

TAX INCREMENTAL DISTRICT #118

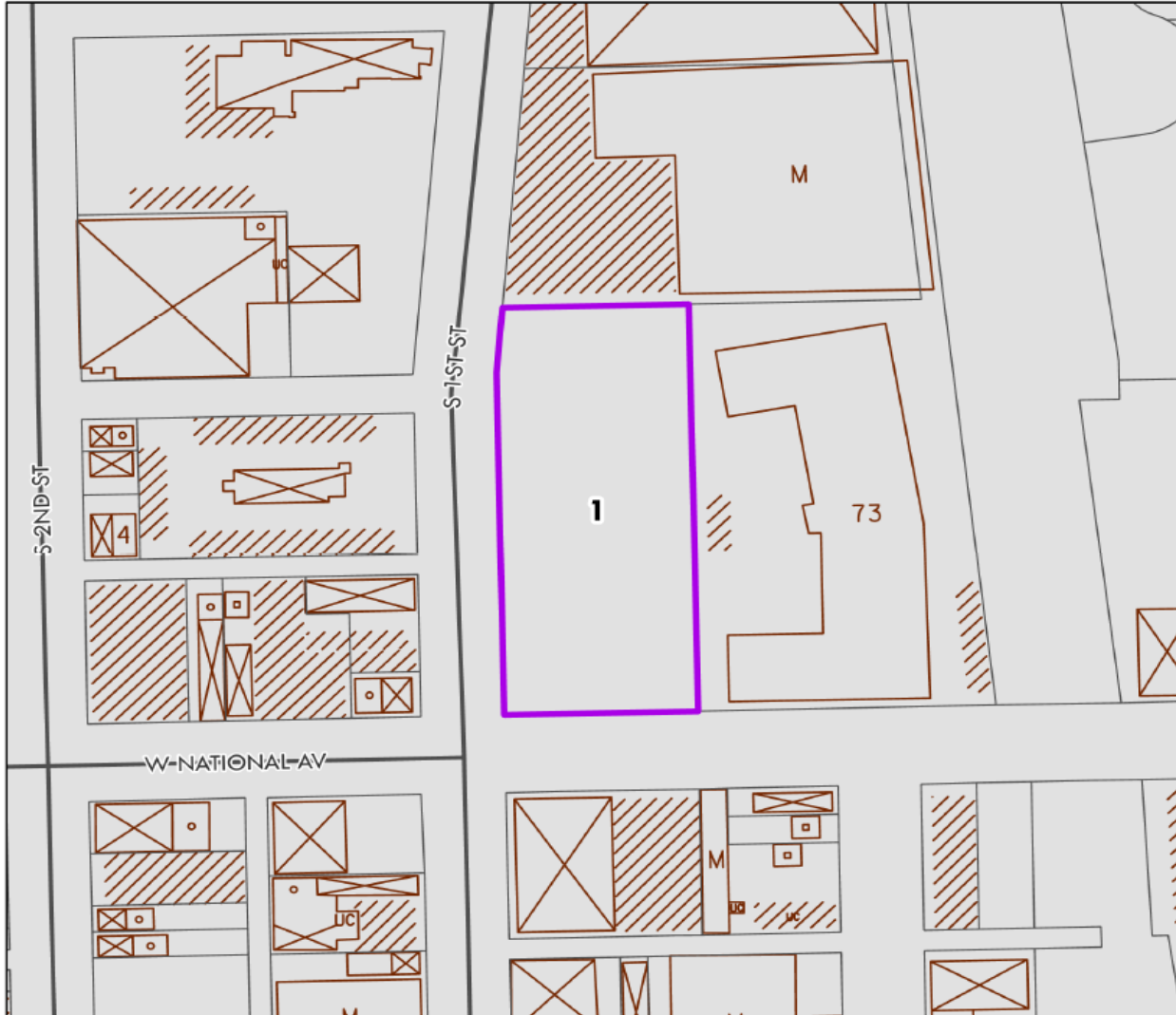
100 EAST NATIONAL



TID #118

TID NO. 118: 100 East National, Map 1 Boundary and Existing Land Use

Prepared by the Department of City Development Planning Division, 4/23/2024
Source: DCD Planning Division, Information Technology Management Division



Property List

No.	Taxkey	Address
1	#428-1001-000	100 E National Ave

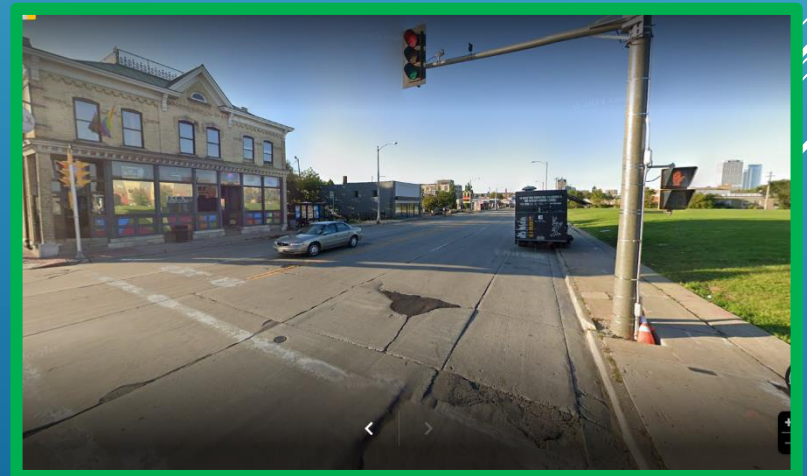
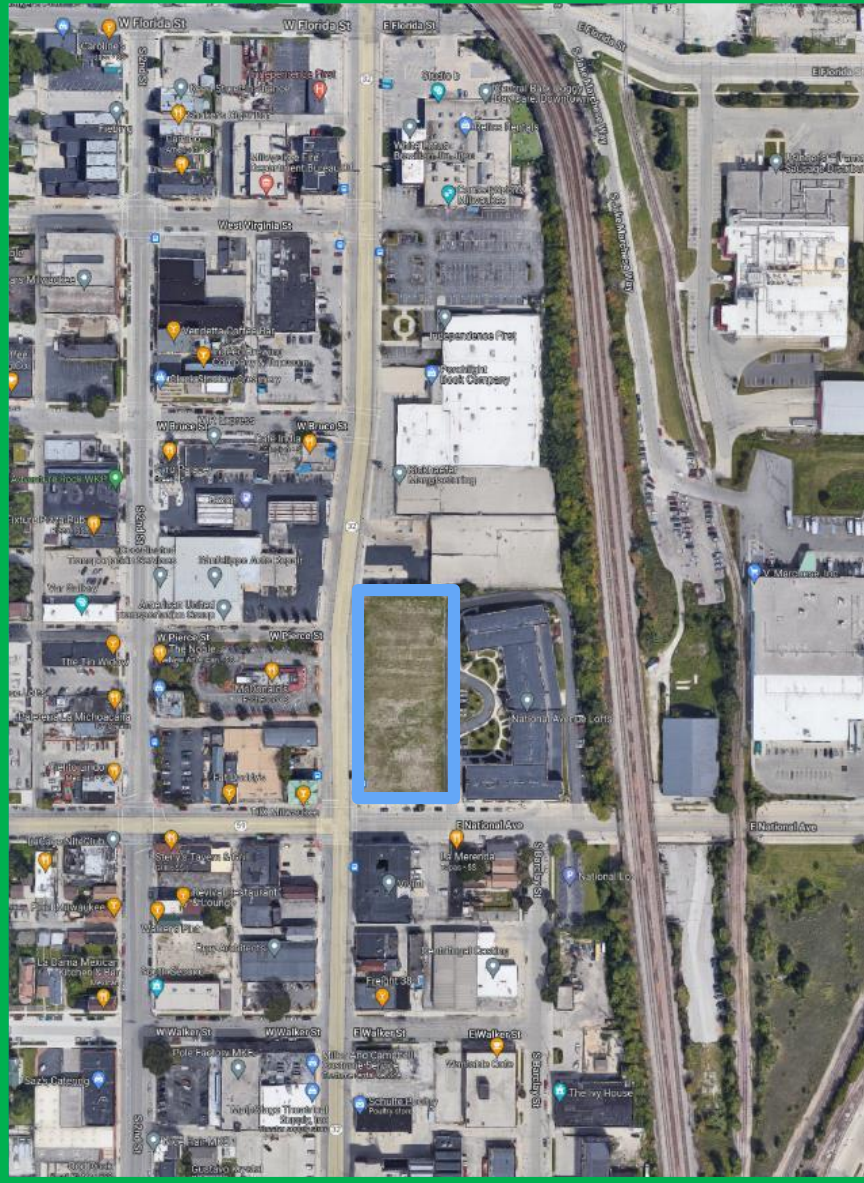
Map Legend

- TID Boundary
- Parcel Boundary

Current Land Use

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- DORMITORY
- ROOMING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OR PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE TANK
- ACCESSORY BUILDING
- HOSPITAL
- SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- BASKETBALL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE
- UNDER CONSTRUCTION

TID #118



First Street Corridor



Prioritize South 1st Street for multi-story transit oriented development

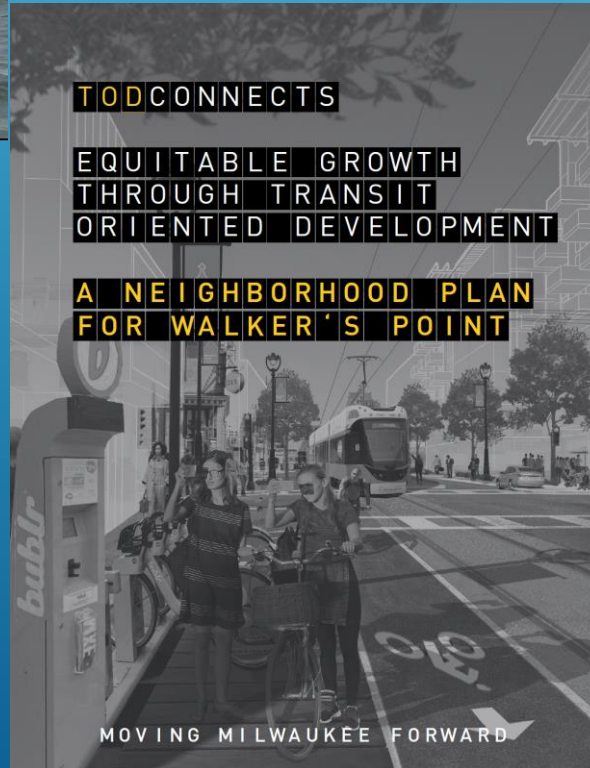
MILWAUKEE
comprehensive **Plan**
DEPARTMENT OF CITY DEVELOPMENT • DECEMBER 2017

**HARBOR DISTRICT
WATER AND LAND USE PLAN**

TODCONNECTS

**EQUITABLE GROWTH
THROUGH TRANSIT
ORIENTED DEVELOPMENT**

**A NEIGHBORHOOD PLAN
FOR WALKER'S POINT**




MOVING MILWAUKEE FORWARD

Support mixed use transit oriented development with additional affordable housing options along 1st Street corridor

TID #118

- ▶ New construction of 140 one and two bedroom housing units across a range of affordability
 - ▶ 3,140 square feet of first floor commercial space
 - ▶ Community service space for Harbor District, Inc.
 - ▶ \$54.6 million investment
 - ▶ Developer – Bear Development
 - ▶ Financing includes low income tax credits, tax exempt bond financing, sponsor loan and deferred development fee
- 

TID #118

- ▶ TID contribution of up to \$2,170,000
 - ▶ Developer financed – 6% interest rate
 - ▶ Maximum maturity – 19 years (17 years from date of first increment - 2042 tax levy)
 - ▶ Human Resources Agreement – 25% SBE, 40% RPP
 - ▶ Anti-Displacement Preference Policy
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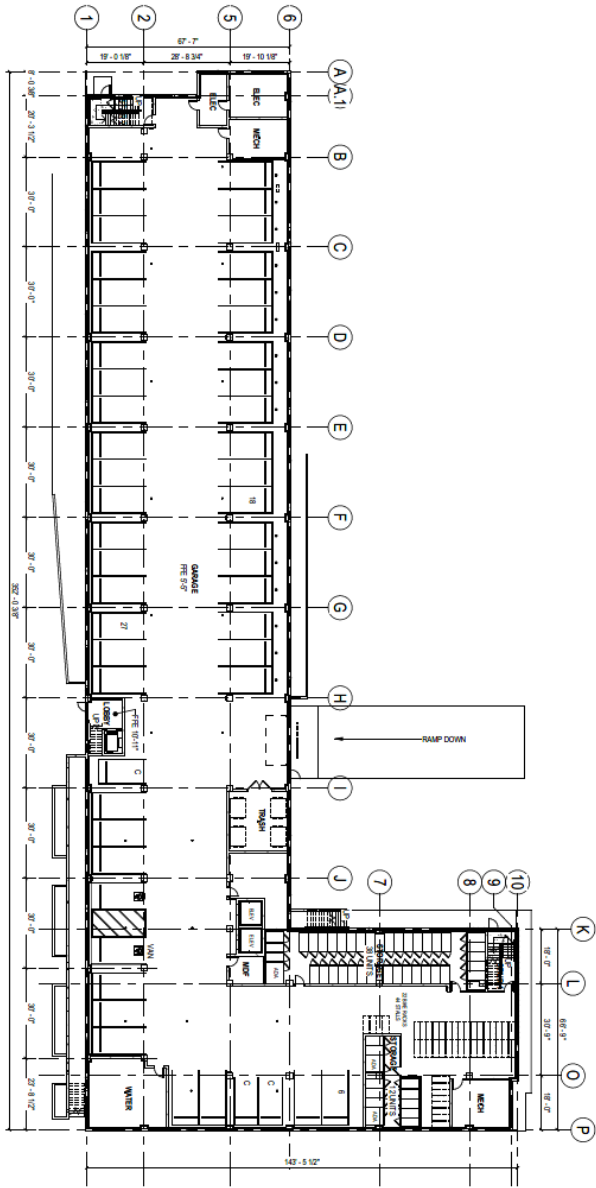
DEVELOPER – BEAR DEVELOPMENT



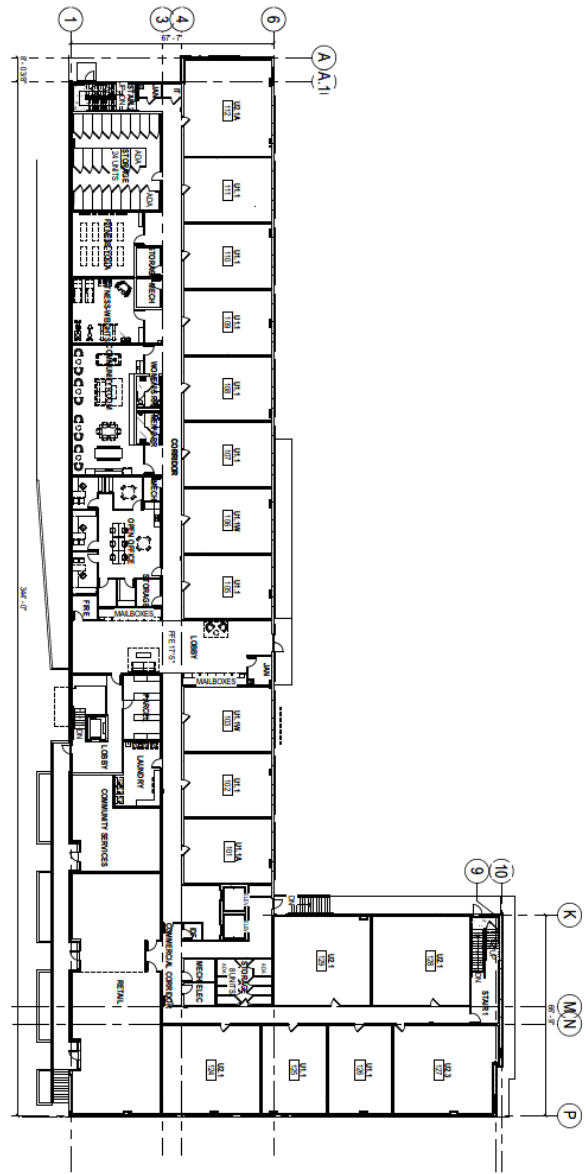
- 35+ year history in commercial, residential and mixed use development
- Developed over 3,800 workforce housing units
- Milwaukee Projects include conversion of Button Block Building on North Water (Homewood Suites), 700 Lofts (7th and Michigan) and most recently, Michigan Commons project at 9th and Michigan (99 housing units) and Filer Stowell Redevelopment at 1st and Becher (576 family and elderly housing units).

THE PROJECT

- 140 one and two bedroom units, 114 parking spaces
 - Rents ranging from \$507 - \$1,753/month
 - Units delivered in 2026
 - Difficult to develop site- poor soil quality
 - Project amenities will include:
 - 3,140 SF Commercial Space
 - Resident Green Space
 - Fitness Center
 - Community Room
 - Onsite Management
 - Structured Parking
- 



LOWER LEVEL FLOOR PLAN



1ST FLOOR PLAN



SIGNAGE

