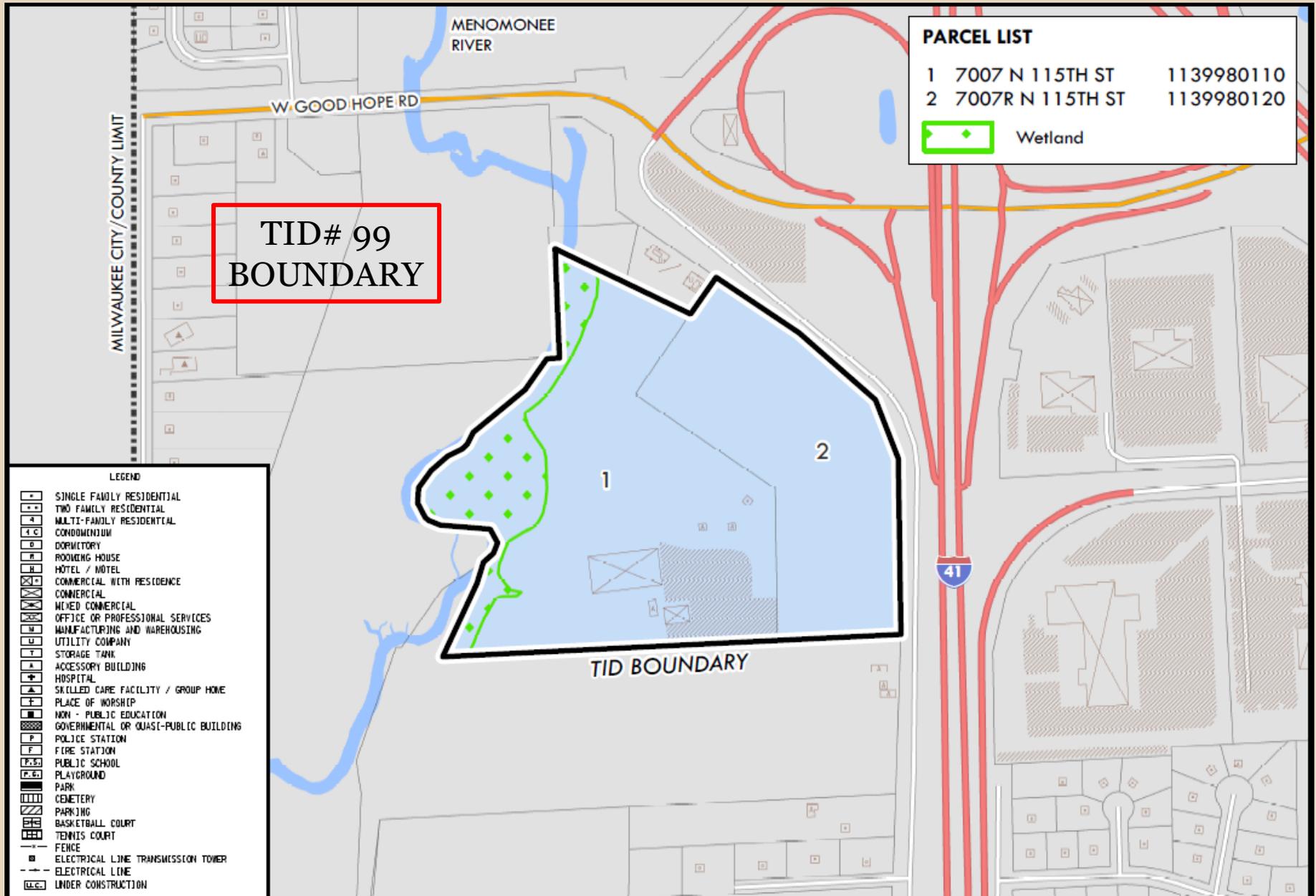


TID #99-Joy Farms



Tax Incremental District #99-Joy Farms



**TID# 99
BOUNDARY**

PARCEL LIST		
1	7007 N 115TH ST	1139980110
2	7007R N 115TH ST	1139980120

 Wetland

LEGEND	
	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

WESTERN

BUILDING PRODUCTS

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE MEETING

July 2, 2019

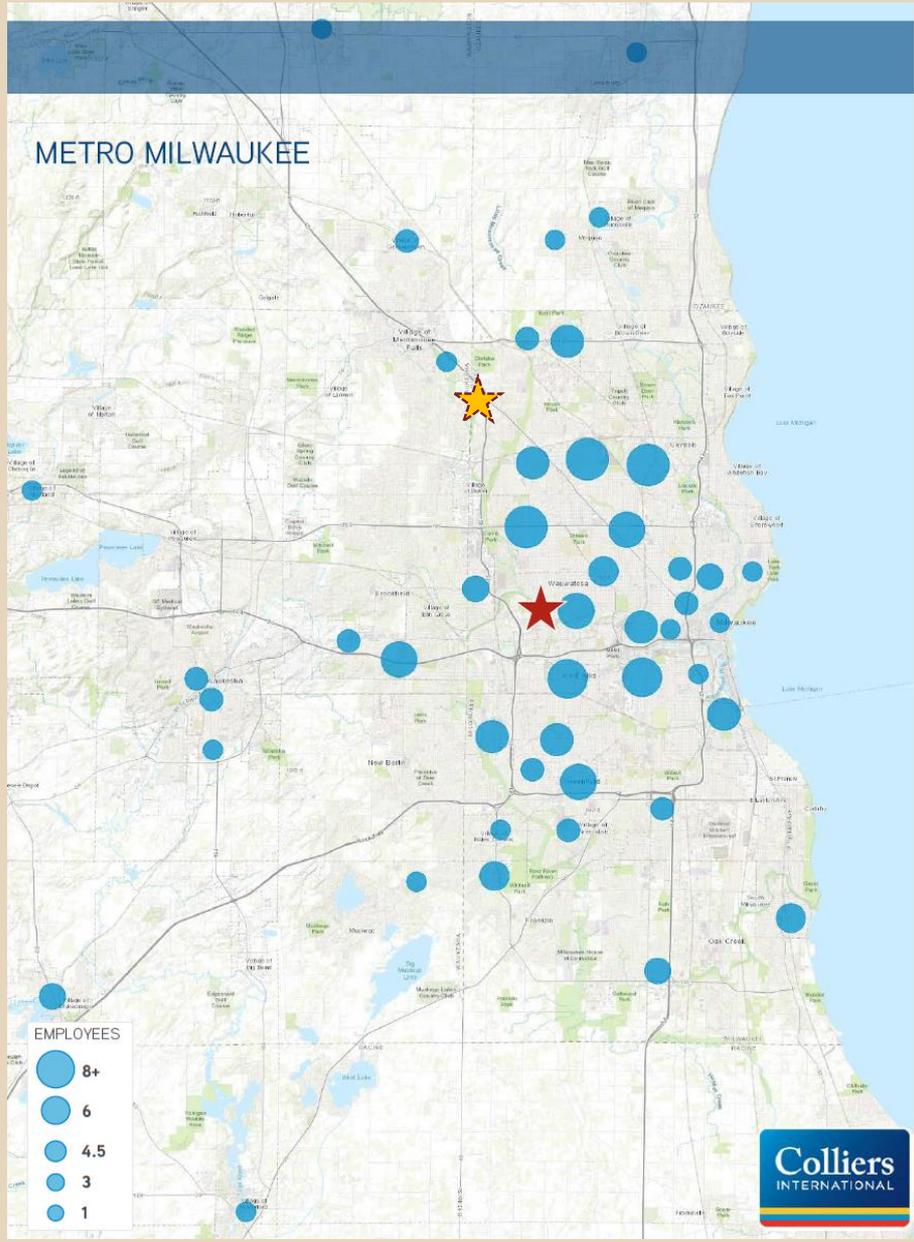


Western Building Products



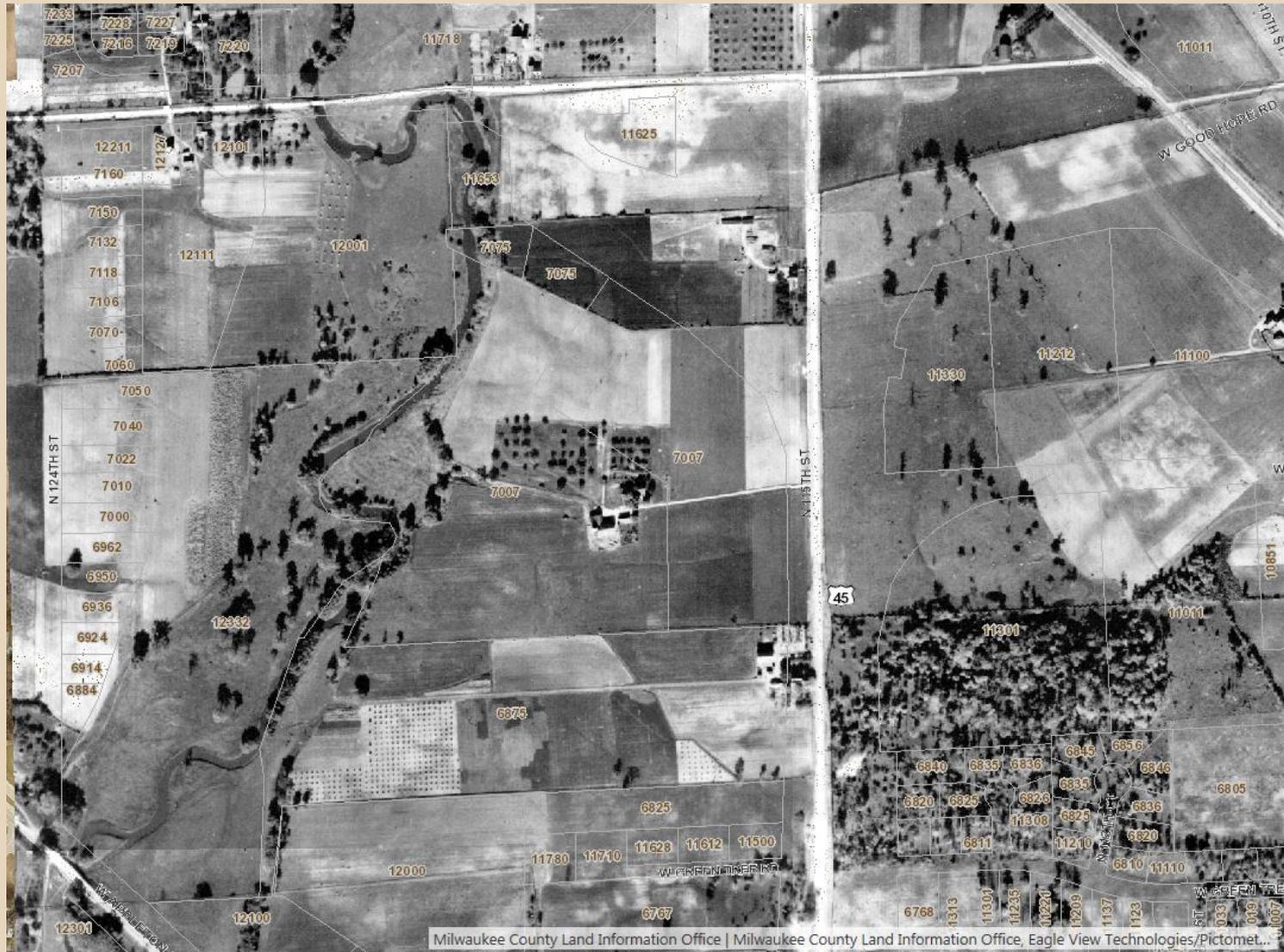
- **Distributor of Millwork Products**
 - Value added distributor of moldings, stair parts, windows, columns, and an extensive offering of interior, and fire-rated doors, available in a variety of designs and wood species, with the option of unfinished, prefinished or painted finish
 - Products to the construction, commercial and remodeling markets
- **Currently operating since 1946 in Wauwatosa**
 - Employee-Owned Company
 - 200 employees
 - Plan to grow by an additional 25-30 employees

METRO MILWAUKEE





Joy Farms 1928



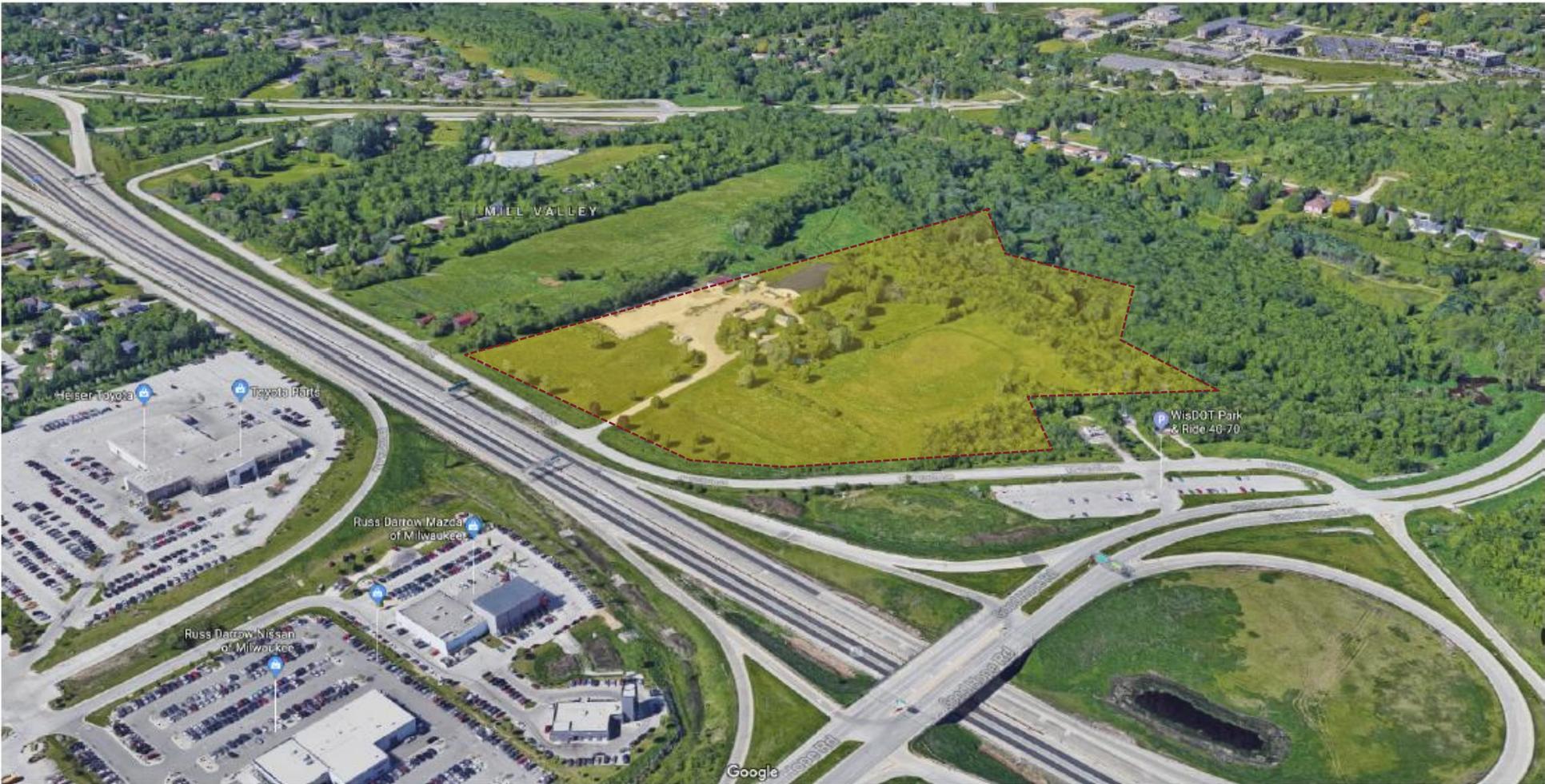
Joy Farms 1970



View Looking North



View Looking South



Proposed Western Building Products Headquarters



© 2013 WBP



TID #99 – Joy Farms



- **THE DEVELOPMENT:**

- Construction of a +325,000 warehouse and office building on a underutilized 28 acre site
- \$18 million project budget
- Developer-Wes Land II, LLC
- Closing – Summer of 2019/Construction Completion – First Quarter 2021

TID #99 - Joy Farms



THE PROJECT:

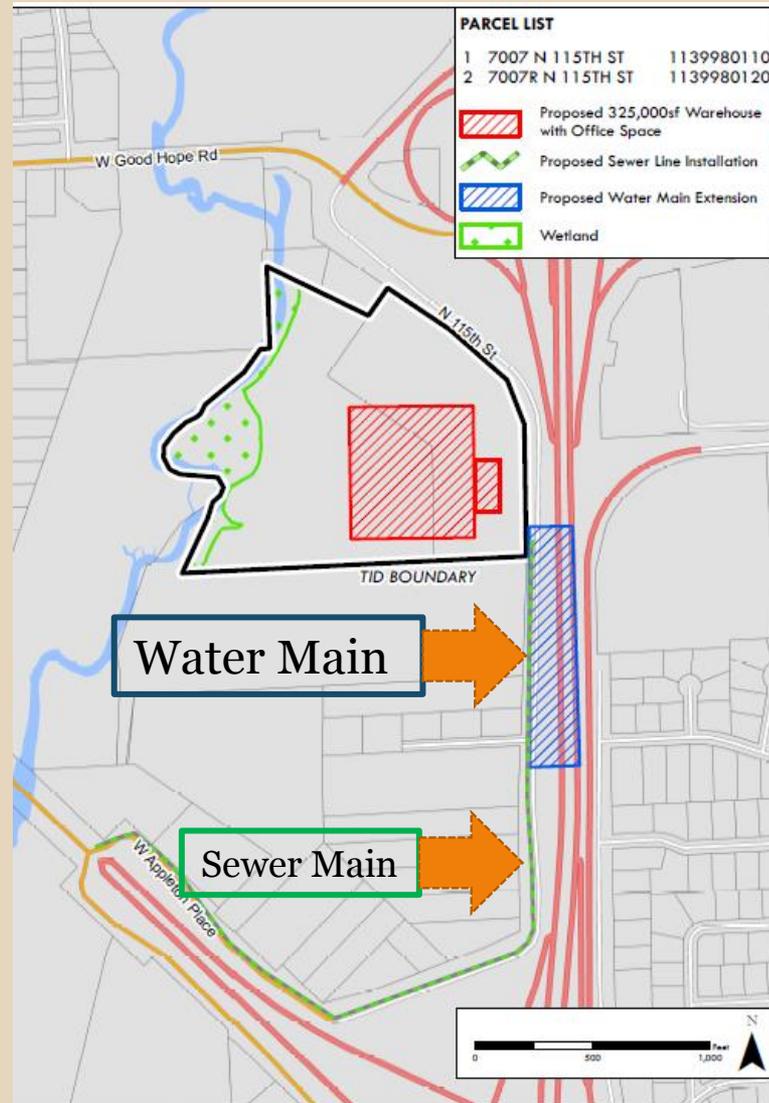
- Consistent with the recommendations of the 2008 Northwest Side Plan – supporting the continued growth of industrial uses on vacant and underutilized parcels
- Attracting modern industrial uses to the area that provide family supporting jobs for residents of the Northwest Side
- Relocating 200 jobs to Milwaukee from Wauwatosa

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- THE PROJECT:
 - Construction & Installation-913 linear feet of City Water Main
 - Construction & Installation-4,250 linear feet of City Sewer Main

Infrastructure Improvements



TID #99 - Joy Farms



- TIF contribution of up to \$2,450,000
- Developer Financed
- 5.5% interest, 14 year term
- SBE – 25%, RPP – 40%
- Pilot Agreement

TID #99 Joy Farms



Questions?