

Residential Project Description

Washington Park Scattered Sites

West End Development Corporation is currently securing vacant land intended for the construction of six single family homes. We look forward to working with you on this project.

- **Residential Description:**

West End Development Corporation is proposing to construct six single family homes on vacant lots. Site improvements will include a two car garage and fence to offer privacy for the rear yards. The homes will all have three bedrooms and will be approximately 1500 square feet. Further the homes will have a full poured wall basement with 1 ½ to 2 baths. The designs of the homes have been approved by the Department of City Development staff signifying that it is in keeping with design standards of the Neighborhood Preservation Policy. The homes will be constructed with an emphasis on "old world finishes" including stained six inch interior trim, raised panel doors, cedar shake siding, crown moldings etc.

The subject lots are vacant and are located in the neighborhood just east of Washington Park. The current addresses are 3935 West Galena Street, 1518 N 38th Street, 3831 West Galena Street, 1621 North 36th Street, 1804 North 36th Street, and 1810 North 36th Street.

- **"Cluster Concept" Addressed:**

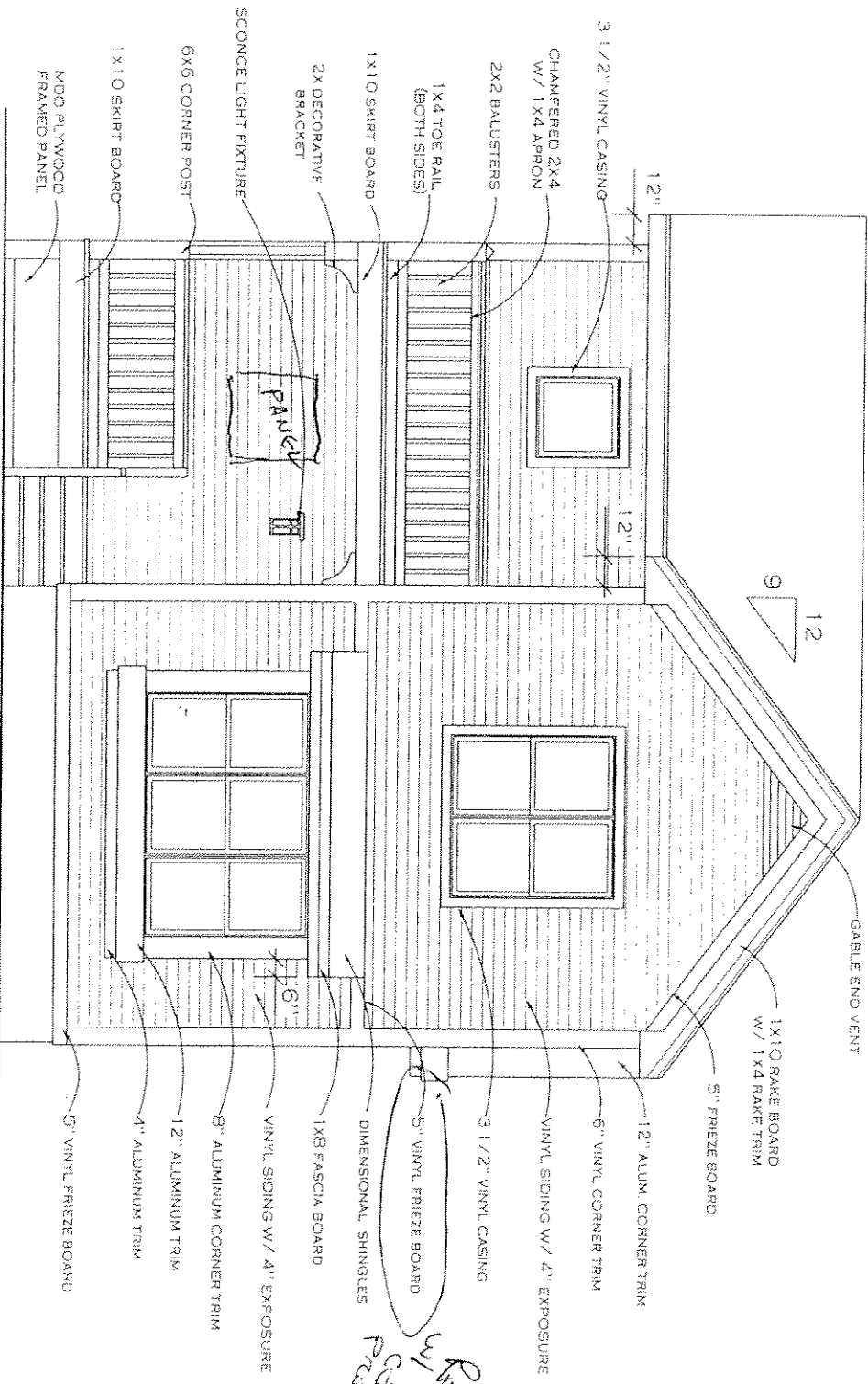
In keeping with the City's goal of grouping our property development West End Development Corporation has a commitment to improving residential dwellings in our immediate target area. The home is located in Washington Park Housing Initiative and will be clustered closely with sixty-four other residential rehab and new construction projects

- **Summary:**

At completion this home will be code compliant and energy efficient. These properties will be marketed to *income-eligible* families who will be *homeowner occupants*. For those seeking safe, clean, and affordable housing they need look no further.

3034 West Wisconsin Avenue
Milwaukee, WI 53208

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Phone (414) 933-2080
Fax (414) 933-7163



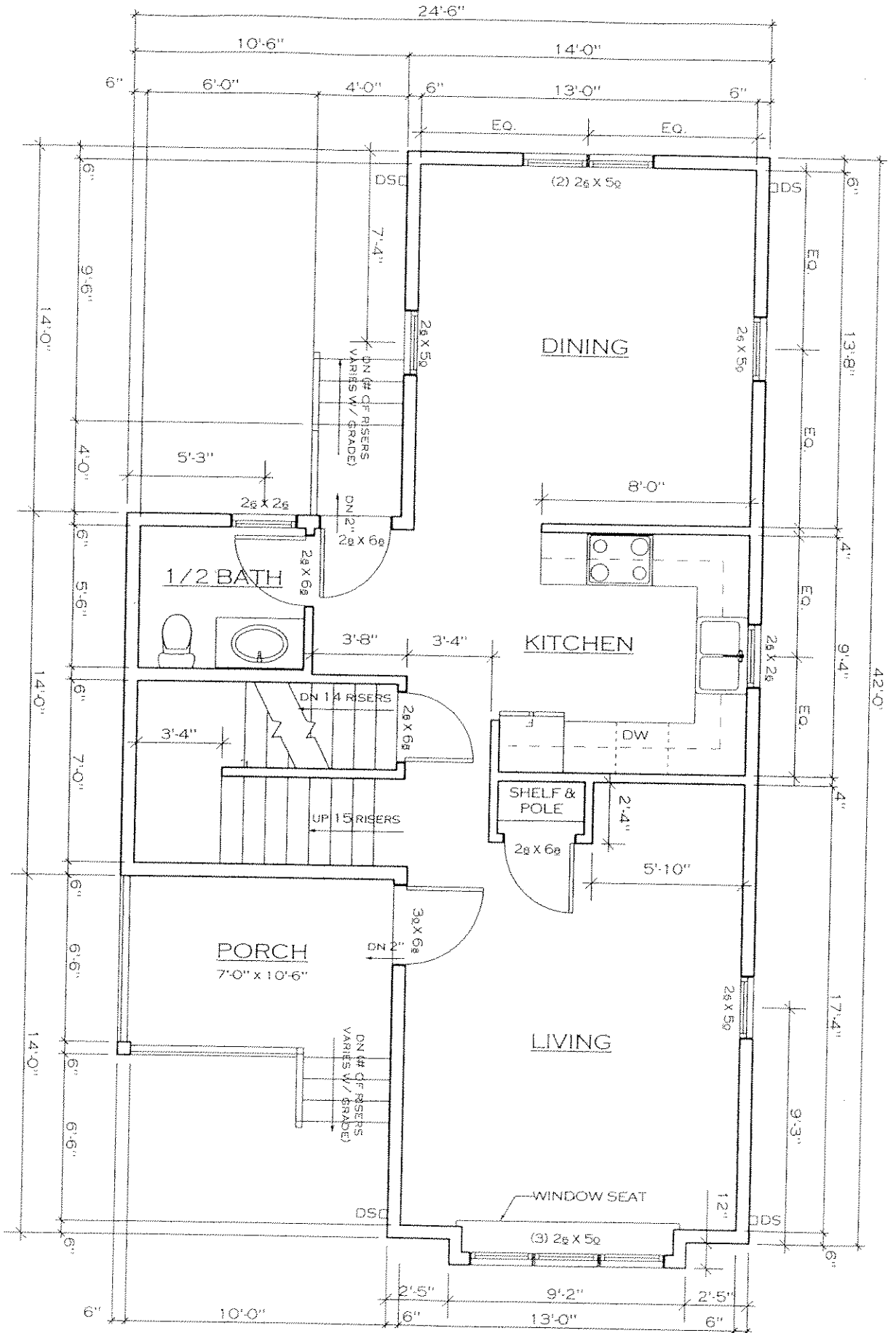
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FRONT ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: DO NOT SCALE OFF DRAWINGS

KILBOURN # 101

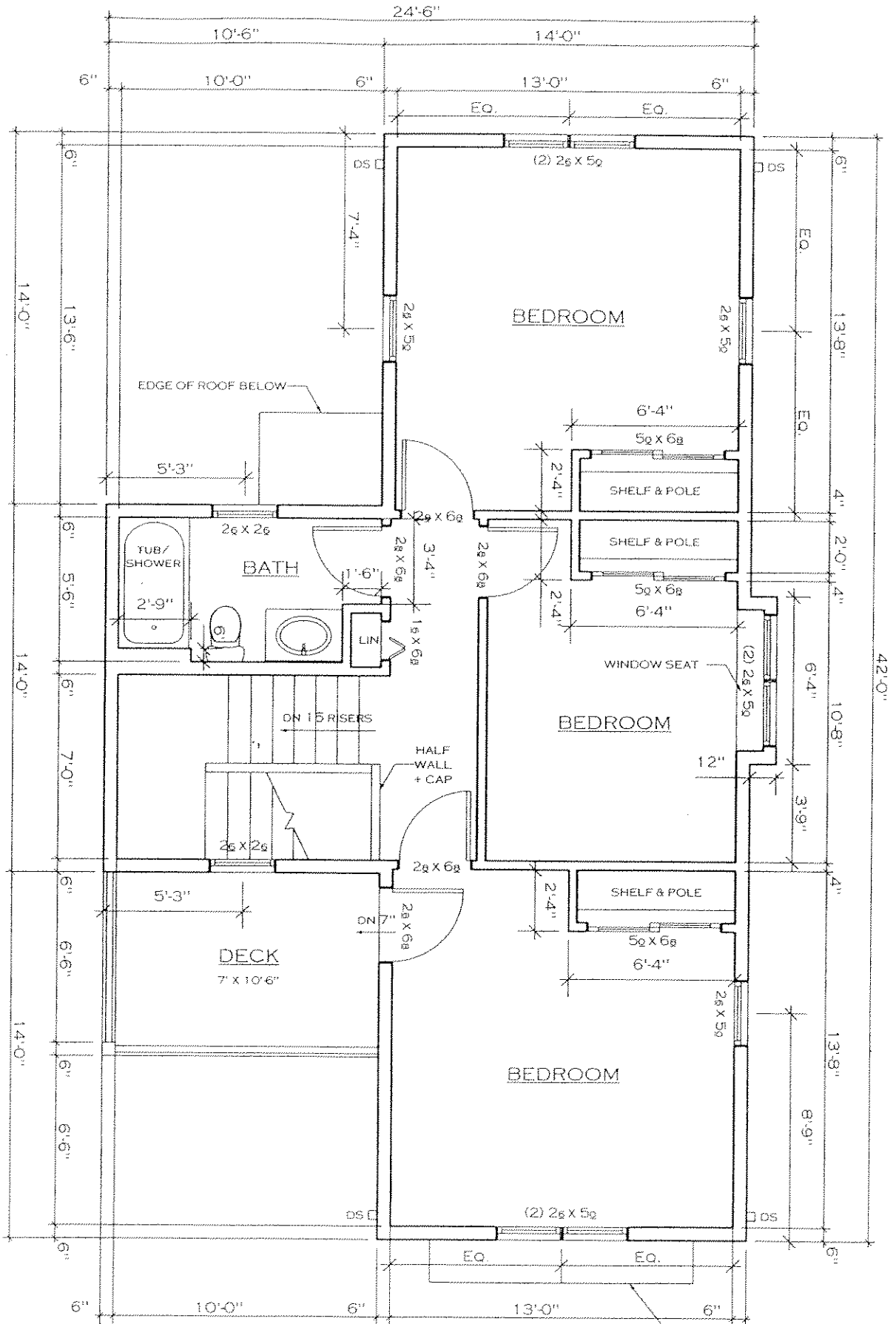


FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

KILBOURN # 101

NOTE: DO NOT SCALE OFF DRAWINGS



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

STANDARD CONSTRUCTION SPECIFICATIONS AS OF 1/1/2002

Floor System:

Adjustable one piece support columns included
2" x 3" engineered floor trusses 19.2" O. C.
¾" Tongue and Groove OSB floor decking, glued and nailed

Exterior Wall System:

2" x 6" - 16" O.C. wall framing SPF (8 Ft. interior wall height)
2" x 6" bottom plate and double top plate
Tyvek infiltration barrier house wrap
7/16" OSB exterior sheathing glued and nailed
R-19 Fiberglass wall insulation
Vapor barrier
Certainteed "Mainstreet" vinyl siding

Roof and Ceiling System

Continuous roof vent (shingle over type)
Owens Corning Oakridge Pro 30
15# asphalt felt roof underlayment
4' ice and water shield underlayment
Engineered roof trusses 24" O.C. with energy heel
6:12 roof pitch
15/32" OSB roof sheathing
R-44 blown cellulose attic insulation
Vapor barrier
5/8" gypsum sheetrock glued and screwed
Air baffles between each truss

Roof and Ceiling System: (cont.)

12" Gable end overhang

24" Eave overhang

2" x 6" Sub fascia

Rollex aluminum pre finished continuously vented soffit and fascia

Interior Wall System:

2" x 4"-16" O.C. wall framing

½" interior gypsum sheetrock with continuous spray foam adhesive

Doors and Windows:

Taylor aluminum clad, primed and insulated metal exterior doors

Prefinished flush oak hollow core interior doors

Norco double hung, ¾" insulated low "E" glass, aluminum clad exterior, pre finished wood interior windows including screen and jamb extensions

Schlage locksets with deadbolts on exterior doors

Schlage privacy locksets on bath and master bedroom doors

Schlage passage locksets on all other interior doors

Interior Finishes:

White, light orange peel textured interior walls

White, medium textured acoustical ceilings

Merillat oak cabinets

Prefinished solid oak window and door casing and baseboard trim

Pionite postformed laminate countertops and backsplash

Cultured marble vanity tops in baths

Plate glass bath mirrors

Ventilated shelving and rods in closets

Chrome towel bars and tissue dispensers

Plumbing:

Aker one piece fiberglass tubs and shower stalls
Mansfield 1.6 GPF water closet combination
Moen stainless steel dual compartment kitchen sink
Moen single control bath and shower fixtures with scald guard
Moen single control lav fixtures
Moen single control kitchen fixtures with sprayer
PVC drain, vent and waste lines and fittings
½" copper supply lines with water hammer suppressors
Shut off valves at all fixtures

Electrical:

Square D 200 amp electrical service panel
GFI electrical outlets per code
Copper wiring sized according to specific circuits
Door chimes
Smoke detectors each bedroom
Carbon Monoxide detector
White switch and outlet covers
Telephone outlets in kitchen and all bedrooms
Television outlets in living room and all bedrooms
Exterior GFI outlet at front and rear entrance

HVAC:

Ducted bath fan / light combination
Ducted range hood
Openings for heat registers
Openings for cold air returns
Pull wire for thermostat

NOTE: Although shown on plans, garage, foundation, and appliances are not included unless otherwise specified. Costs for shingles, soffit fascia and siding for garages, matching the house, are not included in estimates unless specified.

NORSE BUILDING SYSTEMS reserves the right to change product specifications and materials if necessary to preserve the quality and performance of our product without notice.

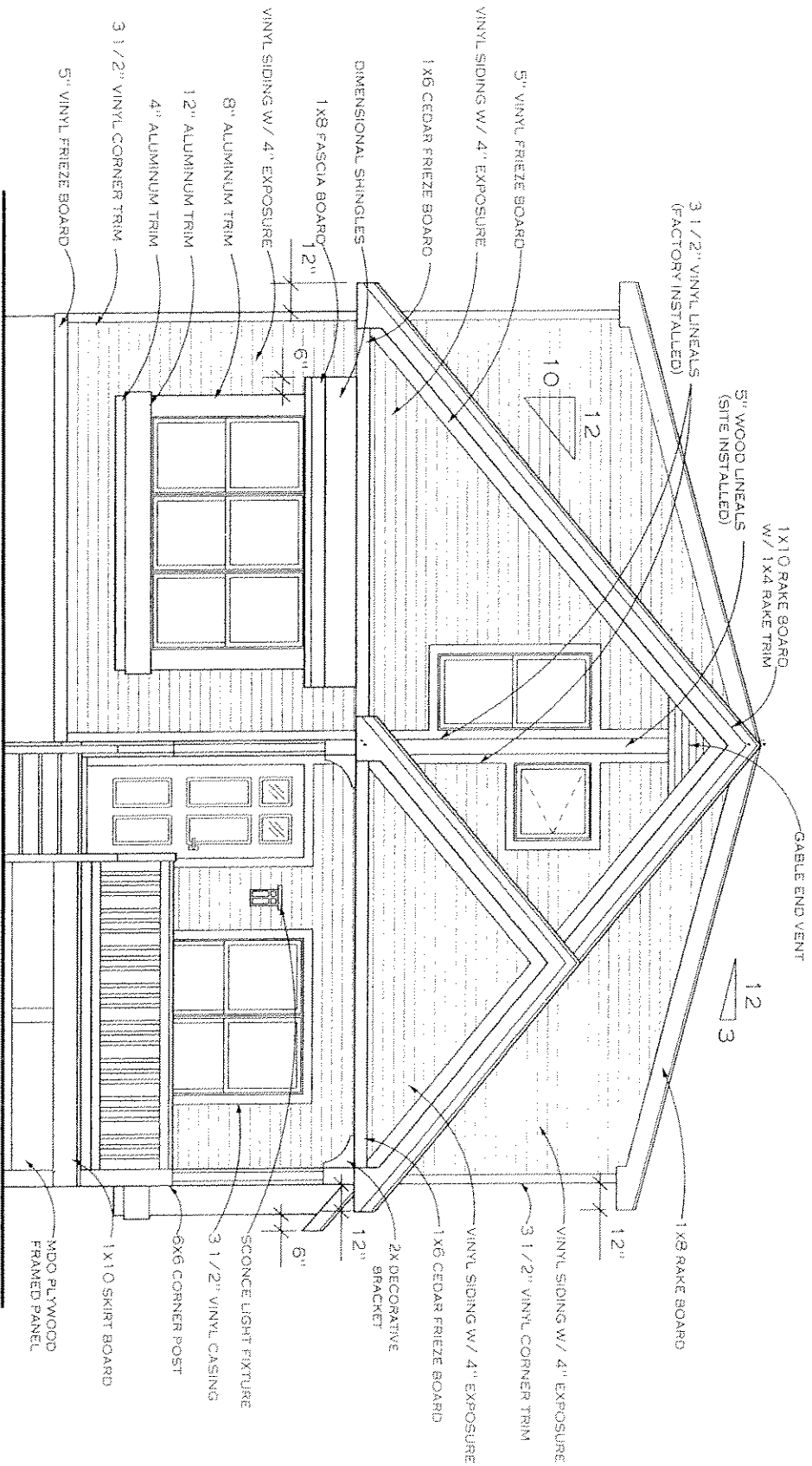
Specifications above approved by:

Builder/Owner _____

By _____

Its _____

Date _____

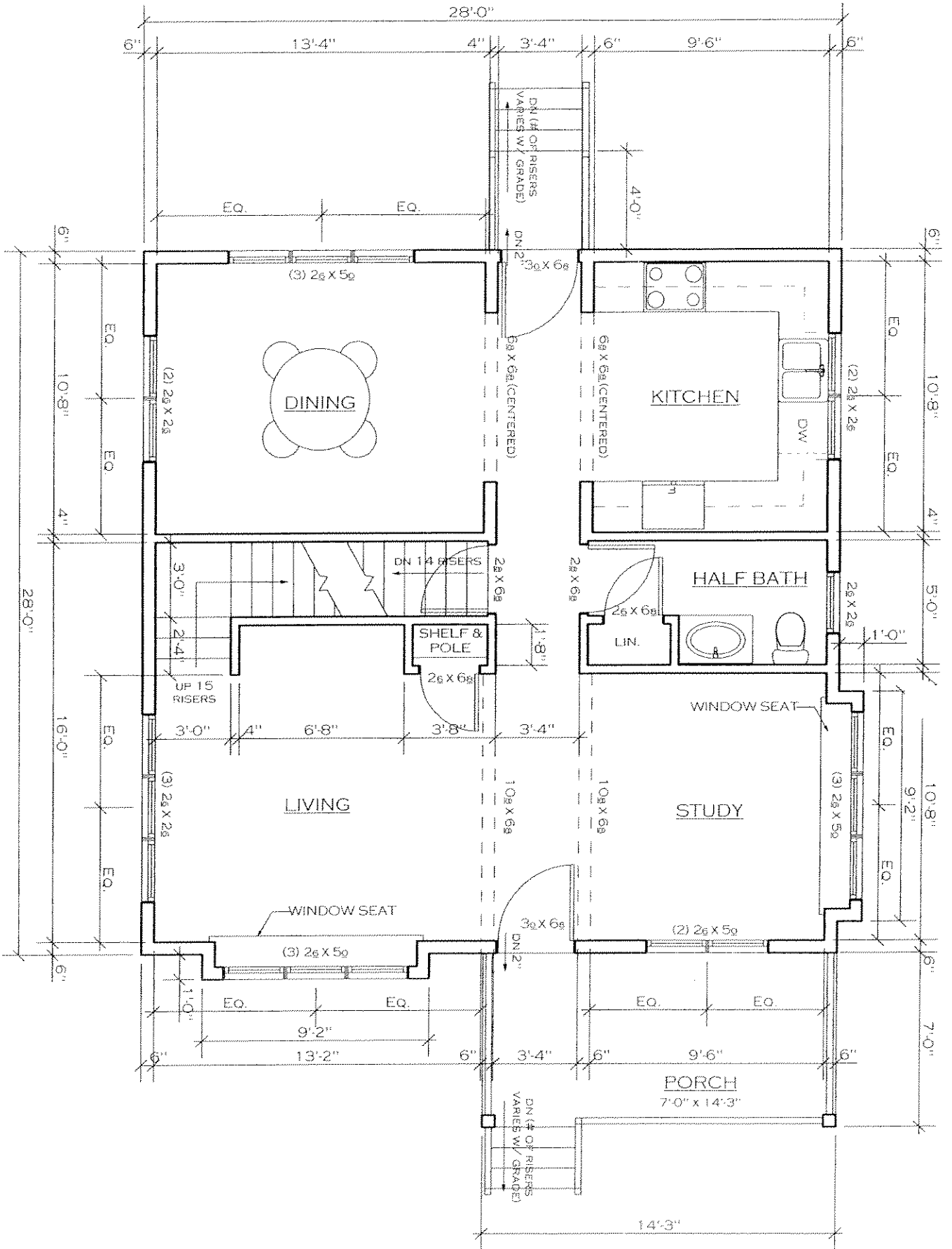


FRONT ELEVATION

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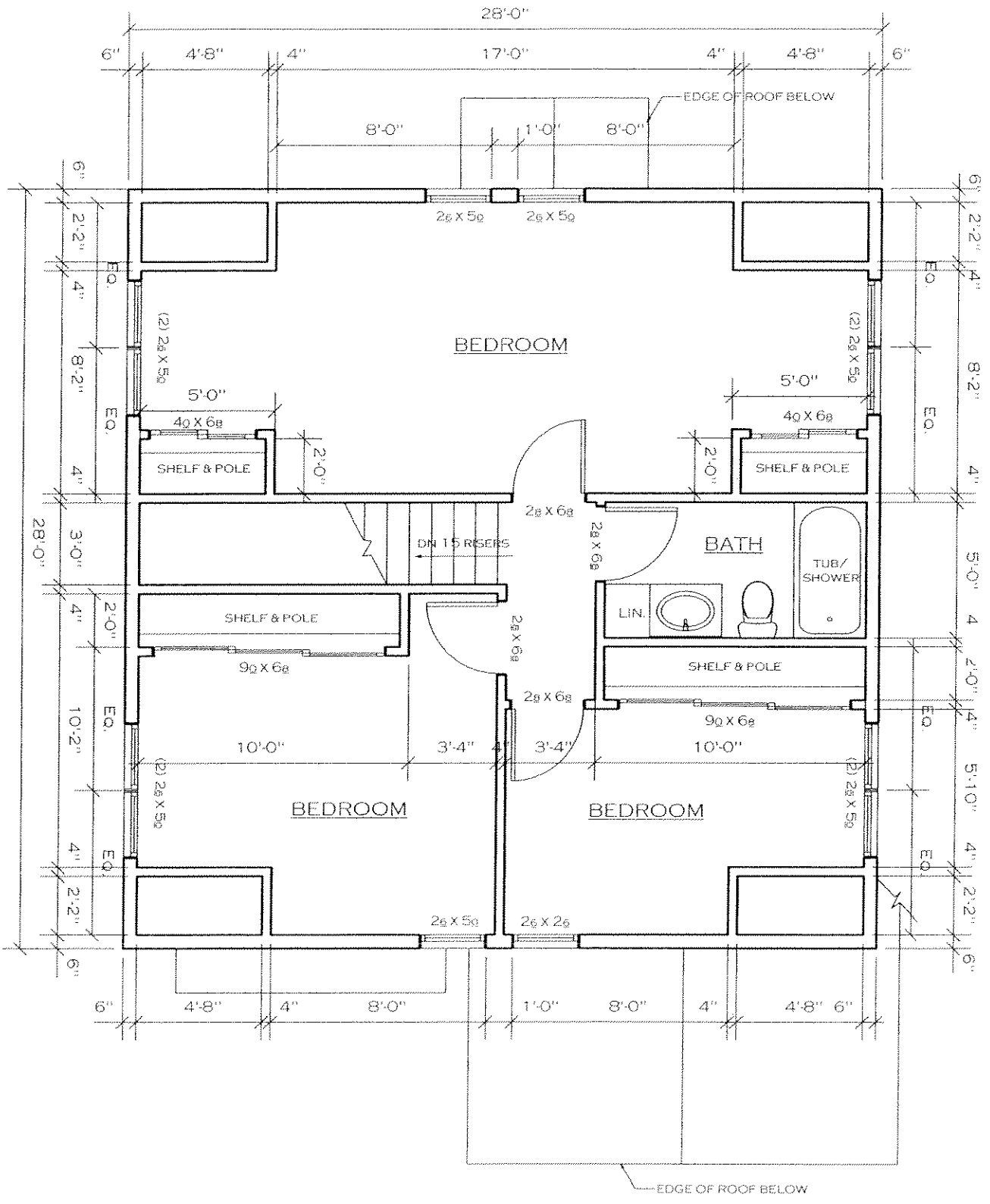
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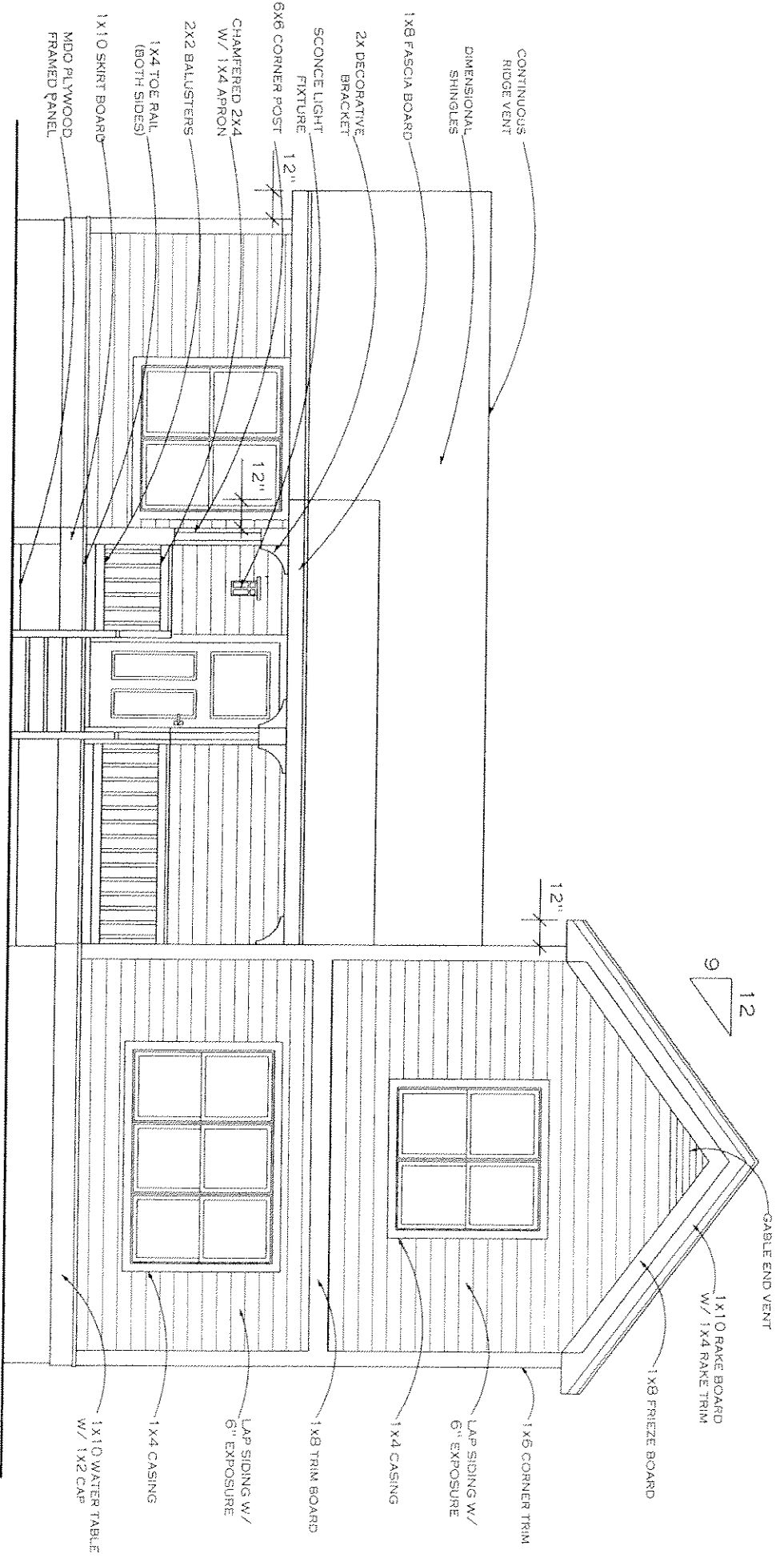
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SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

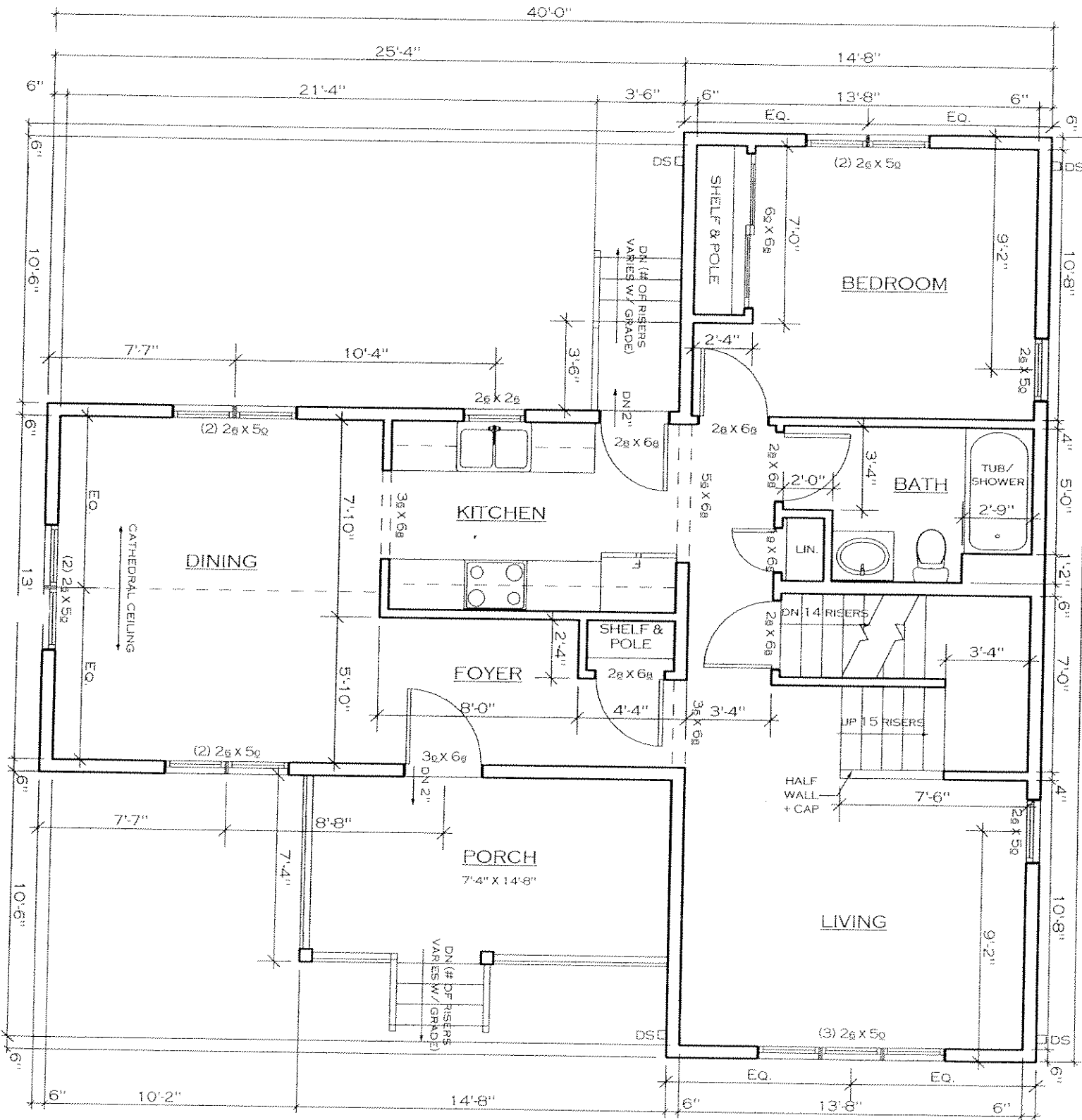
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ESTABROOK II #107

1/21/02 (REV: 3/4/02)
 DRAWN BY: SPS



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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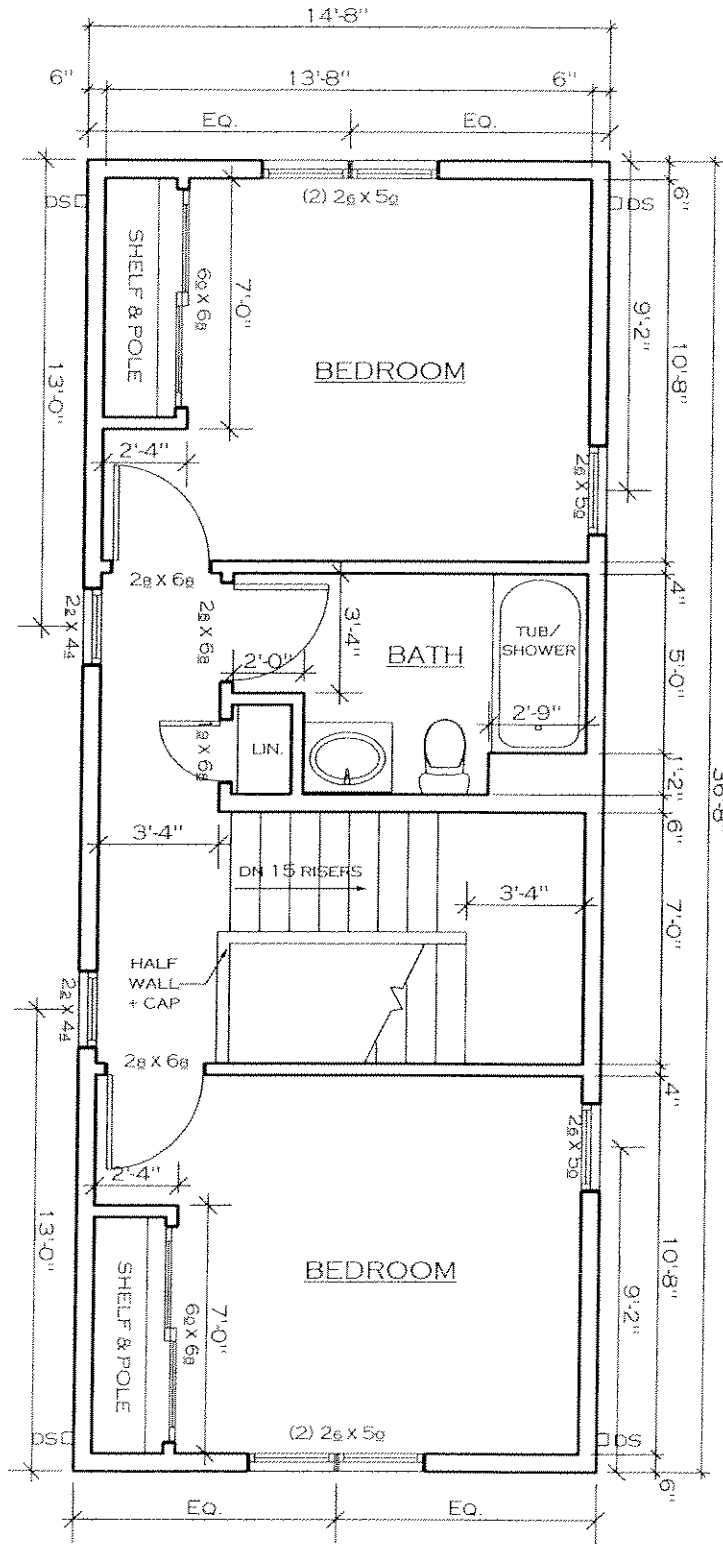
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ESTABROOK II #107

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ESTABROOK II # 107

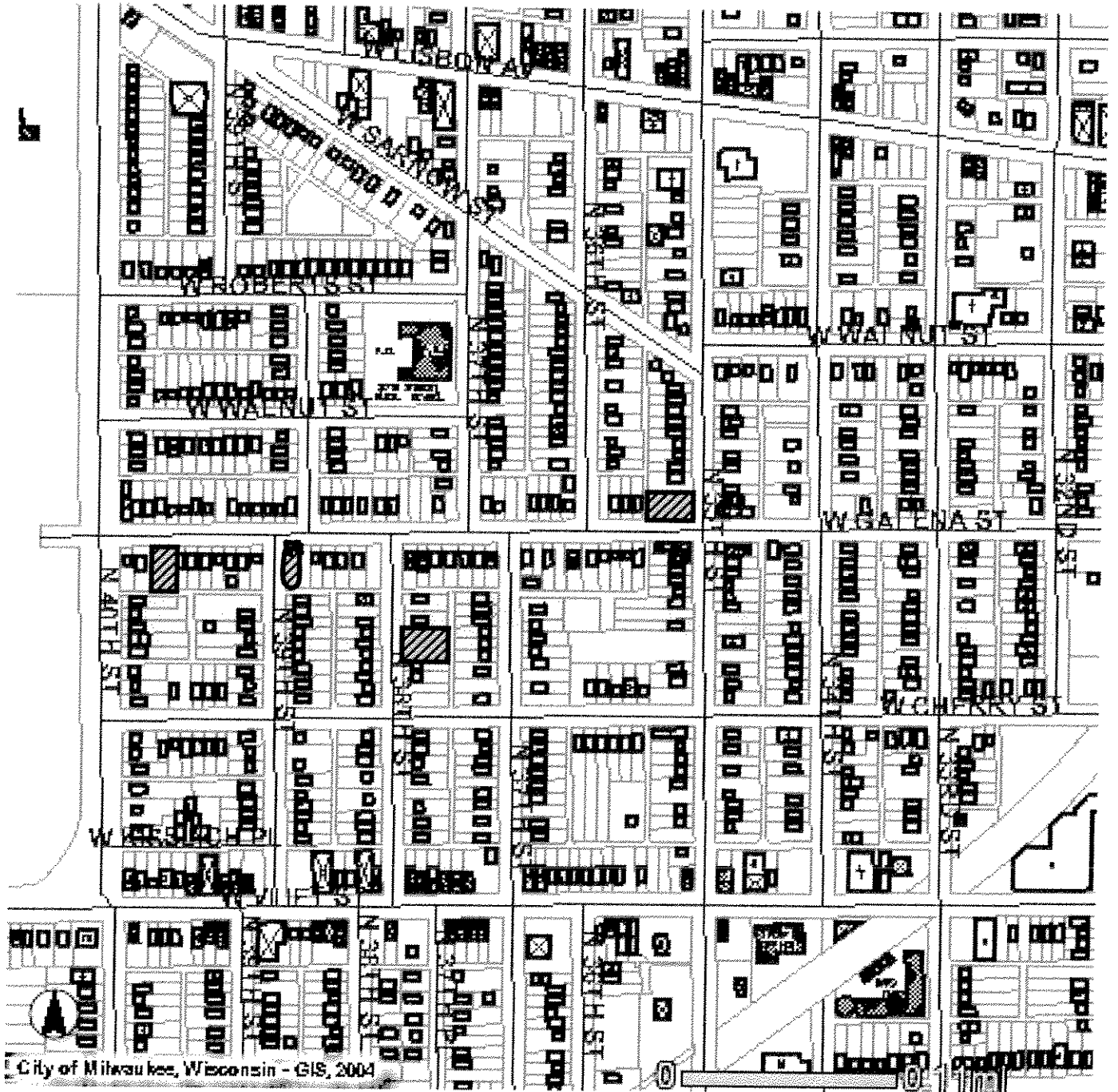
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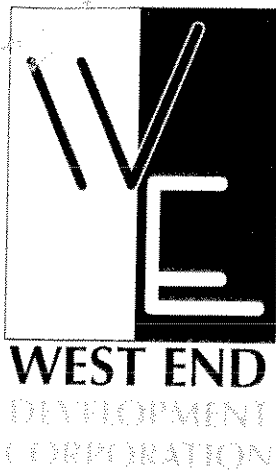
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

PROPOSED SALE OF CITY LOTS
WEST END DEVELOPMENT CORPORATION



Lots to be Sold



Agency Profile

West End Development Corporation has evolved over the course of nearly 30 years and pursued a diverse array of activities. Traditionally, West End was active in the social organizing of neighborhood residents in regard to crime and safety concerns around prostitution, drug dealing and other social dysfunction. In the spring of 2000, the membership of West End Community Association voted to change the name to West End Development Corporation in light of the organization's desire to become more actively engaged in the physical development of the West End neighborhoods.

As a Community Development Corporation, West End is intent on engaging all stakeholders through various forums in addition to our real estate development projects. We work with property owners through the Landlord Compact and business owners through the Avenues West Business Improvement District. We have working collaboratively on housing issues with various agencies with respect to the near West Side Targeted Investment Neighborhood, in identifying our NIP project and Home Ownership Program houses (in the West End, MidTown, and LAND areas).

Planning

West End played a key role in coordinating the Near West Side Comprehensive Plan which was adopted in March 2004 as one component of the City of Milwaukee's Comprehensive Neighborhood Plan Series. Residents, businesses and area institutions worked together over a three year period to raise funds for the project, select a consultant and conduct the planning process. Funded was provided under a joint financing agreement between the City of Milwaukee and West End where each was responsible for half of the \$150,000 cost of the plan. In turn, West End made agreements with several other investors to fund a portion of the plan. Avenues West tapped into Milwaukee County Economic Development funding, Marquette University contributed and brought Fannie Mae to the table as a funding partner. West End secured a State Department of Commerce Community Based Economic Development grant based on commitments from Marquette University High School and Miller Brewing Company who also contributed funding. The partnership between the various stakeholders in funding the plan is a model of public-private partnership in neighborhood planning that we expect others will replicate.

Housing Development

West End has a long history of housing rehabilitation for existing low-income homeowners through our Neighborhood Improvement Project (NIP) which averages 25 completed homes per year (expanding to 30 in 2004). This program serves existing homeowners with household incomes under 50% of the County Median Income. In 2003 the average income of the homeowners served was \$21,625 and the average project cost was \$24,837 per structure. The 25 projects completed included 35 units and housed 95 individuals including 11 who are disabled or handicapped. The NIP program stabilizes neighborhoods, allows people to remain in their home and promotes private investment in the area.

In 2002, West End started our Home Ownership Program, which targets the sale of units to first time homebuyers with household incomes under 80% of County Median Income. Projects include both rehabilitation and new construction. A unique program in Select Milwaukee ensures that homebuyers are found for each home upon completion, and that the buyers are properly prepared for their new home ownership. West End is working to expand our production in the area by adding staff, reducing unit costs, and leveraging additional private investment. Working with LISC on loan guarantees, West End has established relationships with Great Midwest Bank, State Financial Bank, and Northern Trust Bank. Upon these relationships as we work to increase our production, we have an impressive record no matter how they are measured: physical development, housing projects create new and rehabilitated housing, job creation, wealth creation, and help to build sustainable neighborhoods.

Commercial Corridor Revitalization

West End purchased the West Pointe building at 2632 West Wells Street with a \$100,000 grant (from a group of plaintiffs in an insurance redlining lawsuit) and a \$271,000 loan from the Local Initiative Support Corporation. West End is currently converting the building into 14 affordable condominiums ranging in size from 750-1850 square feet and priced at \$53,000-83,000. The City of Milwaukee has committed HOME funds and State Financial Bank has committed construction financing for the project. This \$1.8 Million project also includes 6,200 square feet of commercial space. A storefront façade replacement will be completed in the Spring of 2004.

The project is located in what we hope will be designated a Milwaukee Mainstreet District in 2004, based on the nationally successful model of the National Trust for Historic Preservation. The Near West Side Plan calls for such a designation along North 27th Street as one of the recommended Catalytic Projects. Other recommendations include the creation of a Tax Incremental Finance (TIF) district and the development of a grocery anchored shopping center at 27th and Wisconsin. West End Development Corporation will continue to work with the Near West Side Plan Partners and other stakeholders toward implementation of the neighborhood comprehensive plan in fulfillment of our mission – ***We channel human and financial resources, facilitating innovative partnerships to shape, nurture and promote a diverse urban community that endures.***

Home Ownership Program: 1529 North 37th Street
BEFORE



AFTER



**NIP
Crew in Action**



Planning Charette



West Pointe Rendering



First Time Home Buyer

West End Development Corporation

HOUSING : Investment Costs, Value and Tax Revenue Generated

	# Units	Total Square Footage	Private Construction Financing	HOME Development Subsidy	Private Leverage Ratio	Average Cost Per Sq. Ft.	Fair Market Value	Projected Annual Tax Revenue	Projected Yr. Tax Revenue
2002 Grant (Rehab)	5	6,692	\$240,000	\$112,057	2.14	\$61.65	\$240,000	\$6,960	\$ 87,542
2003 Grant (Rehab)	6	8,894	\$385,000	\$167,671	2.30	\$73.31	\$405,000	\$11,745	\$ 147,727
2004 Grant (New Construction)	2	2,960	\$250,000	\$60,791	4.11	\$104.99	\$250,000	\$7,250	\$ 91,190
Washington Park Partners	6	9,000	\$750,000	\$156,000	4.81	\$100.66	\$750,000	\$21,750	\$ 273,569
Projects to begin in 2004									
3700 W Vliet Street	7	10,780	\$840,000	\$182,000	4.62	\$94.80	\$840,000	\$24,360	\$ 306,397
WestPointe Condominiums	14	18,141	\$926,500	\$560,000	1.65	\$81.94	\$926,500	\$26,869	\$ 337,949
Total	40	56,467	\$ 3,391,500	\$ 1,238,519	2.74	\$86.23	\$ 3,411,500	\$98,934	\$ 1,244,375

* 10 year projection is based on current mill rates of \$29/\$1000 with annual assessment growth of 5%.