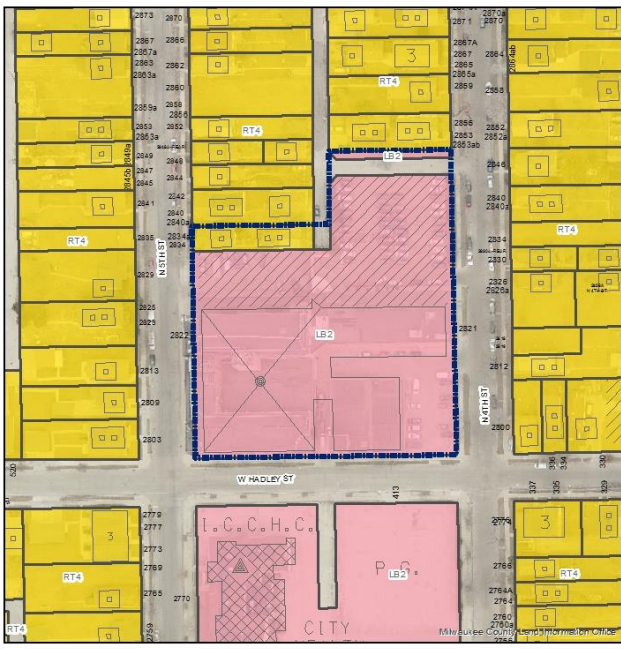


File No. 170601. A substitute ordinance relating to the change in zoning from Local Business, LB2, to a Detailed Planned Development known as Welford Sanders Lofts for the site located at 2801-2821 North 4th Street and 2834 North 5th Street, on the north side of Hadley Street, west of North 4th Street, in the 6th Aldermanic District.



File No. 170601  
 LB2 and RT4 to DPD  
 Welford Sanders Lofts  
 October 2017

**Legend**

**Zoning Change Boundary**

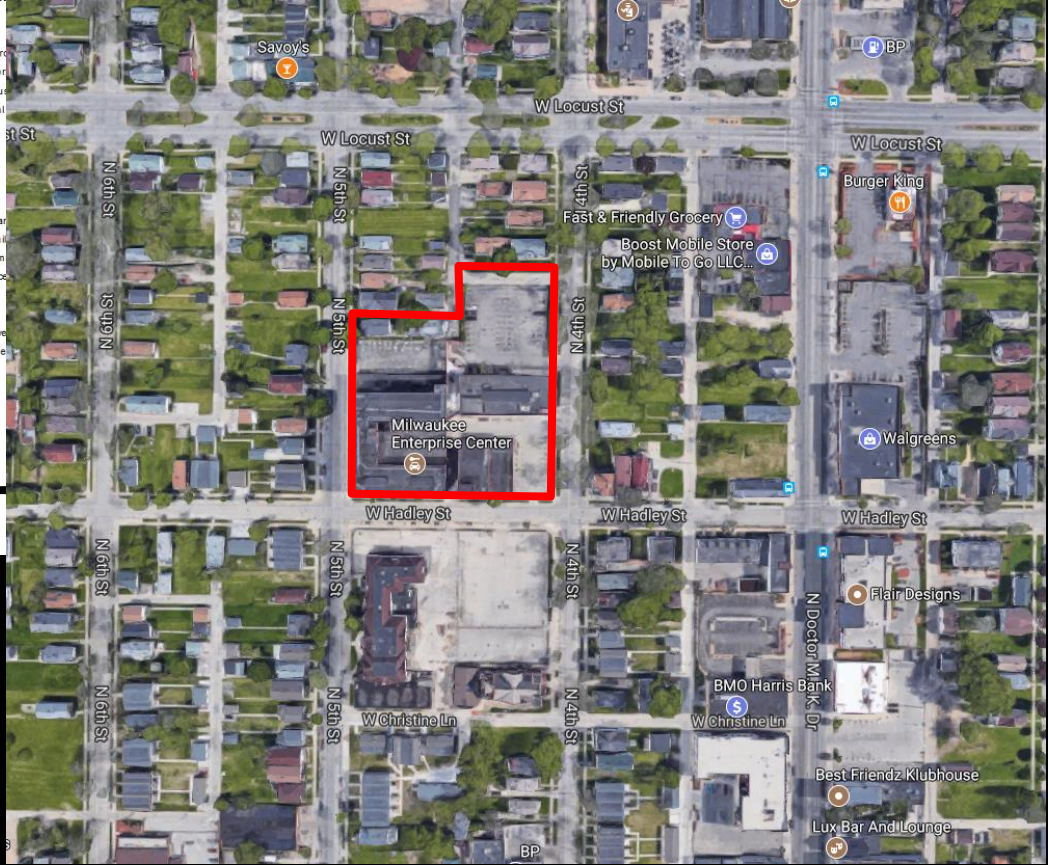
**Zoning**

**MAPCODE**

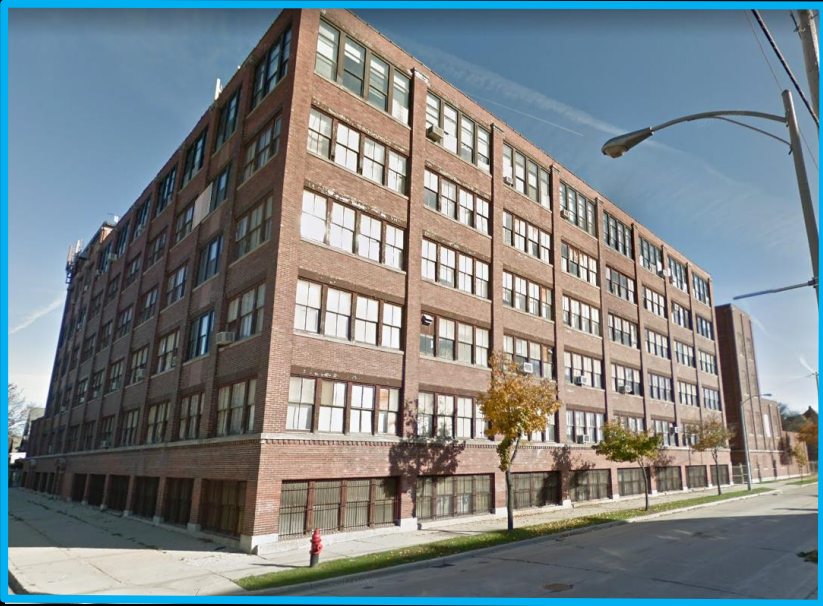
- Commercial - Commercial
- Commercial - Neighborhood
- Commercial - Local Business
- Commercial - Regional
- Downtown
- Industrial - Office
- Industrial - Light
- Industrial - Mixed
- Industrial - Heavy
- Residential - Single Family
- Residential - Two Family
- Residential - Multi-Family
- Residential - Residence
- Special - Parks
- Special - Institutional
- Special - Planned Development
- Special - Redevelopment

N

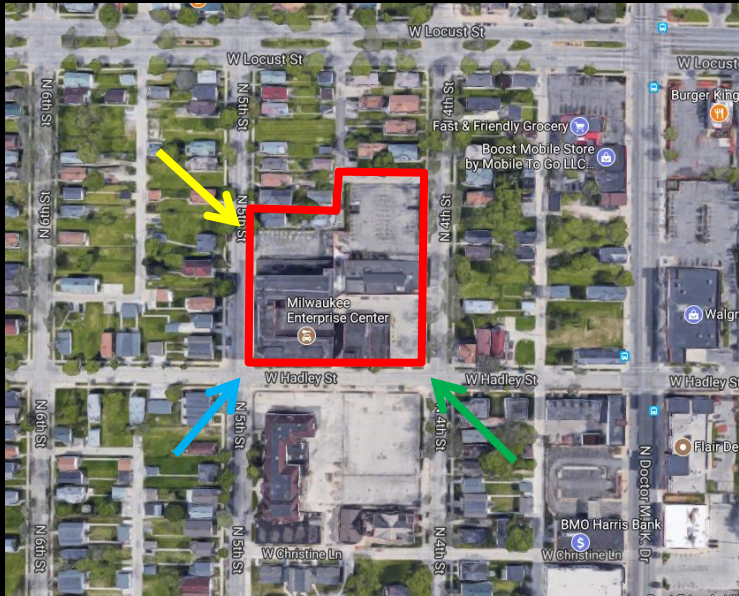
0 125



File No. 170601. Site Context Photos.



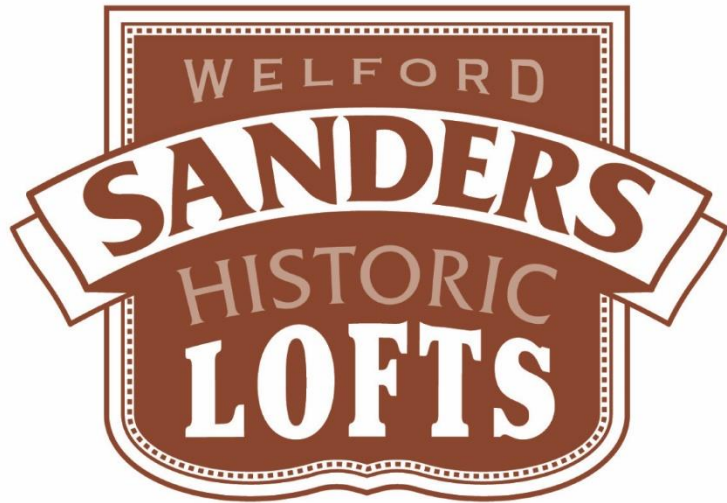
View from North 5th Street and West Hadley Street



View from North 4th Street and West Hadley Street



View from North 4th Street and West Hadley Street



Welford Sanders Historic Loft apartments combined with the adjoining Welford Sanders Enterprise Center, an onsite job center that addresses barriers to employment and provides housing residents walk to work opportunities

# CONSTRUCTION COMMENCEMENT

- FEBRUARY, 2017 -

## WELFORD SANDERS HISTORIC LOFTS



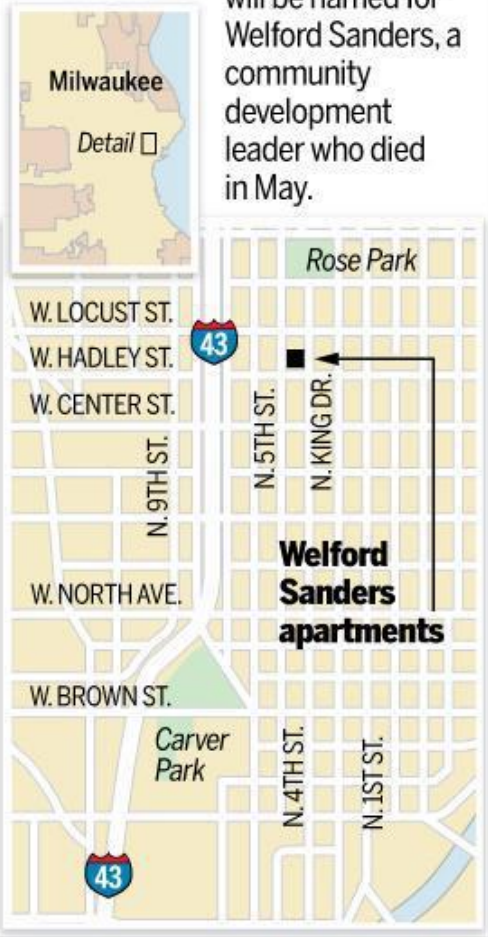
### PROJECT PARTICIPANTS

Martin Luther King Economic Development Corp. • Wisconsin Redevelopment • Continuum Architects • American Design, Inc. • Catalyst Construction • Wisconsin Housing and Economic Development Authority (WHEDA) • Wisconsin Historical Society • Wisconsin Economic Development Corporation (WEDC) • MacRostie Historic Advisors • City of Milwaukee Block Grant Office • Milwaukee County • City of Milwaukee • R4 Capital • Associated Bank • Ogden & Company • TEAM Management • Reinhart Boerner • Baker Tilly • Milwaukee LISC • Martin Luther King BID • Prism Technical Management • Kendall Breunig • Marquita Edwards • UWM Community Design Solutions

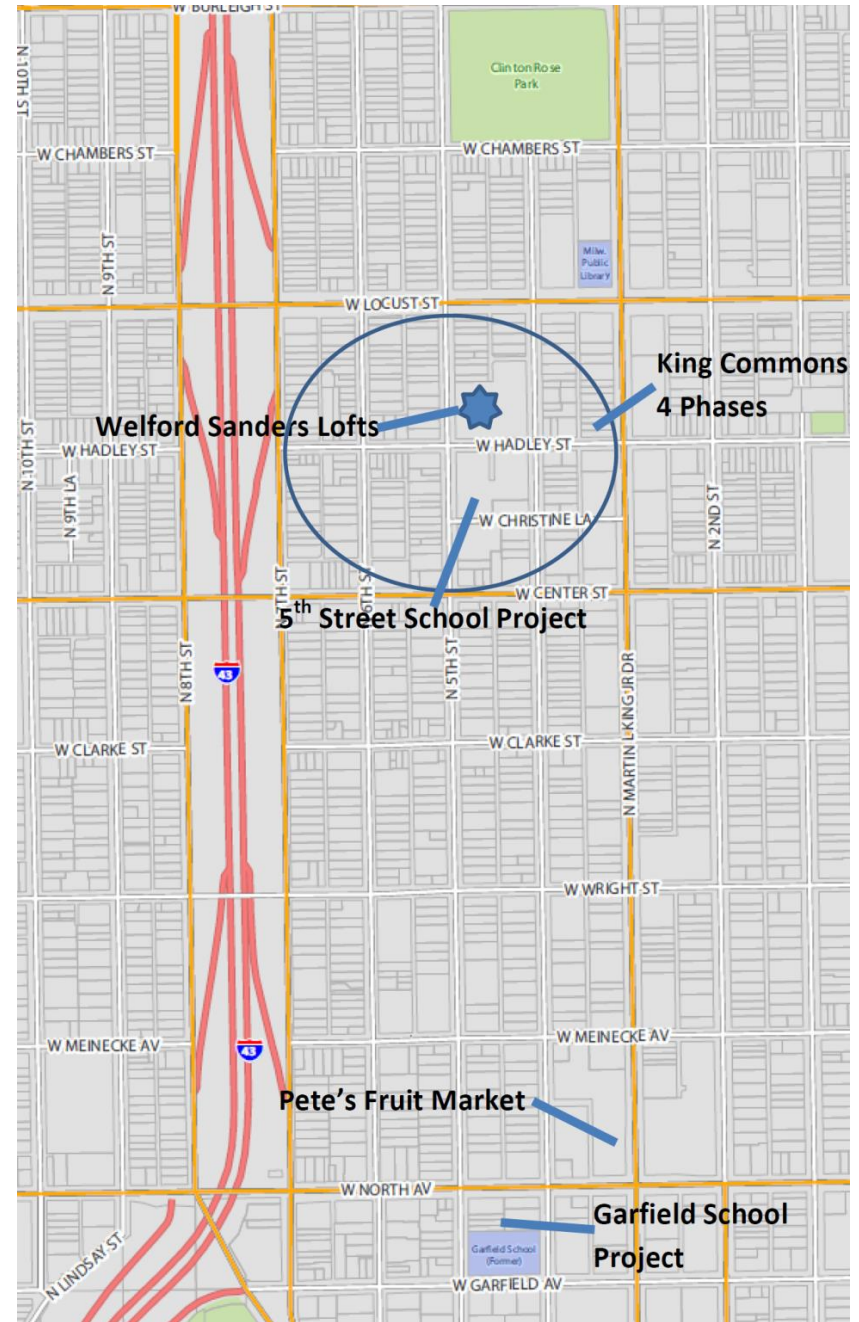
# Recent and Proposed Neighborhood Investment

## Development to honor Welford Sanders

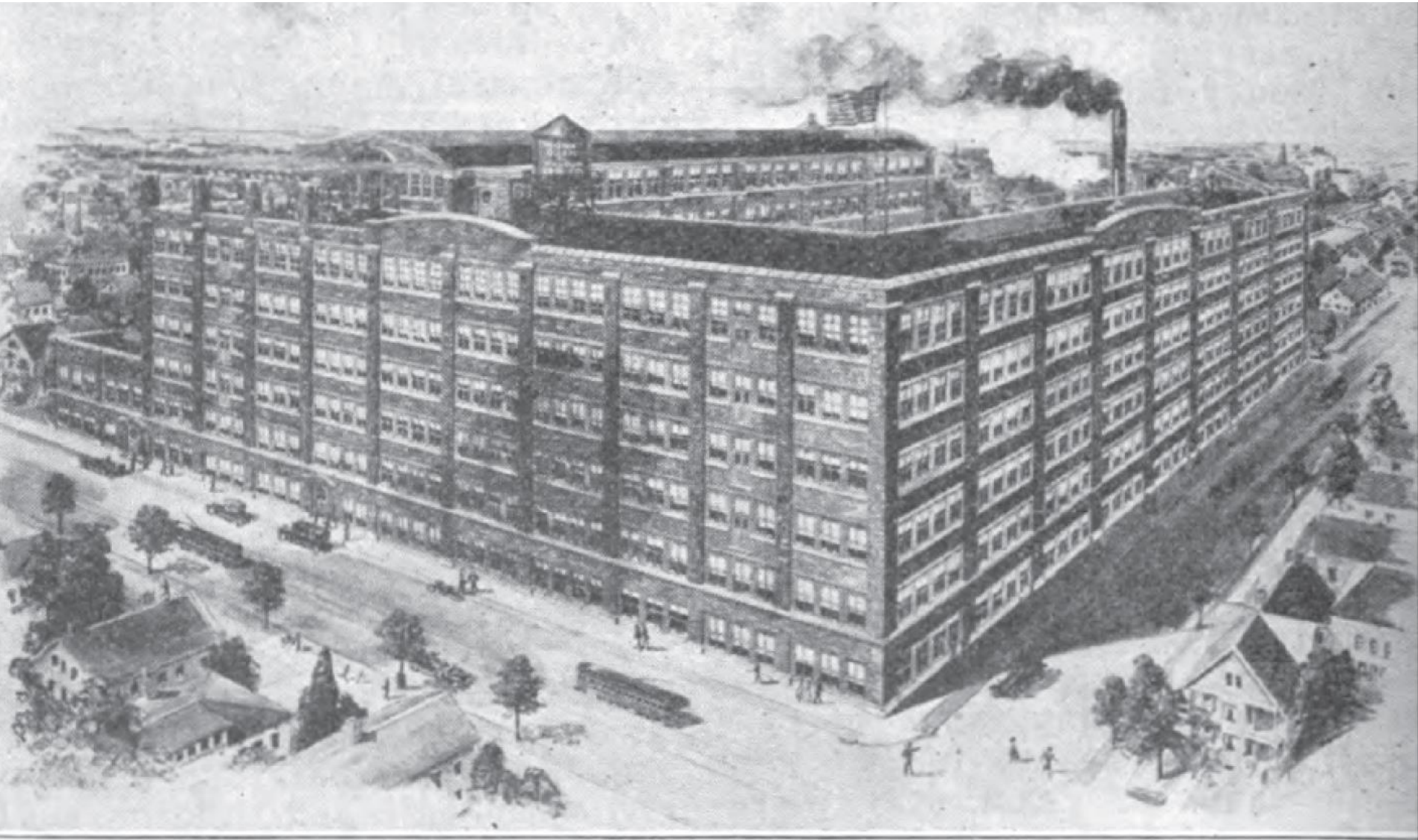
The planned redevelopment of an underused business incubator into apartments and updated offices will be named for Welford Sanders, a community development leader who died in May.



Journal Sentinel

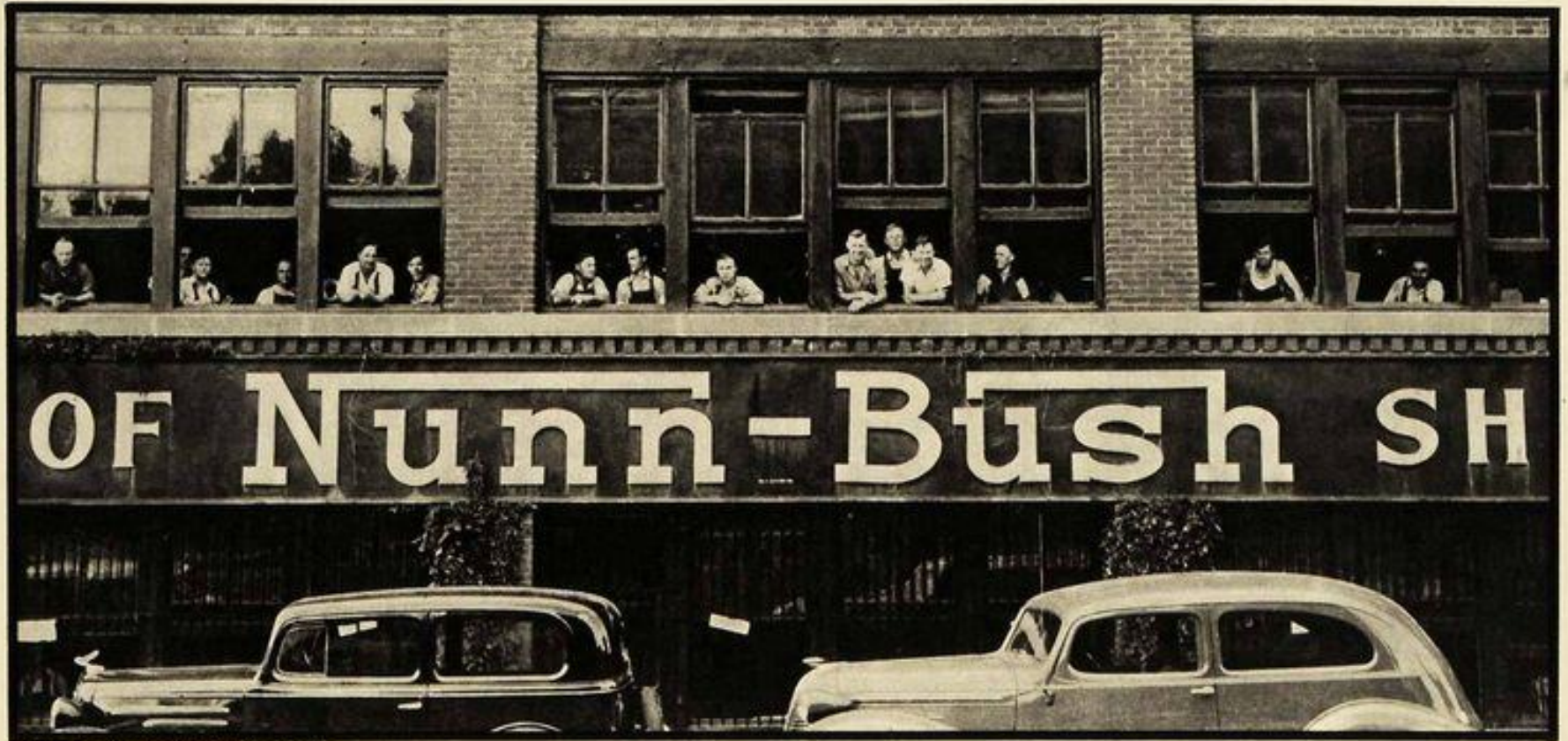


The Former Nunn Bush Shoe Factory - built in phases starting in 1916



**Nunn-Bush Shoe Factory, Milwaukee, Wis.**

**Historical picture of former Nunn Bush factory workers off of Hadley Street**



*Photographs for FORTUNE by Fenno Jacobs*

Picture of the Nunn Bush ladies bowling team in the 6<sup>th</sup> floor employee cafeteria. This is the best space in the building and the space that was provided to employees by Lightfoot Nunn that was meant to celebrate his workforce and a key factor in getting the building its historic designation.





# Alderwoman Milele Coggs and Marthia Bell of Prism Technical Management at the onsite job fair



Welford Sanders Historic Lofts onsite job fair. The project is currently exceeding both RPP and SBE project goals.



# Before and after rendering with Habitat for Humanity workers assisting in demolition



# Project demolition including new windows, exposed timber beams, and hardwood floors



The former Milwaukee Enterprise Center with broken and deteriorating windows, lead paint, poor masonry conditions, and needed roof replacement.



# Updated electrical and HVAC installations Welford Sanders Enterprise Center



# Views of Milwaukee's skyline from the soon to be completed community room



# Proposed first floor plan





# Rendering of Welford Sanders Lofts from Hadley street looking north



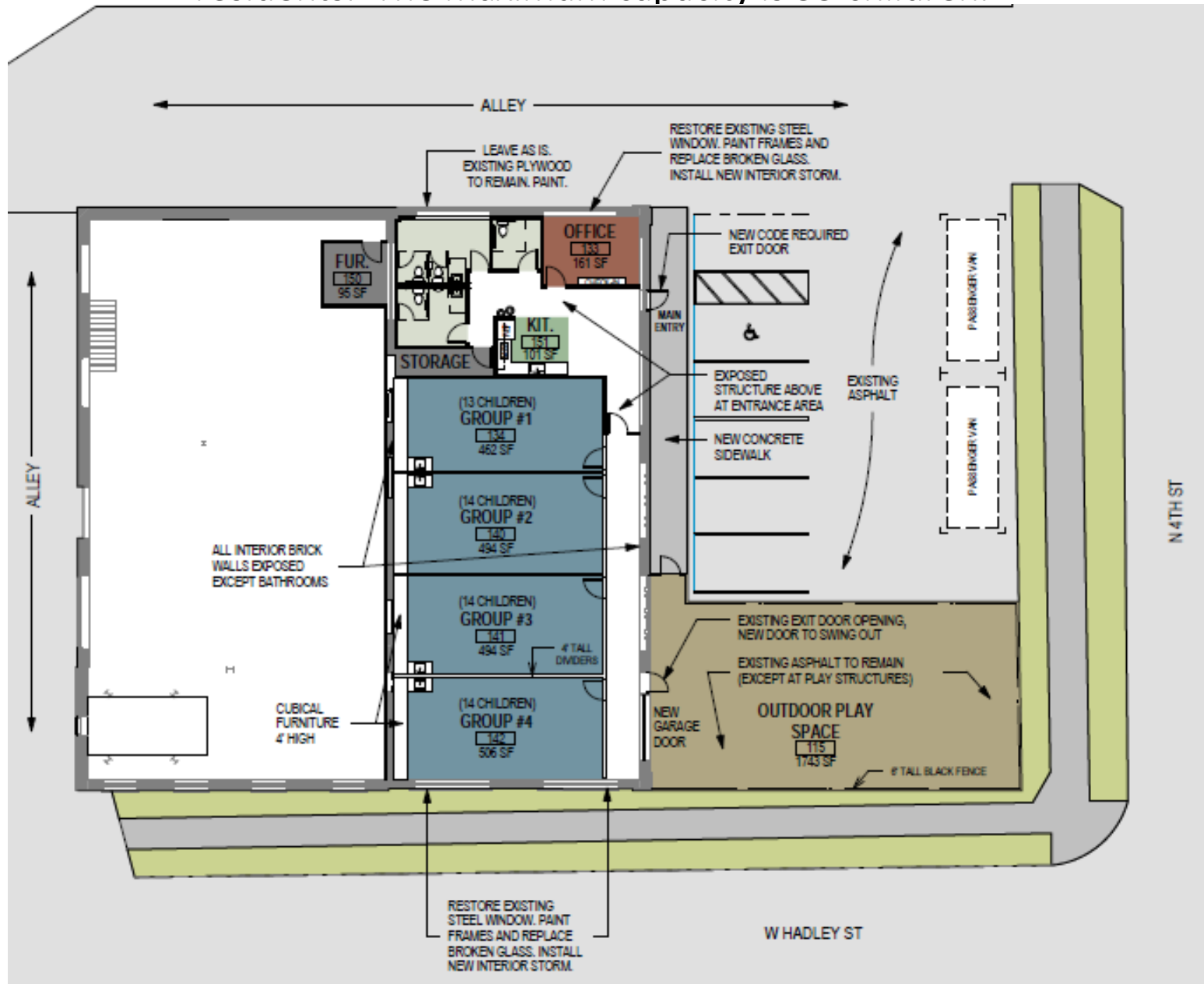
Rendering of Welford Sanders Lofts from 4<sup>th</sup> street looking southwest.



# Welford Sanders Historic Lofts typical loft apartment layout



Proposed daycare space in former boiler room designed to meeting historic building standards. Needed for clients of adjoining job center and apartment residents. The maximum capacity is 55 children.



# Proposed new Welford Sanders Historic Lofts onsite management office



Louis Thomas, a RPP worker and area resident speaks on the importance of getting a job during the ground breaking event



# New Welford Sanders Enterprise Center reception lobby



**New common conference center provided for general public and office residents with hardwood floors, exposed timbers, and video equipment supported by Associated Bank**





# Ribbon cutting with Welford Sanders' children and governor and mayor

