

# Downtown Proposed and Under Construction Public and Private Projects

(Updated 04/11/2016)

(Please Note: Projects include those with an investment of over \$5 million. Projects are sorted by their stage of development and then listed alphabetically. Investment amounts were calculated using one or more of the following: newspaper articles, developer interviews, web pages. For the most up to date valuation of a development, please visit <http://assessments.milwaukee.gov>)

## **PROPOSED:**

### **The Button Block**

**Development Type:** Hotel  
**Status:** Approved  
**General Location:** Downtown  
**Address:** 500 North Water Street  
**Developer:** Bear Development  
**Investment:** \$17 million  
**Website:** [www.beardevelopment.com](http://www.beardevelopment.com)

**Description:** A 94-room Hilton Homewood Suites is planned for the currently vacant seven-story building at North Water and East Clybourn streets. City of Milwaukee has agreed to spend up to \$1.9 million on improvements to the area's streets and to make the sidewalks more pedestrian-friendly.



### **The Couture**

**Development Type:** Mixed Use, Residential with Commercial  
**Status:** Planned  
**General Location:** Lakefront  
**Address:** 909 East Michigan Street  
**Developer:** Barrett Lo Visionary Development  
**Investment:** \$122 million  
**Website:** [www.barrettlo.com](http://www.barrettlo.com)

**Description:** A 44-story high-rise apartment tower with a base that includes retail and a public transit station. The station would serve the downtown streetcar and potentially Milwaukee County's bus rapid transit line. Utilizing tax incremental financing, the City will invest \$17.5 million toward the cost of the public transit station.



### **Milwaukee Bucks Arena & Ancillary projects**

**Development Type:** Mixed Use  
**Status:** Approved  
**General Location:** West Town/Park East  
**Address:** 10 acres between Old World Third Street and Ninth Street  
**Developer:** Milwaukee Bucks, LLC  
**Investment:** \$1 Billion  
**Website:**

**Description:** Multi-phase, mixed-use development to include a Bucks training facility, apartments, offices, retail and parking structures. Construction is expected to begin in July 2016, anticipating completion for the start of the 2018 NBA season. The City of Milwaukee will provide an investment of \$47 million for the construction of a city-owned, 1243 stall parking structure in addition to a public plaza.



### **Laacke and Joys Redevelopment**

**Development Type:** Office  
**Status:** Approved  
**General Location:** Park East/ Water Street  
**Address:** 1433 N Water Street  
**Developer:** Wangard Partners  
**Investment:**  
**Website:** [www.wangard.com](http://www.wangard.com)

**Description:** Bader Rutter & Associates will move its headquarters and 220 employees to become the anchor tenant of this redevelopment project at the former Laacke & Joys site. Wangard Partners plans to create a 113,830

square foot office building, by renovating an existing four-story building and connecting it to a new five-story building on the site where there is currently an obsolete four-story building. In addition to the office building, this project will provide the public with a 390 linear foot Riverwalk extension. Pre-construction work is expected to begin in the first week of April 2016, with a target completion date of May 2017.



**UNDER CONSTRUCTION:**

**The Brewery**

**Development Type:** Infrastructure  
**Status:** Under construction  
**General Location:** Westtown  
**Address:** Northwest Corner of Downtown, east of I-43  
**Developer:** Joseph Zilber (Master Planner)  
**Investment:** \$57 million  
**Website:** [www.thebrewerymke.com](http://www.thebrewerymke.com)

**Description:** 22-acre former Pabst Brewery site to be turned into a mixed-use, historical redevelopment with 550,000 SF. dedicated to entertainment, retail, restaurants, and office with 510 units consisting of condominium and apartments. Site preparation and infrastructure work includes environmental clean up, demolition, street construction, and building of a 900 stall, 8 level parking ramp.



The Brewery

**DoMUS**

**Development Type:** Residential Apartments  
**Status:** Under Construction  
**General Location:** Historic Third Ward/ Riverwalk  
**Address:** East Erie Street  
**Developer:** The Mandel Group  
**Investment:** \$30 million  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:**

Mandel Group is building a six-story apartment project along the river in the Historic Third Ward. The building will include 132 apartments, including larger penthouse units on the upper two floors catering to the empty-nesters. Construction is underway with an expected completion date of summer 2017. The project includes an extension of the Riverwalk and the creation of a public space on an adjacent abandoned railroad trestle. The City will provide \$1.4 million in tax incremental financing to fund the construction of the Riverwalk and dockwall.



**Hack/Pritzlaff Building**

**Development Type:** Mixed Use (Conversion)  
**Status:** Under construction  
**General Location:** Historic Third Ward  
**Address:** 433 West St. Paul Avenue  
**Developer:** Sunset Investors  
**Investment:** \$36 million  
**Website:** [www.sunsetinvestors.com](http://www.sunsetinvestors.com)

**Description:**

Former John Pritzlaff Hardware building to be converted into 81 apartment units and retail. While the property appears to be a single structure, there are actually five interconnected buildings built between 1875 and 1915. The property includes two seven-story and three four-story buildings. The four-story building on the corner of St. Paul and Plankinton Avenues will be the center of the retail and commercial space. The first floor of all buildings will be devoted to 46,000 SF of retail.



Pritzlaff Building

**Lakefront Gateway Project**

**Development Type:** Infrastructure  
**Status:** Under construction  
**General Location:** East Town/Lakefront  
**Address:**  
**Developer:** City of Milwaukee in partnership with the State of Wisconsin  
**Investment:** \$34 million  
**Website:** [www.city.milwaukee.gov/AreaPlan/Downtown/Lakefrontcatalyticproject.htm](http://www.city.milwaukee.gov/AreaPlan/Downtown/Lakefrontcatalyticproject.htm)

**Description:**

Reconstruction and realignment of the Lake Interchange, Lincoln Memorial Drive, Michigan Street, Clybourn Street and Harbor Drive to provide better access between downtown Milwaukee and the lakefront, to enhance the gateway to downtown Milwaukee and to open up additional land for development. The project also includes a proposed new signature public space on the Lakefront, the Gateway Plaza. The City of Milwaukee will provide an \$18 million investment toward the completion of this project.



**Mackie Building**

**Development Type:** Mixed Use  
**Status:** Under construction  
**General Location:** East Town  
**Address:** 225 East Michigan Street  
**Developer:** 225 East Michigan Street, LLC  
**Investment:** \$12 million  
**Website:**

**Description:**

The historic rehabilitation of the Mackie Building will include 25 market-rate apartments on the upper floors, retain the existing Grain Exchange Room and completely restore the building’s façade and clocktower. Through a tax increment district, the City will provide \$900,000 to assist with the façade restoration.



Mackie Building

**The North End – Aperture**

**Development Type:** Mixed Use  
**Status:** Under construction  
**General Location:** Park East  
**Address:** 1551 North Water Street  
**Developer:** The Mandel Group  
**Investment:** \$55 Million  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** This project relates to the third phase of the larger, North End development and includes 168 apartment units and a 29,500 square foot Fresh Thyme Farmers Market grocery store located on the ground floor. In addition, with \$2 million from the City of Milwaukee, this phase of the project will create a 420 linear foot Riverwalk extension as well as an extension of the publically accessible Edison Street, located adjacent to the Milwaukee River. The project broke ground in July of 2014 and is expected to complete construction by the spring of 2016.



### **The North End – Phase IV**

**Development Type:** Residential  
**Status:** Under construction  
**General Location:** Park East  
**Address:** North Water Street  
**Developer:** The Mandel Group  
**Investment:**  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** This project relates to the fourth phase of the larger, North End development and includes 155 apartment units and a 186 spot residential indoor parking garage. In addition, with approximately \$1 million from the City, this phase of the project will create a 400 linear foot Riverwalk extension, an extension of North Broadway to the river, as well as an extension of the publically accessible Edison Street, located adjacent to the Milwaukee River. The project broke ground in January 2016.



### **Northwestern Mutual Office Tower**

**Development Type:** Office  
**Status:** Under construction  
**General Location:** East Town  
**Address:** 800 East Wisconsin Avenue  
**Developer:** Northwestern Mutual  
**Investment:** \$400 Million  
**Website:** [www.northwesternmutual.com](http://www.northwesternmutual.com)

**Description:** An approximately 1,100,000 SF office building, which will allow Northwestern Mutual to add 1,900 employees in downtown Milwaukee. A developer-financed Tax Increment District will provide \$54 million toward this project.



Northwestern Mutual Office Tower

### **The Rhythm**

**Development Type:** Residential  
**Status:** Under Construction  
**General Location:** North Water Street  
**Address:** 1632 North Water Street  
**Developer:** New Land Enterprises  
**Investment:** \$10 million  
**Website:**  
**Description:** 140 unit residential development near the corner of North Water Street and Pleasant Street. The project began site work in December of 2014 and is expected to complete construction in 2016.



### **Riverhouse Apartments**

**Development Type:** Residential Apartments  
**Status:** Under Construction  
**General Location:** North Water Street  
**Address:** 1781 North Water Street  
**Developer:** Atlantic Realty Partners  
**Investment:** \$16 million  
**Website:** [www.goarp.com](http://www.goarp.com)  
**Description:** 443 unit luxury apartment development. Phase I includes 243 apartments, over 500 linear feet of Riverwalk and two public access connections, one to Water Street and a second to the Marsupial Bridge. The City will contribute approximately \$3.9 million toward the construction of the Riverwalk and public access connections. First phase broke ground in September 2015 with the second phase expected to follow 18 months after.



Riverhouse Apartments

## **Riverwalk**

<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Under construction - ongoing
<b>General Location:</b>	East Town, Park East, Historic Third Ward and Westtown
<b>Address:</b>	Both sides of the Milwaukee River, from Lake Michigan to the North Avenue Pedestrian Bridge
<b>Developer:</b>	Private Property Owners, in partnership with the City of Milwaukee
<b>Investment:</b>	\$85 million + since 1988
<b>Website:</b>	<a href="http://www.city.milwaukee.gov/Riverwalk">www.city.milwaukee.gov/Riverwalk</a>
<b>Description:</b>	The City of Milwaukee launched the Riverwalk Initiative in 1988, to connect the natural current of the Milwaukee River with a current of business and leisure activities. The primary goal was to put a renewed focus on the river as a destination for residents, employees, and visitors alike. Riverwalk development requires a partnership between the City and riverfront property owners. A Master Plan, Design Guidelines, and an Overlay Zone guide its creation and implementation. In exchange for permanent public access, the City provides financial assistance for the construction of individual Riverwalk improvements. There are 3.1 miles of Riverwalk required along each side of the Milwaukee River and as of 2016, approximately 80% of the Riverwalk has been constructed, representing over \$88 million in private and public investment.



Historic Third Ward Riverwalk

## **SpringHill Suites**

<b>Development Type:</b>	Hotel
<b>Status:</b>	Under construction
<b>General Location:</b>	Westtown
<b>Address:</b>	744 N 4 <sup>th</sup> Street
<b>Developer:</b>	Jackson Street Holding, LLC
<b>Investment:</b>	\$17 million
<b>Website:</b>	<a href="http://www.jacksonstreetholdings.com">www.jacksonstreetholdings.com</a>
<b>Description:</b>	The conversion of a historic 92,225 square-foot office building with 90 underground parking spaces into a 150 room hotel with a fitness center and a 2,000 square-foot meeting space. Accepting reservations starting in May 2016.



## **Milwaukee Streetcar**

<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Under Construction
<b>General Location:</b>	East Town and Westown
<b>Address:</b>	N/A
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$128 million
<b>Website:</b>	<a href="http://www.milwaukeeestreetcar.com">www.milwaukeeestreetcar.com</a>

**Description:** The electronically powered Downtown Streetcar Circulator will operate modern streetcars on a 2.1-mile route from the Intermodal Station, through downtown Milwaukee to the lower east side area on rails imbedded in the pavement. Proposed extensions would extend the initial route to Brady Street and to The Brewery/Park East. Modern streetcars will operate in mixed traffic with other motor vehicles and will not require a reserved or dedicated right-of-way. It will primarily function as an economic development tool and improve the connectivity between downtown destinations such as the Wisconsin Center, Bradley Center, Shops at Grand Avenue, Lakefront, Maier Festival Grounds, major parking facilities, downtown workplaces and dozens of hotels, restaurants and entertainment venues. It will also link downtown destinations and workplaces with intercity rail (Amtrak) and bus service at the Milwaukee Intermodal Station. In February 2015, the Common Council approved the local funding for the project. Construction began in spring of 2016.



## **Westin Hotel**

<b>Development Type:</b>	Hotel
<b>Status:</b>	Under Construction
<b>General Location:</b>	Lakefront
<b>Address:</b>	716 E Clybourn Street
<b>Developer:</b>	Jackson Street Holdings, LLC and White Lodging
<b>Investment:</b>	
<b>Website:</b>	<a href="http://www.jacksonstreetholdings.com">www.jacksonstreetholdings.com</a>

**Description:** A 220-room Westin hotel is under construction at the US Bank Center near the lakefront. The building will also include 9,000 square feet of meeting facilities, including a 5,000 square-foot ballroom, a fine dining restaurant and all the Westin brand's signature services and amenities. The hotel is expected to open in the summer of 2017.

