



## JOHNSON PARK LOFTS

### Project Summary

**WR Role:**

Owner/Developer

**Owner:**

Johnson Park Lofts, LLC

**Location:**

1862 W. Fond Du Lac Av  
Milwaukee, WI 53205

**Project Type:**

Affordable Tax Credits  
Mixed-Use

**Residential:**

23 Affordable Units  
1 Market Rate Unit  
24 Total Units

18 two+ bdrm units  
6 three bdrm units

**Commercial:**

15,540 sf total

**Total Cost:**

Est. \$4.9 Million

**Total SF:**

Approx. 80,000 sf

**Proposed Features:**

- Large open -"loft-style" units ranging in size from 1,700sf to over 2,000 sf
- Interior storage lockers in each unit
- Private Balconies of each unit
- High Ceilings w/exposed ductwork
- Top Quality Finishes
- Open/Galley Kitchens
- Enclosed parking with Additional On-Site Surface Parking
- Shared Community Facilities
- Exercise Room
- On-site laundry
- On-site Management

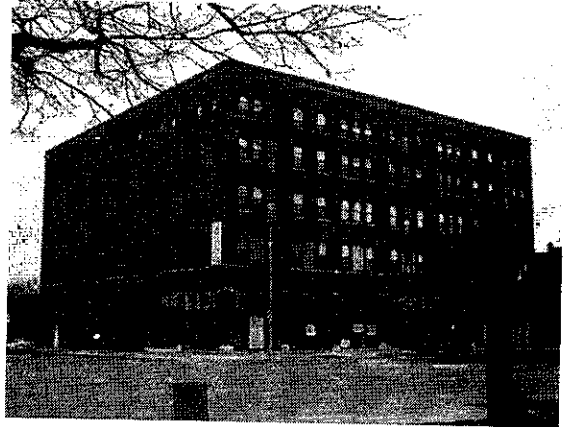
Johnson Park Lofts is a \$5 million adaptive re-use of the former St Vincent DePaul Bldg located at 19th and Fond Du Lac Ave. in Milwaukee, WI.

Wisconsin Redevelopment, LLC created 24 two and three bedrm apartment homes and an additional 15,000 sq. ft. of first floor retail space. The project includes indoor resident parking and private exterior balconies. Each unit utilizes a spacious loft style design as seen in other warehouse conversions within Milwaukee's Third Ward.

The Johnson Park Lofts was a catalytic development that is consistent with the Fond Du Lac and North Comprehensive Neighborhood Plan. It provides a housing type that currently is not available in the neighborhood and the development preserves a significant neighborhood building with a "signature" design that will serve as a gateway to the Fond Du Lac and North intersection. The blocked-in first floor storefront windows were reopened providing area residents a greater sense of security and visual interest.

Johnson Park Lofts was awarded 2004 WHEDA affordable housing tax credits. It utilizes traditional bank financing from JPMorgan/ Chase and corporate investment equity from the Richmond Group. A small financing gap was filled with a City of Milwaukee and Federal Home Loan Bank Grant.

JP Lofts had an immediate impact on the area tax base (the building was previously tax exempt) and provided a focal point for other neighborhood development activities.





## HISTORIC MANITOWOC PLACE

### Project Summary

**WR Role:**

Developer

**Owner:**

Manitowoc Place, LLC

**Location:**

204 N. 8th Street  
Manitowoc, WI 54220

**Project Type:**

Affordable Tax Credits  
Historic Tax Credits  
Mixed-Use

**Residential:**

33 Affordable Units  
17 two bedrooms  
16 one bedrooms

**Commercial:**

2 Units / 6,000 sf total

**Total Cost:**

Est. \$5.2 Million

**Total SF:**

Approx. 65,000 sf

**Proposed Features:**

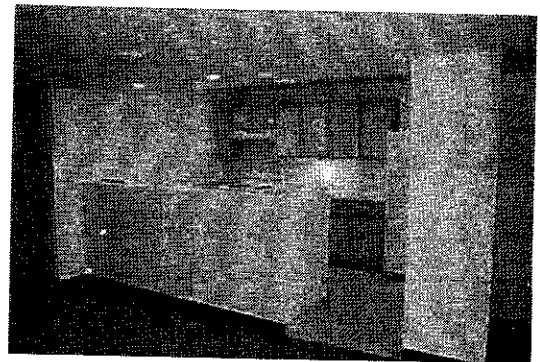
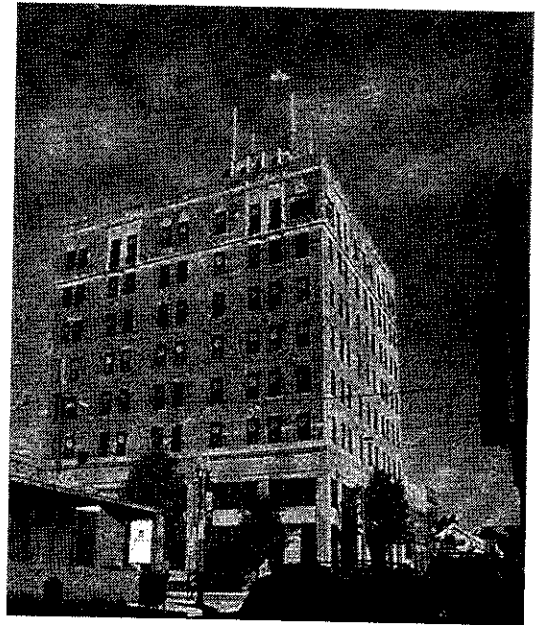
- Each unit is oriented to take advantage of the fabulous views of Lake Michigan, the River and the Downtown.
- Common Roof Deck
- Top Quality Finishes
- Restored Exterior Details
- Open/Galley Kitchens
- Interior Storage Lockers
- Interior Bike Storage
- On-Site Parking
- Party/Game Rooms
- Theater Room
- Exercise Room
- On-Site Laundry
- Secure Access with Intercom

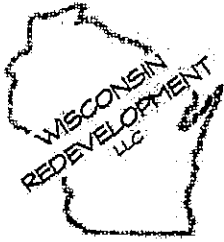
The Historic Manitowoc Place Apartments development is a \$5.2 million historic rehabilitation of a vacant and neglected 8-story building (the former Evergreen Inn) located in Downtown Manitowoc, Wisconsin. It is a very significant building since it is one of the tallest buildings in Manitowoc and can be seen from most parts of the city.

Historic Manitowoc Place proposes to provide a combination of one and two bedroom apartment units with affordable rents ranging from \$275 to \$495. A total of 33 apartments, plus one on-site manager's unit are being proposed for the second thru eighth floors. The two first floor commercial storefronts will also be renovated, providing opportunities for both quality housing and economic business development.

The development of this pivotal project will have a major impact in assisting the rebirth of Manitowoc's Downtown. Many new developments and existing assets in the Downtown are already in place or currently under way, some examples of these assets include:

- ♦ Lakefront Recreation Trail
- ♦ Farmer's Market
- ♦ Manitowoc Maritime Museum and Expansion
- ♦ Manitowoc Civic Center
- ♦ New City Library
- ♦ New City Hall
- ♦ County Courthouse and Offices
- ♦ New Restaurants
- ♦ The Manitowoc Marina
- ♦ The Lakefront YMCA
- ♦ Cinema Multi-plex
- ♦ A Vibrant Shopping and Business District with Antique Stores and Artist Galleries
- ♦ Multiple Churches & Schools
- ♦ Lake Michigan Ferry





# KING DRIVE COMMONS

## Project Summary

**WR Role:**  
Consultant

**Owner:**  
Martin Luther King  
Economic Development  
Corporation

**Location:**  
2774 N. Dr. Martin Luther  
King Jr. Drive  
Milwaukee, WI 53212

**Project Type:**  
Affordable Tax Credits  
Mixed-Use  
New Construction

**Residential:**  
18 Affordable Units  
18 two bdrm units

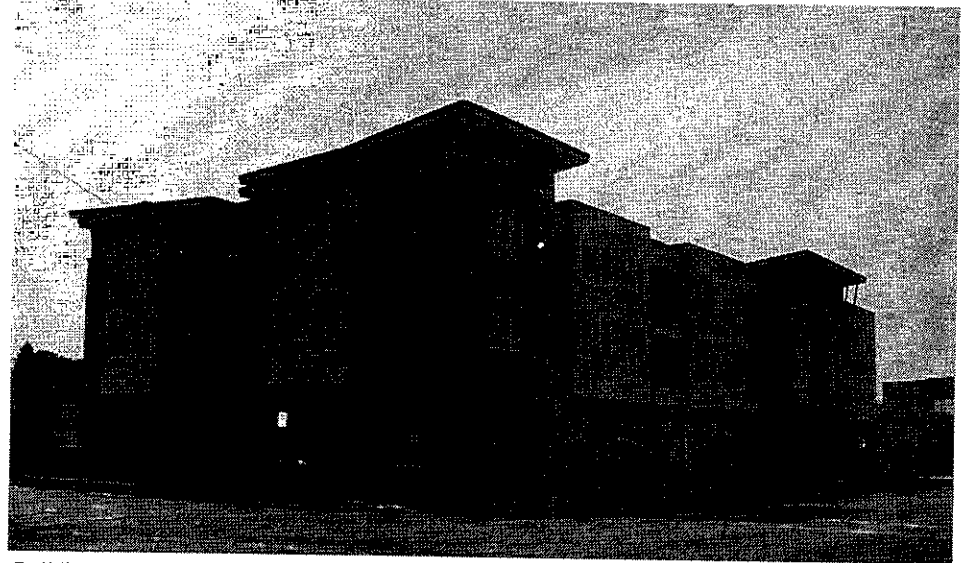
**Commercial:**  
2 Units / 6,000 sf total

**Total Cost:**  
Est. \$3.6 Million

**Total SF:**  
Approx. 37,000 sf

**Proposed Features:**

- Private balconies with each unit
- Secure interior parking
- Concrete, Steel and Masonry Construction
- Attractive Contemporary Design
- Top Quality Finishes
- Contextual Design
- Open/Galley Kitchens
- Additional On-Site Surface Parking
- On-site manager
- Exercise Room
- Community Room
- Secure Access Intercom and Video Cameras
- Private Storage Lockers



Building at corner of King Drive and Hadley St in Milwaukee, WI

The King Drive Commons Project consists of the construction of a new 3 story building located on the corner of Dr. Martin Luther King Jr. Drive and Hadley Street in Milwaukee, WI. The first floor consists of approximately 6,000 sf of retail storefront space with interior secure parking for the upper floor residential units tucked behind the storefront space. There is also additional exterior surface parking located behind the building.

The second and third floors of the building will hold eighteen two-bedroom units. Each unit will have its own private balcony and include upscale amenities, such as:

All appliances included

- Frost Free Refrigerator
- Self Cleaning Ovens
- Microwaves
- Dishwashers
- Garbage Disposals

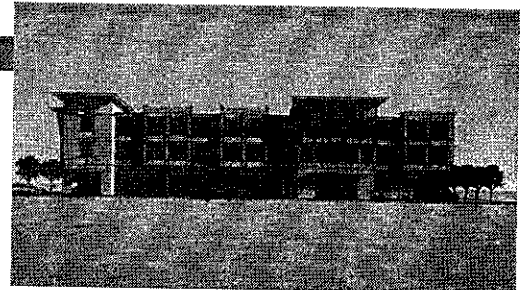
Central Air Conditioning

High Speed Cable ready

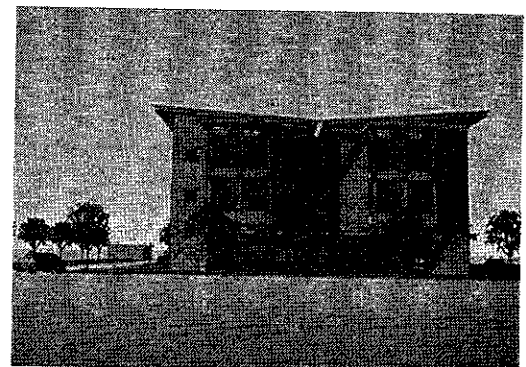
Mini-blinds

Ceramic Tile Kitchens and Baths

On-site laundry



West Elevation — King Drive Commons



North Elevation — King Drive Commons



## KING DRIVE COMMONS - PHASE II

### Project Summary

**WR Role:**

Consultant

**Owner:**

Martin Luther King  
Economic Development  
Corporation

**Location:**

Scattered Sites on/near  
2767 N. Dr. Martin Luther  
King Jr. Drive  
Milwaukee, WI 53212

**Project Type:**

Affordable Tax Credits  
Mixed-Use  
New Construction

**Residential:**

23 Affordable Units  
1 Manager's Unit  
24 Total Units

16 two+ bdrm units  
8 three bdrm units

**Non-Profit Space:**

1 Units / 2,200 sf total

**Total Cost:**

Est. \$4 Million

**Total SF:**

Approx. 42,000 sf

**Proposed Features:**

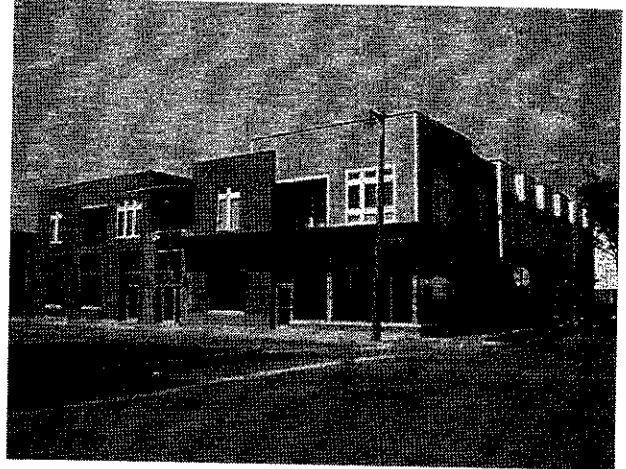
- Mixture of Townhouse and Single Family Home Styles
- Private entries with each unit
- Secure private garages
- Attractive Contextual Design
- Top Quality Finishes
- Open/Galley Kitchens
- Additional On-Site Surface Parking
- Shared Community Facilities with Phase I

The King Drive Commons II is the second phase of the residential portion of a comprehensive neighborhood revitalization project focused on the Harambee and Middle King Drive Neighborhoods, in an area roughly bounded by 1-43 on the west, 1st Street on the east, Center Street on the South and Locust Street on the North.

The second phase consists of one new building at the corner of Martin Luther King Drive and Hadley Street with nine 2-plus bedroom rowhouse style units and 2,200 sf of corner commercial space to be used by the Non-Profit Developer.

An additional 15 units of single family, duplex and townhouse style units were developed within a 2 block radius of this this corner on vacant in-fill lots. Each unit has its own private entry and private garages. After the 15 year tax credit compliance period is ended, the units will be offer to sale to the tenants for Home Ownership.

Phase III of this project is to follow with an additional 24 units of housing in a mixed-use building on King Drive.





# COLUMBIA SQUARE

## Project Summary

**WR Role:**  
Consultant

**Owner:**  
North Avenue Community Development Corp.

**Location:**  
3333 W. North Avenue  
Milwaukee, WI 53210

**Project Type:**  
Affordable Tax Credits  
Mixed-Use  
New Construction

**Residential:**  
22 Affordable Units  
20 two bdrm units  
2 two bdrm units

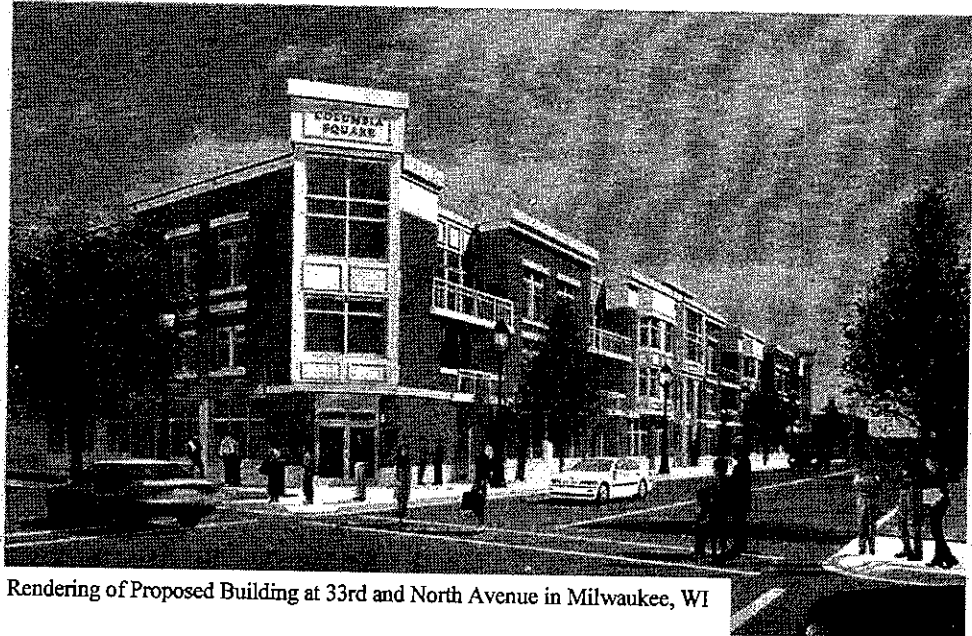
**Commercial:**  
2 Units / 6,000 sf total

**Total Cost:**  
Est. \$3.9 Million

**Total SF:**  
Approx. 44,000 sf

**Proposed Features:**

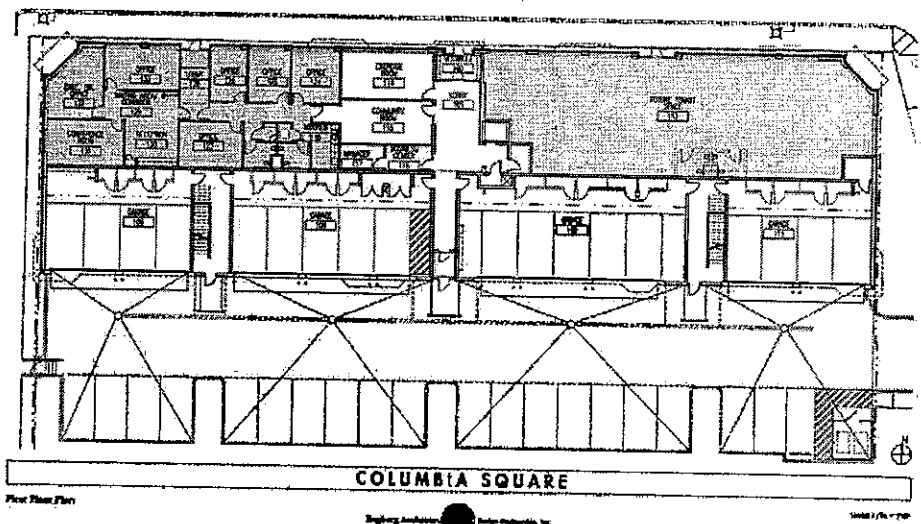
- Private balconies with each unit
- Secure interior parking
- Concrete and Masonry Construction
- Environmentally Friendly "Green Architecture" used in the design and construction of the project.
- Top Quality Finishes
- Contextual Historic Detailing
- Open/Galley Kitchens
- Additional On-Site Surface Parking
- Secure Access Intercom and Video Cameras
- Private Storage Lockers



Rendering of Proposed Building at 33rd and North Avenue in Milwaukee, WI

The Columbia Square Project consists of the construction of a new 3 story brick building using environmentally friendly "green architecture" located on the corner of 33rd and North Avenue in Milwaukee, WI. The first floor consists of approximately 6,000 sf of retail storefront space with interior secure parking for the upper floor residential units tucked behind the storefront space. There is also additional exterior surface parking located behind the building..

The second and third floors of the building will hold twenty-two, one and two bedroom units. Each unit will have its own private balcony, and include upscale amenities.



First Floor and Site Plan—Columbia Square



## HISTORIC HOLTON STREET LOFTS

### Project Summary

**WR Role:**  
Development Manager

**Owner:**  
Matyas Building, LLC

**Location:**  
Milwaukee, WI

**Project Type:**  
Mixed-Use

**Residential:**  
9 Units

**Commercial:**  
1,300 sf

**Total Cost:**  
\$1.3 Million

**Total SF:**  
13,000

**Features:**

- Seven multi-level, 2-bedroom apartment units with interior staircases and skylights
- Two ground floor fully accessible units
- Loft Style Layouts
- High Ceilings
- Exposed Wood Beams and Joists
- Exposed Brick Interior Walls
- Upgraded Finishes
- Large Operable Windows
- Balconies on upper units with glass doors
- All units southern facing
- Exceptional Downtown Views
- On-site parking
- Each unit has its own gas-forced air furnace and hot water heater and central Air Conditioning.

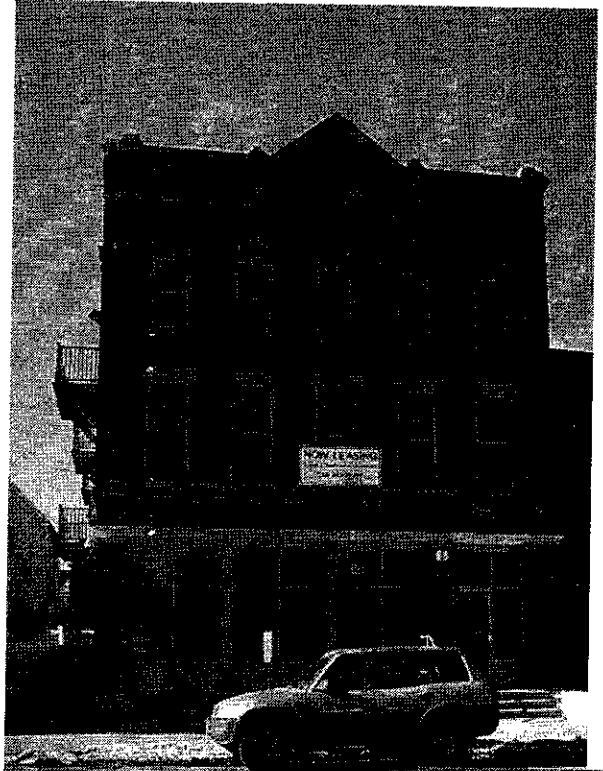
The Historic Holton Street Loft project consists of the complete renovation of a long vacant and pivotal building on Holton Street in Milwaukee Wisconsin by utilizing affordable housing tax credits, HOME funds from the City of Milwaukee and other subsidy sources.

A total of nine apartments and 1,300 sf of storefront space was developed in an existing three story building which was purchased from the city of Milwaukee after a tax foreclosure.

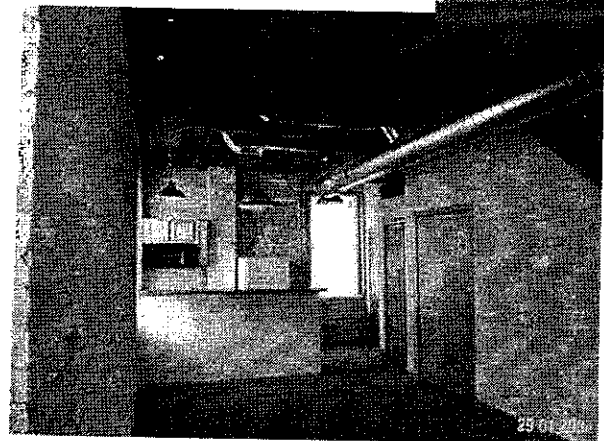
All apartments are large and spacious. Seven units are two-story units, with living, kitchen and dining on the lower floor and bedroom/office/den on the upper level loft overlooking downtown. These seven units will be accessed from common lobbies in the first floor and a common corridor on the second floor. Two units are first floor ADA accessible units at the back of the building, behind the storefront space.

The storefront was restored to historical standards and used as office space to provide community services to residents of the building and other low-income residents of the surrounding area. The basement has approximately 10' high ceilings and will be utilized for community/meeting rooms, laundry, and storage.

Ten on-site parking spaces are also included.



Holton Street Lofts  
2443-45 N. Holton St.





# KING HEIGHTS APARTMENTS

## Project Summary

**WR Role:**  
Development Manager  
as Employee of  
Owner's Representative

**Owner:**  
YW Housing, Inc  
YWCA of Greater  
Milwaukee

**Location:**  
Milwaukee, WI

**Project Type:**  
Affordable Tax Credits  
Historic Tax Credits  
Mixed-Income/Mixed-Use

**Residential:**  
23 Units  
9 Market Rate  
14 Affordable Units

**Commercial:**  
4 Units / 4,000 sf total

**Total Cost:**  
\$2.9 Million

**Total SF:**  
24,000 sf

- Features:**
- Downtown Views
  - Common Roof Deck
  - Individual Porches
  - High Ceilings
  - Grand Central Stair and Skylight
  - Upgraded Finishes
  - Copper Turret
  - Restored Exterior Details
  - French Doors with Transoms to Den/2nd bedroom
  - Open/Galley Kitchens
  - 8' tall bronze statue of Dr. Martin Luther King, Jr.

The King Heights Apartments development was the \$2.9 million historic rehabilitation of two severely neglected and vacant buildings (the Hausmann Building and the Schoerer Building) located on the near north sided of Milwaukee, approximately one mile north of downtown. It is a significant location since it links Milwaukee's central city to its downtown area.

King Heights provides a combination of 23 affordable and market rate residential units and with the re-opening of four first floor commercial storefronts, providing opportunities for both quality housing and economic business development.

An 8 foot tall bronze statue of Dr. Martin Luther King, Jr. was commissioned for the site and placed on Dr. Martin Luther King Drive in front of the building. This statue helped to raise money to cover construction development gaps in the project. Today bus loads of school children can be seen stopping by the statue for glimpse back into social as well as architectural history.

The development of this pivotal project had a major impact on the rebirth of Milwaukee's Historic Brewer's Hill neighborhood. At the time of the development, vacant lots and buildings could be found all over this neighborhood. Within 5 years new condominiums selling in excess of \$400,000 were being developed within view of this beautifully restored building.





# WAICO/YMCA CENTRAL CITY HOUSING INITIATIVE II

## Project Summary

**WR Role:**  
Employee of Owner/  
Developer

**Owner:**  
North Central YMCA

**Location:**  
Scattered Sites  
Milwaukee, WI 53205

**Project Type:**  
Affordable Gut-Rehab  
Single Family Homes  
And Duplexes

**Residential:**  
40 total units

Acquisition  
Rehabilitation  
Resale  
Remodels for Current  
Low-income Owner -  
Occupants

**Project Area:**  
North Ave to Locust  
Teutonia to 20th St.

**Proposed Features:**

- Custom Remodeled Homes to meet needs of individual buyers
- New Plumbing, Electrical and Mechanical Systems
- New Energy Efficiency Components
- New long life exterior systems
- Restoration of exterior Architectural Details
- No Income limits on Buyers
- Downpayment Grants
- Homebuyer Counseling
- Community Organizing

As an employee of the North Central Branch of the YMCA of Metropolitan Milwaukee, Todd Hutchison was the Director of the WAICO/YMCA Central City Housing Initiative from 1993 to 1995 the first two years of the initiative.

The Initiative completely remodeled 40 units of housing in a concentrated target area on Milwaukee's Northside. The Initiative was multi-pronged focusing on remodeling vacant homes and selling to new owner occupants, providing life-safety remodeling for existing owner occupants in the neighborhood, providing Home Buyer Counseling and Community Organizing.

The Initiative was unique in that it allowed potential homebuyers to select vacant homes in advance and customize the remodelings to meet their individual needs and tastes.



Todd Hutchison (left) and a group of people purchased a home at 2528 N. 17th Street, and it was displayed in the Tour of Homes, sponsored by Security Bank and Select Milwaukee Homes, June 11. Pictured (front row, from left) Billie Brophy, City of Milwaukee; Thompson, Congressman Tom Barrett and Alderman Fred Gothen. Security Bank officials are pictured on the porch. Photo by Kim A. Robinson.

*News clipping of First Homebuyer*



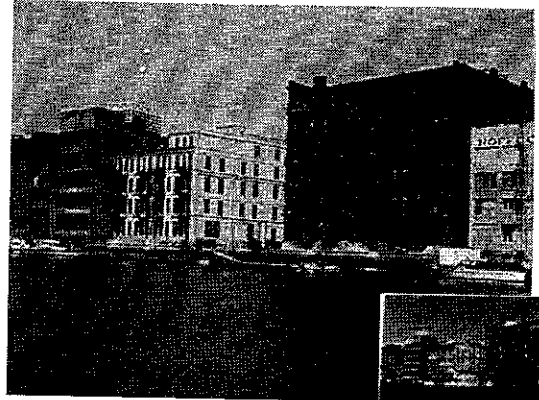
*Newly remodeled single-family home.*





## RIVERWALK PLAZA CONDOMINIUM

Riverwalk Plaza was the adaptive reuse of two pivotal, yet deteriorating, historic buildings along the Milwaukee River.



### Project Summary

**WR Role:**  
Development Manager  
as Employee of Owner.

**Owner:**  
Firststar CIC

**Location:**  
Milwaukee, WI

**Project Type:**  
Mixed-Use

**Residential:**  
79 Units

**Commercial:**  
2 Units

**Total Cost:**  
\$12.4 Million

**Total SF:**  
132,000

**Features:**

- Loft Style Layouts
- Custom Interiors
- High Ceilings
- Exposed Wood Beams and Joists
- Sandblasted Brick Interior Walls
- Upgraded Finishes
- Large Operable Windows
- Steel Balcones with full glass doors
- Fireplaces
- Penthouse Units
- Exceptional River/Downtown Views
- Riverwalk
- Boat slips
- Underground Parking

The two buildings were underutilized and abandoned warehouses in the Historic Third Ward District, just south of Milwaukee's Downtown and just west of the Summerfest grounds.

The warehouse buildings were converted to 79 loft style residential condominium units and 2 commercial storefront condominium units.

The individual customizing options that Riverwalk Plaza offered allowed a wide-range of individuals the ability to purchase units within their respective budgets without compromise to the development's overall quality.

Standard unit prices ranged from \$65,000 to \$225,000. By upgrading or combining units, total packages exceeded \$350,000 in some units.

A new Riverwalk and 13 boat slips were added along the back side of the building. Heated, underground parking was also provided.

