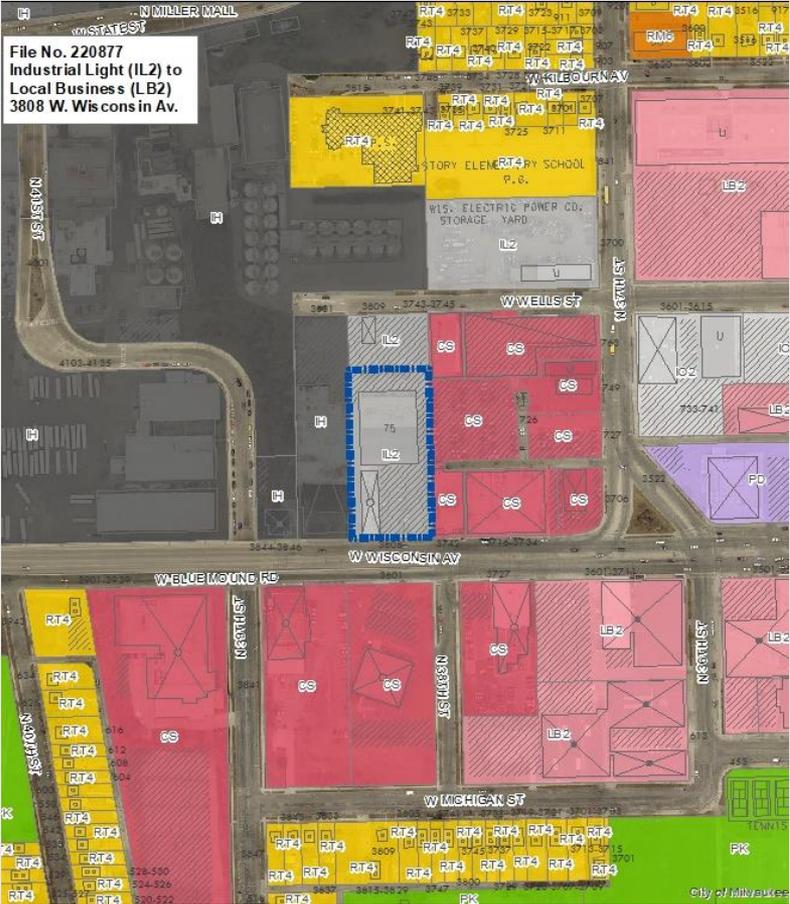
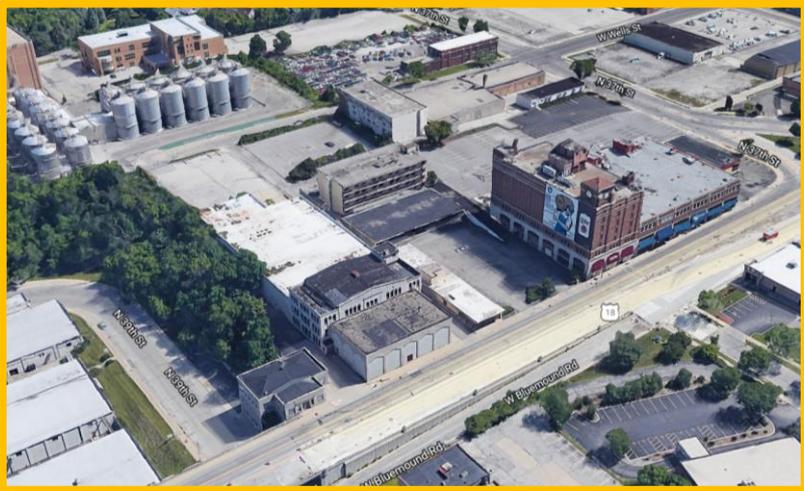


File No. 220877. A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Local Business, LB2, to allow a mixed-use development on the property located at 3808 West Wisconsin Avenue, on the north side of West Wisconsin Avenue, east of North 39th Street, in the 15th Aldermanic District.



File No. 220877. Site context.



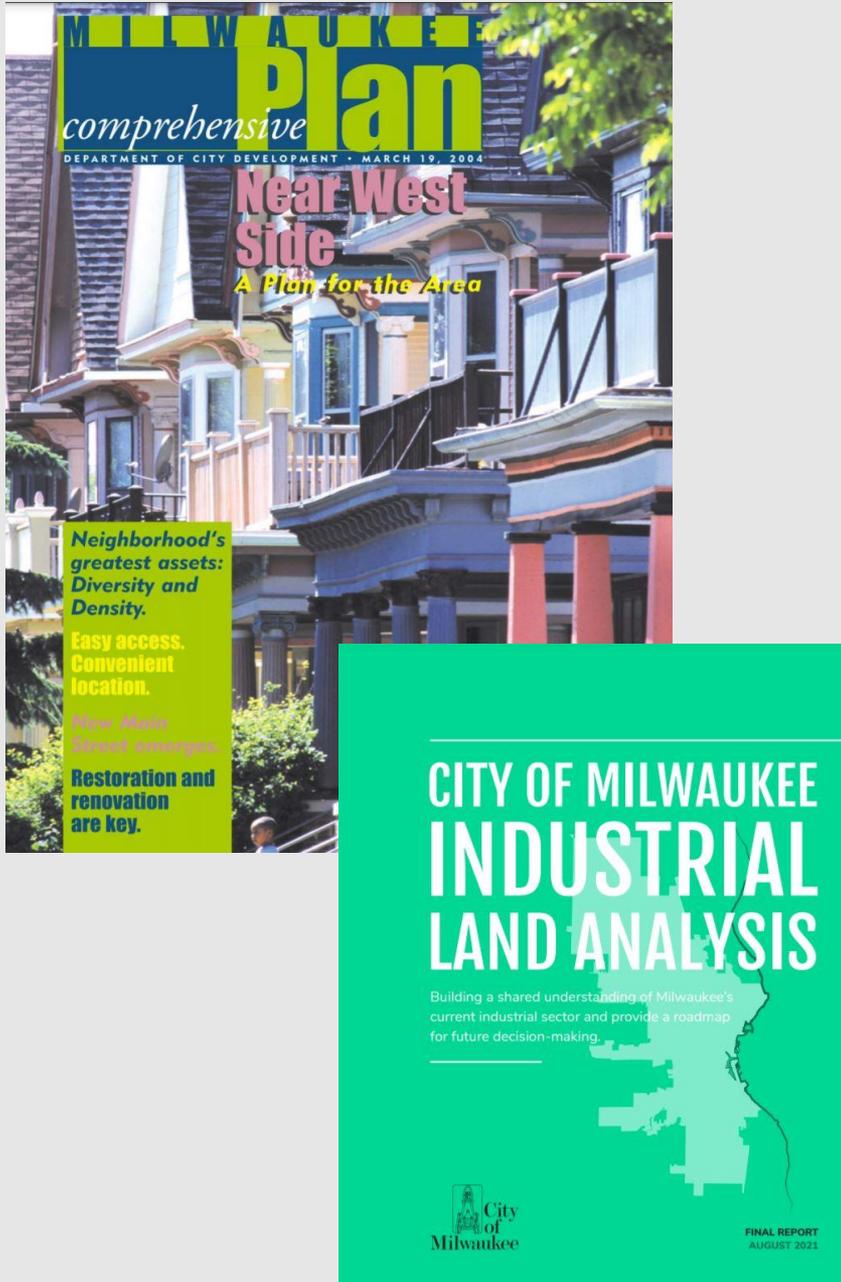
Aerial view looking northeast



View from W Wisconsin Ave looking northwest



View from W Wells St looking southeast



Near West Side Area Plan:

- Recommends residential and commercial uses in the vicinity of 35th Street and Wisconsin Ave.
- Supports the preservation, renovation, and adaptive reuse of existing structures
- All new structures are recommended to define pedestrian areas and the street itself.

Industrial Land Analysis:

- This site is not identified as part of a core industrial district and the rezoning framework tool created as part of the Industrial Land Analysis suggests that a conversion to non-industrial zoning would be appropriate at this site.

The proposed development and the standards set out in LB2 zoning are consistent with the Comprehensive Plan.

Brewers Lofts

“Gateway to Near West Side Neighborhood”



Summary

- Gateway to the Near West Side Neighborhood.
- TEAM Management LLC, a resident Near West Side Neighborhood for nearly 25 years.
- \$25 Million total development project.
- Mixed-use building
- Upgrading and reducing density of a 75-unit studio building.
- Modernizing 5,400 sf of existing commercial space
- New construction of 54 unit (1-3 bedroom)



Site Plan

DEVELOPMENT SUMMARY

NEW CONSTRUCTION THREE STORY MIXED USE BUILDING

1ST FLOOR: 7,400 SF OFFICE
8,000SF PARKING
(30 STALLS COVERED)

FLOORS 2,3,4:
15,400SF /FLOOR
18 UNITS RESIDENTIAL/FLOOR
600-900SF/EA UNIT

BUILDING TOTAL
61,600 GSF
54 RESIDENTIAL UNITS

RENOVATION FOUR STORY RESIDENTIAL BUILDING

FLOORS 1-4:
6,642 SF /FLOOR
25 1 BR AT 800SF EACH

26,568 GROSS SF BUILDING
25 RESIDENTIAL UNITS

PARKING SUMMARY

30 COVERED NEW
30 COVERED EXISTING (UNDER GREEN ROOF)
11 NEW SURFACE
24 EXISTING SURFACE
95 TOTAL STALLS

NEW CONSTRUCTION DESCRIPTION:

PARKING AND OFFICE LEVEL TO BE NONCOMBUSTIBLE CONSTRUCTION WITH 3 LEVELS OF WOOD FRAME CONSTRUCTION ABOVE.

EXTERIOR BUILDING MATERIALS TO BE A COMBINATION OF BRICK MASONRY, METAL PANEL SIDING, AND GLASS STOREFRONT SYSTEM AT THE STREET LEVEL.

RENOVATION DESCRIPTION:

EXISTING STRUCTURE IS CONCRETE FRAME WITH A BRCK MASONRY EXTERIOR. BRICK TO BE TUCKPOINTED WITH NEW WINDOWS AND METAL ACCENT SIDING TO BE ADDED.

GREEN ROOF DESCRIPTION:

COMBINATION OF PLANTED MATERIALS IN A TRAY SYSTEM AND ARTIFICIAL TURF PLAY SURFACE FOR PLAYGROUND.



1
A101 VIEW FROM NORTHWEST
EXISTING SURFACE PARKING
24 STALLS



2
A101 VIEW FROM SOUTH
NEW SURFACE PARKING
11 STALLS
GROUND FLOOR
OFFICE USE

Features

- Great amenities, onsite laundry, onsite management exercise room, storage, community room, bike racks, etc.
- Free campus WIFI
- Green space for residents and community members to gather
- Artwork/ signage /Welcome sign to Near West Side Neighborhood
- CEPTD standards to neighborhood- Upgraded lighting, access fobs, cameras



Impact

- Attractive entry point for Milwaukee's Near West Side Neighborhood
- On East West Bus Rapid Transit (BRT) line
- Partnership with Near West Side Employers and Services
- Awarded RFP #58009/ Project Bas Voucher to Support Choice Neighborhood Grant
- Reducing 75 studio units to 25 full size 1bedroom units
- Serving a diverse population and income levels
- Local and minority hiring during construction
- Modern and occupied commercial/ retail space



Thank You!

Questions?