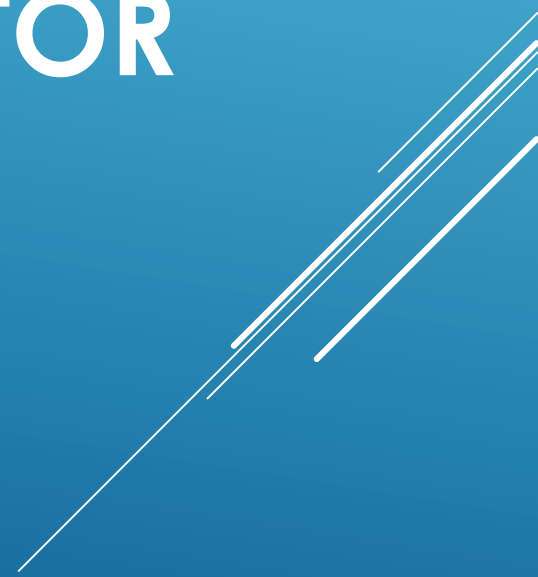


RIVERWEST APARTMENTS AND FOOD ACCELERATOR



File # 230327

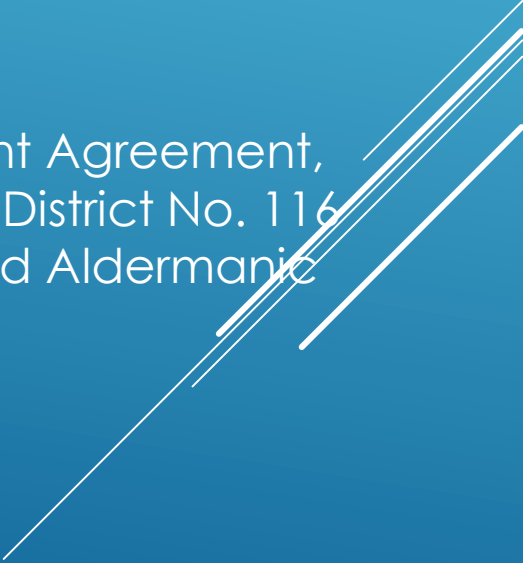
Resolution authorizing the sale of the City-owned property at 1136-46 East North Avenue, in the 3rd Aldermanic District

File # 211510

An ordinance relating to the change in zoning from a Detailed Planned Development known as ReadCo to a new Detailed Planned Development to allow a mixed-use residential building at 1132, 1136-46 and 1164 East North Avenue, located on the north side of East North Avenue, west of North Commerce Street, in the 3rd Aldermanic District

File #230331

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 116 (Riverwest Apartments and Food Accelerator), in the 3rd Aldermanic District.

A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide, extending from the right edge towards the center.

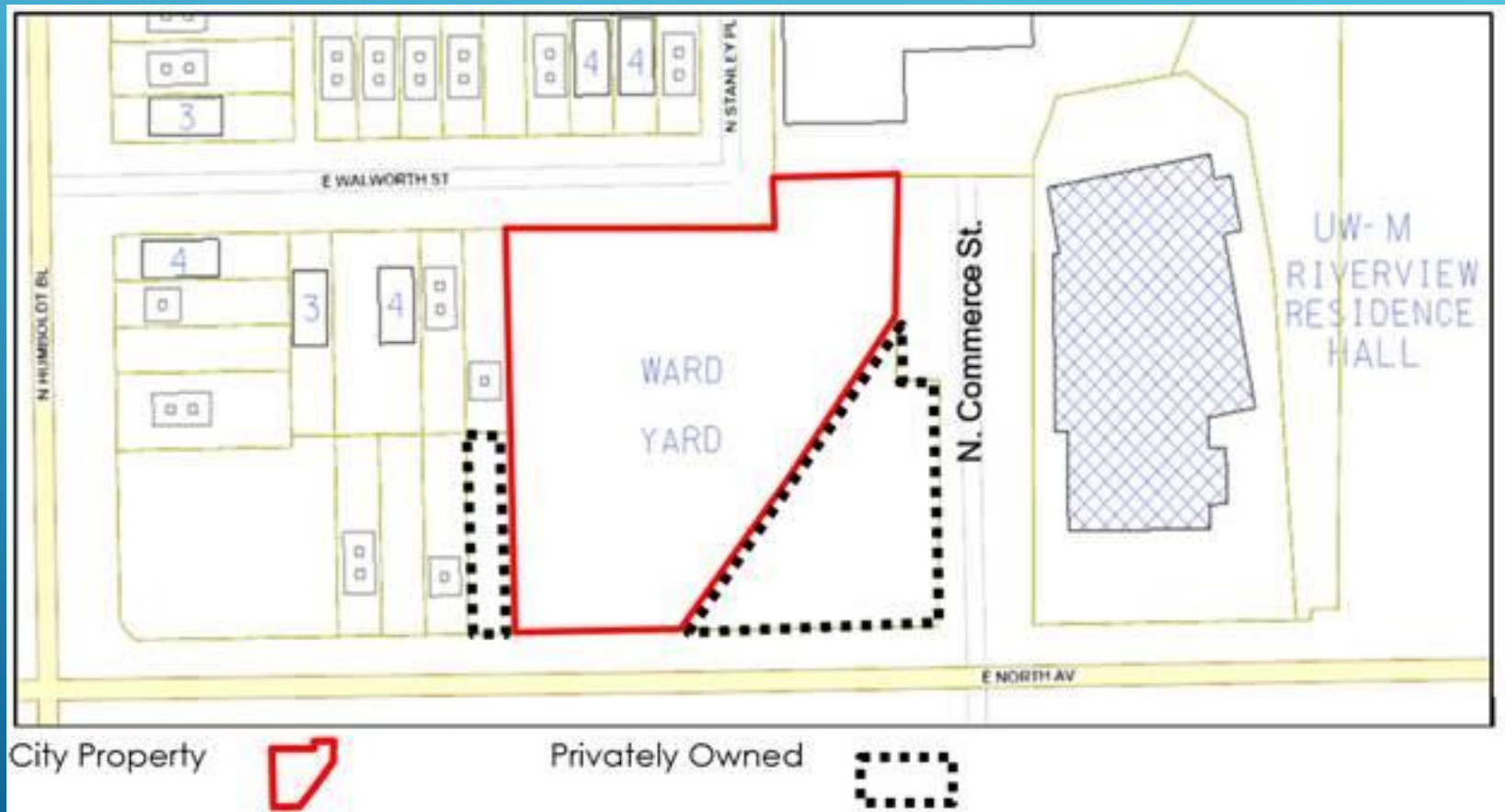
Land Sale

Site and Vicinity Maps



Land Sale

Parcel



Zoning

Detailed Plan Development

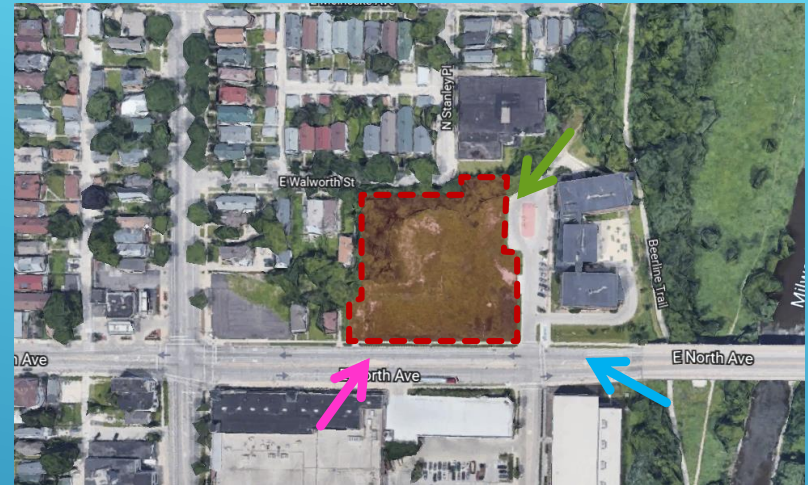


Zoning

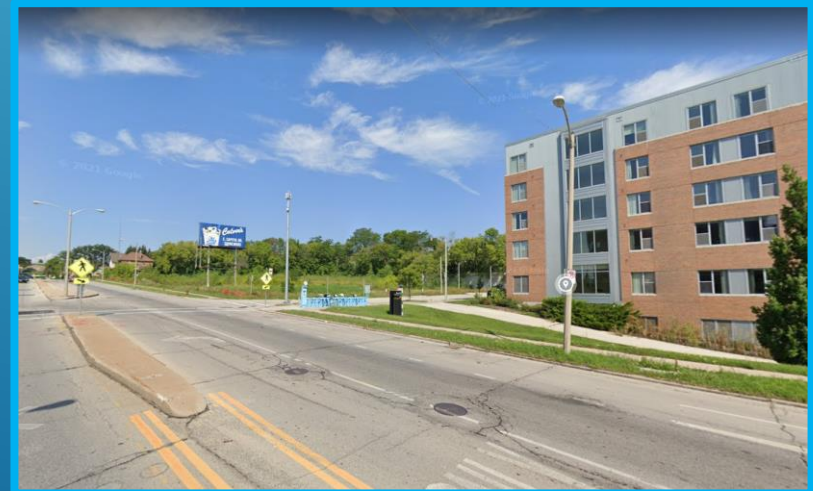
Site context



View from N Commerce Street looking southwest



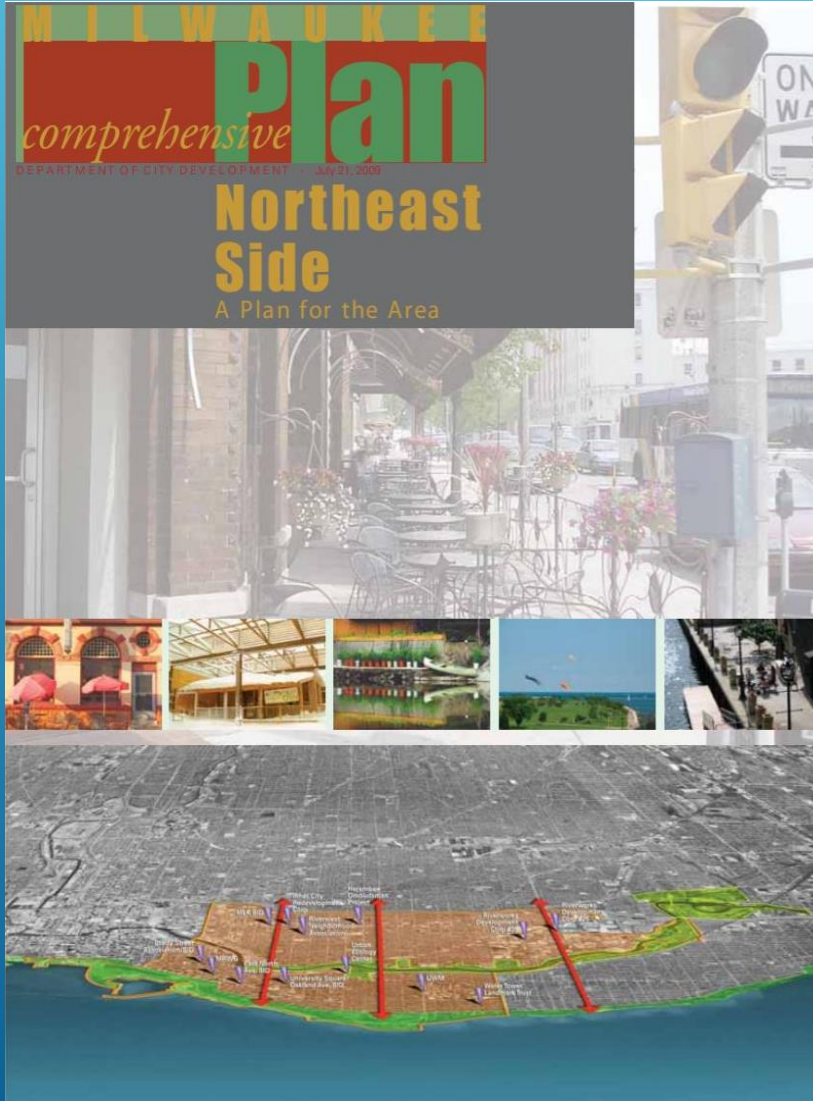
View from E North Ave looking northeast



View from E North Ave looking northwest

Zoning

Consistency with Area Plan



Northeast Side Area Plan

- Adopted in 2009
- Encourages the creation of new affordable housing in Riverwest
- Recommends the redevelopment of vacant parcels that will serve as a catalyst for new development in the area
- The plan identifies this segment of North Avenue as a significant gateway in the area
- **The proposed DPD is consistent with the recommendations of the Northeast Area Plan.**

TID #116

- ▶ New construction of mixed use building with 91 housing units and 2,500 square feet of community space including a "Food Accelerator" providing educational space with focus on fresh food, nutrition and food-oriented entrepreneurship
 - ▶ \$30.4 million investment
 - ▶ Financing includes low income tax credits, WHEDA mortgage financing, ARPA funds, City of Milwaukee Housing Trust funds, solar tax credits and deferred development fee
- 
- A series of white lines of varying lengths and angles are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

TID #116

- ▶ TID contribution of up to \$1,248,000
 - ▶ Developer financed 6.25% interest rate
 - ▶ Maximum maturity – 20 years (2042 tax levy year)
 - ▶ Human Resource Agreement SBE – 25%, RPP – 40%
 - ▶ Shared cost savings provision
 - ▶ Anti-Displacement Preference Policy
- 
- A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide, creating a modern, abstract graphic element.

DEVELOPER – KG DEVELOPMENT AND GENERAL CAPITAL

KG DEVELOPMENT:

- ▶ Full service real estate firm with mission of strengthening communities
- ▶ Anthony Kazee, principal – ACRE graduate and over 10 years experience in construction engineering and estimating

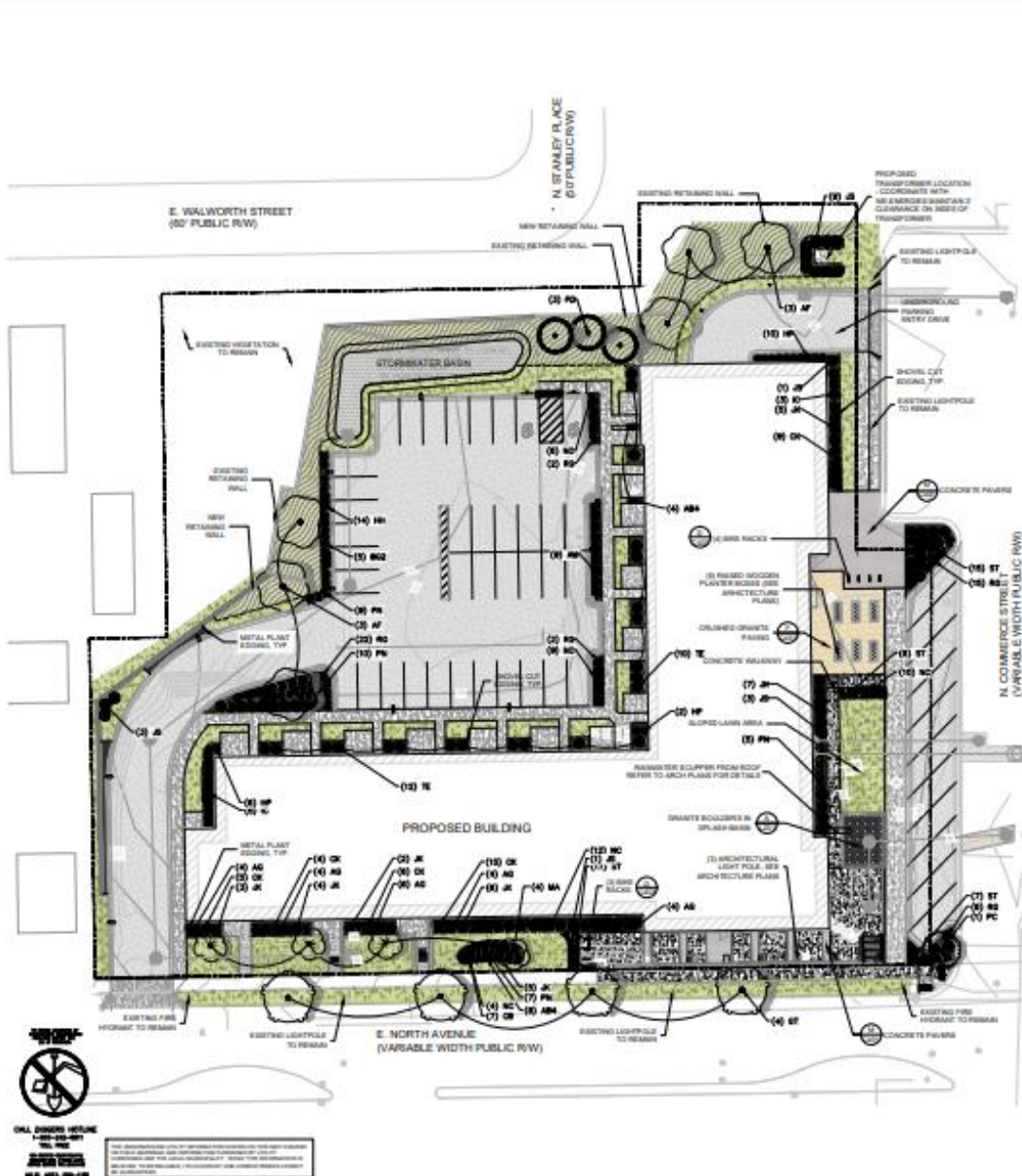
GENERAL CAPITAL:

- ▶ Over 25 years of development experience in office, industrial, retail and residential projects
- ▶ Over 40 affordable housing projects including Hide House Lofts, Maria Linden, Beerline B Apartments and Chapel Gardens

THE PROJECT:

- ▶ One, two and three bedroom units affordable across a range of incomes – including 83 affordable units and 8 market rate units
 - ▶ Rents ranging from \$495-\$1,750/month
 - ▶ Green Built Certification and Rooftop Solar Array
 - ▶ Food centered education and entrepreneurship center
 - ▶ Estimated Completion –December of 2024
- 
- A series of several parallel white diagonal lines in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

Riverwest Apartments and Food Accelerator



SCREENING OPTION A	REQUIRED	PROPOSED
WIDTH OF SCREENING AT NORTH AVE	10.0'	11.0'
SHRUBS ALONG NORTH AVE	1.00	8
SHRUBS ALONG NORTH AVE	14.00	7
SCREENING CANOPY TREES	1.00	8
TOTAL PERCENTAGE OF LANDSCAPE AREA	55.00	155.00
TOTAL PERCENTAGE OF CANOPY TREES	4.00	11

*Minimum tree size shall be 4" DBH and a minimum of 10' height at maturity.
 **Minimum tree size shall be 4" DBH and a minimum of 10' height at maturity.

GENERAL NOTES

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PERMITS AND STRUCTURES, ETC. PRIOR TO BEGINNING CONSTRUCTION.
- PROTECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPHY EXISTING CONDITIONS WITHIN AND AROUND ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCING OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PERMITS, DRAINAGE, CURB, RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TAMP, SPREADS AND PLANTS. THESE SPECIFICATIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 7" DOUBLE SHEDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

LEGEND

- SHEDDED BARK MULCH PLANTING BED
- TURFGRASS BED (SEE LIST FOR SPECIES AND QUANTITIES)
- STORMWATER INFILTRATION PILES (SEE LIST FOR SPECIES AND QUANTITIES)
- SHORTGRASS PRAIRIE NATIVE BEDS (SEE LIST FOR SPECIES AND QUANTITIES)
- CRUSHED GRANITE SURFACING
- DECOMPOSED STONE MAINTENANCE ROAD
- GRANITE BOLLARDS IN SPLASH BASIN
- CONCRETE PAVING
- PROPERTY LINE
- METAL PLANT BOXES
- SHOVEL CUT PLANT BOXES

PLANT SCHEDULE

PLANTING TREE	CODE	RECOMMENDATION	SIZE	CONTAINER	QTY
JP	JP	Japanese weeping Juniper / Weeping Juniper	4" in.	5.0	1
PD	PD	Parsonsia (mammal) / Douglas Fir	4" in.	5.0	1
FLORERING TREE	CODE	RECOMMENDATION	SIZE	CONTAINER	QTY
BA	BA	Banksia (mammal) / Banksia	4" in.	5.0	1
PC	PC	Pyrus (mammal) / Crabapple	4" in.	5.0	1
SHED TREE	CODE	RECOMMENDATION	SIZE	CONTAINER	QTY
AP	AP	Aster (mammal) / Aster	4" in.	5.0	1
BT	BT	Berberis (mammal) / Berberis	4" in.	5.0	1
CD	CD	Camellia (mammal) / Camellia	4" in.	5.0	1
CR	CR	Cornus (mammal) / Cornus	4" in.	5.0	1
DP	DP	Daphne (mammal) / Daphne	4" in.	5.0	1
EB	EB	Elaeagnus (mammal) / Elaeagnus	4" in.	5.0	1
ER	ER	Erythronium (mammal) / Erythronium	4" in.	5.0	1
FR	FR	Forsythia (mammal) / Forsythia	4" in.	5.0	1
GA	GA	Gaultheria (mammal) / Gaultheria	4" in.	5.0	1
GR	GR	Geranium (mammal) / Geranium	4" in.	5.0	1
HA	HA	Hieracium (mammal) / Hieracium	4" in.	5.0	1
IR	IR	Impatiens (mammal) / Impatiens	4" in.	5.0	1
LA	LA	Lamium (mammal) / Lamium	4" in.	5.0	1
LI	LI	Lilium (mammal) / Lilium	4" in.	5.0	1
LO	LO	Lonicera (mammal) / Lonicera	4" in.	5.0	1
MA	MA	Malva (mammal) / Malva	4" in.	5.0	1
ME	ME	Meibomia (mammal) / Meibomia	4" in.	5.0	1
MI	MI	Mimulus (mammal) / Mimulus	4" in.	5.0	1
MO	MO	Morone (mammal) / Morone	4" in.	5.0	1
MP	MP	Myrica (mammal) / Myrica	4" in.	5.0	1
NR	NR	Nerium (mammal) / Nerium	4" in.	5.0	1
OR	OR	Ornithoglossum (mammal) / Ornithoglossum	4" in.	5.0	1
PA	PA	Paeonia (mammal) / Paeonia	4" in.	5.0	1
PE	PE	Peperomia (mammal) / Peperomia	4" in.	5.0	1
PI	PI	Picea (mammal) / Picea	4" in.	5.0	1
PL	PL	Platanus (mammal) / Platanus	4" in.	5.0	1
PO	PO	Polygonum (mammal) / Polygonum	4" in.	5.0	1
PR	PR	Prunella (mammal) / Prunella	4" in.	5.0	1
PS	PS	Psidium (mammal) / Psidium	4" in.	5.0	1
PT	PT	Portulaca (mammal) / Portulaca	4" in.	5.0	1
RA	RA	Ranunculus (mammal) / Ranunculus	4" in.	5.0	1
RE	RE	Rehmannia (mammal) / Rehmannia	4" in.	5.0	1
RI	RI	Ribes (mammal) / Ribes	4" in.	5.0	1
RO	RO	Rosa (mammal) / Rosa	4" in.	5.0	1
RU	RU	Rubus (mammal) / Rubus	4" in.	5.0	1
SA	SA	Saxifraga (mammal) / Saxifraga	4" in.	5.0	1
SC	SC	Scilla (mammal) / Scilla	4" in.	5.0	1
SE	SE	Senecio (mammal) / Senecio	4" in.	5.0	1
SH	SH	Shorea (mammal) / Shorea	4" in.	5.0	1
SI	SI	Simulium (mammal) / Simulium	4" in.	5.0	1
SK	SK	Skimmia (mammal) / Skimmia	4" in.	5.0	1
SL	SL	Salix (mammal) / Salix	4" in.	5.0	1
SM	SM	Samolus (mammal) / Samolus	4" in.	5.0	1
SN	SN	Senecio (mammal) / Senecio	4" in.	5.0	1
SO	SO	Sonchus (mammal) / Sonchus	4" in.	5.0	1
SP	SP	Sparganium (mammal) / Sparganium	4" in.	5.0	1
ST	ST	Stachys (mammal) / Stachys	4" in.	5.0	1
TA	TA	Taraxacum (mammal) / Taraxacum	4" in.	5.0	1
TE	TE	Teucrium (mammal) / Teucrium	4" in.	5.0	1
TH	TH	Thalictrum (mammal) / Thalictrum	4" in.	5.0	1
TI	TI	Thymus (mammal) / Thymus	4" in.	5.0	1
TO	TO	Toxicaria (mammal) / Toxicaria	4" in.	5.0	1
TR	TR	Trifolium (mammal) / Trifolium	4" in.	5.0	1
TS	TS	Tradescantia (mammal) / Tradescantia	4" in.	5.0	1
TV	TV	Tradescantia (mammal) / Tradescantia	4" in.	5.0	1
TY	TY	Tradescantia (mammal) / Tradescantia	4" in.	5.0	1
UA	UA	Urtica (mammal) / Urtica	4" in.	5.0	1
UB	UB	Urtica (mammal) / Urtica	4" in.	5.0	1
UC	UC	Urtica (mammal) / Urtica	4" in.	5.0	1
UD	UD	Urtica (mammal) / Urtica	4" in.	5.0	1
UE	UE	Urtica (mammal) / Urtica	4" in.	5.0	1
UF	UF	Urtica (mammal) / Urtica	4" in.	5.0	1
UG	UG	Urtica (mammal) / Urtica	4" in.	5.0	1
UH	UH	Urtica (mammal) / Urtica	4" in.	5.0	1
UI	UI	Urtica (mammal) / Urtica	4" in.	5.0	1
UJ	UJ	Urtica (mammal) / Urtica	4" in.	5.0	1
UK	UK	Urtica (mammal) / Urtica	4" in.	5.0	1
UL	UL	Urtica (mammal) / Urtica	4" in.	5.0	1
UM	UM	Urtica (mammal) / Urtica	4" in.	5.0	1
UN	UN	Urtica (mammal) / Urtica	4" in.	5.0	1
UO	UO	Urtica (mammal) / Urtica	4" in.	5.0	1
UP	UP	Urtica (mammal) / Urtica	4" in.	5.0	1
UQ	UQ	Urtica (mammal) / Urtica	4" in.	5.0	1
UR	UR	Urtica (mammal) / Urtica	4" in.	5.0	1
US	US	Urtica (mammal) / Urtica	4" in.	5.0	1
UT	UT	Urtica (mammal) / Urtica	4" in.	5.0	1
UU	UU	Urtica (mammal) / Urtica	4" in.	5.0	1
UV	UV	Urtica (mammal) / Urtica	4" in.	5.0	1
UW	UW	Urtica (mammal) / Urtica	4" in.	5.0	1
UX	UX	Urtica (mammal) / Urtica	4" in.	5.0	1
UY	UY	Urtica (mammal) / Urtica	4" in.	5.0	1
UZ	UZ	Urtica (mammal) / Urtica	4" in.	5.0	1



MILWAUKEE / MADISON / TUCKER / CHICAGO



Riverwest

1132, 118 & 1138-1166 E. North Ave.
 Milwaukee, WI 53212
 Owner: GenCap AG North Avenue 91, LLC
 4028 N. Santa Monica Blvd.
 Milwaukee, WI 53217

PROJECT NUMBER: 20198

SCALE

ISSUED FOR: 2ND 2023-06-22

REVISION FOR: NO. DESCRIPTION DATE
 1 80% UPDATE 8/20/23

ZONING, NEIGHBORHOOD AND DEVELOPMENT COMMITTEE - NOT FOR CONSTRUCTION

DRAWN BY: TPI
 CHECKED BY: CTC

LANDSCAPE OVERVIEW

L100

Riverwest Apartments and Food Accelerator



Riverwest Apartments and Food Accelerator



Riverwest Apartments and Food Accelerator



Riverwest Apartments and Food Accelerator

