# CITY OF MUSKEGO
# COMMUNITY DEVELOPMENT AUTHORITY
# REDEVELOPMENT DISTRICT NO. 4
# MILL VALLEY

Prepared by the City of Muskego
Community Development Department
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**Approved by the CDA on _____, 2012**
**Approved by the Common Council on _____, 2012**

# ACKNOWLEDGMENTS

## 2012

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## 1.0 INTRODUCTION

In Spring 2002, the Common Council of the City of Muskego adopted Resolution No. 63-02, *Resolution Creating the Community Development Authority of the City of Muskego, Wisconsin*. Broadly stated, the purpose of the Community Development Authority (CDA) is to promote adequate places for commerce, employment, housing, and an improved living environment for all Muskego residents.

The purpose of the Redevelopment Plan is to revitalize a declining urban area, spur reinvestment in the community, and to transform it into a better place to live, work and play. The Plan is an important implementation component of the City's adopted 2020 Comprehensive Plan, which encourages the creation of more livable, mixed-use areas within the community and redevelopment where urban services can be efficiently provided.

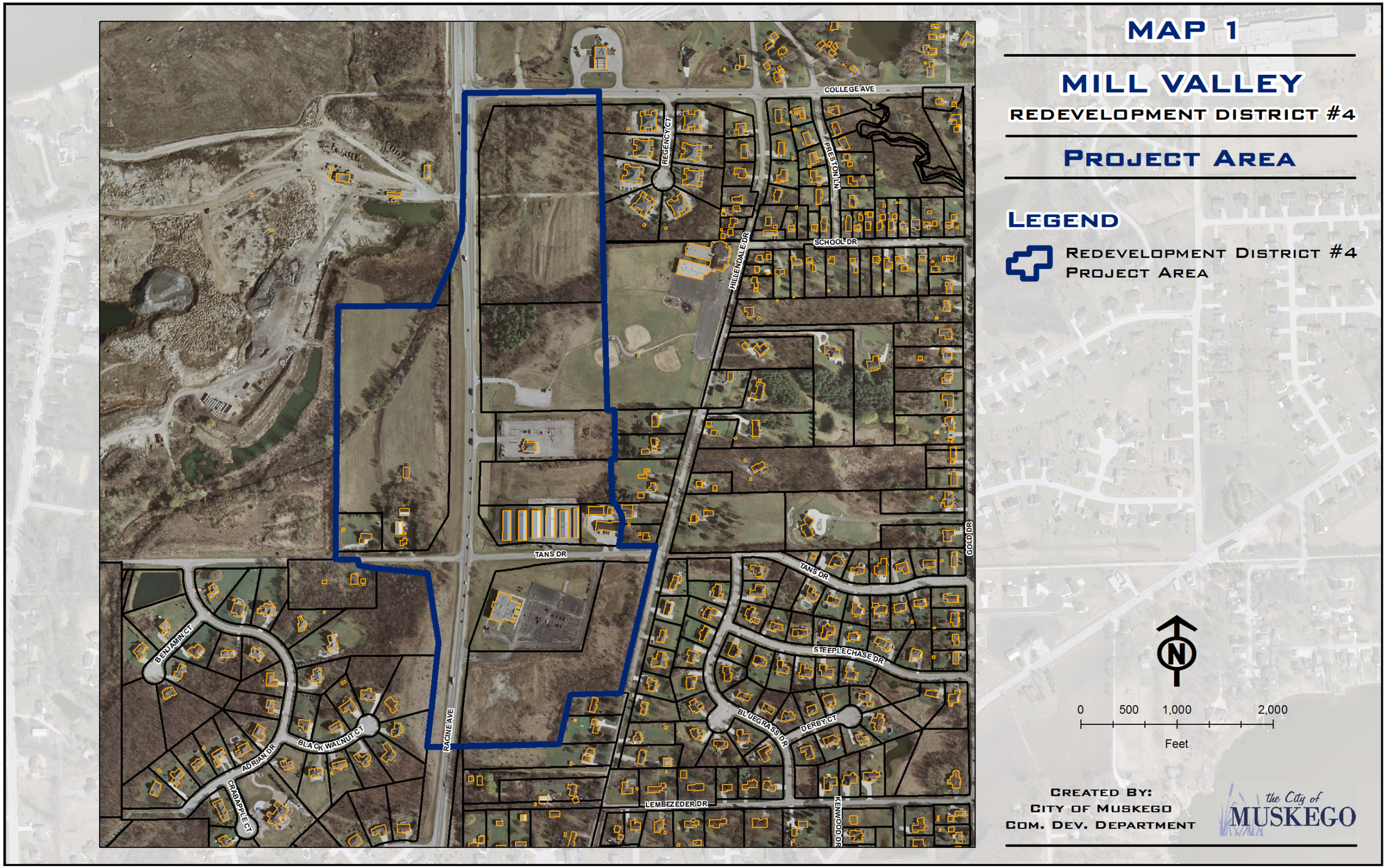
The Mill Valley Redevelopment District #4 has been identified as an area with redevelopment potential based on the lack of infrastructure, location of a gateway to the Muskego community, and development/redevelopment potential. Further, there is potential for the City of New Berlin to begin development of the Mill Valley Sand and Gravel pit located at the northwest corner of Racine Avenue and College Avenue in the City of New Berlin. Development of this parcel will have many impacts and development possibilities in the City of Muskego that this plan takes into effect.

This document establishes the community's third Redevelopment Plan pursuant to Section 66.1333(6) of the Wisconsin Statutes, and enables the Community Development Authority and the Common Council to pursue additional strategies for the advancement of significant community-oriented redevelopment projects.

Map 1 depicts the Project Area boundaries and affected properties. The legal description for the boundary of the Redevelopment District No. 4 project area (the "Project Area") can be found in Appendix A.

## 2.0 REDEVELOPMENT PROJECT AREA

The boundaries of the redevelopment project area are shown on Map 1. The areas included within the redevelopment district include the parcels along Racine Avenue from Tans Drive to College Avenue all centered on the northwestern gateway to the City of Muskego.


MAP 1
MILL VALLEY
REDEVELOPMENT DISTRICT #4
PROJECT AREA
LEGEND
REDEVELOPMENT DISTRICT #4
PROJECT AREA
COLLEGE AVE
REGENCY CT
PRESTON LN
SCHOOL DR
HILLENDALE DR
TANS DR
GOLD DR
BENJAMIN CT
STEEPLECHASE DR
BLACK WALNUT CT
ADRIAN DR
RACINE AVE
BLUEGRASS DR
DERBY CT
CRABAPPLE CT
LEMBEZEDER DR
KENWOOD DR
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CREATED BY:
CITY OF MUSKEGO
COM. DEV. DEPARTMENT
the City of
MUSKEGO

## 3.0 CONCLUSION OF PROPERTY AND PROJECT AREA CONDITIONS, BLIGHT

Bearing in mind the statutory definitions of blighted area and blighted property, the Planning Staff, CDA, and the Common Council observed the conditions of the Project Area and of specific properties within the Project Area. These observations include: a number of substandard or deteriorating structures, a diversity of ownership, and mainly the presence within the Project Area of predominantly open areas and underutilized parcels. There is large redevelopment potential in this project area.

The Community Development Authority and Common Council found and declared that these conditions, both individually and in combination substantially impair or arrest the sound growth of the community, constitute an economic and/or social liability, and constitute a menace to the public health, safety, and welfare in their present condition and use.

The CDA adopted Resolution #CDA 001-2012 on July17, 2012. This Resolution established the boundaries of the Project Area, and found and declared that the Project Area is a blighted area, and that the specific properties within the Project Area that are specifically discussed in this Plan are blighted properties.

The Common Council made its blight determination by Resolution # 074-2012 on July 24, 2012. This Resolution acknowledged the CDA establishment of boundaries for the Project Area, and found and declared that the Project Area is a blighted area, and that specific properties discussed within this Plan are blighted properties.

**NOTE: Deeming the Project Area "blighted" is a requirement of WI State Statute when developing a Redevelopment Plan. The term "blighted properties" is defined within the WI State Statute, and does not mean individual properties or the Project Area itself are defined as unsafe or in need of condemnation. For this Plan's definition, "blighted properties" shall mean the properties and Project Area have been identified as needing increased economic development opportunities or in need of economic development encouragement and stimulus to become a better place to live, work and play.**

The CDA and Common Council hereby reaffirm their prior determinations that the Project Area is a blighted area in accordance with the definitions found in Wisconsin Statutes.

## 4.0 EXISTING CONDITIONS

### 4.1 INVENTORY

The Project Area is located in the northwestern portion of the City, just south of the intersection of Racine Avenue and College Avenue stemming south down to Tans Drive. The Area encompasses approximately 68 acres (excluding public rights-of-way) and contains ten (10) properties. The approximate assessed value for the Project Area as of January 2011 was $1,791,700.

### 4.2 CURRENT ZONING

The Project Area contains a few different zoning districts. The following zoning districts are located with the boundary area:

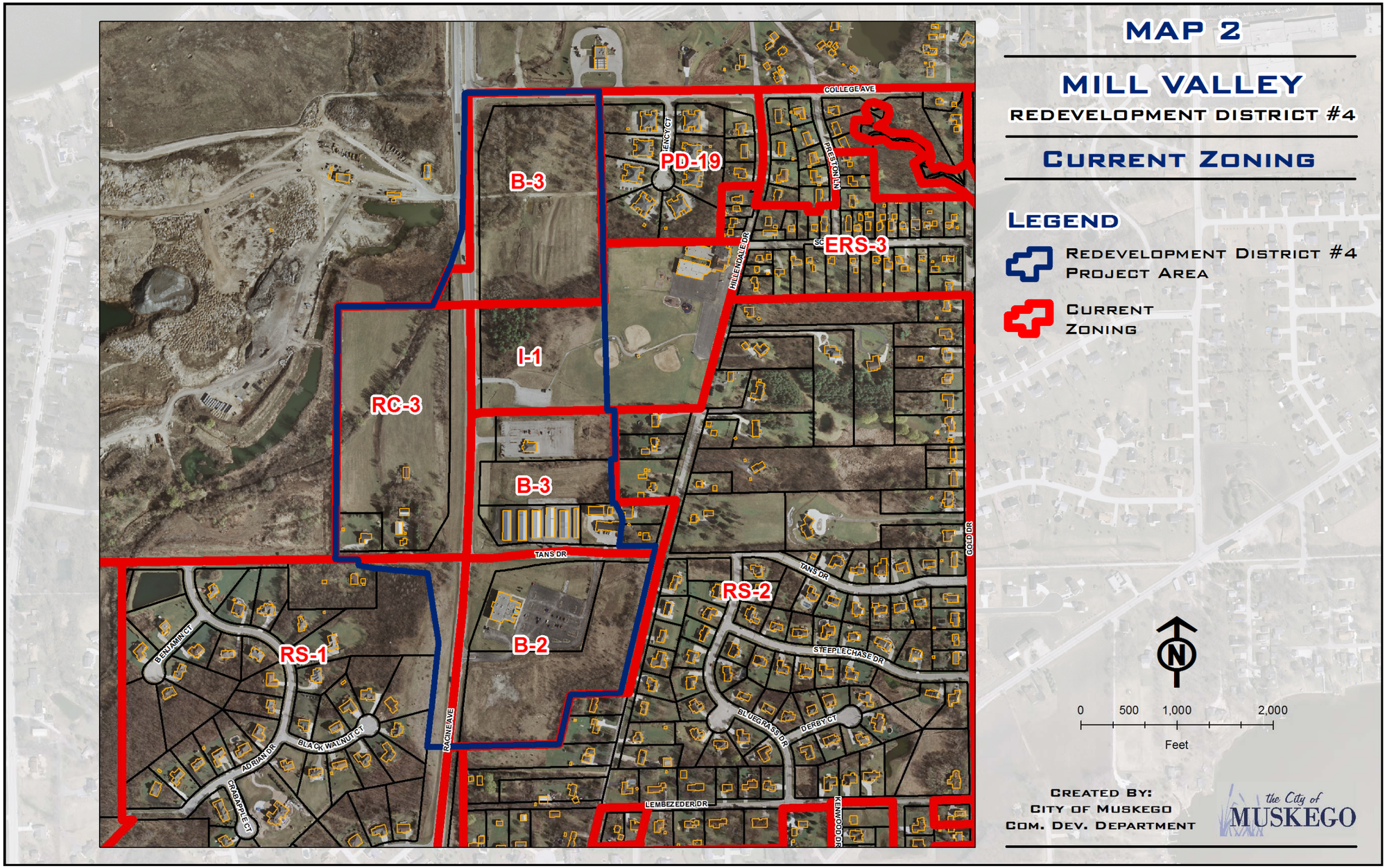
- Commercial: B-2 & B-3
- Institutional: I-1
- Residential: RC-3

Map 2 depicts existing zoning within and surrounding Redevelopment District No. 4. For details of each zoning district please see Chapter 17, Zoning Ordinance, of the Municipal Code. The zoning code will describe the specific requirements and allowed uses for each district.

Within this redevelopment district, there are a few nonconformities.

Nonconforming structures are permitted to continue in existence, and may be improved, expanded, and/or enlarged provided the value of such improvement, expansion, or enlargement does not exceed 50-percent of the current market value of the property, and provided the improvement, expansion, or enlargement does not increase the degree of nonconformity. In the event a nonconforming structure is damaged beyond 50-percent of its market value, the structure must be rebuilt in conformity with the zoning regulations attached to the parcel.

Nonconforming parcels are permitted to continue in existence, and may be used and improved provided that any such use or improvement is developed in conformity with the zoning regulations attached to the parcel. While this zoning code provision strongly encourages reuse of nonconforming parcels, in many cases, the size, shape, or orientation of nonconforming parcels do not permit new developments in conformance with modern zoning standards, and such sizes, shapes, or configurations, constituting an economic liability for the parcel, and arrest the sound growth and development of the parcel and Project Area.


MAP 2
MILL VALLEY
REDEVELOPMENT DISTRICT #4
CURRENT ZONING
LEGEND
REDEVELOPMENT DISTRICT #4 PROJECT AREA
CURRENT ZONING
B-3
PD-19
ERS-3
I-1
RC-3
B-3
B-2
RS-1
RS-2
COLLEGE AVE
TANS DR
RACINE AVE
GOLD DR
STEEPLECHASE DR
BLUEGRASS DR
DERBY CT
LEMBEZEDER DR
KENTWOOD DR
BENJAMIN CT
BLACK WALNUT CT
ADRIAN DR
CRABAPPLE CT
0 500 1,000 2,000
Feet
CREATED BY:
CITY OF MUSKEGO
COM. DEV. DEPARTMENT
the City of MUSKEGO

## 4.3 CURRENT LAND USE

The redevelopment district contains a few different current land uses. The mix of uses includes single-family residential, government/institutional, and commercial. Map 3 illustrates the current land uses.

## 4.4 ADOPTED DESIGN GUIDE

The entire City is governed by the design principals of The General Design Guide. The full redevelopment district is also governed additionally by The Racine Avenue Gateway Design Guide. These design guides have been adopted in Chapter 41 of the Municipal Code as a detailed element of the adopted Comprehensive Plan. These Guides serve to promote sound development principles and to enhance the aesthetics of the area. City Staff developed these design guides at the direction of the Mayor's Task Force on Economic Development and the Plan Commission.

These Design Guides outline the planning, design, and redesign of the built environment of the City of Muskego so as to enhance its visual character and avoid monotony. The standards are to assist in fostering sound, functional, attractive and quality development. Moreover, the Guides specify building construction materials to be utilized, site geometrics, site landscaping requirements, and site lighting standards to be followed.

## 4.5 ROADWAYS

As previously stated, Racine Avenue runs through the center of this redevelopment district. Racine Avenue is a major road within the City and it is also a county highway. Any properties directly located on any county highway are subject to Waukesha County Department of Public Works rules, regulations, and requirements.

The entire section of Racine Avenue contains in this district is rural based with ditch section and no curbing. A boulevard section exists on the north side of the district along Racine Avenue and is location of the city's gateway signage.

## 4.6 PUBLIC UTILITY INFRASTRUCTURE

The entire project area has access to public sanitary sewer, but no municipal water. Map 4 illustrates the location of these facilities. The current facilities meet the current needs of the project area as it sits today but future development of the area may require upgrades to the sanitary sewer system and definite extensions to the water system.

There are ditches and culverts through most of the project area that handle the stormwater run off and drainage. There is no large-scale underground stormwater sewer system or regional pond for the vicinity.

## 4.7 PRIVATE UTILITY INFRASTRUCTURE

Within the district, miscellaneous private utilities exist such as Time Warner (cable television, telephone, and internet), AT&T (cable television, telephone, and internet),

and WE Energies (gas and electric). Since these are all privately run utilities, they expand and upgrade as they feel necessary. Most of these utilities are now below ground since Janesville Road was rebuilt.

## 5.0 VISION PLAN AND IMPLEMENTATION MEASURES

### 5.1 FUTURE DEVELOPMENT

#### IDENTIFYING DEVELOPMENT / REDEVELOPMENT OPPORTUNITIES

Many opportunities exist in the area for new development and/or redevelopment. These opportunities may be in the form of vacant parcels or area on an already developed parcel where room exists for expansion.

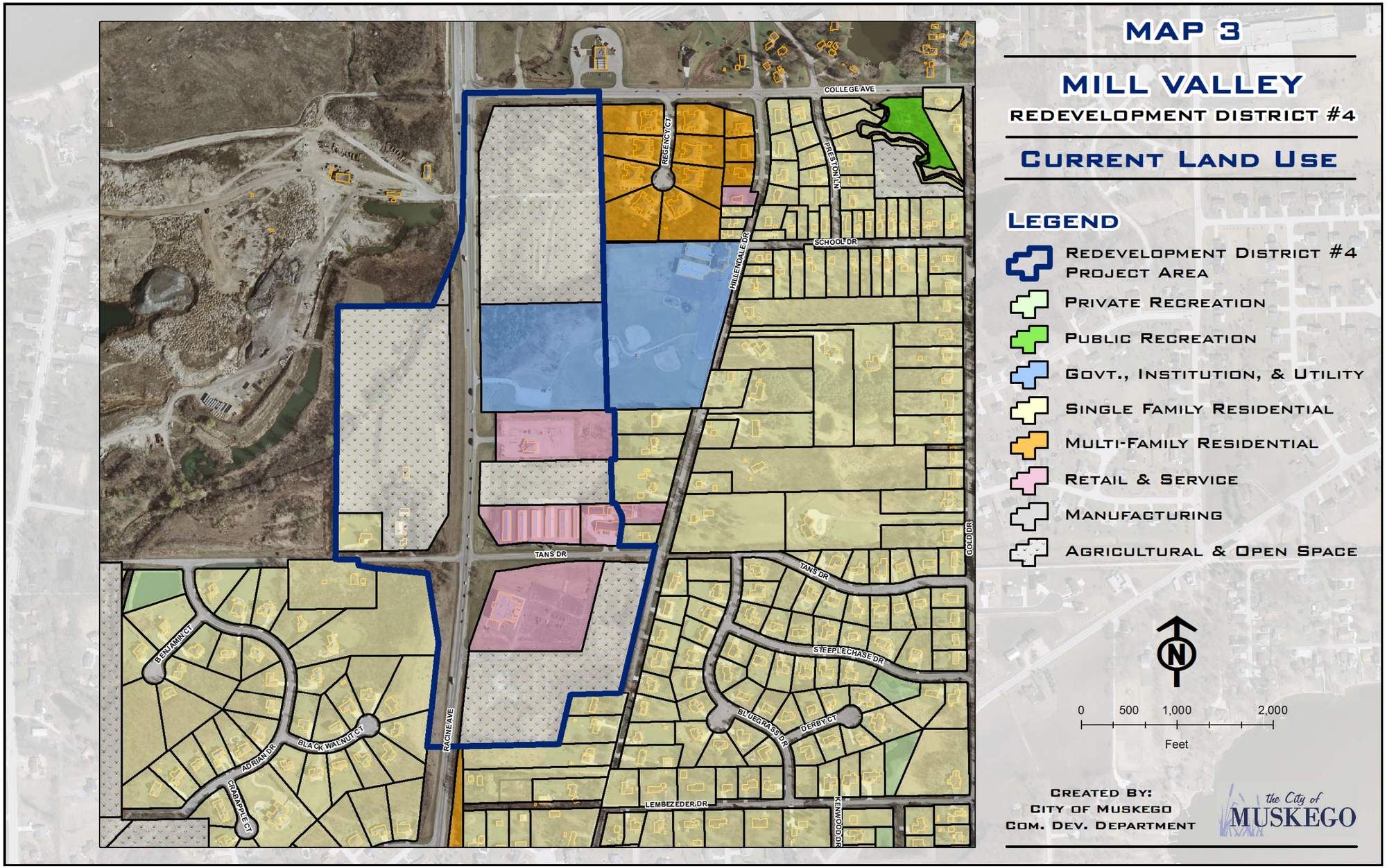
Table 1 discusses the development / redevelopment opportunities of the parcels found within RD #4 as identified by the City. These opportunities are further referenced on Map 5 attached herein.

*Note: The table and map are strictly representational in relation to how a parcel may realize its highest and best use. All the identified opportunity assumptions are based upon existing 2020 Comprehensive Plan rationale or other known facts relating to zoning or infrastructure.*

As part of identifying opportunities, the following measures may take place:

1. City staff should maintain the inventory and map identifying the lots within the Plan limits that have development / redevelopment potential. Characteristics such as lot size, building size, open space, etc. could be looked at to help determine where the development / redevelopment opportunities may be possible. Property owners should be contacted and informed of their potential and with ways the City may be able to help a redevelopment/development effort (Aid may exist in the form of financial help, marketing partnerships, etc.).

2. The designs, uses, and densities should be considered when planning new developments/redevelopments of Redevelopment District #4.


MAP 3
MILL VALLEY
REDEVELOPMENT DISTRICT #4
CURRENT LAND USE
LEGEND
REDEVELOPMENT DISTRICT #4 PROJECT AREA
PRIVATE RECREATION
PUBLIC RECREATION
GOVT., INSTITUTION, & UTILITY
SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
RETAIL & SERVICE
MANUFACTURING
AGRICULTURAL & OPEN SPACE
N
0 500 1,000 2,000
Feet
CREATED BY:
CITY OF MUSKEGO
COM. DEV. DEPARTMENT
the City of MUSKEGO
COLLEGE AVE
REGENCY CT
PRESTON LN
SCHOOL DR
HILLENDALE DR
TANS DR
GOLD DR
STEEPLECHASE DR
BLUEGRASS DR
DERBY CT
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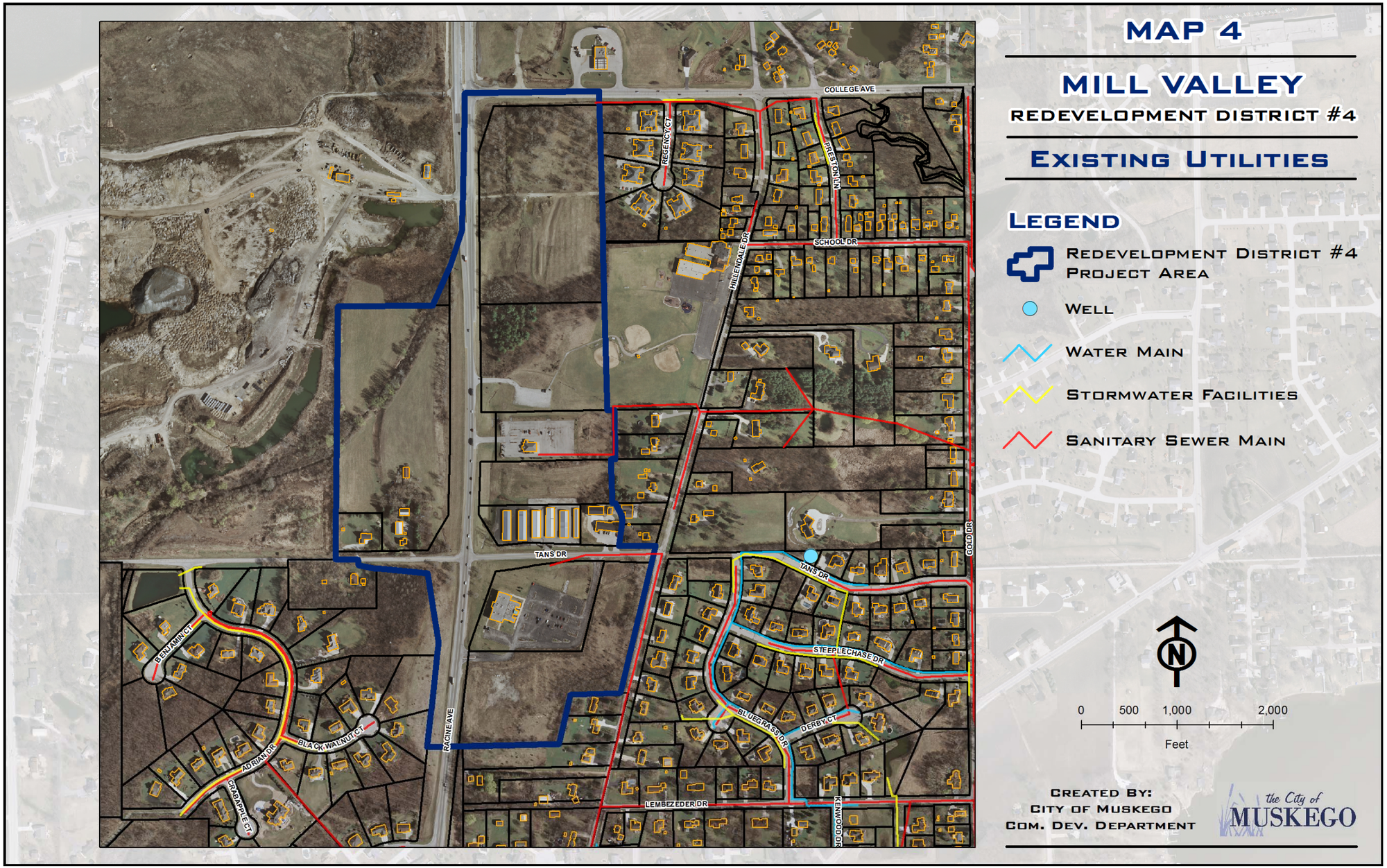
ADRIAN DR
CRABAPPLE CT


MAP 4
MILL VALLEY
REDEVELOPMENT DISTRICT #4
EXISTING UTILITIES
LEGEND
REDEVELOPMENT DISTRICT #4 PROJECT AREA
WELL
WATER MAIN
STORMWATER FACILITIES
SANITARY SEWER MAIN
COLLEGE AVE
REGENCY CT
PRESTON LN
SCHOOL DR
HIDLENDALE DR
TANS DR
GOLD DR
STEEPLECHASE DR
BLUEGRASS DR
DERBY CT
LEMBEZEDER DR
KENWOOD DR
RACINE AVE
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CREATED BY:
CITY OF MUSKEGO
COM. DEV. DEPARTMENT
the City of MUSKEGO

## 5.2 MILL VALLEY PLANNING WITH THE CITY OF NEW BERLIN

As mentioned in the introduction to this plan the City of Muskego has been in discussion with the City of New Berlin on an intergovernmental agreement on how to best bring infrastructure to the City of New Berlin's Mill Valley Sand and Gravel site on the northwest corner of Racine Avenue and College Avenue. The City of New Berlin has it in their 2020 Comprehensive Plan to look to reclaim and develop the sand and gravel site into a business park with supporting commercial uses in the near future. The City of Muskego sees that the development of this site may have both positive and negative impacts on the community and this gateway to the city. At the time of adoption of this Plan it appears that the City of New Berlin will be looking to provide utilities to a future redevelopment of the Mill Valley site via their own infrastructure.

As part of reclaiming an identity for Muskego via development of the Mill Valley area, a focus must be centered on enforcing the City's ordinances relating to outdoor storage, landscaping, general site upkeep, and signage while also enforcing the Planning Commission approvals that many sites have received.

As part of the planning for the City of New Berlin's Mill Valley Sand and Gravel site, this Plan recommends the following considerations to be taken in the event the development of the site moves forward:

1. Proper utilities are installed throughout the planned area.
2. Lighting is possibly installed along Racine Avenue with fixtures matching Mill valley site development.
3. Possible full boulevard urban cross section roadway is installed up to Tans Drive.
4. Street trees and boulevard landscaping is added.
5. Possible trail installation along Racine Avenue

## 5.3 BEAUTIFICATION & UPKEEP

### GENERAL CLEANUP: OVERALL

As part of reclaiming an identity for Muskego via development of the Mill Valley area, a focus must be centered on enforcing the City's ordinances relating to outdoor storage, landscaping, general site upkeep, and signage while also enforcing the Planning Commission approvals that many sites have received.

As part of the overall general cleanup, the CDA will take action to implement these requirements/guidelines, which will include the following:

1. The Muskego Community Development Department staff will begin to inventory properties that may be in conflict with past approvals or various city ordinances relating to site upkeep. Contacts will be made regarding the possible discrepancies relating to site upkeep. Approvals/ordinances will be strictly enforced in order to assure the best environment possible for City residents,

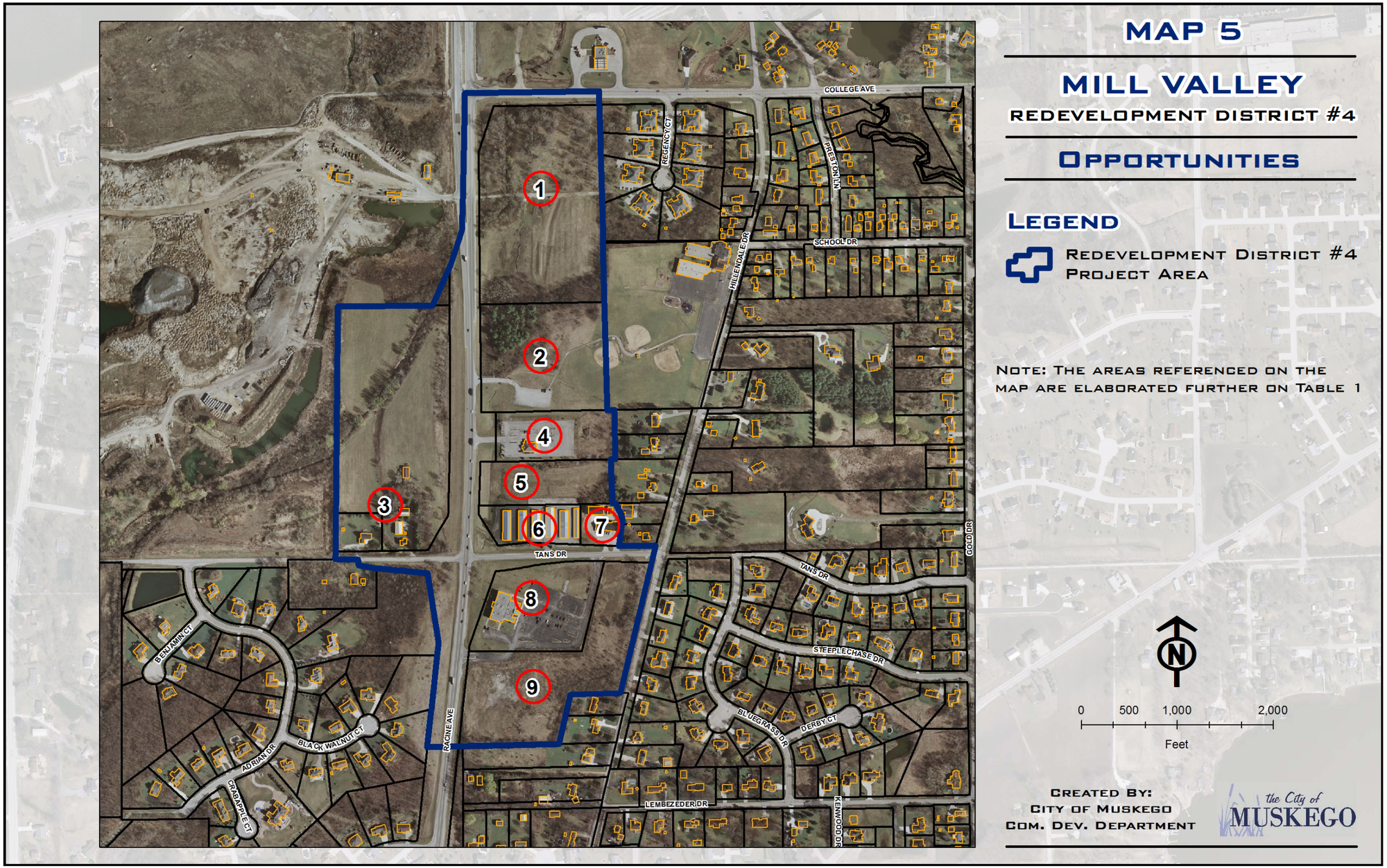

MAP 5
MILL VALLEY
REDEVELOPMENT DISTRICT #4
OPPORTUNITIES
LEGEND
REDEVELOPMENT DISTRICT #4 PROJECT AREA
NOTE: THE AREAS REFERENCED ON THE MAP ARE ELABORATED FURTHER ON TABLE 1
0 500 1,000 2,000
Feet
CREATED BY:
CITY OF MUSKEGO
COM. DEV. DEPARTMENT
the City of MUSKEGO
COLLEGE AVE
REGENCY CT
PRESTON LN
SCHOOL DR
HILLENDALE DR
TANS DR
GOLD DR
STEEPLECHASE DR
BLUEGRASS DR
DERBY CT
KENTWOOD DR
LEMBEZEDER DR
RACINE AVE
BENJAMIN CT
BLACK WALNUT CT
ADRIAN DR
CRABAPPLE CT
1
2
3
4
5
6
7
8
9

**Table 1: Parcel Development/Redevelopment Potential**

| # from Map | Tax Key No. | Zoning | 2020 Plan Land Use | ~Acres | Notes on Potential |
|---|---|---|---|---|---|
| **1** | 2177.996 | B-3 | Commercial | 15.24 | This is a large vacant parcel that is the first Muskego parcel when entering the community from the north. The parcel has some environmental features upon it (including a stream that is part of the headwaters to Little Muskego Lake) but has ample room for development. The owner has done some considerable grading on the parcel the past few years to get it ready for future development. The land is currently zoned for a variety of commercial uses and has accessibility to public sewer. Opportunity to promote this parcel for a viable welcoming use to Muskego could be key to the rest of the Redevelopment District viability. Chances to work with this property owner on marketing this opportunity and coming up with some specific uses and possible financial aids may work well. |
| **2** | 2177.931 | I-1 | Commercial | 5.7 | This "area" is actually just a small part of the Muskego Norway School District's (MNSD) Mill Valley Elementary School parcel. The 2020 Plan Committee saw that this 5 or so acres was mostly unused by the school district with the exception for parking on a few recreation nights during the summer months. Thus, even though the property is zoned institutional, the 2020 Plan designated this area as a future commercial opportunity due to its access to Racine Avenue and the gateway to Muskego. Working with MNSD on what the future of this property could be is recommended. Possible purchase of this area and then city RFP process might work along with just simply marketing and making financial aids available for a future development. |
| **3** | 2178.997 & 2178.997.001 | RC-3 | Commercial | 15 | Both these parcels are currently zoned for residential uses although the 2020 Plan does allow for future commercial opportunities should the landowners desire or have buyers with commercial land uses in mind. Past discussions with the landowners show that there is no current desire to have these parcels be anything other than residential uses, but the Redevelopment Plan includes these properties as opportunities so any future financial aids and benefits of the Redevelopment Plan are in place for their use. |
| **4** | 2177.934.001 | B-3 | Commercial | 3.75 | Muskego Motorcar Company currently exists on this site. The business is built to modern standards and is an example of what future commercial sites should strive for in design for a quality site and structure. There is opportunity for additional commercial opportunities in the rear of the property as over 2 acres of developable land is found behind the existing structure. Working with the property owner on their future desires for the land as a whole and for the developable property in the rear is key. The owner has expressed interest of installing some higher end mini storage units in the past. |

| | | | | | |
|---|---|---|---|---|---|
| **5** | 2177.933.002 | B-3 | Commercial | 3.64 | This 3.5+ acre parcel has considerable development opportunity today. The only issue in developing the property is the immediate access to Racine avenue. As we see in the Muskego Motorcar Company to the north a large ditch area exists that needs to be breached in order to get to the flatter grades on the developable areas of the parcel. Working to market this development opportunity along with possible financial aids to help out the access concerns may help. |
| **6** | 2177.932 | B-3 | Commercial | 2.56 | Muskego Storage has existed on this property for the past many years. The parcel is entirely developed with six total mini storage facilities. The structures are mostly made up of pole building designs with limited masonry product on the structure facing Racine Avenue. Cyclone fencing is found around the entire development and there is limited screening. New mini storage facilities in Muskego have stringent standards on landscaping via solid fencing or dense landscaping. Working with the property owner to increase the screening of this facility may work well for the aesthetics of the gateway corridor. Helping owner to create new, more modern signage may help (existing is a board with phone number). |
| **7** | 2177.932.001 | B-3 | Commercial | 1 | The business G & W Patterns maintains business on this almost fully developed property. A cinder block office building is found along the frontage of Tans Drive along with a newer, more modern, building along the northwest corner of the property that is earth tone in color with some masonry product along the base. Opportunity to increase the landscaping along the frontage of the property along with working with the owner to revamp the cinder block building to mimic the look of the more modern building to the rear may work well for the overall aesthetics of this area. Use of financial aids to help facilitate these updates may be required. |
| **8** | 2180.994.001 | B-2 | Commercial | 6 | This parcel has been fully developed for the past couple decades consisting of a full parking lot along with a large structure that has been used in the past as a movie theatre and a sports bar. The property has been vacant for the past year. Overall, the property and structure have fallen out of style and could use some upkeep and change. Additional landscaping and possible rehab of the full split face painted block structure may help as the building is a focal point when entering Muskego. With the property being so large, opportunity may exist in the future to add more structures on this property for other types of uses. |
| **9** | 2180.994.002 | B-2 | Commercial | 10.4 | This 10+ acre parcel has considerable development opportunity today. Access is already fully developed and can be shared off of both Racine Avenue and Tans Drive. Shared parking may also be utilized with the adjoining property if negotiated. Visibility off of Racine Avenue can be found and limited grading could make this parcel very viable for a future commercial use. Mixed uses have been thought of for this parcel in the past and might work well to create a buffer to Hillendale Drive and the residential uses further to the east. Working to market this development opportunity along with applying possible financial aids here may help. |

*Note: This table is for informational purposes only and is strictly representational in relation to how a parcel may realize it's highest and best use. All the identified opportunity assumptions are based upon existing 2020 Comprehensive Plan rationale or other known facts relating to zoning or infrastructure.*

business owners, and visitors, while at the same time working with property owners based on their individual situations.

**BEAUTIFICATION & GATEWAYS**

Overall beautification of the District is considered essential since the City has invested a large amount of money towards gateway improvements in the past few years. Maintaining and enhancing the overall appeal of this area is important.

As part of addressing/improving the beautification and gateways in Redevelopment District #4, the following implementation measures may take place. Note: Some items discussed below could take part with or without the development of the Mill Valley Sand and Gravel site in New Berlin; some beautification items that would most likely take place with the development of the Mill valley site area listed in section 5.2 above:

1. Annual review of the "state of the gateways and beautification measures" in the district should take place by the CDA. Recommendations for maintenance and updates to the streetscaping should be considered and costs determined and budgeted.
2. Some ideas for beautification consideration may include:
    a. Trees on boulevard behind new monument sign.
    b. Way finding Signage.
    c. Street trees on sides of right-of-way up to Tans Drive.
    d. Remove old Gateway signage.
    e. Remove old gateway organization signage (create new plan for organization signage here at City Hall).
    f. Work with the Mill Valley Sand and Gravel site in the event the Mill Valley development doesn't take off to get their property cleaned up. Better fencing along the Racine Avenue right-of-way, increased landscaping, or cleanup of the brush along this route may help with the overall gateway.
    g. Work with Park Board in trail implementation along Racine Avenue.
    h. Have beautification day(s) each year. Use existing city staff (volunteers?) to clean-up area, prune trees, replace mulch, add additional plantings).
    i. Work with the State of WI to clean up the median areas of the roundabouts in the Interstate 43 interchange. The interchange contributes to the gateway to Muskego and the median areas have since not been maintained over the years.
    j. Work with the City of New Berlin in beautifying this gateway to Muskego during their future roadway planning of a redevelopment of the Mill Valley site.
3. New development/redevelopments should look to compliment the streetscaping and themes the City has in place if possible.

**MARKETING**

Future promotion of business in this area will be key to ongoing success. Specifically, a few opportunities exist to aid in promoting commercial uses on vacant lands in the district.

As part of this plan, the following implementation measures may take place:

1. Community Development Department Staff shall work with the business owners to effectively market existing opportunities (land, lease, etc.).

## 5.4 FINANCIAL AIDS

**REVOLIVING LOAN FUND**

The City of Muskego has for some time administered a Revolving Loan Fund (RLF), which provides a viable source of financing that fills the "gap" between the monies available through the private sector and the amount needed to complete a project. The City uses the monies to provide loans to new and expanding businesses. Businesses, in return for use of the public funds, provide private investment towards the assisted activity and create job opportunities, principally for the benefit of low- and moderate-income persons. In making a RLF loan to a business, communities act like a "bank" and accept responsibilities comparable to a commercial lender. The RLF money the City utilizes is a result of repaid Community Development Block Grant (CDBG) loans from the State of Wisconsin.

The City of Muskego's RLF program allows interest rates as low as 50% of prime, and the money can be used for a variety of projects including:

- Purchase, rehabilitation, renovation, or construction of a building.
- Site acquisition and preparation.
- Purchase of furniture, fixtures, and equipment.
- Financing of working capital.
- Clearance, demolition, and removal of structures.
- Buyouts by purchase of assets or stock.

A business must only demonstrate that one fulltime equivalent job is being created for every $20,000 requested from the City. Assurances and collateral apply just like in any other bank loan.

As part of this program, the following implementation measures may take place:

1. Formal marketing of this program, by the CDA and staff, so that all owners are well aware of their options when considering updates to their property.

**OTHER INCENTIVE TECHINIQUES**

It is the intention of the City of Muskego to attempt to find options for any entrepreneurs to meet their goals when planning/expanding their businesses AND

for the City in achieving the implementation measures in this Plan. Many other financial mechanisms exist which might be the appropriate outlet befitting the direct needs of a business venture or the City. These mechanisms may include the use of Tax Increment Districts or specific Municipal aids/incentives for grants, loans, land acquisitions, buyouts, leases, etc.

As part of this program, the following implementation measures may take place:

1. The City should not discount any financial option when trying to realize the goals and implementation measures of this Plan. "Outside the box" options should always be entertained, even when the option might seem unfeasible at face value.
2. Looking into specific grant and loan programs specific to this area may make it more attractive for a business to locate here.

## 5.5 ACQUISITIONS AND RELOCATIONS

As part of this Plan, there are no specific plans to acquire or relocate any businesses/properties. However, there may be times in which property owners may wish to discuss with the City about selling their property to the City for redevelopment OR specific businesses may come forward looking to be relocated.

As part of this, the following implementation measures may take place:

1. The CDA will work with any property owner or business to attempt to close a sale of a property for redevelopment or business relocation, as long as the end goals are consistent with Comprehensive Plan. Mechanisms may include outright sales or financial assistance mechanisms to reach these goals. However, any purchase of property or financial aid mechanism, shall be subject to the approval of the Common Council and any governing State Statutes.

## 5.6 UTILITIES AND INFRASTRUCTURE

### ROAD INFRASTRUCTURE

The main thoroughfare within this Redevelopment District #4 is Racine Avenue, which consists of a small boulevard section to the north with a four lane rural cross section that drops down to a two lane rural cross section just past the entrance to the Mill Valley Sand and Gravel pit. Only two intersections are within the district along Racine Avenue consisting of College Avenue intersection to the north and the Tans Drive intersection to the south. No immediate requirements for upgrading the road infrastructure are part of this Plan. However, a redevelopment of the Mill Valley Sand and Gravel site would demand upgrades to possibly all of Racine Avenue in the district to a four lanes urban cross section (curb/gutter) and a definite upgrade to the intersection of College Avenue and Racine Avenue as this intersection will most likely be the primary entrance to a future development here.

As part of the road infrastructure, the following implementation measures may take place:

1. City staff and the CDA shall assess any possible road infrastructure improvements and look to budget for enhancements where necessary.
2. Should the future Mill Valley Sand and Gravel site development the City of Muskego should take an active role in ensuring that the road infrastructure supports increased traffic while keeping the integrity of the Muskego gateway.

**WATER & SEWER**

Currently, no public water service exists within the planned area and sewer is limited as well as discussed in Section 4.6 of this Plan.

As part of water and sewer, the following implementation measures may take place:

1. Working with the business owners and determining the feasibility and need of a public sewer and water main extensions may be projects backed by this Plan if the project shows it can increase or aid business opportunity here.
2. Should the future Mill Valley Sand and Gravel site development the City of Muskego should take an active role in ensuring that the proper utility infrastructure is constructed throughout the planned area to support all future business opportunities here.

**STORMWATER**

There are no stormwater facilities planned at this time. However, this Plan recognizes that stormwater management is required by code in a development / redevelopment that creates more than a ½ acre of impervious surfaces. Some properties in the district may have trouble with finding stormwater alternatives to do site sizes, shapes, and environmental qualities.

As part of stormwater, the following implementation measures may take place:

1. Whenever possible, the City should work to help property owners in orchestrating shared stormwater management. Shared stormwater ponds or regional ponds can increase the development potential of lands and lessen the cost of this needed infrastructure.

**STREAM CORRIDOR**

A major stream corridor exists on the northernmost parcel within the RD #4 boundary. The stream is actually part of headwaters to Little Muskego Lake and runs on the far northwestern portion of Tax Key Number (parcel on the direct southeast corner of College Avenue and Racine Avenue). Utmost care should be taken when development is proposed on this parcel or on the roadways surrounding the stream corridor. The stream also runs thru the Mill Valley New Berlin site.

As part of this item, the following implementation measures may take place:

1. The stream corridor is to be recognized as an important part of the Muskego community and all future development proposals around the stream corridor (In Muskego, New Berlin, or the roadways) should pay specific attention the offsets

of development proposed and the measures taken to preserve the corridor from any disruption.

## 5.7 CODES AND ORDINANCES

### CITY BUDGET

Addressing the various implementation measures yearly will ensure that the objectives of the Redevelopment District No. 4 Plan are followed. Some of the measures will require financial resources from year to year to guarantee positive outcomes.

As part of the City Budget, the following implementation measures may take place:

1. The Community Development Authority will review the financial requirements of the Redevelopment District No. 4 Plan yearly, and request the necessary financial needs to the Common Council for various budget approvals.

### ZONING ORDINANCE AND MAP AMENDMENTS

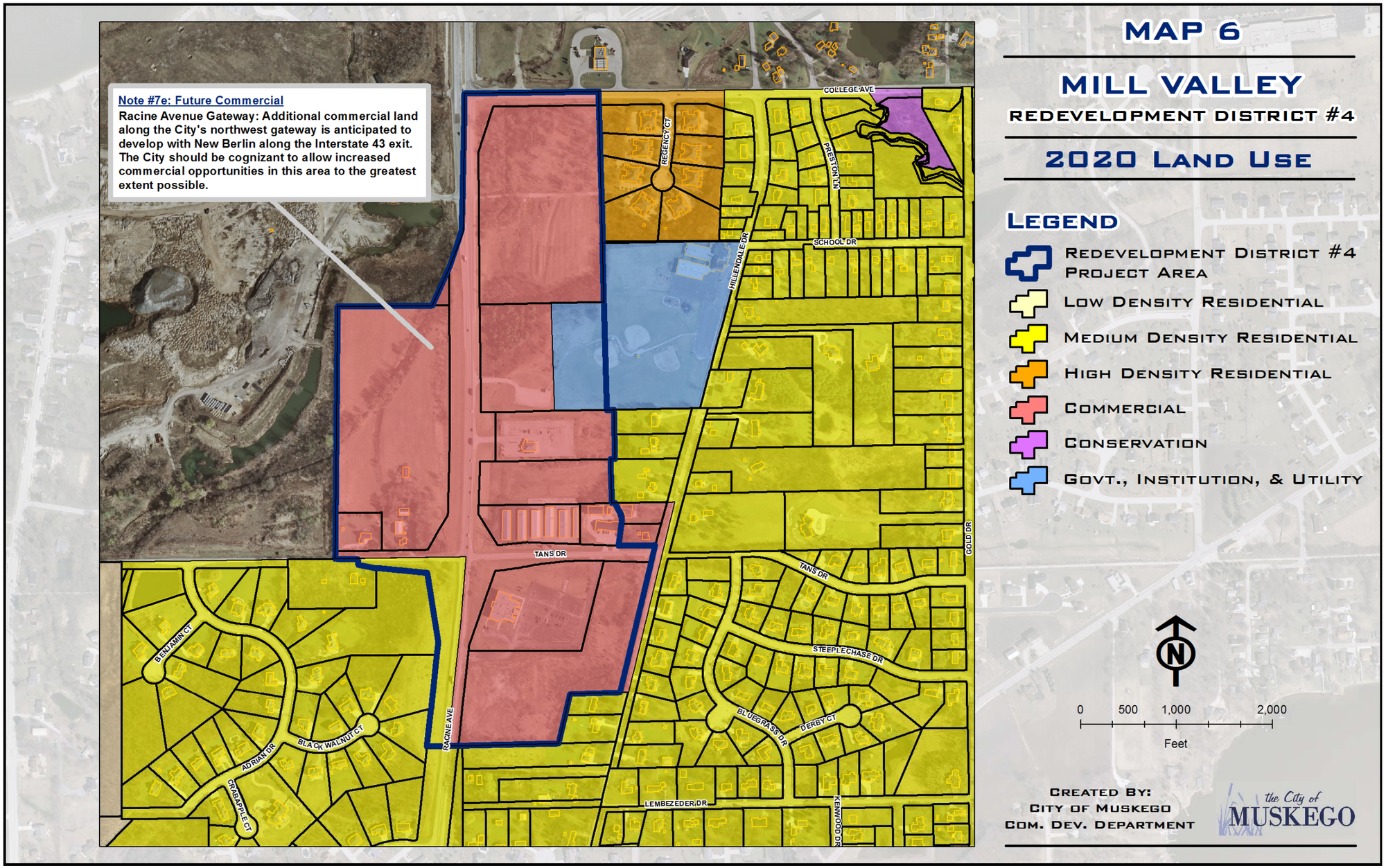
The majority of the parcel's existing zoning districts will accommodate the proposed redevelopment visions. No rezonings will formally occur as part of this plan. However, this Plan does recognize that many properties were affected by the reconstruction of Janesville Road and development / redevelopment opportunities may have been reduced due to this reconstruction. Thus, future approvals of comparable zoning districts for those affected properties will be recommended as long as the proposed uses meet the objections of the City's Comprehensive Plan.

### COMPREHENSIVE PLAN AMENDMENTS

The adopted 2020 Land Use Map is illustrated on Map 6. The redevelopment visions outlined can be accommodated without amendment to the land use element of the 2020 Plan.

### AMENDMENT TO BUILDING CODES AND ORDINANCES

Properties within the Redevelopment District are subject to all Building Codes and Ordinances of the City of Muskego. No amendments are needed as a part of this Plan.


MAP 6
MILL VALLEY
REDEVELOPMENT DISTRICT #4
2020 LAND USE
LEGEND
REDEVELOPMENT DISTRICT #4 PROJECT AREA
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
COMMERCIAL
CONSERVATION
GOVT., INSTITUTION, & UTILITY
Note #7e: Future Commercial
Racine Avenue Gateway: Additional commercial land along the City's northwest gateway is anticipated to develop with New Berlin along the Interstate 43 exit. The City should be cognizant to allow increased commercial opportunities in this area to the greatest extent possible.
COLLEGE AVE
REGENCY CT
PRESTON LN
SCHOOL DR
HILLENDALE DR
TANS DR
GOLD DR
STEEPLECHASE DR
BLUEGRASS DR
DERBY CT
KENWOOD DR
LEMBEZEDER DR
RACINE AVE
BENJAMIN CT
BLACK WALNUT CT
ADRIAN DR
CRABAPPLE CT
N
0 500 1,000 2,000
Feet
CREATED BY:
CITY OF MUSKEGO
COM. DEV. DEPARTMENT
the City of MUSKEGO

# APPENDICES

## APPENDIX A - PROJECT AREA LEGAL DESCRIPTION

The boundary of the Redevelopment District No. 4 project area (the "Project Area") contains parcels of land legally described as:

Being part of the Northeast ¼, Southeast ¼, Southwest ¼ and the Northwest ¼ of Section 5, Town 5 North, Range 20 East, City of Muskego, Waukesha County, Wisconsin bounded and described as follows:

Commencing at the Northwest corner of the Northeast ¼ of said Section 5, said point also being the point of beginning; thence Easterly along the North line of said Northeast ¼, a distance of 703 feet more or less, to the Westerly extended property line of College Square Subdivision; thence Southerly along said Westerly line and the Easterly line of a property identified by Tax-key No. 2177-996 extended a distance of 1668 feet more or less to the North line of Lot 1, Certified Survey Map No. 7725; thence Easterly along said North line 38 feet more or less, to the Northwest corner of Certified Survey Map No. 9512; thence Southerly along the Westerly line of said Certified Survey Map a distance of 259.72 feet, to the North line of Lot 1, Certified Survey Map No. 8042; thence Westerly along said North line 25 feet more or less to the Westerly line of said Lot 1; thence Southerly along said Westerly line 229.23 feet, to the Southwest corner of said Lot 1; thence Easterly along the South line of said Lot 1 a distance of 17 feet more or less to the Northwest corner of Lot 1, Certified Survey Map No. 6073; thence Southeasterly along a westerly line of said Lot 1 a distance 81.97 feet; thence Southwesterly along a Westerly line of said Lot 1, and Lot 2 of said Certified Survey Map 6073, a distance of 156.44 feet to the South line of said Lot 2; thence Easterly along said South line 194.62 feet to the Westerly Hillendale Drive right-of-way line; thence Southwesterly along said Westerly right-of-way line 92 feet more or less to the Northeast corner of Parcel 2, Certified Survey Map No. 8390; thence Southwesterly along the Easterly line of said Parcel 2 a distance of 707.36 feet, to a Southerly line of said Parcel 2; thence Westerly along said Southerly line 260.04 feet to a Easterly line of said Parcel 2; thence Southwesterly along said Easterly line 268.78 feet, to the South line of said Parcel 2; thence Westerly along said South line extended 690 feet more or less, to the East line of Lakeview Highlands North Subdivision; thence Northerly along said East line 553 feet more or less to an angle point; thence Northwesterly along an Easterly line of said Subdivision 369.16 feet, to the Southerly Tans Drive right-of-way line; thence Westerly along said Southerly line 364 feet more or less; thence North 33 feet more or less to the South line of the Northwest ¼ of said Section 5; thence Westerly along said South line, to the extended West line of Certified Survey Map No. 3767; thence Northerly along said West line 1,319.98 feet to the North line of said Certified Survey Map; thence Easterly along said North line 496 feet more or less, to a Westerly City of Muskego Corporate Limits line; thence Northeasterly along said Westerly line 422.41 feet, to an angle point on the Westerly City of Muskego Corporate Limits line; thence Northerly along said Westerly line 718 feet more or less, to the point of beginning.

The Project Area boundaries are depicted in Map 1.