



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

June 30, 2010

To The Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

On June 29, 2010, the Zoning, Neighborhoods and Development Committee held File No. 100033, a proposed zoning change for the new headquarters of Junior Achievement of WI (JA), at 11111 West Liberty Drive, for additional information relating to the status of participation in the PILOT program and the potential tax base loss for the city.

After consultation with the Assessor's office, Junior Achievement of WI and HSI Properties, the Department of City Development provides the following information:

JA site area	5.022 acres	
JA development cost (building and land)	\$6.5 million	
Land value estimate	\$110,000/acre	
Taxes, with building improvement	\$170,000 combined portion	\$58,000 city portion
Taxes, unimproved land		\$ 3,800 city portion

Since Junior Achievement has not requested tax exempt status yet, the Assessor's office has not contacted them about PILOT participation. The Junior Achievement Board would need to approve participation in the PILOT program.

This property was included within the initial Park Place General Planned Development for a 140-acre tract of land purchased by Trammell Crow Company in 1980. Trammel Crow later expanded the project to 275 acres with the purchase of a 135-acre tract of land at the southwest corner of N. 107th Street and W. Bradley Rd. (attached is a listing of all of the properties). The proposed Junior Achievement site is approximately 1.6% of the overall area of the Park Place Planned Development. Please contact Vanessa Koster, City Planning Manager, directly at Ext. 5716 if you need additional information.

Sincerely,

Rocky Marcoux
Commissioner

Attachment

c: Ald. James Bohl, Jr.

PROPERTIES LOCATED WITHIN THE PARK PLACE PLANNED DEVELOPMENT

Taxkey	Address	Owner Name	City Assessed Land	City Assessed Improvements	City Assessed Total	Building Area	Lot Area
0760031000	11900 W LAKE PARK DR	LIBERTY PROPERTY LTD	\$310,400	\$2,323,600	\$2,634,000	36,542	191,285
0760073000	11701 W LAKE PARK DR	R L SCHMIDT LLC	\$293,700	\$4,027,300	\$4,321,000	28,505	159,636
0770071000	11400 W LAKE PARK DR	LIBERTY PROP LTD PTN	\$463,900	\$341,100	\$805,000	35,862	201,713
0770082000	11301 W LAKE PARK DR	LIBERTY PROP LTD PTN	\$338,900	\$3,411,100	\$3,750,000	39,860	289,744
0770084000	7650 N 115TH ST	MILWAUKEE ECONOMIC	\$0	\$0	\$0	0	49,628
0770103000	7800 N 113TH ST	LIBERTY PROPERTY LTD	\$680,600	\$7,243,400	\$7,924,000	80,793	270,071
1110011100	11301 W CALUMET RD	WISCONSIN BELL INC	\$0	\$0	\$0	0	0
1110102000	10810 W LIBERTY DR	AUTOMOBILE DEALERS ASSN	\$291,200	\$920,800	\$1,212,000	8,262	97,052
1110141000	10843 W PARK PL	RUBY TUESDAY INC	\$590,200	\$1,345,800	\$1,936,000	4,990	65,579
0760091000	7701 N 115TH ST	R L SCHMIDT LLC	\$109,700	\$160,300	\$270,000	347	238,927
1110122000	10855 W PARK PL	MAPLE GROVE RETAIL LLC	\$906,700	\$1,911,300	\$2,818,000	21,403	151,110
0770083000	11425 W LAKE PARK DR	LIBERTY PROPERTY LTD	\$304,900	\$1,995,100	\$2,300,000	35,862	194,227
0760002000	12000 W PARK PL	MIKE NO 11 LLC,	\$316,400	\$2,483,600	\$2,800,000	37,434	160,254
0760052000	11925 W LAKE PARK DR	WESTMINSTER PARK VII LLC	\$317,700	\$3,184,300	\$3,502,000	37,384	150,150
0760082000	11730 W PARK PL	TAT REAL ESTATE HOLDINGS	\$212,000	\$1,769,000	\$1,981,000	16,548	115,434
0770132000	11001 W LAKE PARK DR	METAVANTE CORPORATION	\$325,400	\$0	\$325,400	0	1,182,131
1110132000	11000 W PARK PL	PARK PLACE LAND DEV CO, LLC	\$351,100	\$0	\$351,100	0	182,081
0760101000	11815 W BRADLEY RD	BRADLEY RD OFFICE PROP, LLC	\$1,013,900	\$2,703,100	\$3,717,000	30,000	441,655
0760003000	12180 W PARK PL	NCM HOLDINGS LLP	\$11,000	\$178,000	\$189,000	4,636	31,438
1110053000	10701 W PARK PL	LIBERTY PROPERTY LTD	\$3,300	\$0	\$3,300	0	2,529
1110153000	10920 W LIBERTY DR	DB PROPERTIES OF MILWAUKEE	\$361,800	\$0	\$361,800	0	143,269
1110103000	11111 W LIBERTY DR	LIBERTY PROPERTY LTD	\$1,961,000	\$0	\$1,961,000	0	1,109,386
1110111000	11414 W PARK PL	LIBERTY PROPERTY LTD	\$1,622,300	\$9,628,700	\$11,251,000	91,084	270,377
0770093000	7878 N 113TH ST	PARK PLACE LAND	\$0	\$0	\$0	0	280
0760011000	11950 W LAKE PARK DR	LIBERTY PROPERTY LTD	\$316,500	\$2,865,500	\$3,182,000	37,256	179,151
1110152000	10930 W LIBERTY DR	LIBERTY PROPERTY LTD	\$770,300	\$2,292,700	\$3,063,000	26,550	305,051
1110021000	11200 W PARK PL	GLL US OFFICE LP	\$2,058,200	\$23,430,800	\$25,489,000	210,744	343,039
1110031000	10820 W PARK PL	TWO PARK PLACE LLC	\$2,099,900	\$9,946,100	\$12,046,000	210,744	370,359
1110081000	11600 W PARK PL	PARK PLACE HOSPITALITY	\$1,098,600	\$4,901,400	\$6,000,000	73,454	442,286
0770131000	11000 W LAKE PARK DR	METAVANTE CORP	\$1,770,700	\$23,541,300	\$25,312,000	238,191	2,376,939
0760102000	11601 W BRADLEY RD	ALLIANCE FOR CHILDREN & PARK PLACE TECHNOLOGY	\$0	\$0	\$0	0	132,045
0760081000	11800 W PARK PL	LIBERTY/ MILWAUKEE LLC	\$1,486,800	\$2,848,200	\$4,335,000	89,254	647,650
			\$579,600	\$6,774,400	\$7,354,000	57,332	350,658

0760092000	11520 W CALUMET RD	LIBERTY PROPERTY LTD PTNRSHIP	\$304,300	\$1,210,700	\$1,515,000	15,470	152,405
1110123000	10950 W GOOD HOPE RD	SPIRIT MASTER FUNDING III	\$642,000	\$499,000	\$1,141,000	7,074	75,568
0770091100	11200 W PARKLAND AV	WELLS REIT II 11200 W	\$1,814,200	\$21,587,800	\$23,402,000	240,675	788,775
0770102000	11175 W PARKLAND AV	PLUMBERS LOCAL 75	\$0	\$0	\$0	0	159,983
1110071000	10811 W PARK PL	EDUCATORS CREDIT UNION	\$501,900	\$507,100	\$1,009,000	6,582	83,649
1110131000	11002 W PARK PL	THE WATERS AT PARK PLACE 1	\$332,600	\$3,843,400	\$4,176,000	0	172,454
0760001000	12100 W PARK PL	LIBERTY PROPERTY LTD PTN	\$506,200	\$3,200,800	\$3,707,000	59,580	230,603
1119989131	11011 W PARK PL	MAPLE GROVE RETAIL LLC	\$8,100	\$0	\$8,100	0	135,036
1110051000	10715 W PARK PL	KC PROPCO LLC	\$259,700	\$360,300	\$620,000	6,181	34,622
1110151000	11100 W LIBERTY DR	LIBERTY PROPERTY LTD	\$1,617,300	\$7,340,700	\$8,958,000	89,178	640,463
1110142000	10831 W PARK PL	HALLIE RAPIDS LTD	\$875,000	\$3,125,000	\$4,000,000	86,592	108,023
		TOTALS	\$27,828,000	\$161,901,700	\$189,729,700	1,964,369	13,426,715