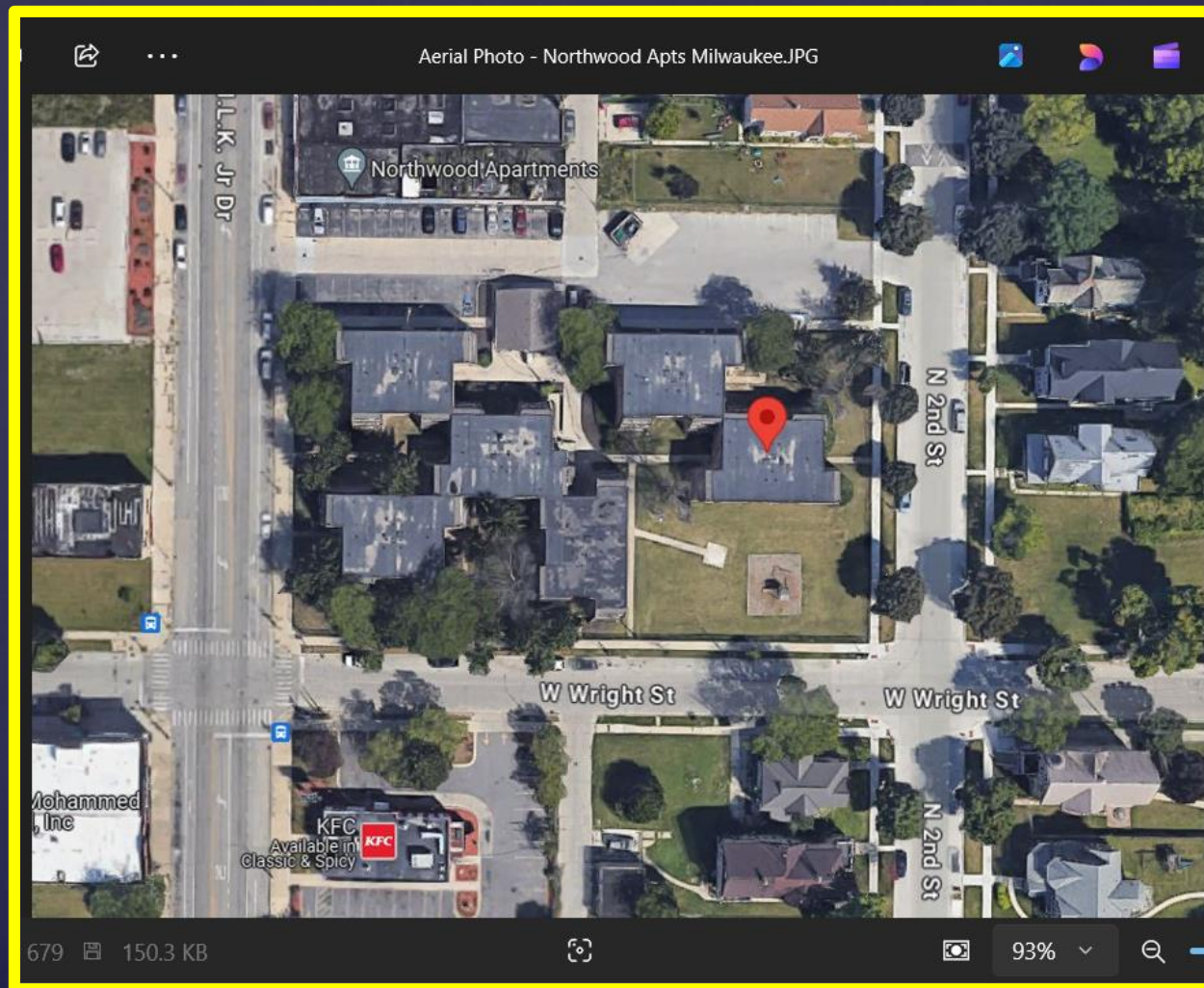


# Northwoods – TID #123

## Developer: KCG Development, LLC

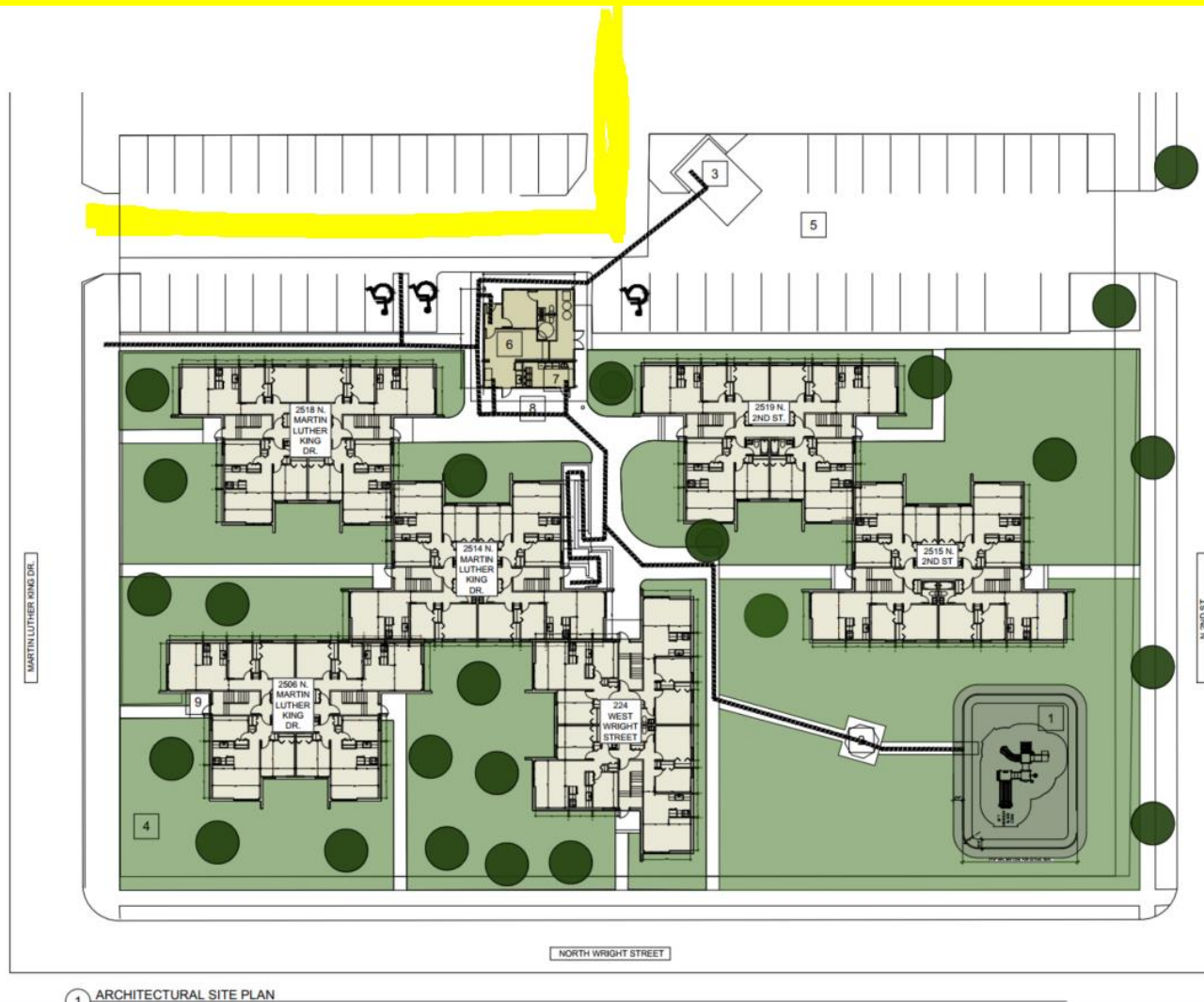


# 2515 N. 2<sup>nd</sup> Street Aerial Overview





# 2515 N. 2<sup>nd</sup> Street



5	Mill, Resurface, and Restripe all asphalt
6	Community Room and Business Center
7	Community Laundry
8	Mailbox Location 1
9	Mailbox Location 2

### Site Scope General Notes

- |   |  |
|---|--|
| A | Inspect and Pressure Test Water and Sewer Lines<br>All trip hazards in existing sidewalks of 1/4" to 1" shall be ground down to level and any over 1" shall be removed and repoured.                       |
| B |  |
| C | New Building and Unit Number Signage, Typ All<br>Dashed line represents accessible route: 5% Max forward slope, 2% Max cross slope and 2% max slope in any direction at clear floor spaces of doors/gates. |
| D |  |
| E | Existing Fence to remain- minor repairs as required  |

2518 N. Martin Luther King Dr.	A1	B1	C2	D2	C3	D3	Total	GROSS BUILDING AREA
Floor 1	2	2	0	0	0	0	4	3017
Floor 2	0	0	2	3	0	0	4	2885
Floor 3	0	0	0	0	2	2	4	2801
Total	2	2	2	2	2	2	12	8703
Total by Building	288		188					

2514 N. Martin Luther King Dr.	A1A	B1A	C2	D2	C3	D3	Total	GROSS BUILDING AREA
Flseer 1	3	2	0	0	0	0	4	1017
Flseer 2	0	0	2	2	0	0	4	2485
Flseer 3	0	0	0	0	2	2	4	2802
Total	3	2	2	2	2	2	13	6729
Total by Building	2 BR		1 BR					

Note: all ground floor units in this building to meet UFAS mobility accessibility requirements

2506 N. Martin Luther King Dr.	A1	B1	C2	D2	C3	D3	Total	GRAND SUB-TOTAL AREA
Floor 1	2	2	0	0	0	0	4	3017
Floor 2	0	0	2	2	0	0	4	2885
Floor 3	0	0	0	0	2	2	4	2901
Total	2	2	2	2	2	2	12	8703
Total by Bedroom	2 BR		2 BR					
	0		0					

224 W. Wright St.	A1	B1	C2	D2	C3	D3	Total	80055 BUS.DONG AREA
Floor 1	2	2	0	0	0	0	4	3017
Floor 2	0	0	2	2	0	0	4	2585
Floor 3	0	0	0	0	2	2	4	2801
Total	2	2	2	2	2	2	12	8703
Total by Bedroom	2 08		1 08					
			0					

2529 N. 2nd St.	A1	B1	C2	D2	C3	D3	Total	GROSS BUILDING AREA
Floor 1	2	2	0	0	0	0	4	3017
Floor 2	0	0	2	2	0	0	4	2585
Floor 3	0	0	0	0	2	2	4	2801
Total	2	2	2	2	2	2	12	8703
Total by Subsection	2.00		1.00		1.00		4.00	

2525 N. 2nd St	A1	B1	C2	D2	C3	D3	Total	GRIDS B1, C2, D3 AREA
Flower 1	2	2	0	0	0	0	4	3017
Flower 2	0	0	2	2	0	0	4	2885
Flower 3	0	0	0	0	2	2	4	2801
Total	2	2	2	2	2	2	12	8703
Total by Bedrooms	2 BR		1 BR					

Total Apts	A1	B1	C2	D2	C3	D3	Total	GRAND TOTAL A1-A4
	12	12	12	12	12	12	72	62218
Total by Bedroom	2 BR		1 BR					
	24		48				72	
Office/Community		Common Area						B/L

# Northwoods

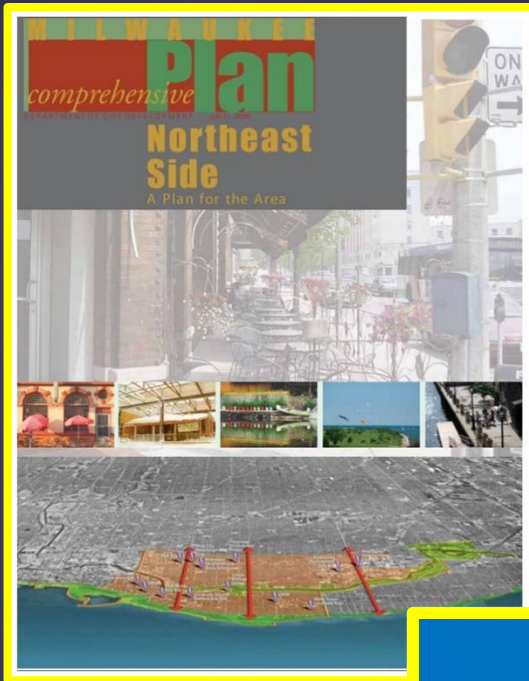
- **THE PROJECT:**
  - Project: Rehabilitation of 2-3 story existing buildings
  - 72 total units 1 & 2 BR Units
  - Rents between 30%-60% of AMI
  - Rents ranging from \$622-\$1,445
  - 913 sf commercial space for:
    - Leasing Office
    - Community and Computer Room
  - 52 surface parking spaces
  - New outdoor covered playground and gazebo
  - Full Sprinkler System
  - Estimated completion Fall of 2026



Before:  
Bathroom

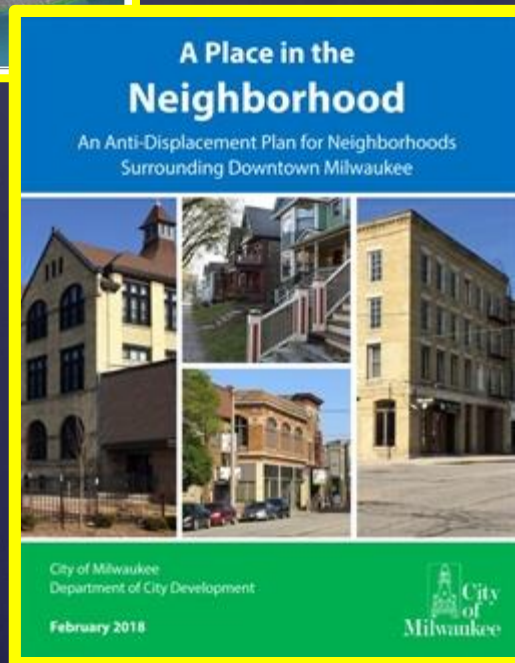


After:  
Bathroom



## NORTHEAST SIDE PLAN

Promotes the maintenance of affordable housing option in the Harambee Neighborhood.



## ANTI-DISPLACEMENT PLAN

Avoidance of displacing existing residents and preserving affordable units as being critical.



# Developer Profiles and other Projects

- KCG's growing portfolio of more than 4,300 multifamily rental housing units represents \$1+ Billion in new and rehabilitated housing opportunities across the United States.
- In nine years, KCG has designed, developed, and built 27 owned-and-operated communities across eight states including; Wisconsin, Texas, South Carolina, Maryland, Ohio, Virginia, New York and Georgia.
- Milwaukee will be an expansion of their Wisconsin housing locations that currently include; Sheboygan, Madison and Fond du Lac.

# Northwoods TID #123 Boundary

**TID 1 \_\_: (Northwoods), Map 1**  
Boundary and Existing Land Use

Prepared by the Department of City Developer  
Division: Information Technology Management D

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# Northwoods-TID #123



Northwoods Apartments

## THE FINANCING:

- \$15.2 M Investment
- \$1.67 M Developer financed TIF
- 25 Years
- 5.75% Interest Rate
- Sources: 4% LIHTC, WHEDA 1<sup>st</sup> Mortgage, TIF, Def. Developer Fee
- Displacement Preference Policy
- 20% of units reserved for residents living in 53212
- Cost Savings Provision
  - Costs on Construction Savings split 50/50%
- Human Resource Requirements:
  - 40% RPP
  - 25% SBE



# QUESTIONS