

Union at Rose Park

Milwaukee, WI





OUR MISSION

THE ANNEX GROUP®
ENCOMPASSES A
VAST PORTFOLIO
OF COMMUNITIES.

OUR MISSION IS TO CREATE A POSITIVE IMPACT WITH THE PEOPLE WHO LIVE, WORK, AND ARE INVOLVED IN OUR COMMUNITIES.

The Annex Group® develops properties that enhance or serve as a catalyst to communities.

The Annex Group® is an Indiana based multi-family housing developer, general contractor, and owner with a portfolio of communities valued at more than \$600 million. Combining the career experience of its entire leadership team, The Annex Group has overseen more than \$1.1 billion in single family, multi-family, mixed-use, and other commercial projects including redevelopment and ground-up construction. Our developments create community and improve quality of life. We are proud that each of our developments to date has lived up to its purpose. Each community is strategically planned and executed to ensure a finished product that is cohesive with the goals and values of the constituencies and communities we serve. Our strategy is to position each project as the most exciting new address to live, work, or play.

REACHING 9,995 LIVES, 5,356 HOUSEHOLDS, 38 COMMUNITIES, AND COUNTING



N. DR. MARTIN LUTHER KING JR. DR.

VARIABLE W/ETH PUBLIC R.O.W.

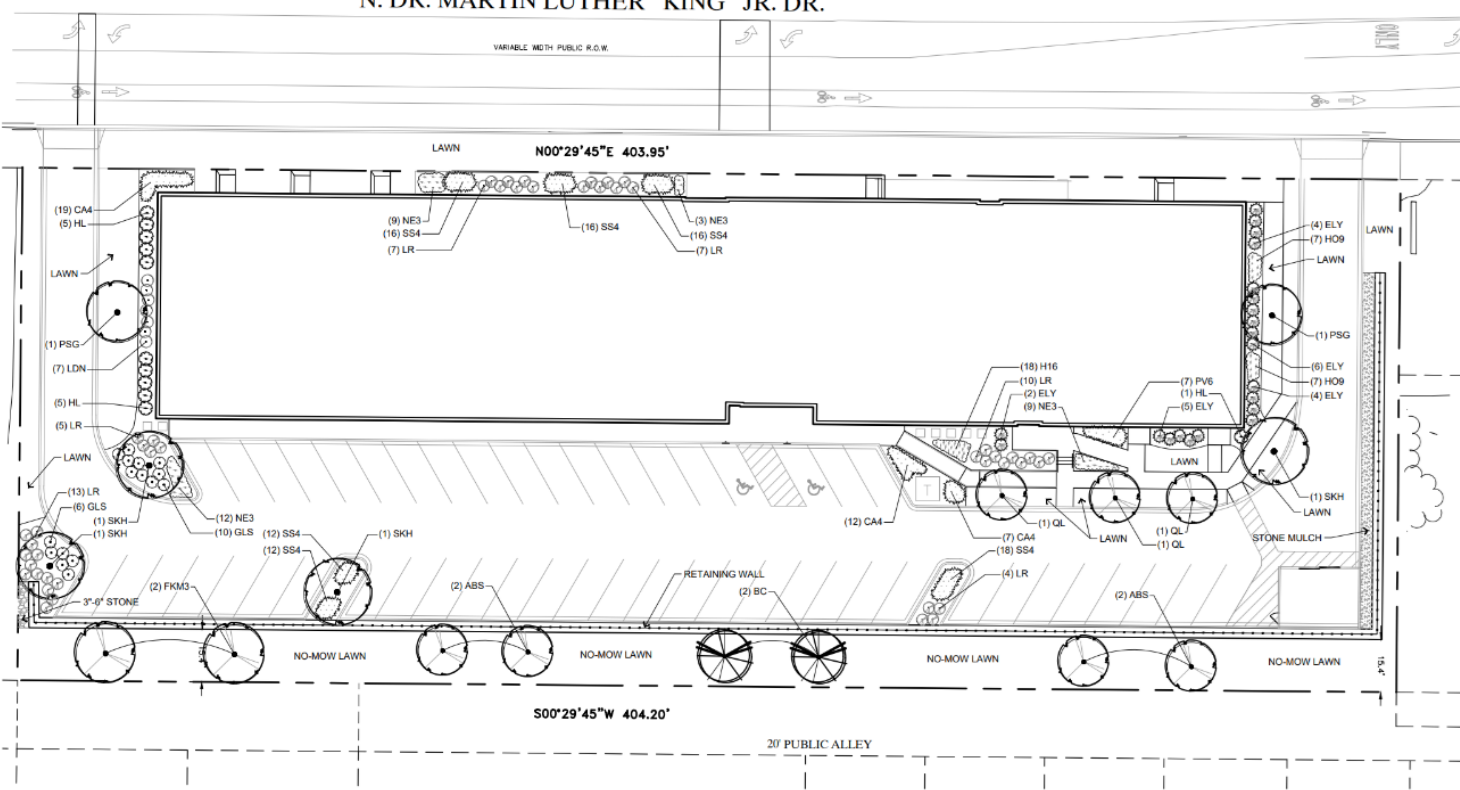
N00°29'45"E 403.95'

S00°29'45"W 404.20'

20' PUBLIC ALLEY

PLANT SCHEDULE

- Lot Size: 1.39 AC
- GSF: 92,434
- Units: 75
 - 1 BDRM: 18
 - 2 BDRM: 35
 - 3 BDRM: 22
- Surface Parking Onsite: 50



Community Needs

Northeast Side Area Plan

- Goal to create housing options that accommodate a diversity of incomes.

Harambee Great Neighborhood Plan District

- Expand, maintain and preserve affordable housing opportunities for lower-income residents.
- Counterbalance the strain caused by gentrification and new development on low income residents.
 - Support affordable housing programs that include new construction and rehabilitation of existing housing stock.
- Promotes redevelopment of underutilized properties.

Community Needs

Market Study

- Strong demand for affordable housing capture rates indicate proposed development will be fully absorbed within one year of completion.
- Data can underestimate demand at lower income levels proposed development could achieve greater capture rates due to targeted units.

WHEDA

- Awarded Tax Credits from WHEDA
- AMI Levels
 - 15 units at 30% AMI
 - 30 units at 50% AMI
 - 25 Units at 60% AMI
 - 5 Units at MKT
- Scoring Items
 - Units for Veterans - 9
 - Units for Larger Families - 12, required private entrances.

BAC Requested Recommendation



BOZA City of Milwaukee

- Dimensional Variance; glazing and activation standards.

Preliminary Design Review

- Common pedestrian entrance more prominent.
- Maximize storefront glazing on non-residential portions.
- Improve material quality and proportions.

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