

AN INVENTORY OF VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

**SOUTHEASTERN WISCONSIN
REGIONAL PLANNING COMMISSION**

KENOSHA COUNTY

Leon T. Dreger
Francis J. Pitts
Sheila M. Siegler

MILWAUKEE COUNTY

Irene M. Brown,
Secretary
Harout O. Sanasarian,
Vice-Chairman
Jean B. Tyler

OZAUKEE COUNTY

Allen F. Bruederle
Alfred G. Raetz
Elroy J. Schreiner

RACINE COUNTY

David B. Falstad
Jean M. Jacobson
Earl G. Skagen

WALWORTH COUNTY

John D. Ames
Anthony F. Balestrieri
Allen L. Morrison

WASHINGTON COUNTY

Daniel S. Schmidt
Patricia A. Strachota
Frank F. Uttech
Chairman

WAUKESHA COUNTY

Richard A. Congdon
Robert F. Hamilton
William D. Rogan,
Treasurer

**SOUTHEASTERN WISCONSIN REGIONAL
PLANNING COMMISSION STAFF**

Kurt W. Bauer, PE, AICP, RLS Executive Director
Philip C. Evenson, AICP Assistant Director
Kenneth R. Yunker, PE Assistant Director
Robert P. Biebel, PE Chief Environmental Engineer
John W. Ernst Information Systems Manager
Gordon M. Kacala Chief Economic Development Planner
Leland H. Kreblin, RLS Chief Planning Illustrator
Donald R. Martinson Chief Transportation Engineer
Bruce P. Rubin Chief Land Use Planner
Roland O. Tonn, AICP Chief Community Assistance Planner
Joan A. Zenk Administrative Officer

Special acknowledgement is due Otto P. Dobnick and Gerald H. Emmerich, Jr., SEWRPC Principal Planners, and David A. Schilling, SEWRPC Specialist, for their contributions to this report. Special acknowledgement is also due M. Brigid Sullivan, Director, Milwaukee County Department of Parks, Recreation and Culture; Leonard C. Englehardt, Associate Director of Parks (Facilities), Milwaukee County Department of Parks, Recreation and Culture; Steven H. Grabow, Parks Facilities Planning Manager, Milwaukee County Department of Parks, Recreation and Culture; and Michael J. Wisniewski, Economic Development Specialist, Milwaukee Department of City Development, for their contributions to this report.

**MEMORANDUM REPORT
NUMBER 40**

**AN INVENTORY OF VACANT OR UNDERUTILIZED LANDS
IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY**

Prepared by the
Southeastern Wisconsin Regional Planning Commission
P. O. Box 1607
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187-1607

May 1989

Inside Region \$2.50
Outside Region \$5.00

(This page intentionally left blank)

INTRODUCTION

Recent major changes in transportation and in the economic base and structure of the greater Milwaukee area have resulted in major changes in the use of land in the riverine areas of the lower reaches of the Milwaukee, Kinnickinnic, and Menomonee Rivers. These changes have resulted in large tracts of vacant and underutilized lands and numerous vacant and underutilized buildings in these riverine areas. The negative impact of these changes can only be offset by innovative redevelopment and reuse of these vacant and underutilized lands and buildings. Lands that are no longer needed for industrial or transportation use may provide the basis for expansion of local and county parks and open space in this highly urbanized portion of Milwaukee County. Efforts are currently underway to improve water quality in the three streams concerned and in their estuary reaches. As the water quality of the three rivers concerned improves, lands adjacent to these rivers will become more desirable for other urban uses, including recreation uses. It is, therefore, timely for the County to consider the acquisition of some of these vacant or underutilized lands for interim or permanent park or open space use. Strategically located park and open space lands can contribute to the improvement of water quality as well as capitalize on the improved water quality; and provide an enhanced setting for the redevelopment and reuse of other lands. Implementation of recommendations in the adopted Milwaukee, Kinnickinnic, and Menomonee River watershed plans, the regional water quality management plan, and the Milwaukee Harbor estuary plan prepared by the Regional Planning Commission, and of the priority watershed programs of the Wisconsin Department of Natural Resources, will together result in significant improvements in water quality conditions in the Milwaukee, Kinnickinnic, and Menomonee Rivers and in their estuaries.

Recognizing the changing land use pattern in the Milwaukee, Kinnickinnic, and Menomonee riverine areas and the potential benefits which may be achieved through acquisition and reuse of vacant and underutilized lands and buildings in these areas, the County Executive of Milwaukee County on May 4, 1989, requested that the Southeastern Wisconsin Regional Planning Commission undertake an inventory of the

vacant or underutilized lands and buildings in the riverine areas of the Milwaukee, Kinnickinnic, and Menomonee Rivers in central Milwaukee County. The inventory was to identify the vacant and underutilized lands and buildings in the riverine areas; determine the value of such lands and buildings; determine the suitability of such lands for temporary or permanent park and open space use; and recommend priority ranking for the public acquisition of such lands.

This memorandum report presents the findings of the requested inventory. The first section of this report presents a description of the study area. The second section presents background information on the historic development of the study area. The third section describes the inventory methodology and data sources; and the fourth section presents the findings of the inventory. It should be noted that this memorandum does not present a plan for the reuse and redevelopment of the riverine areas concerned, but only some of the key data required for the development of such a plan.

DESCRIPTION OF THE STUDY AREA

The requested inventory was to focus on those vacant and underutilized lands in the riverine areas of the Milwaukee, Kinnickinnic, and Menomonee Rivers which have historically been devoted to industrial use. Since the upper reaches of these rivers are generally in residential or park or open space uses, it was determined that the study area should consist of the riverine areas along the lower reaches of the Milwaukee, Kinnickinnic, and Menomonee Rivers. More specifically, the study area was defined as the riverine areas along the main stem of the Kinnickinnic River from S. 27th Street east to its confluence with the Milwaukee River; the Menomonee River from S. 92nd Street east to its confluence with the Milwaukee River; and the Milwaukee River from E. Silver Spring south to the inner harbor mouth. The lateral extent of the study area was extended to include generally all lands on both sides of the main stems of these rivers to the nearest paralleling principal physical feature, such as the nearest railway right-of-way, street, or bluff. In the Menomonee Valley the lateral extent of the study area includes all lands adjacent to the Menomonee River between the IH 94 freeway on the north and the bluff of

the Menomonee Valley on the south. As shown on Map 1, the study area encompasses about 6.5 square miles within Milwaukee County, and includes a 4.7-mile reach of the Kinnickinnic River, a 9.4-mile reach—including canals—of the Menomonee River, and an 8.8-mile reach of the Milwaukee River.

HISTORIC DEVELOPMENT OF THE STUDY AREA

The areas along the Milwaukee, Kinnickinnic, and Menomonee Rivers have, over time, undergone significant changes in use. Historically, a large portion of the lands along these rivers were owned and utilized by the various railway and shipping companies serving the Milwaukee area and by other private companies that required railway and waterway transportation. Milwaukee was settled at the confluence of the three rivers and Lake Michigan, and was initially linked with the rest of the nation and the world through the development of harbor facilities in the lower reaches of these rivers. The early railway lines emanating from what is now central Milwaukee closely followed the river valleys, which provided relatively easy gradients and few obstacles to hinder railway line construction. The relatively fast and inexpensive railway and waterway transportation attracted many industrial and commercial enterprises, and significantly influenced the development of the City of Milwaukee into a major urban center.

During the 1800's, the Port of Milwaukee was an important stop along Great Lakes shipping routes. Primary import goods from the east arrived in Milwaukee by schooner or steamer and included copper, lumber, tanbark, salt, fruit, vegetables, and coal. Milwaukee exported wheat, oats, barley, beer, fish, salt beef, malt, flour, hides, wool, and cured meats. Large passenger steamships also served the port. It was during this time that several canals were constructed along the Menomonee River to promote and serve the industrial development of the Menomonee Valley. The Menomonee Valley canal system, originally proposed in 1868, was completed in 1874.

During the first half of the twentieth century, railways were the dominant type of carrier of intercity freight and passenger traffic. This resulted in much of the land in the Milwaukee, Kinnickinnic, and Menomonee riverine areas

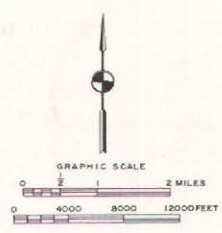
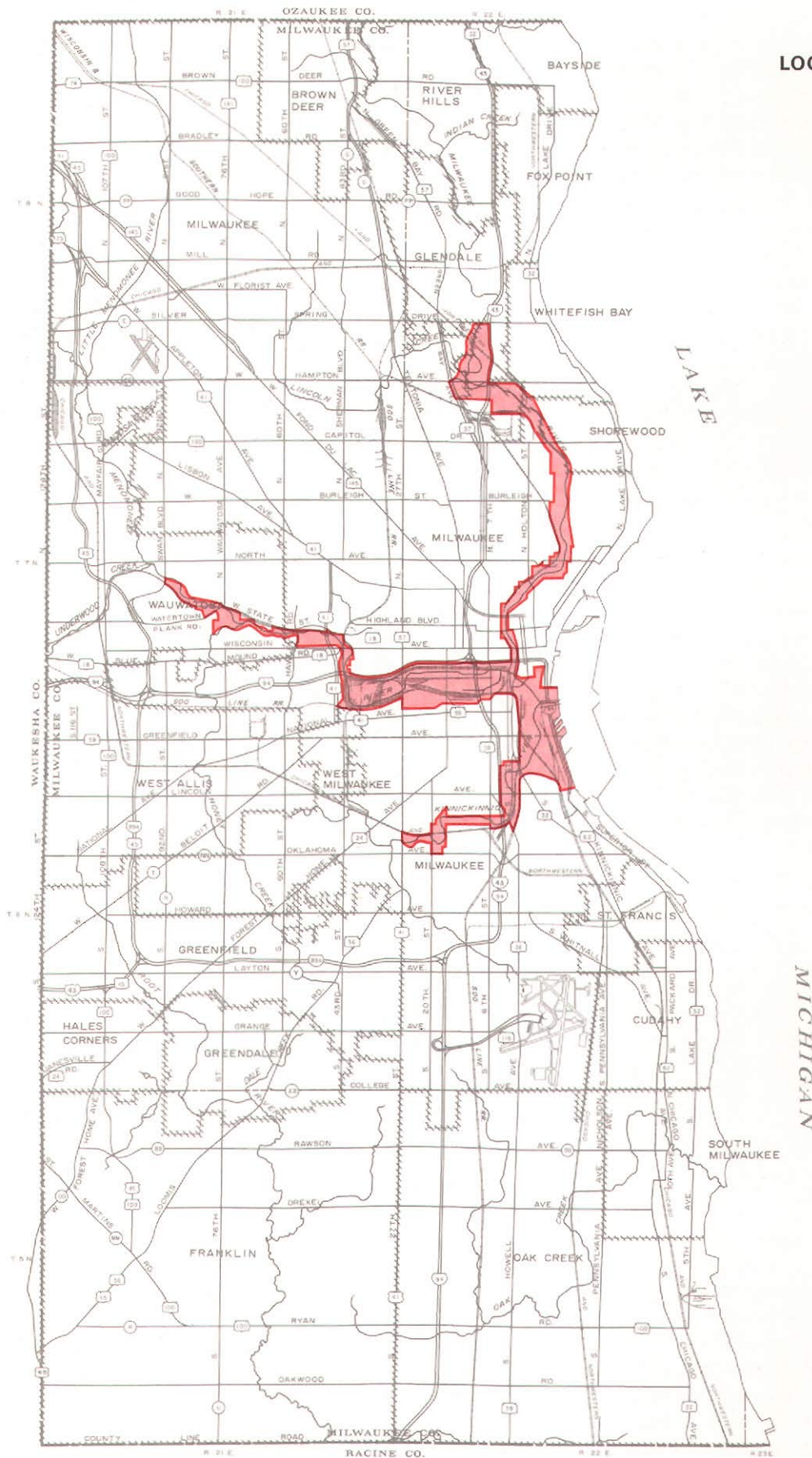
being devoted to railway uses. All three riverine areas provided routes for trains entering and leaving Milwaukee, and provided convenient sites for industrial and commercial firms that relied on railway freight service. In addition, several railway classification yards—yards used for making up trains and sorting cars destined for local customers—were located along the lower reaches of all three rivers, and principal shops for maintaining, repairing, and building railway locomotives and other rolling stock were located in the Menomonee Valley between the 16th Street viaduct and 44th Street. Early in the 20th century, bulk freighters began to replace wooden schooners as cargo carriers on the Great Lakes, and, in 1929, the last wooden schooner sailed out of Milwaukee, marking the end of more than 100 years of sail navigation at Milwaukee. The use of bulk freighters, which generally ranged in length from 300 feet to 500 feet or more, led to the construction of numerous docks and unloading facilities along the estuaries of the three rivers, especially in the Menomonee Valley. Also, during the first half of the twentieth century, an intense concentration of privately owned port facilities—used for the transfer of bulk commodities such as coal, salt, grain, and building materials—was located in the inner harbor area.

Beginning in the 1930's, development in Milwaukee's outer harbor began to affect the use of lands along the lower reaches of the three major rivers, particularly the Menomonee Valley area. In 1933, the first pier in the outer harbor area was constructed on Jones Island. Construction of several other cargo piers, docks, and terminals in the outer harbor followed. The inner harbor area was increasingly devoted to the handling of bulk commodities, while the outer harbor was increasingly devoted to handling general cargo and liquid commodities. Port facilities on and around Jones Island were steadily improved by the City of Milwaukee, especially with the opening of the St. Lawrence Seaway in 1959, which allowed ocean-going ships to enter the Great Lakes.

Beginning in the 1960's and continuing through the 1980's, the nature of the railway industry throughout the United States changed dramatically, shifting from handling all types of freight and passengers to the handling primarily of large volumes of heavy or bulky commodities. Passenger service almost disappeared entirely.

Map 1

LOCATION OF THE STUDY AREA
IN MILWAUKEE COUNTY



Source: Milwaukee County Department of Parks, Recreation, and Culture; and SEWRPC.

These changes were in large part the result of the construction of the interstate highway system, and the attendant increased reliance on truck and automobile transportation, as well as of the development of the jet airliner and attendant airline expansion. These changes were also, however, the result of increasing reliance in industry and commerce on "just in time" delivery of cargos and pressure to reduce warehouse inventories. In the Milwaukee area, this change resulted in a reduced need for certain types of railway facilities and attendant lands. As a result, railway companies consolidated certain, and entirely discontinued other, kinds of operations. The lands formerly occupied by the railway facilities in the riverine areas concerned were largely abandoned and in some cases sold, and in other cases cleared, awaiting disposition.

The changing fortunes of certain Milwaukee industries has also affected land use in the riverine areas concerned and the need for railway facilities. The past 10 years have seen numerous plants—which were railway customers—reduce operations; move to outlying areas or other cities; enter completely different markets; or close. For example, the closure of the Schlitz Brewery eliminated much of the need for continued operation of the Milwaukee Road's former "Beer Line" located along the Milwaukee River.

Major technological changes have also affected the need for railway and port facilities. For example, the shift from soft coal to natural gas as the predominant residential, commercial, and industrial fuel has eliminated the need for the large-scale coal transshipment facilities in the Menomonee River Valley. Shifts to foreign producers for some types of commodities, as well as changes in manufacturing technology that have, for example, resulted in the decline in the need for coke and the abandonment of coke production facilities, have also affected land use in the riverine areas.

For these and other reasons, large tracts of land along the lower reaches of the three major rivers in the Milwaukee area that historically have been devoted to industrial, commercial, and transportation uses have become vacant or underutilized. If the negative impacts of this are to be abated, consideration will have to be given to the reuse and redevelopment of these lands.

METHODOLOGY

The inventory was to produce: 1) a map identifying vacant or underutilized tracts of land in the study area which might be considered for public acquisition; and 2) a table indicating, for each tract identified, the area in acres; the equalized assessed valuation; a priority rating for acquisition; and the suitability for temporary or permanent outdoor recreational uses. The source materials used to locate the vacant or underutilized tracts included the Regional Planning Commission's one inch equals 400 feet scale, 1985 ratioed and rectified aerial photographs covering the study area, and county tax assessment records, together with field surveys.

The procedure used to prepare the maps identifying vacant or underutilized lands which may be suitable for public acquisition involved the following four steps:

1. The study area boundary was delineated on the 12 one inch equals 400 feet scale, 1985 ratioed and rectified aerial photographs covering the study area.
2. All existing public park and open space lands within the study area were identified and delineated.
3. All lands within the study area were field-inspected to identify those areas that were currently vacant or underutilized. Underutilized areas were defined to include lands with vacant or deteriorated buildings, as well as lands which, while used for some industrial purpose—for example, storage or salvage yards—were clearly not water-dependent.
4. The preliminary delineations of the vacant or underutilized sites were reviewed with County and City of Milwaukee staff, and final sites were delineated on the photographs.

A table setting forth the salient characteristics of the vacant or underutilized sites within the study area was prepared as follows:

1. The area of each site was determined by measurement on the one inch equals 400 feet scale aerial photographs.
2. The assessed valuation for each site was determined through use of the 1987 county

tax assessment records. Assessed valuation for each site was converted to equalized value based upon the state-determined 1987 equalized to full value ratio for each community in the study area.

3. The priority ranking for acquisition of each site was determined through the application of criteria related to the area of the site; proximity of the site to the river and to existing parks; man-made features of the site; and natural resource values present on the site. For each site, a point value for each of the criteria was assigned. The specific point values, the total point value rating, and the acquisition priority for each site are presented in Appendix A, "An Inventory of Vacant or Underutilized Lands in the Riverine Areas of Central Milwaukee County—Site Acquisition Priority." Those sites largest in size, closest in proximity to the rivers and existing parks, readily convertible to outdoor recreation and open space use, and possessing significant natural resource characteristics, such as woodlands or scenic views, received the highest point values, and thus the highest priority for acquisition. Conversely, those sites that were relatively small in size, somewhat removed from the rivers or existing parks, and possessing no significant natural resource values received lower point values and were thus rated lowest in the priority for acquisition.
4. The ability of each site to accommodate alternative outdoor recreation uses was also determined. Alternative uses included playfield uses; picnicking, scenic overlook, or other passive uses; walkway or trail use; marina or boat launch; or other river access use. The determination concerning suitability for alternative recreation uses was based primarily upon the onsite inspection of each site, which took into account the size and the configuration of the site, the topography, and the availability of natural resources on the site.

It should be noted that the study, being primarily an inventory of vacant or underutilized land and buildings as evidenced on aerial photographs supplemented by onsite inspections, did not consider property ownership or zoning. Thus, in many instances the resultant delineation of vacant or underutilized sites

includes multiple property ownerships or more than one zoning district.

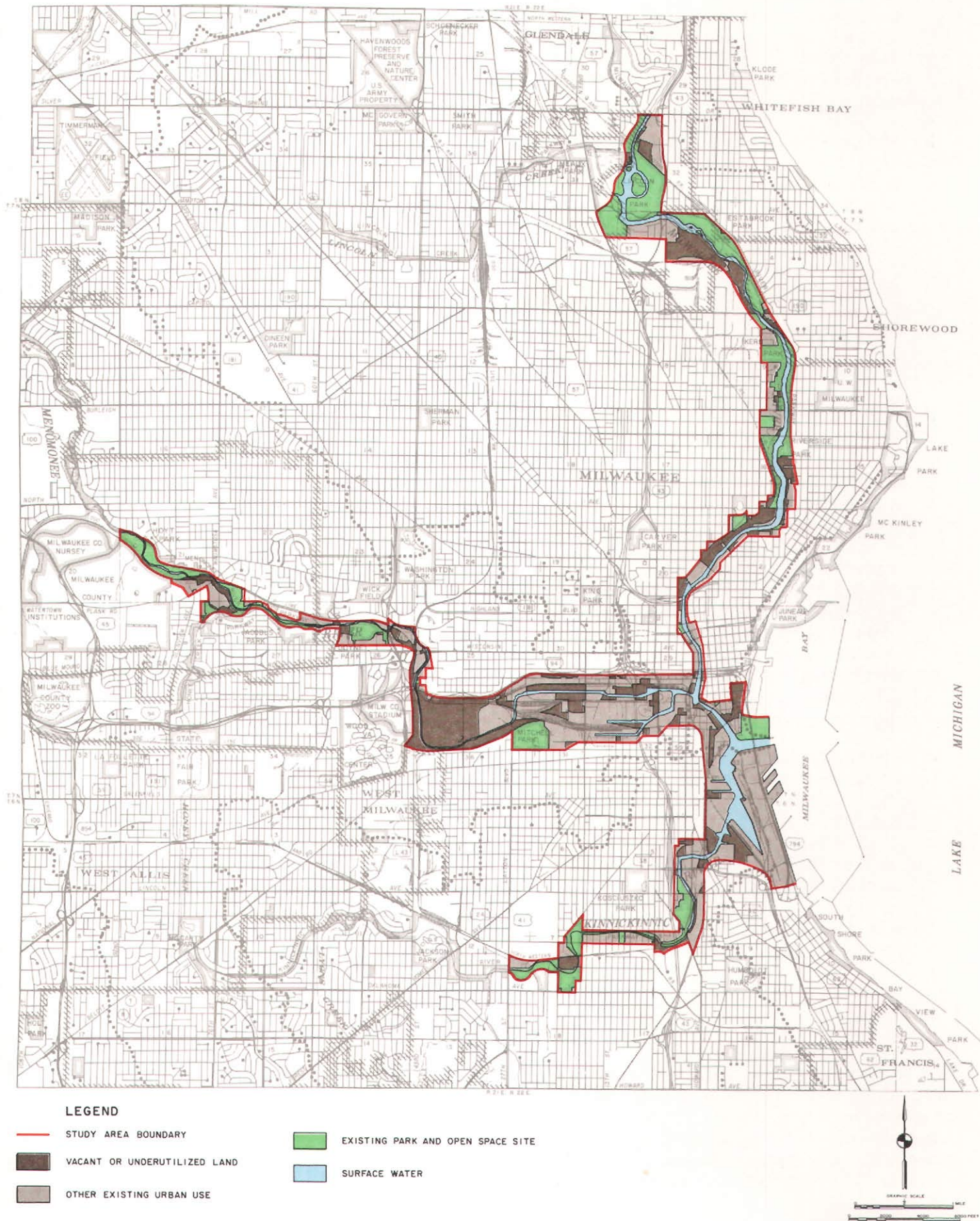
The county, city, and Commission staffs were aware of certain studies underway or completed at the time of the inventory, such as the study for the location of a new baseball stadium in the Menomonee Valley. With respect to the identification of vacant or underutilized sites, it was determined that if a replacement use of an identified vacant or underutilized site had not been "committed" by the actual initiation of redevelopment activity, such vacant lands were to be included in the inventory. Finally, consideration of the following site conditions was beyond the scope of the inventory: subsoil conditions, the presence of toxic or hazardous wastes, the costs associated with the razing of buildings, and the preparation of the site for temporary or permanent use as park or open space.

STUDY FINDINGS

The end products of the inventory of vacant or underutilized lands in the Milwaukee, Kinnickinnic, and Menomonee riverine areas of central Milwaukee County include a set of maps which identify the sites along the riverine areas that may be suitable for public park or open space acquisition, and a set of tables which set forth the characteristics of the identified sites. Map 2 is a reduced version of a one inch equals 2,000 feet scale map indicating the location and extent of vacant or underutilized sites within the study area. Also shown on this map are park and public open space lands, and other urban land uses in the study area. Map 3 is a reduced version of the twelve 1985 one inch equals 400 feet scale, ratioed and rectified aerial photographs displaying in greater detail the information presented on Map 2. As shown on Maps 2 and 3, approximately 1.3 square miles, or about 20 percent, of the 6.5-square-mile study area was found to consist of vacant or underutilized lands. About 3.0 square miles, or 46 percent of the study area, was found to be occupied by urban uses, including residential, industrial, commercial, and transportation uses; about 1.4 square miles, or about 22 percent of the study area, was found to consist of park or other open space uses; and about 0.8 square mile, or about 12 percent, consisted of the surface waters of the Milwaukee, Kinnickinnic, and Menomonee Rivers and the Milwaukee Inner Harbor.

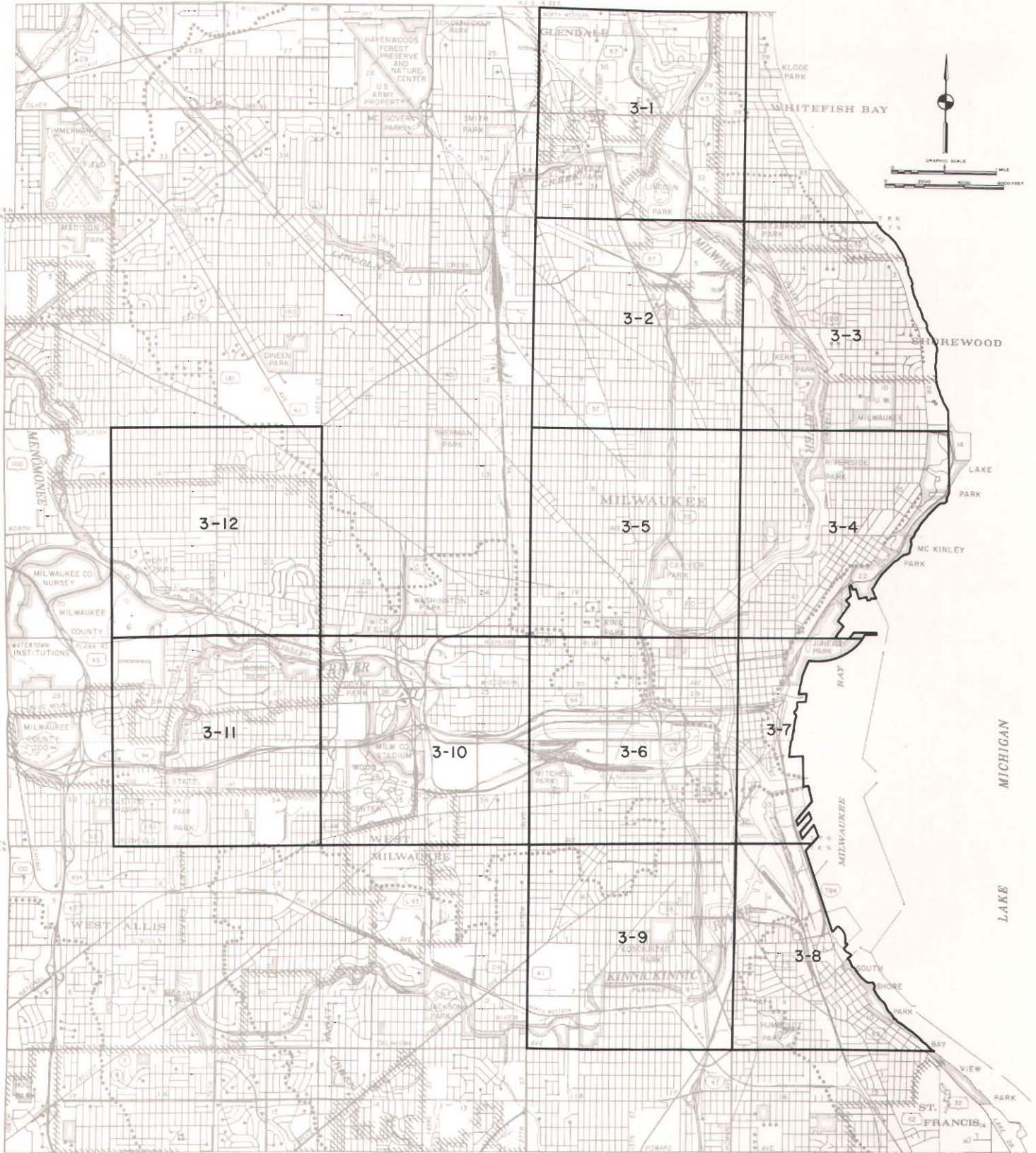
Map 2

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY



Map 3

INDEX OF MAPS SHOWING VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

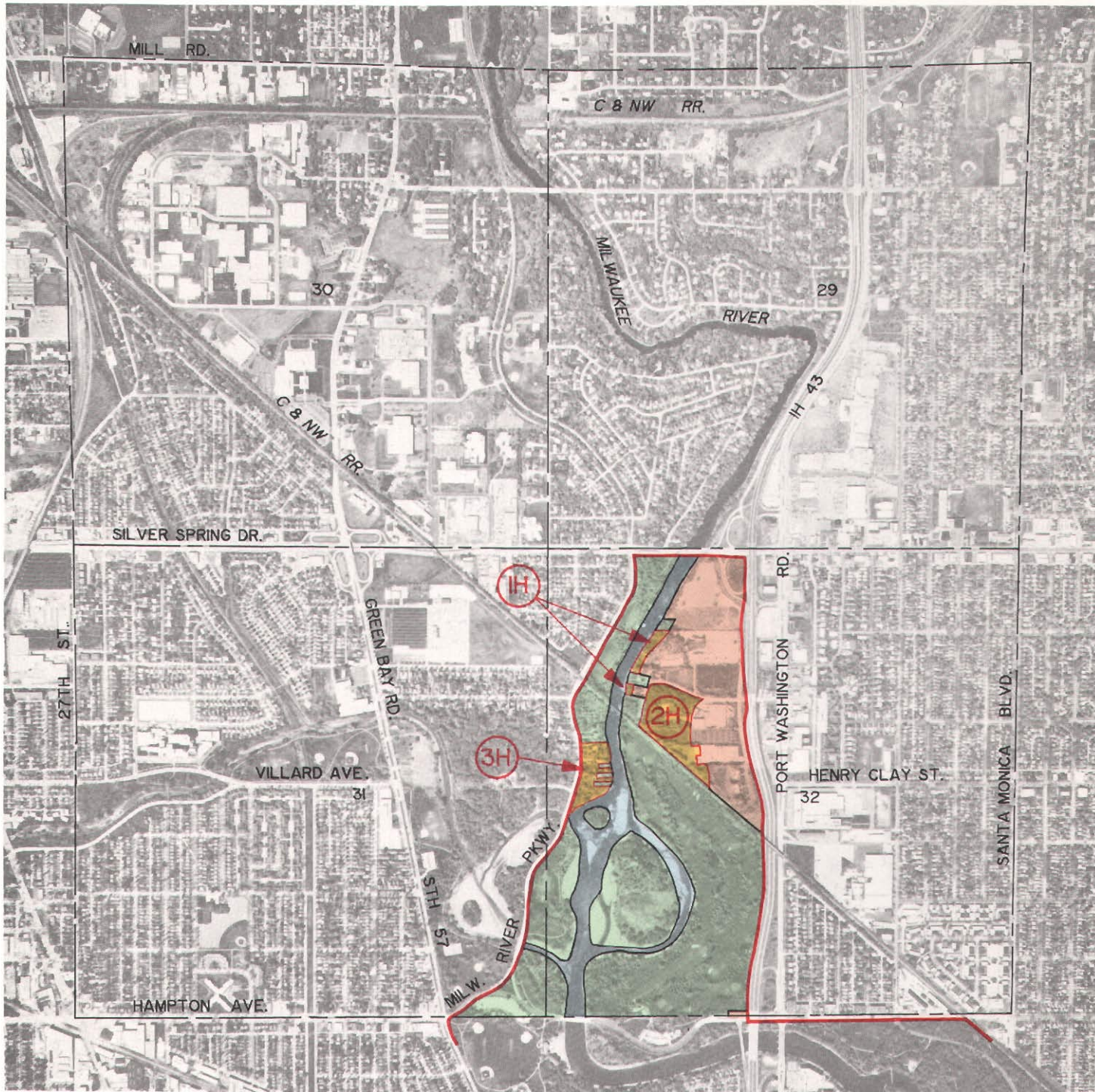


Source: SEWRPC.

Map 3-1

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

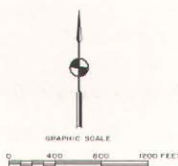
U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 8 North, Range 22 East



LEGEND

- | | | | |
|--|--------------------------------------|---|-----------------------------------|
|  | STUDY AREA BOUNDARY |  | EXISTING PARK AND OPEN SPACE SITE |
|  | VACANT OR UNDERUTILIZED LAND |  | OTHER EXISTING URBAN USE |
|  | SITE NUMBER AND ACQUISITION PRIORITY |  | SURFACE WATER |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

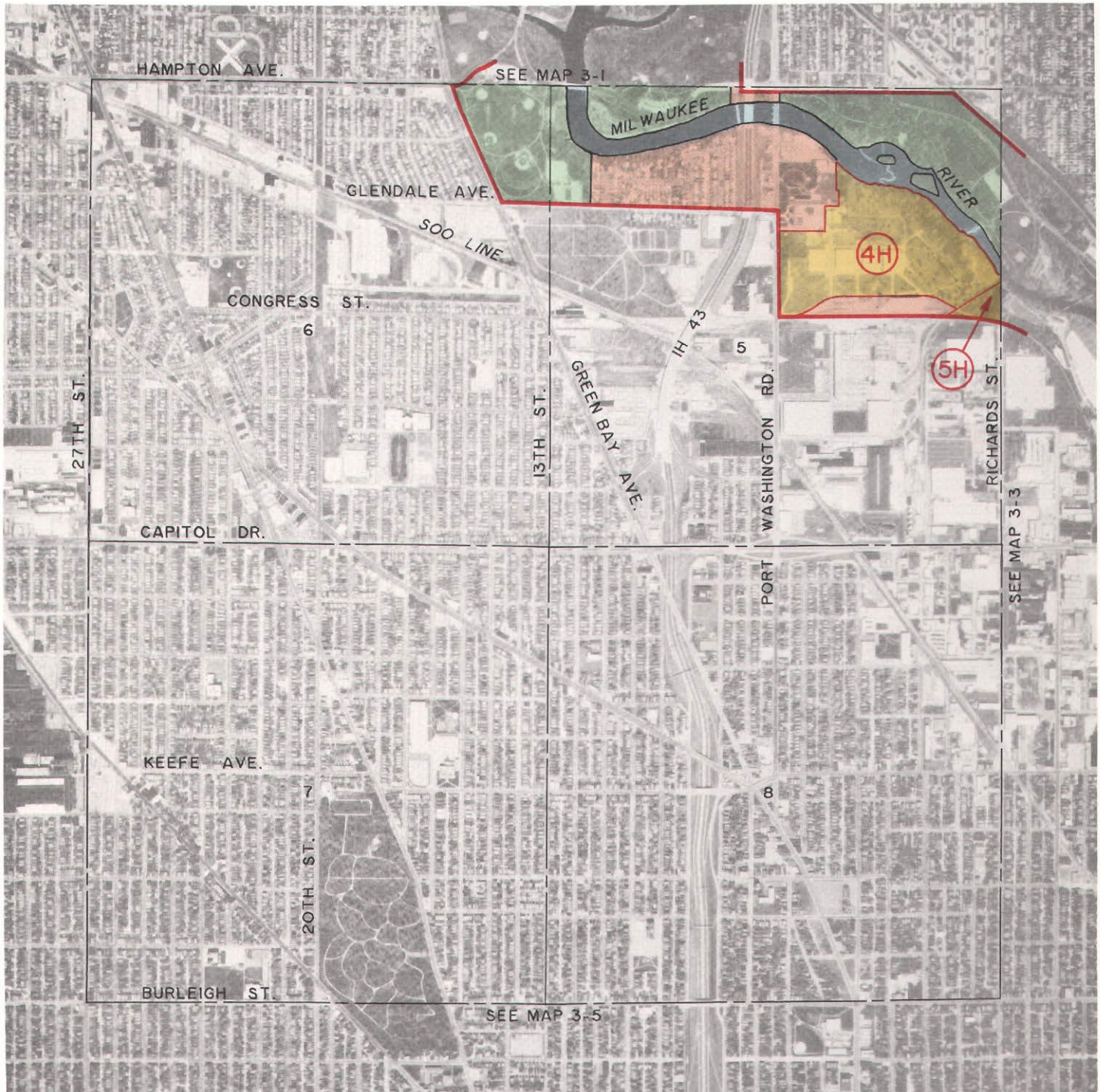
Source: SEWRPC.



Map 3-2

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 7 North, Range 22 East



LEGEND

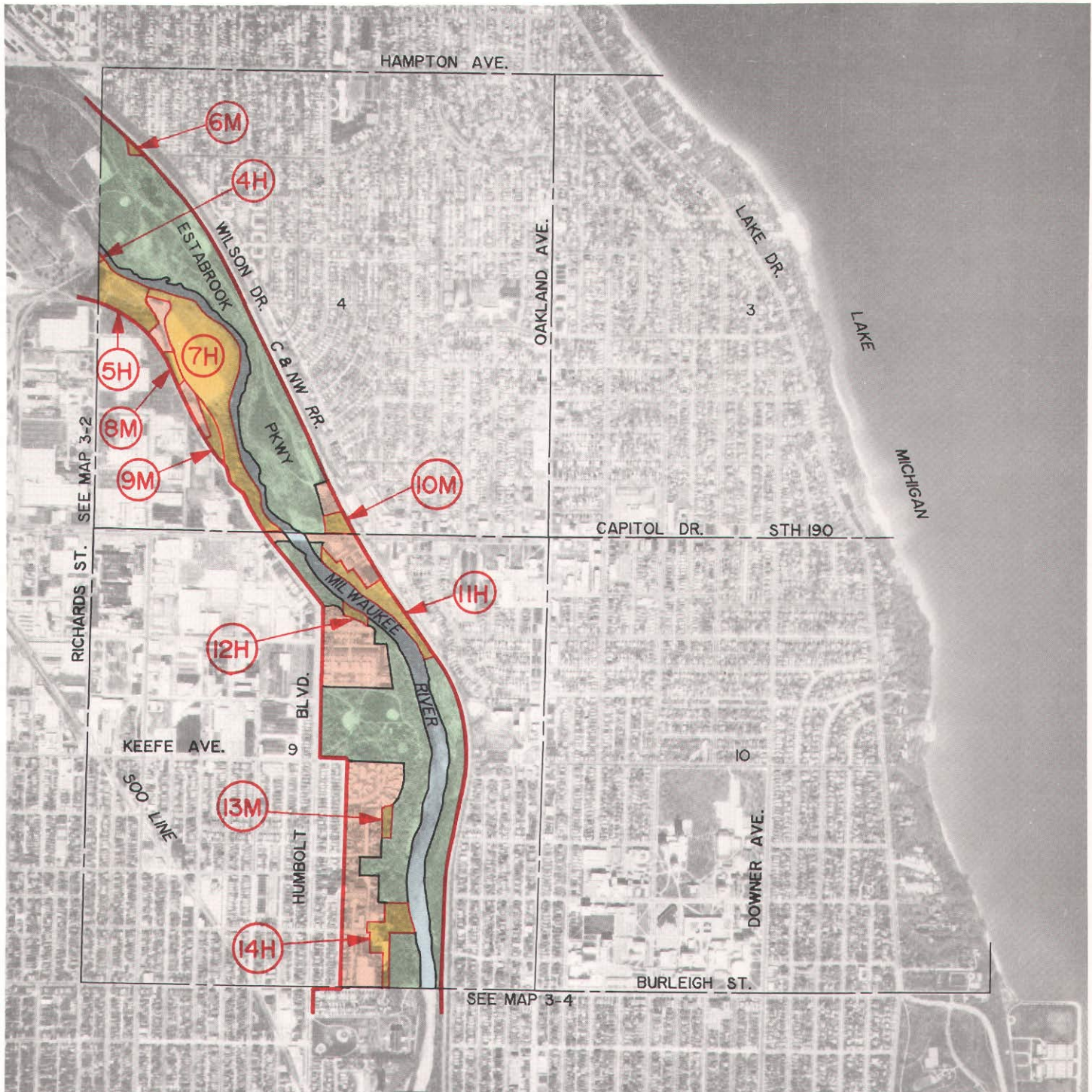
- | | | | |
|--|--------------------------------------|--|-----------------------------------|
| | STUDY AREA BOUNDARY | | EXISTING PARK AND OPEN SPACE SITE |
| | VACANT OR UNDERUTILIZED LAND | | OTHER EXISTING URBAN USE |
| | SITE NUMBER AND ACQUISITION PRIORITY | | SURFACE WATER |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

Source: SEWRPC.



VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 7 North, Range 22 East



LEGEND

- | | | | |
|--|--------------------------------------|--|-----------------------------------|
| | STUDY AREA BOUNDARY | | EXISTING PARK AND OPEN SPACE SITE |
| | VACANT OR UNDERUTILIZED LAND | | OTHER EXISTING URBAN USE |
| | SITE NUMBER AND ACQUISITION PRIORITY | | SURFACE WATER |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

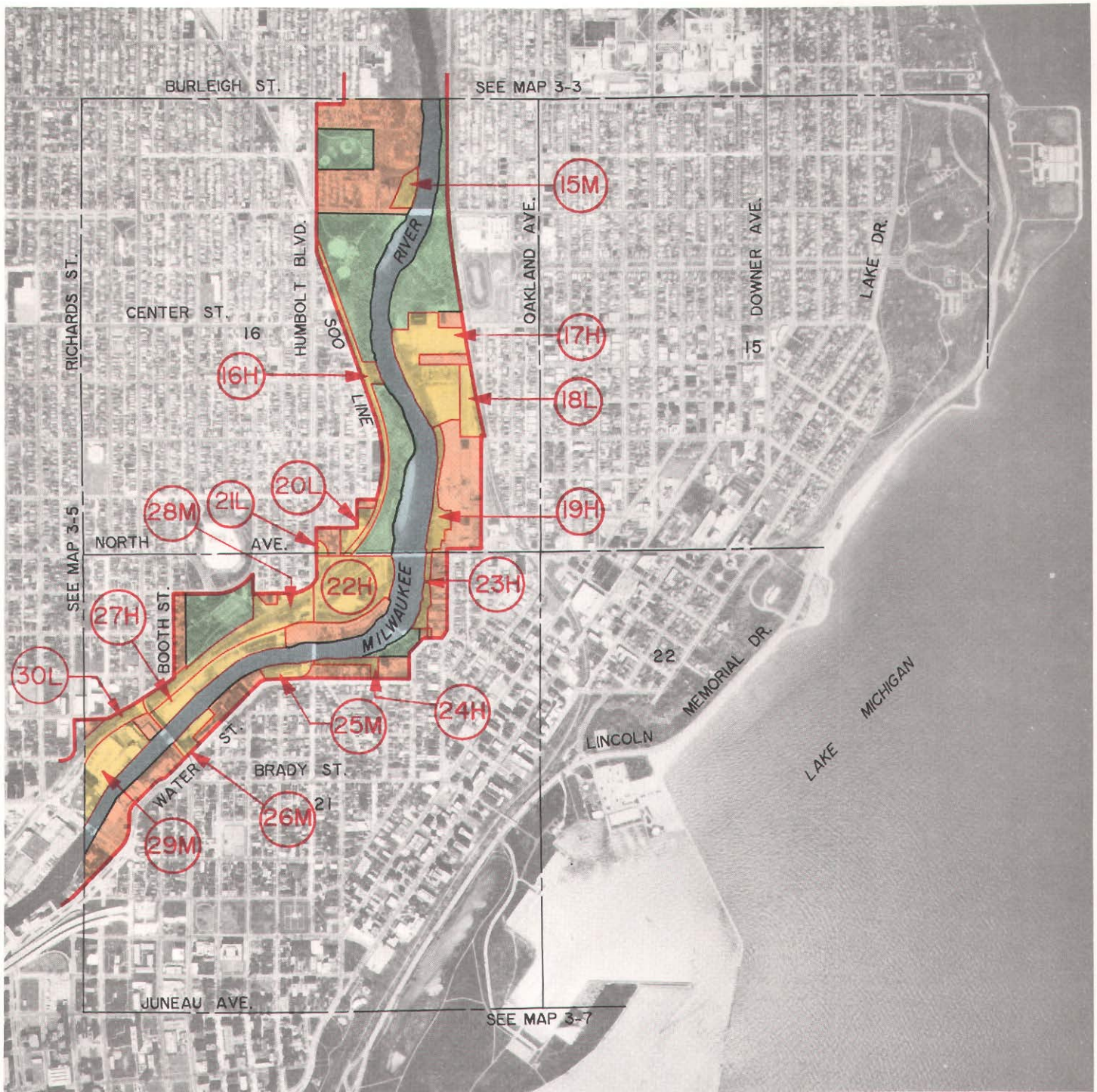
Source: SEWRPC.



Map 3-4

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 7 North, Range 22 East



LEGEND

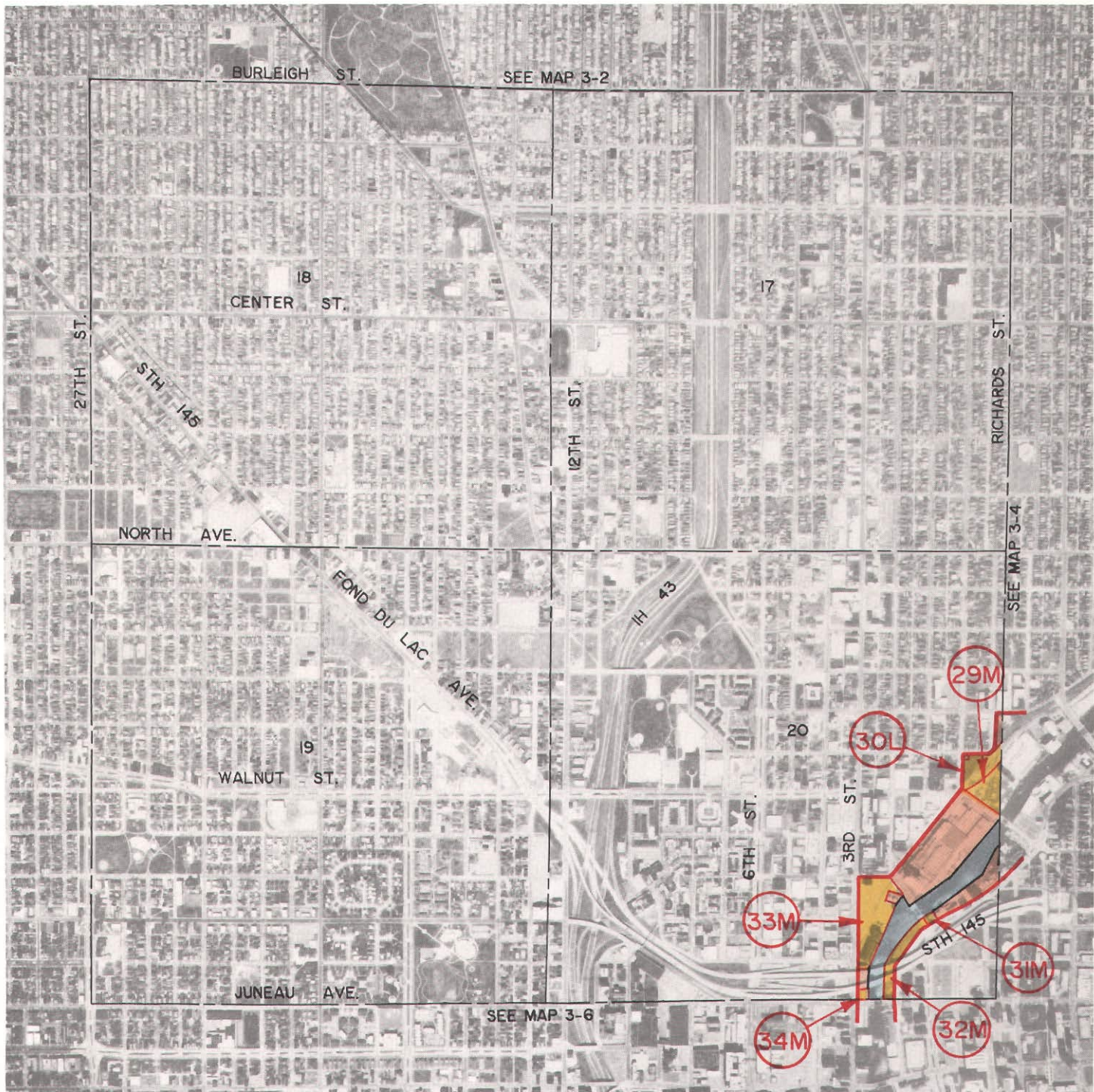
- STUDY AREA BOUNDARY
- VACANT OR UNDERUTILIZED LAND
- 17H SITE NUMBER AND ACQUISITION PRIORITY
H - HIGH
M - MEDIUM
L - LOW
- EXISTING PARK AND OPEN SPACE SITE
- OTHER EXISTING URBAN USE
- SURFACE WATER

Source: SEWRPC.



VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 17, 18, 19, and 20
Township 7 North, Range 22 East



LEGEND

- | | | | |
|--|--------------------------------------|---|--------------------------|
|  | STUDY AREA BOUNDARY |  | OTHER EXISTING URBAN USE |
|  | VACANT OR UNDERUTILIZED LAND |  | SURFACE WATER |
|  | SITE NUMBER AND ACQUISITION PRIORITY | | |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

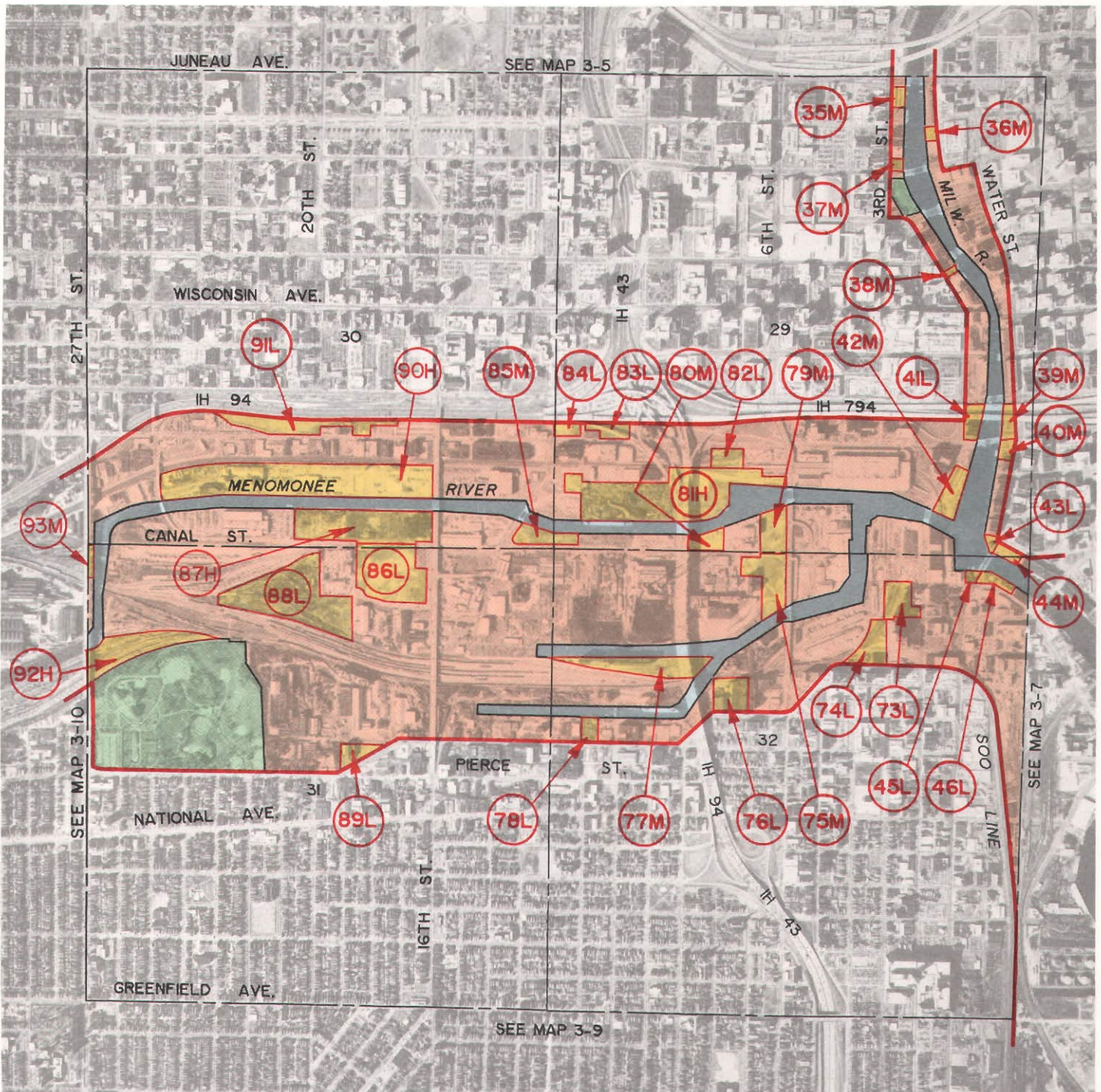
Source: SEWRPC.



Map 3-6

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

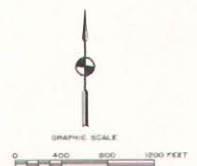
U. S. Public Land Survey Sections 29, 30, 31, and 32
Township 7 North, Range 22 East



LEGEND

- STUDY AREA BOUNDARY
- VACANT OR UNDERUTILIZED LAND
- EXISTING PARK AND OPEN SPACE SITE
- OTHER EXISTING URBAN USE
- SURFACE WATER
- 91L SITE NUMBER AND ACQUISITION PRIORITY
H - HIGH
M - MEDIUM
L - LOW

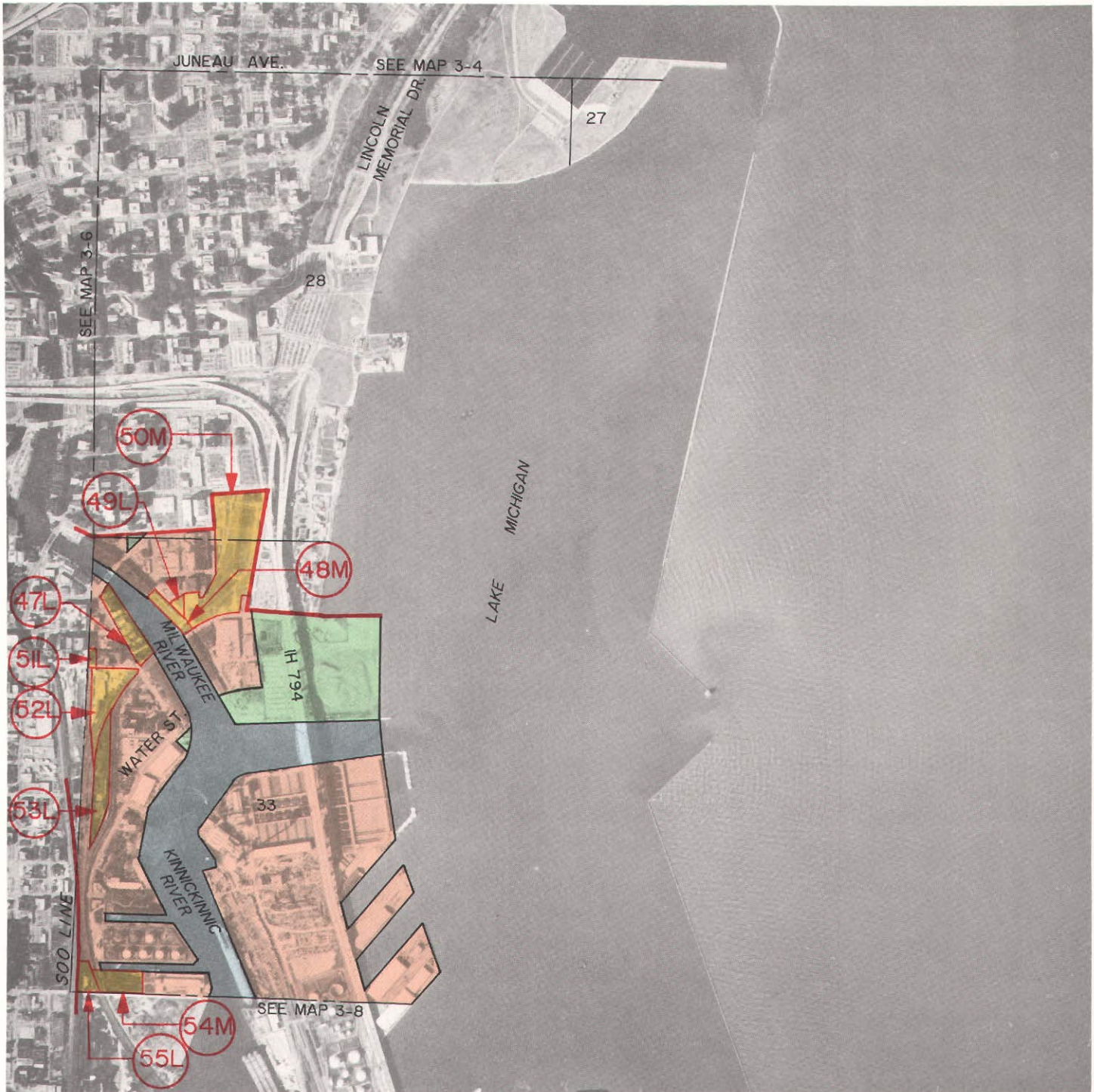
Source: SEWRPC.



Map 3-7

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

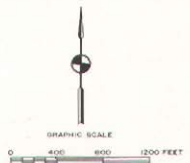
U. S. Public Land Survey Sections 27, 28, and 33
Township 7 North, Range 22 East



LEGEND

- | | |
|---|---|
| — STUDY AREA BOUNDARY | EXISTING PARK AND OPEN SPACE SITE |
| VACANT OR UNDERUTILIZED LAND | OTHER EXISTING URBAN USE |
| <div style="display: inline-block; border: 1px solid red; border-radius: 50%; padding: 2px; margin-right: 5px;">51L</div> SITE NUMBER AND ACQUISITION PRIORITY
H - HIGH
M - MEDIUM
L - LOW | SURFACE WATER |

Source: SEWRPC.



Map 3-8

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 3, 4, 9, and 10
Township 6 North, Range 22 East



LEGEND

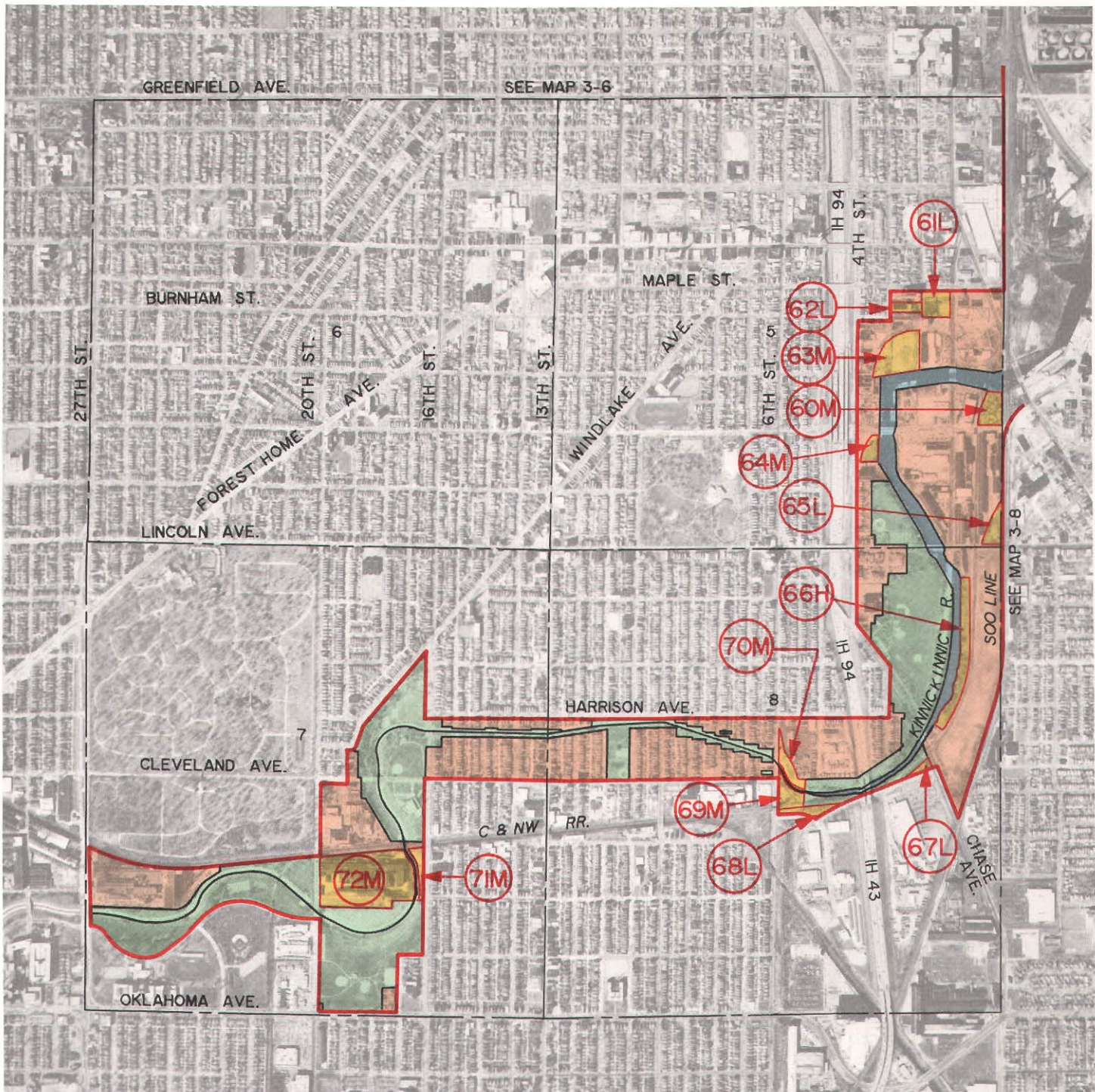
- | | | | |
|--|--------------------------------------|---|--------------------------|
|  | STUDY AREA BOUNDARY |  | OTHER EXISTING URBAN USE |
|  | VACANT OR UNDERUTILIZED LAND |  | SURFACE WATER |
|  | SITE NUMBER AND ACQUISITION PRIORITY | | |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

Source: SEWRPC.




VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 5, 6, 7, and 8
Township 6 North, Range 22 East



LEGEND

- | | | | |
|--|--------------------------------------|---|-----------------------------------|
|  | STUDY AREA BOUNDARY |  | EXISTING PARK AND OPEN SPACE SITE |
|  | VACANT OR UNDERUTILIZED LAND |  | OTHER EXISTING URBAN USE |
|  | SITE NUMBER AND ACQUISITION PRIORITY |  | SURFACE WATER |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

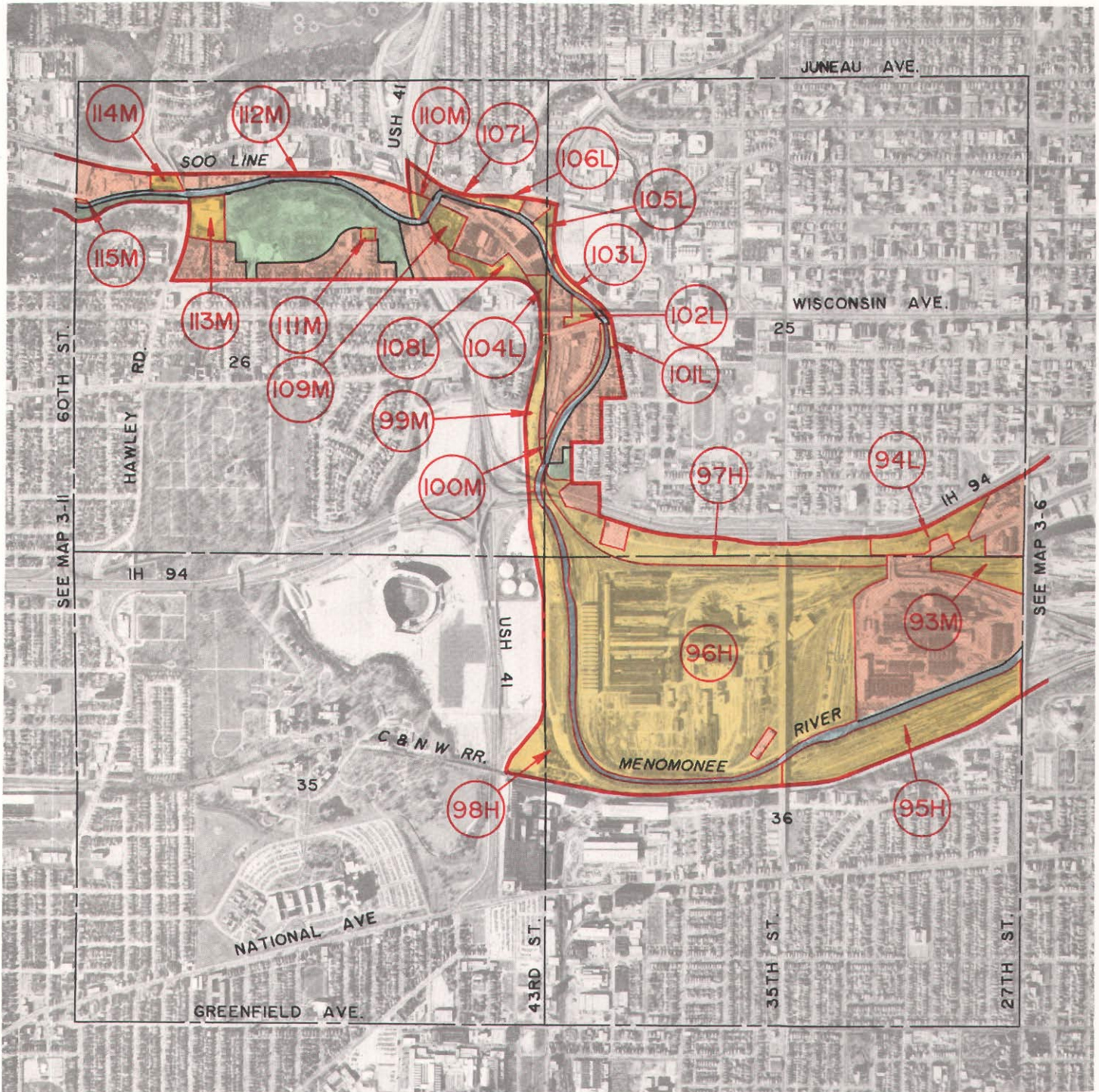
Source: SEWRPC.



Map 3-10

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 25, 26, 35, and 36
Township 7 North, Range 21 East



LEGEND

- STUDY AREA BOUNDARY
- VACANT OR UNDERUTILIZED LAND
- EXISTING PARK AND OPEN SPACE SITE
- OTHER EXISTING URBAN USE
- SURFACE WATER
- 94L SITE NUMBER AND ACQUISITION PRIORITY
- H - HIGH
- M - MEDIUM
- L - LOW

Source: SEWRPC.



Map 3-11

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 27, 28, 33, and 34
Township 7 North, Range 21 East



LEGEND

- | | | | |
|--|--------------------------------------|--|-----------------------------------|
| | STUDY AREA BOUNDARY | | EXISTING PARK AND OPEN SPACE SITE |
| | VACANT OR UNDERUTILIZED LAND | | OTHER EXISTING URBAN USE |
| | SITE NUMBER AND ACQUISITION PRIORITY | | SURFACE WATER |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

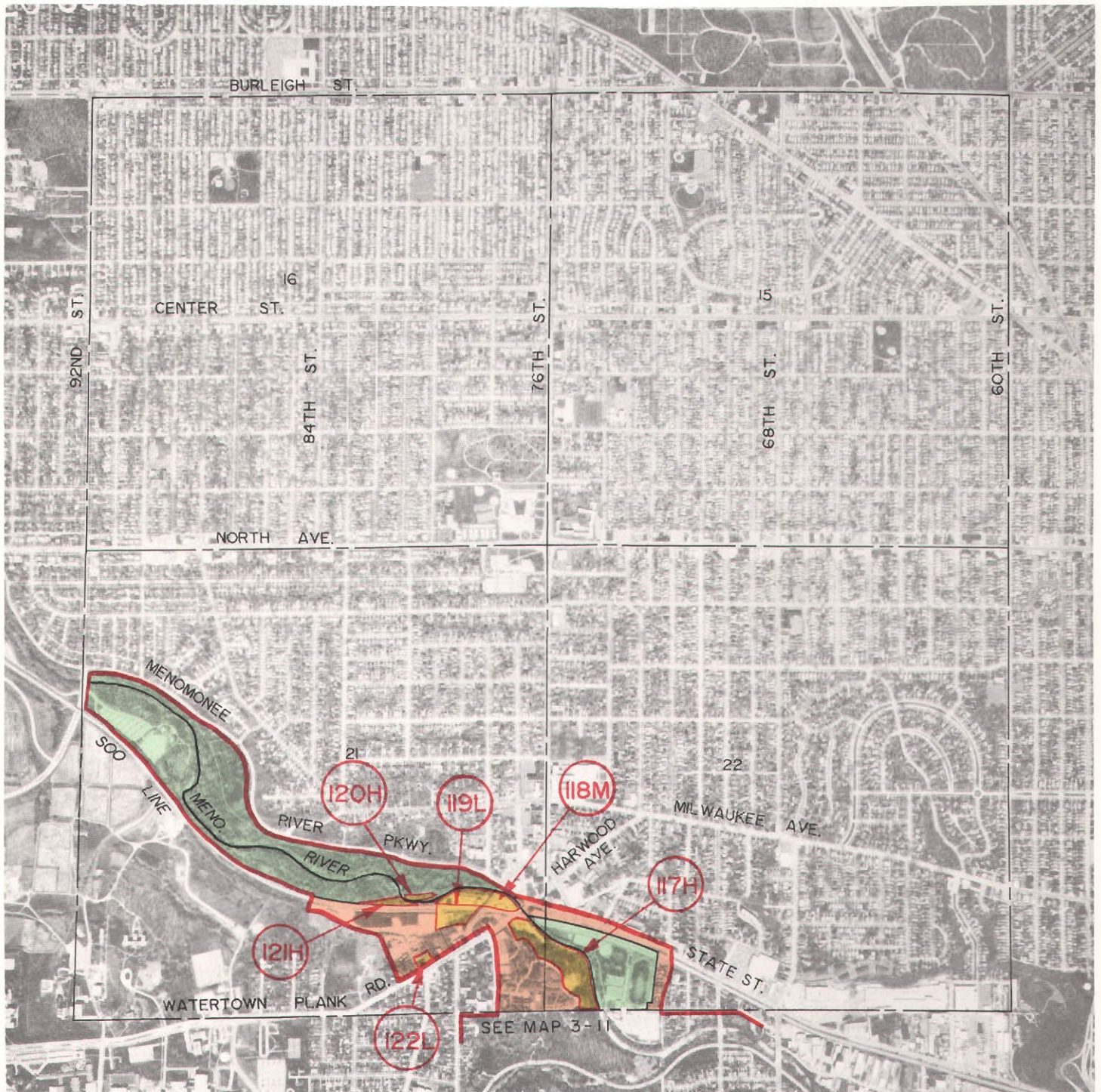
Source: SEWRPC.









Map 3-12

VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

U. S. Public Land Survey Sections 15, 16, 21, and 22
Township 7 North, Range 21 East



LEGEND

- | | | | |
|--|--------------------------------------|---|-----------------------------------|
|  | STUDY AREA BOUNDARY |  | EXISTING PARK AND OPEN SPACE SITE |
|  | VACANT OR UNDERUTILIZED LAND |  | OTHER EXISTING URBAN USE |
|  | SITE NUMBER AND ACQUISITION PRIORITY |  | SURFACE WATER |
| | H - HIGH | | |
| | M - MEDIUM | | |
| | L - LOW | | |

Source: SEWRPC.



Table 1

SUMMARY OF CHARACTERISTICS OF IDENTIFIED VACANT OR UNDERUTILIZED LANDS

Riverine Area	Acquisition Priority	Number of Sites	Total Area (acres)	Total Equalized Assessed Value (1987 dollars) ^a
Milwaukee River	High	16	175.0	5,459,300
	Medium	24	70.8	6,040,600
	Low	13	31.1	1,220,600
	--	53	276.9	12,720,500
Kinnickinnic River	High	3	50.4	355,200
	Medium	8	30.9	901,200
	Low	8	9.4	231,000
	--	19	90.7	1,487,400
Menomonee River	High	12	330.8	4,175,000
	Medium	16	48.9	584,700
	Low	22	71.2	1,827,800
	--	50	450.9	6,587,500
Study Area	High	31	556.2	9,989,500
	Medium	48	150.6	7,526,500
	Low	43	111.7	3,279,400
	--	122	818.5	20,795,400

^aThe value of tax exempt properties has not been included (see Table 2 for sites having tax exempt properties).

Source: SEWRPC.

Summary information on the characteristics of the identified vacant or underutilized sites in the study area is presented in Table 1, and detailed information for each site is presented in Table 2. As indicated in Table 1, a total of 122 vacant or underutilized sites encompassing almost 820 acres, with an equalized assessed valuation of about \$20.8 million, were identified within the study area. Of this total, 31 sites, or 25 percent of all of the sites identified, were ranked as high-priority sites for acquisition. These 31 sites encompass over 556 acres, or about 68 percent of the acreage of all of the sites, and have an equalized assessed valuation of about \$10.0 million, or 48 percent of the equalized assessed valuation of all of the sites. Forty-eight sites, or about 40 percent of all of the sites identified, were ranked as medium-priority sites for acquisition. These 48 sites encompass over 150 acres,

or about 18 percent of the acreage of all of the sites, have an equalized assessed valuation of about \$7.5 million, or 36 percent of the equalized assessed valuation of all of the sites. Forty-three sites, or about 35 percent of all of the sites identified, were ranked as low-priority sites for acquisition. These 43 sites encompass about 112 acres, or about 14 percent of the acreage of all of the sites, and have an equalized assessed valuation of \$3.3 million, or about 16 percent of the equalized assessed valuation of all of the sites.

As further indicated in Table 1, the largest number of vacant or underutilized sites was found in the Milwaukee and Menomonee riverine areas, with 53 and 50 sites, respectively. The largest site acreage also occurred in these riverine areas, with sites in the Milwaukee

Table 2

CHARACTERISTICS OF IDENTIFIED VACANT OR UNDERUTILIZED LANDS

Site Number	Area (acres)	Equalized Assessed Valuation (1987 dollars)	Acquisition Priority	Suitability for Outdoor Recreation Use				
				Playfield Uses	Picnicking, Scenic Overlook, or Other Passive Use	Walkway or Trail Use	Marina or Boat Launch	Other River Access Use
Milwaukee River								
1	1.5	\$ 94,000 ^d	High		X	X		X
2	10.3	1,013,900	High		X	X		
3	4.1	54,200 ^b	High		X	X		X
4	64.0	3,193,000	High	X	X	X		X
5	10.0	111,000 ^b	High		X	X		X
6	0.9	-- ^a	Medium		X			
7	24.0	-- ^a	High	X	X	X		X
8	0.8	-- ^a	Medium		X			
9	1.4	-- ^a	Medium		X			
10	1.4	265,200	Medium		X	X		
11	5.0	235,000	High		X	X		X
12	0.6	42,500	High		X			
13	0.8	31,400	Medium		X			
14	4.6	72,600 ^c	High		X	X		X
15	1.9	-- ^a	Medium		X	X		X
16	5.9	-- ^a	High		X	X		X
17	15.3	215,600 ^d	High	X	X	X		X
18	3.4	-- ^a	Low		X	X		X
19	4.0	90,900	High		X			
20	2.5	150,000 ^b	Low		X			
21	0.4	95,400	Low					
22	14.5	79,800 ^b	High	X	X	X		X
23	2.2	166,200	High		X			
24	1.7	48,500 ^c	High		X			
25	2.1	20,700 ^c	Medium		X	X	X	X
26	2.3	44,800	Medium		X	X	X	X
27	7.3	42,100 ^b	High		X	X	X	X
28	11.5	113,600 ^b	Medium		X	X		
29	11.0	1,763,400 ^c	Medium		X	X	X	X
30	6.3	-- ^a	Low			X		
31	0.2	39,900	Medium		X	X		X
32	2.1	275,800	Medium		X	X		X
33	7.5	30,300 ^b	Medium		X	X	X	X
34	0.5	108,400	Medium		X	X		X
35	0.8	477,000	Medium		X	X		X
36	0.5	-- ^a	Medium		X	X		X
37	0.5	218,900	Medium		X	X		X
38	0.3	612,100	Medium		X	X		X
39	1.5	-- ^a	Medium		X	X		X
40	0.9	175,800	Medium		X	X		X
41	1.9	154,300 ^b	Low		X	X		X
42	2.8	206,800 ^c	Medium		X	X	X	X
43	0.5	-- ^a	Low		X	X		X
44	0.8	106,800	Medium		X	X		X
45	0.4	53,500	Low		X	X		X
46	1.0	124,700	Low		X	X		X
47	3.7	502,000 ^d	Low		X	X	X	X
48	1.8	137,100 ^d	Medium		X	X		X

^aNo assessed value because the site is tax-exempt.

^bReduced assessed value—more than 50 percent of the site is tax-exempt.

^cReduced assessed value—25 to 50 percent, inclusive, of the site is tax-exempt.

^dReduced assessed value—less than 25 percent of the site is tax-exempt.

Source: SEWRPC.

Table 2 (continued)

CHARACTERISTICS OF IDENTIFIED VACANT OR UNDERUTILIZED LANDS

Site Number	Area (acres)	Equalized Assessed Valuation (1987 dollars)	Acquisition Priority	Suitability for Outdoor Recreation Use				
				Playfield Uses	Picnicking, Scenic Overlook, or Other Passive Use	Walkway or Trail Use	Marina or Boat Launch	Other River Access Use
Milwaukee River (continued)								
49	0.3	\$ 23,000	Low		X			
50	16.5	1,412,600 ^d	Medium	X	X	X		
51	0.3	90,400	Low					
52	5.5	27,300 ^b	Low					
53	4.9	-- ^a	Low					
Subtotal 53 Sites	276.9	\$12,720,500	--	5 sites	48 sites	39 sites	7 sites	34 sites
Kinnickinnic River								
54	2.8	\$ -- ^a	Medium		X		X	X
55	0.9	30,200	Low					
56	30.3	61,800 ^b	High	X	X	X	X	X
57	16.0	293,400	High	X	X	X	X	X
58	0.4	12,400	Low					
59	1.2	23,000	Low		X			X
60	2.4	63,400	Medium		X		X	X
61	2.2	-- ^a	Low					
62	0.7	108,300	Low					
63	4.0	177,800	Medium		X	X	X	X
64	1.3	-- ^a	Medium		X	X		X
65	1.7	53,000	Low					
66	4.1	-- ^a	High		X	X		X
67	0.9	-- ^a	Low					
68	1.4	4,100 ^b	Low					
69	1.9	22,800 ^b	Medium		X	X		
70	1.6	32,900 ^d	Medium		X	X		
71	1.4	-- ^a	Medium		X	X		
72	15.5	604,300	Medium	X	X	X		
Subtotal 19 Sites	90.7	\$ 1,487,400	--	3 sites	12 sites	9 sites	5 sites	8 sites
Menomonee River								
73	3.5	\$ 339,600 ^c	Low					
74	3.6	67,800 ^b	Low					
75	5.1	51,700 ^b	Medium		X	X	X	X
76	3.4	463,500	Low					
77	6.3	94,400 ^c	Medium		X	X	X	X
78	1.3	85,800	Low		X			X
79	3.4	-- ^a	Medium		X	X	X	X
80	2.0	89,200	Medium		X	X	X	X
81	21.3	624,700 ^d	High	X	X	X	X	X
82	2.0	110,200	Low		X			

^aNo assessed value because the site is tax-exempt.^bReduced assessed value—more than 50 percent of the site is tax-exempt.^cReduced assessed value—25 to 50 percent, inclusive, of the site is tax-exempt.^dReduced assessed value—less than 25 percent of the site is tax-exempt.

Source: SEWRPC.

Table 2 (continued)

CHARACTERISTICS OF IDENTIFIED VACANT OR UNDERUTILIZED LANDS

Site Number	Area (acres)	Equalized Assessed Valuation (1987 dollars)	Acquisition Priority	Suitability for Outdoor Recreation Use				
				Playfield Uses	Picnicking, Scenic Overlook, or Other Passive Use	Walkway or Trail Use	Marina or Boat Launch	Other River Access Use
Menomonee River (continued)								
83	1.9	\$ 4,400 ^b	Low					
84	0.8	35,800	Low					
85	2.8	-- ^a	Medium		X	X	X	X
86	10.8	47,100 ^b	Low	X				
87	13.3	-- ^a	High		X	X	X	X
88	16.3	122,600 ^b	Low	X				
89	2.4	230,500	Low					
90	24.8	1,520,200	High	X	X	X	X	X
91	5.3	62,600 ^b	Low					
92	7.8	-- ^a	High		X	X	X	X
93	7.3	58,600 ^b	Medium		X	X	X	X
94	7.3	-- ^a	Low					
95	28.0	-- ^a	High	X	X	X	X	X
96	159.0	1,541,000 ^b	High	X	X	X		X
97	24.5	-- ^a	High			X		
98	34.0	489,100 ^b	High		X	X		X
99	4.2	-- ^a	Medium		X	X		X
100	1.9	10,300	Medium		X	X		
101	0.3	8,300	Low		X			
102	1.1	13,100 ^b	Low		X	X		
103	0.8	19,300	Low		X			
104	1.7	8,700	Low		X	X		
105	1.3	28,400	Low		X			
106	0.8	59,100	Low		X			
107	0.3	-- ^a	Low		X			
108	3.6	-- ^a	Low			X		
109	3.3	96,500	Medium		X	X		
110	1.2	-- ^a	Medium		X			X
111	0.6	-- ^a	Medium		X			
112	0.6	-- ^a	Medium					
113	4.7	-- ^a	Medium		X	X		X
114	1.7	83,900	Medium		X			X
115	1.0	34,900	Medium					
116	9.0	-- ^a	High		X	X		
117	7.5	-- ^a	High		X	X		X
118	2.8	65,200	Medium		X	X		X
119	2.1	21,500	Low					
120	0.7	-- ^a	High		X			X
121	0.9	-- ^a	High		X			X
122	0.6	99,500	Low					
Subtotal 50 sites	450.9	\$ 6,587,500	--	6 sites	34 sites	24 sites	11 sites	22 sites
Study Area Total 122 sites	818.5	\$20,795,400	--	14 sites	94 sites	72 sites	23 sites	64 sites

^aNo assessed value because the site is tax-exempt.^bReduced assessed value—more than 50 percent of the site is tax-exempt.^cReduced assessed value—25 to 50 percent, inclusive, of the site is tax-exempt.^dReduced assessed value—less than 25 percent of the site is tax-exempt.

Source: SEWRPC.

riverine area totaling over 275 acres, and sites in the Menomonee riverine area totaling over 450 acres. Sixteen sites rated as high priority for acquisition, or more than 50 percent of all such sites identified in the study area, were located in the Milwaukee riverine areas. In the Menomonee riverine area, sites rated as high priority for acquisition totaled over 330 acres, or 60 percent of all such acreage in the study area. Along the Kinnickinnic riverine area, only three sites totaling about 50 acres in area were considered high priority for acquisition.

As indicated in Table 2, of the total of 122 identified vacant or underutilized sites, 101 sites, or 83 percent, were considered to have potential for some outdoor recreation use. As further indicated in Table 2, only 14 sites, or 11 percent of the total, were of appropriate size, configuration, and topography to be considered suitable for playfield uses; 94 sites, or 77 percent, were adjacent to or within view of a river or other natural resource feature and were considered suitable for picnicking or other passive recreation use; 72 sites, or 59 percent, were adjacent to natural resource features or located between existing parks and were considered suitable for walkway or trail use; 23 sites, or 19 percent, were located along the Milwaukee Harbor estuary and of sufficient size to be considered for use for marina or boat launch facilities; and 64 sites, or 52 percent, were located along one of the rivers and were considered suitable for other recreation activities requiring direct river access. Of the total of 122 sites identified in the study area,

only five sites—all having high priority for acquisition—or 4 percent, were suitable for all of the recreational facilities considered.

CONCLUSION

In conclusion, it would appear that a number of vacant or underutilized tracts of land with a high potential for temporary or permanent park and open space use exist in the Milwaukee, Kinnickinnic, and Menomonee riverine areas. Given the significant changes that have occurred in transportation and in the economic base and structure of the Milwaukee area, and given the significant improvements that may be expected in water quality conditions in the three rivers concerned, it is now timely to consider the public acquisition and reuse and development of these sites. The amenities associated with the riverine areas of the Milwaukee, Kinnickinnic, and Menomonee Rivers may be expected to become invaluable as a setting for high-quality urban development and redevelopment. Action taken now to acquire such lands not only will provide an opportunity to help restore the natural amenities of these riverine areas, but also will enhance the quality of life in this highly urbanized portion of the County; facilitate the provision of a park and open space system that can provide residents of this area with the opportunity to participate in a wide variety of wholesome outdoor recreation activities close to home; and provide an enhanced setting for other urban uses.

APPENDICES

(This page intentionally left blank)

Appendix A

AN INVENTORY OF VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

SITE ACQUISITION PRIORITY

Site Number	Point Values for Criteria Used in the Determination of Acquisition Priority						Priority High = 12-20 Points Medium = 8-11 Points Low = 1-7 Points
	Area 0 = Less than 2 Acres 1 = 2-4 Acres 3 = 5-19 Acres 6 = 20 or More Acres	Proximity to River ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = River Frontage ^c	Proximity to Park ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = Contiguous to Park	Man-Made Site Characteristics 1 = Vacant Building(s) 2 = Vacant, and Littered 3 = Vacant, Graded or Natural	Natural Resources ^b 0 = No Resources 1 = Only Concrete-Lined River Frontage 2 = One Resource 3 = Two or More Resources	Total Points	
Milwaukee River							
1	0	3	3	3	3	12	High
2	3	2	3	3	2	13	High
3	1	3	3	3	3	13	High
4	6	5	2	1	3	17	High
5	3	3	2	3	3	14	High
6	0	1	3	3	2	9	Medium
7	6	5	2	3	3	19	High
8	0	2	1	3	2	8	Medium
9	0	2	1	3	2	8	Medium
10	0	1	3	3	2	9	Medium
11	3	5	3	3	3	17	High
12	0	3	3	3	3	12	High
13	0	2	3	3	2	10	Medium
14	1	3	3	3	3	13	High
15	0	3	2	3	3	11	Medium
16	3	3	3	3	3	15	High
17	3	5	3	1	3	15	High
18	1	2	1	2	0	6	Low
19	1	5	2	3	3	14	High
20	1	2	3	1	0	7	Low
21	0	0	1	1	0	2	Low
22	3	3	3	2	3	14	High
23	1	3	3	3	3	13	High
24	0	3	3	3	3	12	High
25	1	3	1	1	2	8	Medium

^a"Barriers" include developed lands, railroad tracks, roads, and other man-made features and steep slopes which prevent or limit direct access to the river or park.

^bNatural resource features include natural river banks, estuary frontage, woodlands, wetlands, and bluffs.

^cAn additional two points were assigned to sites having 1,000 feet or more of river frontage.

Source: SEWRPC.

Appendix A (continued)

**AN INVENTORY OF VACANT OR UNDERUTILIZED LANDS
IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY**

SITE ACQUISITION PRIORITY

Site Number	Point Values for Criteria Used in the Determination of Acquisition Priority						Priority High = 12-20 Points Medium = 8-11 Points Low = 1-7 Points
	Area 0 = Less than 2 Acres 1 = 2-4 Acres 3 = 5-19 Acres 6 = 20 or More Acres	Proximity to River ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = River Frontage ^c	Proximity to Park ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = Contiguous to Park	Man-Made Site Characteristics 1 = Vacant Building(s) 2 = Vacant, and Littered 3 = Vacant, Graded or Natural	Natural Resources ^b 0 = No Resources 1 = Only Concrete-Lined River Frontage 2 = One Resource 3 = Two or More Resources	Total Points	
Milwaukee River (continued)							
26	1	3	0	2	2	8	Medium
27	3	5	1	1	2	12	High
28	3	1	3	1	0	8	Medium
29	3	5	0	1	2	11	Medium
30	3	1	0	2	0	6	Low
31	0	3	0	3	2	8	Medium
32	1	5	0	3	2	11	Medium
33	3	3	0	1	2	9	Medium
34	0	3	0	3	2	8	Medium
35	0	3	0	3	2	8	Medium
36	0	3	0	3	2	8	Medium
37	0	3	0	3	2	8	Medium
38	0	3	0	3	2	8	Medium
39	0	3	0	3	2	8	Medium
40	0	3	0	3	2	8	Medium
41	0	3	0	1	2	6	Low
42	1	3	0	3	2	9	Medium
43	0	3	0	1	2	6	Low
44	0	3	0	3	2	8	Medium
45	0	3	0	1	2	6	Low
46	0	3	0	1	2	6	Low
47	1	3	0	1	2	7	Low
48	0	3	0	3	2	8	Medium
49	0	1	0	3	0	4	Low
50	3	1	1	3	0	8	Medium

^a"Barriers" include developed lands, railroad tracks, roads, and other man-made features and steep slopes which prevent or limit direct access to the river or park.

^bNatural resource features include natural river banks, estuary frontage, woodlands, wetlands, and bluffs.

^cAn additional two points were assigned to sites having 1,000 feet or more of river frontage.

Source: SEWRPC.

Appendix A (continued)

**AN INVENTORY OF VACANT OR UNDERUTILIZED LANDS
IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY**

SITE ACQUISITION PRIORITY

Site Number	Point Values for Criteria Used in the Determination of Acquisition Priority						Priority High = 12-20 Points Medium = 8-11 Points Low = 1-7 Points
	Area 0 = Less than 2 Acres 1 = 2-4 Acres 3 = 5-19 Acres 6 = 20 or More Acres	Proximity to River ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = River Frontage ^c	Proximity to Park ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = Contiguous to Park	Man-Made Site Characteristics 1 = Vacant Building(s) 2 = Vacant, and Littered 3 = Vacant, Graded or Natural	Natural Resources ^b 0 = No Resources 1 = Only Concrete-Lined River Frontage 2 = One Resource 3 = Two or More Resources	Total Points	
Milwaukee River (continued)							
51	0	0	0	1	0	1	Low
52	3	1	0	3	0	7	Low
53	1	0	0	3	0	4	Low
Kinnickinnic River							
54	1	3	0	3	2	9	Medium
55	0	2	0	1	0	3	Low
56	6	5	0	2	2	15	High
57	3	5	0	2	2	12	High
58	0	0	0	3	0	3	Low
59	0	3	0	2	2	7	Low
60	1	3	0	2	2	8	Medium
61	1	0	0	3	0	4	Low
62	0	0	0	1	0	1	Low
63	1	3	0	2	2	8	Medium
64	0	3	2	3	2	10	Medium
65	0	0	0	3	0	3	Low
66	1	5	1	3	3	13	High
67	0	1	2	3	0	6	Low
68	0	1	1	3	0	5	Low
69	0	3	3	3	1	10	Medium
70	0	3	3	3	1	10	Medium
71	0	3	3	3	1	10	Medium
72	3	3	3	1	1	11	Medium

^a"Barriers" include developed lands, railroad tracks, roads, and other man-made features and steep slopes which prevent or limit direct access to the river or park.

^bNatural resource features include natural river banks, estuary frontage, woodlands, wetlands, and bluffs.

^cAn additional two points were assigned to sites having 1,000 feet or more of river frontage.

Appendix A (continued)

AN INVENTORY OF VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

SITE ACQUISITION PRIORITY

Site Number	Point Values for Criteria Used in the Determination of Acquisition Priority						Priority High = 12-20 Points Medium = 8-11 Points Low = 1-7 Points
	Area 0 = Less than 2 Acres 1 = 2-4 Acres 3 = 5-19 Acres 6 = 20 or More Acres	Proximity to River ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = River Frontage ^c	Proximity to Park ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = Contiguous to Park	Man-Made Site Characteristics 1 = Vacant Building(s) 2 = Vacant, and Littered 3 = Vacant, Graded or Natural	Natural Resources ^b 0 = No Resources 1 = Only Concrete-Lined River Frontage 2 = One Resource 3 = Two or More Resources	Total Points	
Menomonee River							
73	1	2	0	1	0	4	Low
74	1	2	0	1	0	4	Low
75	3	3	0	3	2	11	Medium
76	1	2	0	1	0	4	Low
77	3	5	0	1	2	11	Medium
78	0	3	0	2	2	7	Low
79	1	3	0	3	2	9	Medium
80	1	3	0	3	2	9	Medium
81	6	5	0	2	2	15	High
82	1	1	0	3	0	5	Low
83	0	0	0	3	0	3	Low
84	0	0	0	3	0	3	Low
85	1	3	0	3	2	9	Medium
86	3	1	0	3	0	7	Low
87	3	5	0	3	2	13	High
88	3	0	0	3	0	6	Low
89	1	0	0	1	0	2	Low
90	6	5	0	1	2	14	High
91	3	0	0	3	0	6	Low
92	3	3	2	3	2	13	High
93	3	3	0	3	2	11	Medium
94	3	1	0	3	0	7	Low
95	6	5	2	3	2	18	High
96	6	5	1	1	2	15	High
97	6	2	2	3	0	13	High
98	6	5	2	1	2	16	High
99	1	3	1	3	2	10	Medium

^a"Barriers" include developed lands, railroad tracks, roads, and other man-made features and steep slopes which prevent or limit direct access to the river or park.

^bNatural resource features include natural river banks, estuary frontage, woodlands, wetlands, and bluffs.

^cAn additional two points were assigned to sites having 1,000 feet or more of river frontage.

Source: SEWRPC.

Appendix A (continued)

AN INVENTORY OF VACANT OR UNDERUTILIZED LANDS IN THE RIVERINE AREAS OF CENTRAL MILWAUKEE COUNTY

SITE ACQUISITION PRIORITY

Site Number	Point Values for Criteria Used in the Determination of Acquisition Priority						Priority High = 12-20 Points Medium = 8-11 Points Low = 1-7 Points
	Area 0 = Less than 2 Acres 1 = 2-4 Acres 3 = 5-19 Acres 6 = 20 or More Acres	Proximity to River ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = River Frontage ^c	Proximity to Park ^a 0 = Three or More Barriers 1 = Two Barriers 2 = One Barrier 3 = Contiguous to Park	Man-Made Site Characteristics 1 = Vacant Building(s) 2 = Vacant, and Littered 3 = Vacant, Graded or Natural	Natural Resources ^b 0 = No Resources 1 = Only Concrete-Lined River Frontage 2 = One Resource 3 = Two or More Resources	Total Points	
Menomonee River (continued)							
100	0	5	2	3	1	11	Medium
101	0	3	0	3	1	7	Low
102	0	3	0	3	1	7	Low
103	0	3	0	3	1	7	Low
104	0	3	0	3	1	7	Low
105	0	3	0	3	1	7	Low
106	0	3	0	1	1	5	Low
107	0	3	0	3	1	7	Low
108	1	2	0	3	0	6	Low
109	1	3	2	2	1	9	Medium
110	0	3	2	3	2	10	Medium
111	0	2	3	3	2	10	Medium
112	0	3	2	3	2	10	Medium
113	1	3	3	1	2	10	Medium
114	0	3	2	1	2	8	Medium
115	0	3	3	3	2	11	Medium
116	3	2	3	3	2	13	High
117	3	5	3	3	3	17	High
118	1	3	3	1	2	10	Medium
119	1	2	1	1	0	5	Low
120	0	3	3	3	3	12	High
121	0	3	3	3	3	12	High
122	0	0	0	1	0	1	Low

^a"Barriers" include developed lands, railroad tracks, roads, and other man-made features and steep slopes which prevent or limit direct access to the river or park.

^bNatural resource features include natural river banks, estuary frontage, woodlands, wetlands, and bluffs.

^cAn additional two points were assigned to sites having 1,000 feet or more of river frontage.

Source: SEWRPC.