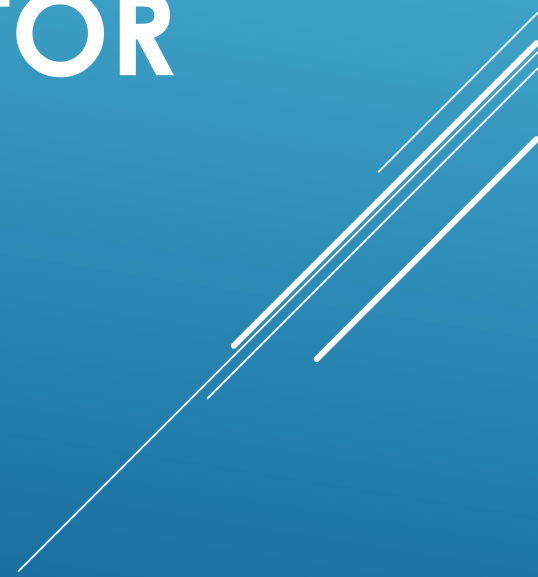


**RIVERWEST APARTMENTS  
AND  
FOOD ACCELERATOR**



## **File # 230327**

Resolution authorizing the sale of the City-owned property at 1136-46 East North Avenue, in the 3rd Aldermanic District

## **File # 211510**

An ordinance relating to the change in zoning from a Detailed Planned Development known as ReadCo to a new Detailed Planned Development to allow a mixed-use residential building at 1132, 1136-46 and 1164 East North Avenue, located on the north side of East North Avenue, west of North Commerce Street, in the 3rd Aldermanic District

## **File #230331**

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 116 (Riverwest Apartments and Food Accelerator), in the 3rd Aldermanic District.



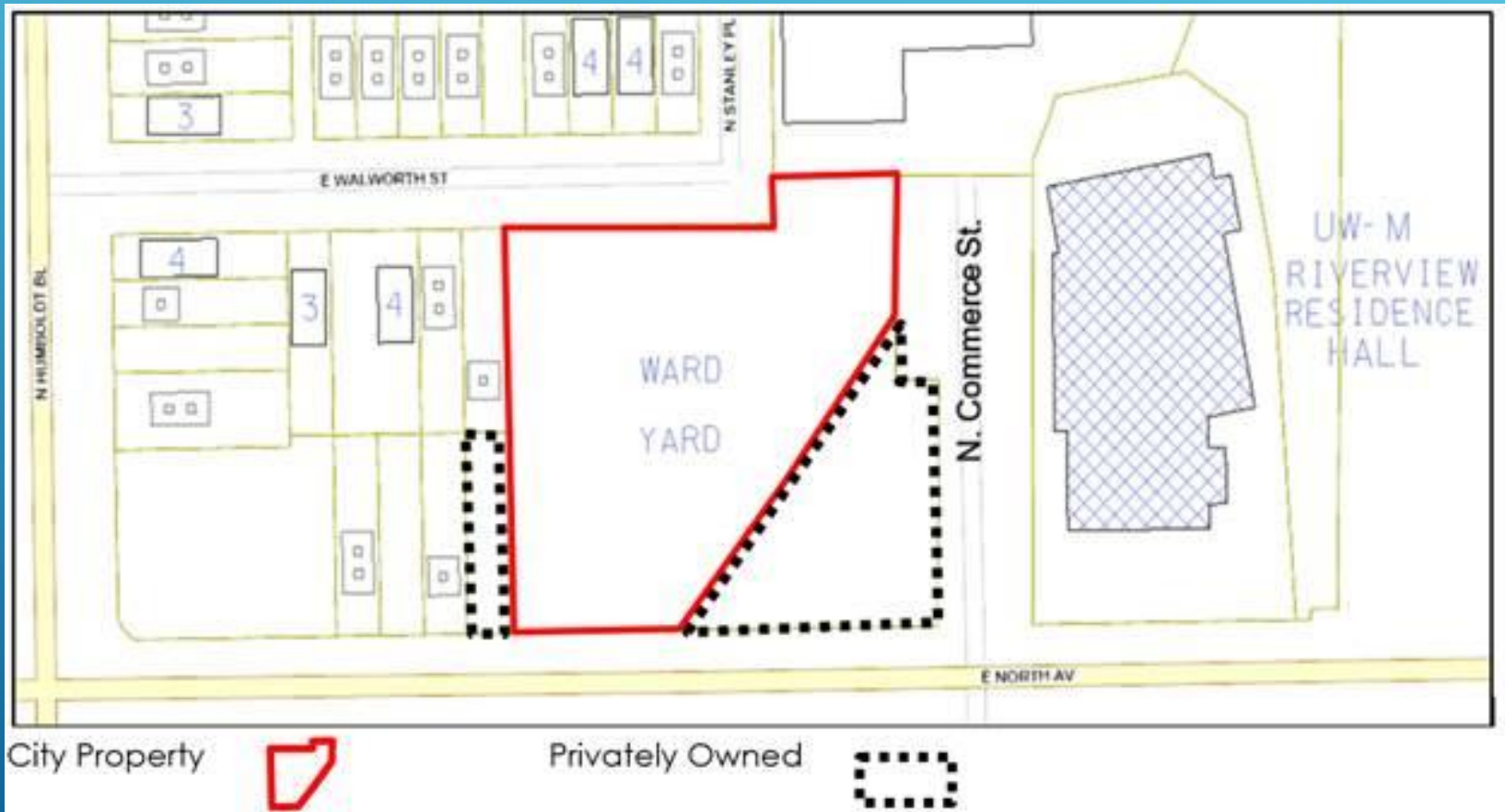
# Land Sale

## Site and Vicinity Maps



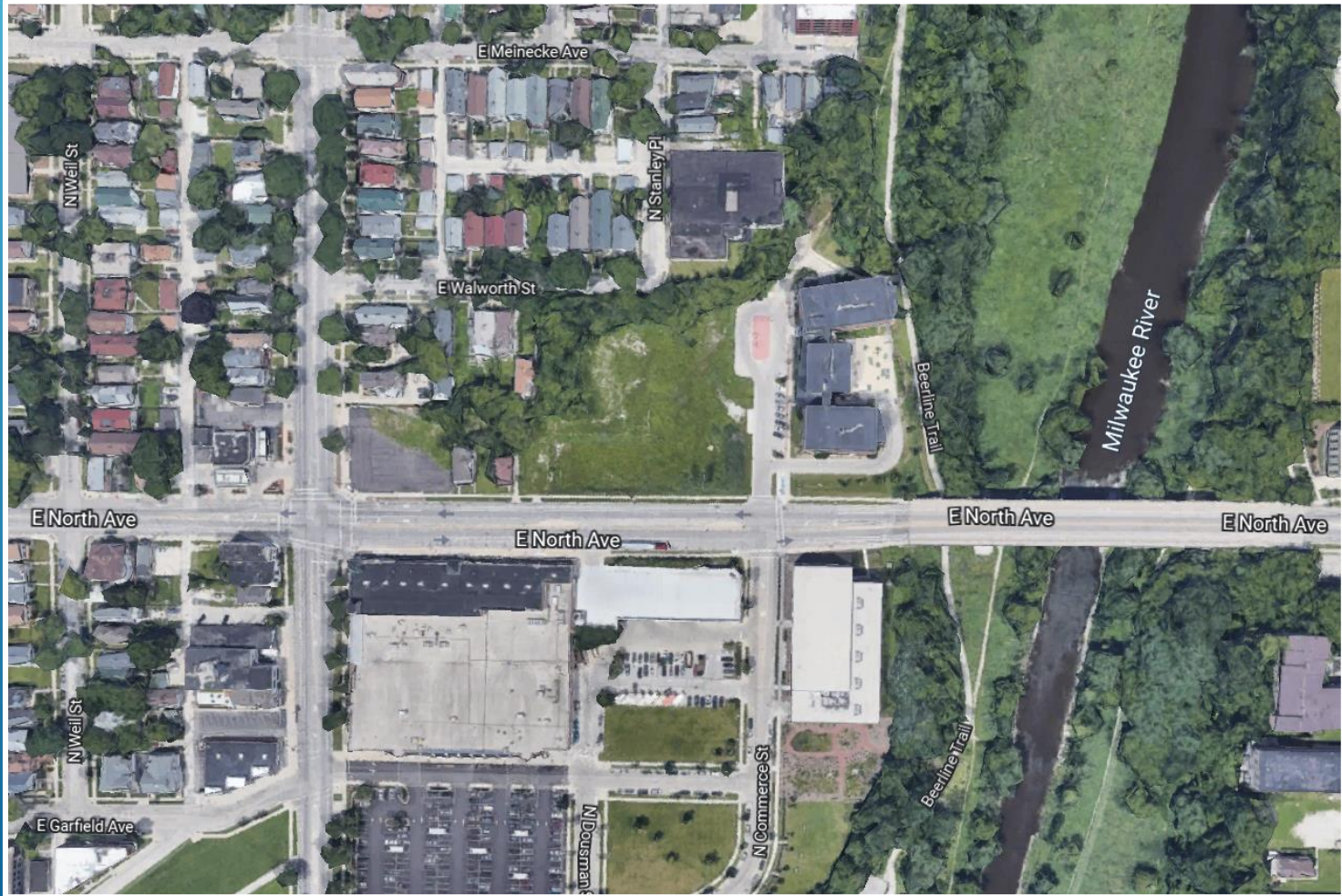
# Land Sale

## Parcel



# Zoning

## *Detailed Plan Development*

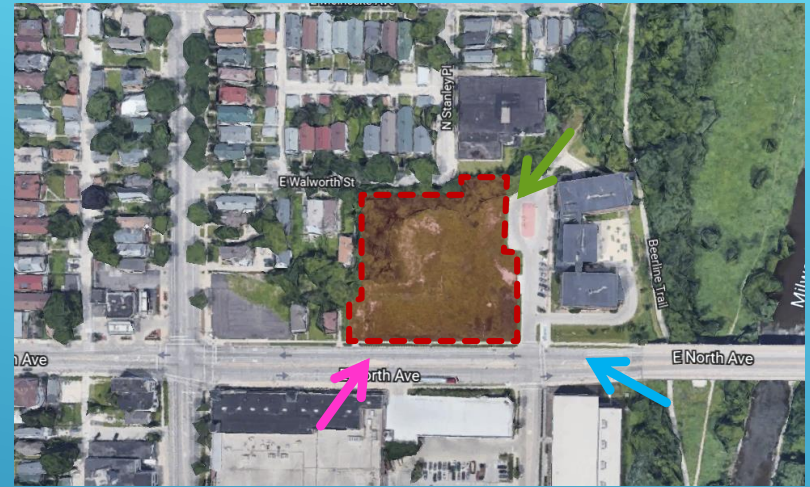


# Zoning

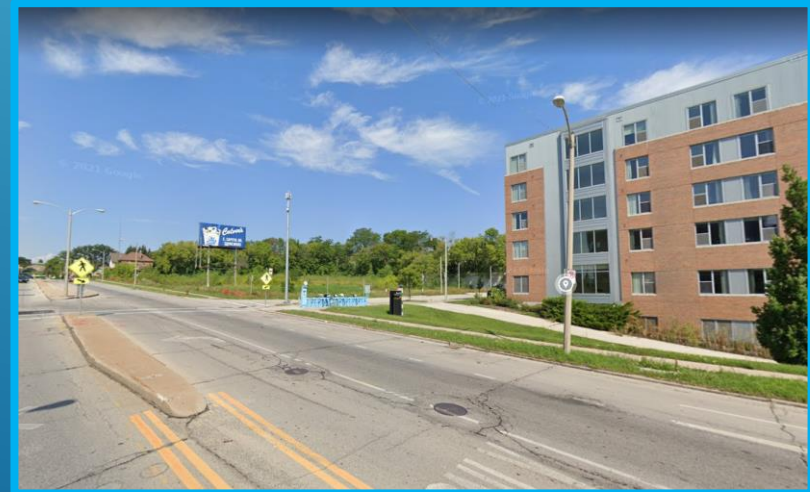
## Site context



View from N Commerce Street looking southwest



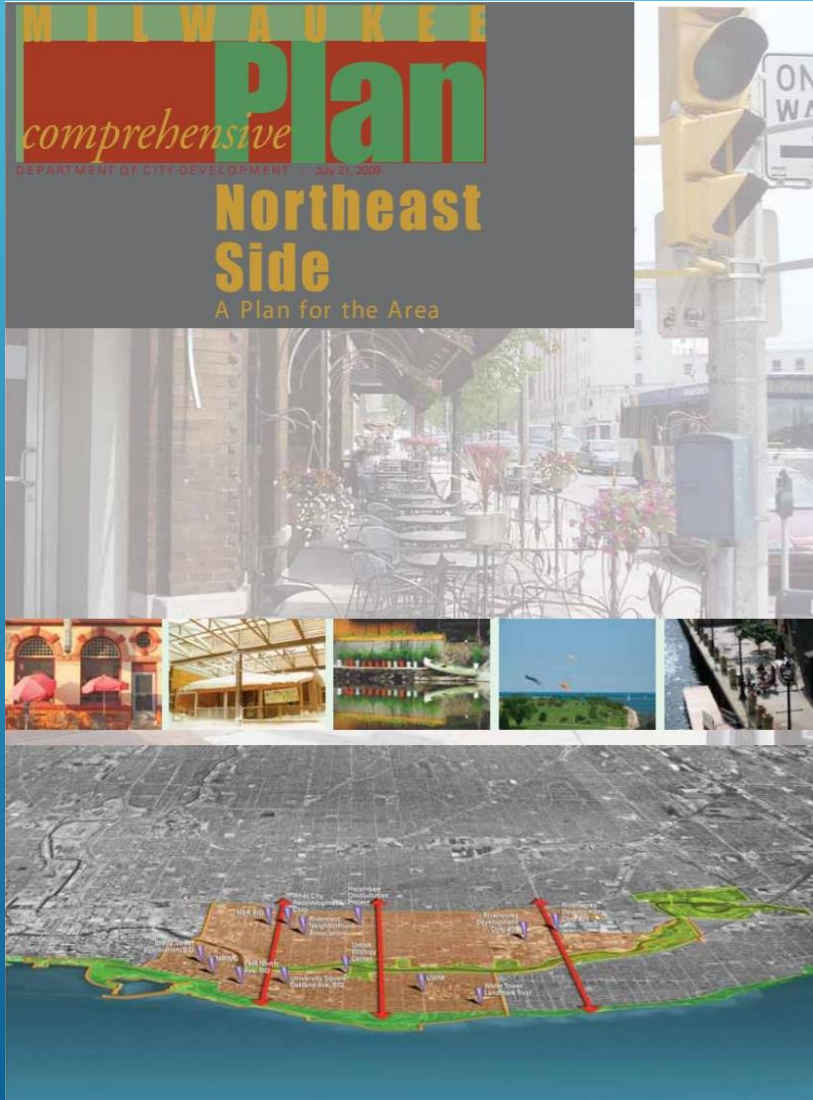
View from E North Ave looking northeast



View from E North Ave looking northwest

# Zoning


## Consistency with Area Plan



### Northeast Side Area Plan


- Adopted in 2009
- Encourages the creation of new affordable housing in Riverwest
- Recommends the redevelopment of vacant parcels that will serve as a catalyst for new development in the area
- The plan identifies this segment of North Avenue as a significant gateway in the area
- **The proposed DPD is consistent with the recommendations of the Northeast Area Plan.**

# TID #116

- ▶ New construction of mixed use building with 91 housing units and 2,500 square feet of community space including a "Food Accelerator" providing educational space with focus on fresh food, nutrition and food-oriented entrepreneurship
  - ▶ \$30.4 million investment
  - ▶ Financing includes low income tax credits, WHEDA mortgage financing, ARPA funds, City of Milwaukee Housing Trust funds, solar tax credits and deferred development fee
- 



# TID #116

- ▶ TID contribution of up to \$1,248,000
  - ▶ Developer financed 6.25% interest rate
  - ▶ Maximum maturity – 20 years (2042 tax levy year)
  - ▶ Human Resource Agreement SBE – 25%, RPP – 40%
  - ▶ Shared cost savings provision
  - ▶ Anti-Displacement Preference Policy
- 

# DEVELOPER – KG DEVELOPMENT AND GENERAL CAPITAL

## KG DEVELOPMENT:

- ▶ Full service real estate firm with mission of strengthening communities
- ▶ Anthony Kazee, principal – ACRE graduate and over 10 years experience in construction engineering and estimating

## GENERAL CAPITAL:

- ▶ Over 25 years of development experience in office, industrial, retail and residential projects
- ▶ Over 40 affordable housing projects including Hide House Lofts, Maria Linden, Beerline B Apartments and Chapel Gardens

## THE PROJECT:

- ▶ One, two and three bedroom units affordable across a range of incomes – including 83 affordable units and 8 market rate units
  - ▶ Rents ranging from \$495-\$1,750/month
  - ▶ Green Built Certification and Rooftop Solar Array
  - ▶ Food centered education and entrepreneurship center
  - ▶ Estimated Completion –December of 2024
- 

# Riverwest Apartments and Food Accelerator



MILWAUKEE | MADISON | TUCKSON | CHICAGO



1300 Woodland Street  
Milwaukee, WI 53233  
Phone: 414-937-3200  
Fax: 414-937-4230

## Riverwest

1132, 116 & 1136-1168 E. North Ave.  
Milwaukee, WI 53212  
Owner:  
GardCap AG North Avenue 91, LLC  
6928 N. Santa Monica Blvd.  
Milwaukee, WI 53217

PROJECT NUMBER: 20198

### SCALE

ISSUED FOR: 2ND 2023-06-23

REVISION FOR: DATE:  
NO. DESCRIPTION 1 80% UPDATE 800333

ZONING, NEIGHBORHOOD AND DEVELOPMENT COMMITTEE - NOT FOR CONSTRUCTION

DRAWN BY: TPU  
CHECKED BY: CTC

### LANDSCAPE OVERVIEW

# L100

CITY OF MILWAUKEE LANDSCAPE REQUIREMENTS		
SCREENING OPTION A	REQUIRED	PROPOSED
DEPTH OF SCREENING AT NORTH AVE	10'-0"	11'-0"
SCREENING ALONG NORTH AVE	1:00	8
SCREENING ALONG E. NORTH AVE	1:00	7
SCREENING CANOPY TREES	1:00	8
TOTAL PERCENTAGE OF LANDSCAPE AREA	50:00	100:00
TOTAL PERCENTAGE OF CANOPY TREE	4:00	11

\*Minimum 10' tree height with a canopy width of 10' minimum in width.  
\*\*Minimum 10' tree height with a canopy width of 10' minimum in width.

### GENERAL NOTES

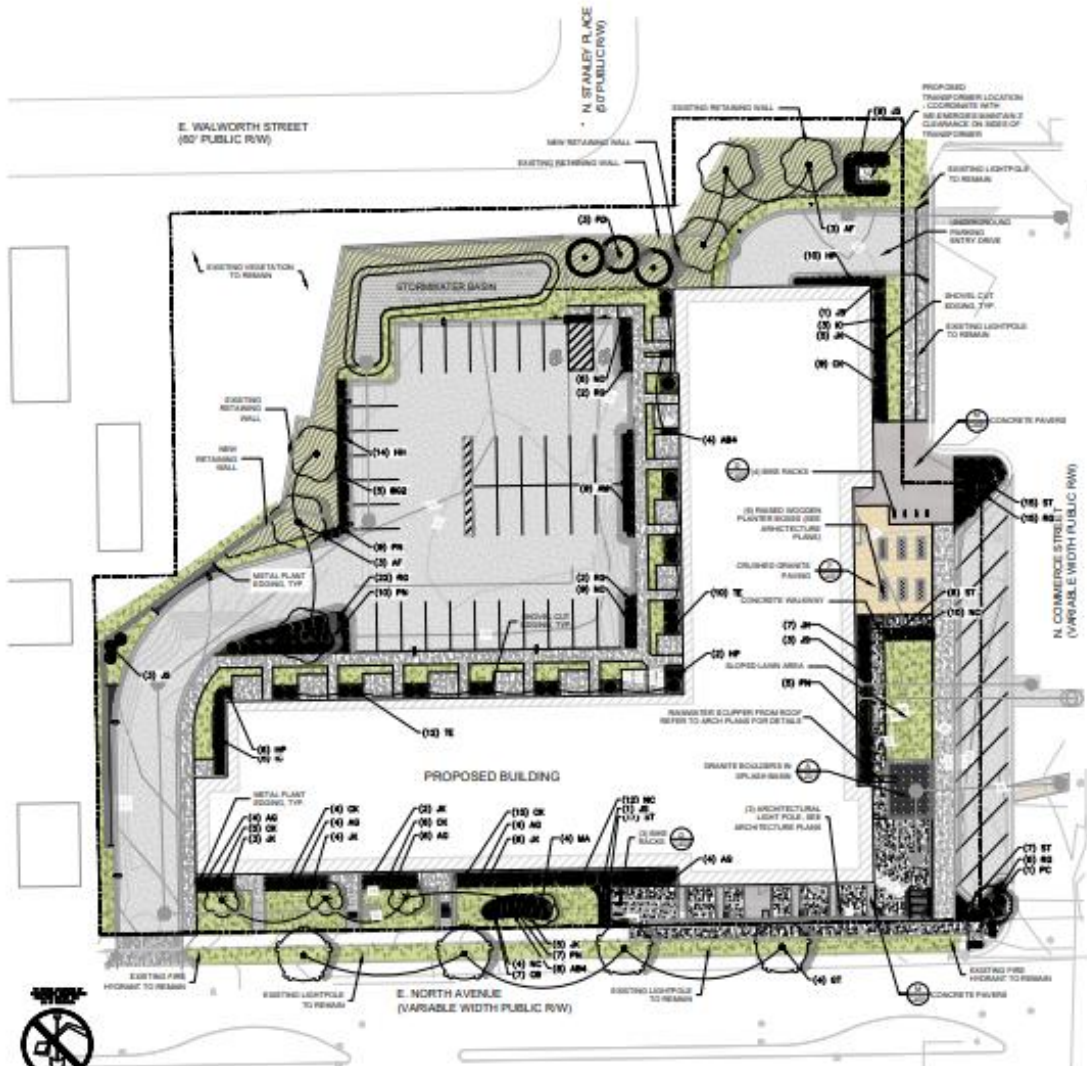
- VERIFY UTILITIES AND PROPOSED CONDITIONS. UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO DIGGING AND CONSTRUCTION.
- REPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT BY WRITING AND PHOTOGRAPHY EXISTING CONDITIONS WITHIN AND IN ADJACENT AREAS TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT INFRASTRUCTURE, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING PLANTS, TREES AND STRUCTURES IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTIVE SOIL PREPARATION, TAMP, GRASSES AND PLANTS. THESE SPECIFICATIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 2" DUAL & SHIPPED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

### LEGEND

- SHIPPED BARK MULCH PLANTING BED
- TURFPAKE BED (SEE L201 FOR SPECIFICATIONS)
- STORMWATER INFILTRATION PILES (SEE L201 FOR SPECIFICATIONS AND QUANTITIES)
- SHORTGRASS PRAIRIE NATIVE SEED MIX (SEE L201 FOR SPECIFICATIONS)
- CRUSHED GRANITE SURFACE
- DECOMPOSTED ORGANIC MAINTENANCE SOIL
- GRAVIT BALLAST IN SPLASH BASIN
- CONCRETE PAVING
- PROPERTY LINE
- METAL PLANT EDGING
- SHOVEL CLIP PLANT EDGING

### PLANT SCHEDULE

COMMON TREE	CODE	BT	HT	CONTAINER	QTY
Japanese weeping Spruce / Weeping Juniper	0208	BT	8' to 10'	3.0	17
Parrotwing clematis / Douglas Fir	0209	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0210	BT	8' to 10'	3.0	8
Pyrus calleryana / Cleveland Select / Cleveland Select Callery Pear	0211	BT	8' to 10'	3.0	7
Acer x freemanii / Freeman's Maple	0212	BT	8' to 10'	3.0	8
David's Yellow Birch / David's Yellow Birch	0213	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0214	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0215	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0216	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0217	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0218	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0219	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0220	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0221	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0222	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0223	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0224	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0225	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0226	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0227	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0228	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0229	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0230	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0231	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0232	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0233	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0234	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0235	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0236	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0237	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0238	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0239	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0240	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0241	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0242	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0243	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0244	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0245	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0246	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0247	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0248	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0249	BT	8' to 10'	3.0	8
Red-twig dogwood / Golden Chain	0250	BT	8' to 10'	3.0	8



CALL ENGINEERING  
1-800-541-8871  
WWW.ENGBERG-ANDERSON.COM

# Riverwest Apartments and Food Accelerator



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