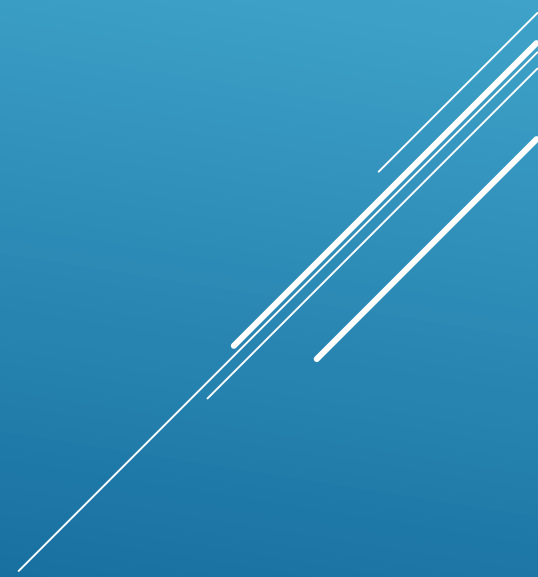


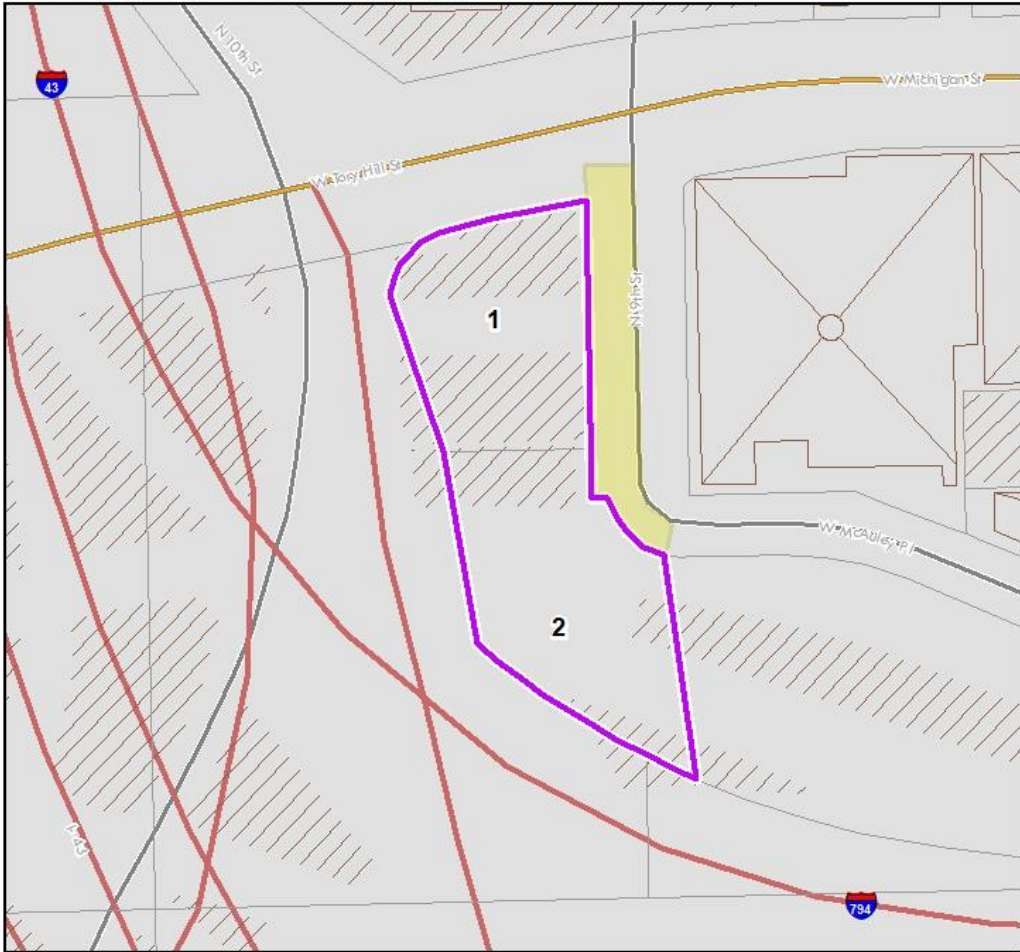
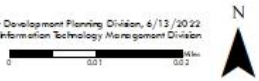
TID #109
MICHIGAN STREET COMMONS



TID #109 – MICHIGAN STREET COMMONS

TID NO. 109: MICHIGAN STREET COMMONS, MAP 1 BOUNDARY AND EXISTING LAND USE

Prepared by the Department of City Development Planning Division, 6/13/2022
Source: CDD Planning Division Information Technology Management Division



PROPERTY LIST

No.	Taxkey	Address
1	#398-0117-210	533 N 9th Street
2	#361-0834-113	547 N 9th Street

MAP LEGEND

- TID Boundary
- Proposed Street Vacation
- Parcels

Current Land Use

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

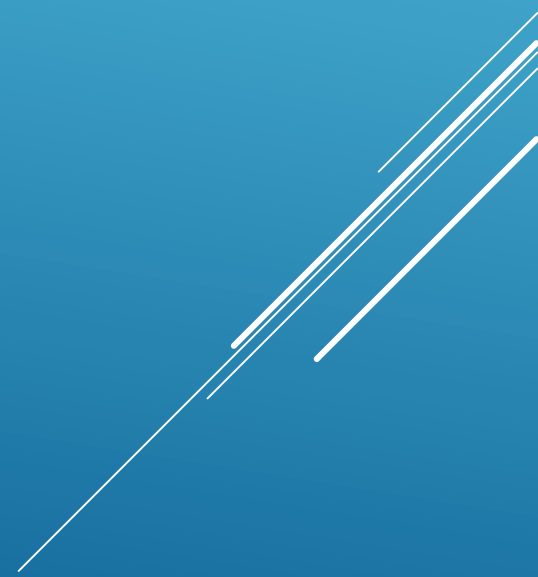
TID #109 – MICHIGAN STREET COMMONS

THE PROJECT:


- ▶ New construction of 99 unit apartment building
- ▶ \$27.5 million investment
- ▶ 99 housing units, including: one and two bedroom units affordable to households with incomes less than 60% of Area Median Income
- ▶ Range of income targeting, with rents ranging from \$796-\$1,161/month
- ▶ Developer – Bear Development

TID #109 – MICHIGAN STREET COMMONS

THE PROJECT:

- ▶ Financing includes low income tax credits, tax exempt bond financing, seller financing and deferred development fee.
 - ▶ Estimated Completion – March of 2024
- 

TID #109 - MICHIGAN STREET COMMONS

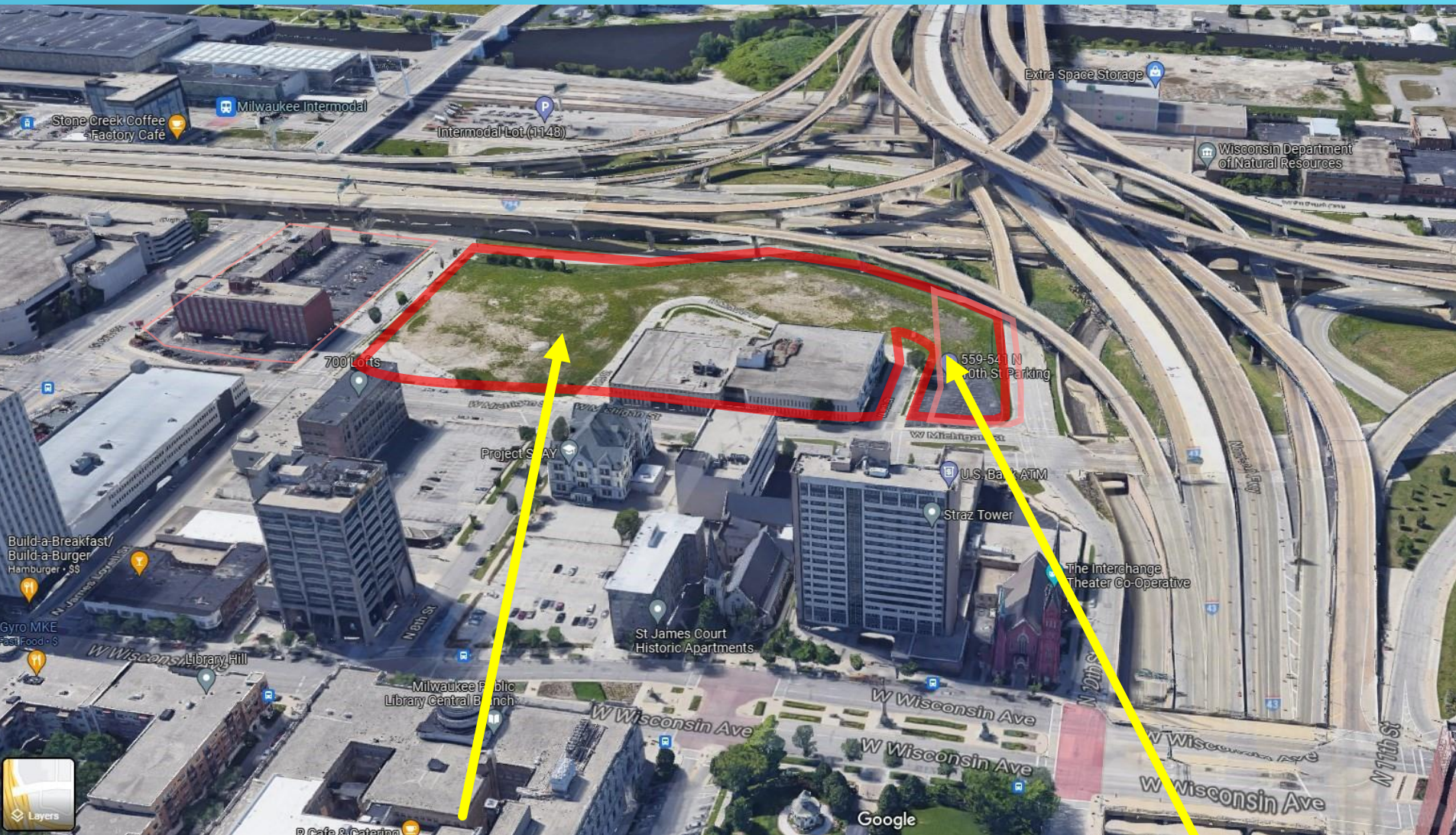
- ▶ TID contribution of up to \$1,800,000
 - ▶ Developer financed 5.25% interest rate
 - ▶ Maximum maturity – 19 years (2040 tax levy year)
 - ▶ Human Resource Agreement SBE – 25%,
RPP – 40%
 - ▶ Shared cost savings provision
- 

DEVELOPER – BEAR DEVELOPMENT



- ▶ 35+ year history in commercial, residential and mixed use development
- ▶ Developed over 3,000 workforce housing units
- ▶ Milwaukee Projects include conversion of Button Block Building on North Water (Homewood Suites) and 700 Lofts (7th and Michigan). Additional proposed projects include the Filer & Stowell Redevelopment (147 E Becher Street).

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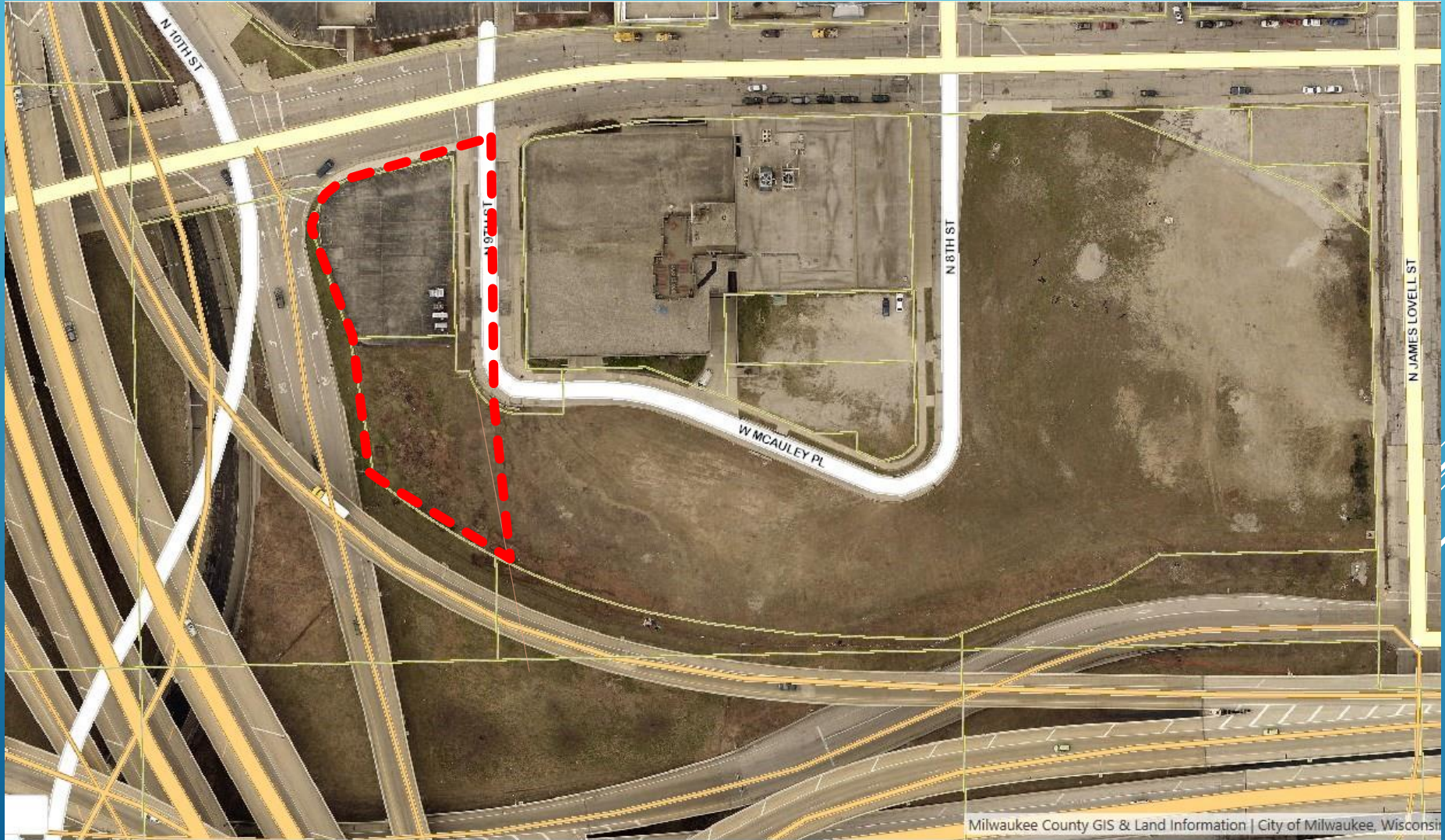


Future
Development

Housing Site

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Affordable Housing Site

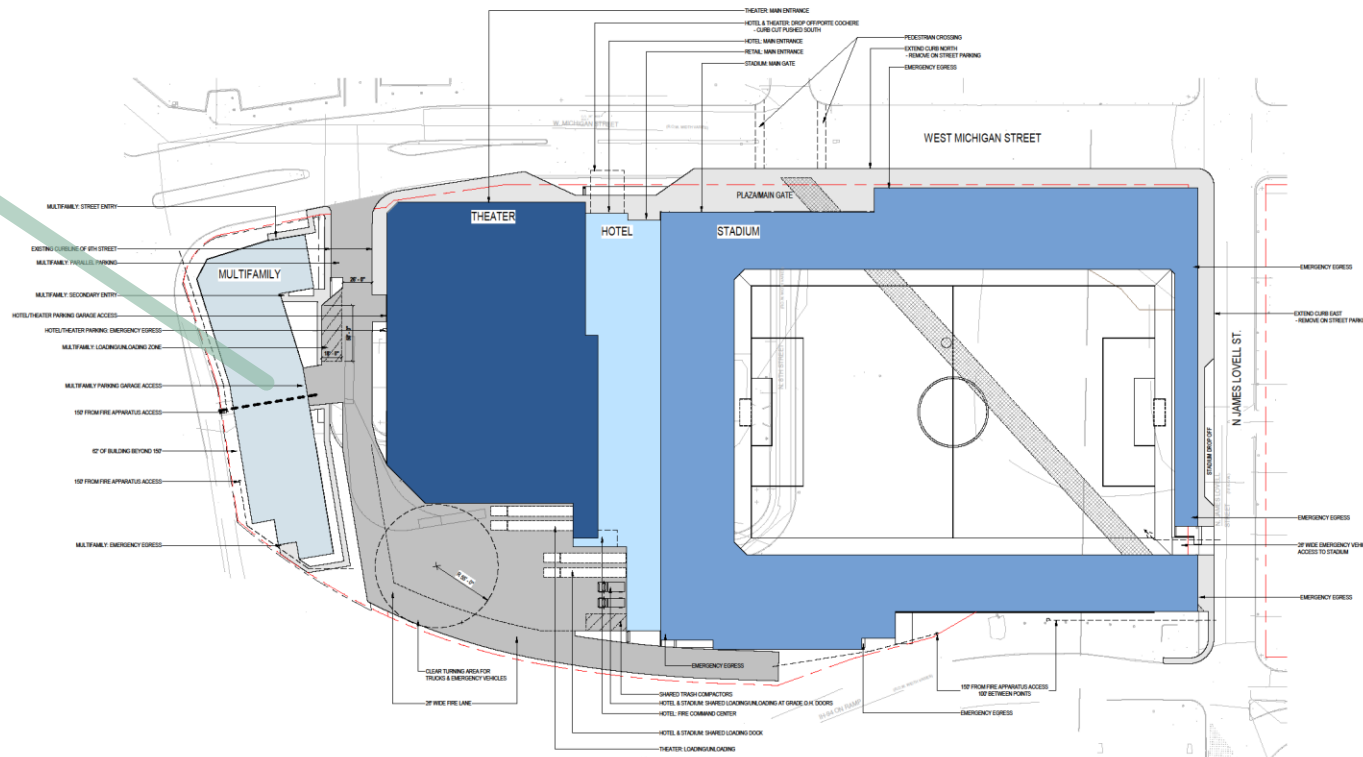


TID #109 – MICHIGAN STREET COMMONS

Kahler Slater

NOT FOR
CONSTRUCTION

Housing
Project



1 OVERALL GRAPHIC SITE PLAN
1" = 60'-0"

Project Status

SCOPE DOCUMENTS

Drawing Date

05.26.2022

8TH AND MICHIGAN

Project No. BEAR DEV.

220050 000123

Sheet Title

OVERALL SITE PLAN

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44 Lakeshore Drive, Suite 100, Madison, Wisconsin 53705
Telephone 608.261.0200 Fax 608.261.0117

Sheet No.

AS100

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FIBER CEMENT SIDING
JAMES HARDIE - PLANK LAP SIDING
SMOOTH - ARCTIC WHITE

FIBER CEMENT PANEL
JAMES HARDIE - PANEL
SMOOTH - NIGHT GRAY / IRON GRAY

FIBER CEMENT PANEL, ACCENT
JAMES HARDIE - PANEL
SMOOTH - CUSTOM ACCENT COLOR TBD

CONCRETE BRICK
COUNTY MATERIALS - UTILITY 113 RUNNING
HERITAGE COLLECTION - GRAY COLOR TBD



ALUMINUM STOREFRONT
KAWNEER TRIFAB 451T
INSULATED GLASS UNITS

SINGLE HUNG VYNIL WINDOW
PELLA 250 SERIES - EQUAL SASH
WHITE

TID #109 – MICHIGAN STREET COMMONS

