



Department of City Development
News Release

For Immediate Release
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Greening A Riverwest Brownfield: Developer Selected For Johnson Controls Site

Milwaukee Mayor Tom Barrett and Alderman Michael D'Amato announced today the selection of Tandem Developers, LLC to redevelop a blighted Riverwest brownfield into 26 new single-family homes. The developer's proposal was chosen among eight proposals submitted to the Department of City Development.

The 2.8-acre site was used for light manufacturing and storage from 1910 to 1998 and is located in a residential neighborhood at 3238 N. Bremen St. Known as the 'Badger Site,' it is owned by Johnson Controls, Inc.

Mayor Barrett said the City of Milwaukee partnered with Johnson Controls to clean up and redevelop the site. Johnson Controls will pay \$2 million in environmental remediation costs, while Mayor Barrett fought for \$300,000 in federal funds to bring the former industrial site into compliance for residential use.

"I want to move Milwaukee forward and to do so, we need to put old industrial sites back in use either to create jobs or to re-knit a residential neighborhood together with additional homes for families," said Mayor Tom Barrett. "Johnson Controls is a good corporate citizen and we thank the company for working with us to clean up this site. We would like to seek additional partnerships with companies who own old industrial sites."

Alderman Michael D'Amato represents the area and chairs the Council's Zoning, Neighborhoods and Development Committee. D'Amato said the selected developer for the Riverwest site, Tandem Developers, is known for engaging the community when working on a neighborhood project.

"By working with a selection committee that included neighborhood residents we ensured a process that was inclusive and a development that is consistent with the character of the Riverwest neighborhood," said D'Amato. "I'm very confident that the houses that Tandem offers will be immediately purchased, adding to our tax base and introducing new families to a great neighborhood."

The proposal submitted by Tandem calls for 26 new single-family homes that feature full front porches and other architectural features resembling the look of Riverwest homes. Each of the homes will have a rain garden and be built using 'green' or sustainable materials such as cement-fiber siding rather than vinyl. The starting price for the completed homes will range from \$250,000 to \$280,000 and feature 3 to 4 bedrooms and 2 to 2.5 baths. Homes will be targeted to owner-occupants.

Mayor Barrett also said the developer will at a minimum involve emerging business enterprises (EBEs) in 30 % of the project.

The Department of City Development issued a request for proposals for the site to ensure the best use of property in a strong residential neighborhood. Mayor Barrett said the value of existing single or two-family homes in the Riverwest neighborhood have nearly doubled in the last five years. Most of the homes around the Johnson Controls site are owner-occupied.

The project is expected to begin Spring 2006.

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