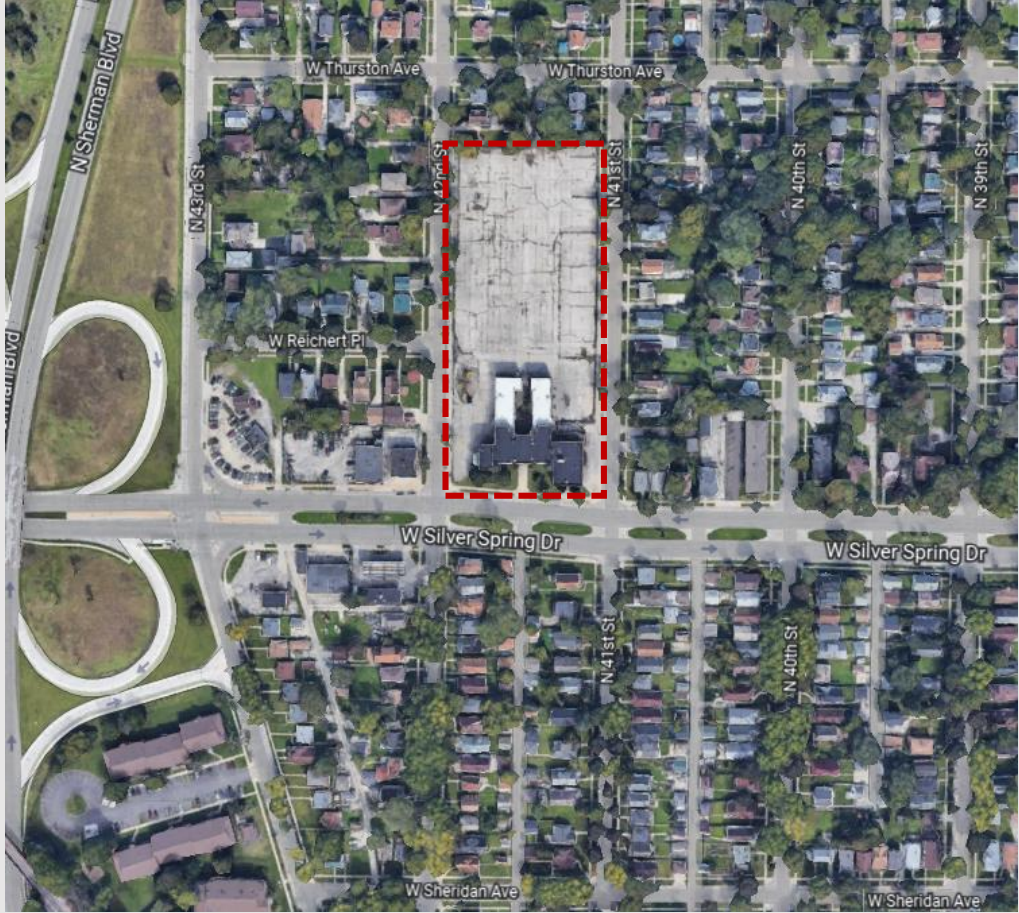
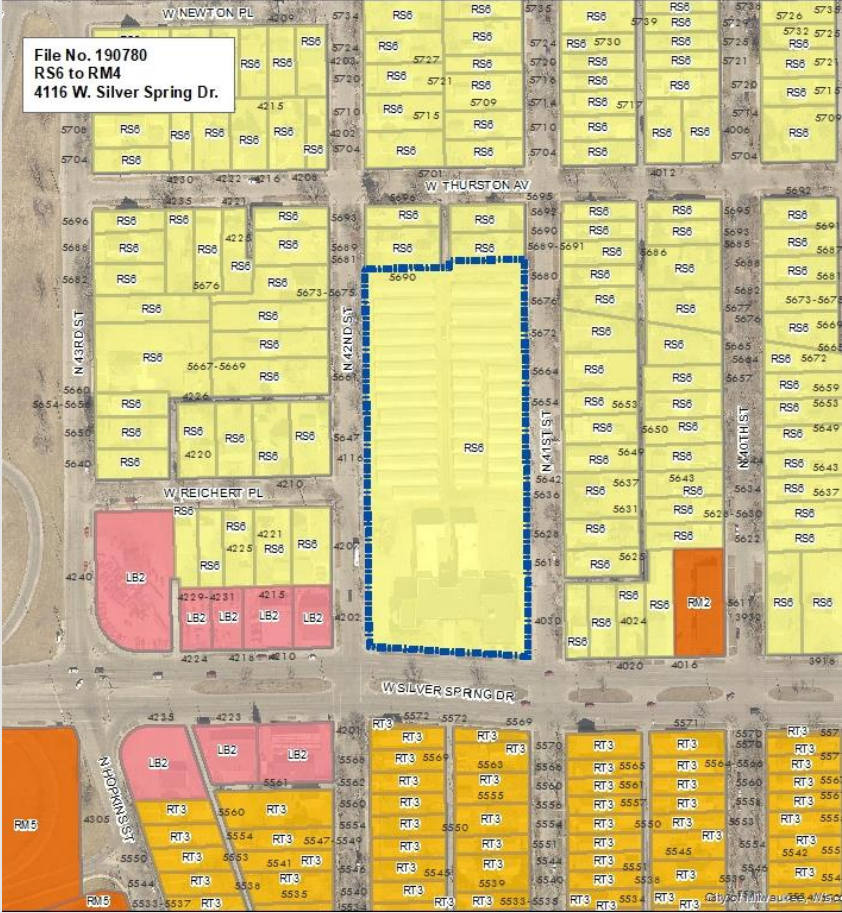


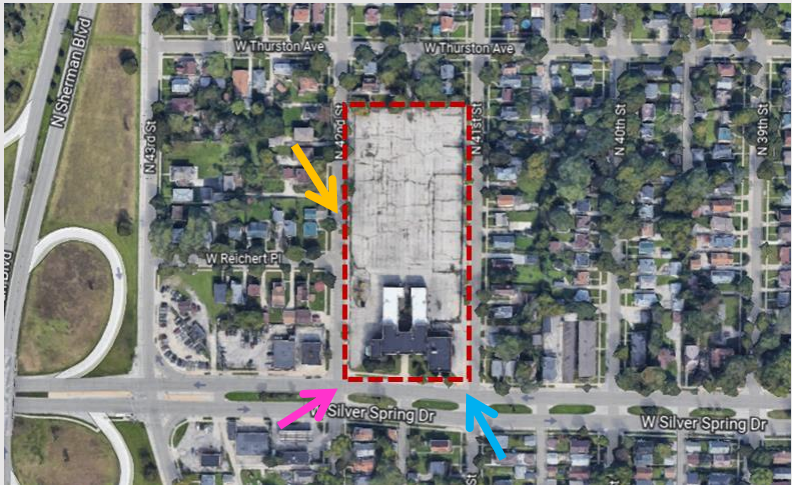
File No. 190780. A substitute ordinance relating to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM4, for the former Carleton School site located at 4116 West Silver Spring Drive, on the north side of West Silver Spring Drive between North 41st Street and North 42nd Street, in the 1st Aldermanic District.



File No. 190780. Site context.



View from N 42<sup>nd</sup> St looking southeast



View from Silver Spring looking northeast



View from Silver Spring looking northwest



## Northwest Side Area Plan

- The Plan calls for ensuring that new residential development blends with the existing scale of the neighborhood and promotes conservation of existing structures rather than demolition.
- Encourages new taxable uses over non-taxable uses at civic and institutional facilities.
- This rezoning is consistent with the Northwest Side Plan.

# Historic Patterson Place

Formerly Known As  
Carlton Grade School  
4116 W Silver Spring



*Mr. Patterson was one of a handful of African Americans after World War II that built new bungalow and Cape Cod grass roots homes in this area, standing up to these discrimination efforts. There were overt political and private sector discrimination efforts such redlining, restrictive covenants, zoning, and moves to increase neighborhood lot sizes.*

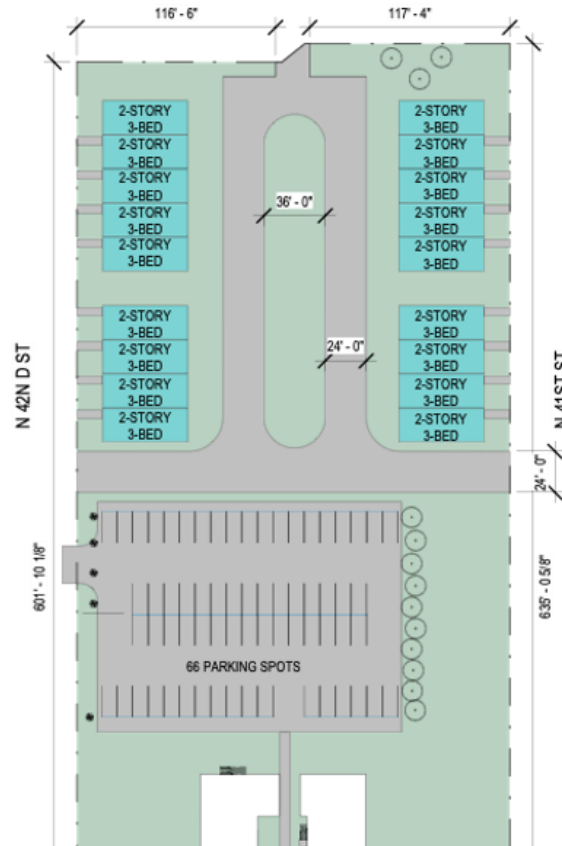


# **HISTORIC PATTERSON PLACE**

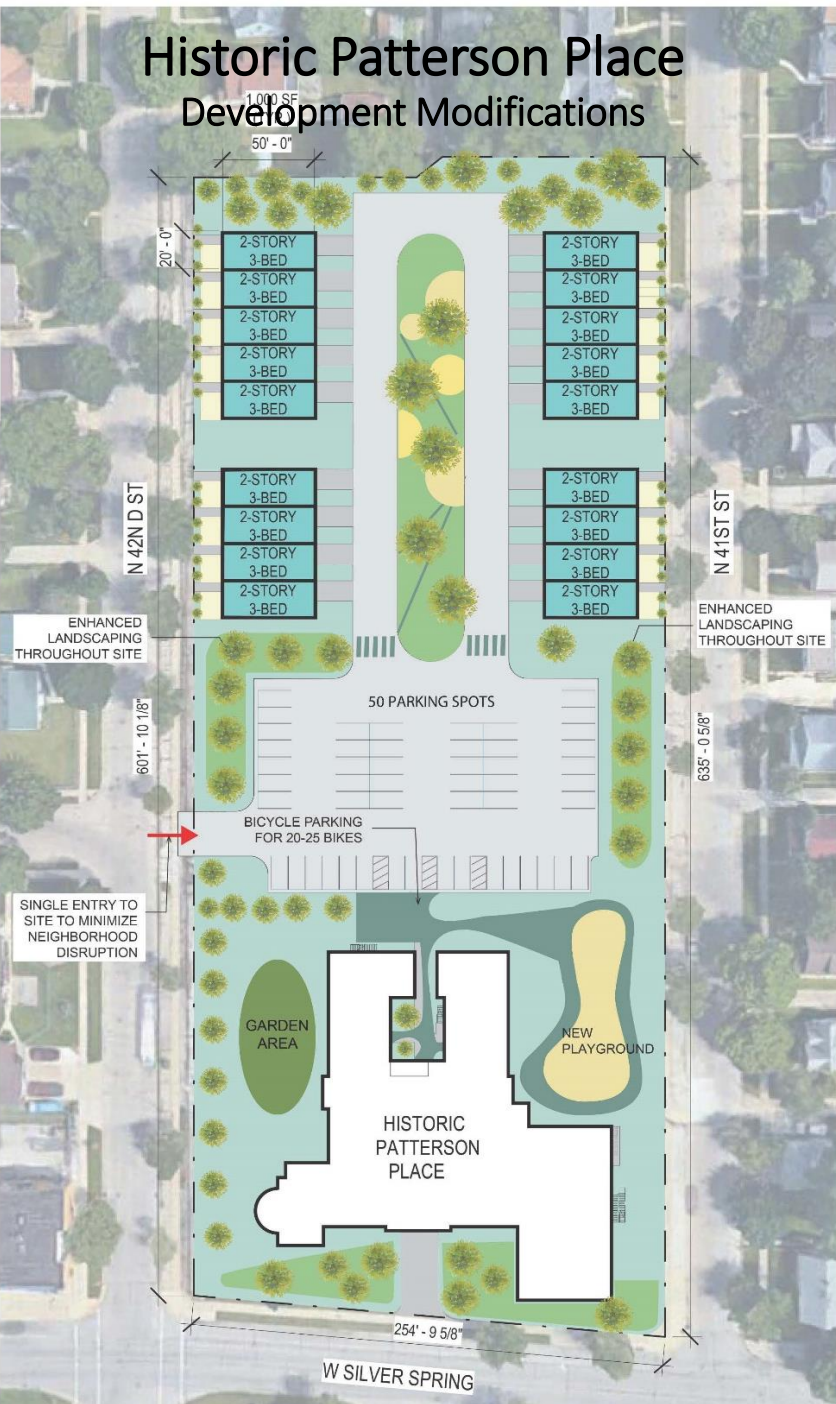
## **PROJECT DEVELOPMENT OVERVIEW**

1. A \$18 million development consisting of 48 housing units (30 historic apartments and 18 adjoining townhomes) that include market rate and affordable homes.
2. The renovation of the historic, vacant and deteriorating Carleton Grade School will utilize federal and state historic tax credits, which require adhering to Department of Interior guidelines. These historic tax credits will generate private sector equity investment dollars needed to renovate the existing school building into 30 unique historic housing units and the adjoining community space.
3. Provide 18 new townhome designs consisting of three-bedroom units all with attached parking and two bathrooms with a rent-to-own component.
4. Seeking a community service tenant, that benefits both the surrounding neighborhood and the Historic Patterson Place residents, to occupy the 4000 square foot former school gymnasium.
5. The National Equity Fund (NEF) has provided a letter of strong investment interest and support. NEF was a past investor on several of our team's past developments. Create exceptional living and community spaces that are offered for both residents and the surrounding neighborhoods similar to other developments shown later in this presentation.
6. Provide exceptional and responsive onsite property management.
7. Create employment opportunities focusing on hiring a central city workforce (such as Welford Sanders Historic Lofts that met and exceeded city requirements).
8. Maximize the use of sustainable and energy efficient features where possible.
9. Put this tax-exempt property onto the City of Milwaukee tax roll.
10. Once construction starts this will be a 9-month process.

# Site plan options that did not work



# Historic Patterson Place Development Modifications



Several modifications to the site plan are to be made based on city of Milwaukee staff comments, utilizing and following the approved Northwest Side area plan, together with community neighborhood input and suggestions.

1. **Reduced parking** with enhanced landscaping. Parking lot reduced to 41 cars.
2. Eliminate multiple entries and **have one entry** into the site for all vehicle parking from **Reichert Street** which will minimize neighborhood disruption with a single curb cut.
3. **Enhanced landscaping** throughout.
4. Onsite bicycle parking for 20-25 bikes.
5. **Green Infrastructure and Stormwater Plans** will be provided.
6. Garbage and recycling locations hidden behind the house areas.
7. Residents have access to **garden areas**.
8. **Playground area** will be provided for residents and community.
9. Every townhome will have one **interior parking** spot, and one **exterior spot** in their driveway.
10. Based on community input the number of townhome units were **reduced from 32 to 18 homes**.
11. A total of 48 residential units, of which 18 are **rent-to-own** townhomes with designs to be consistent with neighboring architecture.

\* = ACCESSIBLE BY ELEVATOR

	1-BED	2-BED	TOTAL
LEVEL 01	2	7	9
LEVEL 02	4	7	11
LEVEL 03	2	8	10
TOTAL	8	22	30

PARKING COUNT	50
---------------	----

TH	TOTAL
18	18

# Historic Patterson Place

## Proposed School Building Modifications

1. The renovation of this former school building will follow Department of Interior guidelines required to secure federal and state historic tax credits.
2. The building has an Art Deco influence. These features will be maintained and highlighted.
3. Significant public spaces such as hallways and classrooms will retain their historic features.
4. The 4000 square foot former gymnasium will be a community space that will benefit the immediate development and surrounding neighborhood.
5. The four additions that this school experienced from 1917 through 1942 lead to significant accessibility issues that were creatively resolved with courtyard modifications. This included a double door elevator with five stops in this three-story building to provide visitable accessibility for all units at a non-typical and additional financial cost.
6. The renovated building will include 22 two-bedroom units and 8 one-bedroom units.
7. There will be an onsite management office/apartment, onsite resident storage and a laundry room.
8. There will be enhanced security features throughout the development including video cameras and recording devices inside and outside the building..







**OPTION 2 - FRONT ELEVATION**  
(1/8" = 1' - 0")

Proposed Rental Income  
48 Total Units

Townhomes	Square feet	Median Income	Proposed rent	other
3- 3 bedroom	1500	60%	\$1150	Rent to Own
7-3 bedroom	1500	50%	\$930	Rent to Own
8-3-bedroom	1500	Market Rate	\$1500	Rent to Own
<b>18 Total</b>				
Historic Apartments	Square feet	Median Income	Proposed Rent	Other
3-2 bedroom	906	30%	\$425	
11-2 bedroom	906	50%	\$805	
8-2 bedroom	906	60%	\$1147	
7-1 bedroom	306	30%	\$476	
1-1 bedroom	800	On Site Manager	\$1000	
<b>30 Total</b>				

Typical job categories held by renters in this proposed income range include retail, municipal employees, service sector, education, bus drivers, construction workers