

# City of Milwaukee

# Brady & Marshall Development

Zoning & Neighborhood  
Development Committee  
November 21, 2017

# Development Site Info



# Development Site Info

- **1697 NORTH MARSHALL STREET**
- 3,480 Square Foot Corner Lot
- 80 Feet on Brady, 43.5 Feet on Marshall
- Zoning, LB2, Local Business
- Historic District, Local & National
- Nearby DOT auto traffic count 11,600 cars/day



# History



- **DUPLEX THAT WAS DESTROYED BY ARSON IN THE EARLY 1990'S**

# History



- **PROPERTY FORMERLY OWNED BY PECORARO. BUILDING LOST TO TAX FORECLOSURE 7/9/2012 AND LAND 8/16/2013**

# History



- **REQUEST FOR PROPOSAL (RFP) FOR DEVELOPMENT OF BUILDING AND LOT ISSUED IN FALL OF 2014.**
- **DEVELOPER UNABLE TO DEVELOP BOTH PROPERTIES. HISTORIC RENOVATION OF BUILDING AGREED TO WITH SALE IN 2015. COMPLETED 2016.**

# History



- **WITH IMPROVED MARKET CONDITIONS NEW RFP FOR DEVELOPMENT SITE ISSUED IN SUMMER OF 2017. SG PROPERTY DEVELOPMENT LLC CHOSEN.**

# Developer MKE Projects



SG Property Development Projects  
King Building, South Kinnickinnic Ave  
Schroeder Building, 508 West Washington Street  
Walderon Block, South Howell Ave



# Brady & Marshall Proposal



CONCEPT ILLUSTRATION | VIEW FROM NORTHEAST

Johnsen Schmalig Architects

# Brady & Marshall Proposal



CONCEPT ILLUSTRATION | VIEW FROM SIDEWALK LOOKING EAST

# Brady & Marshall Proposal



CONCEPT ILLUSTRATION | VIEW FROM CORNER OF BRADY & MARSHALL LOOKING WEST

# Brady & Marshall Proposal



ELEVATION | NORTH

$\frac{1}{8}'' = 1'-0''$

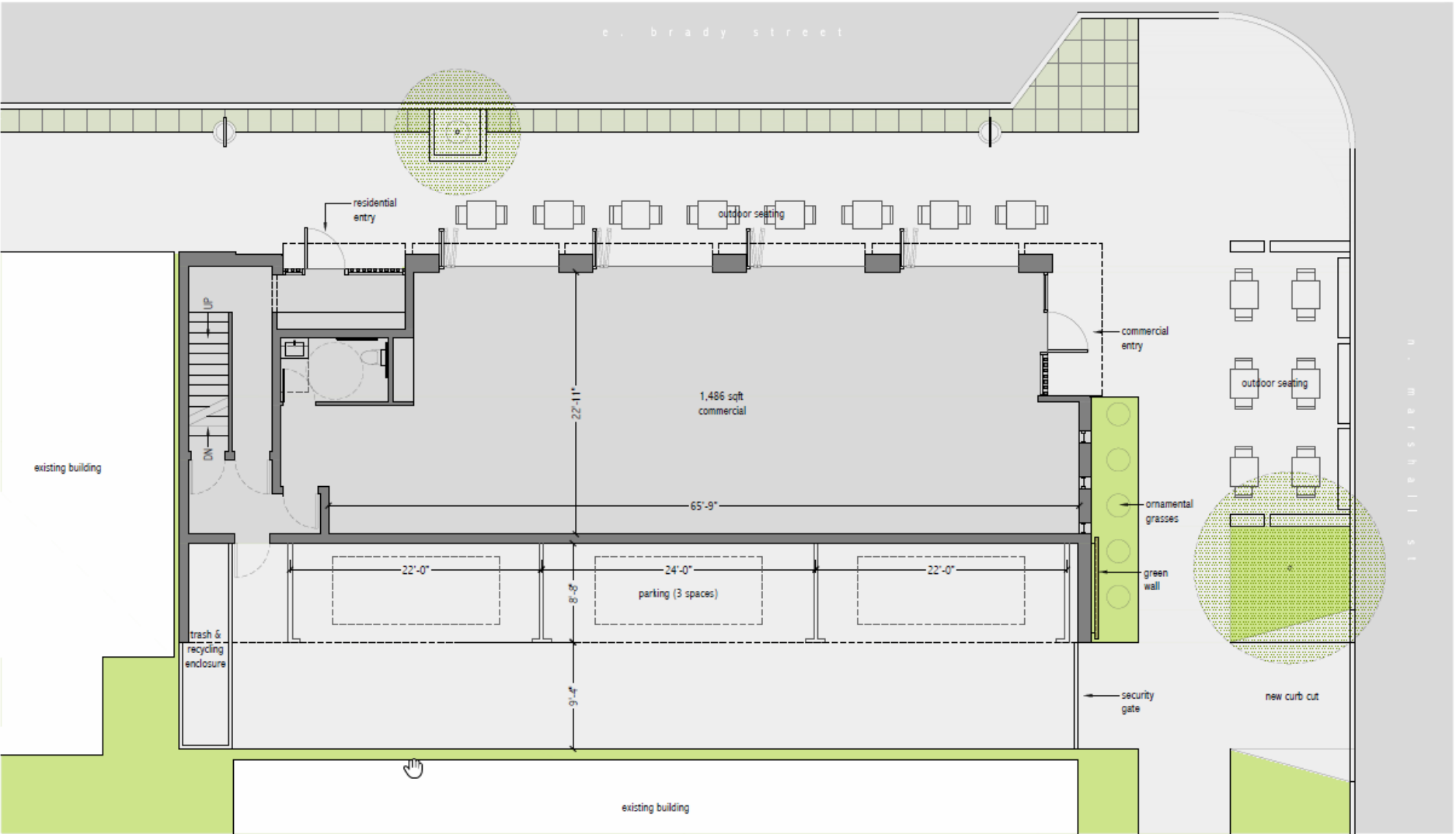
# Brady & Marshall Proposal



ELEVATION | EAST

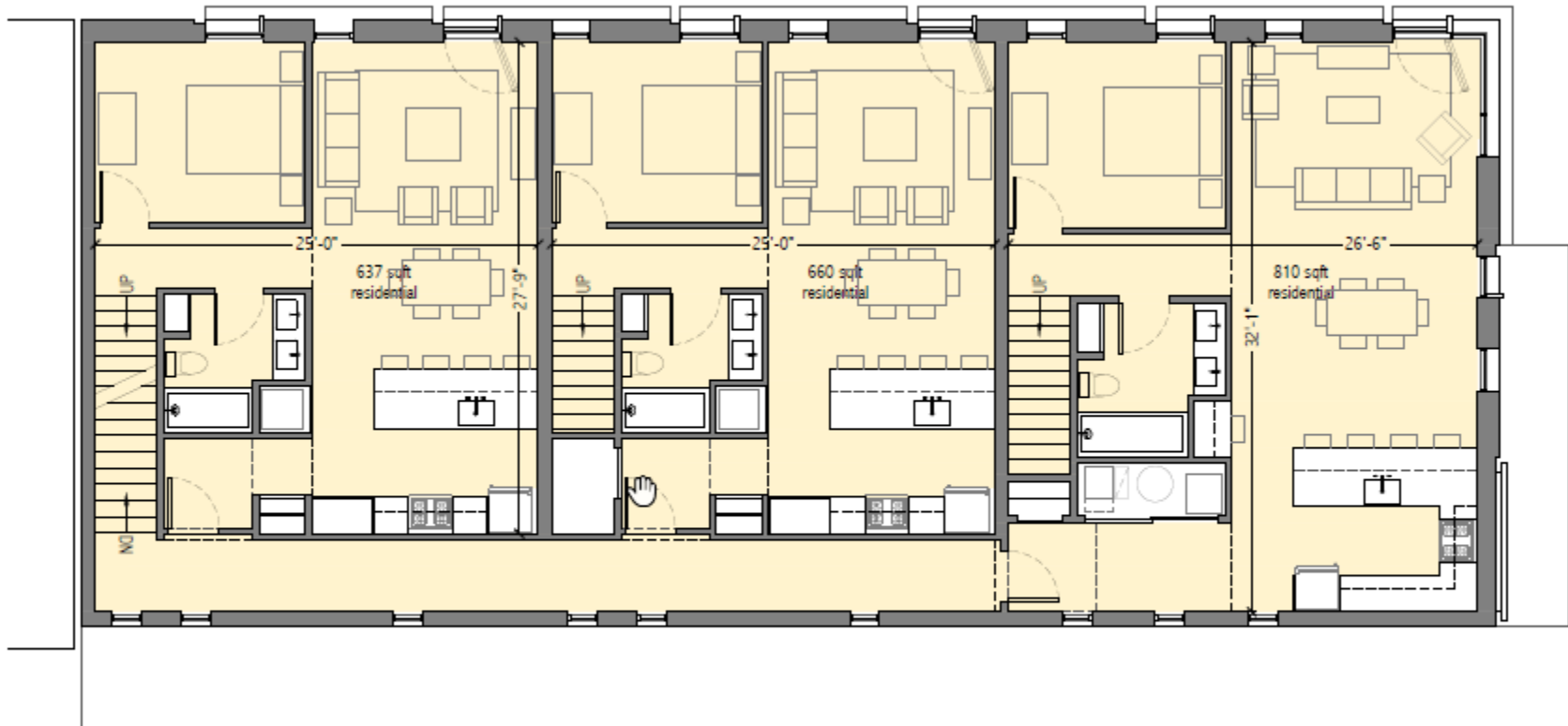
$\frac{1}{8}'' = 1'-0''$

# Brady & Marshall Proposal



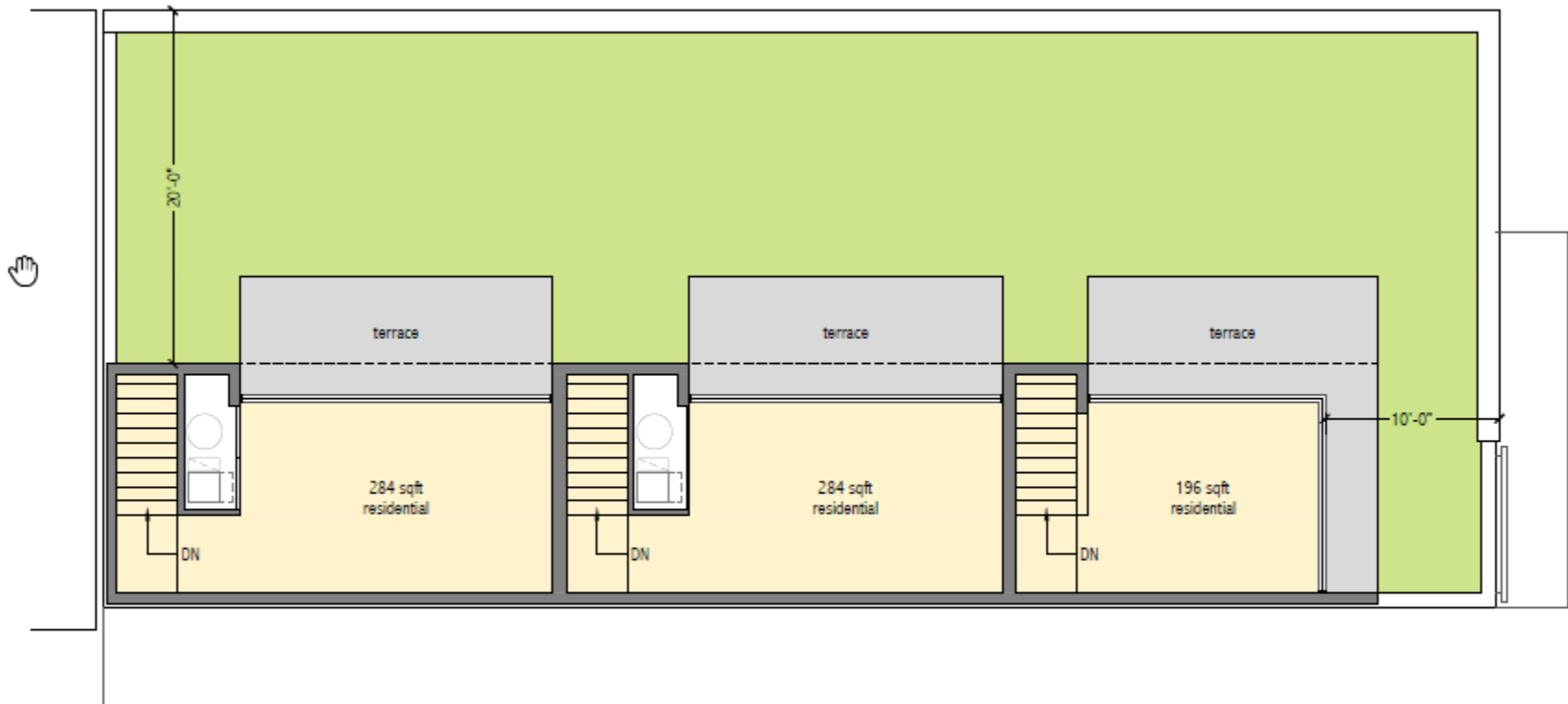
LOWER LEVEL FLOOR PLAN

# Brady & Marshall Proposal



UPPER LEVEL FLOOR PLAN

# Brady & Marshall Proposal



ROOF PLAN

$\frac{1}{8}'' = 1'-0''$



# Brady & Marshall Proposal

- \$105,000.00 Sales Price for Land
- \$980,000.00 Development Investment
- \$ 28,000.00 Approximate yearly tax revenue
  
- Green Roof to Manage Storm Water
- Solar, Geothermal, LEED Gold Certification
  
- Meets existing LB2 Zoning

## Approval Process:

- Design
  - 11/6/2017 Historic Preservation Commission - Approved
- Land Sale
  - 11/21/2017 Zoning & Neighborhood Development