

# Major Planning Initiatives Since Comp. Plan Adoption

No. Name

No. Name

1

- 1 Burleigh-Lisbon
- 2 Downer Avenue
- 3 North 27<sup>th</sup> Street

1

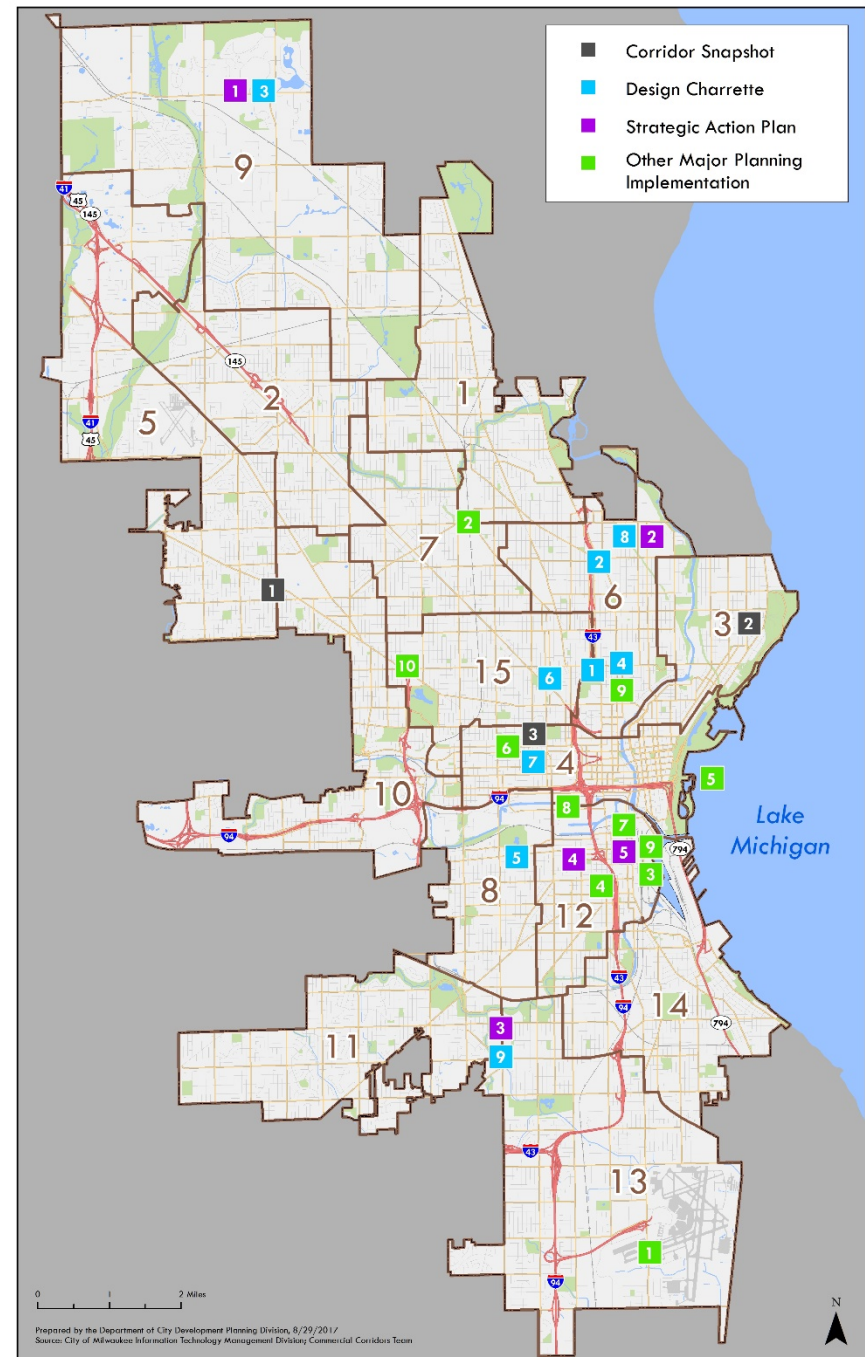
- 1 Aerotropolis
- 2 Century City
- 3 Harbor District
- 4 Mitchell Street Overlay
- 5 MKE United
- 6 North 27<sup>th</sup> Street Market Study
- 7 South 5<sup>th</sup> Streetscape
- 8 St. Paul Ave Overlay
- 9 Equitable TOD Planning Study
- 10 WI-175

1

- 1 Bronzeville
- 2 Harambee/Five Points
- 3 Granville
- 4 King Drive
- 5 LBWN / Clarke Square
- 6 Lindsay Heights
- 7 Near West Side
- 8 Riverworks
- 9 South 27<sup>th</sup> Street

1

- 1 Granville
- 2 Riverworks
- 3 South 27<sup>th</sup> Street
- 4 Walker Square
- 5 Walker's Point







# Milwaukee's Choice Neighborhood Transformation Plan

## Creating a Community of Choice



[www.mke-cni.org](http://www.mke-cni.org)





# Milwaukee's Choice Neighborhood

A locally-driven, comprehensive strategy to transform Westlawn and the surrounding neighborhood into **an inclusive community of opportunity with quality housing, schools, businesses, services, and amenities where people want to live, learn, work, shop, and play.**







# MKE UNITED

## GREATER DOWNTOWN ACTION AGENDA

“

Civic engagement and dialogue is critical to the success of this effort. Our goal is to build trust, create cross-sector working relationships and partnerships, and establish a well-informed, long standing constituency for planning and implementation.

RICARDO DIAZ

UNITED COMMUNITY CENTER AND MKE UNITED

### In Their Own Words: Ricardo Diaz

Here's what Ricardo Diaz has to say about MKE United. What do you think?

SHARE YOUR FEEDBACK





# SOUTH 27<sup>TH</sup> STREET STRATEGIC ACTION PLAN

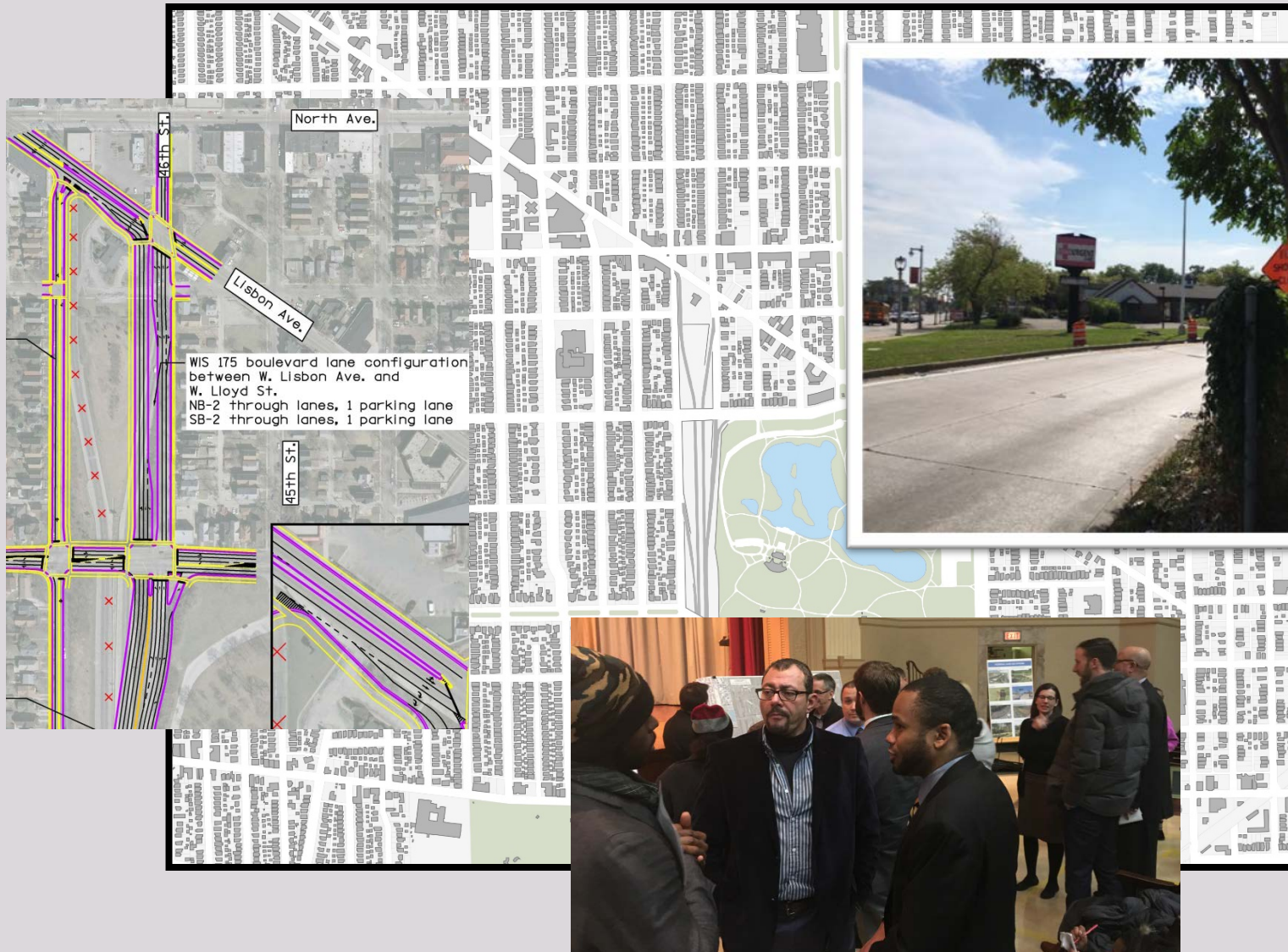








# WIS 175 Visioning Study





Lisbon Avenue

47th Street

46th Street

Lloyd Street

CONCEPT 4





April Public Meeting at Washington Park UEC



Press Event for Tree Planting on Vacant Land



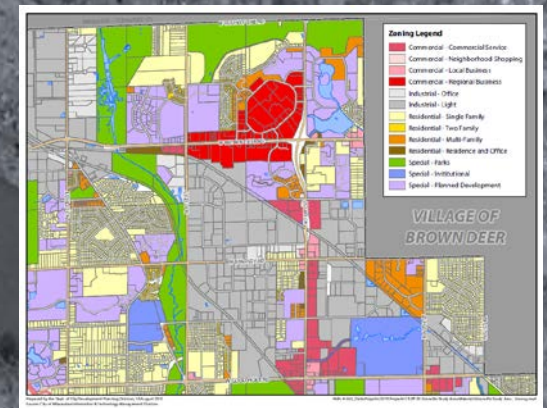


# ***DIRECT*** **SUPPLY®**



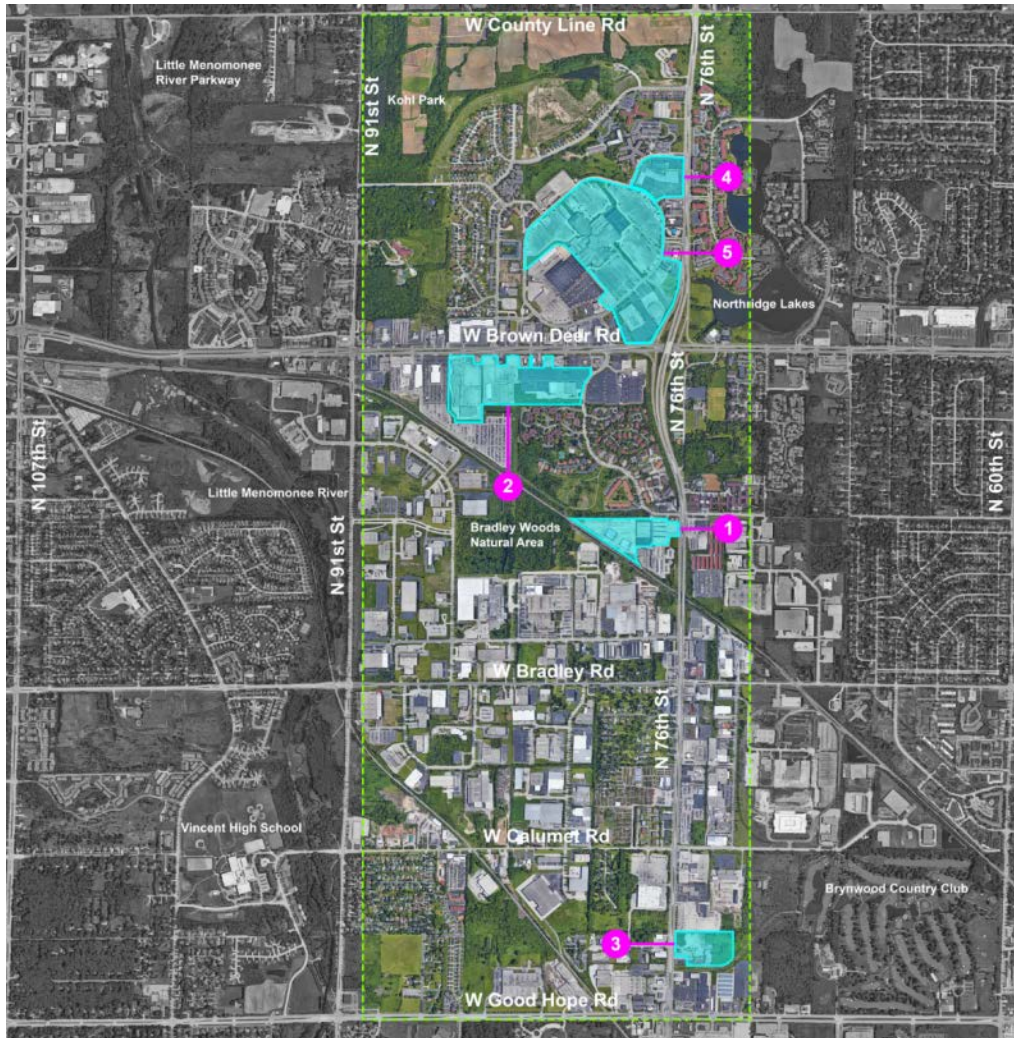


# Granville Strategic Action Plan and Land Use Study





# Design Charette





# Design Charette

Site 1: 8365 N 76<sup>th</sup> St.





# Design Charette

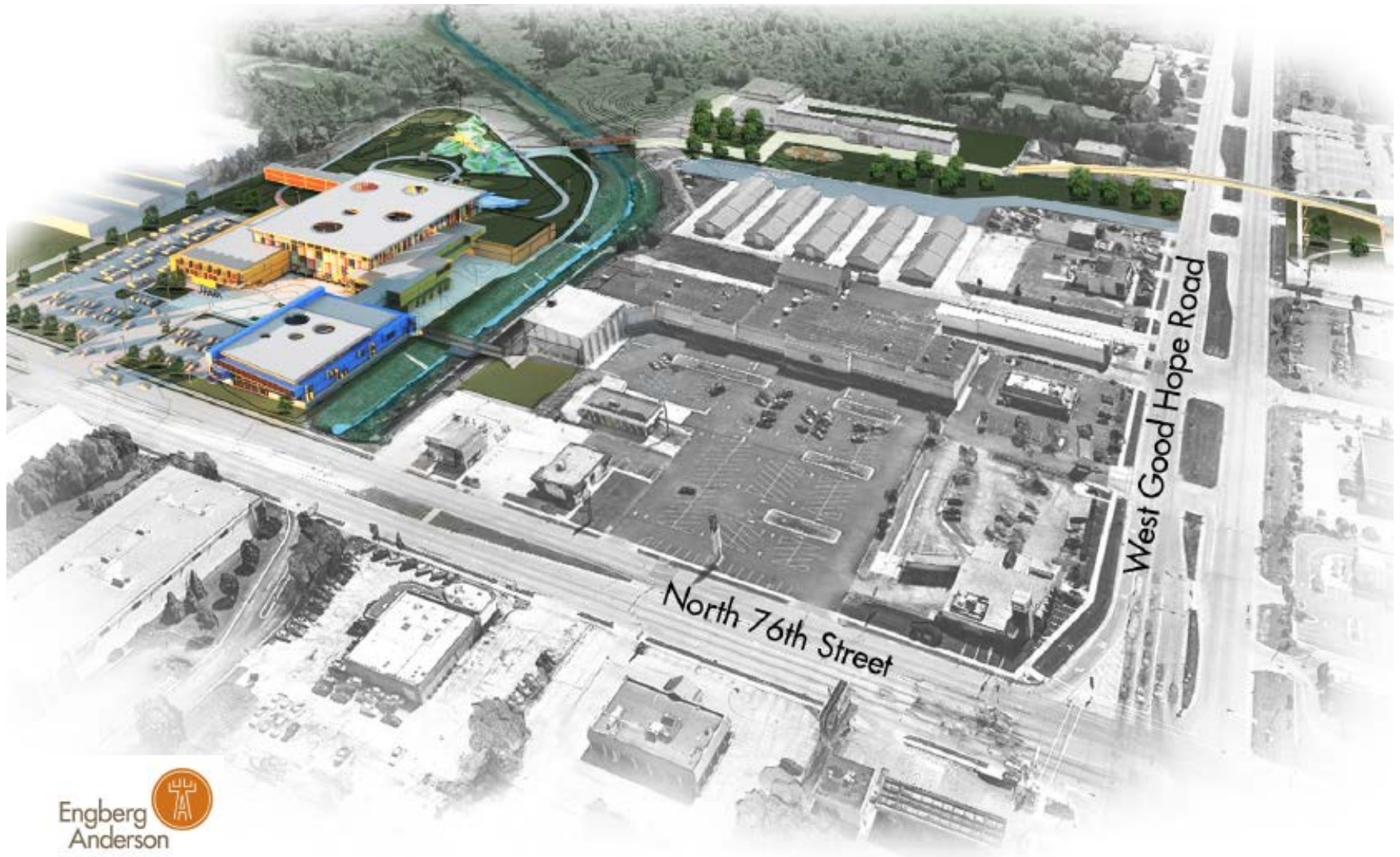
Site 2: 8105-8603 W Brown Deer Rd.





# Design Charette

Site 3: 7350 N 76<sup>th</sup> St.





# Design Charette

Site 4: 9127 N 76<sup>th</sup> St.





# Design Charette

Site 5: 8221 N Granville Station Rd.



UIHLEIN  
WILSON  
ARCHITECTS



# A.O. Smith Corporate Technology Center





# A.O. Smith Corporate Technology Center





Walker's Point

creative  
corridor

South 5th Street  
Reconstruction







Cookleybrothers



# INVESTMENT AND DEVELOPMENT NEAR MIDTOWN CENTER

## MARCH 2006 TO MARCH 2016

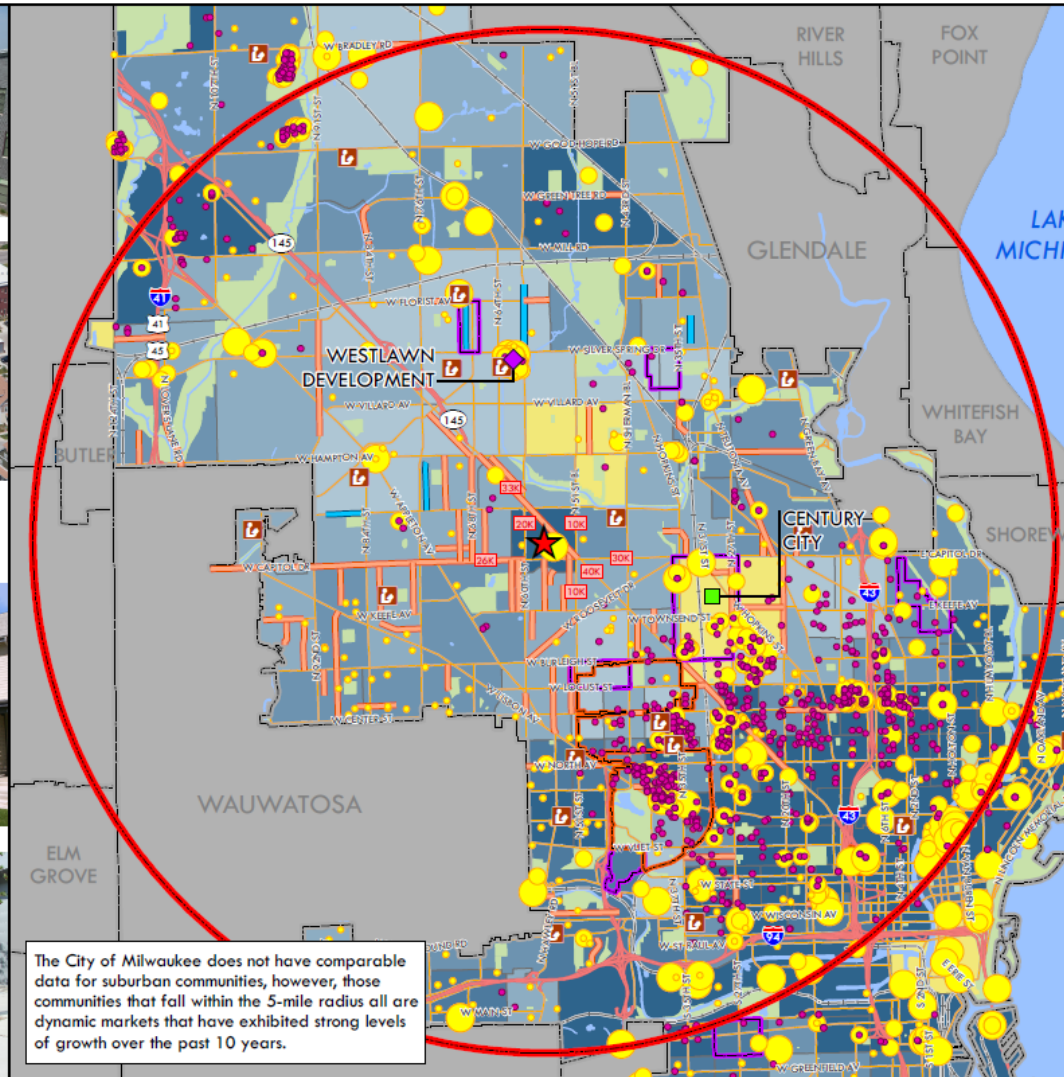
Prepared by the Department of City Development Planning Division, 4/8/2016  
Source: City of Milwaukee Information Technology Management Division



The Westlawn Choice Neighborhoods Initiative will leverage \$30 million in HUD funding with \$230 million in other new development on the Northwest Side over the next several years.



The City of Milwaukee does not have comparable data for suburban communities, however, those communities that fall within the 5-mile radius all are dynamic markets that have exhibited strong levels of growth over the past 10 years.



### Housing Development & Rehab

- New or Rehabbed Housing Unit

### New Construction Permits by Value, 3/2011 to 3/2016

- \$15,000 to \$99,999
- \$100,000 to \$999,999
- \$1 Million or More

### Infrastructure Improvements

- Streets & Bridges (\$113.1M)
- Water Mains (\$2.5M+)

### Other Area Investment

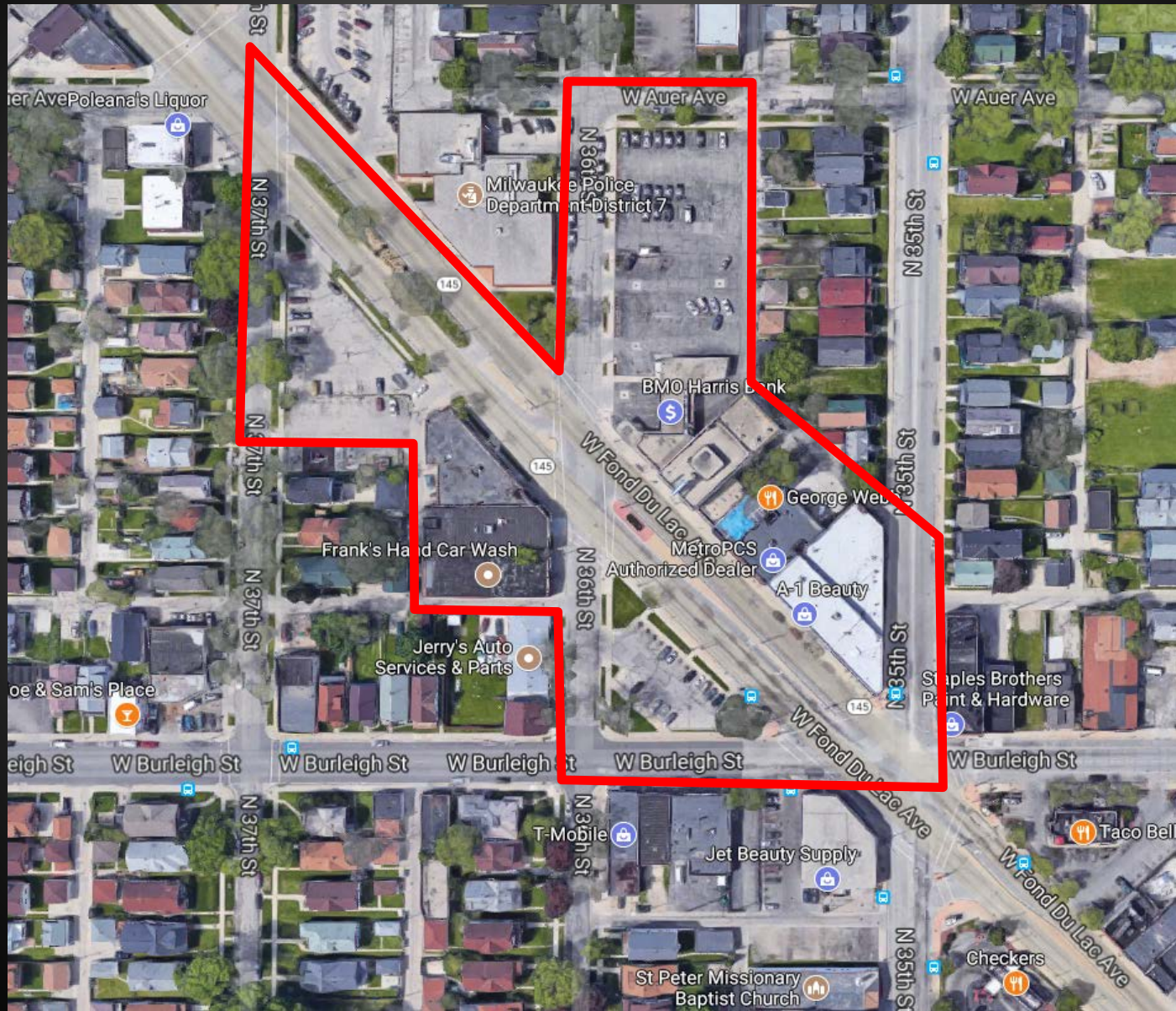
- Targeted Investment Neighborhoods (\$3.5M+)
- Neighborhood Improvement Districts
- Century City (\$46.2M+)
- Westlawn CNI (\$30M+)
- High Performing School (DPI & GreatSchools)
- Midtown Center
- 5-Mile Radius of Midtown Center

### Change in Assessed Values Over the Past 10 Years

- Decrease
- 0.1% to 12.49%
- 12.5% to 24.9%
- 25% to 37.49%
- 37.5% to 49.9%
- 50% or Higher



# TID 92: Sherman Phoenix





# BMO Harris Bank





# BMO Harris Bank



Image: Scott Paulus



# Sherman Phoenix





# Sherman Phoenix























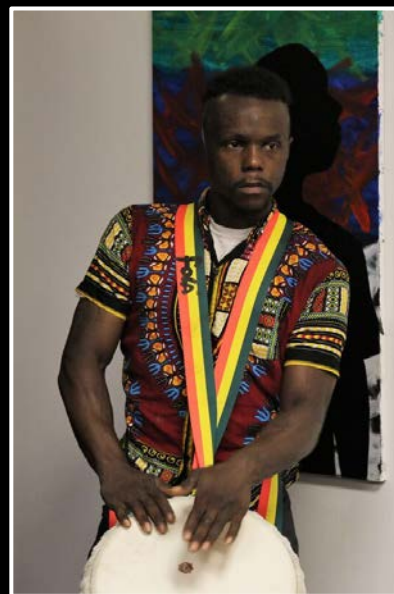


































# TOD Planning Study Corridors (Potential Streetcar Extensions)



# Moving Milwaukee Forward

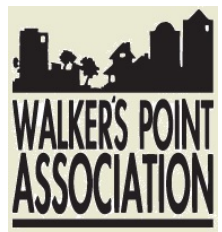
Equitable Growth through Transit Oriented Development (TOD) Planning



Federal Transit Administration



WHERE REAL MILWAUKEE HAPPENS





















# FIVE POINTS CHARENTE

*transforming an intersection of neighborhoods*

Fall 2017





# Neighborhood Assets

## Bader Philanthropies Headquarters



Bader Philanthropies Headquarters (in construction) (source: Uihlein Wilson Architects, Inc.)



breaking ground on Bader Philanthropies Headquarters (in construction)  
source: UrbanMilwaukee.com



Bader Philanthropies Headquarters (in construction)



# CENTURY CITY

A CITY OF MILWAUKEE BUSINESS PARK

























AERIAL FROM INTERSECTION OF GREENFIELD AVENUE & WATER STREET









2017 Mayor's Design Awards





Mitchell Project  
 Opening Summer 2017  
 906 W. Historic Mitchell Street  
 Replaces Forest Home Branch

23,000 sf library spread on three levels  
 60 market rate apartments

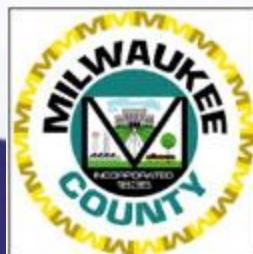
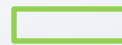
Developer: Gorman & Co.  
 Developer Architect: Quorum Architects  
 Library Architect: HGA



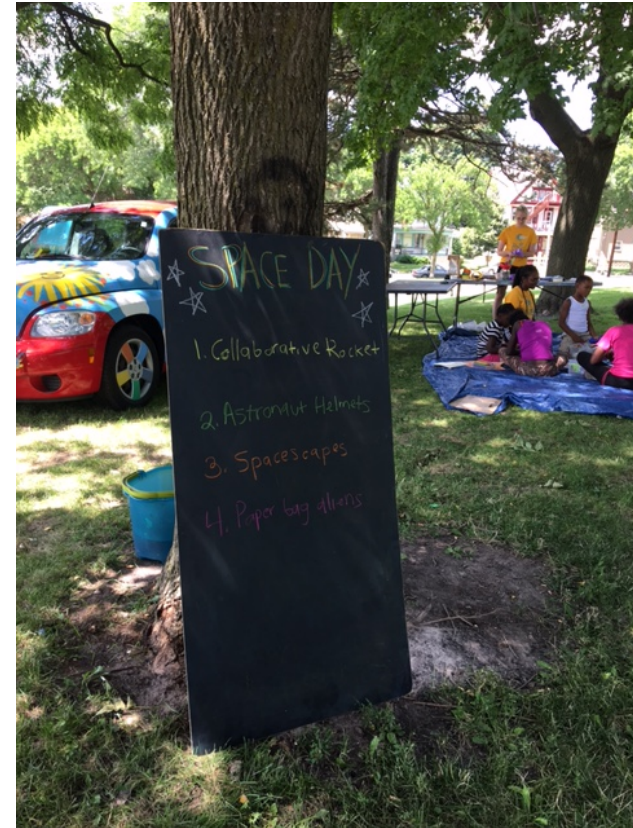
Partially funded by Historic Preservation and New Markets Tax Credits



# Public-Private Partnership







35 Project Grant Awards:	\$238,000
8 Public Art New Work Awards:	\$27,500
4 Conservation of Public Art Awards:	\$15,000





## City of Milwaukee 4th of July Commission



\$125,000

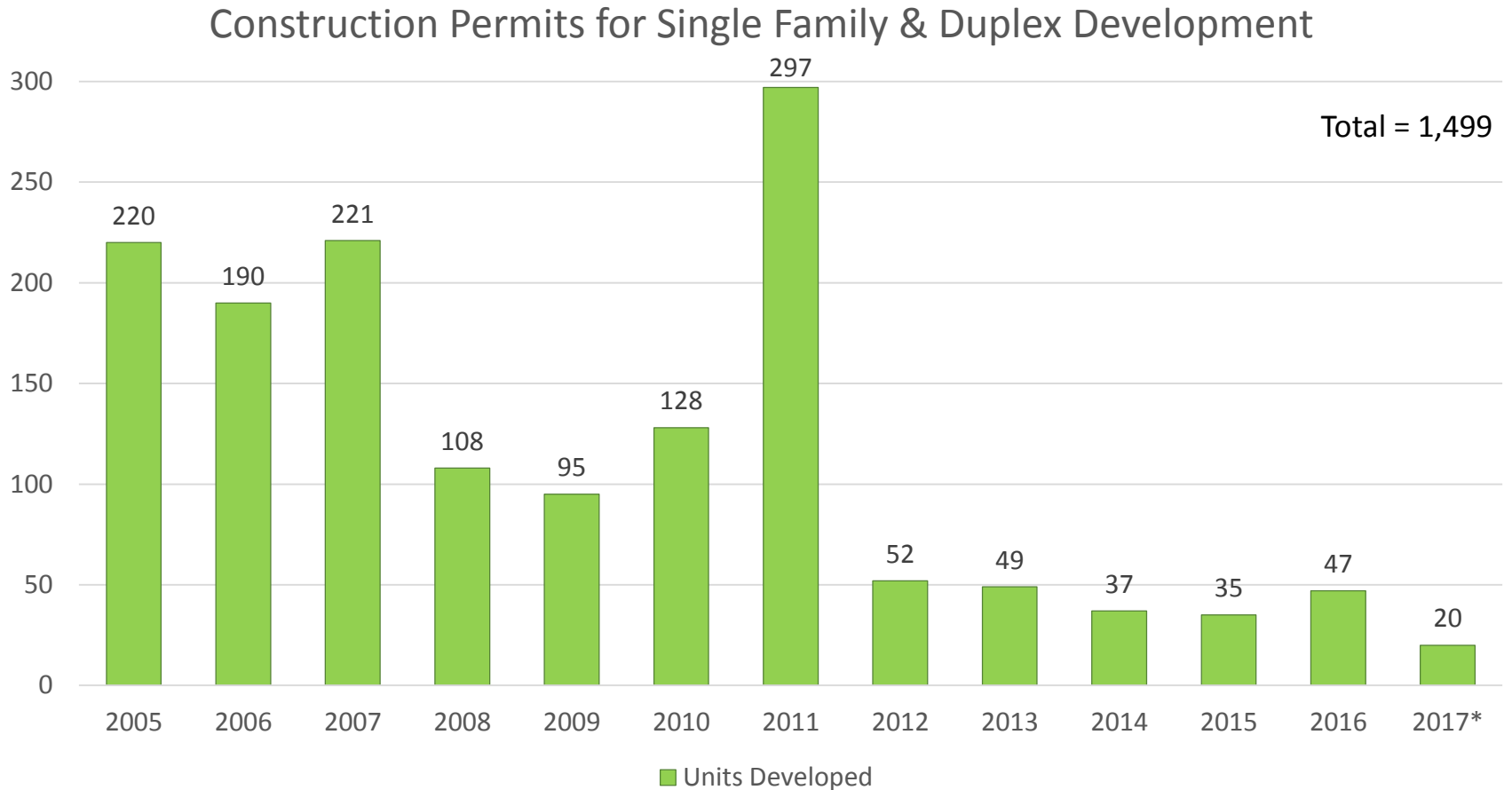
Fireworks – 10 parks

Parade Bands – 9 parks

Ice cream, flags, activities – 10 parks

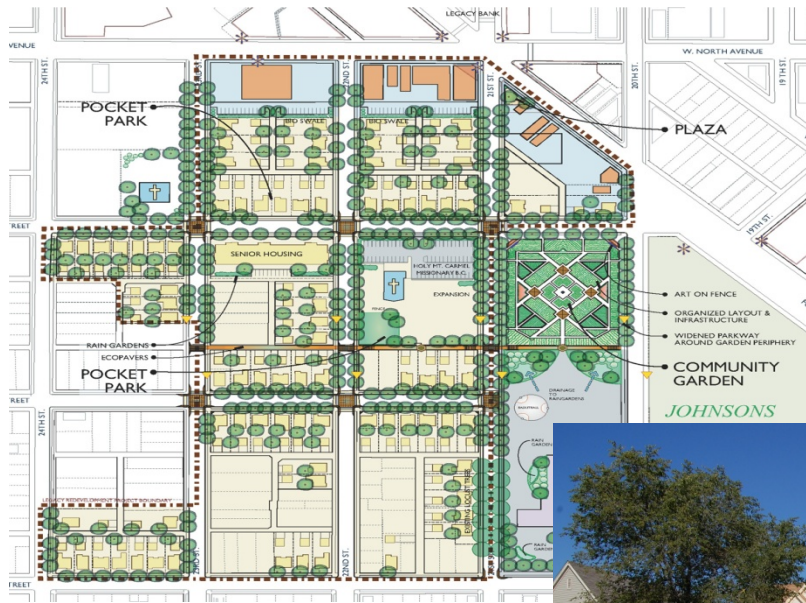


# Single Family & Duplex Development 2005 – 2017 YTD\*



*\*through September 2017*



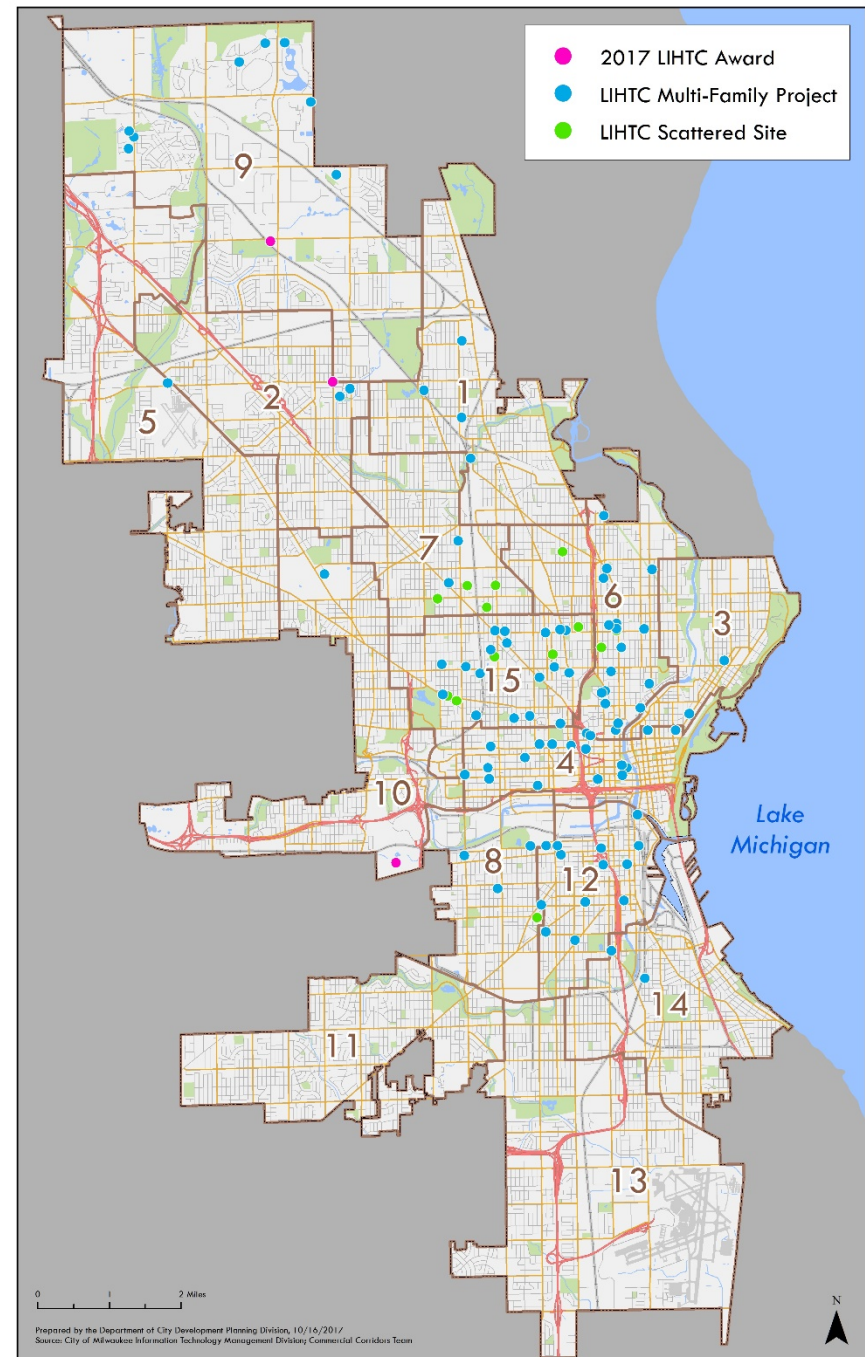




# Non-HACM Affordable Housing Development 2004 – 2017 YTD

Ald. District	LIHTC	2017 LIHTC
1	273	0
2	310*	79
3	79	0
4	1,580	0
5	15	0
6	1,051	0
7	285	0
8	268	0
9	747	56
10	120	80
11	0	0
12	678	0
13	0	0
14	90	0
15	1,054	0
TOTAL	6,550	215

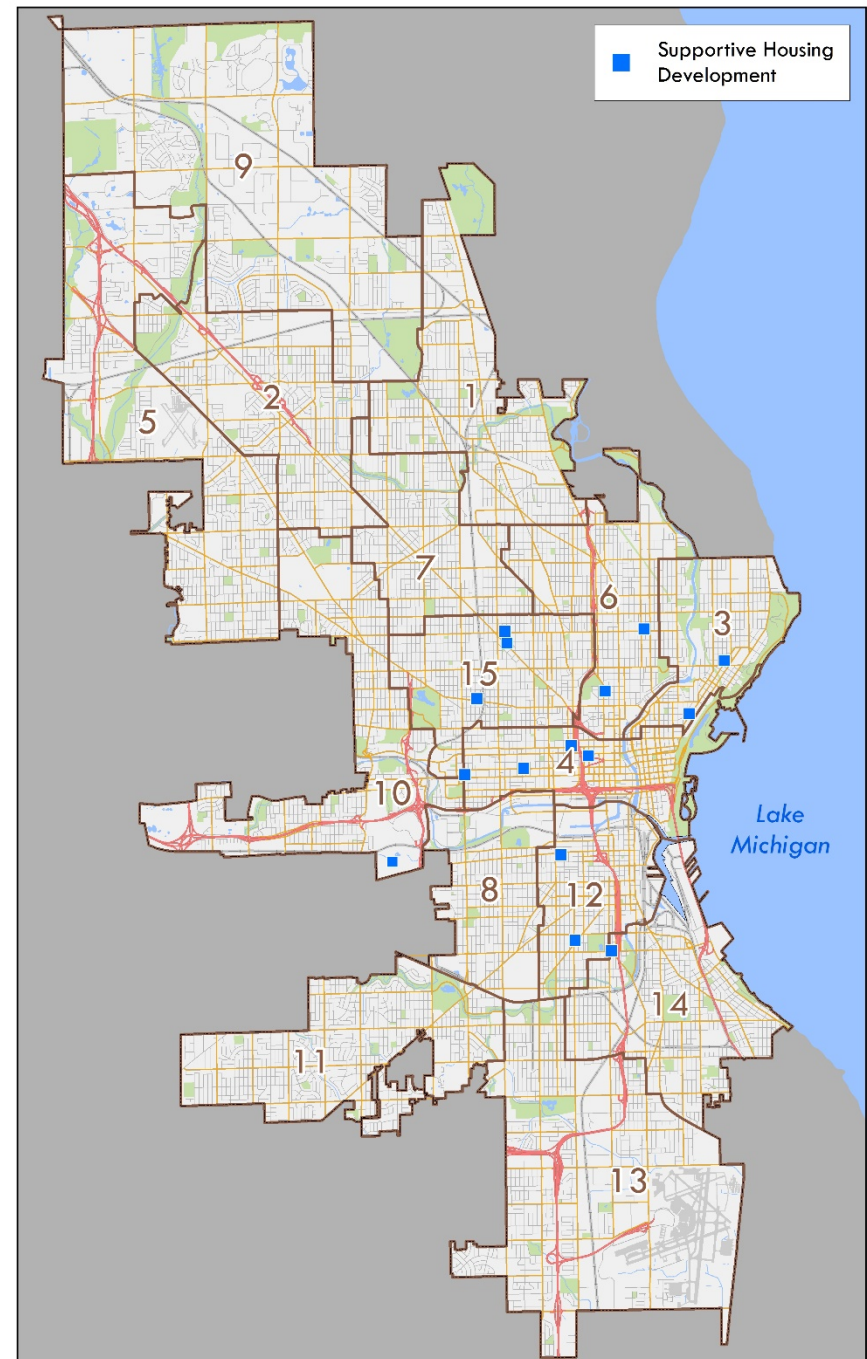
*\*Also HACM (Westlawn)*





# Supportive Housing Development

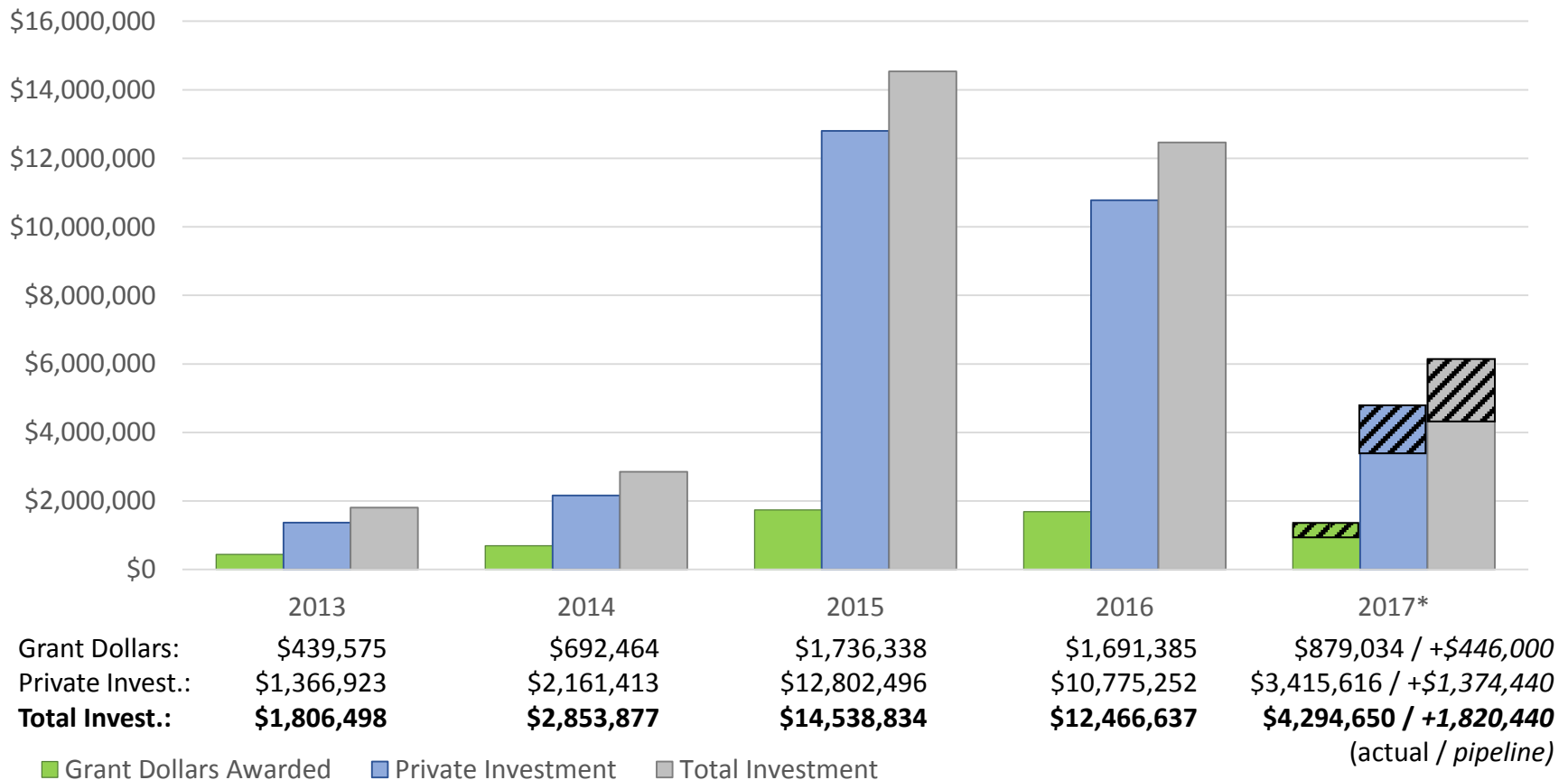
Ald. District	Units Constructed	Planned or Under Const.
1	0	0
2	0	0
3	33	0
4	136	0
5	0	0
6	61	0
7	24	0
8	0	0
9	0	0
10	0	80
11	0	0
12	132	0
13	0	0
14	30	0
15	62	0
SCATTERED	220	0
TOTAL	698	80





# Commercial Corridor Grant Awards 2013 – 2017 YTD

Grant Dollars Awarded, Private Investment, and Total Investment

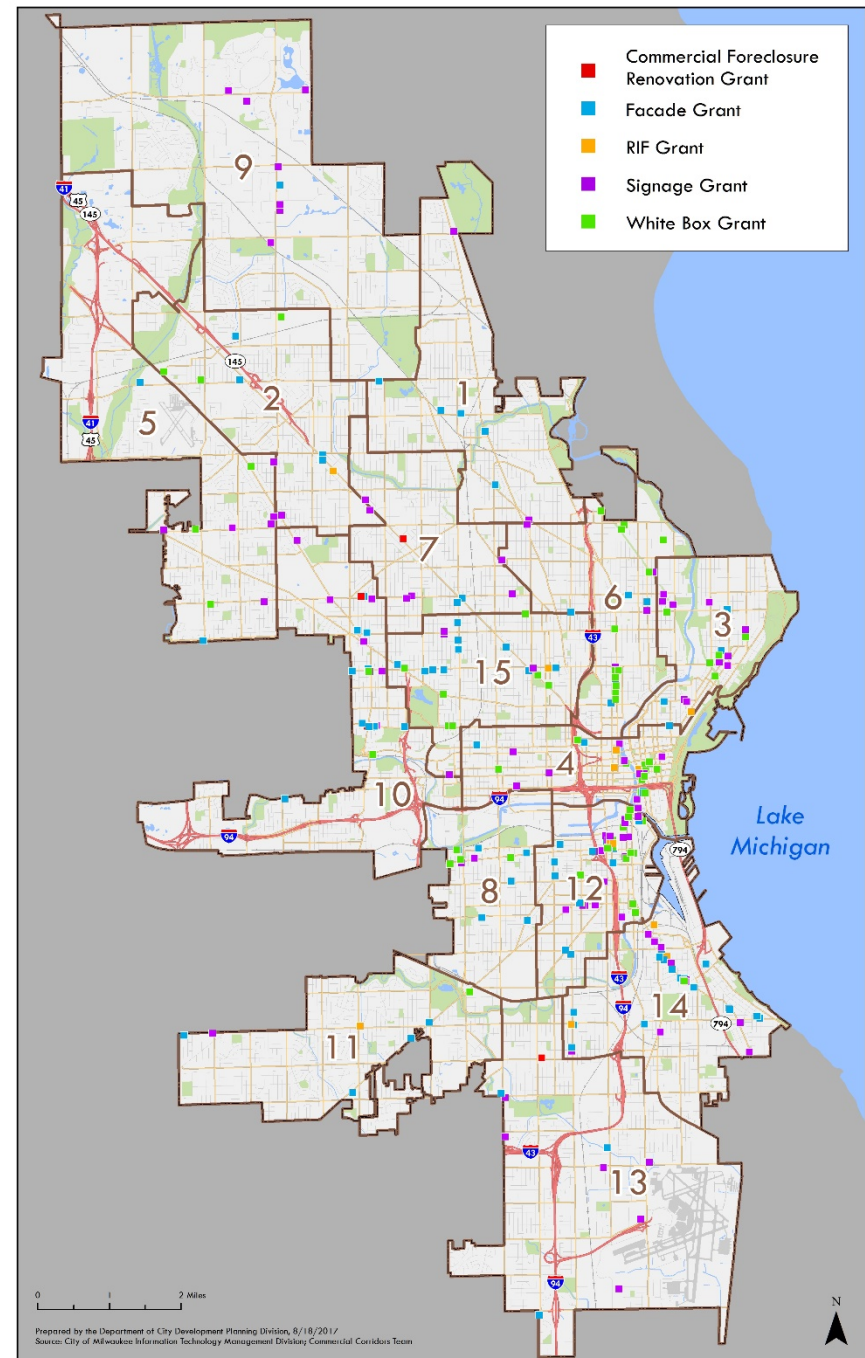


*\*through September 2017*



# Commercial Corridor Grants by District 2013 – 2017 YTD

Dist.	CFPRF	Façade	RIF	Signage	White Box	Total
1	0	6	0	2	2	10
2	0	6	2	4	3	15
3	0	16	2	16	8	42
4	0	17	3	14	18	52
5	0	5	0	9	3	17
6	0	12	0	9	18	39
7	1	2	1	5	1	10
8	0	10	0	3	7	20
9	0	3	0	8	0	11
10	3	16	1	8	3	31
11	0	6	1	2	1	10
12	1	34	6	31	22	94
13	1	5	0	7	3	16
14	0	24	3	13	4	44
15	1	19	1	7	11	39
<b>TOTAL</b>	<b>7</b>	<b>181</b>	<b>20</b>	<b>138</b>	<b>104</b>	<b>450</b>





# Business Improvement Districts

## FY 2017 Estimated

### Expenditure by BID Group

Expenditure*	Neighborhood BIDs	Downtown** BIDs	Total
# of BIDs	29	3	32
Total Budget	\$4,537,040	\$4,492,911	\$9,029,951

*\*Based on FY 2017 estimated operating plans*

*\*\*Includes Downtown BID 21, Third Ward BID, Westown BID*



## City *In Rems* Sales by District 2007 – 2017 YTD

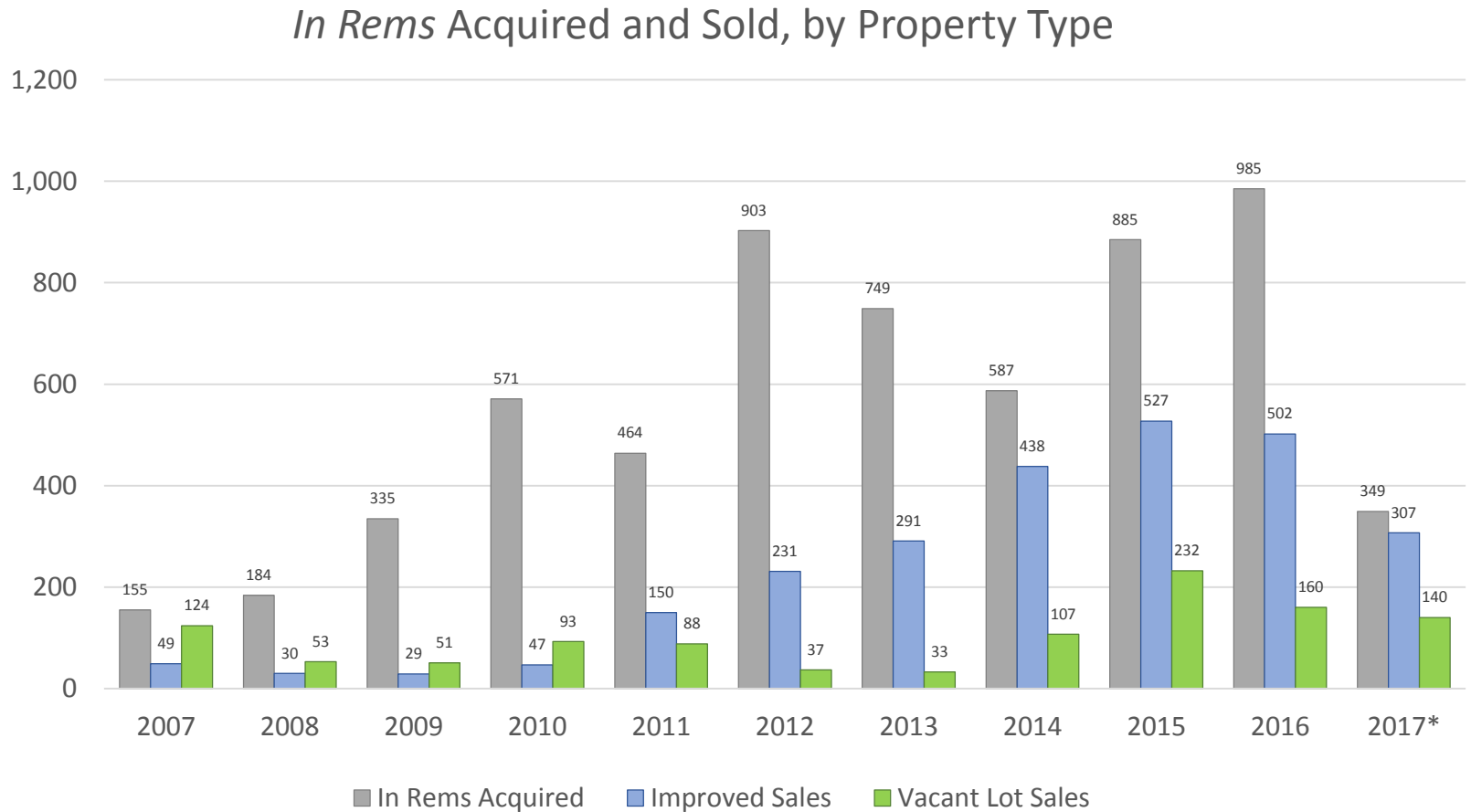
Dist.	Improved	Vacant Lot	Total
1	388	23	<b>411</b>
2	104	10	<b>114</b>
3	16	8	<b>24</b>
4	70	25	<b>95</b>
5	28	6	<b>34</b>
6	489	250	<b>739</b>
7	438	101	<b>539</b>
8	108	23	<b>131</b>
9	97	0	<b>97</b>
10	76	17	<b>93</b>
11	8	1	<b>9</b>
12	143	102	<b>245</b>
13	18	6	<b>24</b>
14	53	10	<b>63</b>
15	565	536	<b>1,101</b>
TOTAL	<b>2,601</b>	<b>1,118</b>	<b>3,719</b>

## Current *In Rems* Inventory Through September 2017

Dist.	Improved	Vacant Lot	Total
1	117	143	<b>260</b>
2	26	34	<b>60</b>
3	2	6	<b>8</b>
4	47	90	<b>137</b>
5	4	12	<b>16</b>
6	341	744	<b>1,085</b>
7	209	282	<b>491</b>
8	24	34	<b>58</b>
9	14	18	<b>32</b>
10	22	20	<b>42</b>
11	1	4	<b>5</b>
12	33	70	<b>103</b>
13	3	28	<b>31</b>
14	12	17	<b>29</b>
15	372	1,113	<b>1,485</b>
TOTAL	<b>1,227</b>	<b>2,615</b>	<b>3,842</b>



# City Foreclosures: *In Rems* Acquisitions & Sales 2007 – 2017 YTD\*



*\*through September 2017*



# Targeted Investment Neighborhood (TIN)



**Neighborhood Improvement  
Development Corporation**  
*In partnership with the City of Milwaukee*

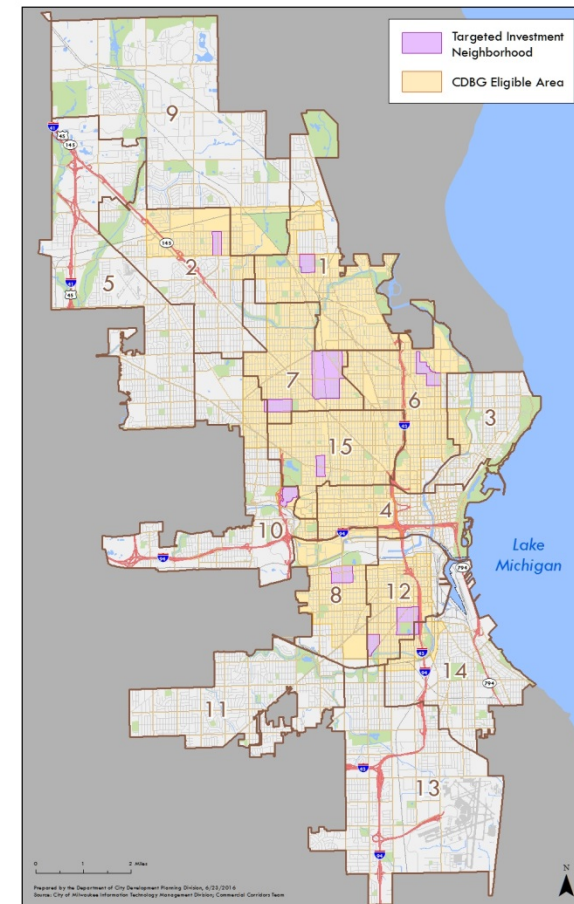
- Focus efforts in a small geographic area (6-12 blocks) for a period of 3 years
- Provide resources to improve physical condition of residential properties and neighborhood
- Partner with local neighborhood organization to address quality of life issues

## 2017 TINs:

- |                    |                   |
|--------------------|-------------------|
| ▪ Beerline         | ▪ Old North       |
| ▪ Century City     | ▪ Tri-Block       |
| ▪ Layton Boulevard | ▪ Walker Square   |
| ▪ Lighthouse       | ▪ Washington Park |

## TIN Selection Process

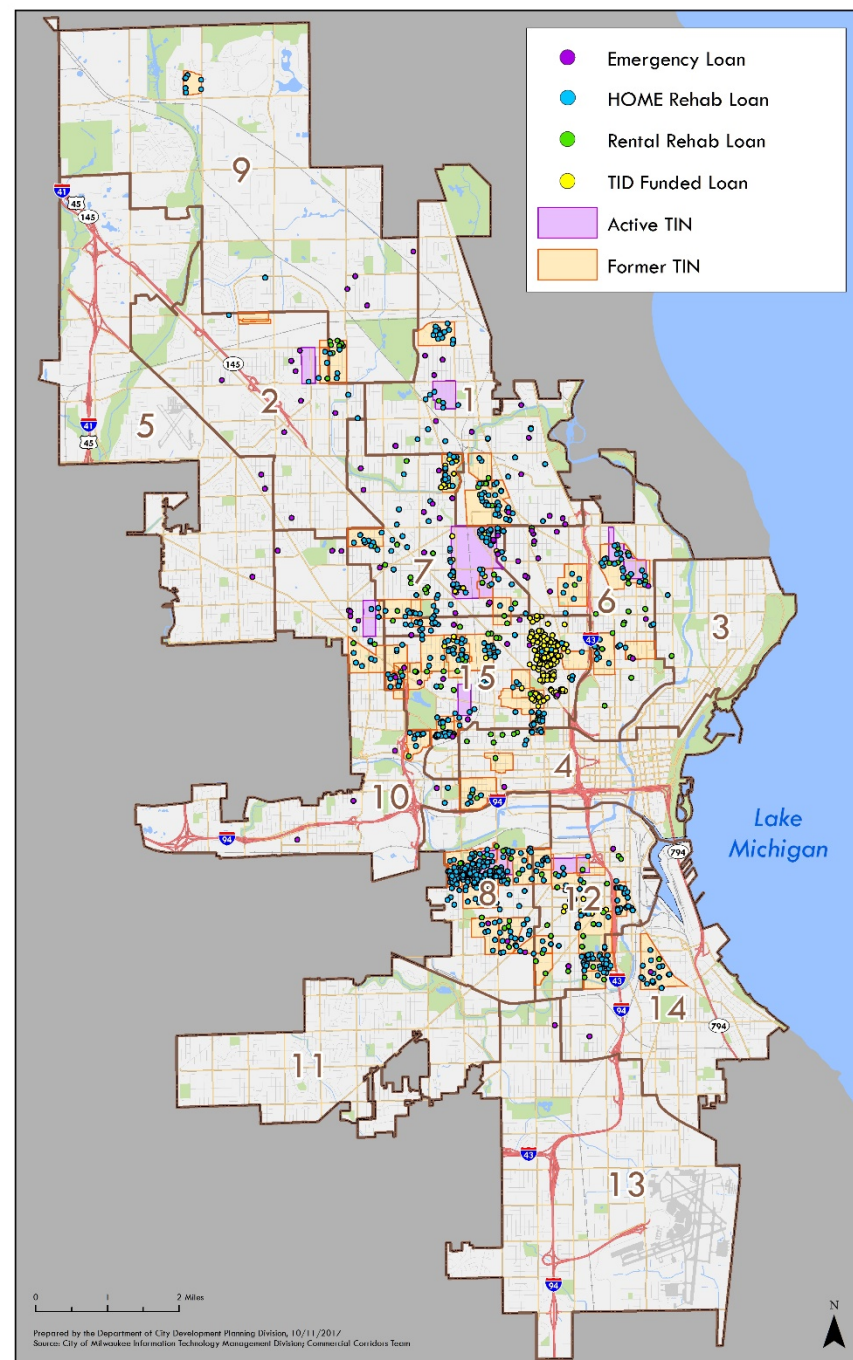
- 2-3 TINS expire each year, and 2-3 new TINS are selected
- Applications for TIN status are generally due the first part of October
- Selection criteria include: Neighborhoods with strong base of owner occupancy, strong community partner, engaged residents, evidence of ongoing reinvestment by property owners, Block Grant area





# NIDC Investment by Category by District, 2004 – 2017 YTD

Dist.	HOME Loans	Rental Rehab	HELP	TID Loans	Total
1	60	13	18	0	91
2	9	2	8	0	19
3	1	1	1	0	3
4	13	10	2	0	25
5	0	0	3	0	3
6	48	25	16	2	91
7	102	18	23	48	191
8	215	29	4	0	248
9	13	14	5	0	32
10	23	7	15	0	45
11	0	0	0	0	0
12	73	24	3	13	113
13	0	0	1	0	1
14	38	6	3	0	47
15	112	33	13	189	347
TOTAL	707	182	115	252	1,256





# *Minority-owned Contracting Opportunities for Homeowner and Landlord-owned Properties*



Neighborhood Improvement  
Development Corporation  
*In partnership with the City of Milwaukee*



Since 2004, NIDC and NIDC homeowners have awarded:

- Over **50%** of rehabilitation contracts to minority-owned contractors
- Over **55%** of contractual dollars to minority-owned contractors
- Contracts to over **215** different minority-owned contractors





# *Healthy Neighborhood Initiative / Bloom and Groom*



Neighborhood Improvement  
Development Corporation  
In partnership with the City of Milwaukee

## Bloom and Groom

Citywide program that distributes over 50,000 flowers and plants to engage hundreds of residents and beautify hundreds of homes

### Since 2011:

Over **\$130,000** in NIDC Healthy Neighborhoods Funds matched by over **\$130,000** in neighborhood investment and over **\$170,000** in donated flowers and plants from Lowes.





# Healthy Neighborhood Initiative / Community Improvement Projects



Neighborhood Improvement  
Development Corporation  
In partnership with the City of Milwaukee

## 2017 Activity

Over **\$110,000** committed to **20** Community Improvement Projects

Leveraged over **\$200,000** in additional investment



Clarke Square Mural

Photo Courtesy of Larry Kilmer

Residents Engaged: 50+

Total Project Investment: \$8,000

Project: Neighbors came together to select a local artist to design and install a mural representative of the community. The mural design includes images of residents hands, expressing the history, growth, and spirit of Clarke Square.



The Woodlands Playground

Photo Courtesy of Neva Hill

Residents Engaged: 75+

Total Project Investment: \$6,260

Project: Volunteers from a local church, along with residents, installed a new playground at the Woodlands. The playground will provide a safe place to play for the 800+ children living at the Woodlands.



Buffum Street Benches

Photo Courtesy of Angela Mitchell Reid

Residents Engaged: 45

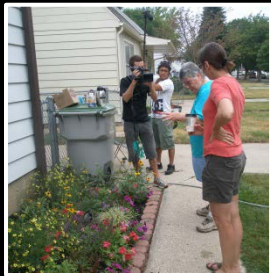
Total Project Investment: \$1,800

Project: Neighbors installed three benches with flower planters on a city-owned vacant lot. In addition, neighbors installed art consisting of recycled material shaped as flowers throughout the lot.













Since February 2015...

- 80 loans to Milwaukee entrepreneurs
- \$465,500 lent
- Borrower ethnicity
  - 41% African-American
  - 32% Caucasian
  - 7.5% Hispanic
- Borrower gender
  - 61% female
  - 39% male
- Most common business types
  - Food/beverage
  - Retail
  - Services



## Funded

Total loan: \$3,000  
Powered by 57 lenders

**Jazmine**

**HENLEY BROWN MEDIA  
GROUP, LLC**



Milwaukee, WI, United States /  
Communications

[Find a new loan](#)

A loan of \$3,000 helped me bring innovative Millennial Media Strategies to the City of Milwaukee.



## Funded

Total loan: \$10,000  
Powered by 119 lenders

**Melissa**

**Compost Crusader LLC**



Milwaukee, WI, United States /  
Services

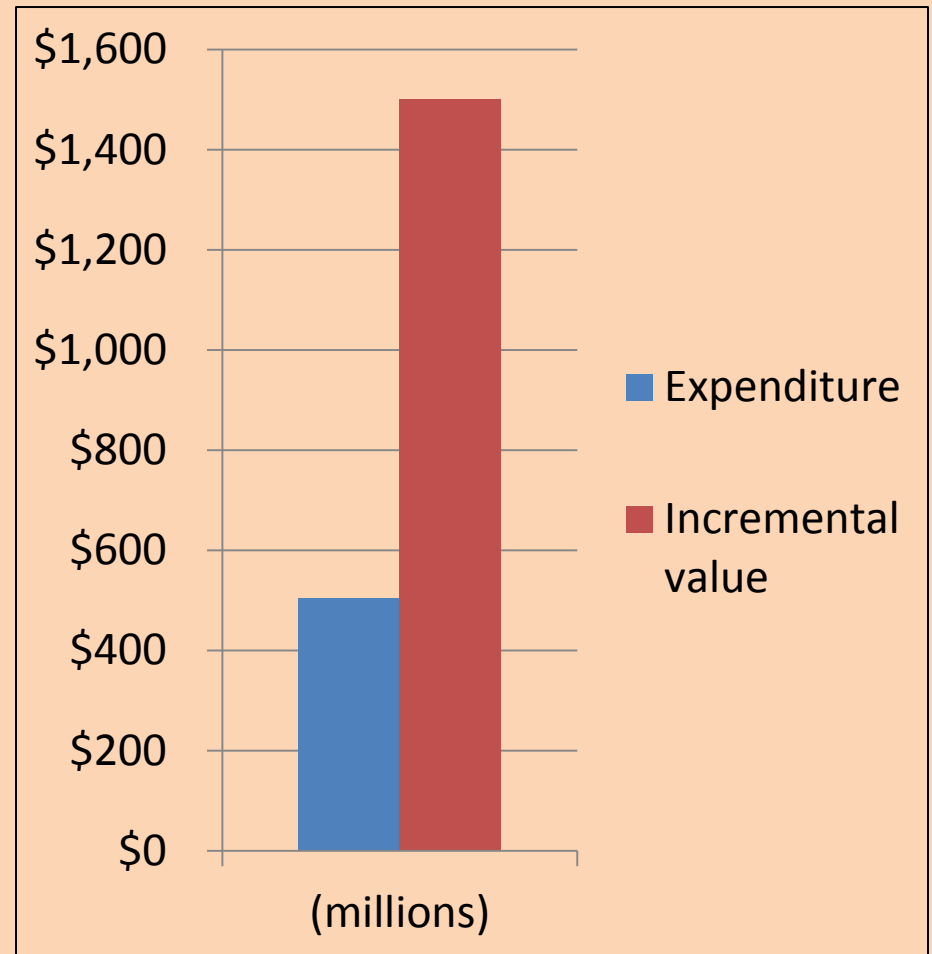
[Find a new loan](#)

A loan of \$10,000 helped compost Crusader purchase their 3rd truck! We are in need of a smaller truck that is capable of navigating tight alleys and small enough to use at festivals.



# Portfolio performance 2004-2016

- 50 active TIDs in 2016
- Expenditures: \$505 million
- Incremental value: \$1.5 billion in 2016
- Paving projects funded: \$14.18 million
- Housing projects funded: \$2.35 million





- **2017 YTD (September 30)**

- 87 projects
- \$13 million of loans
- \$50 million total investment
- Retain 1,442 FTE jobs
- Create 295 FTE jobs

- **Supporting initiatives**

- \$175 million NMTC
- Milwaukee County RLF
- Waukesha County RLF
- M7 Venture Debt loans
- PACE Financing
- SBA Community Advantage
- KIVA Milwaukee
- Minority Chamber loans

- **2005-2017 YTD**

- 909 projects
- \$208 million loans
- \$835 million ttl investment
- Retain 18,233 FTE jobs
- Create 5,990 FTE jobs

- **New Markets Tax Credits**

- 6 awards - \$175 million
- 8 projects \$122.25 million
- Revolving Loan Funds
  - Four totaling \$52.75 million
  - 82 businesses, \$61 million
  - Loans from \$102,000 to \$10 million



