

Building A STRONGER MILWAUKEE

Dept. of City Development NEWS



City of Milwaukee

Tom Barrett, Mayor

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Building A Stronger Milwaukee is a news digest representing our work in the community to help shape the city's future.

Under the direction of Mayor Tom Barrett and in partnership with the Milwaukee Common Council, the Department of City Development works each day in a variety of ways to guide development, grow opportunities and strengthen neighborhoods.

Rocky Marcoux, Commissioner
Department of City Development



Awards recognize Milwaukee's national leadership in brownfields renewal

The Menomonee Valley Industrial Center and Community Park took three major awards at this year's national brownfields redevelopment conference, held in New Orleans in November. The project captured the People's Choice Phoenix Award, the Environmental Protection Agency Region 5 Phoenix Award, and a Brownfields Renewal Environmental Impact Award. All three awards recognize excellence in the remediation and re-use of contaminated properties. The Phoenix Awards are the nation's top honors recognizing excellence in brownfield redevelopment.

The project grew out of a 1998 city-adopted plan that recommended the city acquire and redevelop the 133-acre vacant Milwaukee Road Shops facility, abandoned in 1985. The master plan for the property incorporates a variety of sustainable features, including the development of shared stormwater management facilities that also provide recreational space.

To date, six companies employing 700 people have constructed new facilities within the business park. Palermo Villa, the first firm to locate there in September 2005, recently announced plans to expand. The newest, Charter Wire, recently moved into a 160,000 square foot building. Taylor Dynamometer, Caleffi N.A., Derse Company and Badger Railing also are operating at the Industrial Center.

The awards were announced on the eve of a celebration of 10 years of Valley redevelopment, sponsored by the Menomonee Valley Partners. A [video](#) that reviews the past decade of progress was unveiled at the event.



Residential high-rise slated for Park East

Construction will soon be underway on [The Moderne](#), a 30-story residential tower to be constructed on the southwest corner of Juneau Avenue and Old World Third Street, in the Park East corridor. The Milwaukee Common Council approved a \$9.3 million loan guarantee in November, allowing the \$55 million project to move forward.

The Moderne includes 203 apartments, 14 condo units, and ground-floor retail space. Rick Barrett is the developer. Completion will take about two years.



Ground broken for new central city subdivision

Mayor Tom Barrett and representatives of Legacy Development Partners broke ground November 30 for The Legacy, a 51-home subdivision in the area bounded by W. Garfield Ave., W. Brown St., N. 21st St. and N. 24th St., near Johnson's Park.

The City of Milwaukee created a \$3.25 million tax incremental district to cover costs associated with assembling the site, performing environmental remediation, building public infrastructure, making improvements to Johnson's Park, and providing loans and grants to existing home owners in the district to fix up their properties.



[The Legacy](#) is the latest residential project to redevelop land cleared in the 1970s for the Park West freeway, which was never constructed. The City Homes subdivision, developed by the City of Milwaukee starting in 1995, has built more than 80 new single-family homes. The Lindsay Heights project has constructed more than 165 new single-family homes.



Foreclosure mitigation programs underway

Work continues on a variety of approaches to mitigate the impact of high rates of mortgage foreclosure in Milwaukee.

- Several weeks ago, the Milwaukee Neighborhood Reclamation Company, a City-sponsored non-profit, began acquiring strategically-located foreclosed properties that will be banked and eventually resold to appropriate parties for redevelopment.
- The [Homebuyer Assistance Program](#) has made forgivable loans to 28 buyers for the purchase and renovation of foreclosed properties, and more applications are being processed. Landlords have received loans to buy and renovate 18 units of housing, and more applications are in process.

- The Milwaukee Homeownership Consortium sponsored two workshops in October to explain how to buy a foreclosed property and connect eligible buyers to resources. More than 700 people attended.
- [Milwaukee Foreclosure Mediation Program](#), operated by Marquette University Law School, is bringing together lenders and borrowers to negotiate new mortgage terms to avoid foreclosure. More than 300 homeowners have applied for mediation, and early cases have logged impressive success rates.



Summer youth jobs help to build a quality future workforce

Milwaukee's Earn & Learn program, a cooperative venture between the City of Milwaukee and Milwaukee Area Workforce Investment Board, is now recruiting employers to create part-time summer internships for local youth. Employers who want to learn more can see a video about the program at the [Earn & Learn web site](#). Or contact City youth development coordinator Bill Malone (william.malone@milwaukee.gov, 414-286-5894).

Staff lauded for economic development work

Two members of the staff of the Milwaukee Economic Development Corporation have been honored by local organizations.



Jim Scherer, MEDC vice-president, who works closely with the Department of City Development and Redevelopment Authority to analyze and structure development assistance, has received the 2009 Robert B. Bell, Sr. Best Public Partner Award. The award is given annually by the Robert B. Bell, Sr. Real Estate Chair at Marquette University and BizTimes Milwaukee to a person in the public sector who is an advocate for commercial real estate development in southeastern Wisconsin.



Martha Morrison, a senior loan officer with MEDC, has been awarded a Microenterprise Advocate award for her work with Latino businesses in Milwaukee. The award is given out by the Latino Entrepreneurial Network (LEN), a non-profit organization that serves small Hispanic-owned businesses in the Milwaukee and Racine metro areas.