

# S.27<sup>th</sup> & W. Howard Ave. Tax Increment District

Amendment No. 1

## Proposed S. 27<sup>th</sup> Street, Howard Avenue Tax Increment District (TID)



### Proposed Properties for S. 27<sup>th</sup> Street, Howard Avenue TID

3636 S. 27 <sup>th</sup> Street	1
3700 S. 27 <sup>th</sup> Street	2
3702 S. 27 <sup>th</sup> Street	3
3774 S. 27 <sup>th</sup> Street	4
3800 S. 27 <sup>th</sup> Street	5
3804 S. 27 <sup>th</sup> Street	6
3860 S. 27 <sup>th</sup> Street	7

Prepared by the City of Milwaukee Dept. of City Development

- TID encompasses two vacant auto dealerships, a trailer court and historic Wildenberg Hotel.
- Adjacent to branch of KK River. In active retail district along S. 27<sup>th</sup> – Kohl's, Pick 'N Save, Walmart. Aurora St. Luke's Medical Center is largest employer in area.
- 30,400 households with ave. income of \$45,700 within 3 miles.
- TID will be implemented in phases. Initial phase is redevelopment of former Foster Pontiac property at 3636 S. 27<sup>th</sup>.
- Approx. 19,500 s.f. of retail, incl. outlots

- Frontline Real Estate Partners is developer; Northbrook, IL. Purchasing note from current mortgage lender.
- Buffalo Wild Wings restaurant remains as principal business – 8000 s.f. ; will purchase site and construct its own facility.
- Other retail TBD: proposed 4300 s.f outlot and 7200 s.f. retailer will lease pad and construct.
- \$3 million initial project cost; + BWW and construction by others.



- TID will fund grant for access improvements on S. 27<sup>th</sup> St., and 50% of landscaped buffer required by new zoning on S. 27<sup>th</sup> and rear of site.
- Internal Rate of Return on Equity (IRR): 15%
- Annual Return on Equity: Ranges 11% to 13% as rent rates escalate.
- Expected payback of TID costs: 5 years.
- Foster property to increase in value by \$2.2 M

# Design Principles

- If feasible, re-use existing bldgs.
- New bldgs. to front S. 27<sup>th</sup> St.
- Encourage shared parking between developments; provide pedestrian pathways; accommodate bicyclists.
- Increase vegetation & landscape islands to reduce stormwater runoff & heat-island effect.
- Provide visual buffer along S. 27<sup>th</sup> and within parking areas.
- Restore KK River frontage and incorporate into development.
- Develop master sign program, including free standing & wall signage, to create sense of identity.
- Replace pole fixtures at former dealerships with ped scale lighting. Use high efficiency lighting and down-lighting for landscaping.

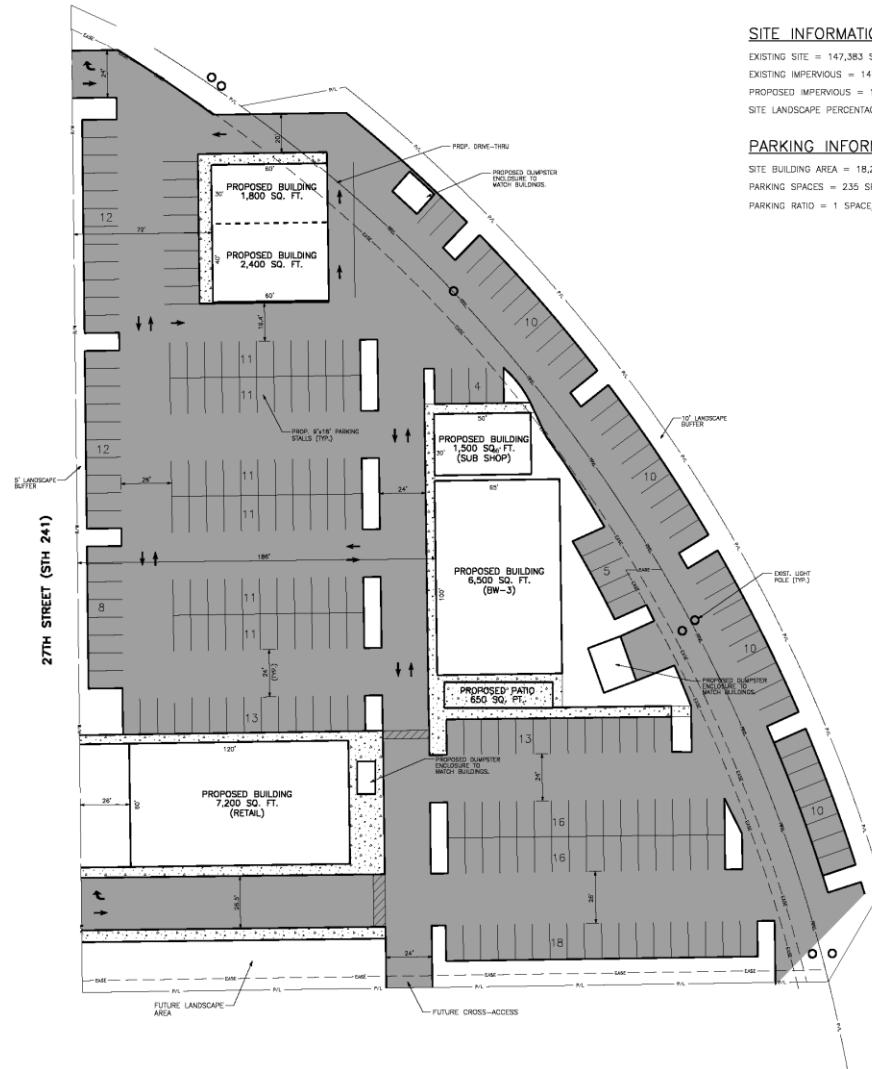


### SITE INFORMATION

EXISTING SITE = 147,383 SQ. FT.  
EXISTING IMPERVIOUS = 147,000 SQ. FT.  
PROPOSED IMPERVIOUS = 127,000 SQ. FT.  
SITE LANDSCAPE PERCENTAGE = APPROX. 15%

### PARKING INFORMATION

SITE BUILDING AREA = 18,200 SQ. FT.  
PARKING SPACES = 235 SPACES  
PARKING RATIO = 1 SPACE/80 SQ. FT.





**1 SOUTH ELEVATION**

- (1) CROWN METAL PANELS - SLANT
- (2) NOT USED
- (3) STUCCO - "SM SOCIAL BUTTERFLY" WITH SANDPEBBLE FINISH
- (4) STUCCO - "BLACK" WITH SANDPEBBLE FINISH
- (5) STUCCO - "3039 CHINA WHITE" WITH SANDPEBBLE FINISH
- (6) BRICK - BOLD CITY BRICK - TOWARD RING ART VENDOR MODULAR
- (7) CLOUD ORANGE - TOWARD VENDOR MODULAR
- (8) MASTER BLOCK - ROCK FACE R512199
- (9) PANELED WINDOW - ART BLACK 48X60X8" SUNBRELLA WITH PANTONE
- (10) PANELED WINDOW - ART BLACK 48X60X8" SUNBRELLA WITH PANTONE
- (11) PANELED WINDOW - ART BLACK 48X60X8" SUNBRELLA WITH PANTONE
- (12) PREFABRICATED ALUMINUM PANELS - "BONE WHITE" UNF-C/L
- (13) PREFABRICATED METAL CAP FLASHING - "SILVER METALLIC" C/ST/EL
- (14) DOWNSPOUT AND SCUPPER - "SILVER METALLIC" C/ST/EL
- (15) 24" X 36" UNIT WITH BURNING BURNER - PIPING TO MATCH ALUMINUM
- (16) 12" X 12" ALUMINUM LOUVERED WINDOW - PIPING TO MATCH ALUMINUM
- (17) ALUMINUM LOUVERED WINDOW - PIPING TO MATCH ALUMINUM
- (18) TELEVISION WITH EXTERIOR WEATHER PROOF MOUNTING BRACKET
- (19) WINDOW OR DOOR - TRANSPARENT GLASS UNLESS OTHERWISE
- (20) WINDOW OR DOOR - TRANSPARENT GLASS UNLESS OTHERWISE
- (21) ILLUMINATED SIGNAGE - SEE SEPARATE CRITERIA MANUAL FOR COLORS
- (22) BLACK POWDER COATED RING RAIL - PAINTED WITH GLOSS YELLOW
- (23) STANDING SEAM METAL ROOF - "BLACK WITH YELLOW" CHECKER
- (24) STEEL CONSTRUCTION
- (25) 4-FOOT LIGHT FIXTURE - COLUMN A SLAN-4-HEAD OR SLAN-4-HEAD-4423
- (26) SINGLE STRIKE OF 1" LED STRIP LIGHTING - NOT USED
- (27) DOWNLIGHT FIXTURE - W/IN LIGHTING BLOCK/STAKE



**2 EAST ELEVATION**