blocks in this area can use building forms consisting of Slab and/or Core Buildings. Rowhouses are not considered compatible with the immediate context or the character and function of the buildings intended for this District and therefore cannot be used.

Several Blocks have been set aside as allowing Large Venue Buildings. Specifically this building type is allowed on Blocks 2, 3, 4, 5, and 9 to facilitate continuation of entertainment-related uses in this District. These buildings are expected to accommodate large places of public assembly on the interior of the block or above street level, with smaller scale uses activating street frontages.

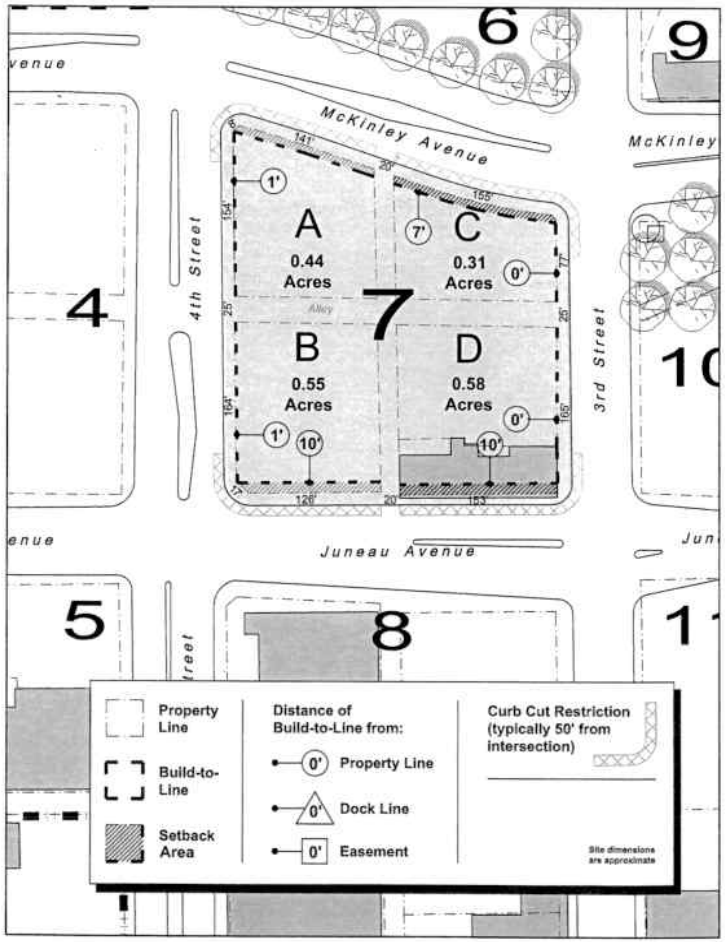
To maintain the character of the public places, all Blocks have established Build-to Lines. In a few cases (Blocks 1, 9, and 10) there are street edges with unusual geometries that allow alternative Build-to Lines.



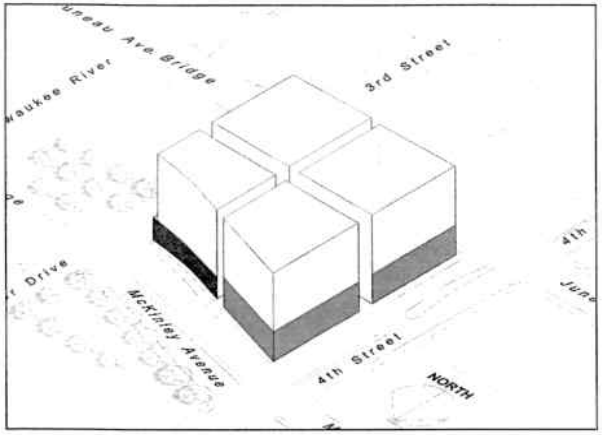
Block Development Standards / Block 7

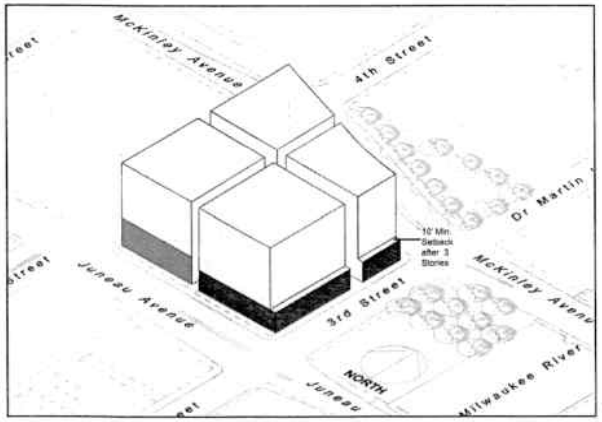
(indicated as Block 4, Park East, on the West Side of the Milwaukee River Plat)

Parcel	Block 7 A	Block 7 B	Block 7 C	Block 7 D
Allowable Building Form Combinations (I: Slab and Core; II: Types in I + Large Venue; III: Types in I + Rowhouse	I	I	I	I
Approximate Acreage	0.44 acres	0.55 acres	0.31 acres	0.58 acres
Current Use	None-new block	None-new block	None-new block	None-new block (Adjacent buidling - Sidney Hih)
Allowed Use	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82	See Use Table on page 82
Existing Zoning	C9G	C9G	C9G	C9G
Recommended Zoning	C9B(A)	C9B(A)	C9B(A)	C9B(A)
Known Utilities	84" storm sewer runs east-west in middle of block. Existing north-south alley access on south edge of block.			
Known Environmental Conditions	Prior uses of parcels within the block include carriage repair shop, junkyard, plating business, printing business and gas station. Potential PECFA sites (P6>800 mg/kg; VOCs/PAHs>NR 720 RCLs).			



Building Height

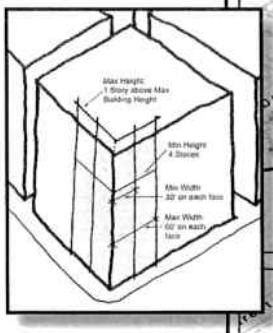




Maximum Height
12 Stories

Minimum Height
4 Stories

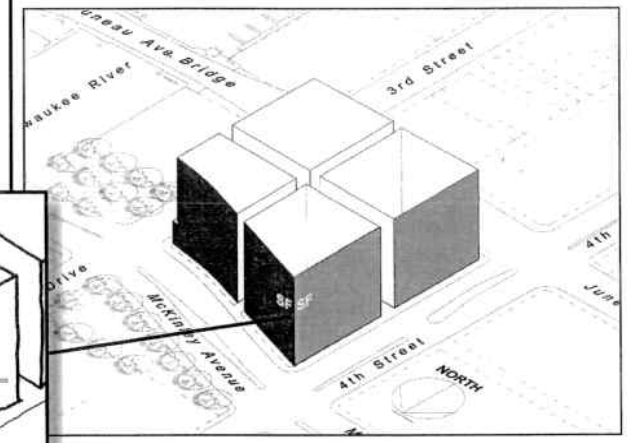
Minimum Height
3 Stories

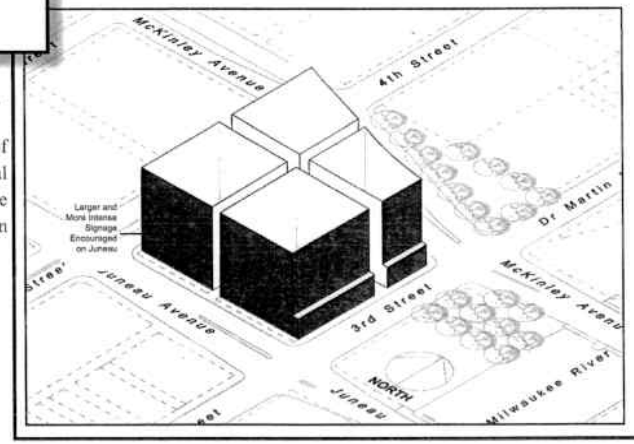


SF - Special Feature

The northwest corner of Block 7 requires a Special Feature serving to close the vista looking west on McKinley Avenue.

Facade Requirements





High Street Activation

Ground Floor Build-to Line: 90%

Upper Floor Build-to Line: 60%

Gound Floor Glazing: 75% (50% for Residential)

Moderate Street Activation

Ground Floor Build-to Line: 90%

Upper Floor Build-to Line: 60%

Gound Floor Glazing: 50%

Limited Street Activation

Ground Floor Build-to Line: 75%

Park East Zoning
Use Table

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
Residential	Street Level Residential Use	Y	
	Single-family Dwelling	Y	
	Two-family Dwelling	Y	
	Multi-family Dwelling	Y	
	Attached Single-Family Dwelling	Y	
	Live-work Unit	Y	
	Convent, Rectory, or Monastery	Y	
	Dormitory	Y	
	Family Foster Home	Y	
	Family Shelter Care Facility	Y	
	Family Day Care Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Adult Family Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Small Foster Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Group Home or Group Foster Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Small Group Shelter Care Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Community Living Arrangement	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Rooming House	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Fraternity or Sorority	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Large Group Shelter Care Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Mobile Home	N	
	Watchman/Service Quarters	N	
Office	Broadcasting or Recording Studio	Y	
	Limited Wholesale Facility	Y	
	Research and Development	Y	
	Medical Office	Y	
	General Office	Y	
	Government Office	Y	
	Temporary Real Estate Sales Office	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Medical Research Laboratory	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Medical Service Facility	N	
Retail/Services	Personal Service	Y	
	Business Service	Y	
	Laundromat	Y	
	Dry Cleaning Establishment	Y	
	Household Maintenance and Repair Service	Y	
	Bank or Other Financial Institution	Y	
	Retail Establishment, General	Y	
	Artist Studio	Y	
	Seasonal Market	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Live Entertainment Special Event	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Motor Vehicle Rental Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Filling Station	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Car Wash	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Drive-through Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Repair Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Building Maintenance Service	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Catering Service	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Funeral Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Furniture and Appliance Rental and Leasing	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Tool/Equipment Rental Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Recreation Facility, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Currency Exchange, Payday Loan Agency, or Title Loan Agency	Y	Subject to Zoning Conditions Section 295 Subsection 7

Park East Zoning
Use Table

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
Retail/Services	Secondhand Store	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Outdoor Merchandise Sales	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Motor Vehicle Sales Facility	Y	Subject to C9B Zoning Change to allow this use
	Body Shop	N	
	Outdoor Storage	N	
	Sales Facility	N	
	Rental Facility	N	
	Repair Facility	N	
	Body Shop	N	
	Outdoor Storage	N	
	Garden Supply or Landscaping Center	N	
	Home Improvement Center	N	
	Adult Retail Establishment	N	
	Animal Hospital/Clinic	Y	Subject to C9B Zoning Change to allow this use
	Animal Boarding Facility	Y	Subject to C9B Zoning Change to allow this use
	Animal Grooming or Training Facility	Y	Subject to C9B Zoning Change to allow this use
Entertainment & Accommodations	Bed and Breakfast	Y	
	Hotel, Commercial	Y	
	Hotel, Residential	Y	
	Tavern	Y	
	Restaurant, Sit-down	Y	
	Health Club	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Restaurant, Fast-food / Carry-out	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Assembly Hall	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Adult Entertainment Establishment	N	
	Theater	Y	
	Sports Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Gaming Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Recreation Facility, Outdoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Convention and Exposition Center	Y	Subject to C9B Zoning Change to allow this use
	Outdoor Racing Facility	N	
	Marina	Y	
	Festival Grounds	N	
Institutional	School, Elementary or Secondary	Y	
	School, Specialty or Personal Instruction	Y	
	Library	Y	
	Religious Assembly	Y	
	Public Safety Facility	Y	
	Cultural Institution	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Passenger Terminal	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Helicopter Landing Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Health Clinic	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Hospital	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Social Service Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Emergency Residential Shelter	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Nursing Home	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Day Care Center	Y	Subject to Zoning Conditions Section 295 Subsection 7
	College	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Community Center	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Park or Playground	Y	

Park East Zoning
Use Table

Redevelopment Plan Heading	Zoning Sub-Category	Redevelopment Plan Allowance	Conditions
Institutional	Airport	N	
	Cemetery or Other Place of Interment	N	
	Correctional Facility	N	
Parking	Parking Lot, Principal Use	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Parking Structure, Principal Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Parking Structure, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Heavy Motor Vehicle Parking Lot, Accessory Use	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Heavy Motor Vehicle Parking Lot, Principal Use	N	
Industrial / Storage / Utility	Transmission Tower	N	Although allowed in the zoning code as a limited use, the redevelopment plan does not allow this use.
	Substation/Distribution Equipment, Outdoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Concrete Batch Plant, Temporary	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Manufacturing, Light	Y	
	Water Treatment Plant	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Sewage Treatment Plant	N	Although allowed in the zoning code as a special use, the redevelopment plan does not allow this use.
	Substation/Distribution Equipment, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Recycling Collection Facility	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Wholesale and Distribution Facility, Indoor	Y	Subject to Zoning Conditions Section 295 Subsection 7
	Power Generation Plant	N	
	Ambulance Service	N	
	Ground Transportation Service	Y	Subject to C9B Zoning Change to allow this use
	Ship Terminal or Docking Facility	N	
	Truck Freight Terminal	N	
	Railroad Switching, Classification Yard, or Freight Terminal	N	
	Mixed-waste Processing Facility	N	
	Material Reclamation Facility	N	
	Salvage Operation, Indoor	N	
	Salvage Operation, Outdoor	N	
	Wholesale and Distribution Facility, Outdoor	N	
	Hazardous Materials	N	
	Manufacturing, Heavy	N	
	Manufacturing, Intense	N	
	Processing or Recycling of Mined Materials	N	
	Contractor's Shop	N	
	Contractor's Yard	N	
	Plant Nursery or Greenhouse	N	
	Raising of Crops or Livestock	N	

Document Number	REDEVELOPMENT PLAN AMENDMENT NO. 3

Name and Return Address:
Redevelopment Authority of the City of Milwaukee
Attn: Allison Rozek
809 N Broadway, 2nd floor
Milwaukee, WI 53202

EXHIBIT #1

Recording Area

The Park East Redevelopment Plan, recorded with the Register of Deeds for Milwaukee County on August 11, 2004 as Document No. 08841218 shall be amended as follows:

A. Park East Development Code, Document Three; Block and Development Standards; Block 7; Page 26.
(See Exhibit 2 for MMSD facility and easement locations)

Allowable Building Form Combination Text will be added as follows:
Lot C: Allowable Building Form Combination: Public Space. Buildings limited to kiosks, small public facilities and/or establishments limited to 1000 square feet outside MMSD easement areas.

Allowed Use Text will be added as follows:
Lot C: *Surface Parking as both a primary and accessory is prohibited.*

Known Utilities Text will be added as follows:
Lot C: MMSD Sewer Horizontal Pipeline and Drop Shaft Permanent Easement: At the corner of West McKinley Avenue and Old World Third Street (47.40' x 40.98' area) and along a portion of the east side of the northerly alley (36.76' x 30' area).

Plan View Diagram Build to Lines will be adjusted as follows:
Lot C: Existing Build to Lines along the edges of the MMSD Permanent Easement Area will no longer be required.

In all other respects, except as herein modified by Amendment No. 3, the Redevelopment Plan for the Park East Redevelopment Project remains in full force and effect and in operation.

EXHIBIT "B"
(addendum)