

15th and North

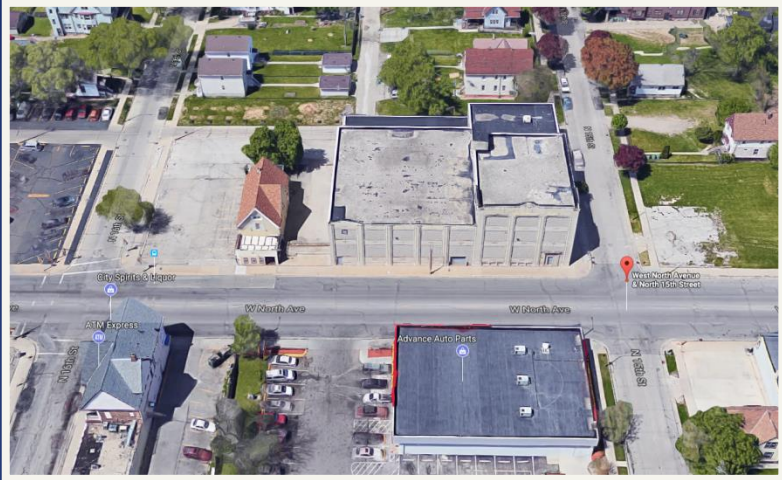
File # 161472 – Minor Modification to Detailed Plan for 1500 -34
West North Avenue

File #170425 – Approval of Project Plan and Creation of Tax
Incremental District #90

File No. 161472. Substitute resolution relating to a Minor Modification to a Detailed Planned Development to permit changes to a previously approved mixed-use development located at 1500-1534 West North Avenue, on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.



File No. 161472. Site Photos.











Proposed Minor Modification

DPD Set 06/05/2017

Due to partial removal of fourth floor, re-designed windows to complement the building.

State Historic Preservation Office required removal of a part of the fourth floor to minimize massing near the existing Blommer building.

Cementitious lap siding and batt board panels in lieu of cementitious panels



DPD Set 07/29/2017

DPD Set 06/05/2017

Modification to storefront system



DPD Set 07/29/2016

DPD Set 06/05/2017



Click Image to Zoom

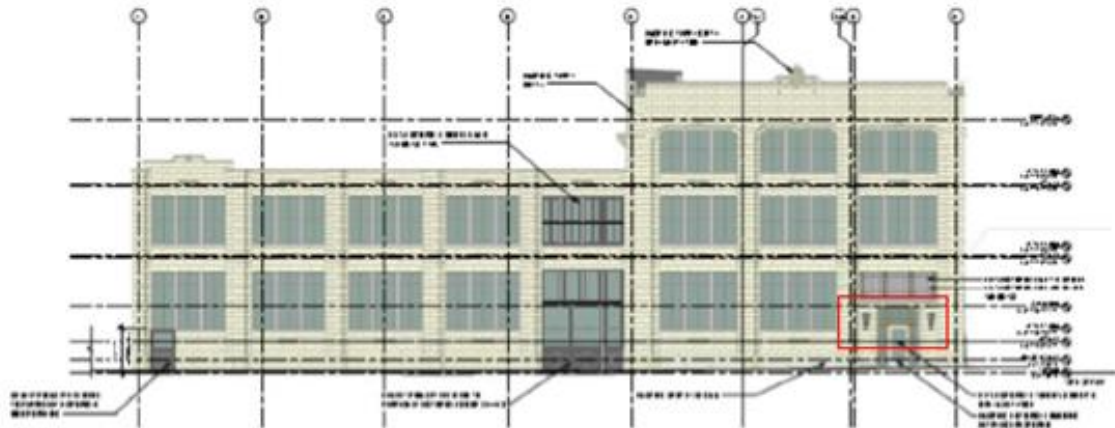


Town home unit doors modified from full glass to a safer partial glass.



DPD Set 07/29/2016

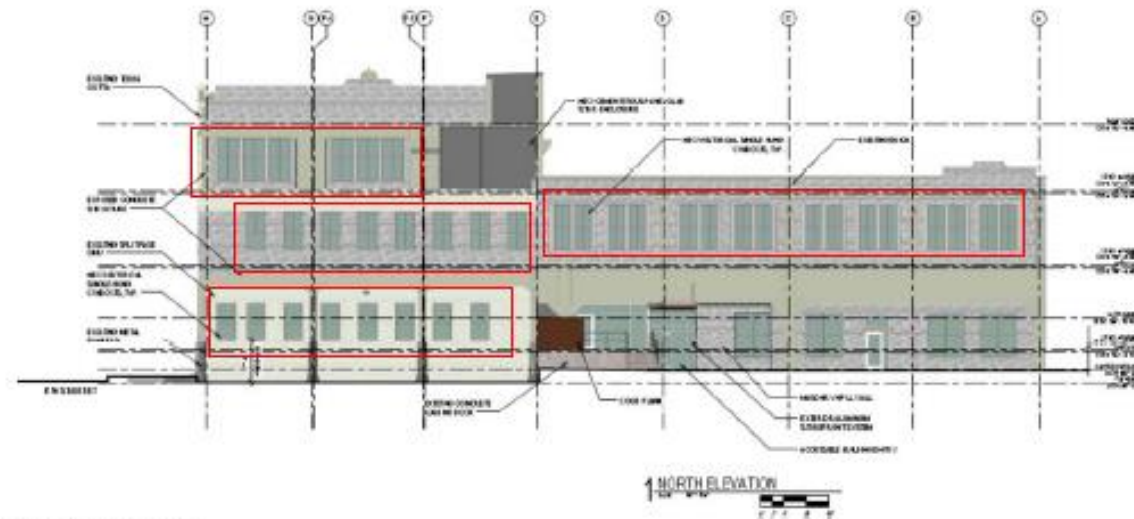
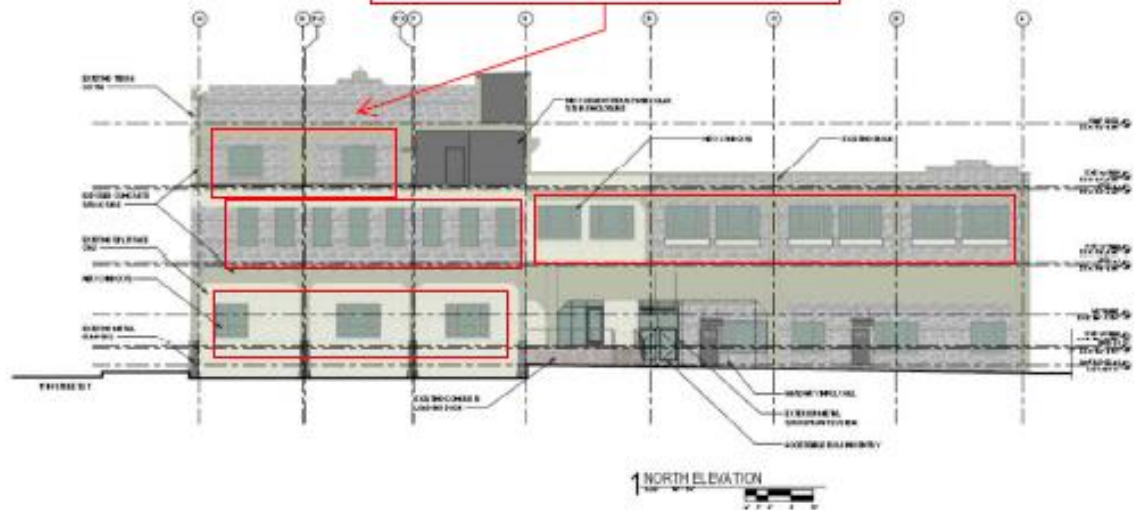
DPD Set 06/05/2017



DPD Set 07/29/2016

DPD Set 06/05/2017

State Historic Preservation Office
required complementary, but modern
windows

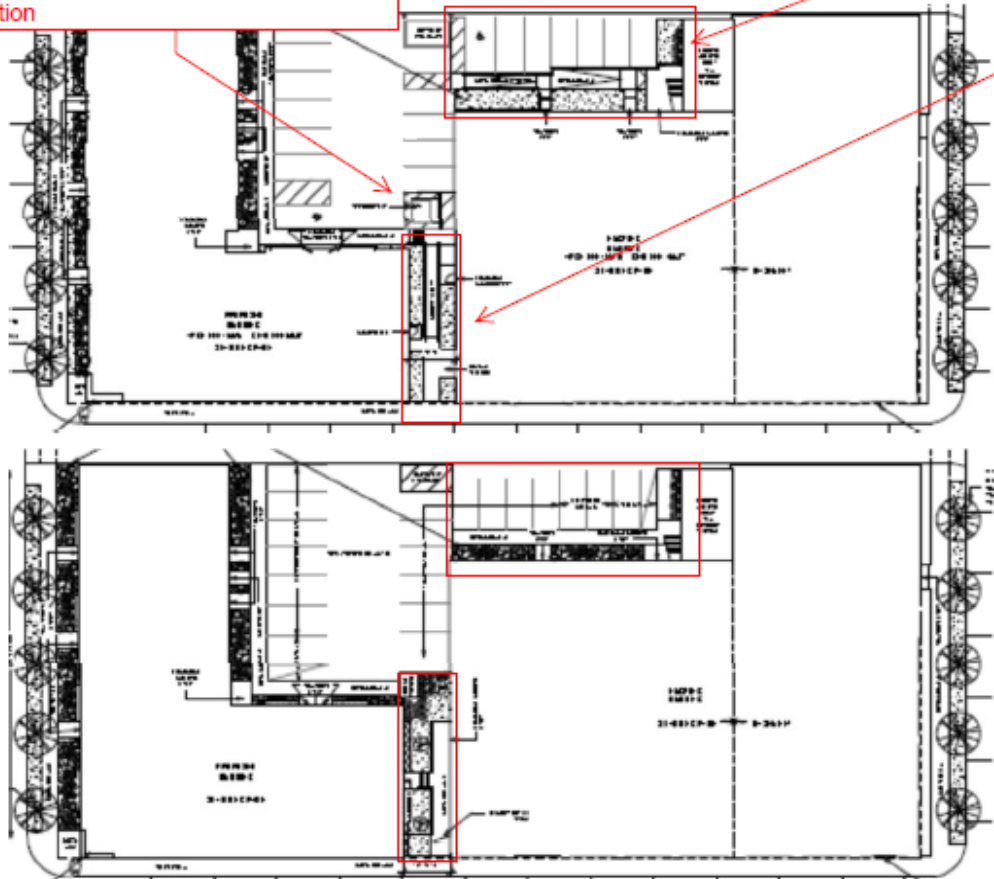


DPD Set 07/29/2016

DPD Set 06/05/2017

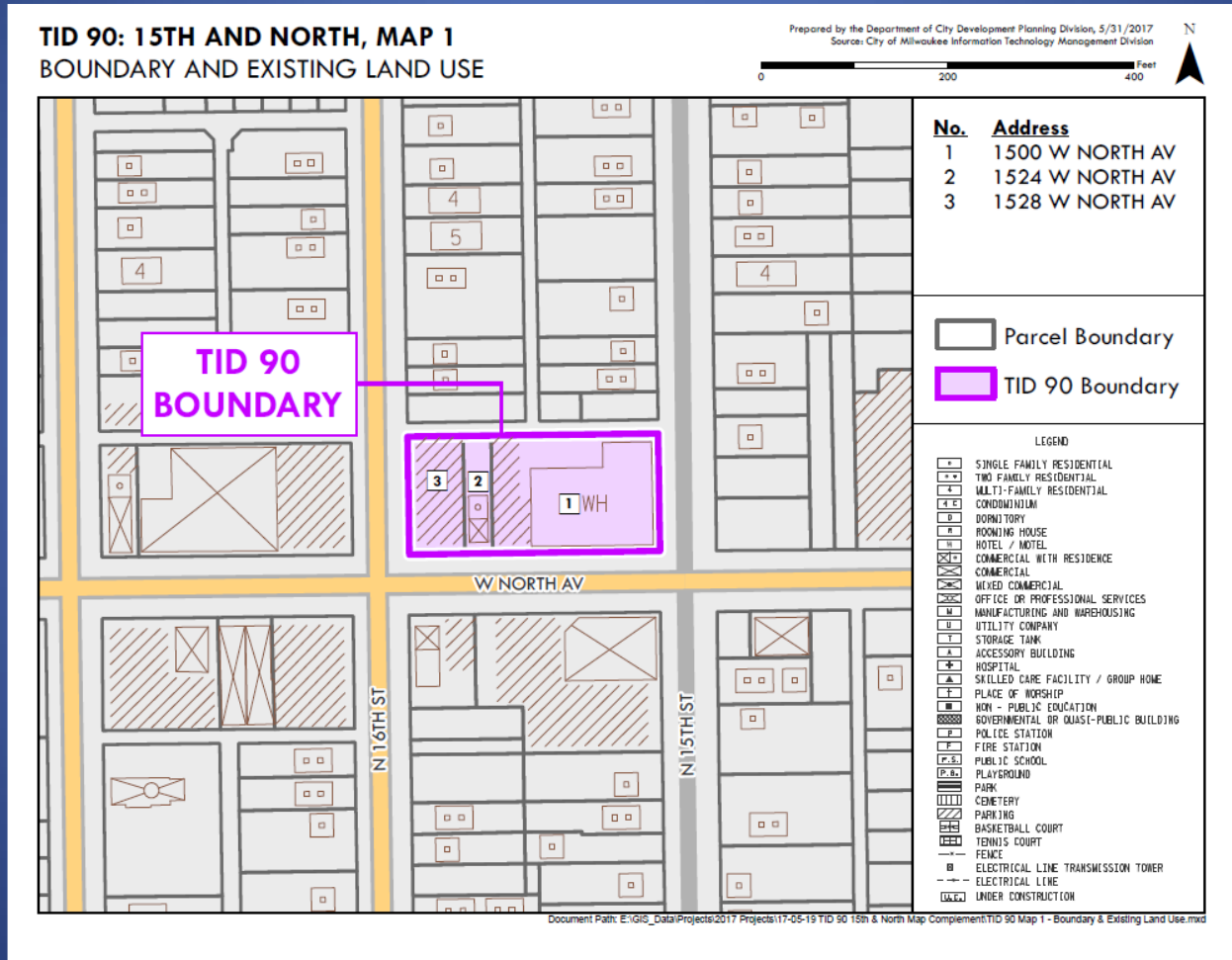
Lost a parking space due to transformer location

Maintained code required landscaping, but incorporated easy to maintain grass in certain areas.



DPD Set 07/29/2016

File #170425 – Approval of Project Plan and Creation of Tax Incremental District #90 – 15th and North



TID #90 – 15th and North



TID #90 – 15th and North

THE PROJECT:

- Adaptive Reuse of historic structure – renovation to historic standards
- New construction of adjacent mixed use building with 1,885 square feet of commercial space
- \$13.7 million investment
- 64 housing units, including 54 affordable to families with incomes under 60% of Area Median Income
- Financing includes low income and historic tax credits, owner equity, City HOME funds, deferred development fee, WHEDA financing

Recent Nearby Investment



Current Conditions



TID #90

- TID contribution of up to \$635,000
- Developer financed
- 4.5% interest, 20 year term
- SBE – 25%, RPP – 40%
- Facade easement

Legacy Lofts at the Blommer Ice Cream Factory



EVERGREEN
Real Estate Group

The Development Team

- ▶ Legacy Midwest Renewal Corporation
- ▶ Evergreen Real Estate Group
- ▶ Continuum Architects and Planners
- ▶ Greenfire Management Services
- ▶ HN Development
- ▶ Evergreen Real Estate Services

The Development

- ▶ 64 units of mixed-income housing:
15% market-rate (10), 85% affordable (54)
 - ▶ Depending on household size, incomes ranging from \$17,400 to \$46,920
 - ▶ Income Restricted Rents (after utility allowance) range from \$322 for a 1BR (30% AMI) unit to \$1,025 for a 4BR (60% AMI) unit, depending on income
- ▶ Mix of 1BR, 2BR, 3BR units and a 4 BR unit
- ▶ Approximately 1,600 sf of commercial space
- ▶ New Construction and Historic Rehabilitation
 - ▶ 38 units in existing Blommer building
 - ▶ 26 units in new construction building
- ▶ 16 WHEDA defined supportive housing units (30% AMI)
- ▶ MOU with Milwaukee County Veteran's Service Office

Amenities

- ▶ Community Room and Outdoor Patio
- ▶ On-site property management office
- ▶ Sustainability Measures
- ▶ Accessibility - Universal Design and Accessible Units
- ▶ Washer/Dryer in two- to four-bedroom units
- ▶ Dishwashers
- ▶ Bike Parking
- ▶ Proximity to bus line

Impacts

- ▶ Anticipate 80-90 construction jobs
- ▶ Final Development includes two permanent jobs for property management
- ▶ Meet SBE (25%) and Local Hiring RPP (40%) requirements
- ▶ HN Development (Larry and Sharon Adams) play a key role in construction and job outreach

Project Schedule

- ▶ Closing and Construction Starts - August 28, 2017
- ▶ Construction Completion - August 30, 2018
- ▶ Lease-Up Begins - Summer 2018
- ▶ Lease-Up Complete - Winter 2019

