

Project Plan  
For  
Tax Incremental District Number No. 125  
City of Milwaukee  
(Historic Patterson Place)

Public Hearing Held: June 12, 2025  
Redevelopment Authority Adopted: June 12, 2025  
Common Council Adopted:  
Joint Review Board Approval:

Prepared by  
Department of City Development

In Conformance with the provisions  
Of Section 66.1105, Wisconsin Statutes,  
as Amended.

## I. DESCRIPTION OF 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

Tax Incremental District Number 125, City of Milwaukee, Historic Patterson Place ("District" or "TID No. 125") is comprised of one parcel totaling approximately 158,412 square feet or 3.64 acres ("Property"). The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description."

All of the real property located within the District was found to be in need of rehabilitation or conservation work, as defined in Section 66.1337(2m), as required by 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. The project proposed for the District will contain approximately 3000 square feet of multi-purpose space and per Wisconsin Statute 66.1105 (5) (b), it is estimated that less than 35% of the property within the District that could be devoted to retail business at the end of the maximum expenditure period.

### C. Plan Objectives

The Property is currently vacant and located at the 4116 W. Silver Spring Drive on the City's northwest side. The following is a description of the planned project for the District (the "Project").

The project is being developed by AndersonWebb, LLC and the Wisconsin Redevelopment, LLC. The Project will be owned by Historic Patterson Place, LLC, a special purpose entity formed for the purposes of owning the project and creating the entity required for the syndication of low-income housing tax credits for the project ("Developer"). The Developer is proposing a redevelopment plan for the Property which includes the redevelopment of the former MPS Carleton School to a multifamily building with 30 apartment units and 3,000 square feet of ground floor multi-purpose space and 18 town homes to be built on the former school's parking lot that collectively will include one, two and three bedroom apartment units affordable across a range of incomes (the "Project").

The Project is consistent with the Northwest Side Comprehensive Plan. The purpose of the District is to continue to spur revitalization in the area by redeveloping the Property as a high-quality development with a range of housing opportunities for residents.

The more detailed objectives of this Project Plan are to:

1. Eliminate a blighting influence in the neighborhood.
2. Promote the coordinated development of underutilized property for appropriate residential and commercial use that promotes conservation of existing structures rather than demolition.
3. Support past and future investment in the neighborhood through the redevelopment of a property that is currently vacant and underutilized.
4. Encourages new taxable uses over non-taxable uses at civic and industrial facilities.
5. Create new employment opportunities.

#### D. Existing Land Uses in the District

The District is comprised of a single parcel containing 2.53 acres. The site has a former MPS school and parking lot that is vacant and underutilized. The parcel is assessed at \$0 and is zoned Multi-Family Residential ("RM4").

## II. PLAN PROPOSALS

### A. Statutory Requirements

Section 66.1105(4) (f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2) (f)1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4) (f), Wisconsin Statutes.

### B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

1."Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

Funds generated from the District will provide an annual grant to the Developer to offset costs associated with redevelopment of the Project. The City will make payments to the Developer equal to 100% of the incremental taxes certified and collected in the District from real and personal property, less an annual administration charge, until such time as up to \$970,000 is repaid by payments at an interest rate of up to 6.55% over a period not to exceed 25 years (the "Monetary Obligation"). See the Term Sheet, attached as Exhibit 3, "Term Sheet".

2."Detailed List of Estimated Project Costs."

The costs included in this subsection and detailed in Table B which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2)(f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated Developer(s), provided further that such expenditures are necessitated by this Project Plan.

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

Capital Costs

The City shall fund an estimated \$970,000 in the form of TID Capital Project Costs enumerated in further detail in Table A of this Plan. The allocation of these costs will be set forth in the Term Sheet.

<b>TABLE A: TID Capital Project Costs</b>	
Grant to Project (Monetary Obligation to Developer)	\$970,000
TOTAL Capital Project Costs	\$970,000

Other Costs

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

Financing Costs

Financing costs include estimated gross interest expense on the Monetary Obligation to repay the Developer. Estimates of interest are based on interest

rates as Exhibit 4, "Feasibility Study." The City reserves the right to prepay the Monetary Obligation to the Developer, which could require issuance of general obligation debt, as described in the Term Sheet.

Table B - List of Estimated Project Costs

A	<u>Capital:</u> Grant to Project (Monetary Obligation to Developer)	\$ 970,000
B	<u>Other:</u> Administration (\$7,500/year for 23 years)	\$ 172,500
	Total Estimated Project Costs, excluding financing	\$ 1,142,500
C	<u>Financing:</u> Interest	\$ 1,069,050

3. "Description of Timing and Methods of Financing."

All expenditures are expected to be incurred during the period from 2025 through 2049.

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

4. "Economic Feasibility Study."

The Economic Feasibility Study for this District prepared by the Ehlers Public Finance Advisors and titled Economic Development Analysis for proposed Tax Incremental District #125 and dated May 13, 2025 is attached to this Project Plan as Exhibit 4, "Feasibility Study." The study establishes the dollar value of 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 proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this Project, the District is financially feasible and is likely to be retired on or before the year 2049. Should incremental revenues be generated in excess of those currently anticipated, they may be used to accelerate the repayment of the Monetary Obligation for the Project.

5. "Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," Map No. 2, "Structure Condition," and Exhibit 5, "Property Owners" in the Exhibits Section, which follows.

6. "Map Showing Proposed Improvements and Uses."

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

7. "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 existing zoning, which is RM4 (Multi-Family Residential). The Project should not require amendments to their provisions, but such amendments could be made if necessary without further amendment to this Project Plan.

8. "List of Estimated Non-Project Costs."

\$0 – there are no Non-Project Costs.

9. "Proposed Method for Relocation."

The 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. If, at a later date, it is determined that acquisition of property by condemnation and requiring relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 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.

10. "Statement Indicating How District Creation Promotes Orderly City Development."

The Project site is located within the boundary of the Northwest Side Comprehensive Plan, one of the 14 geographically-specific Area Plans that make up the City of Milwaukee's overall Comprehensive Plan.

The Plan call for ensuring that new residential development blends with the existing scale of the neighborhood and promotes conservation of existing structures rather than demolition. It also encourages taxable uses over non-taxable uses at civic and industrial facilities.

11. "Opinion of the City Attorney."

Please see Exhibit 6, "Letter from the City Attorney" in the Exhibits Section, which follows.

## EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Exhibit 3	Term Sheet
Exhibit 4	Economic Feasibility Study
Exhibit 5	Property Owners
Exhibit 6	City Attorney's Letter
Map 1	Boundary and Existing Land Use
Map 2	Structure Condition
Map 3	Proposed Uses and Proposed Improvements
Map 4	Existing Zoning

## **Exhibit 1**

### **Boundary Description**

Address: 4116 W. Silver Spring Drive, Milwaukee, WI

Legal Description:

**Parcel 1**

Lots One (1) through Thirty-eight (38) in Block Three (3), along with vacated alleys abutting said lots all in REICHERT BROS. SUBDIVISION NO. 1 NORTH MILWAUKEE, being in the Southwest One-quarter (1/4) of Section Twenty-five (25), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin. Excepting therefrom those lands conveyed to the State of Wisconsin in a Warranty Deed recorded on August 18, 1959 in Volume 3958 of Deeds, at page 481, as Document No.3756576.

Together with a certain triangular piece of land lying directly north of and abutting said Lot 38 and being that part of the following land: Beginning at a point 735 feet north of the southwest corner of Section 25, Township 8 North, Range 21 East, thence south on said section line 105.11 feet to a point, thence east on a line and parallel to the south line of said Section 25, 584.23 feet to a point, thence North 80 degrees 23 minutes west 592.10 feet to the place of beginning, which lies east of N. 42nd Street extended, being the piece of land lying north of said Lot 38 and east of the west line of Lot 38 extended in the south 1/2 of the Southwest 1/4 of Section 25, Township 8 North, Range 21 East.

**Parcel 2**

Lots Four (4), Five (5) and Six (6), except the North 11 feet of Lot Six (6) in Block Eleven (11), together with the vacated alley abutting said lots except the North 11 feet, all in G.A. WEST AND COMPANY'S ADDITION TO NORTH MILWAUKEE, all being in the Southwest One-quarter (1/4) of Section Twenty-five (25), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No. 1710120112



## 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. and as further defined by Section 66.1337(2m), Wisconsin Statutes.

<b>Tax Key</b>	<b>Owner Name</b>	<b>Land Assessment</b>	<b>Improvement Assessment</b>	<b>Total Assessment</b>	<b>Lot SF</b>	<b>In Need of Rehabilitation or Conservation Work</b>
<b>1710120112</b>	<b>City of Milwaukee- Milwaukee Public Schools</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>158,412</b>	<b>158,412</b>
<b>TOTAL</b>				<b>\$0</b>		<b>158,412</b>

## **Exhibit 3 Term Sheet**

### **Historic Patterson Place TID No. 125**

#### **Project**

The Developer is proposing a redevelopment plan for the Property which includes the redevelopment of the former MPS Carleton School, located at 4116 West Silver Spring Drive, to a multifamily building with 30 apartment units, a 3,000 square feet of ground floor multi-purpose space as well as other common area amenity spaces like storage lockers, gym, laundry, community and meeting rooms. Additionally, 18 town homes will be built on the former school's parking lot in two separate buildings. Collectively the three buildings will include one, two- and three-bedroom apartment units affordable across a range of incomes (the "Project").

The Project is located on the City's northwest side. The development of the Project, which includes a range of housing opportunities, is consistent with the City's goals of promoting mixed-use development with additional affordable housing options. The Project is consistent with the Northwest Side Comprehensive Plan, which supports the elimination of blighting influences in the neighborhood, coordinated development of underutilized properties for appropriate residential and commercial use, and the conservation of existing structures rather than demolition. It also emphasizes past and future investment in the neighborhood through the redevelopment of currently vacant and underutilized properties, the establishment of new taxable uses over non-taxable uses at civic and industrial facilities, and the creation of new employment opportunities.

#### **Development Team**

The project is being developed by AndersonWebb, LLC and Wisconsin Redevelopment, LLC. The Project will be owned by Historic Patterson Place, LLC, a special purpose entity formed for the purposes of owning the project and creating the entity required for the syndication of low-income housing tax credits for the project ("Developer").

The Developer is proposing a redevelopment plan for the Property which includes the redevelopment of the former MPS Carleton School to a multifamily building with 30 apartment units a3,000 square feet of ground floor multi-purpose space as well as other common area amenity spaces like storage lockers, gym, laundry, community and meeting rooms. Additionally, 18 town homes will be built on the former school's parking lot in two separate buildings. Collectively the three buildings will include one, two- and three-bedroom apartment units affordable across a range of incomes (the "Project").

The Historic Patterson Place project at the former Carleton School will be the second development project by the development team of AndersonWebb, LLC and Wisconsin Redevelopment, LLC (“WR”). Their first project was the Mitchell Street Lofts at 1948 West Mitchell Street in Milwaukee.

Wisconsin Redevelopment has completed or been involved in the following partial listing of projects in the Milwaukee area that include; Johnson Park Lofts, Silver City Townhomes, 703-749 South 35<sup>th</sup> Street, Welford Sanders Lofts, Enterprise Center, Historic Holton Street Lofts, LBWN Lease-to-Own homes and King Drive Commons 1, 2 & 3.

### **Project Budget**

Total estimated Project costs for the development are \$21.1 million. In addition to TID #125 funding, the financing structure includes WHEDA federal low-income housing tax credit equity, WHEDA housing trust funds, historic tax credits, RACM brownfield loan, sponsor loan and deferred development fee.

Estimated total project sources include:

Cinnaire LIHTC Equity	\$11,278,515
Cinnaire Federal HTC Equity	2,178,810
Cinnaire 45L Equity	95,990
State HTC Equity	2,244,061
WHEDA Perm Loan	1,434,000
WHEDA Housing Trust Fund	921,463
City of Milwaukee Brownfields Loan	1,250,000
City of Milwaukee TIF	970,000
MMSD GIPP	90,707
GP Equity	100
Deferred Developer Fee	449,813
Sponsor Loan	<u>237,912</u>
Total Sources	<u>\$21,151,371</u>

### **City of Milwaukee – Milwaukee Public Schools Sale of Property to Developer; RACM Revolving Loan Funds**

The Property to be redeveloped is currently owned by the City of Milwaukee-Milwaukee Public Schools and is to be sold to the Developer for the total Purchase Price of \$220,000 to be paid at closing.

The purchase and sale of the Property, including the RACM revolving loan funds, is subject to separate public approvals and is contemplated to be memorialized in a separate transaction document.

## **Development Schedule**

Construction of the Project shall commence no later than August 31, 2025 and the Project shall be substantially completed by December 31<sup>st</sup> of 2026.

## **Tax Incremental District**

The City intends to create a Tax Incremental District (“TID No. 125”) to assist in funding a portion of the costs of the Project as set forth in the Project Plan.

## **Funding**

The Developer shall advance up to \$970,000 (subject to review of the final project budget) of costs related to the Project and shall be repaid for these costs 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. 125, less Annual Expenses into a special fund established for TID No. 125. 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. 125 will be allocated to repay the Developer for costs incurred for the Project through payments on the Monetary Obligation on or before March 1<sup>st</sup> of each year, provided the Project has paid its property tax bill in full prior to January 31<sup>st</sup>.

All City payment of tax incremental revenue received by City from TID No. 125 shall be subject to annual appropriation. If not appropriated, City shall not expend such tax increments for any other TID No. 125 project costs.

## **Monetary Obligation**

The Monetary Obligation consists of a limited and conditional obligation to repay Developer an amount up to \$970,000 plus interest on the outstanding balance of the Monetary Obligation at 6.55% per year. (The interest rate on the Monetary Obligation reflects the preliminary interest rate on the Developer’s underlying financing and is subject to change, based on the “earn out” interest rate at the time of conversion to permanent mortgage. The final interest rate shall be the lower of the “earn out” rate or 6.55%.) 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. 125 less Annual Expenses.

The 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, 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.

The Developer shall have the right to assign all or a portion of the Monetary Obligation to sources of financing or refinancing on terms and conditions mutually agreeable between Developer and the proposed assignee(s). The City shall have a reasonable opportunity to review the applicable assignment documentation and approve any documentation to which it is a signatory.

### **Monetary Obligation Earned**

Upon substantial completion of the Project Developer shall submit a certification detailing Project costs theretofore incurred (together with copies of records, invoices, accountant's final cost certification and/or AIA documentation, in a form reasonably acceptable to the City's Commissioner of City Development ("Commissioner")) evidencing such expenditures. The amount of the Monetary Obligation shall be deemed earned upon approval of such certification by the Commissioner.

### **Design/Consistency with Approved Plans**

Plans and specifications for the Project shall be subject to the review and approval of the City's Commissioner of City Development ("Commissioner").

### **Cost Savings**

If at substantial completion, total Project costs submitted are less than the \$21.1 million estimated in the Project Budget or the amount of total costs reflected in the final budget submitted prior to closing, the amount of the grant will be reduced by 50% of the cost savings. As used herein "cost savings" shall be the net savings to the Project, such that if the cost savings are in a budget line item eligible for generating LIHTC equity, then the cost savings shall be the net amount after the reduction to LIHTC equity is calculated. For example, if there are \$10,000 of hard cost savings that result in a loss of \$4,000 of LIHTC equity, the cost savings would be \$6,000. Developer shall provide the Commissioner with a written statement of any such cost savings, which shall include a copy of IRS Form 8069 and that certain cost certification prepared by an independent certified accountant to be submitted to the Wisconsin Housing and Economic Development Authority in connection with the Project.

### **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 2048 tax levy, payable in 2049, whichever occurs first.

### **Material Disturbance**

If the Project is not substantially completed by December 31st of 2026 (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.

### **Developer Responsibilities:**

The Developer shall have the following responsibilities:

- Design and develop the Project consistent with the approved plans.
- Submit final development budget for the Project, financing commitments, final bids, a construction contract and proof that all funding sources have been committed (prior to closing on the funding).
- Obtain title to the Property.
- Guaranty completion of construction of the Project.
- Commence construction of the Project by August 31, 2025 with a completion date of December 31st of 2026.

### **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 ("SBE") 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.

### **Anti-Displacement Preference Policy**

The project is located in the 53208-zip code and is subject to the City of Milwaukee's Anti-

Displacement Preference Policy, which requires that 20% of the affordable units in the project will be prioritized for residents of the 53208-zip code. The preference will apply to qualified applicants at initial lease-up and at unit turnover for a term equal to the longest period of affordability required by any City financing source, but in no case less than 20 years.

### **No Tax Exemption**

No portion of the Project shall at any time after closing be exempt from real estate taxes.

### **Development Agreement:**

Developer and City shall enter into a development agreement (“Development Agreement”) containing terms consistent with this Term Sheet and customary for such development agreements.

### **Limits on Project Owner Action**

Until all obligations under the Development Agreement have been fully discharged, Developer may not, without City consent:

- Merge with another entity;
- Sell, lease or transfer the Project sites other than residential and commercial leases in the ordinary course of business and other easements or other real estate interests that may be necessary or appropriate to operate the Property;
- Enter into any transaction that would materially adversely affect the ability of Project Developer to complete the Project or fulfill its obligations under the Development Agreement;
- Assume or guarantee the obligations of any other person or entity that would materially adversely affect the ability of Project Developer to complete the Project or fulfill its obligations under the Development Agreement; or
- Enter in a transaction that would cause a material and detrimental change to the Project Developer’s financial condition.

### **General:**

This term sheet does not constitute an agreement between the Developer, RACM and the City. The terms set forth and any other requirements necessary for a transaction of this sort shall be incorporated into a Development Agreement to be entered into between the Developer, RACM and the City. 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 the City, the Commissioner of the City’s Department of City Development will be authorized under these agreements to exercise such discretion and grant such approvals.

### **Note:**

*Attachment 1 provides additional definitions to words and terms used in this Term Sheet in addition to the words and terms elsewhere defined.*

## **Attachment 1**

### **DEFINITIONS**

“Annual Expenses” means an amount not to exceed \$7,500 per year used to pay the customary and reasonable costs incurred by City for audit and accounting functions and other ongoing administrative expenses for TID No. 125.

“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.

“Human Resources Agreement” means an agreement in a form customary for developer-funded tax incremental districts.

“Monetary Obligation” means a limited and conditional obligation to repay Developer an amount up to \$970,000 plus interest on the outstanding balance at 6.55% per year. (The interest rate on the Monetary Obligation reflects the preliminary interest rate on the Developer’s underlying financing and is subject to change, based on the “earn out” interest rate at the time of conversion to permanent mortgage. The final interest rate shall be the lower of the “earn out” rate or 6.55%)

“Substantial Completion” means the Project Developer’s receipt from City of a final Occupancy Certificate for the Project.



**Exhibit 4**  
**Feasibility Analysis**

# City of Milwaukee, Wisconsin

## Historic Patterson Place

### Tax Increment Projection Worksheet - TID# 125

#### Equalized Tax Rate (Interim Rate)

County	0.003141740
Special District	0.001237115
Town, Village, City	0.007471770
Schools	0.009564359
Tech College	0.000800631
Equalized Tax Rate (Interim Tax Rate)	0.022215615

#### Estimate Fair Market Value (Equalized Value)

Units	48
Value per Unit	85,000

Note: Value based on City Assessor estimate

#### Property Tax Estimate

Estimated Fair Market Value (Equalized Value)	4,080,000
<a href="#">Aggregate Ratio (WI DOR, aka Assess. Ratio)</a>	0.90235352
Assessed Value (Equalized Value x Agg Ratio)	3,681,602
Assessed Tax Rate (Net Mill Rate)	22.925000
Adjusted Assessed Tax Rate (Net Mill Rate)	22.925000
Property Taxes (Assessed Value x Net Mill Rate)	84,401

#### Variables

Projected Annual Change in Fair Market Value	1.00%
Projected Annual Change in Tax Rate	0.00%
Tax-Exempt Discount Interest Rate (City PV)	0.000%
Taxable Discount Interest Rate (Developer PV)	6.55%
Construction Year (Base Year)	2025
Year 1 Completion Percentage	25%
Year 2 Completion Percentage	75%
Base Year Value	-
Initial Change to Tax Rates (Assessed and Equalized)	100.0%

#### TIF Estimate

Estimated Fair Market Value (Equalized Value)	4,080,000
Equalized Tax Rate (aka Interim Rate)	22.215615
Adjusted Equalized Tax Rate (aka Interim Rate)	22.215615
Gross TIF Estimate (Current year dollars)	90,640
Developer Share of TIF (Less Admin Fee)	100%
Net Developer Annual TIF	83,140

#### PID or PIDs and Street Address

No.	Construction Year	Valuation Year	Revenue Year	Base Value	Equalized Value	Value Increment	Equalized Tax Rate	Gross TIF	City/Village Share: 0%		Developer Share: 100%		
									Annual TIF	TIF PV @ 0.000%	Annual TIF	TIF PV @ 6.550%	Cumm. TIF
1			2025	0				-	-	-	-	-	-
2		2025	2026	0				-	-	-	-	-	-
3	2025	2026	2027	0	1,020,000	1,020,000	22.215615	22,660	7,500	7,500	15,160	14,228	15,160
4	2026	2027	2028	0	3,060,000	3,060,000	22.215615	67,980	7,500	15,000	60,480	67,501	75,640
5	2027	2028	2029	0	4,110,600	4,110,600	22.215615	91,320	7,500	22,500	83,820	136,793	159,459
6	2028	2029	2030	0	4,151,706	4,151,706	22.215615	92,233	7,500	30,000	84,733	202,534	244,192
7	2029	2030	2031	0	4,193,223	4,193,223	22.215615	93,155	7,500	37,500	85,655	264,905	329,847
8	2030	2031	2032	0	4,235,155	4,235,155	22.215615	94,087	7,500	45,000	86,587	324,079	416,434
9	2031	2032	2033	0	4,277,507	4,277,507	22.215615	95,027	7,500	52,500	87,527	380,219	503,961
10	2032	2033	2034	0	4,320,282	4,320,282	22.215615	95,978	7,500	60,000	88,478	433,480	592,439
11	2033	2034	2035	0	4,363,485	4,363,485	22.215615	96,938	7,500	67,500	89,438	484,008	681,876
12	2034	2035	2036	0	4,407,120	4,407,120	22.215615	97,907	7,500	75,000	90,407	531,945	772,283
13	2035	2036	2037	0	4,451,191	4,451,191	22.215615	98,886	7,500	82,500	91,386	577,422	863,669
14	2036	2037	2038	0	4,495,703	4,495,703	22.215615	99,875	7,500	90,000	92,375	620,565	956,044
15	2037	2038	2039	0	4,540,660	4,540,660	22.215615	100,874	7,500	97,500	93,374	661,494	1,049,417
16	2038	2039	2040	0	4,586,066	4,586,066	22.215615	101,882	7,500	105,000	94,382	700,322	1,143,800
17	2039	2040	2041	0	4,631,927	4,631,927	22.215615	102,901	7,500	112,500	95,401	737,156	1,239,201
18	2040	2041	2042	0	4,678,246	4,678,246	22.215615	103,930	7,500	120,000	96,430	772,099	1,335,631
19	2041	2042	2043	0	4,725,029	4,725,029	22.215615	104,969	7,500	127,500	97,469	805,247	1,433,100
20	2042	2043	2044	0	4,772,279	4,772,279	22.215615	106,019	7,500	135,000	98,519	836,692	1,531,619
21	2043	2044	2045	0	4,820,002	4,820,002	22.215615	107,079	7,500	142,500	99,579	866,522	1,631,199
22	2044	2045	2046	0	4,868,202	4,868,202	22.215615	108,150	7,500	150,000	100,650	894,820	1,731,849
23	2045	2046	2047	0	4,916,884	4,916,884	22.215615	109,232	7,500	157,500	101,732	921,663	1,833,580
24	2046	2047	2048	0	4,966,053	4,966,053	22.215615	110,324	7,500	165,000	102,824	947,126	1,936,404
25	2047	2048	2049	0	5,015,713	5,015,713	22.215615	111,427	7,500	172,500	103,927	971,281	2,040,331

**Exhibit 5**

**Property Owners**

<b>Property Address</b>	<b>Tax Key</b>	<b>Owner Name</b>
4116 W. Silver Spring Drive	1710120112	City of Milwaukee-Milwaukee Public Schools

**Exhibit 6**

**City Attorney's Letter**

**EVAN C. GOYKE**  
City Attorney

**MARY L. SCHANNING**  
**ROBIN A. PEDERSON**  
**NAOMI E. SANDERS**  
**JULIE P. WILSON**  
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**ALEX T. MUELLER**  
**ALEXANDER D. COSSI**  
**LISA A. GILMORE**  
**KATHERINE A. HEADLEY**  
**SHEILA THOBANI**  
**STACY J. MILLER**  
**JORDAN M. SCHETTLE**  
**THERESA A. MONTAG**  
**ALEXANDER E. FOUNDOS**  
**TRAVIS J. GRESHAM**  
**KYLE W. BAILEY**  
**JOSEPH M. DOBBS**  
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**CLINT B. MUCHE**  
**TYLER M. HELSEL**  
**ZACHARY A. HATFIELD**  
**MEGHAN C. MCCABE**  
**CYNTHIA HARRIS ORTEGA**  
**OLUWASEUN CHRIS IBITOYE**  
**KEVIN P. TODT**  
**NATHANIEL E. ADAMSON**  
**JUSTIN J. DREIKOSEN**  
Assistant City Attorneys

May 28, 2025

Lafayette Crump, Commissioner  
Department of City Development  
809 North Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

Re: Project Plan for Tax Incremental District No. 125 (Historic Patterson Place)

Dear Commissioner Crump:

Pursuant to your request, we have reviewed the Project Plan for Tax Incremental District No. 125.

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,

A blue ink signature of Evan C. Goyke, written in a cursive style.

EVAN C. GOYKE  
City Attorney

A blue ink signature of Alexander R. Carson, written in a cursive style.

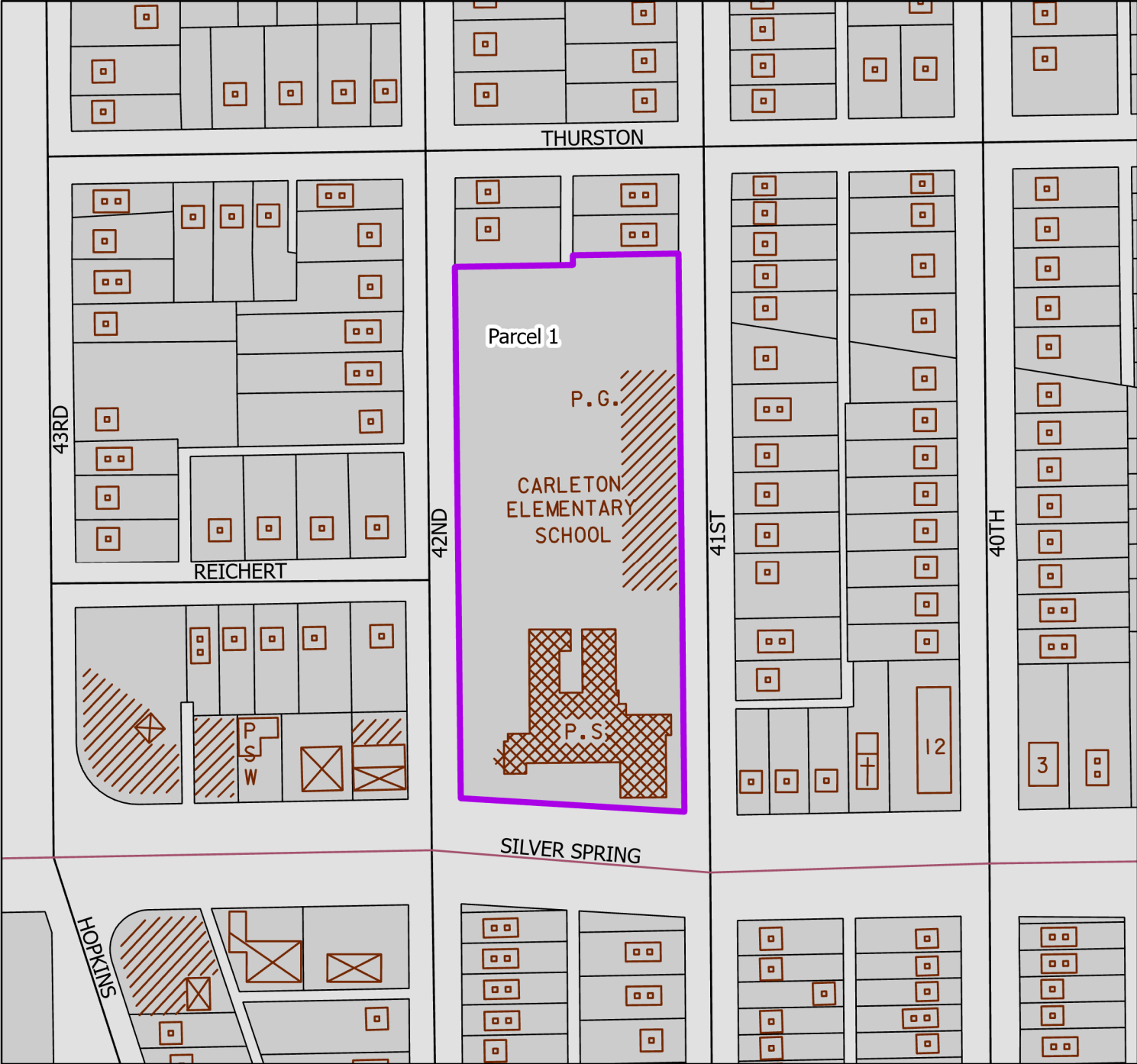
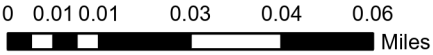
ALEXANDER R. CARSON  
Assistant City Attorney

ECG/ARC

1050-2024-1873:297957

# TID 125: Historic Patterson Place, Map 1

## Boundary and Existing Land Use



### Property List

No.	Tax Key	Address
1	1710120112	4116 W. Silver Spring Dr.

### Map Legend

- TID boundary
- Parcel boundary

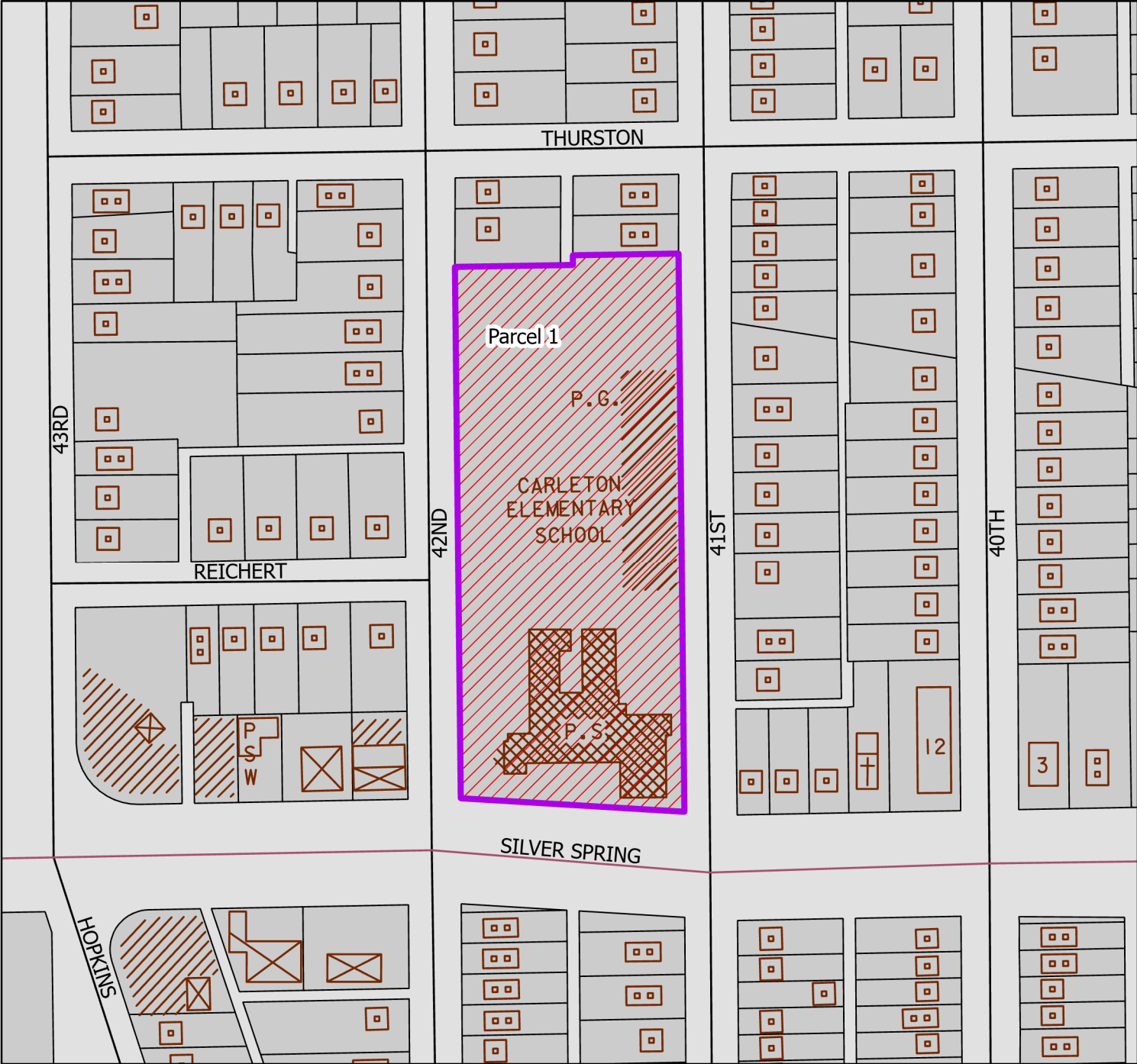
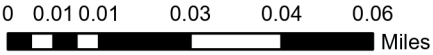
### Current Land Use

- 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

# TID 125: Historic Patterson Place, Map 2

## Structure Condition

Prepared by the Department of City Development Planning Division, 5/13/2025. Source: DCD Planning Division; Information Technology Management Division



### Property List

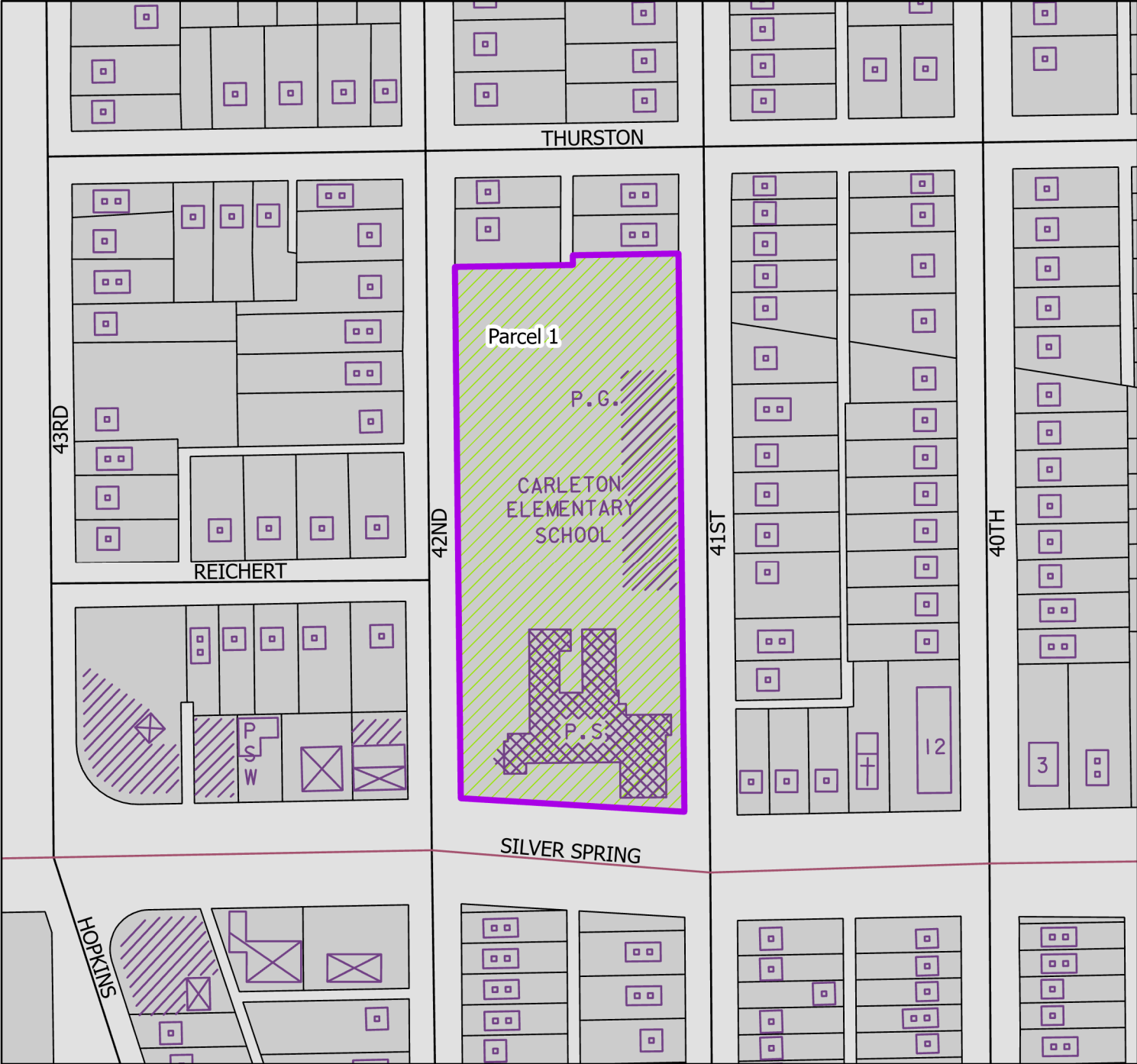
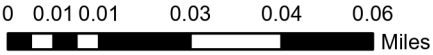
No.	Tax Key	Address
1	1710120112	4116 W. Silver Spring Dr.

### Map Legend

- TID boundary
- In Need of Conservation or Rehabilitation
- Parcel boundary

# TID 125: Historic Patterson Place, Map 3

## Proposed Uses and Improvements



### Property List

No.	Tax Key	Address
1	1710120112	4116 W. Silver Spring Dr.

### Map Legend

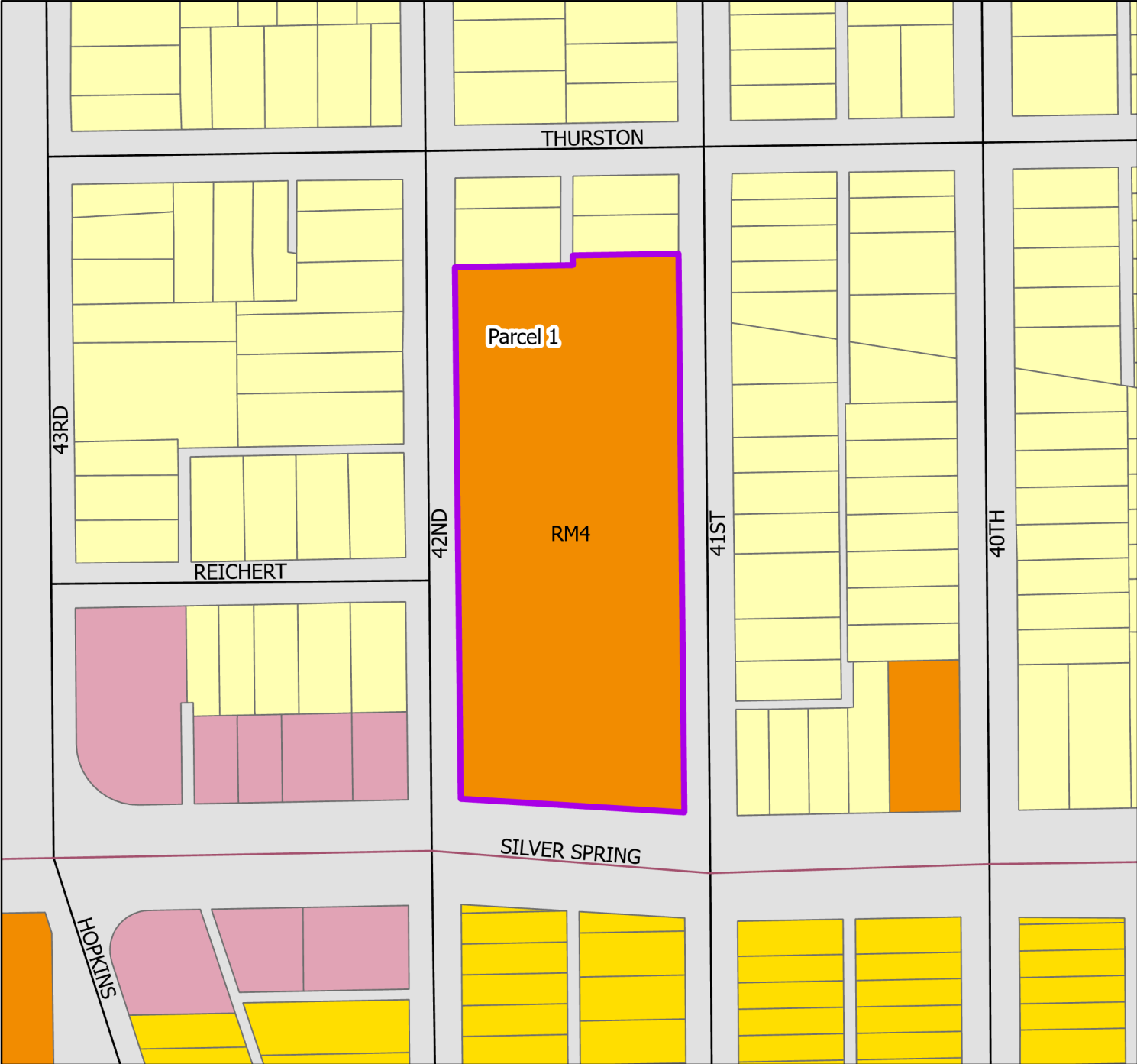
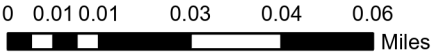
- Project: Rehabilitation of 30 housing units and new construction of 18 townhomes
- TID Boundary
- Parcel boundary



# TID 125: Historic Patterson Place, Map 4

## Current Zoning

Prepared by the Department of City Development Planning Division, 5/13/2025. Source: DCD Planning Division; Information Technology Management Division



### Property List

No.	Tax Key	Address
1	1710120112	4116 W. Silver Spring Dr.

### Map Legend

- TID Boundary
- Parcel Boundaries
- Zoning**
  - LOCAL BUSINESS DISTRICTS
  - MULTI-FAMILY RESIDENTIAL DISTRICTS
  - SINGLE-FAMILY RESIDENTIAL DISTRICTS
  - TWO-FAMILY RESIDENTIAL DISTRICTS