

TID 133: 2711 West Wells



City
of
Milwaukee

DEPARTMENT OF
CITY DEVELOPMENT

TID 133: 2711 West Wells

Project Site History



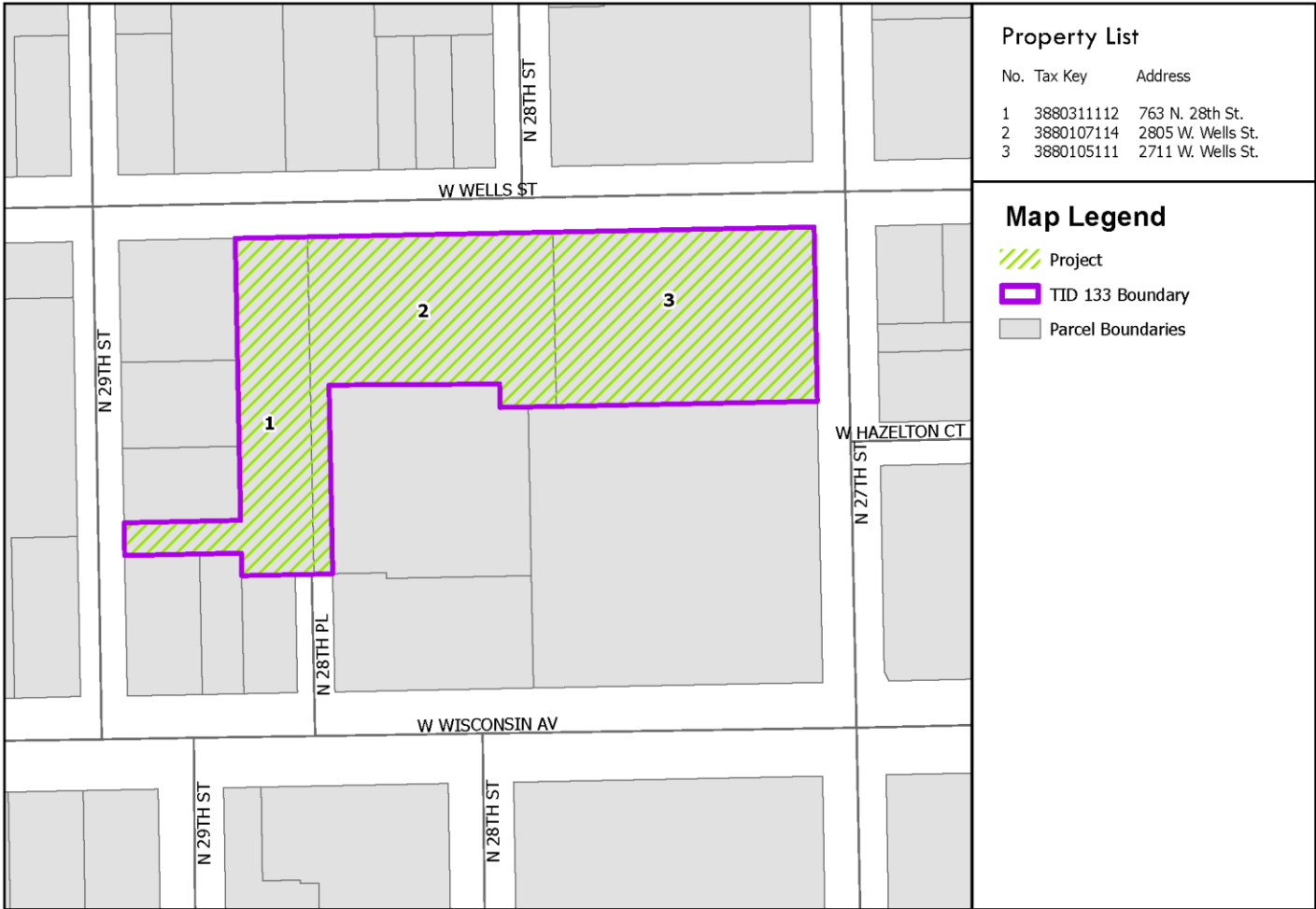
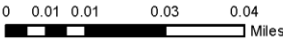
- In 1947, a doctor shortage following WWII prompted Harold and Laura Dvorak to purchase 2711 West Wells Street to open a hospital with their own funds. Major construction took place in the 1960s.
- In 1975, the Tower Theater was purchased and was remodeled for use as an employee cafeteria and administration offices to support the hospital.
- In 1993, Milwaukee County purchased the campus before selling it in 2015.
- In 2016, Liberty Tower/Doctor's Hospital was added to the National and State Register of Historic Places.

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TID Boundary

TID 133: 2711 W Wells, Map 3 Proposed Uses & Improvements

Prepared by the Department of City Development Planning Division, 3/19/2026. Source: DCD Planning Division; Information Technology Management Division



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Development Team and Other Projects

Milwaukee Development Corporation

- Milwaukee based civic non-profit real estate developer
- Founded in 1973
- Other projects include: East Pointe Commons, Library Hill, 2835 W. Kilbourne, Washington Park Scattered Homes, Sherman Park Scattered Homes, Concordia 27, and others
- Development team members include: Bear Development, EUA, Baker Tilly, Wiegand Properties, Mandel, Cross Management Services, Graef, and Fit Investment
- Additional partners include Near West Side Partners, Jewish Family Services, and General Capital Group

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The Project

- Adaptive and Historic Reuse of Former Milwaukee County Hospital and Administration Buildings to Affordable Senior Housing
- **124 housing units**
 - 25 units – One- and Two-Bedrooms
 - 30% or less AMI
 - 55 units – One- and Two-Bedrooms
 - 50% AMI
 - 44 units – One- and Two-Bedrooms
 - 80% AMI
- Estimated completion late 2027



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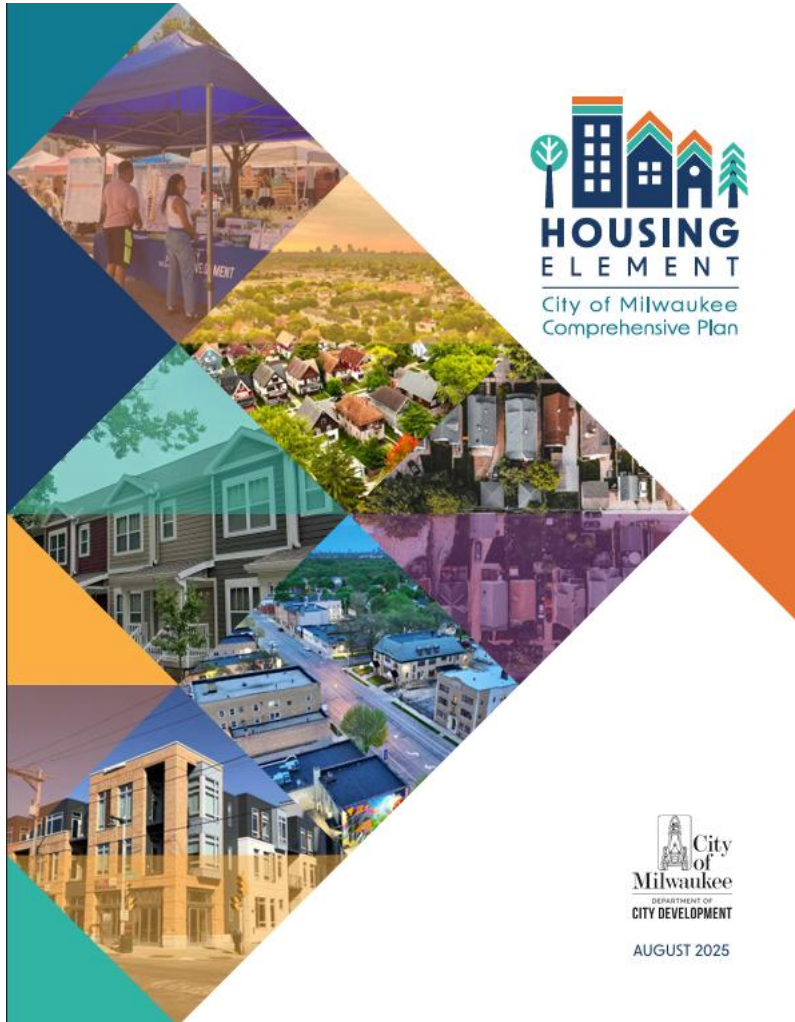
The Financing



- \$50.7mm Investment
- Sources: 1st Mortgage, State and Federal Low Income Housing Tax Credits, State and Federal Historic Tax Credits, general partner equity, deferred developer fee, seller note, reinvestment income, subordinate debt, grant funds, and HOME-ARP
- Up to \$2.6mm Developer-Financed TIF
- Up to 25 years
- 2.0% Interest Rate
- Cost Savings Provision
- Human Resources Requirements:
 - 40% RPP
 - 25% SBE
- Anti-Displacement Neighborhood Preference Policy Requirement

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Master Plan Consistency and Zoning Code Compliance



- Consistent with *The Housing Element of Milwaukee's Comprehensive Plan*
- Compliant with the LB-2 (Local Business) Zoning District
- Promotes orderly City development through:
 - Development of an underutilized property for appropriate residential use
 - Support of past and future investment in the neighborhood through the redevelopment of a property that is substantially vacant and underutilized
 - Restoration of a historic building
 - An increase in the City's tax base by promoting redevelopment of existing buildings



Thank you!

Questions?