

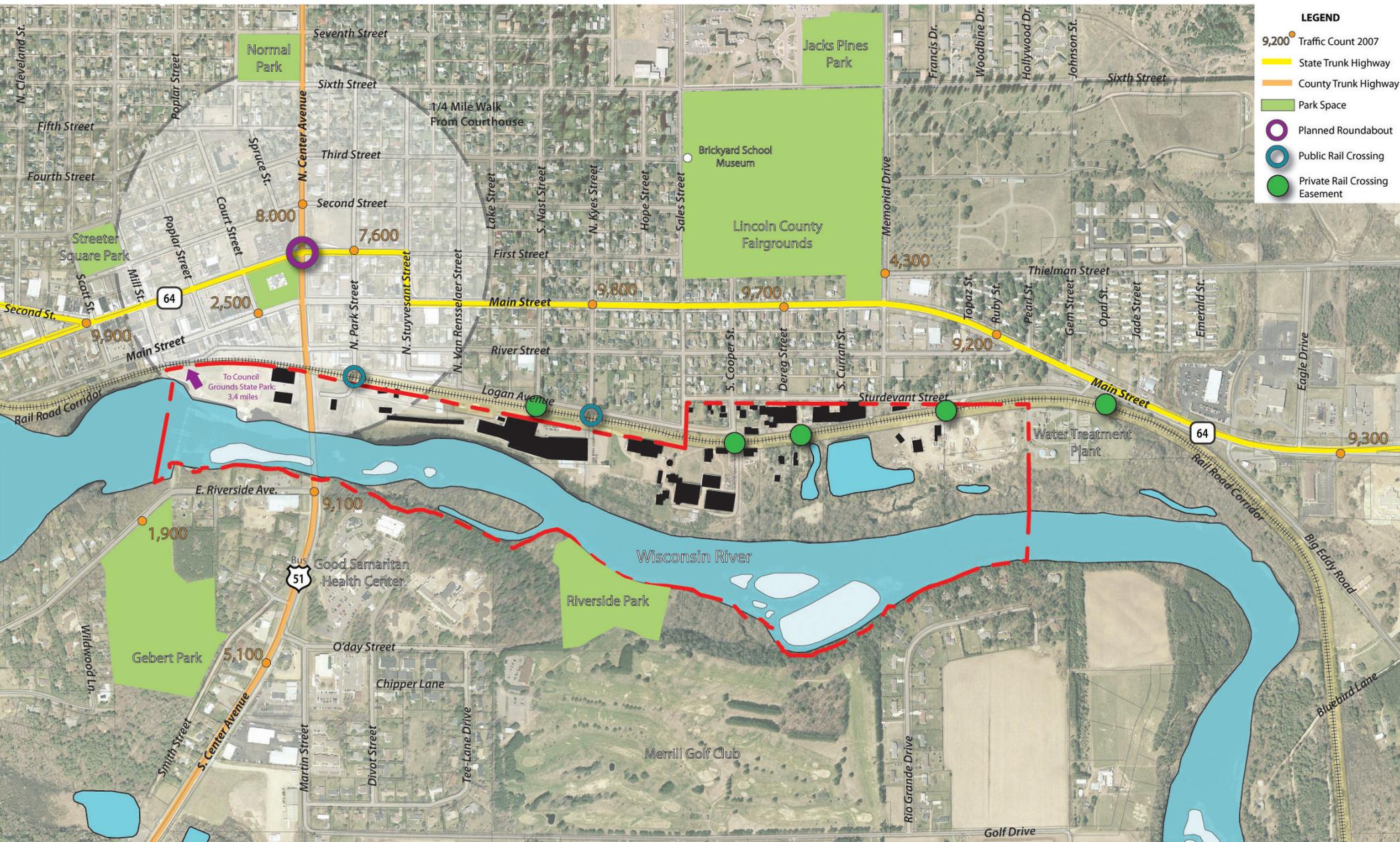
Circulation

The study area is not served directly by a regional road such as Highway 64 or Business Highway 51. Rather traffic destined for the study area must pass through a single-family neighborhood on local streets.

There are two public railroad crossings at Park Street and Kyes Street. In addition, there are five private crossing easements at Nast Street (SemCo), Cooper Street (SemCo), residential access to the Woodward, Ellis, and Schmidt parcels, Merrill Gravel and Construction, and the water treatment plant.

The west end of the study area is within walking distance (quarter mile) of downtown. Therefore, redevelopment that is connected to and complementary of downtown should be located on the west end of the study area.

The length of the study area is approximately one mile, a reasonable biking distance. The city is planning a city-wide trail system, with connections to the study area on both the west and east ends. This section of the Wisconsin Riverfront is an important trail connection.



Environmental

Floodplain covers large areas of the study area. In the western half, the floodplain is limited to the near edge of the Wisconsin River. In the eastern half, floodplain reaches further upland, encompassing much of the Merrill Sand and Gravel parcel. Redevelopment in the floodplain will need to allow periodic flooding or be built above the expected flood level.

Wetlands have been located in the eastern half, including in the river's edge along the Merrill Sand and Gravel and wastewater treatment plant parcels. Redevelopment in this area will need to avoid or minimize impacts to existing wetlands.

There are two known areas of contaminated soils. South of the wastewater treatment plant is a former municipal landfill. On the SemCo parcel is a former spill site, which is currently in a remediation program. Given the study area's adjacency to the river and its industrial land uses, the Wisconsin DNR has expressed a concern about unknown soil contamination.

The south bank has significant steep slopes that limit development. This is not a constraint on the north bank.