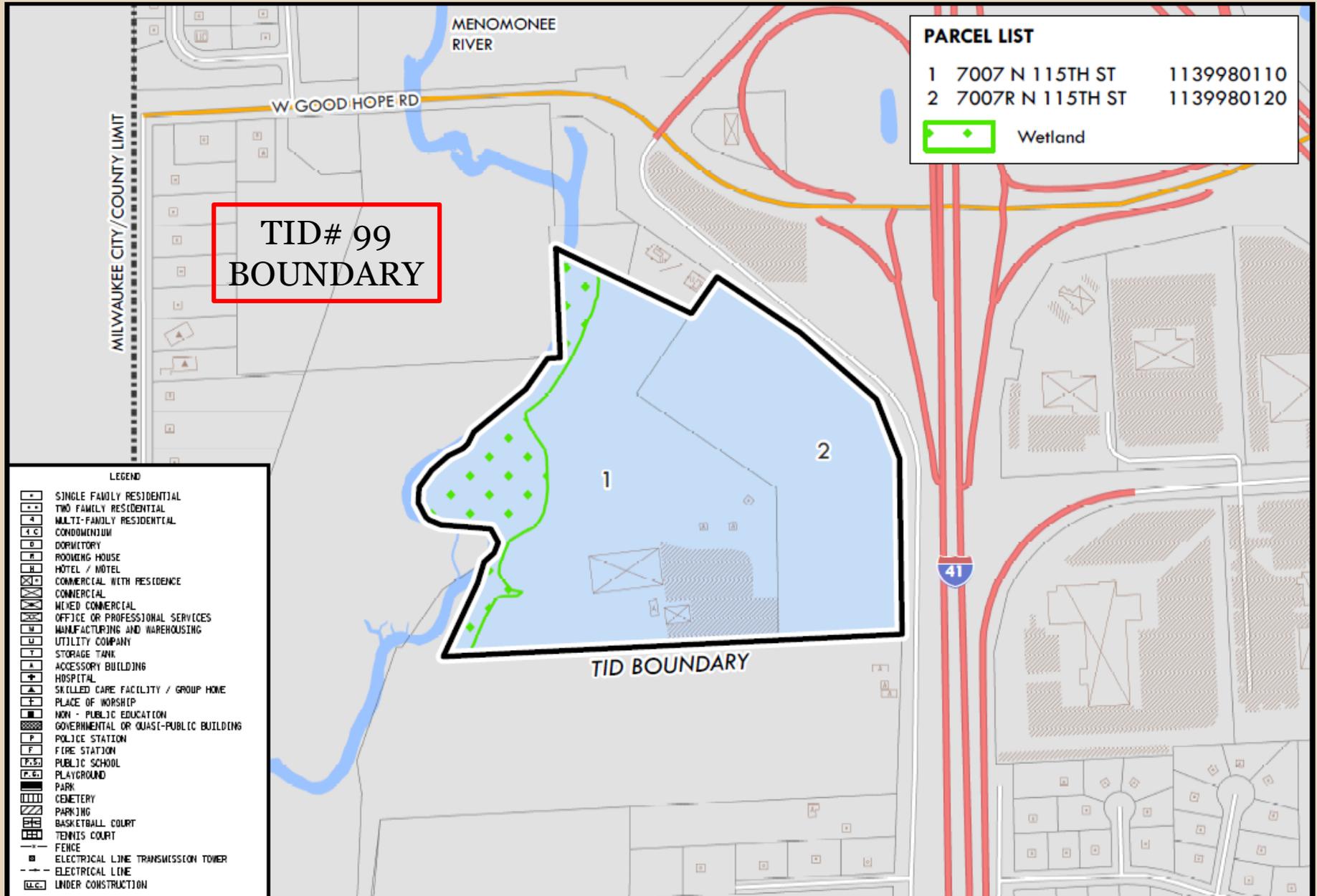


# TID #99-Joy Farms



# Tax Incremental District #99-Joy Farms



**TID# 99  
BOUNDARY**

PARCEL LIST		
1	7007 N 115TH ST	1139980110
2	7007R N 115TH ST	1139980120

 Wetland

LEGEND	
	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

# **WESTERN**

BUILDING PRODUCTS

## **ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE MEETING**

**July 23, 2019**

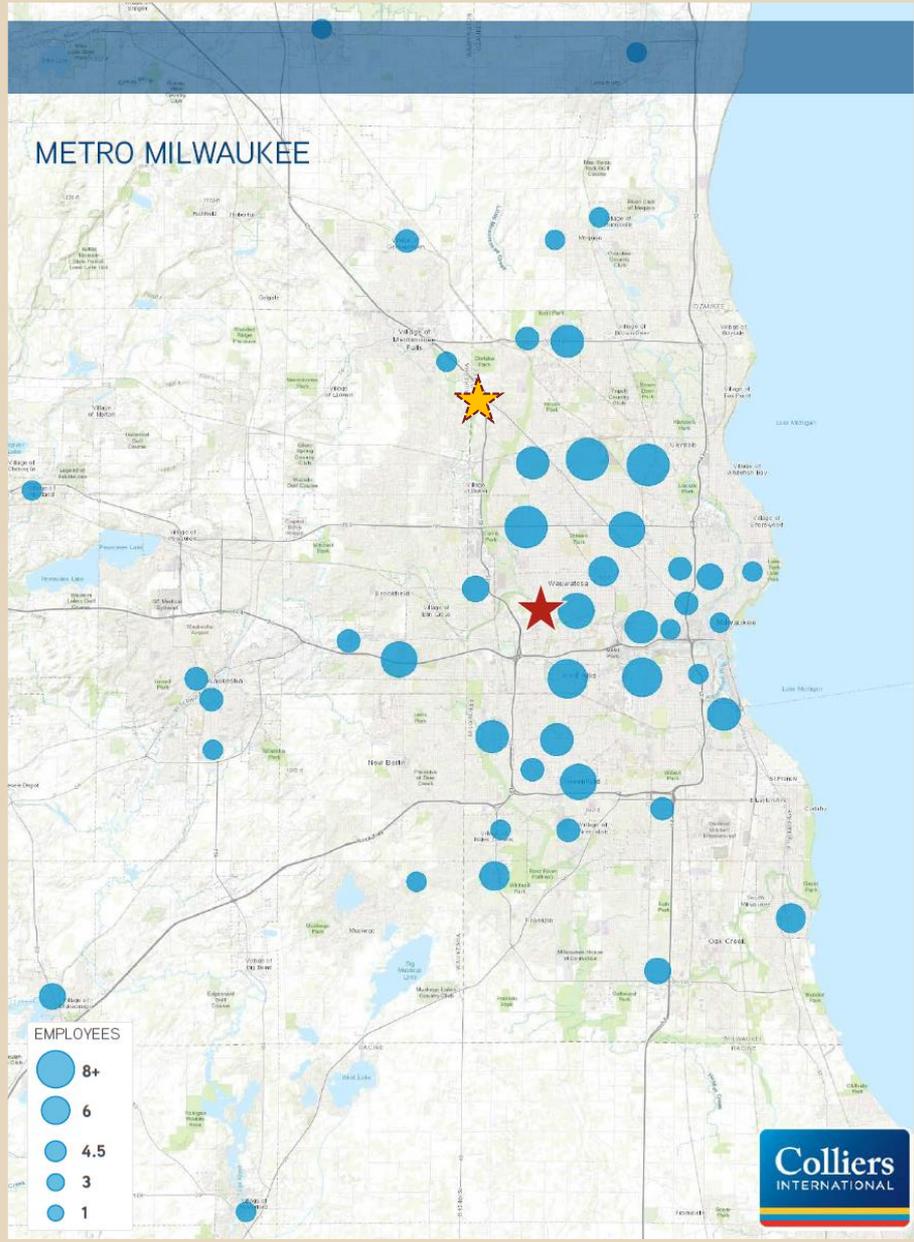


# Western Building Products



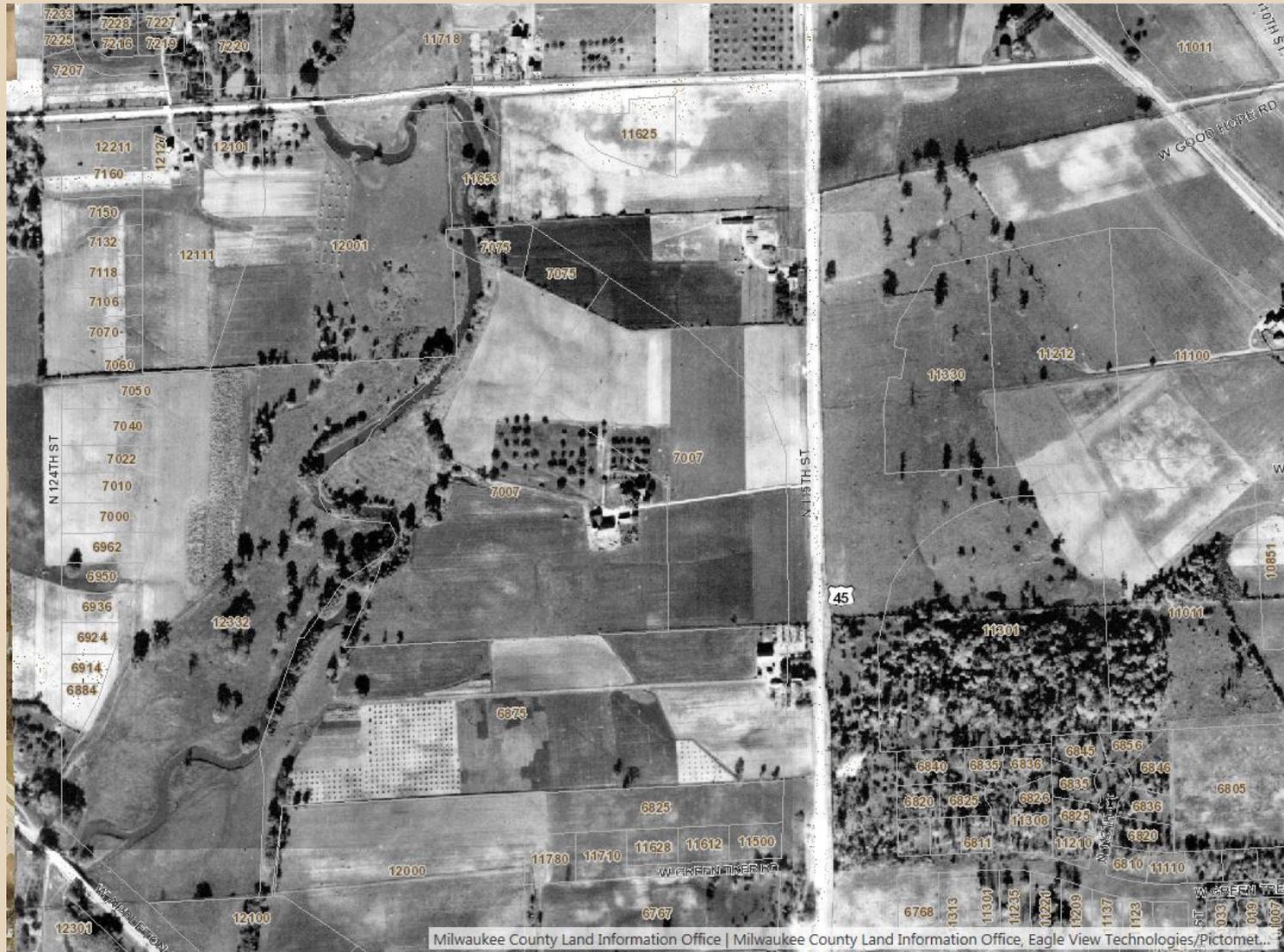
- **Distributor of Millwork Products**
  - Value added distributor of moldings, stair parts, windows, columns, and an extensive offering of interior, and fire-rated doors, available in a variety of designs and wood species, with the option of unfinished, prefinished or painted finish
  - Products to the construction, commercial and remodeling markets
- **Currently operating since 1946 in Wauwatosa**
  - Employee-Owned Company
  - 200 employees
  - Plan to grow by an additional 25-30 employees

# METRO MILWAUKEE





# Joy Farms 1928



# Joy Farms 1970



# View Looking North



# View Looking North



**WESTERN BUILDING PRODUCTS - AERIAL VIEW LOOKING NORTHWEST**



# View Looking South



# View Looking South



*WESTERN BUILDING PRODUCTS – AERIAL VIEW LOOKING SOUTH*





# Proposed Western Building Products Headquarters



© 2013 WBP



# TID #99 – Joy Farms



- **THE DEVELOPMENT:**

- Construction of a +325,000 warehouse and office building on a underutilized 28 acre site
- \$18 million project budget
- Developer-Wes Land II, LLC
- Closing – Summer of 2019/Construction Completion – First Quarter 2021

# TID #99 - Joy Farms



## THE PROJECT:

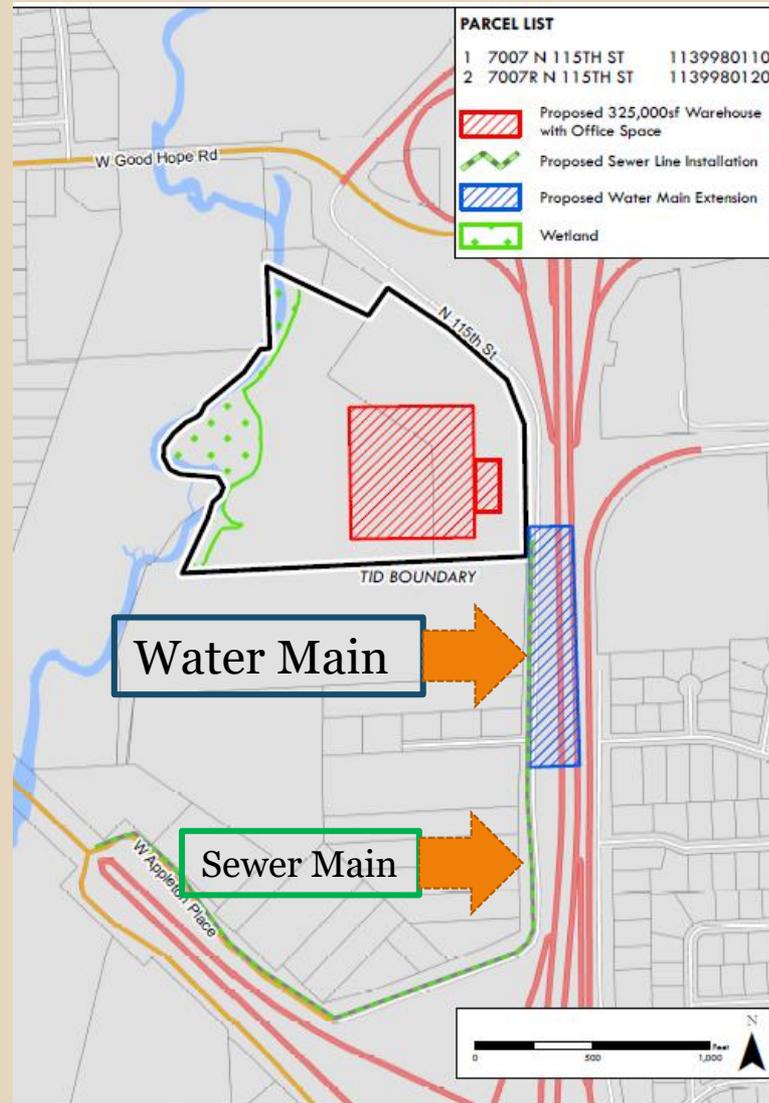
- Consistent with the recommendations of the 2008 Northwest Side Plan – supporting the continued growth of industrial uses on vacant and underutilized parcels
- Attracting modern industrial uses to the area that provide family supporting jobs for residents of the Northwest Side
- Relocating 200 jobs to Milwaukee from Wauwatosa

# TID #99-Joy Farms



- **THE PROJECT:**
  - Construction & Installation-913 linear feet of City Water Main
  - Construction & Installation-4,250 linear feet of City Sewer Main

# Infrastructure Improvements



# TID #99 - Joy Farms



- TIF contribution of up to \$2,450,000
- Developer Financed
- 5.5% interest, 14 year term
- SBE – 25%, RPP – 40%
- Pilot Agreement

# TID #99 Joy Farms



Questions?