LINDSAY HEIGHTS CHARETTE
RE-PURPOSING MILWAUKEE’S CORRIDORS
CDS was hired to oversee and direct a process of information gathering that led up to a visioning charette for the Lindsay Heights area in Milwaukee. This process involved revisiting past plans for the area and examining the business diversity of the neighborhood. A series of Focus Groups were held to garner information and input from various parties including lenders, developers, City officials, business owners and other interested parties. This information was then disseminated to six teams of architects that were assigned to respective sites within the focus area of the project.

All of this work was in preparation for a day long charette that was held at the UW-Milwaukee School of Architecture and Urban Planning. Throughout the day, teams generated ideas for the sites and then shared them with the larger group to receive feedback. Following the initial input, the architectural teams reworked their designs and represented them to the group for more feedback.

The information complied in this report is the synthesis of this entire process, from initial information gathering to the final proposals that were generated at the charette. Recommendations and funding suggestions are potential ideas and not guaranteed by the City or landowners.
“The Lindsay Heights Charette commission has rendered our community with an exciting blueprint to transform and revitalize some of Milwaukee’s historic inner city corridors. In recent years, significant investment has contributed to growth and resurgence of the Lindsay Heights neighborhood. The positive changes transpiring have emanated directly from a strong collaborations and partnerships between residents, businesses, public agencies and non-profit organizations. This charette process prioritized the people’s desires while developing big ideas and concepts to help our community reach its full potential. The goal was to capitalize on the momentum happening in the 15th district and generate economic development that will produce jobs and opportunity, catalyze new development and unify the community. I thank everyone who helped create this blueprint for a thriving and success community.”

- Alderman Russell W. Stamper II
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Located in the Near North Side of Milwaukee, the Lindsay Heights Neighborhood is seeking new opportunities for redevelopment by building on the momentum of recent area investment.

The area has seen a gradual growth of financial institutions, businesses, and community organizations and wishes to continue its focus on bringing in commercial investment, job opportunities and training, wellness services, and programs for youth. With a variety of open lots and existing buildings, the area lends itself to a wide variety of users, with options for rehabilitation, as well as new construction.
Starting in the 1840s, the freshly incorporated city of Milwaukee began to see rapid growth as waves of immigrants, primarily Germans, found their way to the area. A handful of these Germans were the first to settle what would later be known as Lindsay Heights. It was also around this time that Lindsay Heights served as a stop on the underground railroad. Decades later in the early 1900s, the neighborhood became home to large numbers of Russian-Polish Jews who developed businesses along North Avenue.

By the time the 1920s rolled around, Lindsay Heights had become a hub for Milwaukee’s African American community. In the years that followed, the neighborhood continued to grow by attracting black southerners who would build the area into a strong, working class community.

The momentum of the neighborhood shifted in the 1960s when homes by the hundreds were demolished in preparation to build new freeways. These freeways, that would have brought business and commerce to Lindsay Heights, never appeared and the empty lots where homes once stood were left to sit untouched. The destruction drove residents and businesses along North Avenue to leave the neighborhood, and in their wake, drugs and crime took hold.

Since that time, efforts have been made to rebuild and rejuvenate the neighborhood. In the early 90s, The Wisconsin Housing and Economic Development Authority (WHEDA), partnered with the city, banks and others to launch a pilot program to spark investment and jump-start housing development. The pilot project built 165 new houses and 221 more have been rehabilitated. While WHEDA has made other mortgages, housing development in the area is now market driven. In 1997, the 30-block area was named after “the mother of the black community,” activist Bernice Lindsay.

That same year, resident Sharon Adams returned to the area after leaving 28 years earlier. Upon seeing the condition of her once prosperous community, Sharon, her husband Larry and other neighbors founded the Walnut Way Conservation Corporation. Walnut Way has helped residents reclaim the neighborhood, drive out crime, and rebuild the community.

The revitalization achievements brought about by community members drew the attention of the Zilber Family Foundation which selected the area to be apart of a $50 million effort to improve Milwaukee’s most challenged neighborhoods.

Millions of dollars have been invested in the Lindsay Heights neighborhood in the form of new home construction, rehabilitation, streets, parks and revived commercial areas. Organizations and institutions like the Johnson Park Neighborhood Association, Sojourner Family Peace Center, Nue-Life, and the Innovation & Wellness Commons are working to restore the area, spur further development and attract new investment.

The neighborhood’s continued growth lies in the resilience of the community members of Lindsay Heights. The collaboration between residents, businesses, public agencies, and nonprofit organizations is the strength and foundation for the change and transformation the neighborhood is working towards.
9 - history -

photo courtesy of milwaukee historical society
LINDSAY HEIGHTS QUALITY OF LIFE PLAN

[Academic Achievement]
Currently, only 40 percent of students from local schools meet reading standards and just 32 percent meet standards in math. Schools are working to increase the academic performance of students by taking steps such as forming a Principals’ Council, accepting only local students at the Young Leaders Academy, and reorganizing the local high school.

[Youth and Families]
40.6 percent of the Lindsay Heights residents are under the age of 18. Existing youth orientated institutions include Beckum-Stapleton Little League, Running Rebels, the YMCA, and the LaVarnway Boys & Girls Club. Increasing participation and the number of these structured activities will encourage positive character traits in youth as well as enhance the involvement of parents.

[Lifelong Learning]
55 percent of Lindsay Heights residents 25 and older have acquired a high school diploma. There is great opportunity to engage adults in educational programs such as earning a GED, enrolling in a technical school, or going to college. A building trades training institute would provide training in green construction, culinary arts, as well as health care and empower adults to cultivate their careers.

[Housing]
Lindsay Heights has undergone a number of foreclosures nearly 3 times as large as the national average. To combat this, Lindsay Heights will participate in Milwaukee’s Neighborhood Stabilization Initiative, develop partnerships in order to rehabilitate foreclosed properties, and launch a for-profit community investment corporation to manage and sell properties.

[Commercial Corridors]
Lindsay Heights’ main commercial corridor is North Avenue. Roughly 365 employers reside in the area but these are primarily comprised of smaller businesses, with no companies employing more than 250 people. The neighborhood plans to foster new business by leveraging local assets near nodes and along corridors such as North Avenue. Support will be given to existing businesses as well as new businesses emphasizing local ownership.
[Public Safety]

Property and violent crime rates are higher in Lindsay Heights than in the surrounding City of Milwaukee. To reduce these rates, increased communication and relationships are encouraged between residents, businesses, property owners, and police. A Neighborhood Ambassador Program will be instituted in order to clean up property while providing jobs in the process.

[Health and Wellness]

There are currently concerns over neighborhood residents’ access to medical, mental and dental care. Existing providers include Bread of Healing, Aurora Sinai, Shadi, and MLK Heritage Health Center but Lindsay Heights plans to work to increase access. By partnering with Neighborhood Health Alliance, residents will be trained to provide health education and connect people to healthcare resources.

[Healthy Food]

There is a disproportionate rate of health food to fast food and convenience store outlets in Lindsay Heights. In order to increase access to produce and other health foods, Lindsay Heights will create a “Healthy Corner Stores” campaign to encourage small businesses, as well as Fondy Farmers Market, to promote healthy food options. Additionally, the neighborhood will work to draw nutritious food stores and restaurants to the area.

[Catalytic Projects]

Alsco Mixed-Use Development
Beauchamp Townhomes
Bread of Healing Free Health Clinic
Center for Neighborhood Innovation
Coffee Makes You Black
Bloomberg Ice Cream Building
Fondy Food Center
Franklin Square

FRESH/Culinary School
Johnsons Park
Running Rebels
Josey Heights, Senior Cooperative Housing
Home Renovation
CARING NEIGHBORS
MAKE GOOD
COMMUNITIES
Lindsay Heights is a centrally located Milwaukee neighborhood with a close proximity to downtown, easy access to freeways and major bus routes, historic and architectural charm, and active neighborhood associations. The area has been analyzed for both short and long-term development by multiple entities who have reached the following central ideas:

- Preserve the neighborhood character
- Implement pedestrian-friendly designs
- Establish a hierarchy for the public right-of-way
- Create successful retail destinations
- Increase the sense of security
- Increase owner occupancy
- Provide a diverse choice of housing

[Retail Market]

The Lindsay Heights area was categorized as a “convenience market” by a 2011 LISC-Metroedge market analysis. This indicates that many residents make their purchases at small, local convenience stores.

The area is dense enough to have a purchasing power of approximately $60 million per square mile with residents spending upwards of $100 million annually on retail purchases.

There is an oversupply of food/beverage stores, clothing stores, and service restaurants. There is a lack of general merchandise stores and car dealers.

[Vacant Lots & Residential Repairs]

A series of studies on vacant lots in the heavily residential portion of Lindsay Heights was completed in 2013. Several potential courses of action were proposed including building new multi-family residences, implementing pocket parks, encouraging urban agriculture, and planting urban tree nurseries.

Potential opportunities of residential facades – both for inhabited and boarded homes, included new paint, repaired porches, replacing roofs and windows, and general landscaping. Several resources were provided to assist homeowners in obtaining financial assistance to make the suggested repairs.
Fond du Lac Avenue

Fond du Lac Avenue is a main arterial road connecting downtown Milwaukee to the northwest neighborhoods. It holds a variety of uses and is zoned for residential, commercial, institutional, and mixed-use developments. Future growth should focus on visually and physically connecting the commercial nodes on the street. As the heaviest-trafficked road in Lindsay Heights, it has significant visibility and potential for commercial development. It can be viewed as a gateway to the neighborhood. Previous studies have indicated the need for adequate, off-street, shared parking. Additionally, the introduction of public art in significantly visible locations and a “greening of the corridor” should be considered.

North Avenue

North Avenue has been characterized as a “neighborhood shopping” zone comprised of primarily commercial and vacant parcels. It is permitted for residential, commercial, institutional, mixed-use development, although commercial and light industrial are preferred for future growth. Recent developments on the street include a new YMCA and Lindsay Heights housing. Further advancements could be made to the street by rehabilitating, reprogramming, and marketing the aging commercial and industrial buildings along the street.

Catalytic Projects & Programs: Former Sears Block

The former Sears block holds a signature building of the neighborhood and should be used to reinforce the potential of the commercial node. Redevelopment on the site would anchor and encourage additional investment in the area, as well as increasing the value of surrounding properties. This recommendation has spurred continued discussion about the redevelopment of the site. There are multiple options for redevelopment, including renovating the existing building and augmenting the site with additional structures or removing the iconic building and implementing a completely new commercial zone integrated with green spaces.

Catalytic Projects & Programs: Fond du Lac & 20th St.

Development at Fond du Lac and 20th Street should build upon the Sears block development and provide the opportunity to introduce high-end, mixed-use structures. Its distinct triangular lot requires a community-sensitive design and could potentially be developed into a commercial building or a park. There have been a number of catalytic projects and programs recommended, with more than 50% of the recommendations either implemented or in discussion. Recommendations varied from parking strategies, to new development, to home ownership opportunities.
The overall goal of the neighborhood land use strategy is to reinforce and re-assert traditional patterns of development characteristic of older Milwaukee neighborhoods. New development should emulate public space with private realms, carefully layout streets and blocks, maintain the physical character of the sites, and create a sense of place.

[Residential]

Increase the quality and diversity of housing types that build upon the character and scale of the neighborhood. Housing options should accommodate a diversity of household incomes and blend rental units into single-family, owner-occupied areas. Residential can also be blended with commercial spaces below on mixed-use properties. New construction should maintain traditional residential density and scale. For all residential building types steps should be taken to connect the dwellings with the street. New developments should be clustered together to have the greatest effect on surrounding property values.

[Commercial]

Create a revitalized neighborhood of shopping streets and commercial corridors, approaching the redevelopment through organization, promotion, economic restructuring, and design. The ground floor of buildings should be retail-oriented to aid in activating the street all day long. When commercial corridors will not support retail, townhouses and condominiums are suggested. Shared parking is encouraged, and parking structures are preferred over large surface lots. Residential and mixed-use buildings should be dense and multi-story. Two to four-stories is the ideal height for the mixed use buildings. Landscaping should be used to soften, screen, or buffer parking areas and should enhance pedestrian pathways.

[Industrial]

Create jobs that generate regional wealth while providing a walk-to-work environment. Additionally the creation of a welcoming “campus” identity with marketable features is a top priority. Mixed-use, commercial, or service areas may be incorporated within a predominately industrial zone to serve visitors and employees. The industrial complex should be as compact as possible to provide a welcoming walking environment. Closing off streets is not advisable.
[Open Space]

Provide accessible, interconnected neighborhood open space for all residents. When possible, open space should be used as an amenity and economic development tool. Spaces should be optimized for safety so that they can serve as a haven for all who use them. Institutional public spaces should be green, park-like, and visibly accessible to the public. For an industrial campus, plazas and other open spaces should serve residents, visitors, and workers.

[Civic & Institutional]

Create or redevelop uses that are welcome places for people to gather and enrich their surroundings. Civic/institutional uses may be a part of any land use mix as long as they do not conflict with the overall functionality. Decentralized institutional uses are preferred over large centralized uses that require customers to drive and park. When possible, create school/library/park connections that make it easier for children to walk one to another. High intensity civic/institutional uses should be located within or near commercial corridors.

[Transportation]

Create a hierarchy within the public right-of-way that accommodates mass transit, automobiles, bicycles, and pedestrians. Transportation should be multi-modal and harmonious. Development is encouraged to be located within 1200 feet of an existing or planned major corridor. Neighborhoods and commercial corridors should be walkable and support the comfort of the pedestrian. Landscaping should be incorporated whenever possible to serve as a buffer between vehicles and pedestrian traffic.
LISC MetroEDGE’s MARKET ANALYSIS 2011:
‘Transforming Lindsay Heights’ Commercial Corridors: Past, Present, and Future’

[Retail Potential]
Concentrated Buying Power: $60M (per square mile)
Total Estimated Retail Demand: $103.3M
Total Estimated Retail Sales: $63.5M
Total Expenditure Leakage: $39.8M (39%)  

[Retail Leakage by Category]
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<thead>
<tr>
<th>Category</th>
<th>Leakage as a % of Demand</th>
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<tr>
<td>Building Material &amp; Garden Supply</td>
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</tr>
<tr>
<td>Sporting, Hobby, Book &amp; Music</td>
<td>100%</td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>95%</td>
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<tr>
<td>Miscellaneous Store Retailers</td>
<td>88%</td>
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<tr>
<td>Motor Vehicle &amp; Parts Dealers</td>
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<tr>
<td>Electronics &amp; Appliance Stores</td>
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<td>General Merchandise Stores</td>
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<td>Gasoline Stations</td>
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<tr>
<td>Furniture &amp; Home Furnishings</td>
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<tr>
<td>Food Service &amp; Drinking Places</td>
<td>2%</td>
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<tr>
<td>Clothing &amp; Accessories Stores</td>
<td>-30%</td>
</tr>
<tr>
<td>Food &amp; Beverage Stores</td>
<td>-144%</td>
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</table>

[Housing Profile]
Residential Units Within Mixed Use Properties: 219
Multifamily Units: 584
Single Family/Duplex Units: 4,623
Occupied Housing Units Owned: 36%
Occupied Housing Units Rented: 64%

[Workforce Profile]
Employees: 5,337
Businesses with 1-19 Employees: 430
Businesses with 20+ Employees: 47

[Overall Building Use]
1.2M square feet of commercial space
100,000 square feet of industrial space

[Real Estate Investing 2009-2010]
Lindsay Heights is a Tax Increment District (TID). The TID created a loan pool for forgivable loans for housing renovation and new home construction which have leveraged over $30M in new investment.
83 Apartment Units
41 New Single Family Units
18 New Duplex/Townhome Units

[Access]
The Lindsay Heights neighborhood is easily accessible due to its proximity to Highway 43 and corridors running through the area such as W Locust St, W Center St, W North Ave, W Walnut St, and W Fond du Lac Ave. These streets are major connectors to other neighborhoods in Milwaukee and have high volumes of daily traffic counts, particularly along W North Ave.

[Vacant Property]
There is 4.6M square feet of vacant land in the Lindsay Heights Neighborhood (32% of parcels and 15% of land area).
Zoning: 71% residential, 15% Local Business, <5% Other

[Commercial Corridor Conditions]
There is significant street front vacancy along commercial corridors and 55% of properties appear to have blighted conditions.
### Overall Existing Land Use

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<thead>
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<td>Commercial</td>
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<tr>
<td>Transportation</td>
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<td>Vacant</td>
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### Commercial Corridor Existing Land Use

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### Overall Building Property Use

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<td>Commercial</td>
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### Commercial Corridor Building Property Use

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### Average Sales by Industry

#### Businesses

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<td>Administrative and Waste Management</td>
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<td>Arts, Entertainment &amp; Recreation</td>
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<td>Construction</td>
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<td>Education</td>
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<td>Finance &amp; Insurance</td>
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<td>Manufacturing</td>
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<td><strong>Grand Total</strong></td>
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**WISCONSIN ECONOMIC DEVELOPMENT CORP.**

Lindsay Heights Business Analysis
### Business Analysis

#### FONDY NORTH EDC/BID 32

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<td>Alcohol Establishments</td>
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<td>Beauty/Barber Shop</td>
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<td>Social Advocacy/Civic Organization</td>
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<td>Financial Institutions</td>
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<td>Clothing Retail</td>
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<td>Restaurants</td>
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<td>Merchandise Retail</td>
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<td>Family Services</td>
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<table>
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<td>Post Office</td>
<td>1</td>
</tr>
<tr>
<td>Museum</td>
<td>1</td>
</tr>
<tr>
<td>Vet</td>
<td>1</td>
</tr>
</tbody>
</table>
## Demographics

Data from LISC MetroEDGE Report, UWM 'No Vacancy in Spirit' APW Report, & The Weldon Cooper Center for Public Service

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>2012</th>
<th>2017 (projected)</th>
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<tbody>
<tr>
<td><strong>Population</strong></td>
<td>21,242</td>
<td>15,374</td>
<td>13,965</td>
<td>14,946</td>
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<tr>
<td><strong>Race</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>African American</td>
<td>94% (82%*)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>1%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caucasian</td>
<td>2% (12%*)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Latino</td>
<td>3% (4%*)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Age</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 18</td>
<td>9,329 (43.9%)</td>
<td>6,548 (42.6%)</td>
<td>5,679 (40.7%)</td>
<td>6,058 (40.7%)</td>
</tr>
<tr>
<td>18-65</td>
<td>10,473 (49.3%)</td>
<td>7,534 (49%)</td>
<td>7,138 (51.1%)</td>
<td>7,482 (50%)</td>
</tr>
<tr>
<td>65 &amp; Older</td>
<td>1,443 (6.8%)</td>
<td>1,292 (8.4%)</td>
<td>1,149 (8.2%)</td>
<td>1,396 (9.3%)</td>
</tr>
<tr>
<td>Median Age</td>
<td>21.5</td>
<td>23.2</td>
<td>26.6</td>
<td>27.1</td>
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<tr>
<td><strong>Households</strong></td>
<td>6,146</td>
<td>4,726</td>
<td>4,545</td>
<td>4,859</td>
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<td>Average Household Size</td>
<td>3.44</td>
<td>3.22</td>
<td>3.06</td>
<td>3.06</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$11,478</td>
<td>$17,392</td>
<td>$17,503</td>
<td>$19,021</td>
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<tr>
<td>Households Below the Poverty Line</td>
<td>2,954 (48.2%)</td>
<td>1,932 (40.1%)</td>
<td>1,967 (45.7%)</td>
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</tr>
<tr>
<td>Households Earning Greater than $50k/yr</td>
<td>250 (5.4%)</td>
<td>456 (9.6%)</td>
<td>692 (15.2%)</td>
<td>986 (20.3%)</td>
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<tr>
<td><strong>Educational Attainment (Age 25+)</strong></td>
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<td></td>
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<tr>
<td>No High School Diploma</td>
<td>5,440 (57.3%)</td>
<td>3,465 (46.8%)</td>
<td>2,217 (31.7%)</td>
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<tr>
<td>High School Diploma</td>
<td>3,527 (37.1%)</td>
<td>3,214 (43.4%)</td>
<td>4,098 (57.7%)</td>
<td>No Info</td>
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<tr>
<td>Any College Degree</td>
<td>265 (5.6%)</td>
<td>725 (9.8%)</td>
<td>753 (10.6%)</td>
<td>No Info</td>
</tr>
</tbody>
</table>

* Demographic percentages from *Milwaukee Comprehensive Plan: Fond du Lac and North A Plan for the Area*
**ASSETS/ATTR ACTIONS**

**Parks:**
- Johnson’s park
- Ezekiel Gillespie Park
- Carver Park
- Franklin Square
- Alice’s Garden

**Food/Restaurants:**
- Fondy Food Center
- FRESH/Culinary School
- Center Street Fish Market
- Coffee Makes You Black
- Jake’s Delicatessen
- Galst Food Market
- Ashley’s BBQ
- Speed Queen BBQ

**Housing:**
- Beauchamp Townhomes
- Home Renovation
- Josey Heights, Senior Housing
- Franklin Square Apartments
- St. Ann Center
- Masonic Hall
- Masonic Apartments

**Schools:**
- Brown Street School
- Elm Creative Arts School
- Hopkins Public School
- North Divisions High School
- Roosevelt School of the Arts
- Shalom High School
- Siefert Elementary School
- Transition High School
- Universal Academy Lee Campus
COMMUNITY GROUPS

1. Running Rebel’s Community Organization
2. Northcott Neighborhood House
3. Bread of Healing Free Health Clinic
4. Center for Neighborhood Innovation
5. Alsco Mixed-Use Development
6. Beckum Stapleton Little League
7. Northside YMCA
8. Walnut Way Conservation Corp.
9. Neu Life
AREA INVESTMENTS

$ 15-20 MILLION
A  ST. ANN FOR INTERGENERATIONAL CARE
B  SOJOURNER FAMILY PEACE CENTER

$ 5-10 MILLION
A  HOPE CHRISTIAN SCHOOL
B  INNOVATION AND WELLNESS COMMONS
C  THE YMCA
D  JOHNSON PARK LOFTS
E  FEEDING AMERICA

$ 1-5 MILLION
A  WALNUT WAY CONSERVATION CORP.

$ 100,000-1 MILLION
A  NEU LIFE
B  2025 W FOND DU LAC
C  2451 W FOND DU LAC
D  JOHNSONS PARK
E  2465 W FOND DU LAC
F  STORM WATER INFRASTRUCTURE
INNOVATION & WELLNESS COMMONS

Lead by Walnut Way Conservation Corp., the Innovation and Wellness Commons is the next step forward in efforts to promote the transformation of the Lindsay Heights neighborhood. This healthy food oasis will reside between the 16th and 17th streets on the south side of North Avenue will consist of a renovated vacant building and an adjacent energy-efficient structure. The Commons will support a community dedicated to health, wellness, economic development, and quality of life. This development will help spur further development and is expected to attract more than $6 million in investments.

[Phase I]
Renovation of a 100+ Year Old Building
Commercial Kitchen (MCFI Milwaukee Center for Independence)
Juice Bar (The Juice Kitchen)
Restaurant (Outpost Natural Foods)
Employment Services (The Milwaukee community Business Collaborative, Inc)

[Phase II]
Construction of an 18,000 sqft, two-story, energy efficient building
Outpost Grocery Store
Fitness Center
Wellness Services (Aurora Health Care)
Administrative Offices (Walnut Way)

[Funding]
The $6 million Commons project is being funded by grants from the federal Office of Community Services ($650,000); Zilber Family Foundation ($500,000); Wisconsin Economic Development Corp. ($400,000); and many other contributors.

[Partners]
Baker Tilly
CG Schmidt
Reinhart
Fix Development
Mayer | Helminiak Architects
Walnut Way
HOME GR/OWN POCKET PARK
SUNSHINE PARK LOCATED AT N 14TH ST. & W NORTH AVE.

HOME GR/OWN Milwaukee is an initiative of the City of Milwaukee led by the Office of Sustainability. Their focus is to re-purpose vacant lots into green spaces that provide residents with gathering places and local, healthy food.

Production on in the Lindsay Heights neighborhood Sunshine Park will contain fruit trees and other neighborhood amenities. Production on the park will begin during the summer of 2015.

[Funding]
The Bloomberg Award for Partners for Places

[Partners]
Fund for Lake Michigan
City of Milwaukee
Greater Milwaukee Foundation
Northwestern Mutual Foundation
Zilber Family Foundation
David J. Frank Landscape Contracting
Growing Power
Community Design Solutions, UWM
Stark Nursery
ST ANN CENTER
FOR INTERGENERATIONAL CARE

Ground broke on the $20 million St. Ann Center for Intergenerational Care Bucyrus campus in November of 2014. The center, located at W. North Ave. and N. 24th St., is currently nearing its final stages of construction and will open Fall of 2015.

The center will provide care for over 300 children and adults and will focus on health and educational services.

[Phase I]
17 Classrooms for Ages 3 wks. to 6 yrs. / Serving 220 Children
2 After school & Summer Camp Classrooms
3 Adult Care Units / Serving 95 Adults
Intergenerational Indoor Park & Outdoor Community Bandshell

[Phase II]
Medical Clinic / Dental Clinic
4,000 sqft Handicap Accessible Pool
Alzheimer’s Dementia Specialty Care Unit
Respite Overnight Care Unit

[Partners]
CG Schmidt
American Design Inc
Zimmerman Architectural Studios Inc
Sisters of St. Francis Assisi
Bow Street Partners
Parklawn Assembly of God
BMO Harris Bank
City of Milwaukee
The National Trust Community Investment Corporation has set aside $4.5 million for innovative New Market Tax Credits (NMTC) investments under $2 million each in Main Street Communities.

Eligible projects will require somewhere between $1.0 and $1.5 in matching equity and must be eligible for Historic Tax Credit.

Use of the NMTC makes historic tax credits more valuable and adds equity to the transaction.

Project Identification must take place by the end of August, 2015. Construction financing must close no later than December 31, 2016. Pre-development funding is not available through this program.

PROJECT CRITERIA:

- Building must be located in a Severely Distressed Census Tracts, defined as: a poverty > 30%; or AMI <60%; or unemployment > 1.5x the national average. Lindsay Heights fits this criteria.
- More than 50% of the leasable space must be leased to small locally-owned businesses or provide direct benefit to low-income persons.
- The sources of financing demonstrate that “but for” the NMTCs, the project would not be financially feasible.
- Owner must be willing to sign a Community Benefits Agreement with NTCIC with specific achievable goals such as the number and quality of construction and permanent jobs created, the amount of space leased to small, locally-owned or startup businesses and value of below market lease rates.
- Developer must obtain a letter of support from city or town government that shows alignment with community priorities.

CRITERIA TO SCORE PROJECTS:

- Developer has identified a local investor that has interest in being the New Markets and Historic Tax Credit investor.
- The project offers below market rate lease rates.
- The project provides leases to minority or women-owned businesses.
- The project uses minority general contractor or subcontractors during construction.
- There is employment outreach to low income persons.
- The property rehabilitation has the potential to catalyze other Main Street redevelopment.
Putting Vacant Land to Use

- A five-story building, with storefront on the first floor.
- Provides 31 affordable rental units
- 3,000 square feet of retail space.
- Credit: Joanne Brown, The Visual Source.
- 43 units are affordable; 34 of them are available to families making up to 60% of the area median income, and 9 of the units are set aside for sections 8 voucher holders.
• Mixed-use affordable apartment community
• 86-unit transit-oriented development

• Incorporate a solar photovoltaic system a community garden
• 7,000 square feet of commercial space on the ground floor.
PRECEDENT | SMALL BUILDING SPACE
OUR DAILY SALT | Milwaukee, WI | Layton Boulevard West Neighbors’ Silver City Business Plan Competition Winner
Initially built in 1975, the new Boudin Bakery included demolition of the existing 1 story Boudin Bakery.

- Replaced with 25’000 sqft. building.
- Bakery with street view of production.
- It’s a neighborhood destination and a local amenity.
PRECEDENT | ADAPTIVE REUSE
MAINE GRAINS GRIST MILL | Chicago, IL
These outdoor classrooms at Boston Public Schools integrate outdoor learning into urban school yards.

- Provide a connection with nature in an urban setting.
- Create a natural buffer from adjacent streets.
A two-year comprehensive technical college
Opportunity to expand campus.
PRECEDENT | ART STUDIO / GALLERY / ED / HOUSING
LILLSTREET ART CENTER | Chicago, IL
LINDSAY HEIGHTS SITES

1. 1905 W. North Ave.
2. 2226 N. 20th St. Block
3. 2100 - 2300 W. North Ave.
4. 2451 - 2457 W. North Ave.
5. 2501 - 2503 W. North Ave.
6. 2322 W. Oak St.
BIG IDEAS

[Skills Training]

[Food & Wellness]

[Youth Activities & Engagement]

[Sustainable Strategies, Walnut Way Linkages]
The Lindsay Heights Community Development Charette took place on July 28, 2015 at the UW Milwaukee, School of Architecture and Urban Planning. The day began with a brief overview of the Lindsay Heights neighborhood, focus areas, background, and goals, followed by a full day of design and development discussions regarding each of the six opportunity sites.

Architects, developers, lenders, city officials, property owners and numerous friends of the area collaborated to develop concepts. Concepts focused on recent investment, bringing in jobs and job training, expanding wellness services, and providing programs for youth. Each group presented their initial design/development proposals for feedback and revised their concepts based on group comments. The day concluded with the architects presenting their final proposals for revitalizing the neighborhood.
### SITE 1 | 1905 W. NORTH AVE.

<table>
<thead>
<tr>
<th>SITE</th>
<th>OWNER</th>
<th>ZONING CODE</th>
<th>CURRENT ASSESSMENT</th>
<th>LOT AREA</th>
<th>BLDG AREA</th>
<th>YEAR BUILT</th>
<th>STORIES</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Willie B. Weeks Sr</td>
<td>LB2</td>
<td>$91,400</td>
<td>4,770 SF</td>
<td>4,050 SF</td>
<td>1935</td>
<td>1</td>
<td>Auto Body</td>
</tr>
</tbody>
</table>

**CONTEXT:**
- Environmental Issues: Brownfield
- Smaller lot that should relate to adjacent charette sites.

**FOCUS GROUP INPUT:**

**GOALS:**
- Make a destination site and activate the corridor.
- Open up space so activity is visible.

**PROGRAM/USE OPTIONS:**
- Onsite parking for portion of required spaces
- Sustainable landscape site materials
- Educational training
- Youth program
- Landscape warehouse or garden retail
- “Winter Work” for Landscapers (ex. constructing picnic tables)
- Internet cafe
- Bike shop
- Bean Sprouts (baby restaurant/events)
- Integrate with Walnut Way’s campus
- Art gallery with accessible roof
LINDSAY HEIGHTS CHARETTE

49-site 1 -

20th single-family housing
multi-family housing
commercial
civic and non-profits
public land
vacant land

north ave
teutonia ave
fond du lac ave

current land use

W NORTH AVE N 19TH ST W NORTH AVE
SITE 1  |  1905 W. NORTH AVE.
Quorom Architects

Located adjacent to site two and just east of Fond du Lac Ave, site one is a triangular site that contains a 4,050 square foot building. Given its size, location and the needs of the neighborhood, the existing building has the potential to be reused and developed into a compact neighborhood hub.

Quorum Architects produced concepts that were driven by the surrounding community. The most well received proposals included hybrid cafés that served coffee and food but also provided other neighborhood services. Ideas included a restaurant and community kitchen that also holds cooking classes, a café and bike service shop, a library café affiliated with Milwaukee Public Library, a do-it-yourself auto shop, and an urban agriculture café with landscape training and retail. Quorum explored how to configure each of these programs into the existing building, open up the building to the street, and create outdoor gathering space on the site.
The feedback was favorable towards converting the former auto-body shop from a singular entity into a multi-use space. Due to each program’s ability to address job training, healthy living, and neighborhood needs, Quorum further developed concepts for the DIY Auto, Walnut Way Cafe, and Gear Up Cafe.

The DIY Auto concept combines a traditional auto shop in the back of the building with a pull-up/drive through classroom in the front. The classroom space could be used as a teaching space for owners to learn how to fix their own vehicle. A possible partnership with MATC could bring in mentors to fulfill this service. Proximity to the existing auto store could also lead to a possible business partnership.

The Walnut Way Cafe would include a retail component on North Avenue for landscaping supplies, a greenhouse cafe in the center of the building, and outdoor seating that creates a connection with site two along W. Monroe Street. The cafe’s affiliation with Walnut Way would build on the growing momentum in the community.
The most popular proposal was the Gear Up Cafe; a bike shop and bakery (“bikery”). This scheme includes outdoor seating and a bike plaza on the western corner, cafe in the front along North Avenue, and bike shop in the back (south) where job training can take place. Bikes framed in window boxes open up the northern wall to the street. This program fills a need for bike access in the central city and creates an opportunity for possible partnerships with groups like Wisconsin Bike Fed, Milwaukee Bicycle Collective, Fyxation, DreamBikes, and Bublr Bikes.
## SITE 2 | 2226 N. 20TH ST. BLOCK

<table>
<thead>
<tr>
<th>Site</th>
<th>Owner</th>
<th>Zoning Code</th>
<th>Current Assessment</th>
<th>Lot Area</th>
<th>Bldg Area</th>
<th>Year Built</th>
<th>Stories</th>
<th>Use</th>
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<tbody>
<tr>
<td>1</td>
<td>Mary &amp; Willie Anderson</td>
<td>RT4</td>
<td>$31,600</td>
<td>3,600 SF</td>
<td>1,749 SF</td>
<td>1888</td>
<td>1.5</td>
<td>Dwelling</td>
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<tr>
<td>2</td>
<td>Nafiz Efe</td>
<td></td>
<td>$2,000</td>
<td>3,600 SF</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>3</td>
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<td>$0</td>
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<td>N/A</td>
</tr>
<tr>
<td>4</td>
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<td>$0</td>
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<tr>
<td>5</td>
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<td>$22,300</td>
<td>10,814 SF</td>
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<td>N/A</td>
<td>N/A</td>
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</tr>
<tr>
<td>6</td>
<td>Scoot, Silas &amp; Mary F</td>
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<td>$34,500</td>
<td>3,600 SF</td>
<td>1,761 SF</td>
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<td>1.5</td>
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<tr>
<td>7</td>
<td>Aryan Investments LLC</td>
<td>LB2</td>
<td>$18,200</td>
<td>3,600 SF</td>
<td>1,131 SF</td>
<td>1897</td>
<td>1</td>
<td>Dwelling</td>
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<tr>
<td>8</td>
<td>Latrina M Williams</td>
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<td>3,600 SF</td>
<td>1,928 SF</td>
<td>1925</td>
<td>2</td>
<td>Dwelling</td>
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<tr>
<td>9</td>
<td>Shafi Enterprises</td>
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<td>$723,000</td>
<td>15,380 SF</td>
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<td>2008</td>
<td>2</td>
<td>Store Bldg</td>
</tr>
<tr>
<td>10</td>
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<td>$1,200</td>
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</tr>
<tr>
<td>13</td>
<td>Nafiz Efe</td>
<td></td>
<td>$21,200</td>
<td>3,600 SF</td>
<td>7,176 SF</td>
<td>1911</td>
<td>2</td>
<td>Warehouse</td>
</tr>
<tr>
<td>14</td>
<td>City of Milwaukee</td>
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<tr>
<td>15</td>
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<td>2,400 SF</td>
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<td>Comm Land</td>
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<tr>
<td>16</td>
<td>JT Real Estate</td>
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<td>$3,600</td>
<td>4,800 SF</td>
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<td>N/A</td>
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<td>17</td>
<td>JT Real Estate</td>
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<td>Comm Land</td>
</tr>
<tr>
<td>18</td>
<td>JT Real Estate</td>
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<td>11,973 SF</td>
<td>7,516 SF</td>
<td>1923</td>
<td>2</td>
<td>Retail/Apt</td>
</tr>
</tbody>
</table>

Total site Square Footage:  99,429 SF
CONTEXT:
- #9 is Shafi Plaza (pharmacy and clinic)
- #18 could be adaptive reuse, remaining is new construction
- Existing parking for Shafi Plaza
- Views of Johnsons Park

FOCUS GROUP INPUT:

GOALS:
- Activate entire block with mixed-use residential.

PROGRAM/USE OPTIONS:
- Onsite parking for portion of required spaces
- Sustainable landscape site materials
- Public space or garden
- Mixed-use multi family market rate housing (senior/intergenerational)
- Live-Work housing
- Wellness clinic, fitness center, educational opportunities
- Daycare training
- Internet cafe
- Neighborhood retail services, e.g. dry cleaners
- Hotel
SITE 2 | 2226 N. 20TH ST.

HGA

Site two addresses the entire block – North Avenue, 20th Street, Fond du Lac Avenue, 19th Street, and Monroe Street. The site is poised to accommodate market rate housing while also providing additional uses and programs that serve local youth and attracts people to the neighborhood. HGA proposed three different schemes at varying scales that introduced eclectic solutions for activating the block and creating urban pathways.
HGA presented a variety of development options for the site: a small scale proposal kept larger, existing buildings (including the clinic), included an internal green space, residential along Monroe Street. A restaurant was proposed along 20th Street, with visibility from Fond du Lac Avenue.

A medium scale proposal included a restaurant and grocery store (similar to Beans & Barley) and 4 - 5 story mixed-used retail and residential apartment complex.

A large scheme proposed new construction on the northwestern corner with retail and/or fitness on the ground floor, along with a 5 story mixed-use residential complex with integrated parking.
After receiving feedback on the three proposals, the group analyzed the various components of each. The townhouses and apartment complex were both well received as they addressed the current housing demand in the area. Maintaining the existing clinic, a relatively new building, was also critical based on stakeholder input. Retail could include a sporting goods component, since a baseball field and football field are being built in Johnsons Park. The proposed pocket park is illustrated as hardscape plaza to offer a variety of program elements and gathering opportunities for the area.
This final design HGA developed preserves the existing clinic, converts the vacant building on 20th Street into a restaurant, removes the existing houses on Monroe Street and replaces them with 16 new townhouses with parking below. A five story, mixed-use apartment complex is proposed along Fond du Lac Avenue with parking and a plaza in the center of the block. The commercial components focus on sporting goods and fitness, successfully contributing to the overall themes of health, wellness, and youth activities.
## SITE 3 | 2100 - 2300 W. NORTH AVE.

<table>
<thead>
<tr>
<th>SITE</th>
<th>OWNER</th>
<th>ZONING CODE</th>
<th>CURRENT ASSESSMENT</th>
<th>LOT AREA</th>
<th>BLDG AREA</th>
<th>YEAR BUILT</th>
<th>STORIES</th>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>Milwaukee Landmark Mall LLC</td>
<td>LB2</td>
<td>$1,235,700</td>
<td>266,944 SF</td>
<td>211,298 SF</td>
<td>1928</td>
<td>3</td>
<td>Store Bldg</td>
</tr>
<tr>
<td>1B</td>
<td>&quot;</td>
<td>&quot;</td>
<td>&quot;</td>
<td>266,944 SF</td>
<td>18,813</td>
<td>1923</td>
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<tr>
<td>1C</td>
<td>&quot;</td>
<td>&quot;</td>
<td>&quot;</td>
<td>266,944 SF</td>
<td>5,624</td>
<td>1960</td>
<td>1</td>
<td>Day Care</td>
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<tr>
<td>2</td>
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<td>&quot;</td>
<td>$0</td>
<td>11,983 SF</td>
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<td>$9,700</td>
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<td>4</td>
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<td>5</td>
<td>Rong Di Chen</td>
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Total site Square Footage: 336,252 SF
CONTEXT:
- Environmental Issues:
  - Sears Building needs to be appraised in order to determine whether or not it should be torn down or rehabilitated.
  - Reuse of smaller building - determined by site visit

FOCUS GROUP INPUT:

GOALS:
- Reinforce this area as a commercial node and destination site.

PROGRAM/USE OPTIONS:
- Onsite parking for portion of required spaces
- Sustainable landscape site materials
- Public space or garden
- Job training
- Commercial kitchen
- Bicycle mechanic training
- Co-Op shared space
- Market (Grocery Market)
- Restaurant
- Performance space
- Town Center (similar to Bayshore with retail, movie theater, bowling, skating, housing)
Site three looks at the entire block with a primary focus on how the Sears Building can be transformed by adaptive reuse. As an iconic, historic building, the existing Sears building and its surrounding site have great potential for redevelopment into a major destination point for the Lindsay Heights Neighborhood.

Engberg Anderson divided the large block with passageways connecting North Avenue, Fond du Lac Avenue and 24th Street. Mixed-use residential was proposed for the Sears building to repurpose the existing Milwaukee Mall and incorporate live/work housing, a community art center, and a rooftop gallery and sculpture garden that capitalizes on the views of downtown. Other mixed-use, new construction included a new St. Vincent de Paul with apartments above, grocery store, outdoor performance space, parking, and a pedestrian connection to the Fondy Food Market and new culinary school.

Stakeholder feedback emphasized that food should be used to create the identity of this site and that the rooftop could be utilized as restaurant space that is open to the public. Youth should be engaged academically and socially on this site, a movie theater could provide nighttime youth activities.
Engberg Anderson’s final design for this mixed use development focuses on the reuse of the Sears building and turning the Milwaukee Mall inside out – moving retail spaces to the perimeter of the building and creating active storefronts along North and Fond du Lac Avenues. Community art workshops are located on the north end of the first floor, opening up to the adjacent green space for performances or outdoor exhibitions. Artist residences and additional workshop spaces are located on the second and third floors. With spectacular views to Milwaukee’s downtown, the rooftop restaurant atop the Sears building will be a destination for both visitors and neighborhood residents.
The site is organized to create a large central event space for performances, exhibitions and gatherings. Meinecke Avenue and 23rd Street are reconnected through the site to facilitate access into and movement throughout the area. Another theme for the redevelopment is food. The existing Fondy market, across the street, creates an opportunity to expand with a Culinary Training facility. The facility could potentially be partnered with MATC and offer a place for local residents to gain culinary training. At the northern corner of the site is large grocery or retail anchor is proposed, reinforcing the central plaza. The west end of the site is anchored by a mixed-use building with retail/resale on the first level and housing above.
SITE 4 | 2451 - 2457 W. NORTH AVE.

<table>
<thead>
<tr>
<th>SITE</th>
<th>OWNER</th>
<th>ZONING CODE</th>
<th>CURRENT ASSESSMENT</th>
<th>LOT AREA</th>
<th>BLDG AREA</th>
<th>YEAR BUILT</th>
<th>STORIES</th>
<th>USE</th>
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<tr>
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**CONTEXT:**
- Requires significant rehab
- Buildings can be connected but there is currently a dividing brick wall

**FOCUS GROUP INPUT:**

**GOALS:**
- Adaptive Reuse
- Activate the ground floor
- Create destination for people from St. Ann and outside neighborhood

**PROGRAM/USE OPTIONS:**
- Onsite parking for portion of required spaces
- Sustainable landscape site materials
- Mixed use housing
- Live-Work housing
- Artist studios
- Fitness center
- Pet store
- Bakery / Deli / Ethnic Grocery
- Job training (OHMS - One Hope Made Strong)
  - Electrician, welding, plumbing, drafting, carpentry, HVAC
  - Requires classrooms and work rooms (30 students)
  - Retail related to the school on the ground floor along North Ave.
SITE 4 | 2451 - 2457 W. NORTH AVE.
Toki & Associates

Site four is an adaptive reuse project located directly across from the newly built St. Ann Center for Intergenerational Care. After walking through the 6,740 square foot building, the team determined that the building could be preserved but a complete and total rehab, as well as a facade upgrade, would make the property more marketable and flexible for a variety of uses.

Toki & Associates proposed an adaptive reuse plan with first floor retail uses (bakery / food market / gallery / restaurant) in the front of the building and job training in the back. Part of the second floor could provide rentable office space. Apartments would be configured into both the second and third floors and could be a draw for those families with relatives residing in St. Ann. The basement could be used as a fitness space as well as additional space for job training.
Feedback to Toki’s proposal supported a mixed-use space with a training component. The building could accommodate a school for 30 to 60 students with a curriculum that would aid those seeking skills in carpentry, electrical, plumbing, and welding.

The community expressed a need for the apartments to meet ADA standards, requiring either installing an elevator or allotting space on the first floor for apartments that are easily accessible. A bed and breakfast was also discussed to provide lodging for those families visiting relatives in St. Ann.

This site proved challenging for permanent parking. Suggestions included street parking, shared parking with AutoZone parking, and shared parking with the lot across the street owned by Monumental Missionary Baptist Church.

The final design includes floor plans that could accommodate an art gallery and bakery in the front space facing North Avenue and job training in the back of the first floor. The second and third floors are residential, six units per floor. The facade has been updated by removing the existing awning, upgrading the windows, and opening up the storefront space to the street.
SITE 5 | 2501-2503 W. NORTH AVE.

<table>
<thead>
<tr>
<th>SITE</th>
<th>OWNER</th>
<th>ZONING CODE</th>
<th>CURRENT ASSESSMENT</th>
<th>LOT AREA</th>
<th>BLDG AREA</th>
<th>YEAR BUILT</th>
<th>STORIES</th>
<th>USE</th>
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<tbody>
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CONTEXT:

FOCUS GROUP INPUT:

GOALS:
- Adaptive Reuse
- Activate ground floor
- Create destination for people from St. Ann and outside neighborhood

PROGRAM/USE OPTIONS:
- Onsite parking for portion of required spaces
- Sustainable landscape site materials
- Mixed use housing
- Live-Work housing
- Artist studios
- Fitness center
- Pet store
- Bakery / Deli / Ethnic Grocery
LINDSAY HEIGHTS CHARETTE

W NORTH AVE

W NORTH AVE

N 25TH ST

- site 5 -
SITE 5 | 2501-2503 W. NORTH AVE.
Mayer Helminiak Architects

Located just west of site four, this site is home to a vacant building with an historical and charming facade. The goals for this site were to activate the ground floor, create a destination to bring in visitors from outside of the neighborhood, foster a connection to St. Ann, and develop a financially compelling enterprise that would allow the new development to be self-sustaining.

Mayer Helminiak Architects proposed renovating the existing building into a mixed-used design that included uses such as a boutique pet store, cafe, coworker office space for start-ups, bed and breakfast that ties in with St. Ann, and after school hangout for teens. Architectural considerations focused on preserving the existing facade, adding a lantern element on the western side for an entrance, and developing a rooftop terrace. The site’s existing green space south of the building creates an opportunity for an outdoor “grotto” to be developed for performance space and social gathering.

The group welcomed many of the proposed ideas, particularly the bed and breakfast, office space, and determined that this building could nicely accommodate a cafe.
The design team proceeded with a scheme that includes a cafe on the first floor and office space on the second floor. These two programs are able to develop a synergy and support one another.

The cafe is highly visible from the street and utilizes the backyard “grotto” space for seating and performances. The second floor includes an open office space, two conference rooms, work areas, one private office, and service space. The design accommodates ten on-site parking spaces.
## SITE 6 | 2322 W. OAK ST. (Lena’s Food Market)

<table>
<thead>
<tr>
<th>SITE</th>
<th>OWNER</th>
<th>ZONING CODE</th>
<th>CURRENT ASSESSMENT</th>
<th>LOT AREA</th>
<th>BLDG AREA</th>
<th>YEAR BUILT</th>
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<td>19,980 SF</td>
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**CONTEXT:**
- Former Lena’s Grocery Store

**FOCUS GROUP INPUT:**

**GOALS:**
- Possible reuse of existing facade, or all new construction
- Maximize storm water management

**PROGRAM/USE OPTIONS:**
- Onsite parking for portion of required spaces
- Sustainable landscape site materials
- Mixed use housing
- Public space or garden
- Townhouses
- Dollar Tree
- Bowling alley
- Skating rink
- Community shared kitchen/eating spot (community bartering)
- Entrepreneurial development (craftsmen/artisan skills)
Site six resides on the bustling Fond du Lac avenue and is currently home to the former Lena’s Food Market. The objective was to take advantage of the high traffic counts on Fond du Lac Avenue by transforming Lena’s into a space that serves community needs.

Korb & Associates explored reusing the building in a solution that removes the roof and exposes the structure in the center, while renovating the enclosed space around the perimeter. Suggested uses included a community kitchen, community flex space, marketplace, and landscape retail and training. The courtyard in the center would act as a garden area for possible retail or outdoor activities.

In addition to adaptively reusing the existing building, the design team also proposed developing two mixed-use, auxiliary buildings located closer to the street. Possible uses included residential, gallery, restaurant, makerspace, and medium box hardware store.
Stakeholders favored preserving the building for purposes centered around landscaping. In their final design, the team transformed the former Lena’s building into a garden center that provides landscape and gardening supplies, job training, and educational facilities that support Walnut Way initiatives and projects. Instead of having an open courtyard in the center of the building, a greenhouse is created by replacing the existing, central roof with glass.

To the northeast of the garden center two newly constructed buildings are proposed. One is reserved for hardware services while the other is proposed as both a cafe and art studio. Future housing is proposed for the lots northwest of site six.
“Our vision for a prosperous community is on the right track and I look forward to the implementation of these creative ideas as a result of the charrette.”

- Alderman Russell W. Stamper II