

**PROJECT PLAN FOR
TAX INCREMENTAL FINANCING DISTRICT NO. 86
(Germania Building)**

CITY OF MILWAUKEE

Public Hearing Held: March 17, 2016

Redevelopment Authority Adopted:

Common Council Adopted:

Joint Review Board Adopted:

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I. DESCRIPTION OF THE PROJECT

A. Introduction

Section 66.1105(4)(d), Wisconsin Statutes, requires the “preparation and adoption...of a proposed project plan for each tax incremental district.” This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

B. District Boundaries and Compliance with Statutory Eligibility Criteria

The Germania Building Tax Incremental District (“District” or “TID”) is comprised of one property at 135 West Wells (taxkey: 392-0001-121) totaling 14,682 SF (the “Property”). The District is shown in **Map No. 1, “Boundary and Existing Land Use,”** and described more precisely in **Exhibit 1, “Boundary Description.”** 100% of the real property located within the District was found to be in need of rehabilitation or conservation work within the meaning of Section 66.1105(4)(gm) of the Wisconsin Statutes. **Exhibit 2, “Property Characteristics,”** illustrates how the property in the District meets the statutory criteria for Tax Incremental Districts.

C. Project Plan Goals and Objectives

The Germania Building (“Germania”) is an eight-story building at the southwest corner of West Wells Street and North Plankinton Avenue, comprised of approximately 117,000 SF. It was built in 1896 for George Brumder to house his publishing business of German books, newspapers and magazines. At that time, it was the largest office building in the City of Milwaukee. Designed by Schnetzky & Liebert in the Beaux-Arts/Classical Revival style, it is known for its ornate façade and four copper domes. It is currently considered a Class B office building with first floor retail space. However, the Germania is currently 100% vacant. Previous years of neglect have threatened the historical façade and copper domes, resulting in the Germania becoming a blighting influence on the Westown neighborhood and downtown Milwaukee.

In 2010, the City of Milwaukee updated its Downtown Area Plan. One of the catalytic projects listed in the plan was a Wisconsin Avenue Strategy, with the goal of revitalizing Wisconsin Avenue east and west of the Milwaukee River. To do so requires redevelopment of properties north and south of Wisconsin Avenue to provide more residential density and economic activity in the area. Being one block north of West Wisconsin Avenue, the vitality of the Germania directly impacts Wisconsin Avenue. Another recommendation of the Downtown Area Plan was to increase the residential population in downtown Milwaukee, in part, by converting obsolete Class B and C office space into residential units. The increased residential density will then encourage more retail and first-floor businesses to locate on or near West Wisconsin Avenue. Finally, the plan refers to Postman Square, the area surrounding the intersection of West Wells Street and North Plankinton Avenue as an ideal location for mixed-use development and increased residential density.

In 2014, the Germania was purchased by Germania Real Estate Venture II, LLC (the “Developer”), who is proposing to invest \$21.9m to redevelop the Germania into 90 apartments (44 affordable units, 46 market-rate units), restore the historical features of the façade and copper domes, and renovate the 9,100 SF of first floor commercial space for new commercial tenants (the “Project”), as shown in **Map No. 3, “Proposed Uses and Improvements.”** The extraordinary costs associated with rehabilitating the façade of the building to historic standards and improving the storefront facades are estimated at \$1,500,000.

More detailed objectives of this Project Plan are to:

- Eliminate a blighting influence in downtown Milwaukee
- Restore a historic and iconic building in downtown Milwaukee
- Increase the tax base of the City by developing a property in need of rehabilitation or conservation in downtown Milwaukee.
- Implement a catalytic project, as set forth in the Downtown Area Plan 2010 Update, which called for a Wisconsin Avenue Strategy and increased residential population.

D. Existing Land Uses and Conditions in the District

The District is currently comprised of the Germania Building, an eight-story, 117,752 SF building built in 1896. The building is now completely vacant. It is currently assessed at \$3,088,000. The District is zoned C9E.

II. PLAN PROPOSALS

The following statements, maps and exhibits are provided in compliance with Section 66.1105(4)(f) of the Wisconsin Statutes.

A. “Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements.”

Funds generated from the District will be used for providing an annual grant to Developer to offset extraordinary costs associated with the Project. Developer will advance all costs for the Project. City will make payments to Developer equal to 100% of the incremental taxes collected in the District from real and personal property, less an annual administration charge, until such time as \$1,500,000 is repaid by the payments at an interest rate of 4.5%, over a period not to exceed 20 years (the “Monetary Obligation”). See the Term Sheet, attached as **Exhibit 4, “Term Sheet.”**

B. “Detailed List of Estimated Project Costs.”

The costs included in this subsection and detailed in Table B which follows are, without limitation because of enumeration, eligible project costs as defined under Section 66.1105(2)(f) and, if appropriate, in any cooperation agreement(s) entered into by and between the City of Milwaukee and eligible designated developer(s), provided further that such expenditures are necessitated by this Project Plan.

These costs and costs estimates are more fully described as follows:

Capital Costs

The City shall fund an estimated \$1,500,000 in the form of TID Capital Project Costs enumerated in further detail in **Table A** of this Plan.

TABLE A: TID Capital Project Costs	
Grant to Project (Monetary Obligation to Developer)	\$1,500,000
TOTAL Capital Project Costs	\$1,500,000

The allocation of these funds will be as set forth in the Term Sheet, attached as **Exhibit 4, “Term Sheet.”**

Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational and legal costs.

Financing Costs

Financing costs include estimated gross interest expenses on the Monetary Obligation to repay Developer. Estimates of interest are based on interest rates as set forth in the Economic Feasibility Analysis, attached as **Exhibit 5, “Feasibility Study.”** The City reserves the right to prepay the Monetary Obligation to Developer, which could require issuance of general obligation debt, as described in the Term Sheet, attached as **Exhibit 4, “Term Sheet.”**

TABLE B: Lists of Estimated Project Costs

<u>Capital:</u> Grant to Project (Monetary Obligation to Developer)	\$1,500,000
<u>Other:</u> Administration (\$7,500/year for up to 20 years)	\$150,000
Total Estimated Project Costs, excluding financing	\$1,650,000
<u>Financing:</u> Interest	\$900,000

C. “Description of Timing and Methods of Financing.”

All expenditures are expected to be incurred during the period from 2017-2036.

The annual payments to Developer will be repaid pursuant to the Monetary Obligation, using incremental taxes generated annually in the District.

D. “Economic Feasibility Study.”

The Economic Feasibility Study for this District is attached to this Project Plan as **Exhibit 5, “Feasibility Study.”** The study establishes the dollar value of the Project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the District.

Based upon the anticipated tax incremental revenue to be generated by the District, the District is financially feasible and is likely to be retired on or before year 19. Should incremental revenues be generated in excess of those currently anticipated, they may be used to more rapidly repay the Monetary Obligation for the Project.

E. “Map Showing Existing Uses and Conditions.”

Please refer to **Map No. 1, “Boundary and Existing Land Use,”** and **Map No. 2, “Structure Condition”** and **Exhibit 3, “Parcel Owners”** in the Exhibits Section which follows.

F. “Map Showing Proposed Uses and Improvements.”

Please refer to **Map No. 3, “Proposed Uses and Improvements”** in the Exhibits Section which follows.

G. “Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances.”

Please refer to **Map No. 4, “Existing Zoning,”** in the Exhibits Section which follows. The proposed Project is consistent with the existing zoning, which is C9E (Downtown District – Major Retail). The proposed Project is in accordance with the existing master plan, map, building codes, and other city ordinances. The Project should not require amendments to their provisions, but such amendments could be made if necessary without further amendment to this Project Plan.

H. “List of Estimated Non-Project Costs.”

There are no Non-Project Costs.

I. “Proposed Method for Relocation.”

This Project Plan does not anticipate the acquisition of property by the City of Milwaukee. Accordingly, no relocation activities or expenditures for relocation payments or services are provided herein. Should the acquisition of property by condemnation and requiring relocation be necessary, the cost and method of relocation will be included in a redevelopment plan and associated relocation plan prepared in cooperation with the Redevelopment Authority, pursuant to Section 66.1333 and Section 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

J. “Statement Indicating How District Creation Promotes Orderly City Development.”

The creation of the District will provide a means to continue the revitalization of downtown Milwaukee, and more specifically, West Wisconsin Avenue, consistent with the objectives of the Downtown Area Plan, updated in 2010. It will facilitate the development of a property in need of rehabilitation or conservation, job creation and the continued increase in downtown residential population. The Downtown Area Plan sets forth the following objectives for the Wisconsin Avenue Strategy, which will be accomplished, in part, by the District: improved storefront appearances of both vacant and occupied spaces, converting vacant buildings to residential use and increasing the residential density in downtown Milwaukee.

K. “Opinion of the City Attorney.”

Please refer to **Exhibit 6, “Letter from the City Attorney.”**

EXHIBIT 1
Boundary Description

Beginning at a point at the intersection of the center line of North Second Street and the center line of West Wells Street;

Thence, east along the center line of West Wells Street to the intersection with the center line of North Plankinton Avenue;

Thence, southeast along the center line of North Plankinton Avenue to the intersection with the south line of 135 West Wells extended;

Thence, southwest and west along the south line of 135 West Wells to the center line of North Second Street;

Thence, north along the center line of North Second Street to the point of beginning and more particularly depicted in Map 1 of this Project Plan.

EXHIBIT 2
Property Characteristics

Findings substantiating that not less than 50%, by area, of the real property within the proposed district in need of conservation within the meaning of Section 66.1105(4)(gm)4.a. Wisconsin Statutes.

Parcel No.	Taxkey	Owner Name	Land Assessment	Improvement Assessment	Total Assessment	Lot SF	In Need of Rehabilitation or Conservation (SF)	Area Vacant (SF)	Contaminated by Environmental Pollution (SF)
1	392-0001-121	GERMANIA REAL ESTATE VENTURE II LLC	\$594,300	\$2,493,700	\$3,088,000	14,682	14,682	0	0
Total			\$594,300	\$2,493,700	\$3,088,000	14,682	14,682	0	0
Percentage							100%	0%	0%

EXHIBIT 3
Parcel Owners

Parcel No.	Taxkey	Address				Owner Name
1	392-0001-121	135	W	WELLS	ST	GERMANIA REAL ESTATE VENTURE II LLC

EXHIBIT 4

TERM SHEET

(next page)

TERM SHEET

(Germania Building – TID No. 86)

Project

Germania Real Estate Venture II, LLC (the “Developer”) proposes to redevelop the existing Germania Building located at 135 West Wells Street on the highly visible southwest corner of West Wells Street and Plankinton Avenue in Milwaukee, WI. The historic and iconic building constructed in 1896 was originally an office building with first floor retail space. Currently, the 117,752 square foot building is vacant and the structure is suffering from deferred maintenance. The proposed project will be a mixed use development, consisting of approximately 90 residential units and approximately 9,225 square feet of commercial space (the “Project”).

Development Schedule

{TBD}

Parties

The City of Milwaukee and Germania Real Estate Venture II, LLC.

Project Budget

Total Project budget is \$21,906,795. Estimated total sources include:

• WHEDA First Mortgage	\$ 10,473,000
• Additional WHEDA Soft Funds	\$ 1,400,000
• Tax Credit Equity	\$ 1,647,655
• Managing & Other Member Equity	\$ 100
• Federal Historic Credits	\$ 3,276,892
• State Historic Tax Credits	\$ 2,955,628
• City Tax Incremental District	\$ 1,500,000
• Deferred Developer Fee	\$ 597,520
• Accrued Interest on the Soft Debt & Deferred Developer Fee	\$ 56,000
	<u>\$ 21,906,795</u>

Tax Incremental District

The City of Milwaukee (“City”) intends to create Tax Incremental District No. 86 – Germania Building (“TID No. 86”) to assist in funding certain additional costs of the Project as set forth in the Project Plan.

Funding

Developer shall advance up to \$1,500,000 of costs related to the Project for historical façade restoration and white boxing of commercial space in the Germania Building and shall be repaid through the Monetary Obligation.

Prior to substantial completion of the Project, City will deposit an amount equal to 100% of the tax incremental revenue actually received by City from TID No. 86, less Annual Expenses into a special fund established for TID No. 86. Upon substantial completion of the Project such amount shall be disbursed to Developer and applied to reduce the principal balance of the Monetary Obligation.

Subsequent to substantial completion of the Project, following the deduction of Annual Expenses, 100% of incremental tax revenue collected from TID No. 86 will be allocated to repay Developer for costs incurred for the Project through payments on the Monetary Obligation.

All City payments of tax incremental revenue received by City from TID No. 86 shall be subject to annual appropriation. If not appropriated, City shall not expend such tax increments for any other TID No. 86 project costs.

Additional Government Grants

Any additional financial assistance received from government grants not listed in the Project budget, including, but not limited to, façade grants, white box grants, or any other grants provided by government entities to cover costs related to façade restoration or white boxing of the commercial space, shall reduce the principle amount of the Monetary Obligation by an amount equal to the total amount of all additional government grants received.

Monetary Obligation

The Monetary Obligation consists of a limited and conditional obligation to repay Developer an amount up to \$1,500,000, plus interest on the outstanding balance of the Monetary Obligation at 4.5% per year. Payments on the Monetary Obligation are to be made annually following substantial completion of the Project and in an amount equal to 100% of tax incremental revenue actually received by the City from TID No. 86, less Annual Expenses. Interest on the Monetary Obligation shall not begin to accrue until the Monetary Obligation is earned. City may, at any time or from time to time, without notice, penalty, or fee, prepay all or any portion of the Monetary Obligation. In the event that City prepays a portion of the Monetary Obligation the 100% of tax incremental revenue allocated to payment of the Monetary Obligation shall be proportionately

reduced to reflect such prepayment. Tax incremental revenue will not be pledged to the payment of the Monetary Obligation, and the Monetary Obligation shall not constitute a general obligation of City or count against its statutory debt limits.

Monetary Obligation Earned

Upon substantial completion of the Project (including white boxing of the first floor commercial space), Developer shall submit a certification detailing Project costs theretofore incurred (together with copies of records, invoices and/or AIA documentation, in a form reasonably acceptable to the Commissioner of the Department of City Development, evidencing such expenditures). The amount of the Monetary Obligation shall be deemed earned upon approval of such certification by the Commissioner.

Cost Savings

If total Project costs submitted are less than the \$21,906,795 estimated in the Project Budget, the principal amount of the Monetary Obligation will be reduced by 50% of the cost savings. For example, if the total Project costs are \$100,000 below the Project Budget, the Monetary Obligation would be reduced by \$50,000.

Terms of Payments

City payments on the Monetary Obligation will terminate: (i) at the time the Monetary Obligation is fully paid; or (ii) with the payment derived from the 2035 tax levy, payable in 2036, whichever occurs first.

Material Disturbance

If the Project is not Substantially Completed within 24 months following commencement of construction (unless caused in substantial part by an event of *Force Majeure*) (a “Material Disturbance”), then City shall have the right (but not the obligation) to terminate further payments on the Monetary Obligation, using the following procedure:

- (1) City shall give Developer notice of its intention to terminate further payments on the Monetary Obligation, and Developer shall have 180 days to eliminate the Material Disturbance, and
- (2) Thereafter, if Developer has not timely eliminated the Material Disturbance and if City still intends to terminate payments on the Monetary Obligation, City’s Common Council shall adopt a resolution determining that the Material Disturbance prevents the substantial realization of the public benefits contemplated as a result of the Project and constitutes just cause for the termination of the Monetary Obligation. City shall thereafter file a certificate with Developer (attaching the resolution of the Common Council) stating that City has elected to

terminate payments on the Monetary Obligation. Upon City such filing of the certificate, the Monetary Obligation shall terminate.

Facade Easement

Upon substantial completion of the Project, the Developer will provide the City with a façade easement to ensure that the façade of the Germania Building is maintained during the life of the TID.

Zoning and Other Approvals

The parties will cooperate and use best efforts to apply for, initiate, and attempt to obtain all TID, zoning, and other governmental and third-party approvals and permits necessary or desirable for the construction of the Project.

Human Resources:

Developer and City will enter into a Human Resources Agreement in a form customary for projects subject to Ch. 355 of the Milwaukee Code of Ordinances. The Human Resources Agreement will provide for utilization of certified Small Business Enterprises for 25% of Project construction costs, 25% for purchase of goods and services, and 18% of amounts expended for the purchase of professional services deemed eligible pursuant to SBE Guidelines, utilization of unemployed and underemployed residents for no less than 40% of the total “worker hours” expended on “construction” of the Project, compliance with applicable state and municipal labor standards, utilization of apprentices and/or on-the-job trainees and participation in City’s First-Source Employment Program.

PILOT Payments

The Development Agreement will require payments in lieu of taxes with respect to any portion of the Project that subsequently becomes exempt from real property taxes. This provision shall be incorporated into a covenant running with the land for the duration of the TID.

General

This Term Sheet does not constitute a binding agreement. The terms set forth herein and other provisions customary for a transaction of this sort, shall be incorporated in one or more agreements, including a Cooperation and Development Agreement for TID No. 86, a Human Resources Agreement and a PILOT Agreement, each between City and Developer. In recognition that there may be adjustments of the dates and descriptions herein as well as administrative approvals which will require the exercise of reasonable discretion on behalf of City, the Commissioner will be authorized under these agreements to exercise such discretion and grant such approvals.

1050-2016-18:224276

Attachment 1

DEFINITIONS

“Annual Expenses” means approximately \$7,500 per year.

“Force Majeure” means circumstances under which any party is delayed or prevented from the performance of any act required by an agreement by reason of fire, earthquake, war, flood, riot, strikes, labor disputes, judicial orders, public emergency or regulations, or other causes beyond the reasonable control of the party obligated to perform, then performance of such act shall be excused for the period of such delay, and the time for the performance of any such act shall be extended for a period commensurate with the nature of such delay.

“Monetary Obligation” means a limited and conditional obligation to repay Developer an amount up to \$1,500,000, plus interest on the outstanding balance at 4.5% per year.

“Project Plan” means the Plan for Tax Incremental District No. 86 (Germania Building).

EXHIBIT 5

ECONOMIC FEASIBILITY STUDY FOR THE GERMANIA BUILDING PROJECT

Background:

The City of Milwaukee is proposing to offset \$1,500,000 of costs incurred by Germania Real Estate Venture II, LLC (the “Developer”) in connection with its proposal to convert the Germania Building at 135 West Wells Street into a mixed-use building with 90 apartment units and 9,100 SF of first floor commercial space (the “Project”). The total costs for the Project are estimated to be \$21.9 million.

Through a Development and Contribution Agreement, funds will be advanced by the Developer under a “pay-as-you-go” approach, and repaid, by the City, but only from future tax incremental revenue generated by the Project.

Current Property Valuation:

The assessment of the Germania Building as of 1/1/2015 was:

	Value
Land	\$594,300
Buildings	\$2,493,700
Total	\$3,088,000

While the base value will be set based on the 1/1/2016 assessment, in conversations with the Assessor’s Office, the value is not likely to change substantially. Thus \$3,088,000 is the estimated base value of the proposed District.

Anticipated Future Value of the District and District Cash Flow:

As a “pay-as-you-go” District, the Developer is accepting the risk that the District will generate sufficient incremental value to recapture the \$1,500,000 of costs, plus 4.5% interest, through future incremental revenue.

Upon completion, the Assessor’s Office estimates that the stabilized value of the Germania Building will be between \$7,170,000 and \$7,845,000. For the purposes of this economic feasibility study, the Germania Building is estimated to be the average of those two estimates, or \$7,507,500 upon stabilization.

Attached as Table 1 is a cash flow forecast for the proposed District. Basic parameters of this forecast are:

- Base Value: \$3,088,000
- Estimated Assessed Value Upon Completion: \$7,507,500
- Tax Rate: 3.00%
- Interest Rate on Payments to Developer: 4.5%
- Annual Appreciation: 1.00%
- Annual Expenses: \$7,500

As shown in the forecast, the District is able to amortize the Monetary Obligation for the Project in an estimated 19 years. Given this estimate, the proposed District is determined to be feasible and capable of amortizing the Project Costs within the statutory life of the proposed District.

Table 1: Germania Building TID (#86)

No.	Assessment Year	Budget Year	Base Value	Projected Value	TID Incremental Value	Increment	Annual Expenses	Increment After Expenses	NPV of Increment After Expenses	TID Payoff
1	2016	2017	3,088,000			-			-	
2	2017	2018	3,088,000			-			-	No
3	2018	2019	3,088,000	3,753,750	665,750	19,973	7,500	12,473	11,935	No
4	2019	2020	3,088,000	7,507,500	4,419,500	132,585	7,500	125,085	126,479	No
5	2020	2021	3,088,000	7,582,575	4,494,575	134,837	7,500	127,337	238,065	No
6	2021	2022	3,088,000	7,658,401	4,570,401	137,112	7,500	129,612	346,752	No
7	2022	2023	3,088,000	7,734,985	4,646,985	139,410	7,500	131,910	452,603	No
8	2023	2024	3,088,000	7,812,335	4,724,335	141,730	7,500	134,230	555,678	No
9	2024	2025	3,088,000	7,890,458	4,802,458	144,074	7,500	136,574	656,036	No
10	2025	2026	3,088,000	7,969,363	4,881,363	146,441	7,500	138,941	753,737	No
11	2026	2027	3,088,000	8,049,056	4,961,056	148,832	7,500	141,332	848,840	No
12	2027	2028	3,088,000	8,129,547	5,041,547	151,246	7,500	143,746	941,402	No
13	2028	2029	3,088,000	8,210,842	5,122,842	153,685	7,500	146,185	1,031,482	No
14	2029	2030	3,088,000	8,292,951	5,204,951	156,149	7,500	148,649	1,119,134	No
15	2030	2031	3,088,000	8,375,880	5,287,880	158,636	7,500	151,136	1,204,416	No
16	2031	2032	3,088,000	8,459,639	5,371,639	161,149	7,500	153,649	1,287,383	No
17	2032	2033	3,088,000	8,544,235	5,456,235	163,687	7,500	156,187	1,368,088	No
18	2033	2034	3,088,000	8,629,678	5,541,678	166,250	7,500	158,750	1,446,585	No
19	2034	2035	3,088,000	8,715,974	5,627,974	168,839	7,500	161,339	1,522,927	YES
20	2035	2036	3,088,000	8,803,134	5,715,134	171,454	7,500	163,954	1,597,165	YES
21	2036	2037	3,088,000	8,891,166	5,803,166	174,095	7,500	166,595	1,669,351	YES
22	2037	2038	3,088,000	8,980,077	5,892,077	176,762	7,500	169,262	1,739,534	YES
23	2038	2039	3,088,000	9,069,878	5,981,878	179,456	7,500	171,956	1,807,765	YES
24	2039	2040	3,088,000	9,160,577	6,072,577	182,177	7,500	174,677	1,874,090	YES
25	2040	2041	3,088,000	9,252,182	6,164,182	184,925	7,500	177,425	1,938,557	YES
26	2041	2042	3,088,000	9,344,704	6,256,704	187,701	7,500	180,201	2,001,214	YES
27	2042	2043	3,088,000	9,438,151	6,350,151	190,505	7,500	183,005	2,062,105	YES

3,871,711

Annual appreciation	1.010
Discount Rate	4.50%
Base Value	3,088,000
Projected Value	7,507,500
Initial Property Tax rate	3.000%
Final Property Tax rate	3.000%
Years until final rate	-
Developer Financed Costs	1,500,000
Annual Expenses	7,500

EXHIBIT 6
Letter from the City Attorney

GRANT F. LANGLEY
City Attorney

VINCENT D. MOSCHELLA
MIRIAM R. HORWITZ
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March 21, 2016

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Re: Project Plan for Tax Incremental District No. 86
("Germania Building")

Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed the Project Plan for the above-described Tax Incremental District No. 86.

Based upon that review, it is our opinion that the Project Plan is complete and complies with the provisions of Wis. Stat. §66.1105(4)(f).

Very truly yours,


GRANT F. LANGLEY
City Attorney


MARY L. SCHANNING
Assistant City Attorney

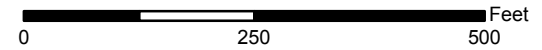
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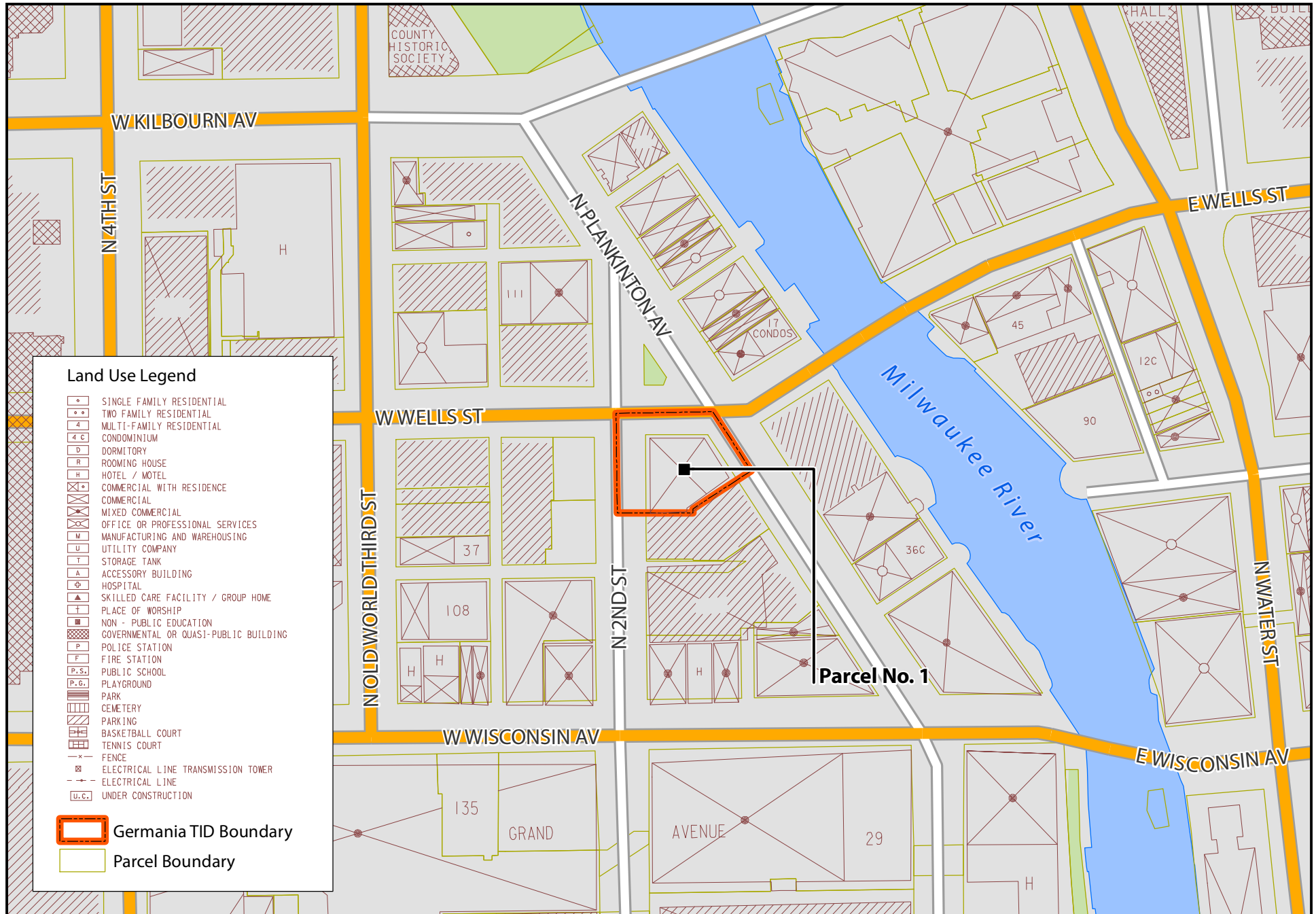
GERMANIA TID NO. 86

MAP 1: BOUNDARY AND EXISTING LAND USE

Prepared by the Dept. of City Development Planning Division, 2/3/2016
Source: City of Milwaukee Information Technology Management Division



N



Land Use Legend

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- DORMITORY
- ROOMING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OR PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE TANK
- ACCESSORY BUILDING
- HOSPITAL
- SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- BASKETBALL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE
- UNDER CONSTRUCTION

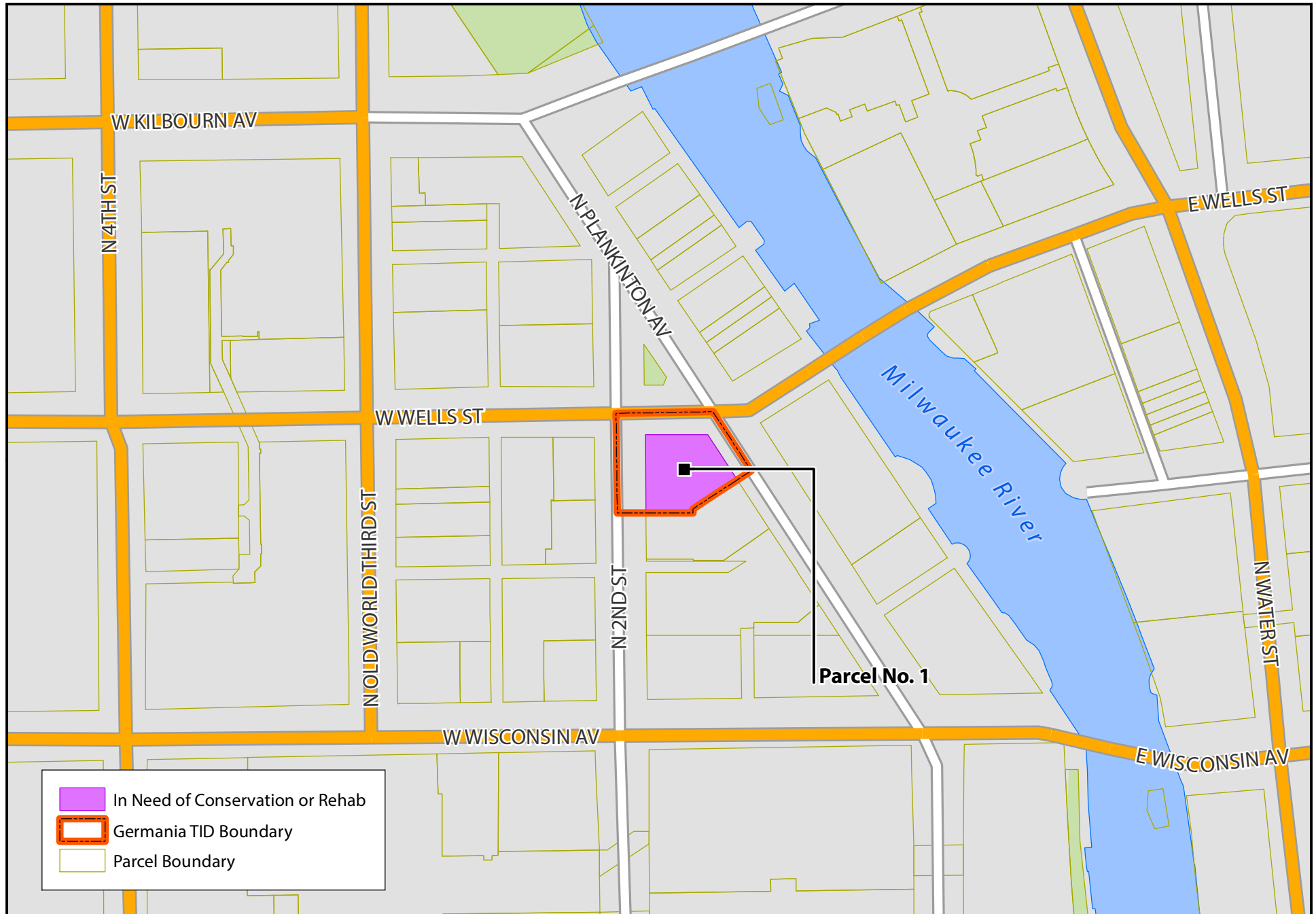
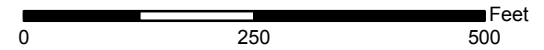
Germania TID Boundary

Parcel Boundary




GERMANIA TID NO. 86

MAP 2: STRUCTURE CONDITIONS

Prepared by the Dept. of City Development Planning Division, 2/3/2016
Source: City of Milwaukee Information Technology Management Division



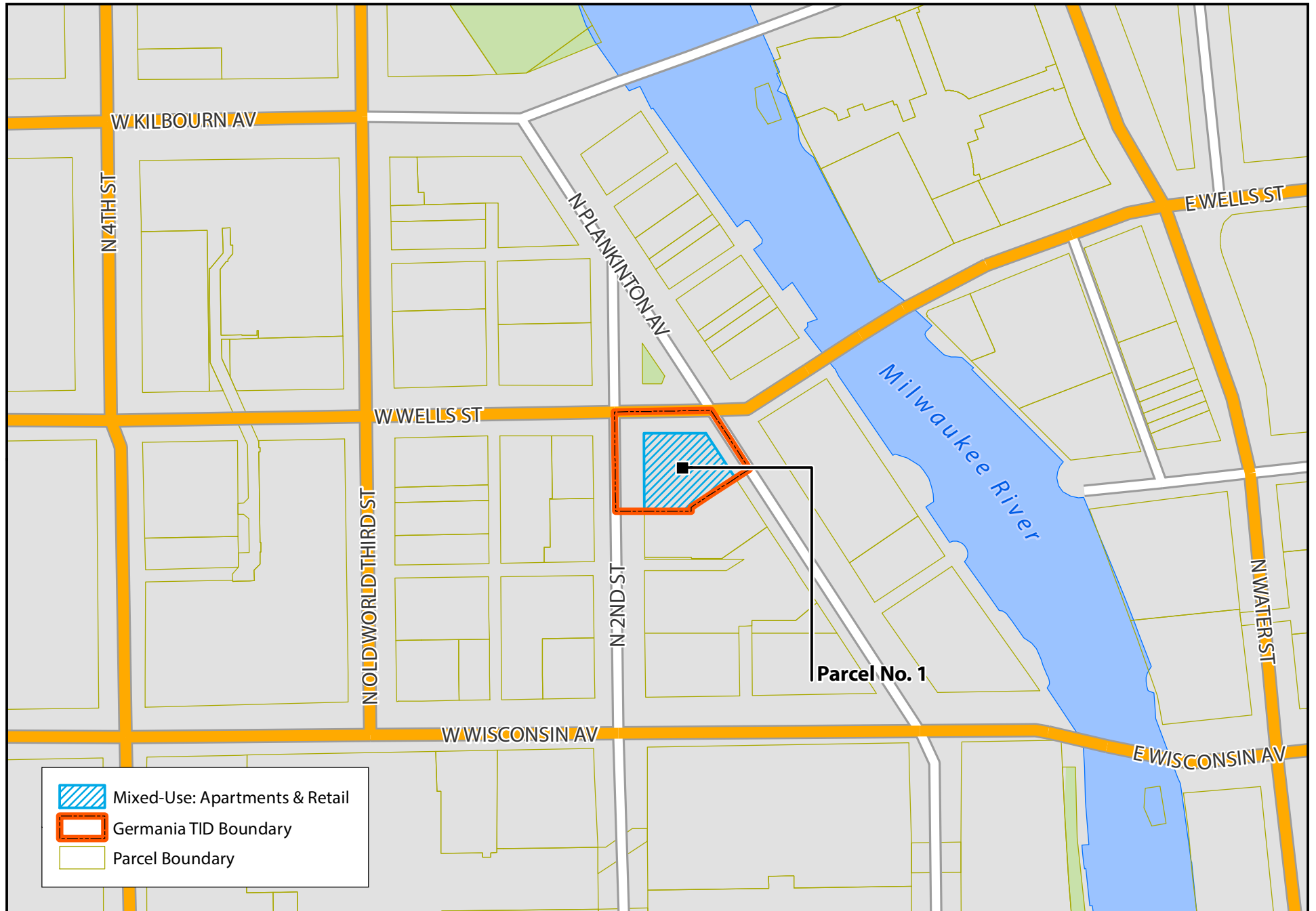
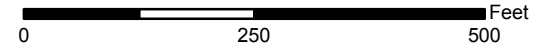
Parcel No. 1

-  In Need of Conservation or Rehab
-  Germania TID Boundary
-  Parcel Boundary

GERMANIA TID NO. 86

MAP 3: PROPOSED USES AND IMPROVEMENTS

Prepared by the Dept. of City Development Planning Division, 2/3/2016
Source: City of Milwaukee Information Technology Management Division



GERMANIA TID NO. 86

MAP 4: EXISTING ZONING

Prepared by the Dept. of City Development Planning Division, 2/3/2016
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