Downtown Proposed, Under Construction and Completed Public and Private Projects (last updated on 11/1/2013)

(Please Note: Projects completed are those since 2005 and over $5 million in investment. Projects are listed by stage of development, then 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:

Lakefront Gateway Project

Development Type: Infrastructure
Status: Approved
General Location: East Town/Lakefront
Address: N/A
Developer: City of Milwaukee and State of Wisconsin
Investment: $34 million
Website: http://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.

MSOE dorm

Development Type: Residential Dorm/Apartments
Status: Approved
General Location: Park East
Address: 1150 North Water Street
Developer: Milwaukee School of Engineering (MSOE)
Investment: $25 million
Website: http://www.msoe.edu/

Description: 150 residential units for MSOE students and faculty.

Northwestern Mutual Office Tower

Development Type: Office
Status: Approved
General Location: East Town
Address: 800 East Wisconsin Avenue
Developer: Northwestern Mutual
Investment: $400 million
Website: http://www.northwesternmutual.com/news-room/milwaukee-development.aspx?intcmp=HomePgPromoBox3a_milwaukee092513#Build-on-Success

Description: An apr. 1,100,000 SF office building, which will allow Northwestern Mutual to add 1,900 employees in downtown Milwaukee.

Opus/Mercy Housing

Development Type: Residential Apartments
Status: Approved
General Location: Park East
Address: 320 East Ogden Avenue
Developer: The Opus Group and Mercy Housing
Investment: $60 million

Website: http://www.opus-group.com/

Description: 190 apartments, 33,000 square feet of retail space, 21,000 square feet of office space, and 340 interior parking stalls.

River Point

Development Type:	Residential Apartments
Status:	Approved
General Location:	Beerline
Address:	1887 North Water Street
Developer:	HSI Properties, LLC
Investment:	$16 million
Website:	www.hsi-properties.com

Description: 87 market rate apartments and Riverwalk segment.

Milwaukee Streetcar

Development Type:	Infrastructure
Status:	Approved
General Location:	East Town and Westown
Address:	N/A
Developer:	City of Milwaukee
Investment:	$65 million
Website:	www.milwaukeestreetcar.com

Description: The electronically powered Downtown Streetcar Circulator would operate modern streetcars on a 3-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 would operate in mixed traffic with other motor vehicles and would 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 Frontier Airlines 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 would also link downtown destinations and workplaces with intercity rail (Amtrak) and bus service at the Milwaukee Intermodal Station. In July 2011, the Common Council approved the Locally Preferred Alternative and directed the project to go into Final Design. Construction is expected to begin in 2014.

UNDER CONSTRUCTION:

The Brewery

Development Type: Infrastructure
Status: Under Construction
General Location: Westown
Address: Northwest Corner of Downtown, east of I-43
Developer: Joseph Zilber (Master Planner)
Investment: $57 million
Website: http://www.thebrewerymke.com/index.htm

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.

Dental Associates

Development Type: Office Building
Status: Under Construction
General Location: East Town
Address: 205 East Wisconsin Avenue
Developer: Dental Associates
Investment: $9 million
Website: http://ironblockmilwaukee.com/

Description: Dental Associates purchased the Iron Block Building, built in 1861, one of Milwaukee's oldest structures, in 2012. The exterior renovations were completed in 2013 and they will be relocating their headquarters to the building, including 75 employees once the interior renovations are finished.

Hack/Pritzlaff Building

Development Type: Mixed Use (Conversion)
Status: Under Construction
General Location: Third Ward
Address: 433 W. St. Paul Avenue
Developer: Sunset Investors
Investment: $36 million
Website: 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.

Pabst Business Center

Development Type: Office
Status: Under Construction
General Location: The Brewery
Address: 1036 West Juneau Ave
Developer: Blue Ribbon Redevelopment Fund III
Investment: $12 million
Website: http://www.thebrewerymke.com/index.htm

Description: 42,000 SF office building.

Park East Square

Development Type:	Residential Apartments
Status:	Under Construction
General Location:	Park East
Address:	1425 North Jefferson Street
Developer:	Wangard Partners, Inc.
Investment:	$22 million
Website:	http://www.wangard.com/

Description: 104-unit apartment building with 7,000 SF of retail.

Riverwalk

Development Type:	Infrastructure
Status:	Under Construction
General Location:	East Town, Westown, Third Ward, Park East
Address:	Both sides of Milwaukee River from Lake Michigan to the former North Avenue Dam
Developer:	Private property owners along the Milwaukee River
Investment:	Over $85 million since 1988
Website:	www.mkedcd.org/DowntownMilwaukee/RiverWalk/index.html

Description: 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. At the beginning of 2010, approximately 70% of the Riverwalk segments had been constructed, representing over $85 million in private and public investment.

COMPLETED:

1910 on Water

Development Type: Residential Apartments
Status: Completed, 2012
General Location: East Side
Address: 1910 North Water Street
Developer: Wangard Partners, Inc.
Investment: $11.5 million
Website: http://www.wangard.com/

Description: 68 market rate apartments.

601 Lofts

Development Type: Residential
Status: Completed, 2006
General Location: East Town
Address: 601 East Ogden Avenue
Developer: Keybridge Development
Investment: $30 million
Website: www.601lofts.com

Description: 10-story, mixed-use structure features 8,500 SF of commercial and retail space on the ground floor and 83 residential units on floors three through 10.

Ambassador Hotel

Development Type: Hotel (Renovation and Expansion)
Status: Completed
General Location: Westown
Address: 2301 West Wisconsin Avenue
Developer: Rick Weigand
Investment: $5 million
Website: http://www.ambassadorinnmilwaukee.com/

Description: Renovation of art deco hotel includes the addition of a 350-stall parking structure and an expansion to the kitchen facilities. In 2010, the banquet and meeting room facilities were expanded.

Beerline B Apartments

Development Type: Residential
Status: Completed in January 2012
General Location: Beerline
Address: 306 East Pleasant Street
Developer: General Capital
Investment:
Website: http://generalcapitalgroup.com/

Description: 140 apartment units, including 121 affordable units (available to families earning less than 60% of Milwaukee County's median income) and 19 market rate units. This development also completes the Riverwalk along the west bank of the Milwaukee River in the Beerline B neighborhood.

Aloft

Development Type: Hotel
Status: Completed, 2009
General Location: Park East
Address: 202 West Juneau
Developer: Milwaukee River Hotel, LLC
Investment: $24 million
Website: www.starwoodhotels.com

Description: A five-story, 160-room hotel development and Riverwalk. The hotel opened in December 2009.

Blue Ribbon Lofts

Development Type: Residential (Renovation)
Status: Completed, 2009
General Location: Westown
Address: 901 West Winnebago Street
Developer: Gorman & Company
Investment: $16 million
Website: http://www.gormanusa.com/portfolio/blueribbon3.htm

Description: The former Keg House building at the former Pabst Brewery site was transformed into a 95-unit, mixed-income apartment building with some market rate apartments and some units that will be affordable to families and individuals making 50 to 60 percent of the area's median income. The development will serve local artists, entrepreneurs and others with live-work units and with amenities such as a music studio, artists' workspaces and galleries, a business center, conference rooms, a fitness center and a theater/presentation space.

Boiler House

Development Type: Office
Status: Completed, 2009
General Location: Westown
Address: 1243 N. 10th Street
Developer: TMB Development/Dermond Properties
Investment: $6.8 million
Website:

Description: The former boiler house of the Pabst Brewery complex is a three-story, 55,000 SF building located on the west side of North 10th Street. In 2009, 38,000 SF was renovated as office space for tenants which include Inland Companies, AMB Development Group, and the Albion Group.

The Breakwater

Development Type: Residential
Status: Completed, 2009
General Location: East Town
Address: 1313 North Franklin Place
Developer: Renner Architects
Investment: $70 million
Website: http://www.breakwater-condominiums.com/

Description: The Breakwater project consists of 101 spacious, high-quality condominiums, each loaded with features including a large 12-foot x 18-foot private deck, in a 20-story tower over three levels of enclosed heated parking.

Cardinal Stritch University Campus

Development Type: Institution
Status: Completed, 2009
General Location: Westown
Address: McKinley Ave. and 11th Street
Developer: BC Holdings
Investment:
Website:

Description: Buildings located within the Pabst Brewery complex were converted in 2009 into 40,000 SF of space to be home to a new University Campus in Downtown Milwaukee.

Cathedral Place

Development Type: Mixed Use
Status: Completed, 2005
General Location: East Town
Address: 545 East Wells Street
Developer: Van Burean Management
Investment: $57 million
Website: www.cathedralsquarecondos.com

Description: 19-story building with 220,000 SF of office and 25,000 SF of street-level retail space. 27 condo units located among the 3rd through 11th floor of this mixed use building overlook Cathedral Square Park, St. John's Cathedral, the city, and the lake. The building also includes 10 levels of parking structure. The building, designed by Solomon Cordwell Buenz & Associates, has become a landmark with its stunning glass exterior and a distinctive rounded corner. This development won a Mayor's Design Award in 2005.

City Green

Development Type: Residential
Status: Completed, 2007
General Location: East Town
Address: 1100 North Cass Street
Developer: New Land Development
Investment: $18 million
Website: www.citygreencondos.com

Description: 91 apartments and 44 luxury condominium homes in the Historic Yankee Hill neighborhood. The 10-story condominium high-rise has only 5 units per floor.

City Hall Restoration

Development Type:	Infrastructure
Status:	Completed, 2008
General Location:	East Town
Address:	200 East Wells Street
Developer:	City of Milwaukee
Investment:	$75 million
Website:	http://www.ci.mil.wi.us/router.asp?docid=12618

Description: City Hall, a historic landmark, was designed by Milwaukee architect Henry Koch. The building was completed in 1896 at a cost of $1.8 million. City Hall's exterior was last renovated in 1974, for $1.8 million. The most recent restoration included restoring all of the cracked and chipped terra cotta sculptures and designs on the building, upgrading 1,900 windows, replacing the copper roofing on the building's two spires, repairing sandstone on the building and fixing or replacing hundreds of thousands of bricks that were deteriorating. This project won a Mayor's Design Award and an award from the Downtown Business Improvement District in 2009.

Convent Hill

Development Type:	Residential
Status:	Completed, 2006
General Location:	Park East
Address:	455 East Ogden Avenue
Developer:	Housing Authority of the City of Milwaukee
Investment:	$55 million

Website:

Description: Senior housing owned and operated by the Housing Authority of the City of Milwaukee. Phase 1 of the transformation of a former 120-unit high-rise building into 182 on-site and 20 off-site housing units occurred in 2006. The new high-rise is a green, LEED certified building with mixed income units and a garden roof top. This development won a Mayor's Design Award in 2007.

Corcoran Lofts

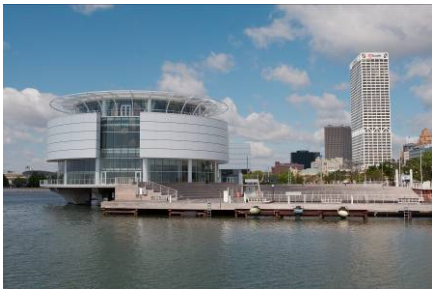
Development Type:	Residential
Status:	Completed, 2010
General Location:	Third Ward
Address:	444 East Corcoran Avenue
Developer:	Mandel Group
Investment:	$12 million
Website:	http://www.mandelgroup.com

Description: 6-story, 76-unit apartment building attached to the existing 138-unit Gaslight Lofts. The development includes 3,400 SF of first floor retail space. While 60% of the units at Gaslight Lofts have two bedrooms, most of the units at Corcoran Lofts will be studios and one-bedroom apartments.

Discovery World at Pier Wisconsin

Development Type:	Culture
Status:	Completed, 2006
General Location:	East Town
Address:	500 North Harbor Drive
Developer:	
Investment:	$63 million
Website:	http://www.discoveryworld.org/

Description: 120,000 SF state-of-the-art museum and education facility on Milwaukee's Municipal Pier. Home to a myriad of dynamic freshwater exhibits, high definition theaters, café, gift shop and classroom facilities. This development won a Mayor's Design Award in 2006.



Doubletree Hotel

Development Type: Hotel
Status: Completed, 2007
General Location: Westown
Address: 611 West Wisconsin Avenue
Developer: Hilton Hotels
Investment: $6 million
Website:

Description: A city center, 243-room, full-service hotel situated in the heart of Downtown Milwaukee. Formerly a Holiday Inn, this hotel underwent a $6 million dollar renovation to reinvigorate the guest rooms, meeting space, and dining facilities. Operated by Madison, Wisconsin based Downtown Ventures LLP under a franchise license agreement with Doubletree Hotel Systems.

Flatiron

Development Type: Residential
Status: Completed, 2007
General Location: Park East
Address: 1541 North Jefferson Street
Developer: Legacy
Investment: $10 million
Website: www.legacyredev.com

Description: Mixed use project with ground level retail, a corner public plaza, and 38 condominiums.

The Grand Wisconsin

Development Type:	Residential (Conversion)
Status:	Completed, 2006
General Location:	Westown
Address:	720 North Old World Third Street
Developer:	Wisconsin Hotel Co.
Investment:	$23 million
Website:	www.thegrandwisconsin.com

Description: The redevelopment of the Hotel Wisconsin into upscale housing has been completed. The $23 million conversion of the 12-story, 94-year-old building, at 720 N. Old World 3rd St., includes 108 apartments, a fitness center, 8,000 SF of retail space and restoration of the historic lobby and conference rooms.

Hampton Inns & Suites

Development Type:	Hotel (Renovation and Conversion)
Status:	Completed, 2006
General Location:	Westown
Address:	176 West Wisconsin Avenue
Developer:	Hilton Hospitality
Investment:	$7 million
Website:	http://www.hamptonmilwaukee.com/

Description: Lodging accommodations in the heart of Downtown Milwaukee's business, entertainment and cultural district. The transformation of this hotel into a Hampton Inn & Suites was completed in July 2006, and was built to cater to the business and convention traveler.

The Harborfront & Hansen's Landing

Development Type:	Residential
Status:	Completed, 2005
General Location:	Third Ward
Address:	601 East Erie Street
Developer:	Renner Architects
Investment:	$17 million
Website:	www.waterfront-condominiums.com/harborfront.html

Description: The project consists of two 80-unit buildings, along with a marina, a swimming pool and clubhouse that overlooks the Milwaukee River, and commercial/retail space fronting East Erie Street.

Hyatt Regency Milwaukee

Development Type:	Hotel (Renovation)
Status:	Completed, 2009
General Location:	Westown
Address:	333 West Kilbourn Avenue
Developer:	Noble Investment Group
Investment:	$19 million
Website:	http://milwaukee.hyatt.com/hyatt/hotels/index.jsp

Description: The 481-room Hyatt Regency Milwaukee is located in Downtown Milwaukee and connected by skywalks to the Midwest Airlines Center, Federal Plaza, and Shops at Grand Avenue. In 2008, the Noble Investment Group from Atlanta, GA purchased the hotel and conducted a major renovation, completed in 2009. In addition to complete room renovations, Bistro 333 was added to the lobby and the exterior was painted.

Intercontinental Hotel

Development Type: Hotel (Renovation)
Status: Completed, 2007
General Location: East Town
Address: 139 E. Kilbourn Avenue
Developer: Marcus Corp.
Investment: unknown
Website: www.intercontinentalmilwaukee.com

Description: The 220-room hotel, formerly known as the Wyndham Milwaukee Center, was purchased by Marcus Corp. in 2006 and reflagged as the InterContinental Milwaukee. A multi-million renovation occurred shortly after the purchase. The renovations transformed the hotel into a trendy establishment and added two new bars, Clear and ZenDen, and a new restaurant on the second floor called Kil@wat.

Intermodal Station (Amtrak)

Development Type: Infrastructure (Renovation)
Status: Completed, 2007
General Location: East Town
Address: 433 W. St Paul Avenue
Developer: State of Wisconsin Department of Transportation
Investment: $15 million
Website: http://en.wikipedia.org/wiki/Milwaukee_(Amtrak_station)

Description: The Milwaukee Intermodal Station is a train and bus station in Downtown Milwaukee, Wisconsin currently served by Amtrak and various intercity motor coach operators including Coach USA, Greyhound Lines, Jefferson Lines, Indian Trails, and Lamers. Megabus stops on Fifth Street near the

station. Badger Coaches has its own station located on Seventh Street between Wisconsin Avenue and Michigan Avenue. Milwaukee County Transit System (MCTS) serves the station directly, and several other local bus routes operate on nearby streets. $16.9 million dollar renovation of the main building to expand the waiting area into a glass atrium as well as Amtrak ticketing, restaurant, and retail space was completed in November 2007. This project won a Mayor's Design Award in 2007.

Jackson Square

Development Type: Residential
Status: Completed, 2011
General Location: Third Ward
Address: West side of N. Jackson St., between E. Menomonee and E. Chicago
Developer: Joseph Property Development
Investment:
Website: http://www.josephpropertydevelopment.com/apartments/

Description: The five-story Jackson Square Apartments project with have approximately 81 units, an underground parking structure with 113 spaces and 12,000 to 15,000 SF of street-level retail. This infill project replaces a surface parking lot.

Juneau Avenue Bridge

Development Type: Infrastructure
Status: Completed, 2012
General Location: East Town and Westown
Address: Juneau Avenue over the Milwaukee River
Developer: City of Milwaukee
Investment: $15 million
Website:

Description: The bridge reconstruction included removal of the entire existing bridge structure, piers, abutments, machinery, and bridge house. The new design is a vertical lift similar to the Knapp Street bridge to the north and other downtown bridges. Other design features include new railings, walkways, a closed bridge deck, new system controls, mechanics, and lighting. The bridge house has also been relocated to the

northeast corner. New roadway and sidewalks approaches to and from N. Edison and N. Old World Third streets were also constructed.

Kilbourn Avenue Bridge

Development Type: Infrastructure
Status: Completed, 2009
General Location: East Town and Westown
Address: Kilbourn Avenue over the Milwaukee River
Developer: City of Milwaukee
Investment: $20.9 million
Website:

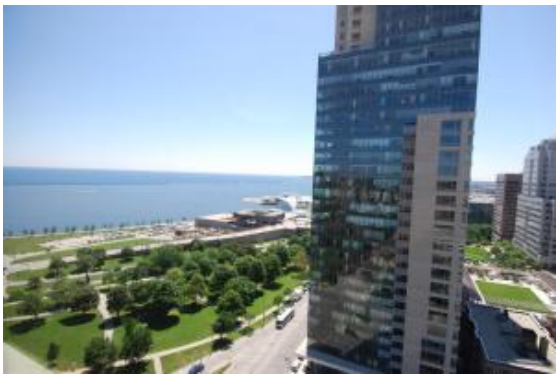
Description: An historic bridge rebuild that includes a designated bike route with pavement markings that designate a 6-foot bike lane. The bridge renovation was completed in 2009.

Kilbourn Tower

Development Type: Residential
Status: Completed, 2005
General Location: East Town
Address: 923 E. Kilbourn Avenue

Developer: Fiduciary Real Estate
Investment: $55 million
Website:

Description: In 2005, Milwaukee's Gold Coast came into it's own with two new 30 plus story high rise condo development's. Kilbourn Tower was the first to rise from the city streets. Fiduciary Investments in Conjunction with New Land development built this clean, striking tower with every amenity in mind. There are 73 condominium units with underground parking.



Lake Shore Park

Development Type: Recreation
Status: Completed, 2008
General Location: East Town
Address: East of the Summerfest Grounds
Developer: State of Wisconsin
Investment: $20 million
Website: http://www.friendslsp.org/

Description: Formerly known as Harbor Island, this park is the only urban state park in Wisconsin and is designed to provide an urban oasis with recreational opportunities and outdoor programs. The 17-acre park includes a trail that connects to the Hank Aaron and Oak Leaf state trails; a small watercraft beach area with access for canoes and kayaks; fishing areas and 20 boat slips for vessels up to 60 feet with overnight boat camping available. A bridge connects the north end of the park to the Summerfest grounds and an extension of the land near the Marcus Amphitheater connects on the south.

The Loyalty Building/Hilton Garden Inn

Development Type: Hotel
Status: Completed, 2012
General Location: Eastown
Address: Corner of Broadway and Michigan Street

Developer: First Hospitality Group, Inc.
Investment: $18-20 million
Website: http://www.fhginc.com/site/

Description: The Loyalty Building was constructed in 1886 as the headquarters for Northwestern Mutual Life Insurance Co. and was used as an office building up until 2011, when First Hospitality Group, Inc. purchased the building to convert it into a hotel. The Hilton Garden Inn has 127 guest rooms and opened in the fall of 2012.

Majestic Lofts

Development Type: Residential (Conversion)
Status: Completed, 2005
General Location: Westown
Address: 231 West Wisconsin Avenue
Developer: Gorman and Co.
Investment: $16.8 million
Website: http://www.gormanusa.com/webv1/rent_search/majestic.htm

Description: The Majestic Loft Apartments is a 14-story building conveniently connected to the Grand Avenue Mall and Milwaukee's skywalk system. Newly renovated historic building features 135 stunning one and two bedroom apartments with retail along the street.

Manpower

Development Type: Office

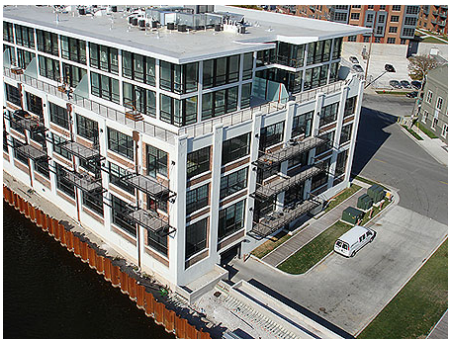
Status: Completed, 2007
General Location: Park East
Address: 100 Manpower Place
Developer: Riverbend Place
Investment: $78 million
Website:

Description: Construction of the new world headquarters for Manpower Inc. was completed in fall 2007. The development employs 1,200 people and includes a parking structure, public plaza, and extension of the Milwaukee Riverwalk. The building is the recipient of the 2007 Midwest Construction Award and the 2007 Real Estate and Construction Review Building of America Award.

Marine Terminal Lofts

Development Type: Residential (Renovation)
Status: Completed, 2007
General Location: Third Ward
Address: 311 East Erie Street
Developer: Mandel Group
Investment: $30 million
Website: www.mandelgroup.com

Description: 83 condos ranging from 835 SF to 3,500 SF. Two office spaces are located on the ground floor along Erie Street and house The Mandel Group's headquarters and HGA, an architectural firm. The entire development is located along the Riverwalk. This development won a Mayor's Design Award in 2006.



Marquette Interchange

Development Type: Infrastructure
Status: Complete, 2008

General Location: Westown
Address: Downtown Milwaukee
Developer: Wisconsin Department of Transportation
Investment: $810 million
Website: http://www.mchange.org/

Description: The Marquette Interchange is a gateway to Wisconsin and a vital connector that links almost one-third of the state's freeway traffic to the rest of the country. It provides access to 37 percent of the state's jobs and population in southeastern Wisconsin and another 24 percent in counties along Lake Michigan. It carries 7 million visitors annually to downtown festivals and attractions, provided key access to tourist destinations in northeastern Wisconsin, including Door County and Green Bay. This project recently won an award from the Downtown Business Improvement District #21.

Marriott Hotel

Development Type: Hotel
Status: Completed, 2013
General Location: Eastown
Address: Corner of Milwaukee Street and Wisconsin Avenue
Developer: Jackson Street Management
Investment: $54 million
Website: www.downtownmilwaukeehotel.com

Description: The development project will incorporate a majority of the existing 19th century Wisconsin Avenue buildings located on the site and their historic facades. The hotel will have 200 guest rooms and suites, meeting and banquet space and an upscale restaurant with street-level access, a bar and a full range of hotel services and amenities. The grand opening is planned for mid-2013.

Milwaukee Public Market

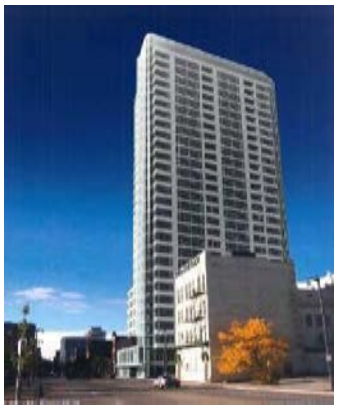
Development Type: Retail
Status: Completed, 2005
General Location: Third Ward
Address: 400 North Water Street
Developer: Historic Third Ward Association
Investment: $7.5 million
Website: http://www.milwaukeepublicmarket.org/index.php

Description: The Historic Third Ward, mainly the Commission Row area, holds significant meaning as a hub of Market activity for over a hundred years. The modern-day Milwaukee Public Market preserves the nature of this historical neighborhood and capitalizes on the history of an area that native Wisconsinites associate with fresh food. The Milwaukee Public Market features twenty specialty food vendors. Each merchant is owner and operator, and in many instances producer, of the products they sell. This development won a Mayor's Design Award in 2005.

The Moderne

Development Type:	Residential
Status:	Completed, 2012
General Location:	Park East
Address:	Corner of Old World Third Street and Juneau Avenue
Developer:	Rick Barrett
Investment:	$70 million
Website:	www.themoderne.net

Description: A 30-story development to include 14 condos, 203 apartments and 7,200 SF of commercial space. In the summer of 2013, Carson's: A Place for Ribs will open in the commercial space.



Milwaukee School of Engineering (MSOE) Parking Structure/Soccer Field

Development Type:	Parking Structure with 12,000 sf of commercial space/Athletic Facility
Status:	Completed, 2013
General Location:	Park East
Address:	North Broadway and East Knapp Street
Developer:	Milwaukee School of Engineering
Investment:	$28 million
Website:	www.msoe.edu

Description: 780 parking spaces.

MSOE Grohmann Museum

Development Type: Institution/Museum
Status: Completed, 2007
General Location: East Town
Address: 1000 N Broadway
Developer: Milwaukee School Of Engineering
Investment: unknown
Website: http://www.msoe.edu/museum

Description: The Grohmann Museum is the renovation of a 3-sotry, 38,000 SF building that houses the University's "Men at Work" art collection from 1580 to today. In addition, there is a spectacular roof top sculpture garden that is open to the public.

MSOE Kern Center

Development Type: Institution/Athletic Center
Status: Completed, 2005
General Location: Park East
Address: 1251 North Broadway
Developer: Milwaukee School Of Engineering
Investment: $31 million
Website: http://www.msoe.edu/kerncenter/

Description: The Kern Center is a 210,000 SF facility with a fitness center, 3 classrooms, 1,600-seat hockey arena, 1,200-seat basketball arena, field house, running track, wrestling area, offices, facilities associated with athletics, counseling and health services. This development won a Mayor's Design Award in 2005.

North End

Development Type: Mixed Use
Status: Completed, 2013
General Location: Park East
Address: 1551 North Milwaukee Street
Developer: Mandel Group
Investment: $175 million
Website: www.mandelgroup.com/

Description: This project will develop in phases over the next 5-7 years and is expected to become a neighborhood within itself with a variety of housing options and supportive retail services. Construction of Phase I, called ONE at the North End, was completed in 2009 and included a 5-story apartment building featuring 83 apartments and 15,000 SF of first floor neighborhood retail, as well as new streets and a public plaza. Construction of Phase II, a $37m project, was completed in 2013 and consists of two apartment buildings offering a total of 155 apartments including 31 affordable units (available to families earning less than 60% of Milwaukee's median income). In addition, Phase II provides a newly constructed Riverwalk and riverfront road accessible to the public.

Park East Redevelopment Corridor

Development Type: Infrastructure
Status: Completed, 2005
General Location: Park East
Address: Northern Edge of Downtown
Developer: City of Milwaukee, Wisconsin Department of Transportation
Investment: $45 million
Website: www.mkedcd.org\parkeast

Description: In 1999, approval was given to remove an underutilized elevated freeway spur to help eliminate a blighting influence and create new taxable properties. In 2002, utilizing Federal ISTEA money and local Tax Increment Financing, removal of the Park East Freeway began. The elevated freeway spur was replaced with an at-grade, six-lane boulevard that is fully connected with the existing and newly re-

created street grid. New block configurations opened up 24 acres of downtown property for redevelopment. At final build-out, the corridor is predicted to produce over $800 million in taxable value.

River Renaissance

Development Type:	Residential
Status:	Completed, 2007
General Location:	Third Ward
Address:	102 North Water Street
Developer:	VJS Development
Investment:	$32 million
Website:	www.rivren.com

Description: A seven-story, 82 luxury condominium project. This building includes three penthouse units and 20,000 SF of retail space with a restaurant and shops.

State Street Bridge

Development Type:	Infrastructure
Status:	Completed, 2007
General Location:	East Town and Westown
Address:	State Street over the Milwaukee River
Developer:	City of Milwaukee
Investment:	$14.7 million
Website:	

Description: An 83-year old, historic bridge was rebuilt from 2005- 2007 for a little under $15 million.

Summerfest Grounds

Development Type: Recreation
Status: Completed, 2008
General Location: East Town
Address: South of East Michigan along the Lakefront
Developer: Milwaukee World Festival Inc.
Investment: $25 million
Website: www.summerfest.com

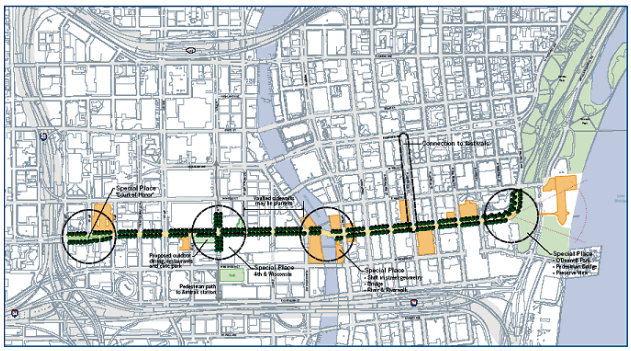
Description: Summerfest is an exciting summer music festival that takes place over an eleven day period along the lakefront. Over 700 bands perform during the course of the summer festival. Milwaukee Summerfest, billed as "The World's Largest Music Festival." The grounds are situated on 75 acres along the Lake Michigan shoreline. Since 2005, upgrades and expansion of facilities has occurred including but not limited to improvements on the Marcus Amphitheater, the Miller Oasis area, the Harley Davidson Stage and the BMO Harris Pavilion.

Wisconsin Avenue Streetscape

Development Type: Infrastructure

Status: Completed, 2005
General Location: East Town and Westown
Address: Wisconsin Avenue from the Lake to 10th Street
Developer: City of Milwaukee
Investment: $11 million
Website: http://www.mkedcd.org/planning/plans/downtown/Update/pdfs/UpdateReport.pdf

Description: Wisconsin Avenue Revitalization was noted in the City's Downtown Master Plan as being of strategic importance to the Downtown. Revitalization included streetscape enhancements with intersection paving and landscaping. Wisconsin Avenue Streetscaping began in 2002 and was completed by 2005. Over $11 million was invested in the upgrading and revitalization of the public infrastructure.



The Wisconsin Tower

Development Type: Residential (Conversion)
Status: Completed, 2006
General Location: Westown
Address: 606 West Wisconsin Avenue
Developer: City Real Estate Development
Investment: $14 million
Website: www.wisconsintower.com

Description: 22-story condominium project in a 1930's art deco building, located next to the Midwest Airlines Convention Center.

University Club Tower

Development Type: Residential

Status: Completed, 2006
General Location: East Town
Address: 825 North Prospect Avenue
Developer: Mandel Group
Investment: $88 million
Website: www.universityclubtower.com

Description: 36-story, lake-side tower with 53 condominiums, a glass façade, health facility, and a green roof. One of the most premier residential developments in the City, the average sale price is $1.85 million.

University of Wisconsin – School of Public Health

Development Type: Institution
Status: Completed, 2012
General Location: The Brewery
Address: North 10th Street and West Juneau Avenue
Developer: UW Board of Regents
Investment:
Website: www4.uwm.edu

Description: The University Of Wisconsin Board Of Regents authorized the establishment of a School of Public Health at UWM. Included rehabbing 30,000 SF of an existing building and construction of a 30,000 SF addition.

U.S. Bank Parking Garage

Development Type: Parking Garage
Status: Completed, 2010
General Location: East Town
Address: 716 East Clybourn Street
Developer: U.S. Bank
Investment: $19 million
Website: www.usbank.com

Description: A 7.5-level, 896-space parking garage to replace the existing parking garage for the U.S. Bank building. The new garage will be on a smaller footprint, providing space for a future office tower to be constructed adjacent to the new garage.

Wisconsin Avenue Bridge

Development Type: Infrastructure
Status: Completed, 2012
General Location: East Town and Westown
Address: Wisconsin Avenue over the Milwaukee River
Developer: City of Milwaukee
Investment: $15 million
Website:

Description: The rehabilitation of the Wisconsin Avenue Bridge included major rehabilitation of the structural, mechanical, hydraulic and electrical components of the lift span, removal and replacement of the concrete deck and sidewalks on the fixed approach spans; rehabilitation of the existing bridge railings, installation of new railings, painting structural steel, repairs to the concrete substructure units, repairs to the structural, architectural, HVAC, plumbing and electrical components of the bridge house, and minor reconstruction of portions of the roadway approaches to the bridge.