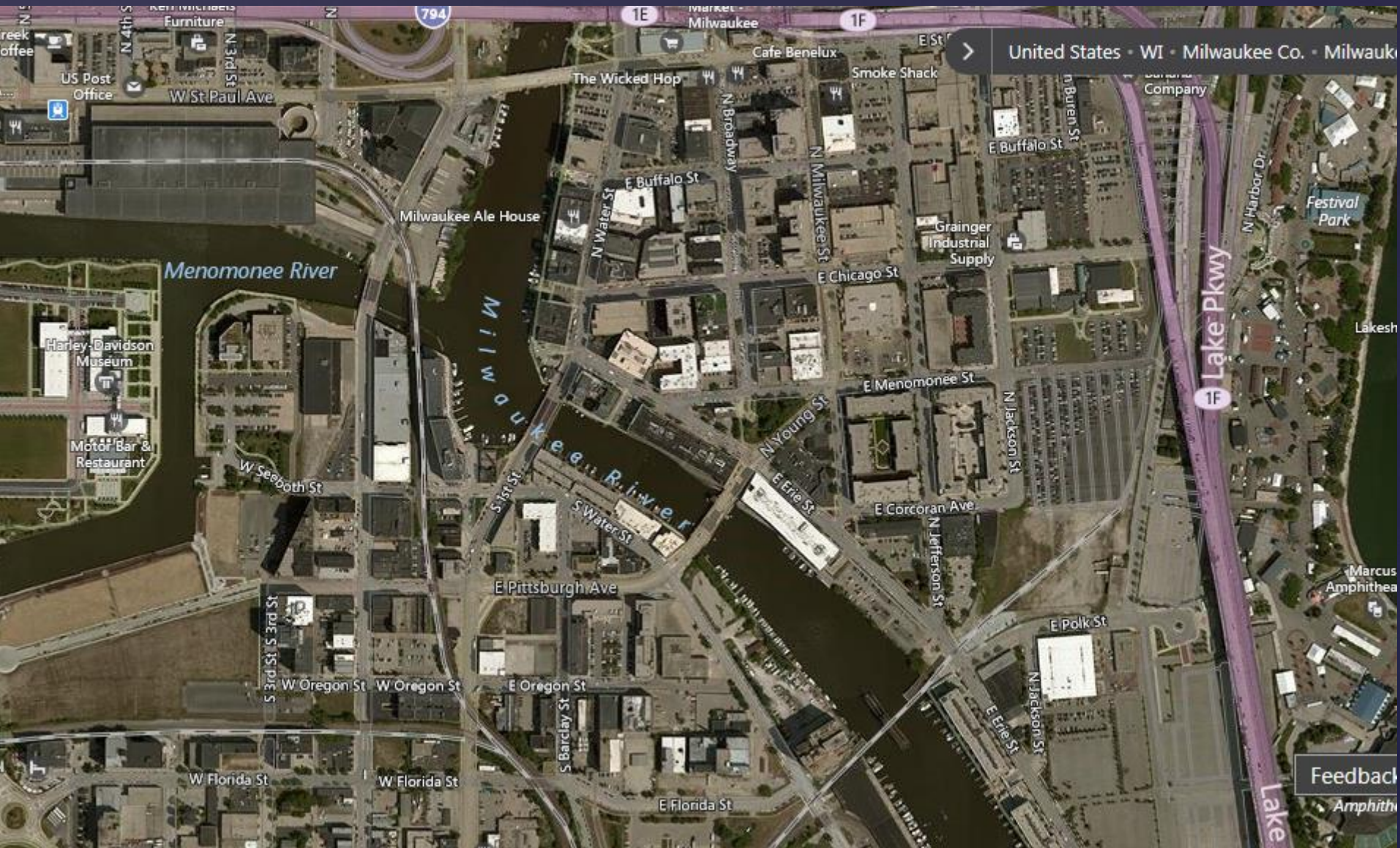


# Amendment No. 3 to TID 68 Fifth Ward-First Place











Seeboth St

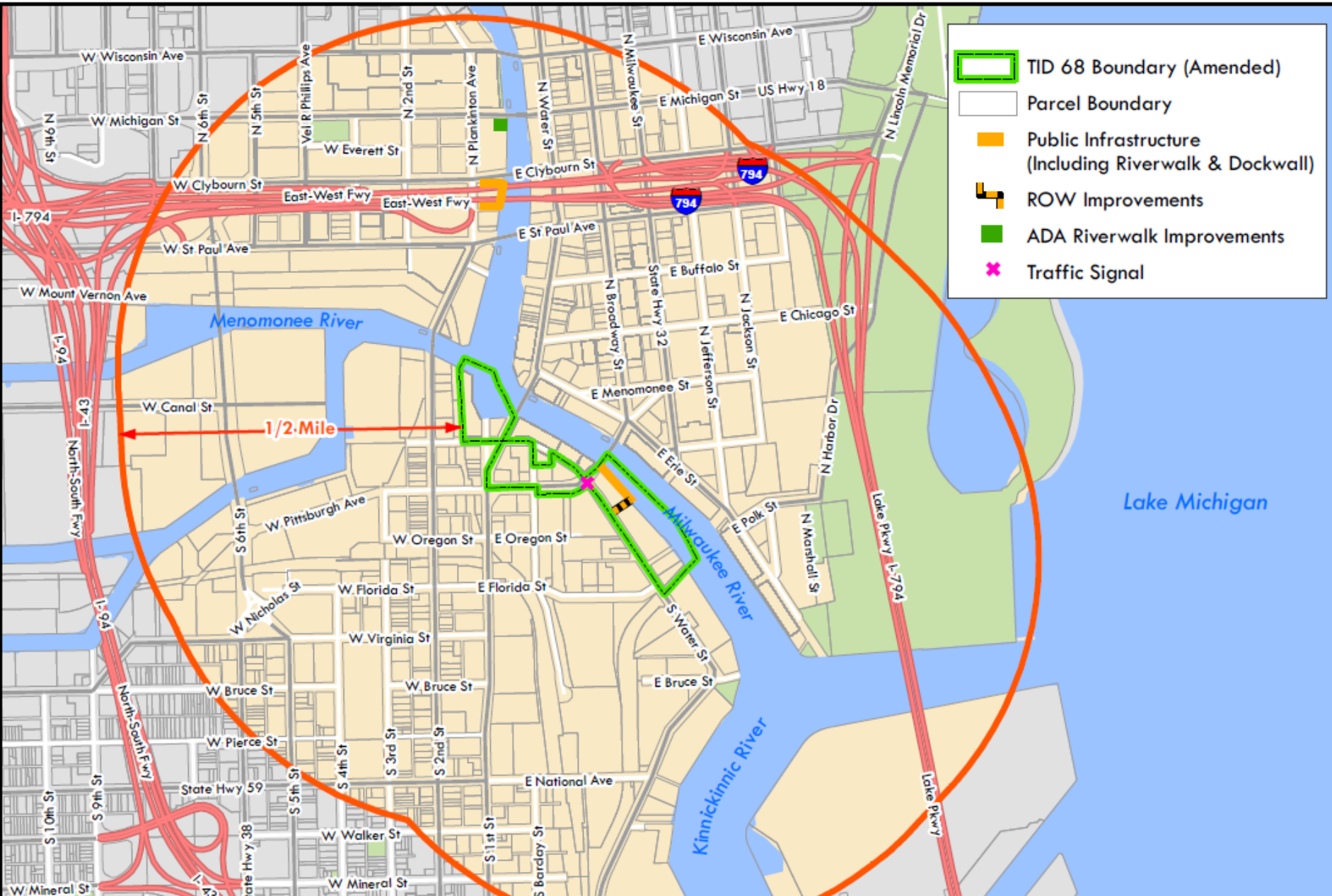
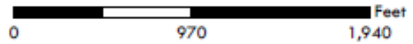
DEAD  
END



# TID 68: FIFTH WARD - FIRST PLACE, MAP 3 (AMENDMENT 3)

## PROPOSED USES AND IMPROVEMENTS

Prepared by the Department of City Development, 3/9/2020  
 Source: City of Milwaukee Information and Technology Management Division



- TID 68 Boundary (Amended)
- Parcel Boundary
- Public Infrastructure (Including Riverwalk & Dockwall)
- ROW Improvements
- ADA Riverwalk Improvements
- ✕ Traffic Signal

1/2 Mile







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PLUNKETT RAYSICH ARCHITECTS, LLP

View from the Milwaukee River









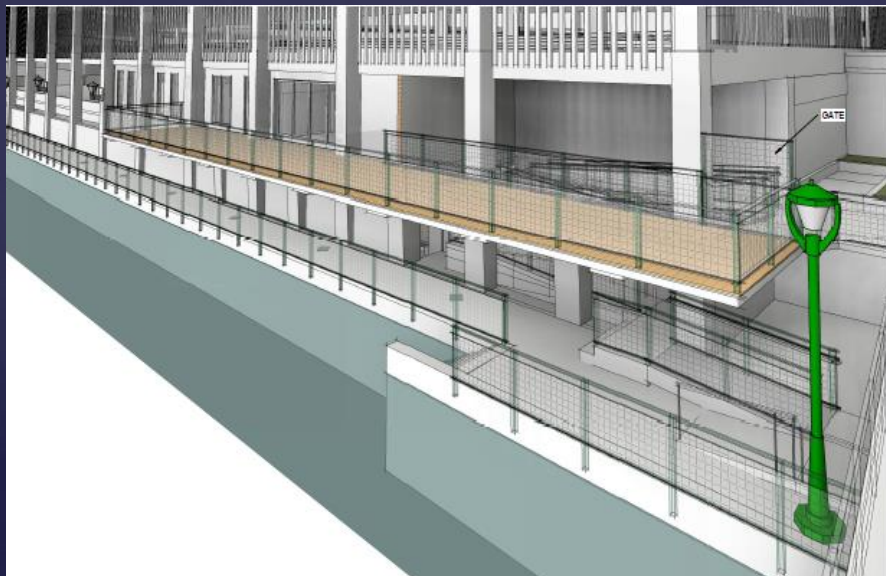
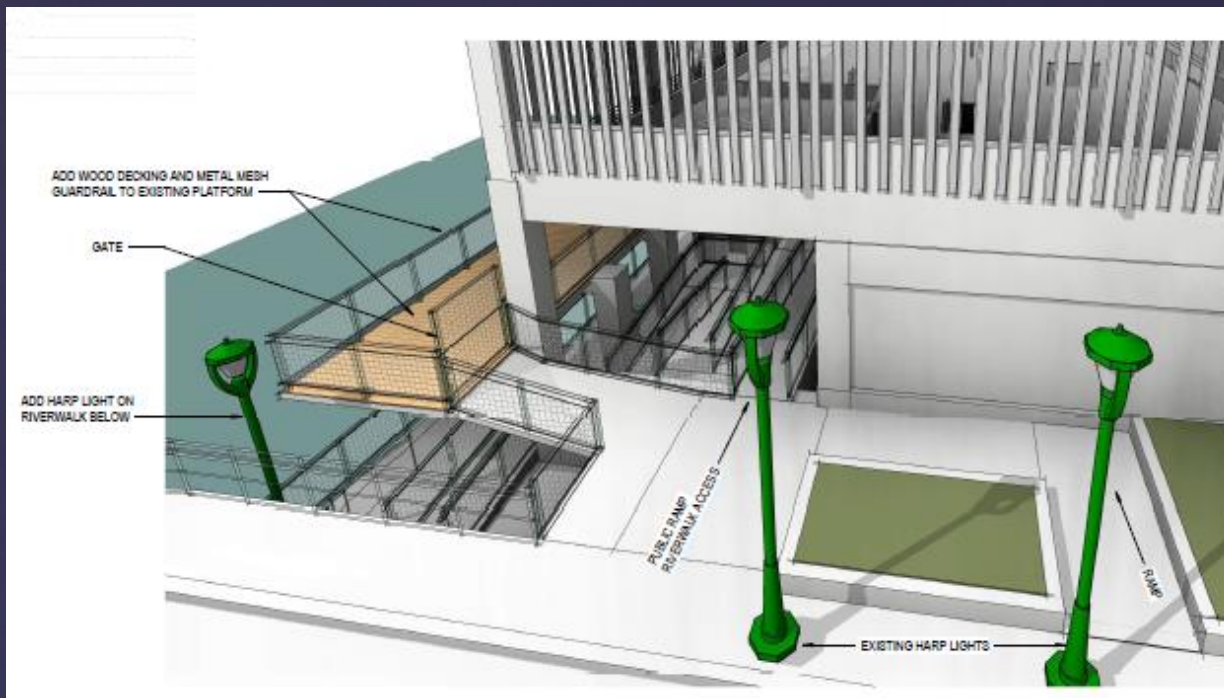
# DRAFT CONCEPTUAL SITE PLAN

## Positive Site Attributes

- ⊗ Catalytic site to jumpstart other under freeway improvements (especially west of Milwaukee River)
- ⊗ Publicly owned with no private development potential
- ⊗ Opportunity to positively activate site and create a new gateway at a entry to downtown
- ⊗ Highly visible location with over 29,000 daily vehicle trips going past the site
- ⊗ River frontage and an opportunity to beautify a blighted site
- ⊗ Create extension of Riverwalk network and pedestrian connections
- ⊗ Easy access and nearby parking options
- ⊗ Partial cover from rain when necessary
- ⊗ Near fast growing residential and business populations
- ⊗ Ideal use for “orphan” site (not part of any BID or Association) to create new partnerships to provide a much needed community amenity









## AMENDMENT NO. 3

### Capital Costs

234 South Water Street Riverwalk	\$ 813,375
103 W Clybourn Riverwalk	\$ 200,000
111 W Michigan Street Ramp	\$ 213,000
Traffic Signal	\$ 125,000

### Other Costs

Administrative, professional & legal	\$ 50,000
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### Financing

Estimated Interest Cost	\$ 441,275
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**Total Estimated Project Costs (Amendment 3)**                      **\$ 1,842,650**



## Feasibility Analysis

- District's current value      \$71,175,000 (as of 12/2018)
- Generating just over \$1,300,000 in annual increment
- Future anticipated expenditures of \$3,472,650 (Amendment No. 2 & 3)
- Does not consider future increased increment from 234 South Water Street development. Considers only existing increment generators
- Anticipates Close-out by budget year 2020, year 14 of the TID