



2006
City of Milwaukee
**Economic
Development
Report**

Prepared by the Milwaukee Department of City
Development
February 2007



2006 Milwaukee Economic Development Report

As the City of Milwaukee's primary instrument for housing and economic development, the Department of City Development deploys an array of tools to strategically advance City government's goals of strengthening neighborhoods, supporting employers, and creating opportunities for residents. DCD staff work with a wide variety of partners -- businesses, neighborhood organizations, developers, and private citizens -- to encourage private investment to create and retain jobs, develop and redevelop real estate, and improve the quality of life in Milwaukee neighborhoods.

DCD administers a wide variety of programs that bring resources to the economic development projects in which it participates. Department staff:

- Provide direct financial assistance to small businesses through the loan programs of the Milwaukee Economic Development Corporation and the façade and Retail Investment Fund grant programs.
- Sell real estate owned by the City and Redevelopment Authority for redevelopment, and assemble sites for redevelopment.
- Evaluate and shape Tax Incremental Financing proposals.
- Seek and manage financial resources to clean up and redevelop brownfield sites, and oversee testing and remediation activities on City-owned property.
- Assists commercial districts to form and operate Business Improvement Districts, Main Street programs, and business associations.
- Administer resources that improve the streetscape design in neighborhood commercial districts.
- Oversee Milwaukee's Renewal Community tax credit program, and allocate Commercial Revitalization Deduction credits.
- Evaluate applications for Low Income Housing Tax Credits.
- Underwrite projects that require industrial revenue bonds.
- Evaluate projects seeking Development Fund grants.
- Operate youth employment programs.
- Provide housing renovation loans.
- Administer Milwaukee's zoning ordinance and work with those who propose zoning changes.
- Review construction plans and issue development permits.
- Provide project facilitation services.

DCD's work makes concrete contributions to the economic vitality of the city of Milwaukee. In 2006, projects administered by DCD that received approval from the Common Council, Redevelopment Authority, City Plan Commission, and the boards of the Milwaukee Economic Development Corporation and the Neighborhood Improvement Development Corporation anticipate the following results upon completion:

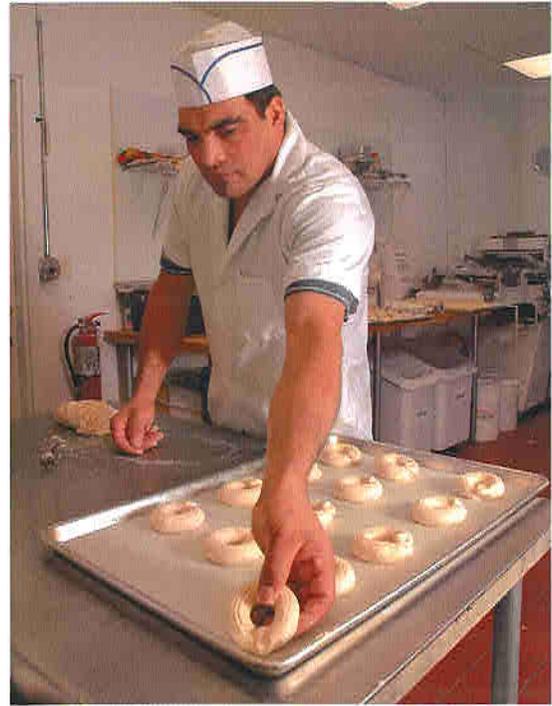
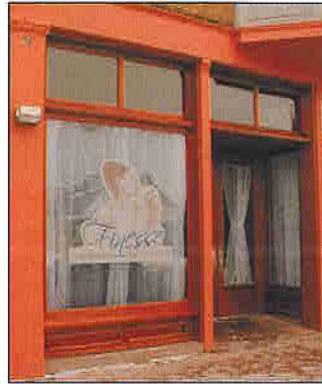
- 3,705 new jobs created through business expansion or relocation into the city of Milwaukee
- 9,839 retained jobs
- 801 new housing units
- 300 renovated housing units
- Construction of 1,761,878 square feet of new commercial, industrial, and institutional space
- Renovation of 314,300 square feet of commercial, industrial and institutional space
- Private investment of \$954 million

This report details the activity behind those accomplishments. The first section summarizes the achievements of ongoing programs. The second section contains brief summaries of more than 40 projects for which DCD oversaw the provision of City assistance in 2006. These summaries are arranged by aldermanic district.

These achievements, under the direction of Mayor Tom Barrett, are made possible by the support the 15 members of the Common Council; the commissioners of the Redevelopment Authority of the City of Milwaukee and the City Plan Commission; the boards and committee members of the Milwaukee Economic Development Corporation and the Neighborhood Improvement Development Corporation; our colleagues throughout City government, and countless private partners who invest in Milwaukee. We greatly appreciate their ongoing assistance.



Rocky Marcoux
Commissioner
Department of City Development



Ongoing DCD programs

Milwaukee Economic Development Corporation lending

The Milwaukee Economic Development Corporation made 100 loans totaling \$21,610,009 to small businesses during 2006. The borrowers, who will invest a total of \$51,492,487 in their businesses, expect to create 493 jobs, and their projects will retain 1467 jobs. Section two of this report provides information about several of MEDC's largest 2006 projects.

Milwaukee Development Center

Staff of the Milwaukee Development Center examine building plans to ensure they conform to the requirements of the building and zoning codes, and issue development permits. In 2007, staff processed plans for residential development valued at \$141 million and commercial development valued at \$283 million.

Staff issued 43,744 permits in 2006, and provided in-person assistance to 12,070 customers who visited the Development Center.

In early 2006, the Development Center introduced epermits, an online system that allows contractors to apply for and receive electrical permits over the Internet. By year's end, 50% of all electrical permits were being issued through epermits, and development of an epermits system for plumbing permits was well underway.

Residential vacant lot sales

The Department of City Development sold vacant land for the development of 65 single-family homes in 2006. The buyers anticipate investing \$7.6 million to build their new homes. Buyers include both individuals and non-profit housing development organizations such as Habitat for Humanity. A number of land sales that will generate additional investment through commercial development are included in section two of this report.

Façade grants

The Department of City Development made façade grants totaling \$344,388 during 2006. The grant recipients will match these funds with \$830,886 to renovate the exteriors of the commercial buildings they own or occupy.

Retail Investment Fund grants

The Department of City Development made \$270,000 in grants through the Retail Investment Fund. The grant recipients expect to invest \$5,647,000 in business expansion projects that will create 86 jobs.

Youth employment programs

The Department of City Development administered two youth employment programs in 2006. The City Summer Youth Internship Program used Community Development Block Grant funds to create 215 part-time jobs within City government departments. High school juniors and seniors who live in the CDBG boundary were eligible to apply for these positions. DCD also administered a special youth employment grant from the Wisconsin Department of Workforce Development. The grant enabled DCD to place 450 Milwaukee residents aged 16 to 20 in part-time jobs created by non-profit organizations and faith-based agencies.

Main Street Milwaukee

The Main Street Milwaukee program supports business development and job growth in four Main Street Districts:

- Mosaic, covering the area along Burleigh Street from N. 43rd to N. 60th St.
- SOHI, covering the area along N. 27th St. from W. St. Paul Ave. to W. Highland Blvd.
- Silver City, covering the area along W. National Ave. from S. 31st St. to S. 38th St.
- Lincoln Village, covering the area along W. Lincoln Ave. from St. 5th St. to S. 20th St.

DCD staff and the Main Street Partners Board oversee operation of the program.

In 2006, businesses within the Main Street Districts created 142 new jobs and invested \$522,760 in improvements.

Housing rehabilitation loans

DCD staff administer several programs that encourage residential property owners to invest in home renovation. To maximize program impact, these resources are made available primarily in designated Targeted Investment Neighborhoods. In 2006, the following areas were designated as TINs:

- Washington Park--Lloyd St. to North Ave., 47th to 51st Streets
- Parkview --16th to 20th Streets, McKinley Blvd. to Walnut St.

- Lincoln Village -- Lincoln Ave. to Arthur St., 5th to 10th Streets
- Woodlands condominium development
- Harley-Davidson -- McKinley Blvd. To Cherry St., 36th to 40th Sts.
- Silver City -- 24th to 39th Streets, Pierce St. to Greenfield Ave.
- Winfield/Mill Road -- 77th to 84th Streets, Bender Rd. to Mill Rd.
- Beechie Brooks -- 3rd to 7th Streets, Garfield Ave. to Center St.

In 2006, staff made 81 loans to home owner-occupants. These loans will result in renovation of 108 units of housing, and investment of \$1,133,855. Staff made eight loans to landlords through the Rental Rehabilitation Program. These property owners will invest \$345,370 to renovate 27 units of affordable housing.

Within the TINs, staff also supported a variety of other efforts that encourage neighborhood stability. During 2006, staff administered a Milwaukee Foundation grant that enabled TIN residents to implement neighborhood beautification and identification projects. TIN residents were involved in neighborhood safety activities, landscaping, clean-ups, and block club organizing.

Business Improvement Districts

DCD staff assist neighborhood business owners to organize Business Improvement Districts, and provide ongoing support to the operation of the BIDs. They also administer a BID loan program that provides financing for capital projects such as streetscape improvements. By year's end, DCD staff were responsible for assisting 29 such organizations. Staff also maintained ongoing contact with the Citywide BID Council.

2006 saw the creation of one new BID: the Airport Gateway Business Improvement District, serving businesses near Mitchell International Airport. The BID was an outgrowth of a business association organized earlier with the assistance of DCD staff. DCD staff also were involved in the organization of a new S. 27th Street business association during 2006.

Neighborhood planning

Because solid neighborhood plans can be the catalysts that spur private investment, DCD operates a rigorous neighborhood planning program. During 2006, a neighborhood plan was adopted for the Washington Park area, and work was underway on four other plans:

- Southeast side
- Near south side
- Northwest side
- Northeast side

Each neighborhood plan uses a variety of strategies to involve neighborhood residents, organizations, business and property owners, and other stakeholders in the planning process. Data is gathered, visions are formed, and catalytic projects are identified through image preference surveys, household surveys, demographic and market analyses, town hall meetings, focus groups, and public workshops.

The cost of neighborhood plan development is shared. The City budget provides half the cost, and neighborhood stakeholders are asked to match the City's contribution.

Milwaukee's neighborhood plans will complement the City's comprehensive policy plan, which must be completed by 2010 in order to comply with Wisconsin's Smart Growth law. The department was awarded a \$175,000 State Smart Growth Plan grant in 2006 to support completion of the comprehensive plan.

2006 economic development projects

During 2006, the economic development projects on the following pages received approvals from public bodies including the Common Council, Redevelopment Authority of the City of Milwaukee, City Plan Commission, Milwaukee Economic Development Corporation and/or the Neighborhood Improvement Development Corporation. As a result of City action, these projects will result in new job creation, relocation of jobs to the city of Milwaukee, and job retention; development of new housing units and commercial/industrial space; renovation of existing housing and commercial/industrial space; and significant private investment in Milwaukee.

2838 W. Atkinson

Hampton/Atkinson TIN

Ald. District 1

Description

Sell a vacant RACM-owned property for mixed-use redevelopment. Investment will be \$300,000, creating 8 rehabbed apartments and a commercial space.

City Involvement

>>City/RACM Land Sale

Projected Impact

>>New Jobs 4 >>Renovated Housing Units 8
>>Renovated Commercial/ Industrial Space
>>Private Investment \$300,000



Hayes Brake relocation

6750 W. Florist Ave.

Ald. District 2

Description

Assist Hayes Brake to relocate jobs from Grafton and Indiana to space within former OMC building. Property is within the renewal community. Company chose this site from among four identified in Milwaukee, as well as competing sites within metro area.

City Involvement

>>MEDC Loan \$250,000

Projected Impact

>>New Jobs 25

>>Renovated Commercial/ Industrial Space

>>Private Investment \$1,781,000



Midtown Center Phase II (Office Depot)

Midtown Center (Capitol Drive at 55th Street)

Ald. District 2

Description

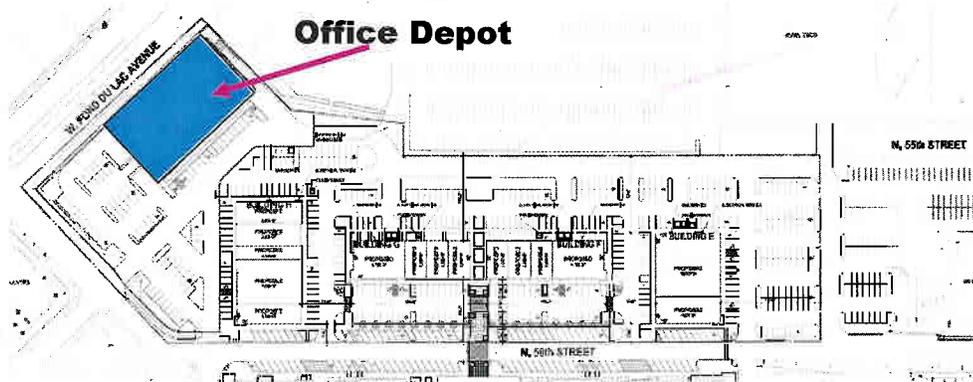
Construct new Office Depot at Midtown Center.

City Involvement

- >>Zoning Change
- >>TID Investment (Midtown Center)

Projected Impact

- >>New Commercial/Industrial Space 100,000 SF
- >>Private Investment \$11,000,000



Alterra Coffee Roasters

2944-51 N. Humboldt Ave.

Ald. District 3

Description

Sell land to Alterra Coffee Roasters for construction of new headquarters, and provide bond financing. All primary functions will move to this building: wholesale roasting, bakery and commissary, administrative/human resources, customer service and mechanical service. In addition, a new flagship café – Alterra's 7th café in the City – will be built as the focal point of the development. Redevelopment Authority has used grant funds to undertake environmental remediation on the property.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly

>> Environmental remediation

>>Bond Issue \$2,500,000

Projected Impact

>>New Jobs 22

>>New Commercial/Industrial Space 26,000 SF

>>Private Investment \$2,500,000



Columbia/St. Mary's hospital

NorthAve./Lake Drive

Ald. District 3

Description

Establish Detailed Planned Development for construction of new hospital that replaces two existing hospital buildings: St. Mary's and Columbia Hospitals.

City Involvement

>>Zoning Change >>Planning/Design

Projected Impact

>>Retained Jobs 6,000
>>New Commercial/Industrial Space 218,000 SF
>>Private Investment \$417,000,000



Convent Hill

1325 N. Jefferson St.

Ald. District 3

Description

Construct new 10-story, 120 unit Section 42 low income housing tax credit mixed-use building with approximately 7,500 of ground floor commercial space to replace current Convent Hill public housing for the elderly. Partnership between Friends of Housing and the Housing Authority of the City of Milwaukee.

City Involvement

>>Planning/Design >>Project Facilitation

Projected Impact

>>New Housing Units 120
>>New Commercial/Industrial Space 7,500 SF
>>Private Investment \$15,000,000



Park East - Flatiron Building

Pleasant/Jefferson/Water

Ald. District 3

Description

Sell RACM-owned land to developer for construction of mixed-use building within the Park East corridor. Identified as a catalytic project in Park East plan. As part of the City's "green" initiative, the request for proposal to sell the property required inclusion of green building features. The Flatiron includes such elements as rain gardens to absorb stormwater runoff on-site.

City Involvement

>>City/RACM Land Sale >>Planning/Design

Projected Impact

>>New Housing Units 38
>>New Commercial/Industrial Space 2,860 SF
>>Private Investment \$5,600,000



Riverview dormitory

1136 E North Avenue

Ald. District 3

Description

Sell land, adopt planned development zoning, and sell bonds to facilitate and finance construction of new dormitory for UWM students. Dorm has 438 beds. Developer is UWM Foundation.

City Involvement

>>City/RACM Land Sale >>Zoning Change

>>Bond Issue \$28,656,000

Projected Impact

>>New Commercial/Industrial Space 146,720 SF

>>Private Investment \$28,656,000



Amtrak Station Redevelopment

433 W. St. Paul

Ald. District 4

Description

Renovate Amtrak Station using combination of federal and City TID funds. 60,000 SF building, \$15.8 million investment. Developer is Milwaukee Intermodal Partners LLC. \$6 million from TID 60, \$6 million federal funds, \$3.8 million private investment. New terminal will house Amtrak and inter-city bus service. Identified as a catalytic project in the downtown plan.

City Involvement

>>TID Investment \$6,000,000

Projected Impact

>>Renovated Commercial/ Industrial Space 60,000 SF
>>Private Investment \$9,800,000



First Place on the River

106 W. Seeboth

Ald. District 4

Description

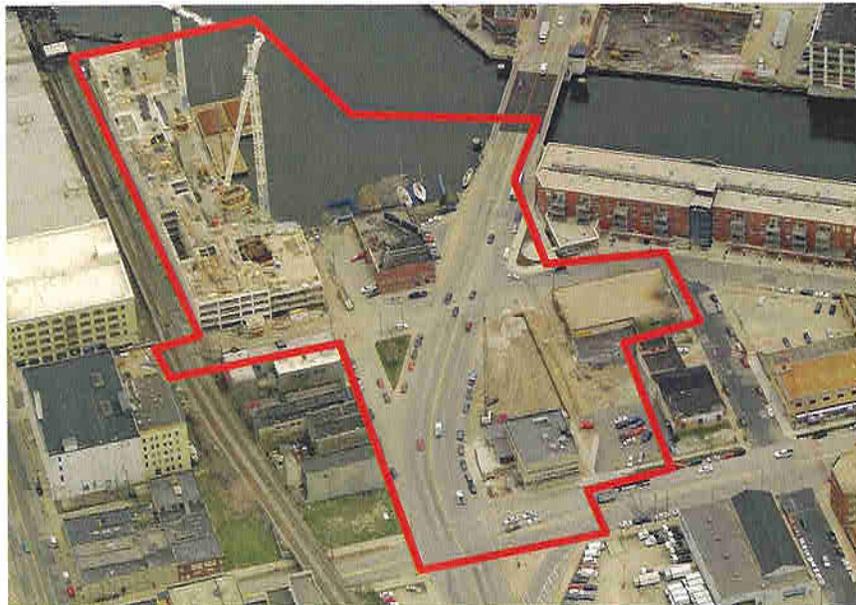
Establish developer-funded TID to fund City share of riverwalk adjacent to mixed-use project at 106 S. Water St. Convert 4-story, 166,000 SF building to 154 condos and 5 commercial units with riverwalk and marina. Project adds 8 stories to existing building. TID funds City share of riverwalk plus nearby infrastructure work on 5th Ward.

City Involvement

>>Planning/Design >>Project Facilitation >>Public Improvements
>>TID Investment \$4,400,000

Projected Impact

>>New Housing Units 154
>>New Commercial/Industrial Space 20,000 SF
>>Private Investment \$45,000,000



Gaslight Building

117 N. Jefferson St.

Ald. District 4

Description

Provide renewal community community revitalization deduction credits to support complete rehabilitation of 30,000 SF building. Building will house a mix of restaurant and office tenants. Building had been tax-exempt; will be returned to property tax rolls.

City Involvement

>>CRD Credits \$781,845

Projected Impact

>>New Jobs 130

>>Renovated Commercial/ Industrial Space 30,000 SF

>>Private Investment \$3,443,890



Manpower relocation

Schlitz Park

Ald. District 4

Description

Create \$25 million TID to assist in relocation of 1,200 employees of Manpower, a Fortune 100 company, to a new building at a downtown riverfront site adjacent to the Park East freeway corridor. TID includes \$250,000 for construction trades job training program created by the developer in cooperation with the City's Department of Administration. An economic development impact study estimates that Manpower employees will generate annual spending of \$2 - \$2.5 million on retail and food and beverage in nearby neighborhoods.

City Involvement

>>ROW Vacation >>Planning/Design >>Project Facilitation >>Public Improvements
>>TID Investment \$25,000,000

Projected Impact

>>New Jobs 1,200
>>New Commercial/Industrial Space 280,000 SF
>>Private Investment \$87,000,000



River Renaissance

100 East Erie
Ald. District 4

Description

Build riverwalk adjacent to River Renaissance, an 82-unit condominium project.

City Involvement

>>Project Facilitation >>Public Improvements

Projected Impact

>>New Housing Units 82
>>New Commercial/Industrial Space 17,500 SF
>>Private Investment \$32,000,000



Staybridge Suites Hotel

Water/Juneau

Ald. District 4

Description

Sell RACM property at Water/Juneau to develop 120-room Hotel/Condo/Restaurant project. David Boerke is developer.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly >>ROW Vacation >>Land Division/Consolidation >>Environmental Testing/Clean-up >>Planning/Design

Projected Impact

>>New Jobs 25 >>New Housing Units 30
>>New Commercial/Industrial Space 17,000 SF
>>Private Investment \$20,000,000



Commercial development, 13th/ Atkinson

1317-37 West Atkinson Avenue

Ald. District 6

Description

Sell three RACM parcels to developer, who will combine RACM property with properties she already owns. Developer will construct commercial facilities on combined site. Phase I of the project will consist of a 5,800 SF building on the western portion of the site that will contain a 5,000 SF foot laudromat and an 800 square foot restaurant that will be operated by Ms. Kaur. Phase II will entail razing 1301-17 West Atkinson and constructing a 3,400 SF convenience store and 2,300 SF of retail space. The estimated budget is \$1.6 million.

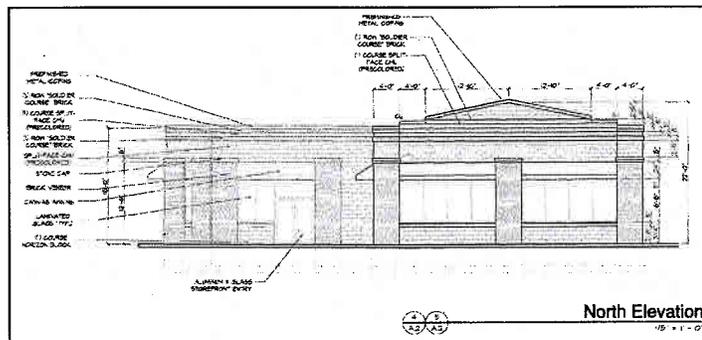
City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly

Projected Impact

>>New Commercial/Industrial Space 11,500 SF

>>Private Investment \$1,600,000



Frentzel Products

2nd and Melvina

Ald. District 6

Description

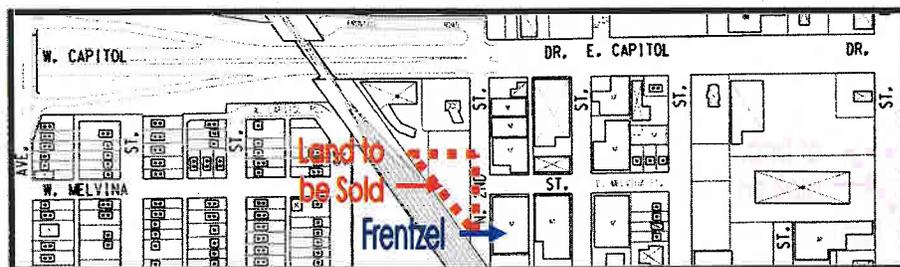
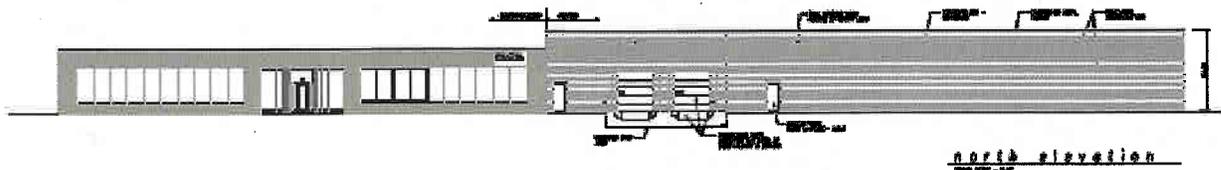
RACM property sale involving 3901 North 2nd Street (southern portion) and a tax delinquent Brownfield at 118 West Abert Place, details follow: Closing occurred in December 2006. Property sold to Frentzel Products, 125 West Melvina Street, in the Riverworks Industrial Corridor, where they have been in business since 1945. Company is planning a 14,000 square foot building expansion that will include vacating a portion of North 2nd Street along with the acquisition of the RACM owned property at 3901 North 2nd Street and a privately owned tax-delinquent Brownfield property 118 West Abert utilizing State Statute 75.106. The estimated budget for this business expansion is \$1 million. Once completed, this expansion will return these vacant, underutilized Brownfield properties to productive use. Frentzel Products employs 25 people that provide contract manufacturing services and products associated with the tool and die industry.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly

Projected Impact

>>Retained Jobs 25
>>New Commercial/Industrial Space 14,000 SF
>>Private Investment \$1,000,000



Garfield's 502

502 W. Garfield

Ald. District 6

Description

Provide support to construct bar and restaurant in Bronzeville cultural and entertainment district. Catalytic project in Bronzeville redevelopment plan.

City Involvement

>>MEDC Loan \$348,400

Projected Impact

>>New Jobs 18 >>Retained Jobs 2

>>Private Investment \$863,550



Mt. Horeb Missionary Baptist Church

534-40 W. Center St.

Ald. District 6

Description

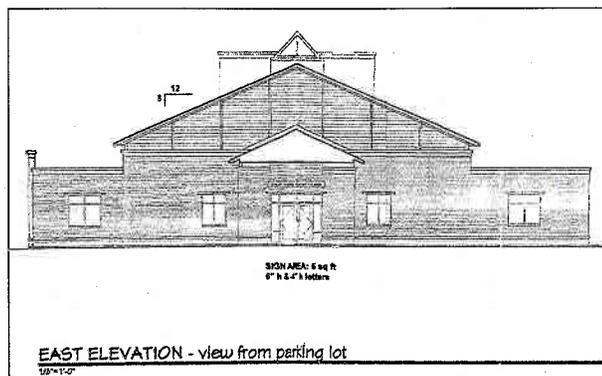
Sell City-owned parcel for construction of new church.

City Involvement

>>City/RACM Land Sale >>Land Division/Consolidation

Projected Impact

>>New Commercial/Industrial Space 8,240 SF
>>Private Investment \$400,000



2435 N. Holton St.

2435 N. Holton St.

Ald. District 6

Description

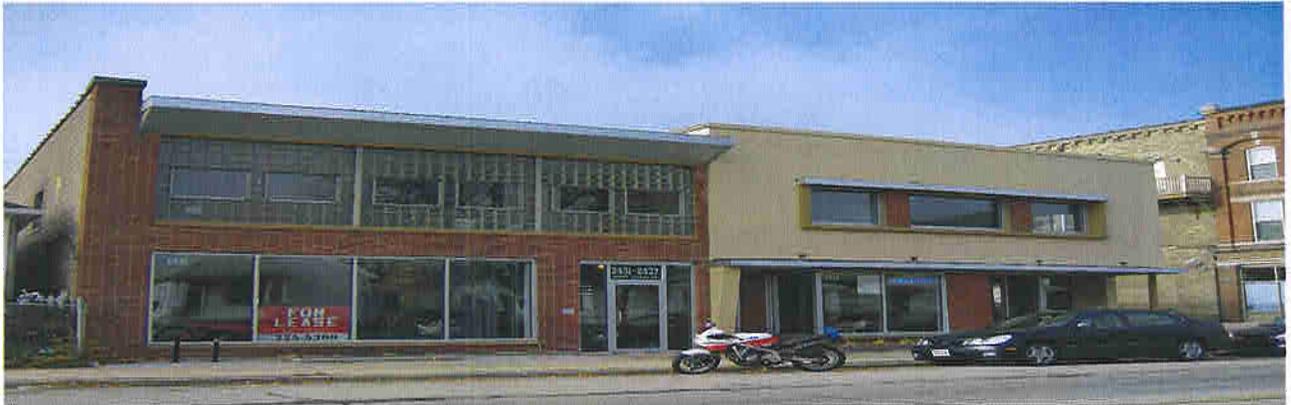
Provide renewal community commercial revitalization deduction allocation to support renovation of a multi-unit commercial building to house medical clinic and several other businesses.

City Involvement

>>CRD Credits \$288,000

Projected Impact

>>New Jobs 24 >>Retained Jobs 7
>>Renovated Commercial/ Industrial Space 12,500 SF
>>Private Investment \$541,437



Badger Railing

Menomonee Valley Ind. Center

Ald. District 8

Description

Sell property in the Menomonee Valley Industrial Center to Badger Rail for construction of new manufacturing facility. Company will move from leased space in Menomonee Valley. Industrial Center is identified as a catalytic project in the Menomonee Valley plan.

City Involvement

- >>City/RACM Land Sale
- >>Environmental Testing/Clean-up
- >>TID Investment (Menomonee Valley Industrial Center)

Projected Impact

- >>New Jobs 6
- >>Retained Jobs 29
- >>New Commercial/Industrial Space 24,480 SF
- >>Private Investment \$1,778,000



Caleffi, NA

Menomonee Valley Industrial Center

Ald. District 8

Description

Sell property in Menomonee Valley Industrial Center to Caleffi, NA. Company now located in Franklin. Company manufactures valves and equipment for solar industry. Industrial Center is identified as a catalytic project in the Menomonee Valley plan.

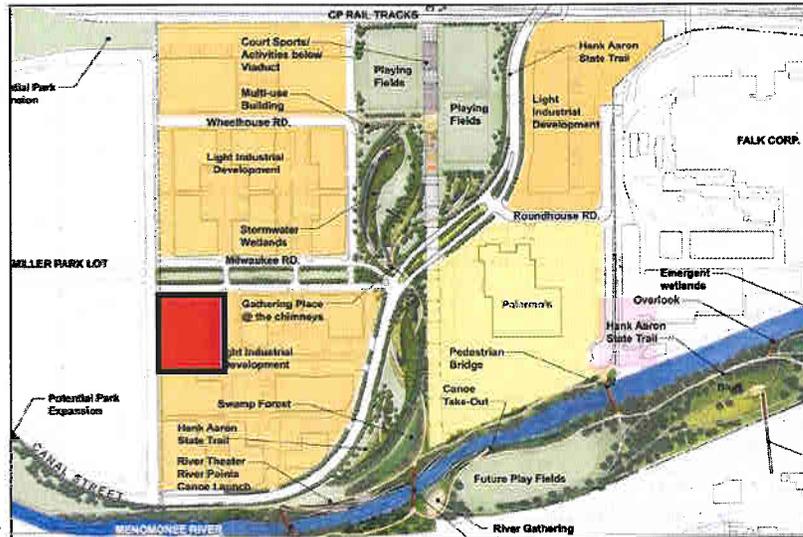
City Involvement

>>City/RACM Land Sale >>Environmental Testing/Clean-up
>>TID Investment (Menomonee Valley Industrial Center)

>>CRD Credits \$1,129,693

Projected Impact

>>>New Jobs 25
>>New Commercial/Industrial Space 40,000 SF
>>Private Investment \$2,931,000



Falk Corp. expansion

3001 W. Canal St.

Ald. District 8

Description

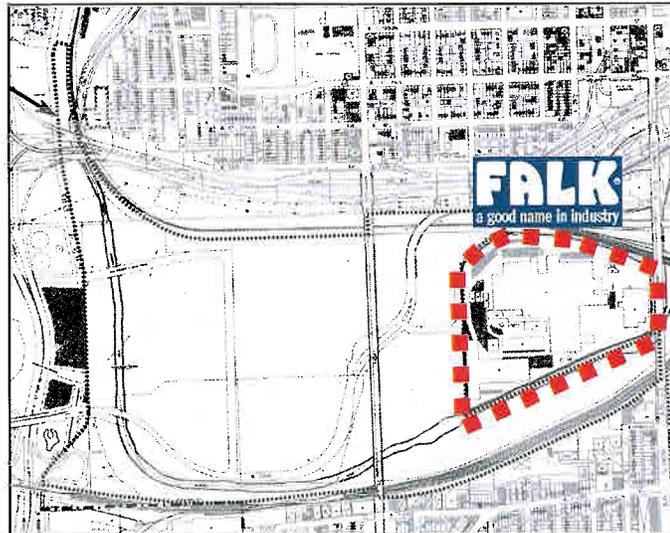
Create developer-funded TID to assist Falk Corp. to offset costs of Canal Street improvements that impact the Falk campus, and to increase employment at its Menomonee Valley plant.

City Involvement

>>ROW Vacation >>Project Facilitation
>>TID Investment \$1,500,000

Projected Impact

>>New Jobs 165 >>Retained Jobs 585
>>Renovated Commercial/ Industrial Space 150,000 SF
>>Private Investment \$6,278,700



Cintas Laundry relocation

6300 W. Mill Rd.

Ald. District 9

Description

Sell property to Cintas Laundry for construction of new industrial laundry facility; firm currently located outside of the city.

City Involvement

>>City/RACM Land Sale

Projected Impact

>>New Jobs 125

>>New Commercial/Industrial Space 57,000 SF

>>Private Investment \$8,500,000



Direct Supply expansion

60th/Industrial Rd.

Ald. District 9

Description

Establish Tax Incremental Financing district to assist Direct Supply to expand significantly at its current location. Company plans to construct connections between several existing buildings, and hopes to establish major surface parking lots on property now occupied by other users (including DPW district ward yard). Company's vision would require major expenditures for acquisition and relocation of such properties.

City Involvement

>>TID Investment \$13,350,000

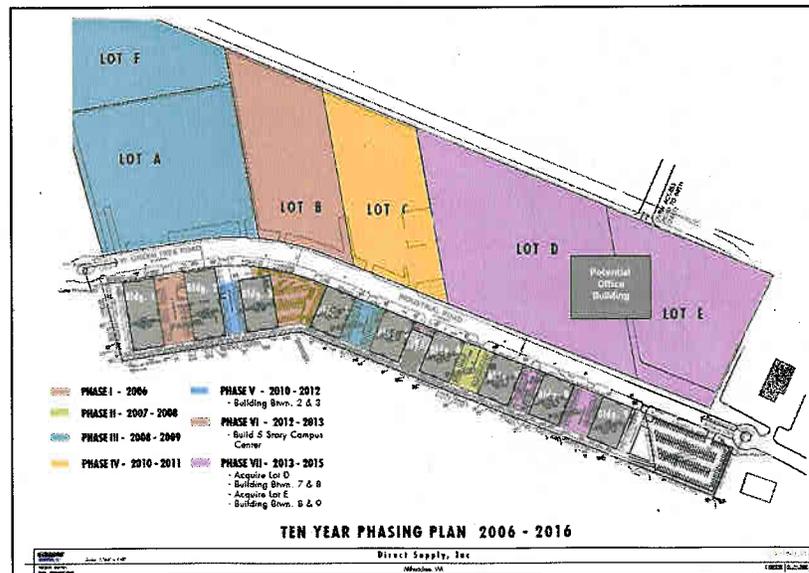
>>Project facilitation

Projected Impact

>>New Jobs 525 >>Retained Jobs 635

>>New Commercial/Industrial Space 498,000 SF

>>Private Investment \$64,200,000



Job Corps Center campus

60th/Green Tree

Ald. District 9

Description

RACM to acquire and resell site for Job Corps Center. Site is 60 acres at 60th/Green Tree; approximately 25 acres will be sold to the US Department of Labor for Job Corps; RACM will find developer for remainder of land. Anticipated purchase price is \$1.6 million; DOL expected to reimburse RACM \$1.1 million. Job Corps will establish a campus-like facility with educational buildings, dormitory, cafeteria, and recreational facilities serving 250 students.

City Involvement

>>City/RACM Land Sale >>Land Division/Consolidation >>Planning/Design
>>Project Facilitation

Projected Impact

>>New Jobs 80
>>>Private Investment \$28,000,000



Milwaukee River View subdivision

99th/Bradley Rd.

Ald. District 9

Description

Sell 21-acre site owned by Redevelopment Authority for 57-lot single-family subdivision. Inland Companies of Oconomowoc and Brookstone builders are teaming up on development

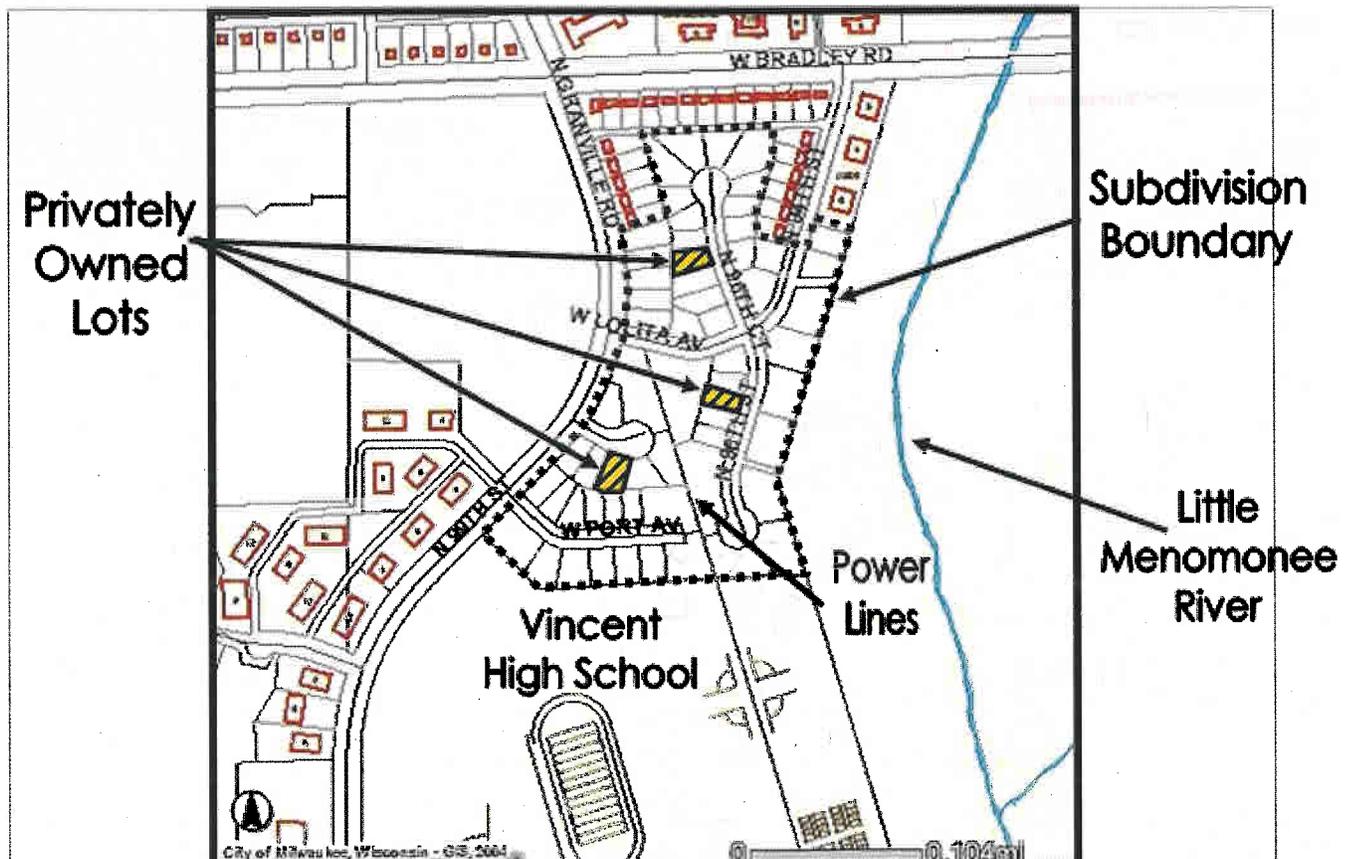
City Involvement

>>City/RACM Land Sale >>Land Division/Consolidation

Projected Impact

>>New Housing Units 57

>>Private Investment \$12,000,000



Mortara Instruments expansion

8730 W. Port Ave.

Ald. District 9

Description

Issue \$4 million Industrial Revenue Bond to support 26,000 SF expansion of company's 38,000 SF plant. 100 employees at start of project -- add 50 by 2010.

City Involvement

>>City/RACM Land Sale

>>MEDC Loan \$1,000,000 >>Bond Issue \$4,000,000

Projected Impact

>>New Jobs 50 >>Retained Jobs 100
>>New Commercial/Industrial Space 26,000 SF
>>Private Investment \$5,000,000



Mortara INSTRUMENT
The World Leader in ECG Technology

Pettit Center

500 S. 84th St.

Ald. District 10

Description

Issue \$2.5 million industrial revenue bond to finance purchase of Pettit National Ice Center by Pettit National Ice Center, Inc., a non-profit corporation. 10 employees.

City Involvement

>>Bond Issue \$2,250,000

Projected Impact

>>Retained Jobs 10



El Rey Mexican Products

916 S. Cesar Chavez Dr.

Ald. District 12

Description

Sell property and provide financing to build new supermarket. Store expected to open in spring 2007. 40% of construction work being done by Hispanic contractors.

City Involvement

>>City/RACM Land Sale

>>MEDC Loan \$2,200,000

>>CRD Credits \$2,123,750

Projected Impact

>>New Jobs 72 >>Retained Jobs 148

>>New Commercial/Industrial Space 38,298 SF

>>Private Investment \$6,767,500



Kramer Foundry Redevelopment

1st/Pittsburgh (Historic 5th Ward)

Ald. District 12

Description

Provide \$650,000 loan from EPA revolving loan fund to assist in environmental remediation of former Kramer Foundry Building. Foundry will be renovated for commercial use, including Alterra Coffee Shop, and The Social restaurant. Cleared land will be redeveloped as Kramer Lofts, a 60-unit affordable housing development financed in part with Low-Income Housing Tax Credits.

City Involvement

>>Brownfield Loan \$650,000

Projected Impact

>>New Jobs 213 >>New Housing Units 60
>>New Commercial/Industrial Space 3,200 SF >>Renovated Commercial/ Industrial Space 9,300 SF
>>Private Investment \$6,500,000



Park Reed Building

538 S. 2nd St.

Ald. District 12

Description

Sell vacant lot at 2nd/Bruce to construct 5-story office, retail and residential building. Developer is Juli Kaufmann, Kaufmann LeSage LLC. 28,500 SF building, nine office condos, 2 penthouse residential condos, 1300 SF retail condo on first floor.

City Involvement

>>City/RACM Land Sale

>>Environmental testing/clean-up

Projected Impact

>>New Housing Units 2

>>New Commercial/Industrial Space 23,000 SF

>>Private Investment \$4,500,000



PERPECTIVE VIEW FROM SECOND STREET

Proven Direct

East end, Menomonee Valley

Ald. District 12

Description

Assist Proven Direct, a Menomonee Falls printing company, to move to new facility built on former stockyards land now owned by Menomonee Valley Partners. Company requires assistance with stormwater management facilities and gap financing. Proven Direct will occupy a portion of a larger building developed by Ziegler-Bence. Developer is marketing remainder of space in the building.

City Involvement

- >>Public Improvements (shared stormwater management facility)
- >>MEDC Loan
- >>CRD Credits \$5,869,180 >>Brownfield Grant \$1,250,000

Projected Impact

- >>New Jobs 207
- >>New Commercial/Industrial Space 138,000 SF
- >>Private Investment \$15,245,720



161 First

159-161 South 1st Street

Ald. District 12

Description

Sell 6,000 SF City-owned lot to Vetter-Denk for construction of four-story, 18,800 SF office building.

City Involvement

>>City/RACM Land Sale

>>MEDC Loan \$1,800,000

Projected Impact

>>New Jobs 8 >>Retained Jobs 13

>>New Commercial/Industrial Space 18,800 SF

>>Private Investment \$4,500,000



FIRST STREET ELEVATION



PITTSBURGH STREET ELEVATION

St. Clair Homes

2400 block, S. St. Clair St.

Ald. District 14

Description

Sale of 5 buildable parcels adjacent to the Lake Parkway for new single-family home construction. Estimated investment is \$750,000.

City Involvement

>>City/RACM Land Sale >>Project Facilitation >>Public Improvements

Projected Impact

>>New Housing Units 5

>>Private Investment \$750,000



UMOS Job Center

2701 S. Chase Ave.

Ald. District 14

Description

Sell bonds to finance purchase and renovation of former K-Mart store into a Job Center operated by UMOS. The agency manages numerous state and federal contracts to provide educational, health, social service, and employment training opportunities for seasonal farm workers, and unemployed or underemployed individuals and families.

City Involvement

>>Bond Issue \$7,200,000

Projected Impact

>>Retained Jobs 657
>>Renovated Commercial/ Industrial Space 40,000 SF
>>Private Investment \$600,000



Academy of Learning & Leadership

1530 W. Center St.

Ald. District 15

Description

Issue RACM bond to finance \$4 million expansion of Academy of Learning and Leadership, a charter school. Expansion will increase enrollment to 435 children in 2007-2008, with eventual growth to 630 students.

City Involvement

>>Bond Issue \$4,000,000

Projected Impact

>>Private Investment \$4,000,000



Capitol Stamping

2700 W. North Ave.

Ald. District 15

Description

Assist company to receive \$144,000 in State Community Development Zone tax credits.

City Involvement

>>Project facilitation

Projected Impact

>>New Jobs 48 >>Retained Jobs 102

>>Private Investment \$6,500,000



Columbia Savings & Loan Expansion

2000 W. Fond du Lac

Ald. District 15

Description

Remediate and sell property for construction of new bank building at the SE corner of FDL & North. City land will be assembled with Columbia's property. After new bank is built, old building will be renovated. The bank expects to increase services and lending to neighborhood residents as the result of the expansion project.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly >>Environmental Testing/Clean-up
>>Planning/Design >>Project Facilitation

>>Brownfield Grant

Projected Impact

>>New Jobs 10 >>Retained Jobs 8
>>New Commercial/Industrial Space 10,780 SF
>>Private Investment \$1,700,000



Fond du Lac Center

2730 W Fond du Lac Ave., 2702-14 W. Center St.

Ald. District 15

Description

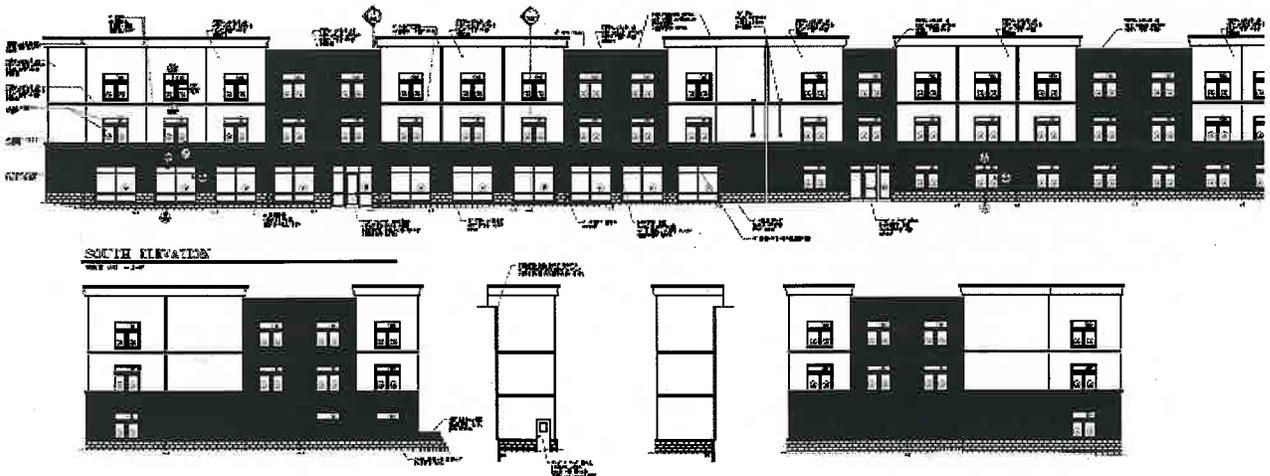
Build ground floor retail and affordable rental housing on this vacant land. Location identified for catalytic project in Fond du Lac/North plan.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly

Projected Impact

>>New Housing Units 24
>>New Commercial/Industrial Space 2,500 SF
>>Private Investment \$4,700,000



Genesis Detoxification Center

2835 N. 32nd St.

Ald. District 15

Description

Provide renewal community Commercial Revitalization Deduction allocation to support renovation of 12,500 SF building (formerly owned by OIC) and build 12,500 SF addition for use as detoxification facility.

City Involvement

>>CRD Credits \$1,807,532

Projected Impact

>>New Jobs 2 >>Retained Jobs 51
>>New Commercial/Industrial Space 12,500 SF >>Renovated Commercial/ Industrial Space
>>Private Investment \$1,837,373



Josey Heights

12th & Lloyd

Ald. District 15

Description

Redevelop underutilized Milwaukee Public Schools playfield into Milwaukee's first "green" subdivision, featuring approximately 47 market-priced, single-family homes. Incorporate sustainable features in infrastructure, such as "green streets" (pervious pavement) for the street grid. It's estimated that green streets, bioswales and rain gardens in Josey Heights will absorb 100% of stormwater run-off on-site and will annually prevent 1 million gallons of stormwater from entering the sewer system. Project is identified as a catalytic project in Fond du Lac/North plan.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly >>ROW Vacation >>Project Facilitation >>Public Improvements

Projected Impact

>>New Housing Units 47

>>Private Investment \$7,000,000



Legacy subdivision development

Brown St. to North Ave., 20th to 27th Streets

Ald. District 15

Description

Redevelop vacant lots and substandard buildings for residential, mixed-use, and commercial uses. Redevelopment of commercial property on W. North Avenue approximately 20th to 24th Streets. Develop housing on vacant land in area bounded by Brown, North, 20th and 27th Streets with primary focus on Garfield Corridor. Anticipate eventual construction of 70 single-family homes and townhouses. Site identified for catalytic project in Fond du Lac/North plan.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly >>Public Improvements
>>TID Investment \$3,250,000

Projected Impact

>>New Housing Units 70
>>Private Investment \$16,500,000



Lindsay Heights

Locust, 12th, Walnut, 20th

Ald. District 15

Description

Sell vacant City and RACM-owned lots for new housing construction. Funding from TIF district provides \$10,000 loans for housing rehab, and \$10,000 grants for new housing construction. Bank financed, and partially guaranteed by Local Initiatives Support Corporation. Project is identified as a catalytic residential development strategy within the Fond du Lac/North plan.

City Involvement

>>City/RACM Land Sale >>Land Division/Consolidation >>Project Facilitation
>>TID Investment

>>Housing Rehab Loan

Projected Impact (2006 activity)

>>New Housing Units 17 >>Renovated Housing Units 57

>>Private Investment \$2,100,000



Metcalfe Park Housing Initiative

27/39/Meinecke/Center

Ald. District 15

Description

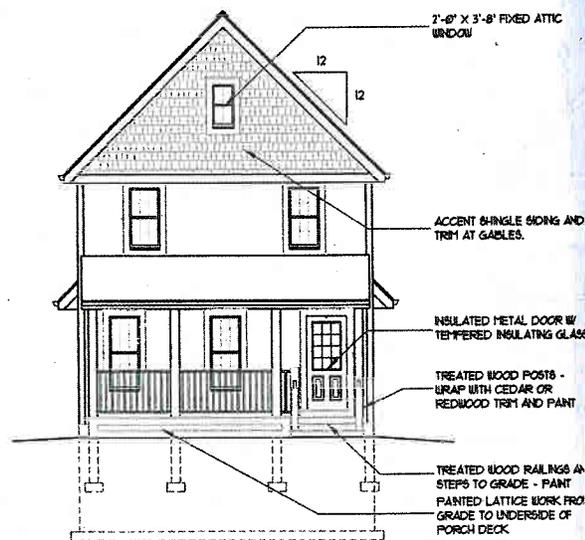
Establish tax incremental financing district to assist Gorman & Co to develop 30 new single family homes on scattered site lots in Metcalfe Park neighborhood, bounded by N. 27th, N. 39th, W. Meinecke and W. Center. Low-income housing tax credits and HOME funds will be used, in addition to \$900,000 from a TID. TID also will create \$500,000 home rehab loan pool. Homes will be available for sale at the end of the 15-year tax credit period. This is the first time that low income housing tax credits have been used in Milwaukee to create a rent-to-own homeownership opportunity.

City Involvement

>>City/RACM Land Sale >>City/RACM Land Assembly >>Project Facilitation
>>TID Investment \$1,600,000

Projected Impact

>>New Housing Units 30 >>Renovated Housing Units 100
>>Private Investment \$5,500,000



4 ELEVATION - FRONT
1/8" = 1' - 0"