



**GORMAN**  
& COMPANY, INC.



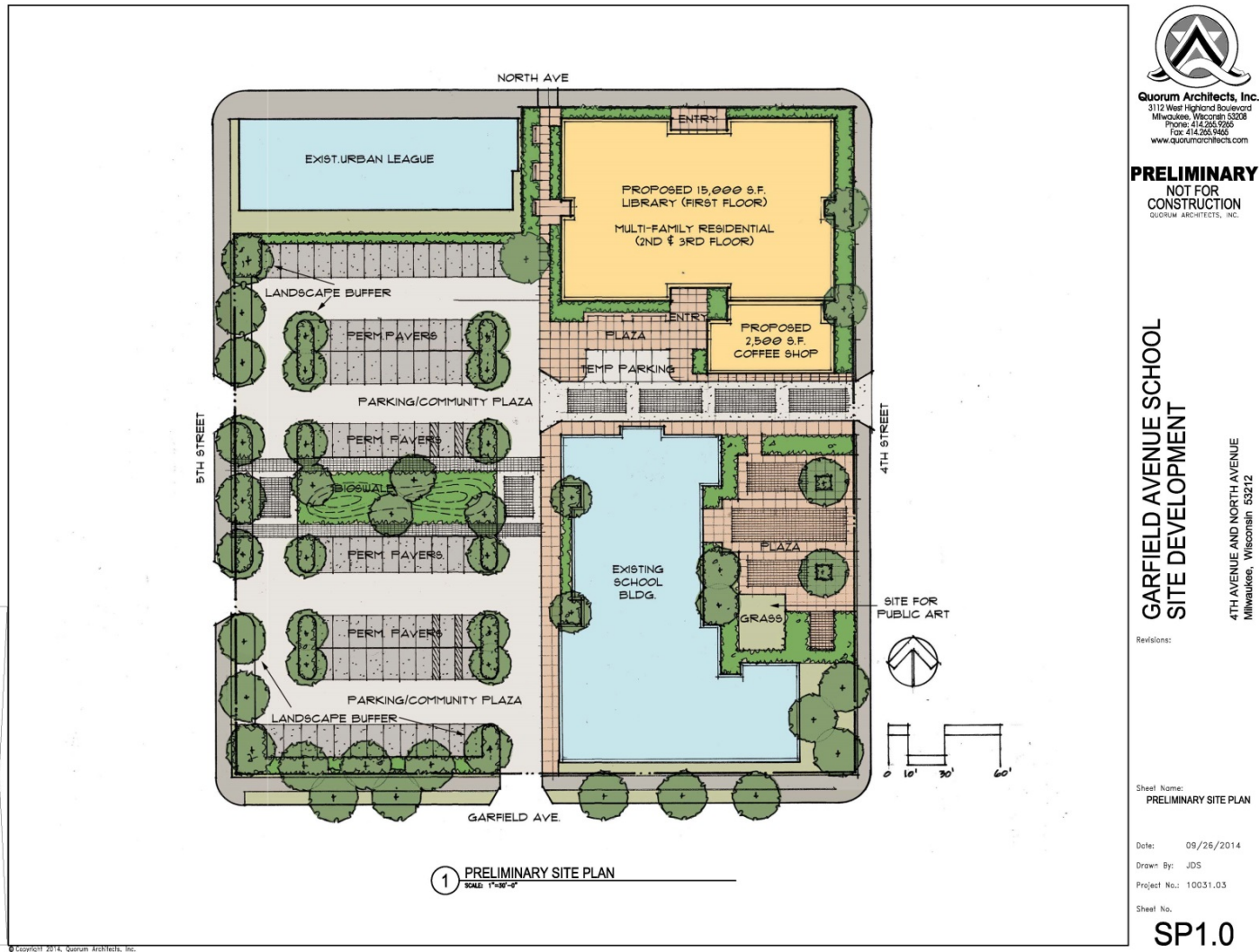
January 9, 2015

# Summary of Project

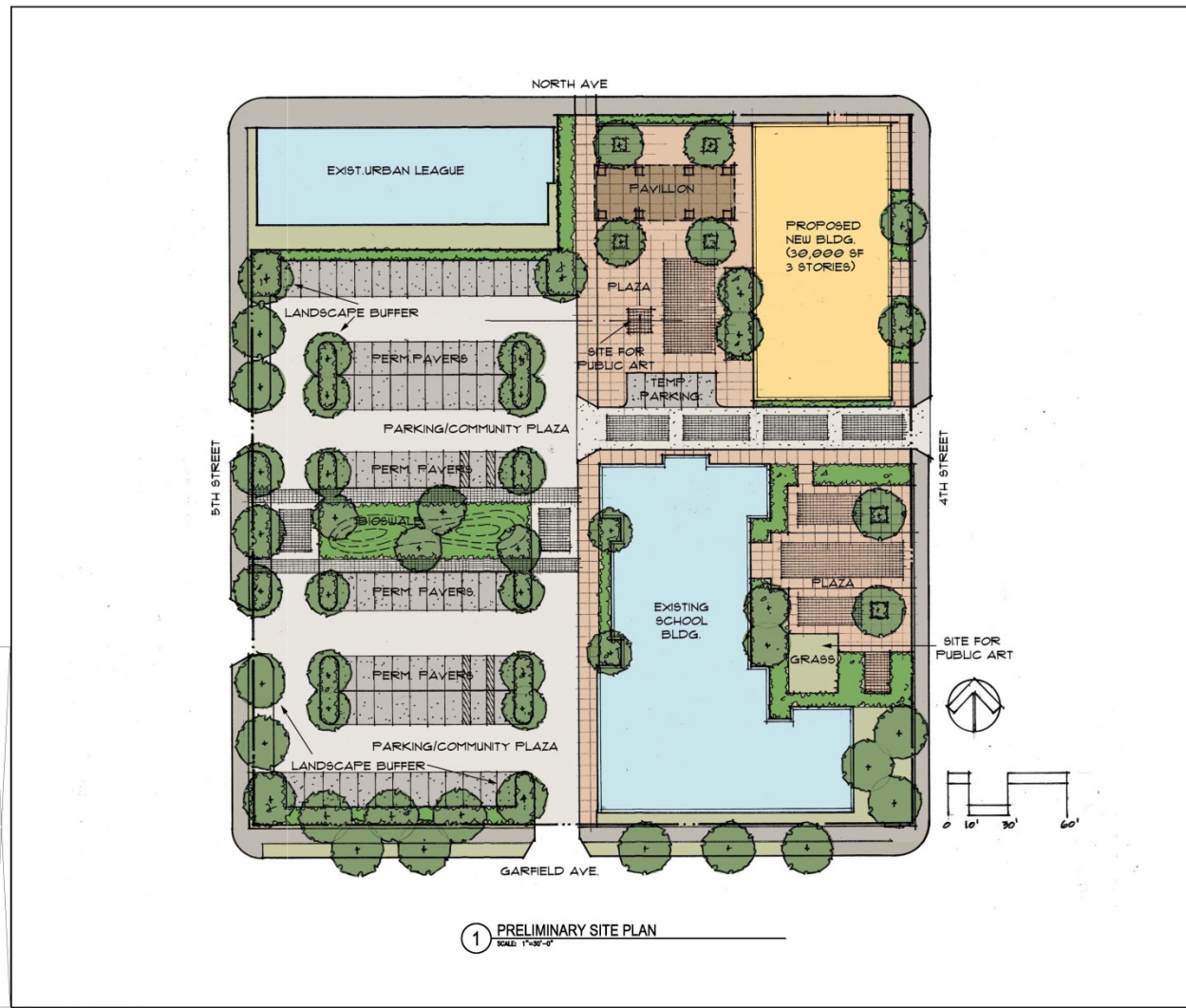
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- Team
  - Gorman & Company, Inc.
  - Milwaukee Urban League
  - Quorum Architects
  - Randy Crump – Prism Technical Management & Marketing
- Garfield School – 2215 N. 4<sup>th</sup> Street
- Mixed-Use Office/Residential Building – 411 W. North Avenue

# Proposed Site Plan



# Alternate Site Plan



Quorum Architects, Inc.  
3112 West Highland Boulevard  
Milwaukee, Wisconsin 53208  
Phone: 414.265.9765  
Fax: 414.265.9465  
www.quorumarchitects.com

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION  
QUORUM ARCHITECTS, INC.

GARFIELD AVENUE SCHOOL  
SITE DEVELOPMENT

4TH AVENUE AND NORTH AVENUE  
Milwaukee, Wisconsin 53212

Revisions:

Sheet Name:  
PRELIMINARY SITE PLAN

Date: 03/26/2014

Drawn By: JDS

Project No.: 10031.03

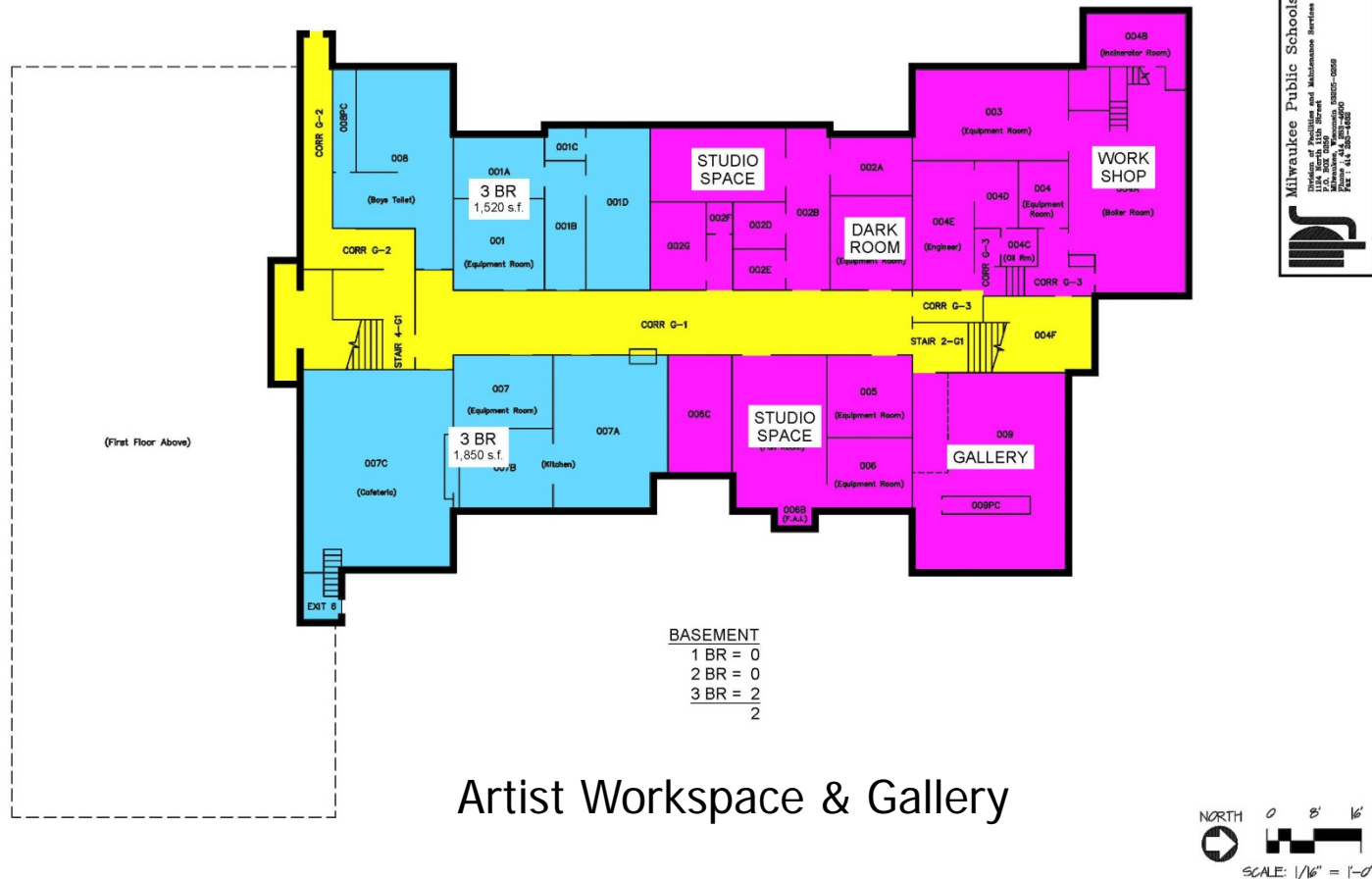
Sheet No.

SP1.0

# Garfield School



# Garfield School - Basement



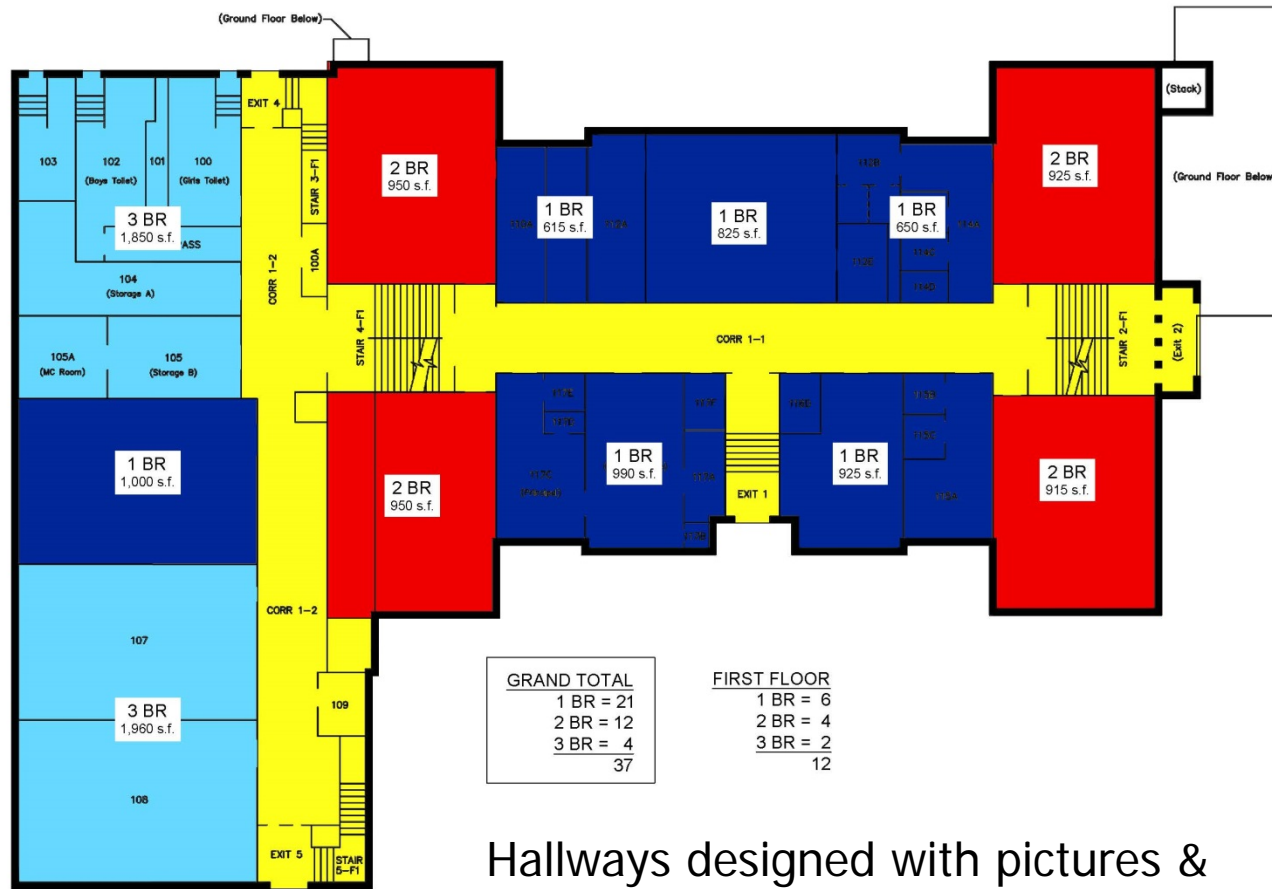
Milwaukee Public Schools  
 Division of Facilities and Maintenance Services  
 1000 North Milwaukee Street  
 3rd Floor  
 Milwaukee, WI 53202  
 Phone: 414.224.4000  
 Fax: 414.224.4001

**GORMAN**  
 REAL ESTATE DEVELOPMENT  
 AND MANAGEMENT  
 200 N. MAIN ST.  
 OREGON, WI 53075

**GARFIELD ELEMENTARY SCHOOL**  
 2215 NORTH 4TH STREET  
 MILWAUKEE, WISCONSIN

SCALE: NTS  
 OCTOBER 28, 2014

# Garfield School – First Floor



Hallways designed with pictures & artifacts of Bronzeville history.

FIRST FLOOR CAPACITY PLAN

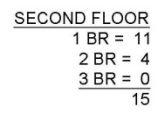


GARFIELD ELEMENTARY SCHOOL  
2215 NORTH 4TH STREET  
MILWAUKEE, WISCONSIN

SCALE: NTS  
OCTOBER 28, 2014



Response	Percentage
Yes	78%
No	22%



NORTH 0 8' 16'

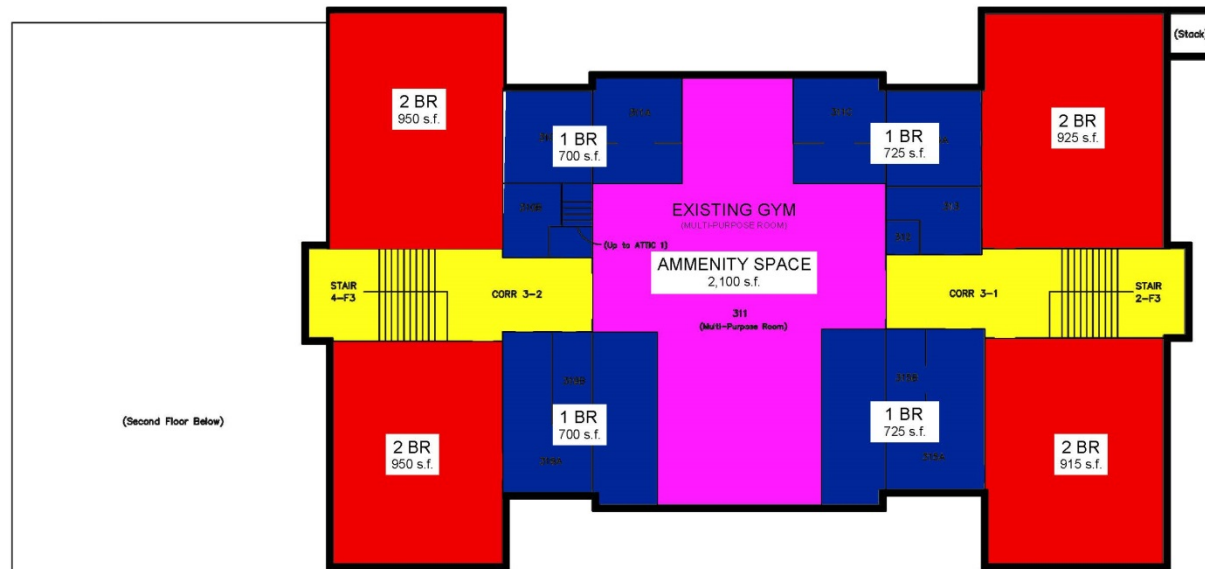


SCALE: 1/16" = 1'-0"

**Milwaukee Public Schools**  
 Division of Facilities and Maintenance Services  
 1104 N. 11th St.  
 P.O. BOX 0269  
 Milwaukee, Wisconsin 53205-0269  
 TEL: 414 224-4400  
 FAX: 414 224-4626

<p>SCALE: NTS</p> <p>OCTOBER 28, 2014</p>	<p>GARFIELD ELEMENTARY SCHOOL</p> <p>2215 NORTH 4TH STREET MILWAUKEE, WISCONSIN</p>	<p><b>GORMAN</b> CONSULTANTS, INC.</p> <p>REAL ESTATE DEVELOPMENT AND MANAGEMENT 200 N. MAIN ST. OREGON, WI 53575</p>
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# Garfield School – Third Floor



THIRD FLOOR  
 1 BR = 4  
 2 BR = 4  
 3 BR = 0  
 8

Hallways designed with pictures & artifacts of Bronzeville history.

THIRD FLOOR CAPACITY PLAN



GARFIELD ELEMENTARY SCHOOL  
 2215 NORTH 4TH STREET  
 MILWAUKEE, WISCONSIN

SCALE: NTS  
 OCTOBER 28, 2014



# Sherman Park Commons



# Sherman Park Commons



# Sherman Park Commons



# Sherman Park Commons



# 9% WHEDA Competitive Application

## Sources

LIHTC Equity – \$3,312,957

Historic Credit Equity - \$1,990,458

First Mortgage - \$650,000

Third Mortgage (AHP) - \$610,000

Deferred Developer Fee - \$108,143

Total Project Cost - \$6,671,558

\* Assumes \$300,000 acquisition cost

# 4% WHEDA Non-Competitive Application

## Sources

LIHTC Equity – \$2,400,233

Historic Credit Equity - \$2,011,324

First Mortgage - \$1,800,000

Third Mortgage (Citi Bank Funds) - \$510,000

\* (not City of Milwaukee funds)

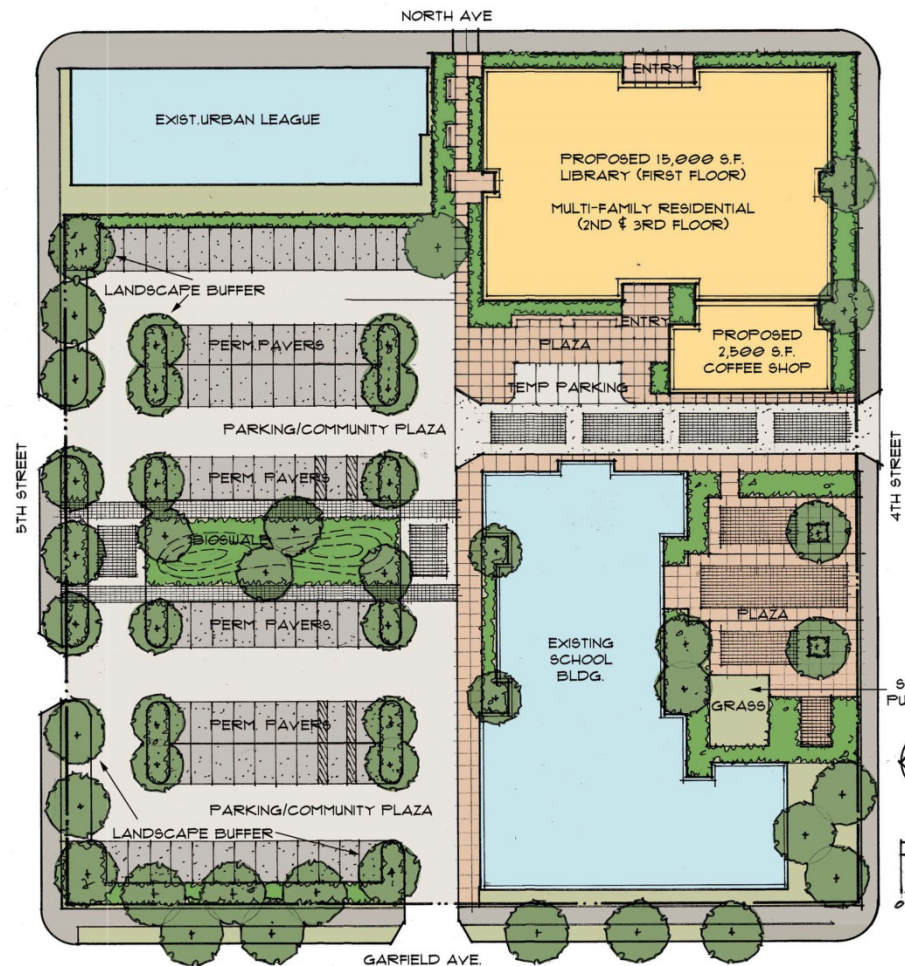
Deferred Developer Fee - \$75,176

Total Project Cost - \$6,796,733

\* Assumes \$300,000 acquisition cost

# Mixed-Use Building – New Construction

4<sup>th</sup> & North – Southwest Corner



# Partnership

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- Gorman & Company, Inc.
- Milwaukee Urban League
- Randy Crump (represents anchor tenant)
  - Prism Technical Management & Marketing Services
  - Crump Law Firm
  - Ellis Engineering
  - PE-CM, Inc.

# Mixed-Use Building Characteristics

- 3 Story Building – 47,500 sq. ft.
- First Floor – 15,000 sq. ft. of office/retail
  - Plus 2,500 sq. ft. coffee shop
- Second Floor – 15,000 sq. ft. of office or residential
- Third Floor – 15,000 sq. ft. of office or residential
  
- Purchase price for land - \$200,000
- Total Development Cost – approx. \$4,400,000



ANY QUESTIONS?

Ted Matkom  
Wisconsin Market President  
Gorman & Company, Inc.

(414) 617-9997

[tmatkom@GormanUSA.com](mailto:tmatkom@GormanUSA.com)

