City Plan Commission Hearing
CLARKE SQUARE APARTMENTS

December 5, 2016
Project Overview

- A total of 40 units of housing on two sites located directly north and south of Clarke Square
  - A 23 unit building will be located at 2331 W. Vieau Place, a currently vacant parcel owned by the City
  - A 17 unit building will be located at the intersection of Mineral Street and South 24th Street. The site consist of a vacant city owned parcel and a privately owned parcel whose improvements will be demolished
  - In total there are 21 one-bedroom units, 13 two-bedroom units, and 6 three-bedroom units.
  - A portion of the units will serve individuals aging out of foster care

- The project will be developed by Cardinal Capital Management, Inc. and Journey House, Inc.
  - Cardinal will provide property management services and will be responsible for the operation of the building.
  - Journey House, Inc. will provide the supportive services program at their facilities as 2110 W. Scott Street.
Journey House, Inc.

- A non-profit organization serving children and families on Milwaukee’s Near South Side since 1969.

- The mission of Journey House is to empower families to move out of poverty by offering adult education, youth development, workforce readiness, and family engagement.

- Journey House’s vision is that every individual and family in Clarke Square will be given the tools and resources to succeed and contribute personally, professionally, and civically to the neighborhood and our greater Milwaukee community.
Cardinal Capital Management, Inc.

- National reputation as an industry leader in acquiring, developing, preserving, and financing multifamily housing
  - Cardinal and its affiliates have acquired, developed, preserved, and/or managed over 8,000 units in four states

- Known for award-winning projects that serve individuals with special needs

- Milwaukee-area projects include:
  - Veterans Manor (35th and Wisconsin)
  - Empowerment Village Lincoln (5th and Lincoln on the near south side)
Empowerment Village Lincoln

- 525 W. Lincoln Avenue
- 30 Units
- Affordable, supportive housing with features and amenities for persons recovering from mental illness
Veterans Manor
Milwaukee

- 3430 W. Wisconsin Avenue

- Affordable, supportive housing with features and amenities for Veterans.

- 52 Units + Commercial Space
  - Troop Café, provides quality, affordable food to community while offering employment training to Veterans
  - Commercial kitchen leased to Milwaukee Center for Independence, who provide 5,000 meals each day for Milwaukee school children
Existing Sites

Mineral Street Site

Vieau Place Site
PROPOSED 33'HIGH
3 STORY 17 UNIT
MULTIFAMILY RESIDENCE
WITH PARKING UNDER

SITE PLAN 10,000 SF (0.2295 ACRES)
BUILDING FOOT PLATE 5275 SF.
Mineral Street
PROPOSED 33' HIGH 3 STORY 23 UNIT MULTIFAMILY RESIDENCE WITH PARKING UNDER

2 STORY PORTION

5'-6" LANDSCAPE BUFFER

W VIEAU PLACE

SITE PLAN 19,390 SF (0.4451 ACRES)
BUILDING FOOT PRINT 8,000 SF
Vieau Street