

TID #127

100 East Wisconsin



TID #127

100 East Wisconsin – 100 E. Wisconsin Ave.

TID 127, Map 3: 100 East Wisconsin
Proposed Uses and Improvements



TID #127 100 East Wisconsin



The Project

- **Commercial conversion to housing** of a historically designated building in downtown
- **373 total residential units**
 - Studio units: 84
 - 1 bedroom units: 202
 - 2 bedroom units: 79
 - 3 bedroom units: 8
- 75 of the units will be rent restricted up to 100% AMI
- Estimated completion late 2027, early 2028

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Connec+ing MKE: Downtown Plan **2040**

- **Consistent with the area plan**
- “Increase the supply of Downtown housing and grow the Downtown population”
- “Encourage the adaptive reuse of existing buildings and the conversion of underutilized office space to housing”
- “Grow Downtown” with the goal of doubling the Downtown population
- Specific project recommendation: “...further increase density in the area by supporting the reuse of existing buildings...and the office building at 100 East Wisconsin Avenue.”

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Development Team and other Projects:

100 East PropCo, LLC, a collaboration between Klein Development, Inc. and MOS-RE

- The development team has completed \$1.5 billion of projects in the Milwaukee area since 1981. Klein Development, Inc. has been involved in Vantage on the Park, The Easton, The Eastsider, Rexnord Headquarters, and 241 North Broadway. MOS-RE has been involved with MKE Lots, Drew Tower (Wauwatosa, WI), and Legacy City (Houston, TX).

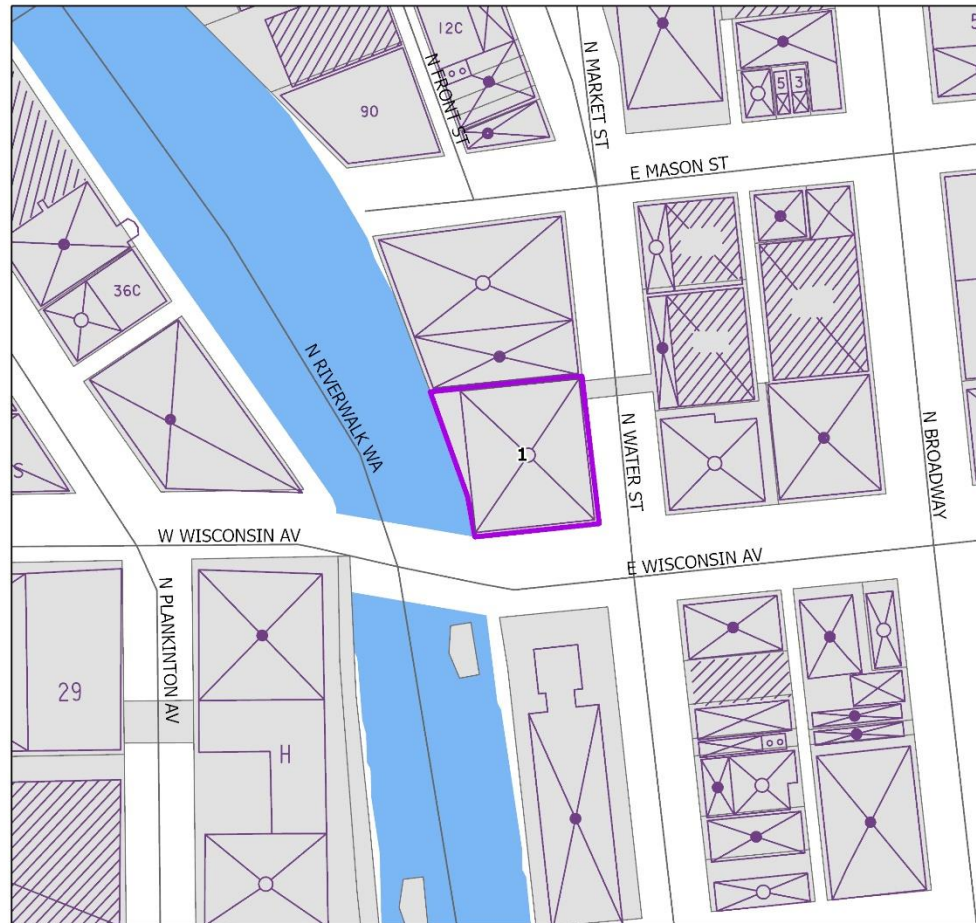
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100 East Wisconsin – TID Boundary

TID 127, Map 1: 100 East Wisconsin Boundary and Existing Land Use

Prepared by the Department of City Development Planning Division, 6/25/2025. Source: DCD Planning Division; Information Technology Management Division

0 0.01 0.01 0.03 0.04
Miles



Property List

No.	Tax Key	Address
1	3920604110	100 E Wisconsin Ave

Map Legend

- TID Boundary
- Parcel Boundaries

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

Path: \\ad\mkedfs\DCD Snap\SHARED\GIS and Data Projects\2025 Projects\06_05_25_TID127_100EWisconsinAve\TID_100EWisconsinAve\100EWisconsinAve.aprx

TID #127 100 East Wisconsin



The Financing

- \$165 M Investment
- Sources: 1st Mortgage, Historic Tax Credits, Equity, & TIF
- \$14.4 M Developer Financed TIF
- 16 years
- 6.2% Interest Rate
- Voluntary BID Contribution
- Human Resource Requirements:
 - 40% RPP
 - 25% SBE

Thank you!

Questions?