

South Pennsylvania Ave

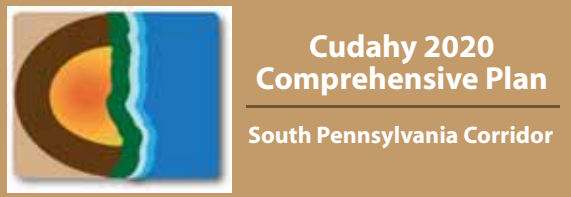
- Heavily traveled north-south connection
- Predominantly a mix of light industrial and commercial uses
- No sidewalks on west side of street
- Adjacent to Airport with a range of building limitations
- Eastside is stable residential neighborhood

Southwest Neighborhoods

- Predominantly single family and 2-family residences
- Walkable environment with parks, schools and churches
- Reinvestment focus on vacant land (Ladish "80 acres")

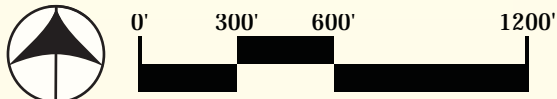
Low-Density
Light
Industrial
and Distribution
Uses

To I-94 & Airport



SITE CONDITIONS & CONTEXT ANALYSIS

DRAFT



Shaping places, shaping change
Madison & Milwaukee, Wisconsin
Vandewalle & Associates, Inc.

Created: July 2, 2008
Revised: October 22, 2008

- City Limits
- Planning Area Boundary
- TIF District #1
- Priority Redevelopment Site
- Long Term Redevelopment Site
- Vacant Land
- Major Roadways w/ Traffic Volumes (2007 WisDOT)
- Signalized Intersections
- Major City/Planning Area Gateways

Map