

Prepared for the Century City Redevelopment Corporation

A Development Plan for the Villard Square Grand Family Housing & Library Mixed Use
Housing Community
3401-3440 West Villard Avenue
Milwaukee, Wisconsin

**Introduction to Development Plan
for
Villard Square Grand Family
Housing and Library Mixed Use Housing Community**

The Villard Square Grand Family Housing and Library Mixed Use Housing Community (“Villard Library Project”) was initiated pursuant to the adoption of Resolution No. 10192 by the Redevelopment Authority of the City of Milwaukee (“RACM”) on April 15, 2010 and the adoption of Resolution No. 091666 by the Common Council of the City of Milwaukee (“City”) on April 13, 2010. Copies of the RACM resolution and the City resolution are attached to this Development Plan.

The resolutions provided for the implementation of the Villard Library Project by RACM and the City working in cooperation and anticipated the utilization of New Market Tax Credits and City funds for library improvements and financing of the Villard Library Project.

In order to implement the New Market Tax Credit financing for the Villard Library Project, RACM and the City have determined that it is appropriate to provide for the adoption of a Development Plan and the creation of a redevelopment corporation in order to assist RACM and the City with respect to the financing implementation of the Villard Library Project, as well as other projects located within the City of Milwaukee.

In order to provide for the preparation and adoption of this Development Plan, the creation of a redevelopment corporation to assist in implementation of the Villard Library Project and the New Market Tax Credit financing and to establish the authority for RACM to act under Section 66.1303(8) as agent of the City with respect to creation of the Development Plan, RACM and the City have introduced additional resolutions providing for implementation of the Villard Library Project and further authorizing necessary Cooperation Agreements and other actions to close on the financing and other transactions and conveyances necessary to complete the Villard Library Project.

Accordingly, in making the requisite findings in this Development Plan, RACM acknowledges that the Villard Library Project has been initiated and that the findings set forth in this

Development Plan must be considered in conjunction with the approvals previously set forth in RACM Resolution No. 10192 and Resolution No. 09166 adopted by City's Common Council.

Under Section 66.1303 of the State Statutes, a Development Plan shall be required for the purposes of Urban Redevelopment as described under Section 66.1301 of the Statutes. Pursuant to Section 66.1301, the following project plan addresses the requirements of the Development Plan as follows:

- a) The Villard Square Library Project Area (hereafter referred to as the "Villard Library Area") is described by the following legal description:

PART OF THE NORTHWEST ¼ SECTION 36 TOWNSHIP 8 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

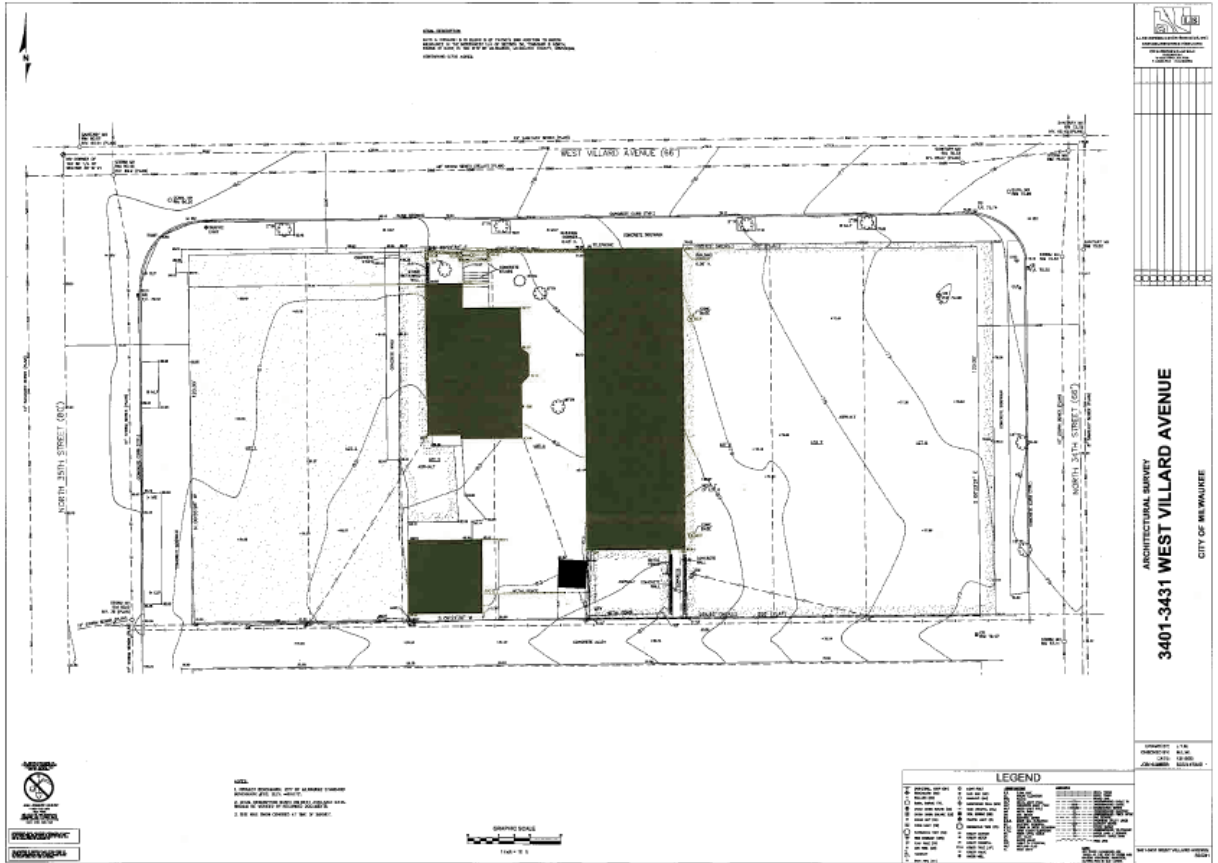
COMMENCING AT THE NORTHWEST CORNER OF BLOCK B IN PAYNES 2ND ADDITION TO NORTH MILWAUKEE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK B 255.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK B AND THE WEST LINE ON NORTH 34TH STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK B AND THE WEST LINE OF NORTH 34TH STREET 120.00 FEET TO THE NORTH LINE OF A PUBLIC ALLEY AND THE SOUTHEAST CORNER OF SAID BLOCK B; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK B 255.00 FEET TO A POINT ON THE EAST LINE OF NORTH 35TH STREET AND THE SOUTHWEST CORNER OF SAID BLOCK B; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK B 120.00 FEET TO THE POINT OF THE BEGINNING.

CONTAINING APPROXIMATELY .70 ACRES MORE OR LESS

ALSO KNOWN AS LOTS 1 THRU 7 IN BLOCK B IN PAYNES 2ND ADDITION TO NORTH MILWAUKEE ALL PART OF THE NORTHWEST ¼ SECTION 36 TOWNSHIP 8 NORTH, RANGE 21 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

TAX KEY NO. 192-08-4710; 192-08-4510; 192-08-4400; 192-08-4300; 192-08-4200

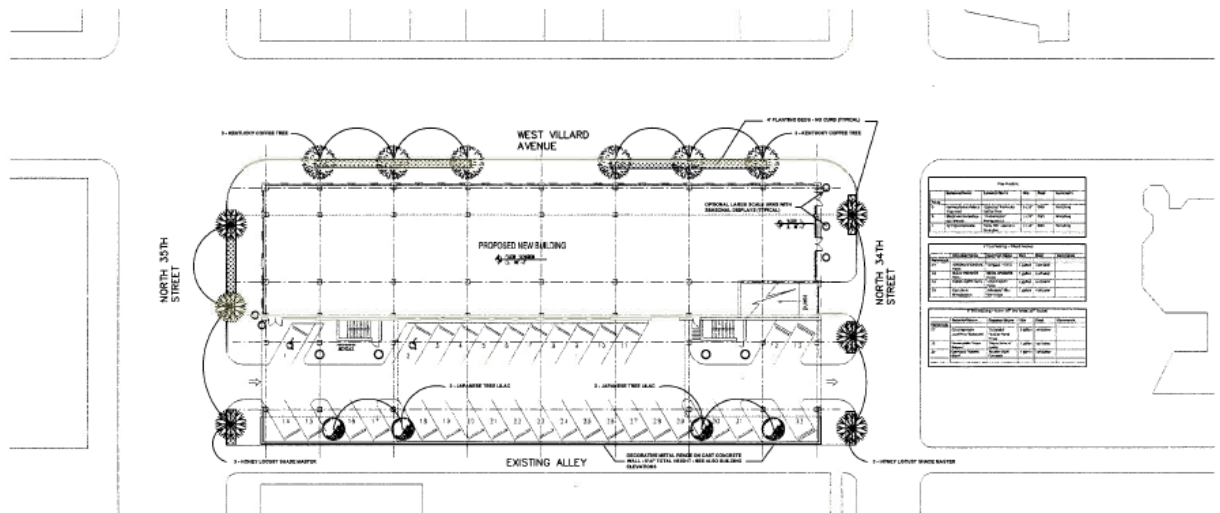
- b) The real property in the Development Area to be acquired is located at 3401 – 3431 West Villard Avenue. This Development Area is bounded by West Villard Avenue on the north; the existing alley to the south; North 34th Street on the east; and North 35th Street on the west. **[Note: The Villard Library Area has previously been acquired.]**



- c) The development schedule for the Villard Library Project shall be completed in a single stage by the construction of one free-standing building. The time limit for construction during this stage is calendar year 2011. The construction stage area shall contain the same metes and bounds description as identified in Section A of this Development Plan. **[Note: The Villard Library Project is currently under construction.]**
- d) The Villard Library Project proposes to immediately demolish all improvements or structures located within the Villard Library Area prior to Project construction. **[Note: All improvements and structures located within the Villard Library Area have previously been demolished.]**
- e) All proposed demolition within the Villard Library Area shall be immediate.
- f) None.
- g) The Villard Library Project shall consist of a single, mixed-use building with commercial space for the relocation of the existing Villard Avenue Public Library to the ground floor along with leasing and management offices for the residential portion of the Villard Library Project. Floors 2-5 of the 5 story building will consist of 47 units of senior housing. The 47 apartment units will be a mix of 1, 2, and 3 bedroom units. More specifically, the apartment units will be designed for and marketed to older area residents who are primary or secondary caregivers of younger members of their

families. The building is designed to adapt to the elevation change along Villard Avenue from west to east by stepping the base of the building as well as including pedestrian entrances to the library and the residential units. Large expanses of glazing along the street elevations will add street level visual interest from the library interior.

- h) The Villard Library Area is 29,142 square feet in land area. Total lot coverage shall consist of 15,250 square feet of ground floor coverage and 13,000 square feet for on-site surface parking and drives, therefore there is no square footage reserved for open space, which is consistent with adjacent LB2 zoning districts. New street trees will be planted after building construction is complete and seasonal landscaping is proposed as part of the Project design. All landscaping will meet AAN/ANSI 260.1 standards. A detailed landscaping plan and project rendering with proposed landscaping is shown below:



CONCEPTUAL LANDSCAPING PLAN 

VILLARD AVENUE LIBRARY AND HOUSING
3402-3440 West Villard Avenue
Milwaukee, Wisconsin





VILLARD AVENUE LIBRARY AND HOUSING

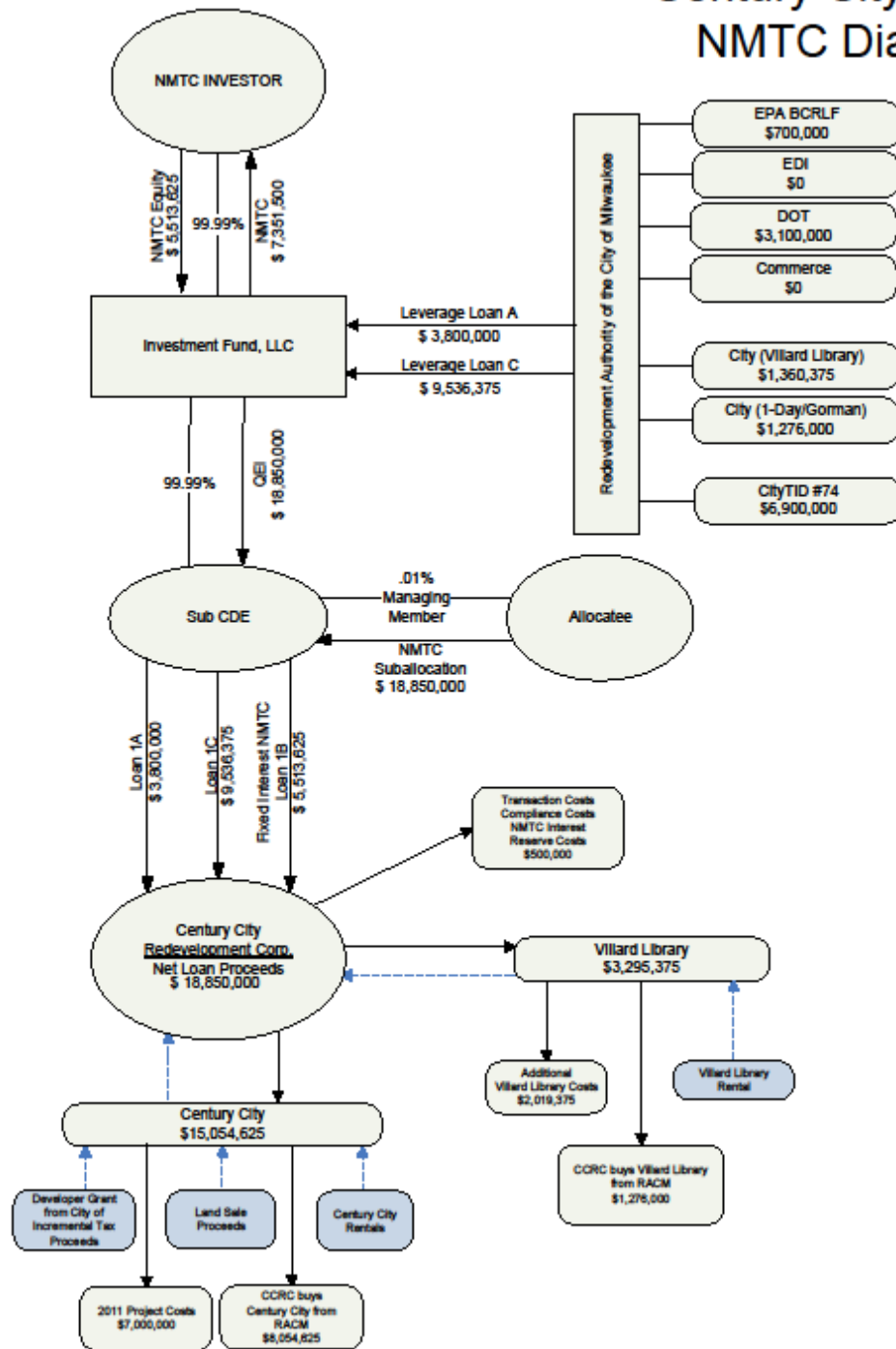
PERSPECTIVE
 NTS
 July 13, 2009
 Engberg Anderson Project No. 091905

- i) The Villard Library Area was zoned from LB2 to Detailed Plan Development (DPD) in 2004. The City Plan Commission determined that the Villard Library Project is generally consistent with the current DPD zoning and approved the Villard Library Project proposal in 2009 and the zoning for the Villard Library Project was subsequently approved by the Common Council in 2009. The map below identifies the change of zoning to DPD that accommodates the Villard Library Project.



- j) There are no proposed changes to existing streets, street levels, closing of streets, nor are there proposed streets.
- k) Prior to commencement of Villard Library Project construction the Project Area contained no habitable dwelling units.
- l) The Villard Library Project shall consist of 47 units of senior housing located on floors 2-5 of the 5-story building. The 47 apartment units will be a mix of 1, 2, and 3 bedroom units. More specifically, the apartment units will be designed for and marketed to older area residents who are primary or secondary caregivers of younger members of their families. It is anticipated that the units will be available for residency in 2011. A detailed breakdown of the apartment units is as follows:
- Total One bedroom units: 9
 - Total Two bedroom units: 24
 - Total Three bedroom units: 14
 - Total Bedrooms: 99
- m) The diagram shown below depicts the New Market Tax Credit financing sources and mechanisms that will financially support the Villard Library Project:

Century City Project NMTC Diagram



- n) The Redevelopment Authority of the City of Milwaukee (RACM) manages the Century City Redevelopment Corporation (CCRC) and the Assistant Executive Director/Secretary of RACM manages the daily operations.

- o) This Development Plan is created to support and allow implementation of the New Market Tax Credit financing. Previously, by adoption of File No. 081373 on February 10, 2009, the Common Council of the City of Milwaukee ("Council") authorized sale of a City-owned lot for the Villard Square Project, a mixed-use project with affordable housing, and the required detailed planned development zoning was authorized by passage of File No. 090214 on July 28, 2009. RACM, by adoption of Resolution No. 10192 on April 15, 2010, designated the Project area as blighted and Council, by adoption of File No. 091666, approved the blight designation and authorized cooperation or other agreements with RACM for library funding and authorizing a lease with RACM for the library portion of the property. While the surrounding properties are not included in this development plan, RACM may consider future actions with blighted conditions in the vicinity.



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