

1703 North Vel R. Phillips Avenue /  
404 West Walnut Street

Catalytic Project on a Showcase Street



# It Had To Be You LLC

## Principals

### Michael Grinker

- Third generation owner/operator of Sid Grinker Construction, Inc., general contractor for fire and water damaged properties in SE Wisconsin.
- SGR operations based at 416 W Walnut from 1975-2018, now at 1719 N VRP Ave

### Sharon Grinker

- Manage 8-unit apartment building and several commercial spaces at SGR commercial campus
- Serves on Board of Historic King Drive Business Improvement District



# Development Track Record in Bronzeville

Sid Grinker Company offices, 416 W Walnut



2013



2021



New construction in 2017, 406 West Walnut



# Development Track Record in Bronzeville

purchased 2017



Occupied by RetailWorks,  
Dead Bird Brewing Co.  
and Sid Grinker  
Restoration



424 West Walnut





# Development Track Record in Bronzeville Beautification & Green Building

## THIS SPACE HELPS MANAGE WATER WHERE IT FALLS



Our climate is changing. That means more intense rain, bigger storms, and changes in temperature. By capturing water where it falls, we can:

- + Help stop dirty water from entering our rivers and lakes
- + Protect our drinking water, which comes from our rivers and Lake Michigan
- + Reduce the risk of basement backups and sewer overflows (releasing partially unclear water into our rivers and lake)

These premises help manage over 68,000 gallons of stormwater.

- + The bioswale is planted with native trees, prairie flowers, and grasses.
- + These plants provide habitat for birds, bees, and butterflies and help beautify the property and neighborhood.
- + The permeable pavers allow water to pass through and soak into the ground.
- + Pollutants from stormwater runoff can filter in place and are kept out of local waterways.

### HOW CAN I HELP?

Text **WATERDROP** to (414) 296-4422. When there is a big storm, a text will be sent reminding you to use less water (do laundry tomorrow, take a shorter shower). Find more ideas at [freshcoastguardians.com](http://freshcoastguardians.com).



Completed 2 Green Infrastructure Partnership Program projects with MMSD. These projects:

- Manage stormwater onsite
- Create habitat for birds, bees & butterflies
- Beautify the neighborhood

1724-26 North 5<sup>th</sup> Street



# Development Track Record in Bronzeville Beautification & Green Building



1724-26 North 5<sup>th</sup> Street

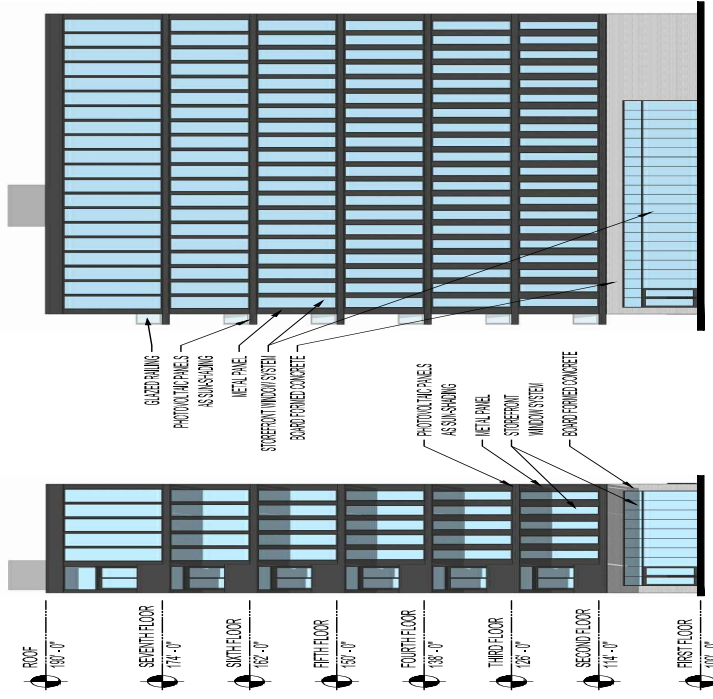


## 1703 North VRP Proposed Development Summary

- 7 story office building with activated street level office/retail
- 1 tenant per floor, approximate unit size 2,500-3,000 square feet
- Maximize green building features - create a sustainable building demonstration project in the City of Milwaukee
- Active rooftop space available for tenant and community use
- Open to input on thematic or design connection to Bronzeville District

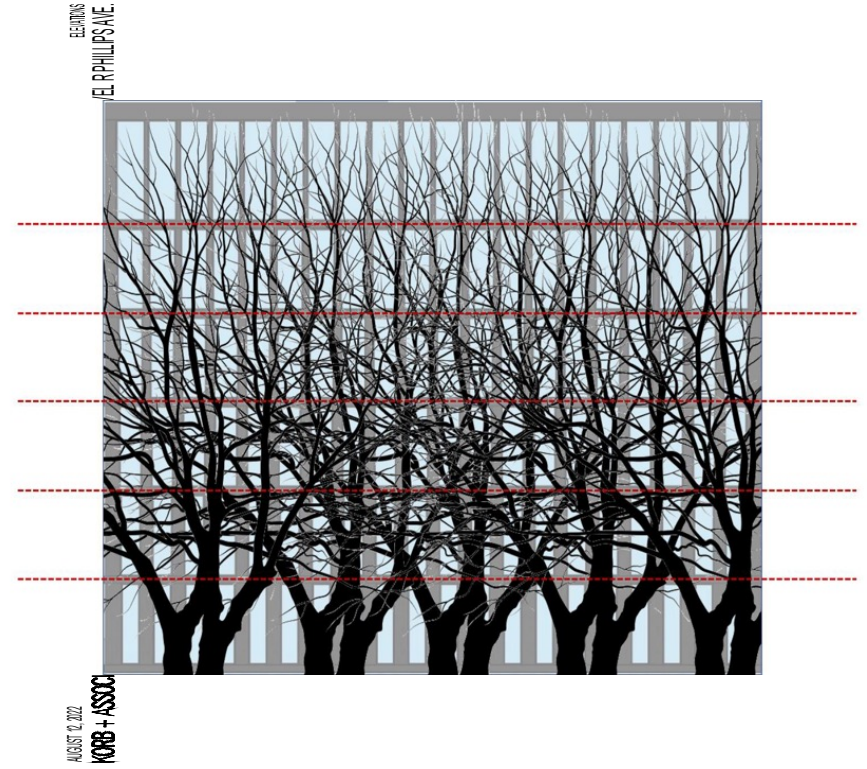


# Design Inspired By Nature



EAST ELEVATION  
10° = 0"

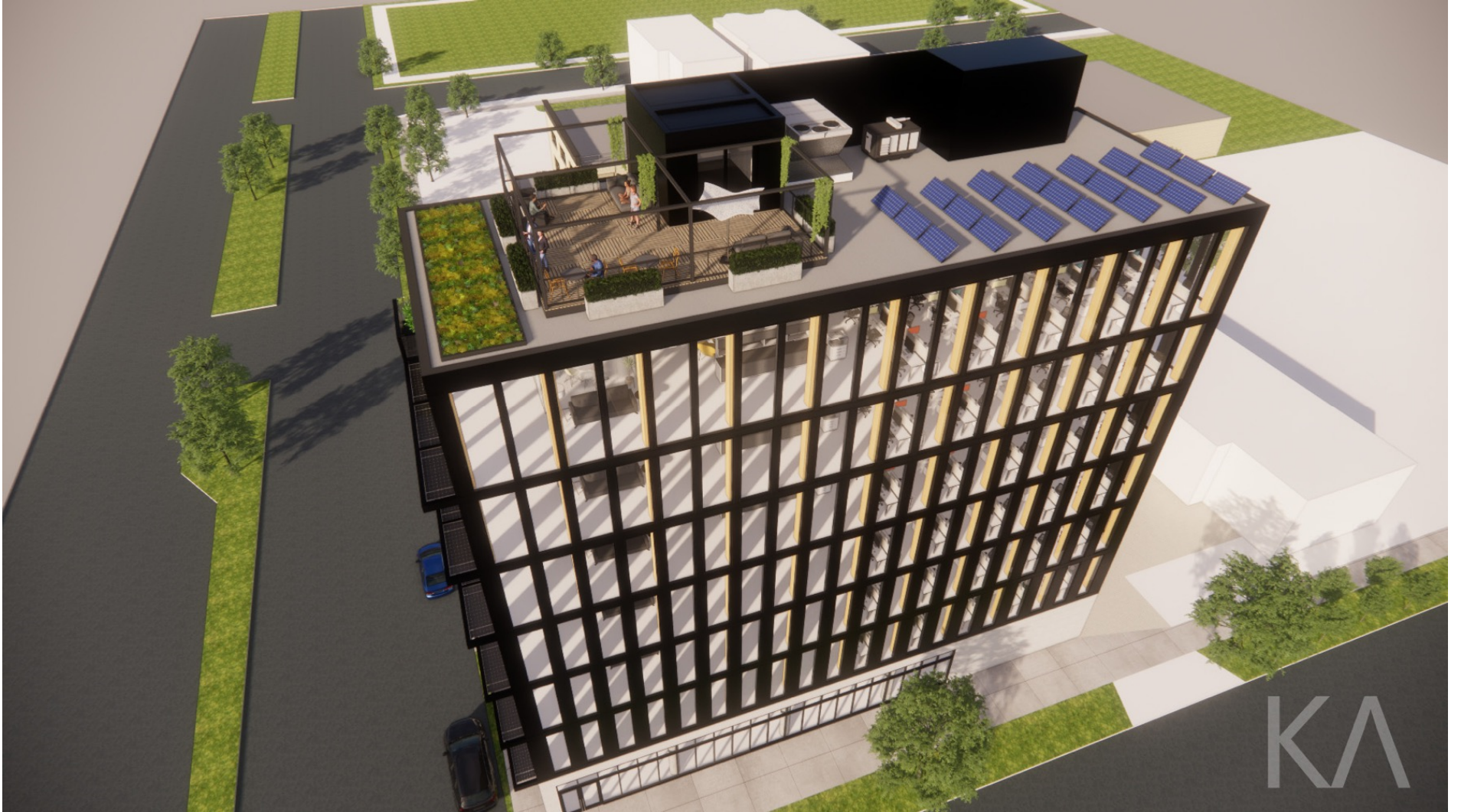
SOUTH ELEVATION  
10° = 0"



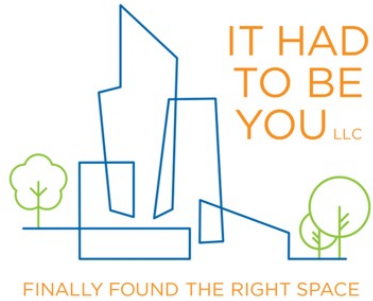




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# Proposed Timeline

- Complete permitting and design process – Spring 2023
- Get construction bids and secure financing- Summer/Fall 2024
- Pre-leasing – Fall 2023/Winter 2024
- Begin construction – Spring/Summer 2024





# Parking Issues

- Parking analysis completed by DCD - 21 spaces required
  - On-street spots: 6 on VRP and 6 on Walnut
  - Multiple parking options available on neighboring properties, under same ownership as 1703 site
    - Lot at corner of 5<sup>th</sup> and Walnut
    - Newly created lot at 1726 N. 5<sup>th</sup> Street





## Action Requested from BAC

- Statement of support for height variance application to BOZA
  - Existing zoning permits 60-foot construction, project proposes to build to 90 feet
  - BOZA application for dimensional variance to add 30 feet to project is currently under review