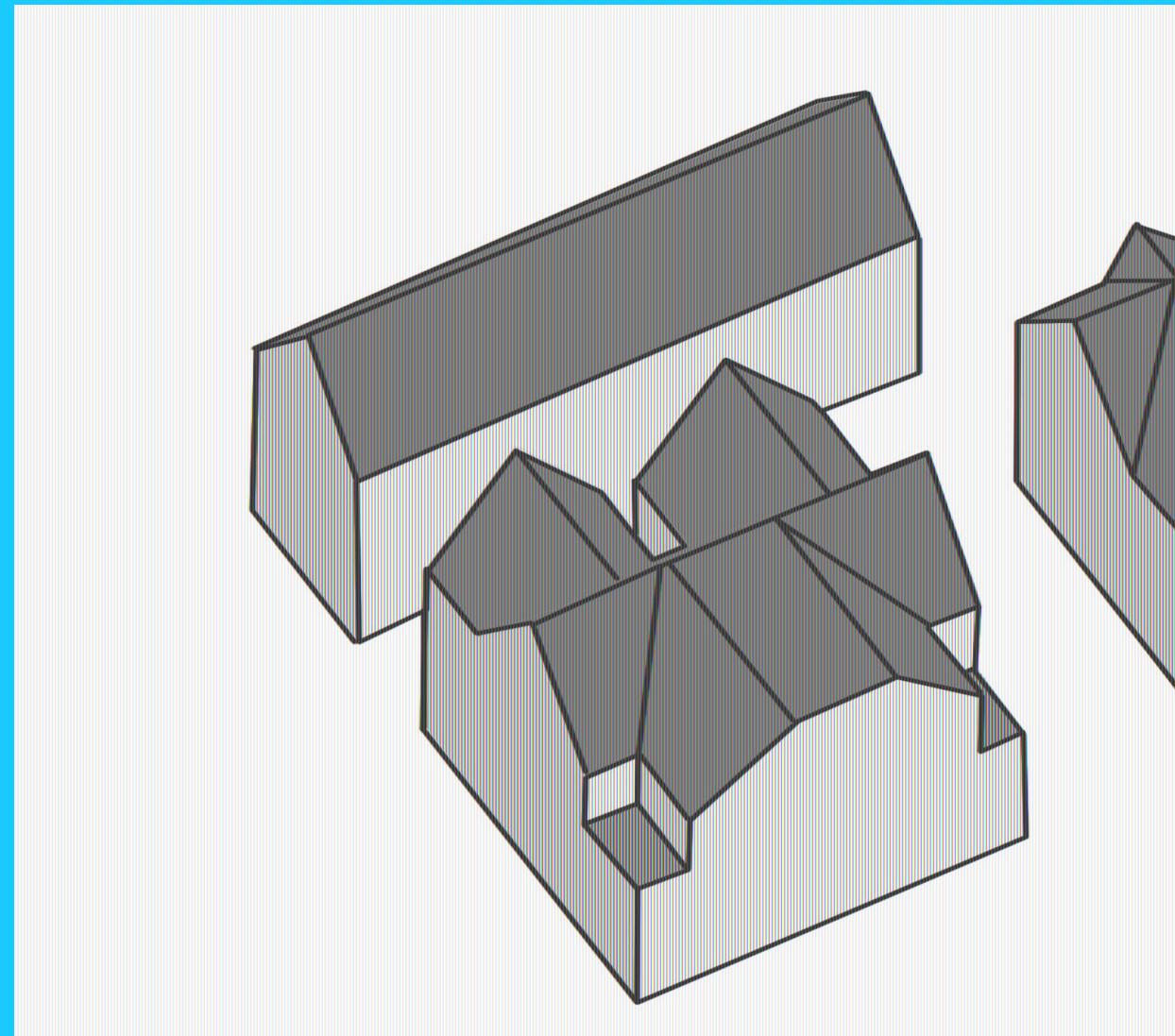




# HOMEWORKS: BRONZEVILLE

# ART | CULTURE | COMMUNITY

Co-owned and co-directed by Vedale Hill, Jazale's Art Studio,  
Sara Daleiden, MKE<->LAX and Mikal Floyd-Pruitt, I Am Milwaukee



## Objective:

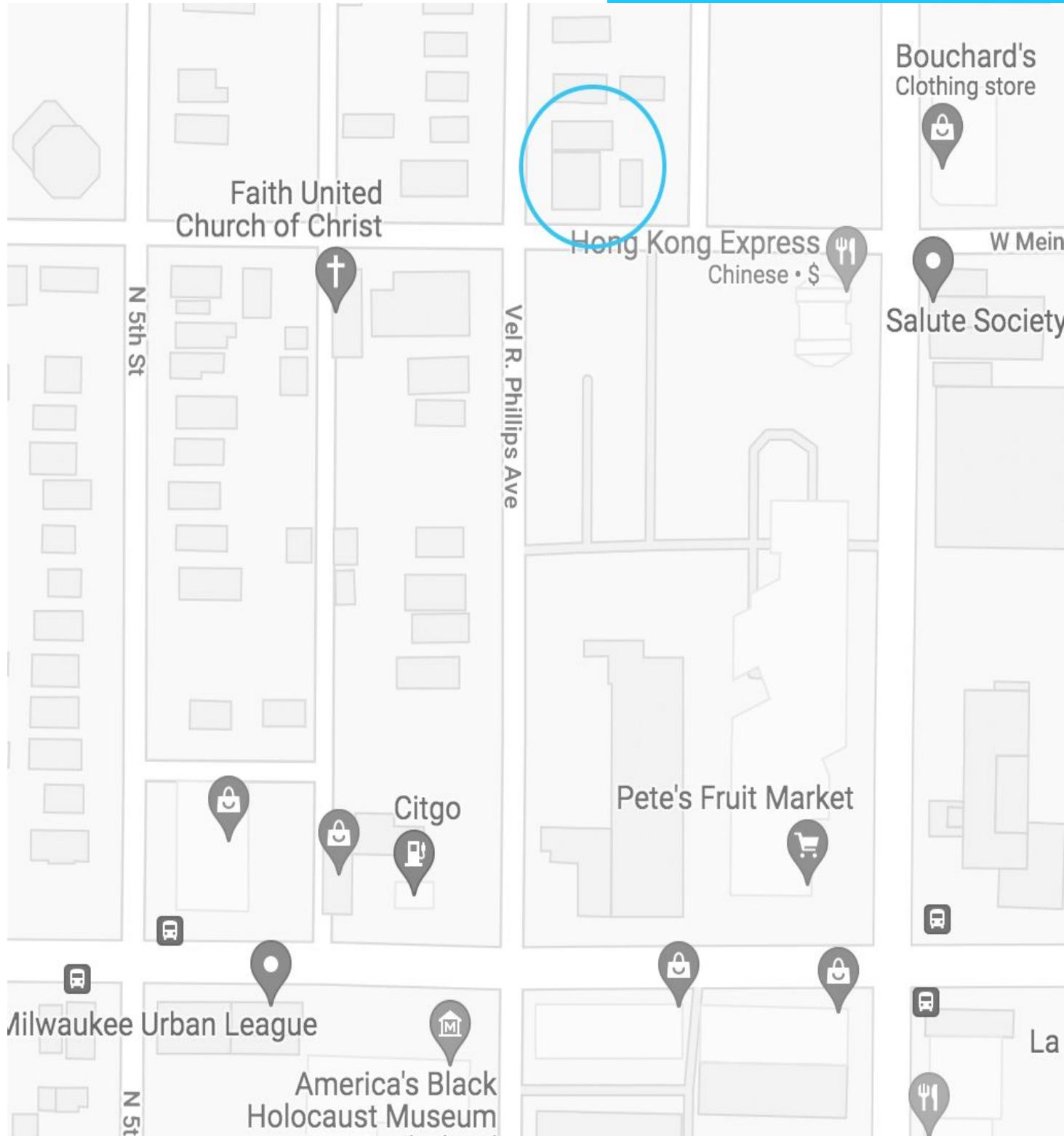
- Create artist live-work spaces
- Produce durable community impact via programming
- Connect existing community assets to enhance efficiency

# HOMEWORKS: BRONZEVILLE ARTIST HOUSING CLUSTER



# IN THE HEART OF CULTURE

03



## N. VEL R. PHILLIPS + W. MEINECKE

HomeWorks: Bronzeville is a cultural development project located in the Bronzeville Cultural and Entertainment District in Milwaukee. We seek to cultivate Bronzeville by concentrating our initial focus on spaces that surround the America's Black Holocaust Museum, which is a beacon for change and an archive of pertinent history for this community.

Through an arts and cultural development focus, we intend to rehabilitate residential and commercial properties, enhance public green space, engage neighbors and visitors, and encourage sustainable growth for artists and the district. At the foundation of our communal impact lies the development of an artist housing cluster where each owner-occupied property is a container for a professional artist's live-work practice, that will incubate entrepreneurial culture and youth development in Bronzeville.

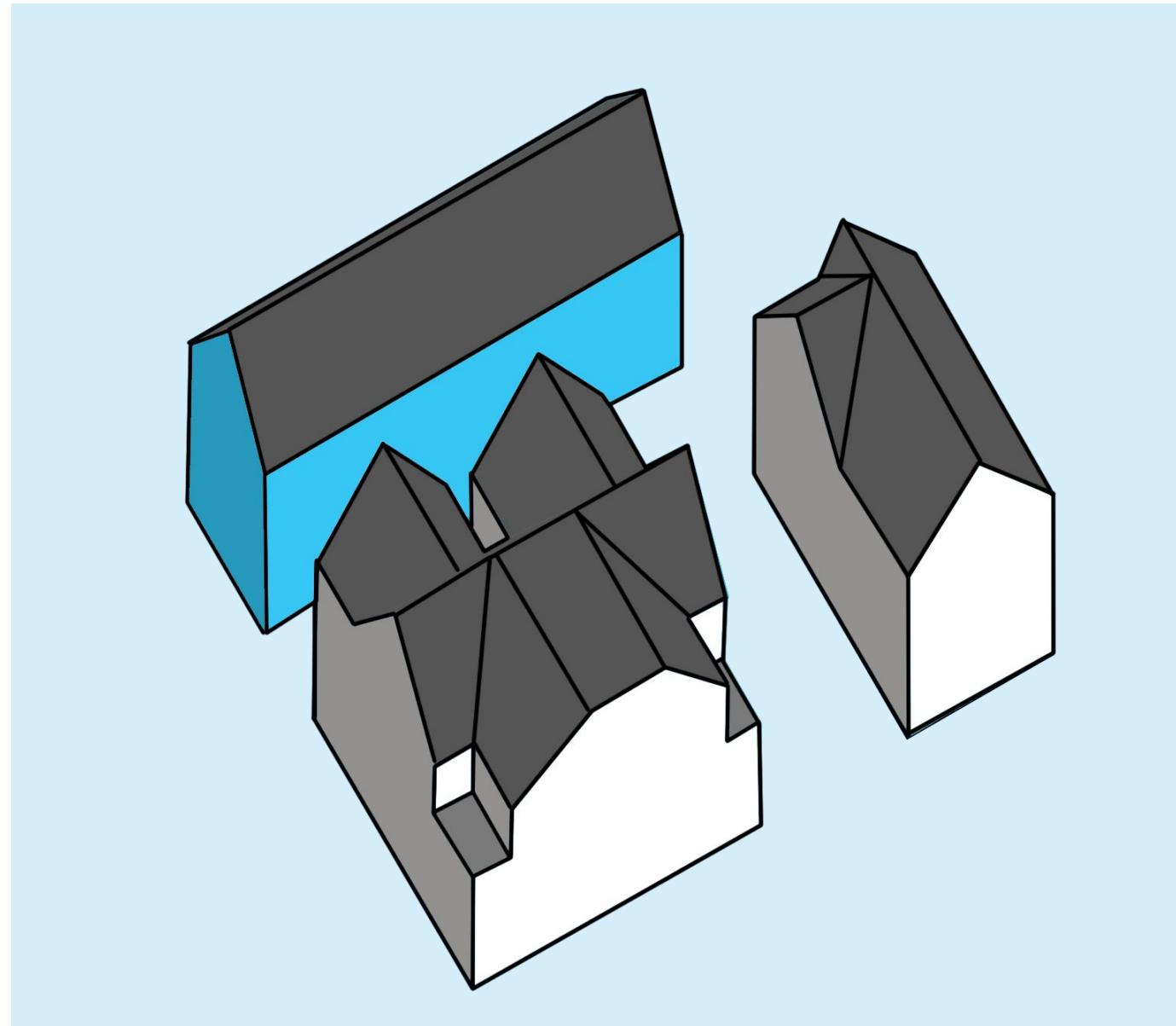
# COMPLETED PROJECT



HOMEWORKS: BRONZEVILLE

# 2408 N. VEL R. PHILLIPS AVE.

## COMPLETED 2018

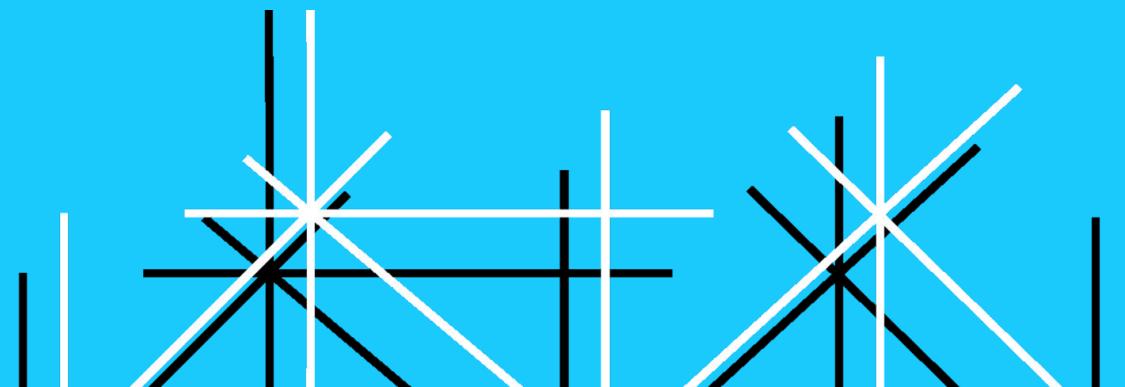


### ARTIST HOUSING GALLERY

This is a 4-bedroom, 2-bathroom dual level live-work space rehabilitation. It features a lower-level public space that faces the street, with exposure to a 2nd floor mezzanine. The public space includes a gallery and living space for mixed-use accommodations. This lot is a separate parcel within the 3 building cluster with green space and 2 parking spaces in the rear of the building.

Vedale Hill is the working artist who inhabits this space with his family.

06



# SITE PLAN + PROGRAMMING [2018]



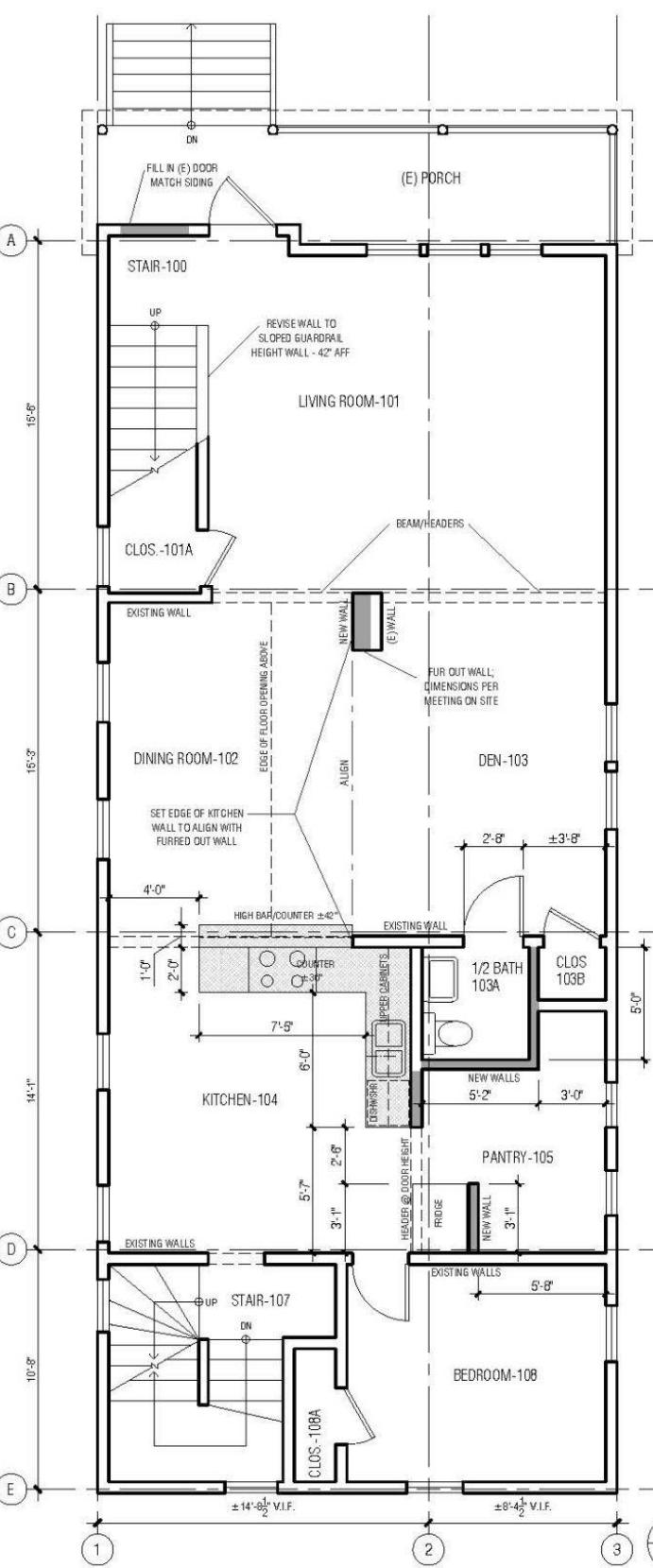
# FLOOR PLAN

## Building Program:

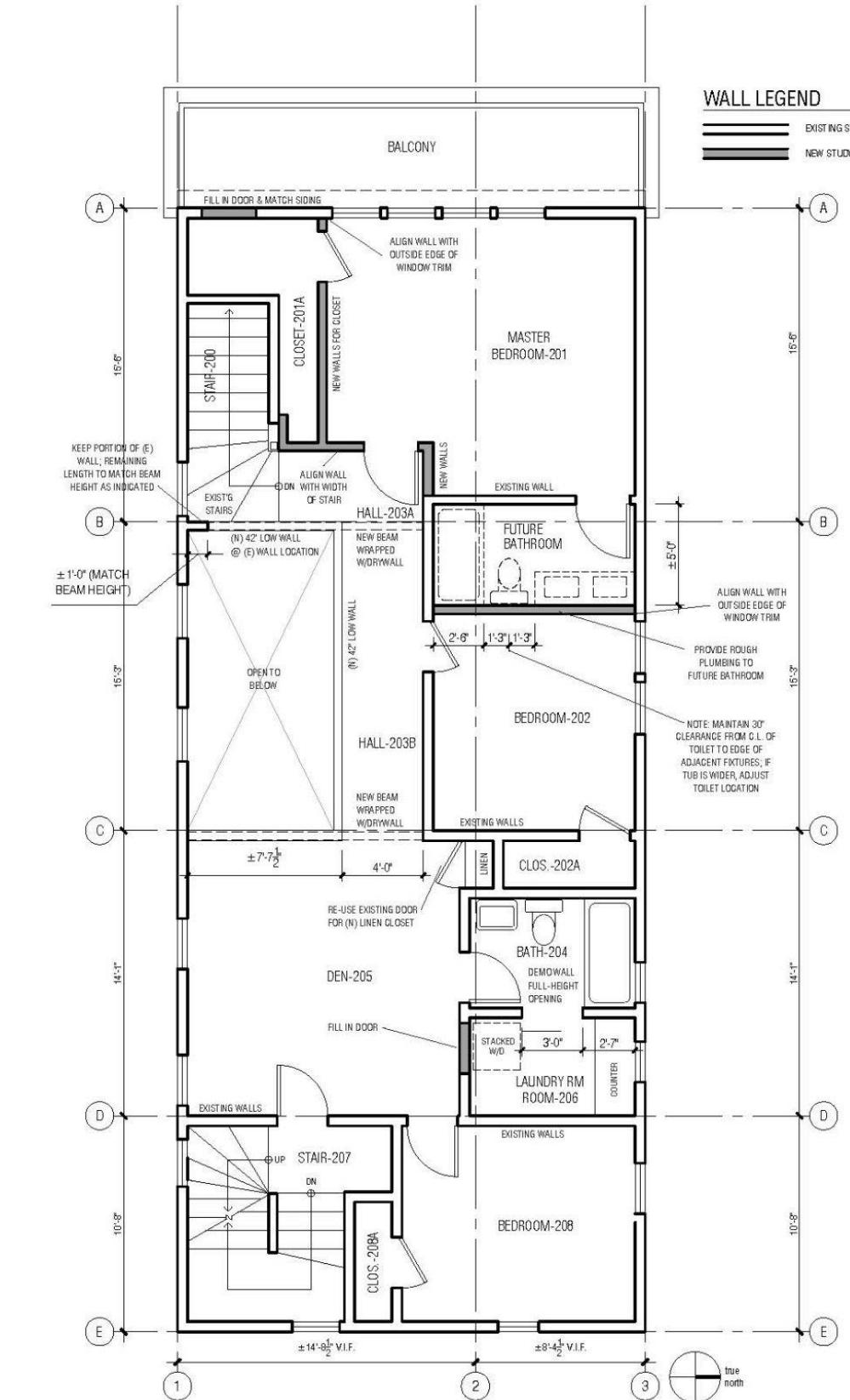
- 2 levels
- Mixed-use lower level featuring gallery space
- Private upper living space featuring mezzanine cut-out
- Bathroom per floor

Footprint: 2,216 SF

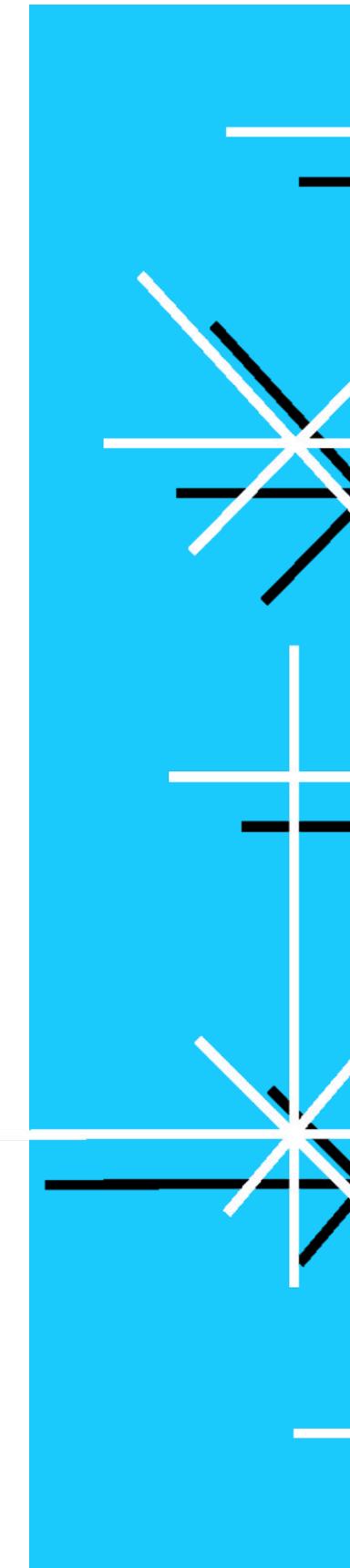
08



FIRST FLOOR PLAN  
11.8.17      Scale: 1/8" = 1' (@ 8.5x11")



SECOND FLOOR PLAN  
11.8.17      Scale: 1/8" = 1' (@ 8.5x11")



09

**TOTAL PROJECT COST**  
**\$145,000**

**ACQUISITION COSTS**

[\$1.00]

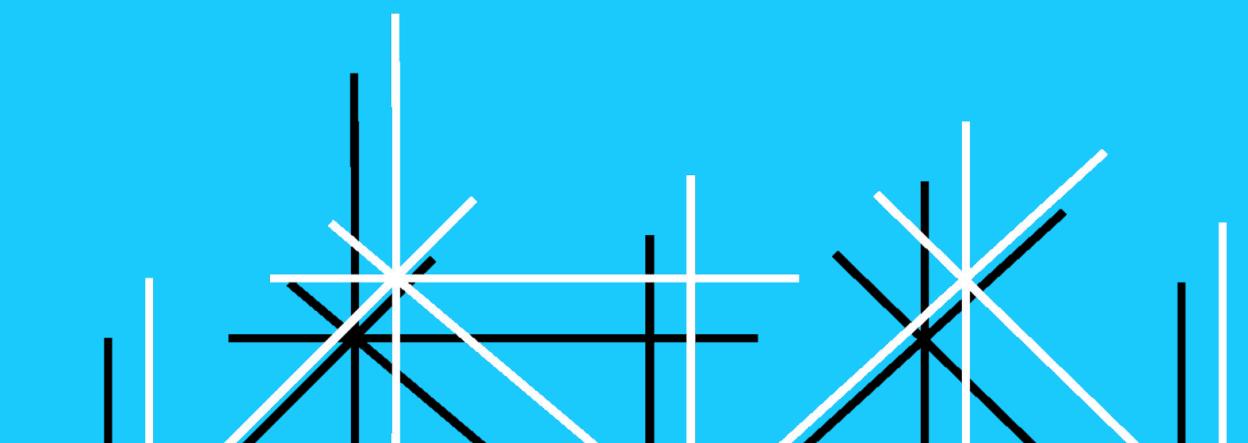
**IMPROVEMENT COSTS:**

**HARD COSTS**

[\$115,000]

**SOFT COSTS**

[\$30,000]



**17.24%**

**EQUITY SOURCES**

CITY OF MILWAUKEE ARCH  
FORGIVEABLE LOAN  
\$25,000

**82.75%**

**DEBT SOURCES**

CO-DEVELOPER | STRONG BLOCKS \$120,000

## PROJECT PERFORMANCE



# THE LIVING RESULTS



# PROPOSED PROJECT



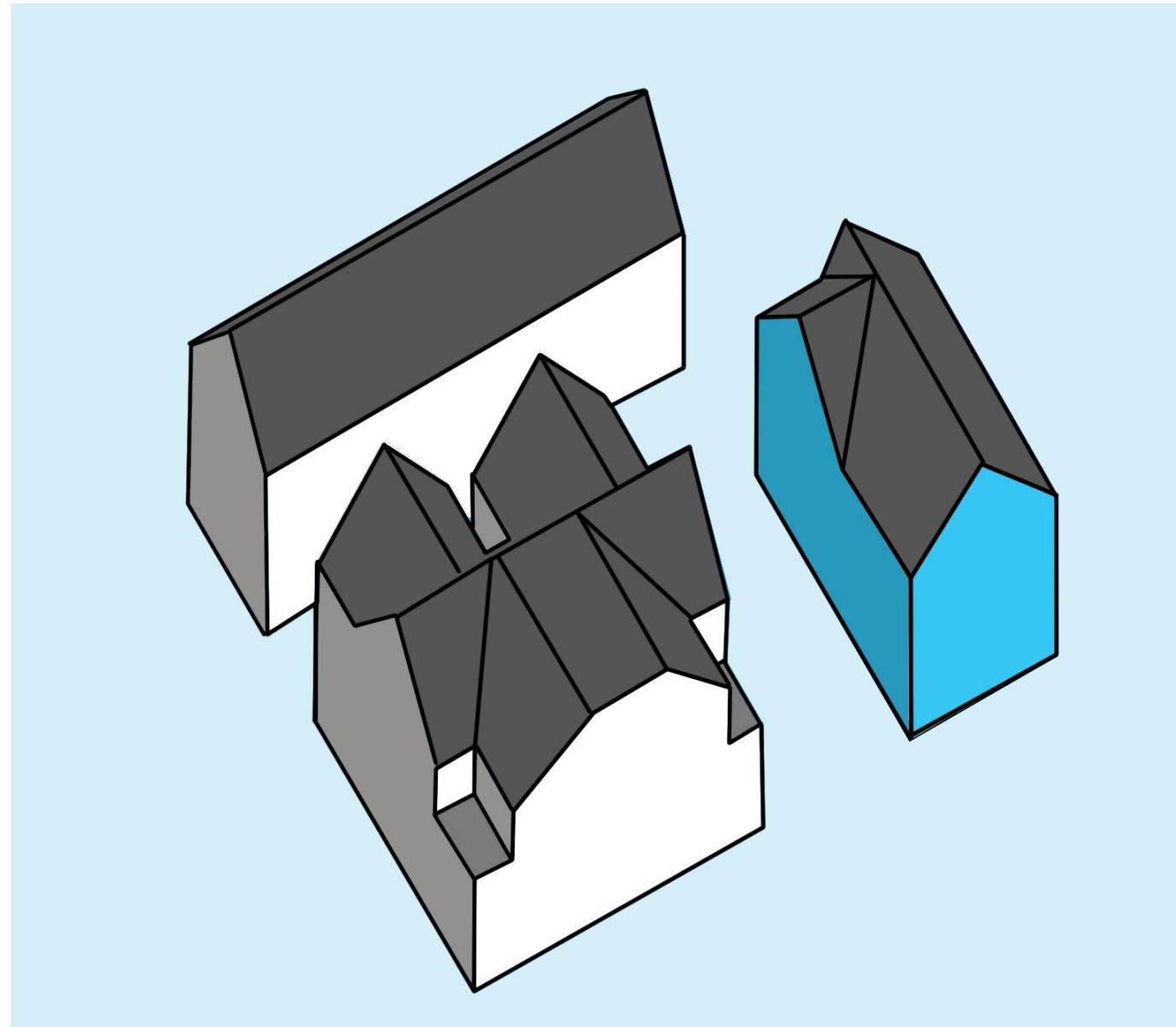
HOMEWORKS: BRONZEVILLE

# 322-340 WEST MEINECKE



**322-340 W. MEINECKE**

**PHASE 1**



15

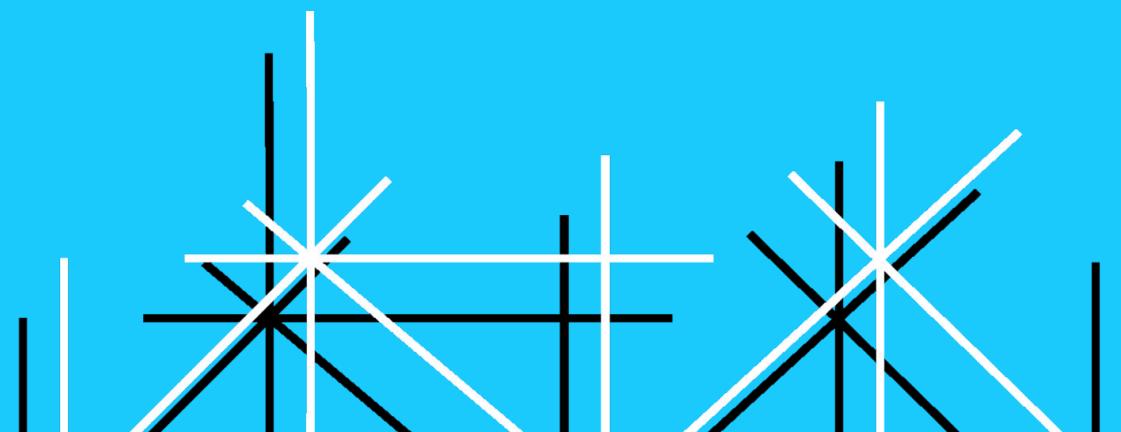
## **ARTIST HOUSING**

## **CREATIVE STUDIO + GREENSPACE**

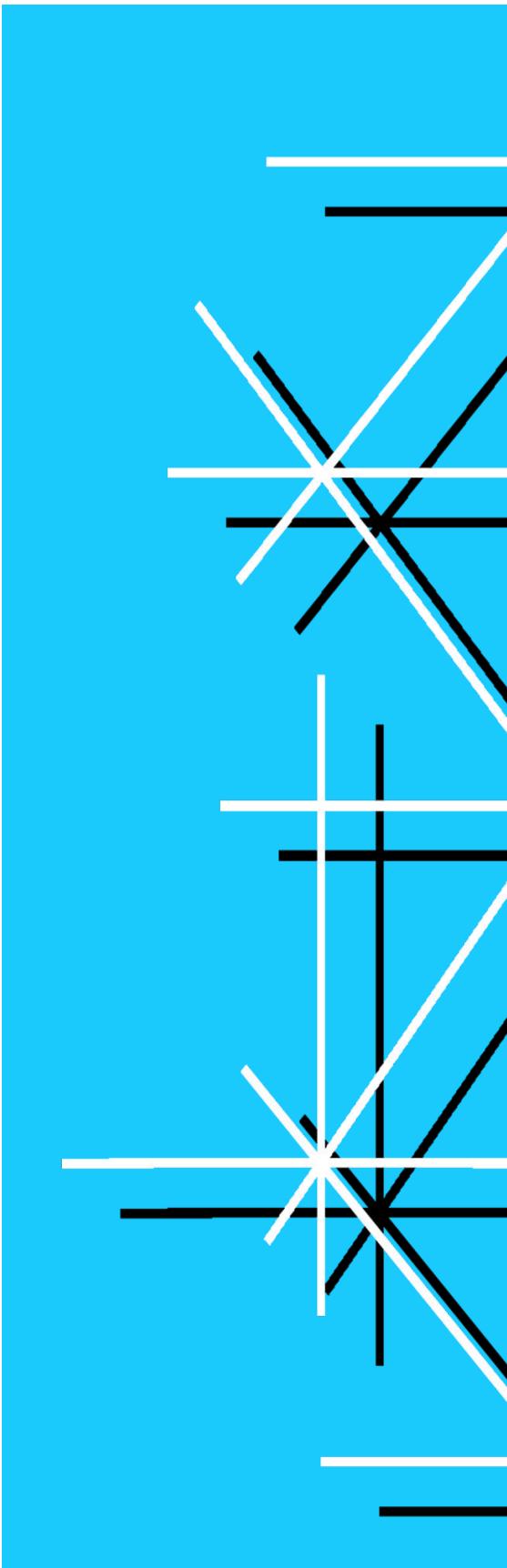
This is a 3-bedroom, 4-bathroom dual level live-work space rehabilitation. It features a lower-level public space that faces the street. The public space will be a creative studio.

The 2-story quad next door will be demolished for an interim Greenspace for outdoor programs and installations. This lot comes with additional greenspace to the east of the building and 4 parking spaces.

Alexia Brunson and CopyWrite Magazine are the initial tenant for this space.



# PHASE I SITE PLAN + PROGRAMMING [2022–2023]

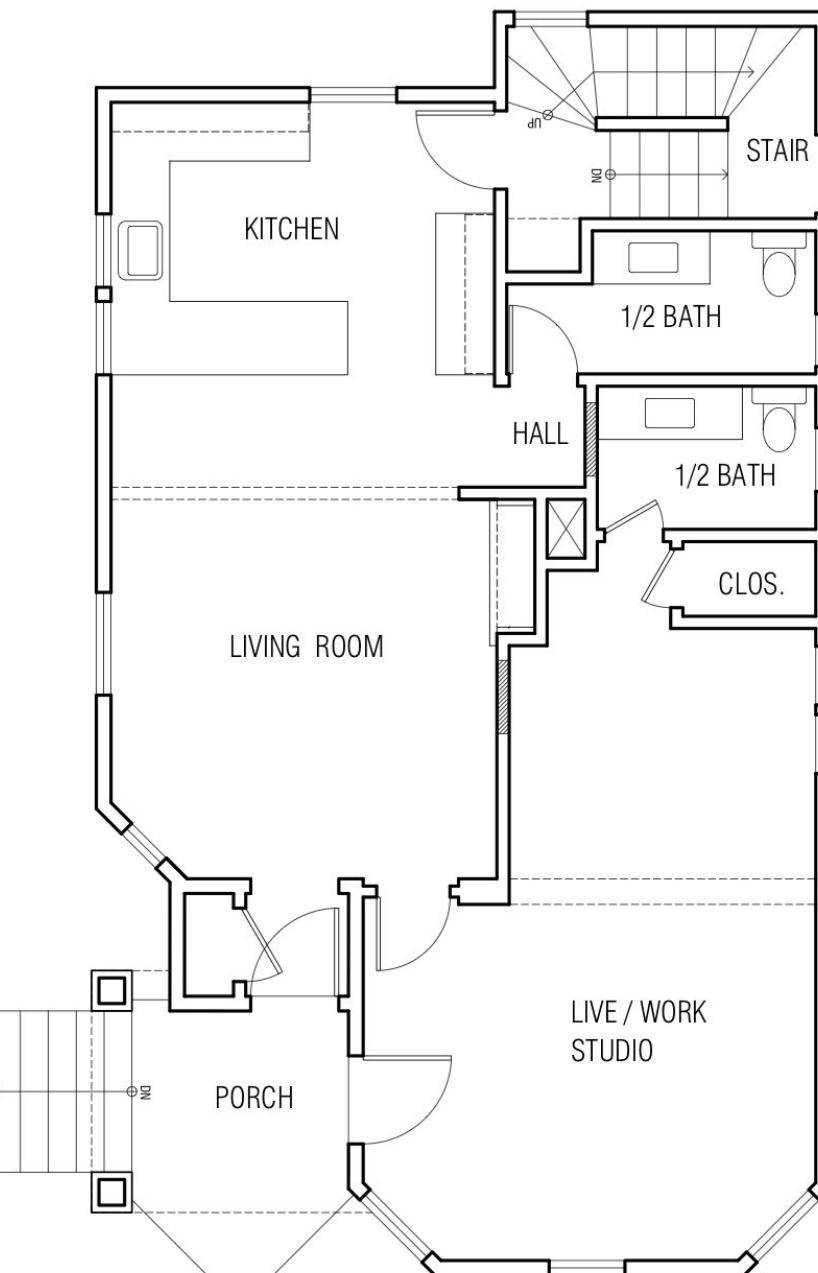


# FLOOR PLAN

## Building Program:

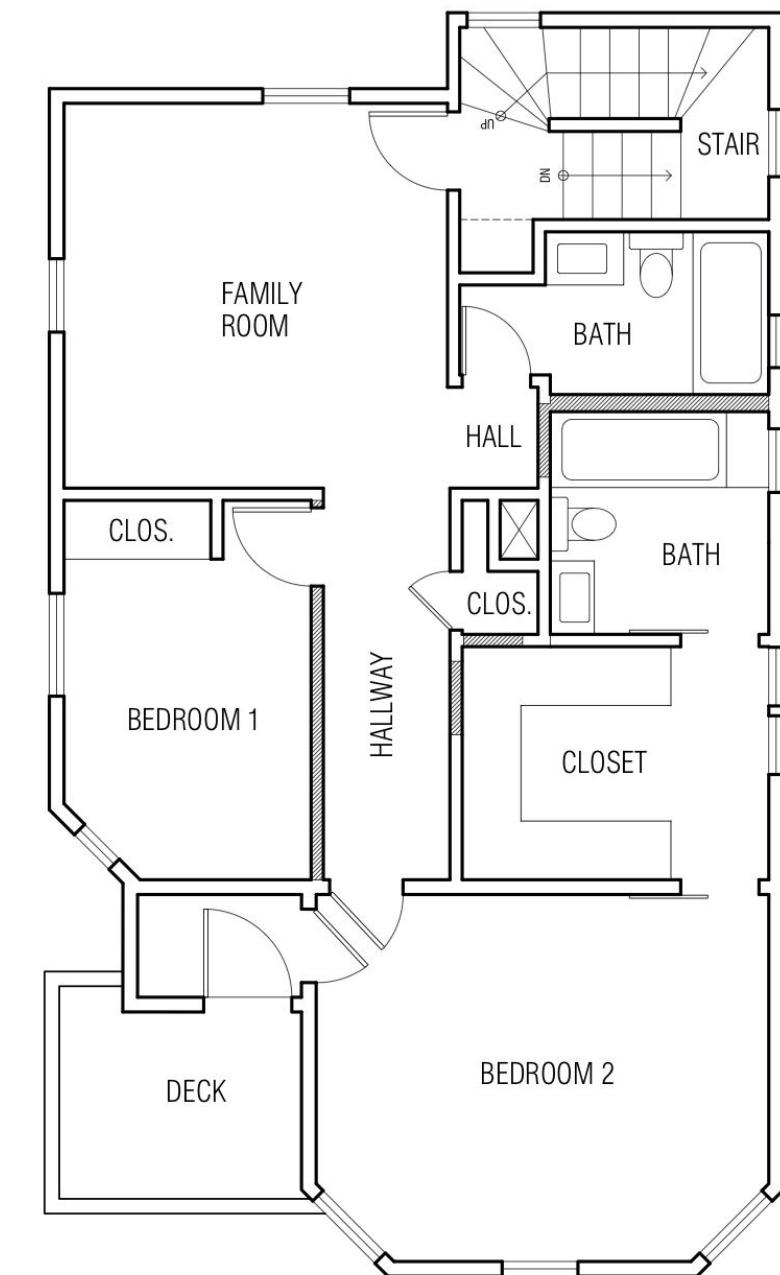
- 2 levels
- Mixed-use lower level featuring creative work studio and formal entertainment space
- Private upper living space with informal family space

Footprint: 2,210 SF



**DUPLEX FIRST FLOOR PLAN**

Scale: 3/16" = 1' (@ 8.5x11)  
01.10.22



**DUPLEX SECOND FLOOR PLAN**

Scale: 3/16" = 1' (@ 8.5x11)  
01.10.22

**TOTAL PROJECT COST**  
**\$225,000**

**ACQUISITION COSTS**

**[\$1.00]**

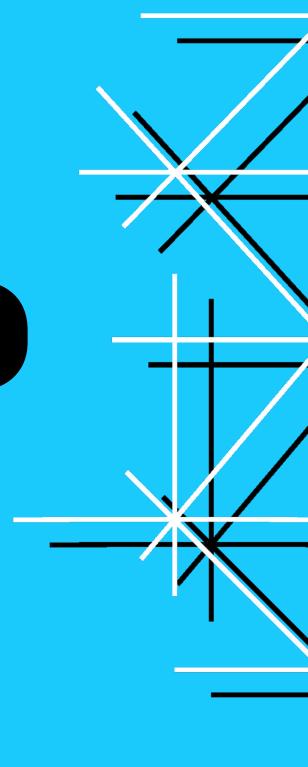
**IMPROVEMENT COSTS:**

**[HARD COSTS]**

**[\$182,150]**

**SOFT COSTS**

**[\$42,850]**



**55%**

### EQUITY SOURCES

CITY OF MILWAUKEE ARCH

FORGIVEABLE LOAN

\$25,000

GREATER MILWAUKEE

FOUNDATION DONATION

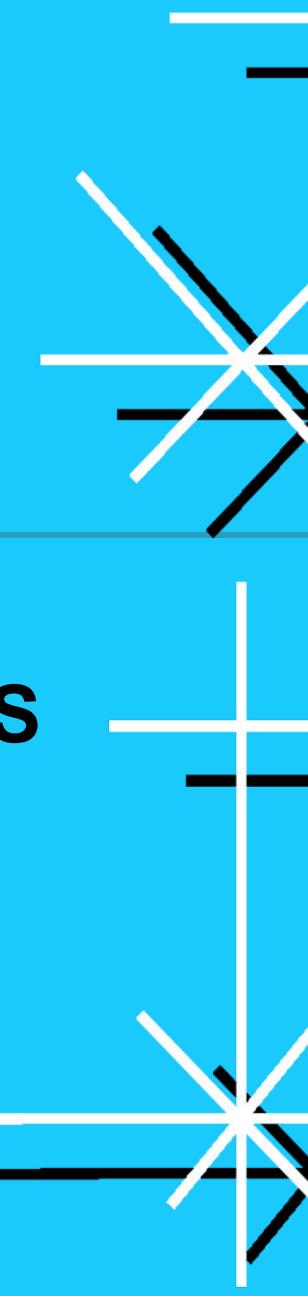
\$100,000

**45%**

### DEBT SOURCES

WISCONSIN PRESERVATION FUND LOAN \$100,000

<b>NOI</b> [\$9,932]	<b>ANNUAL DEBT SERVICE</b> \$7,919
<b>ANNUAL RENTAL INCOME</b> \$19,932 (YEAR ONE)	<b>ANNUAL PROPERTY EXPENSES</b> \$10,000



## PROJECT PERFORMANCE

# LOAN: \$100,000

Convertible construction to permanent, LTV = 53%

RATE

5%

AMORTIZATION

20 YEARS

TERM

20 YEARS

# TIMELINE

*March 2022*

Complete property purchase with City.  
Begin plan check and apply for construction permit with City.  
Refine design as needed.

*April 2022*

Begin construction  
Complete plan check and construction permit with City.

*September 2022*

Complete construction.  
Move-in artist renter.  
Begin outdoor Autumn programming series in Greenspace.

## CONSTRUCTION MANAGEMENT

VEDALE HILL

NOLAN GRAY, GRAY

DEVELOPMENT GROUP

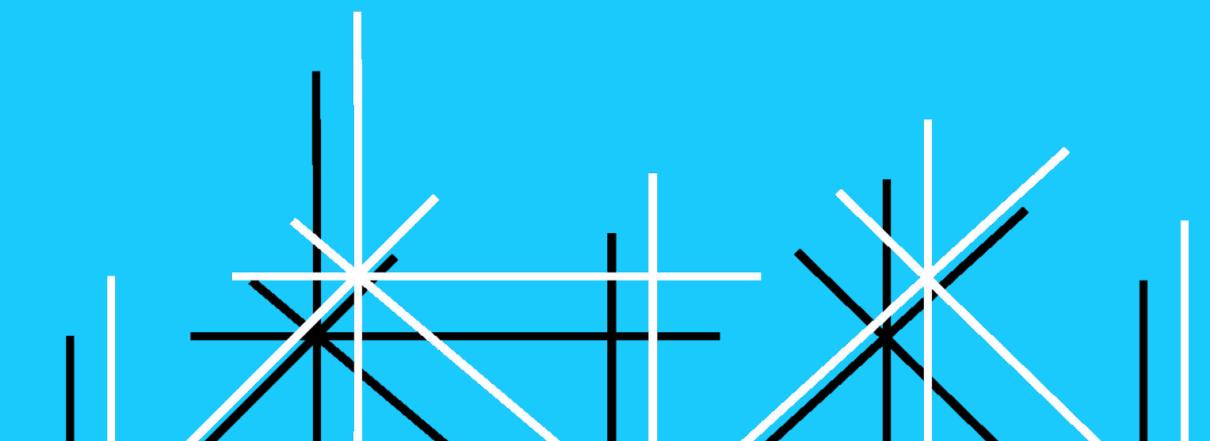
## ARCHITECTURE

THURMAN GRANT

## ARCHITECTURE, ENGINEERING

## AND CONSTRUCTION ADVISING

TOKI & ASSOCIATES



# POSSIBLE PHASE II SITE PLAN + PROGRAMMING

[2023–2024]





**HOMEWORKS: BRONZEVILLE**

**“Community Thrives On Cultures.”**

**Contact us to discuss investing options**

**HomeWorks: Bronzeville Co-Directors**

Vedale Hill, Jazale's Art Studio, (414) 403-3000

Mikal Floyd-Pruitt, I Am Milwaukee, (414) 722-4102

Sara Daleiden, MKE<->LAX, (323)-630-7272

[home@homeworksbronzeville.com](mailto:home@homeworksbronzeville.com)

[www.homeworksbronzeville.com](http://www.homeworksbronzeville.com)