



Call for Community-Minded Partners to Repurpose the Historic Legacy Bank Building in Milwaukee

Introduction

Self-Help has prepared this Call for Partners (CFP) to identify potential allied organizations, businesses, and nonprofits who may wish to partner with us to repurpose the historic former Legacy Bank building at 2102 W. Fond du Lac Avenue in Milwaukee (the “Property”). We see this as an exciting opportunity to creatively reuse a now-vacant asset in the heart of Milwaukee’s northside Lindsay Heights neighborhood.

We are looking for partners who share our enthusiasm for community development, who have a vision for the reuse of the space, and who are connected to neighborhood needs and economic development opportunities. We are open to a range of partnership types – from organizations seeking to lease some or all of the property, to partners in co-development, to those seeking to purchase the Property and commit to redevelopment themselves. We seek partners who are aligned with Self-Help’s mission to expand and protect ownership and economic opportunity for all, especially people of color and women, rural residents and low-wealth families and communities.

The deadline for responses is **Friday May 28th, 2021 at 5pm CT**. Responses must be submitted via email to timq@self-help.org and pamelab@self-help.org. To help respondents, Self-Help has scheduled a Zoom Info Session for Monday, May 10th to answer questions about the CFP. We have also scheduled an opportunity for a site tour with our architects on Wednesday, May 12th. Further instructions for responding to this CFP and participating in the Zoom or tour events are included starting on page 4.

Overview

In 2017, the non-profit Self-Help Federal Credit Union (SHFCU) acquired the Property during its merger with Seaway Bank & Trust, continuing a long legacy of institutions providing fair financial services to members of Lindsay Heights and the surrounding community. SHFCU continued branch services at the location until December 2020 when a new branch better suited to SHFCU’s needs and better able to serve its members opened at 5630 W. Fond du Lac Avenue. SHFCU continues to maintain a drive-through ATM at the Property, but otherwise it is vacant.



Figure 1: 2102 W. Fond du Lac Ave.

In late 2020, SHFCU partnered with an affiliated nonprofit, the Self-Help Ventures Fund (SHVF), to evaluate the potential for a community-centered reuse for the site given its attractive structure, positive history, and important location within Milwaukee's northside. The Real Estate Team of SHVF, in collaboration with SHFCU staff local to Milwaukee, has begun to explore potential options for reuse. Since the Real Estate team is not based in Milwaukee, we come to this project with a sense of humility and a desire to create on-the-ground partnerships to ensure the project truly meets the needs of the community.

About Self-Help

Self-Help was founded in Durham, North Carolina in 1980, and has an organizational mission of creating and protecting ownership and economic opportunity for all. We do this by providing responsible financial services, lending to small businesses and nonprofits, developing real estate, and promoting fair financial practices. While our work benefits communities of all kinds, our focus is on those who may be underserved by conventional lenders, people of color, women, small businesses, non-profits, rural residents, and low-wealth families and communities.

Self-Help Federal Credit Union offers a variety of federally-insured accounts that pay competitive rates to depositors, including its over 1,000 Wisconsin members. Deposits are used as capital for lending. For example, Self-Help has made over 280 home and consumer loans to residents of Wisconsin, investing nearly \$20 million.

Self-Help Ventures Fund, in addition to engaging in lending, is the Self-Help entity that carries out commercial real estate projects--acquiring, renovating, and developing properties for community use. Self-Help has developed over 25 projects totaling more than 1.5 million square feet to date, including the near-complete renovation of Seaway Bank's historic headquarters building on Chicago's Southside. Learn more at www.self-help.org. Additional information is provided in Appendix 4.

Property Overview

The Property is a 21,762-SF building spread over two floors and a basement. The property is an exemplary historic¹ bank building from the early 1900s. The building's impressive two-story atrium, manual-crank vault and wood-paneled conference rooms are among the unique features that both add character to the property and will need to be considered in any reuse strategy.

According to an independent third-party Property Condition Assessment (PCA) commissioned by SHFCU in December 2020, the property is well-maintained with only a handful of non-urgent

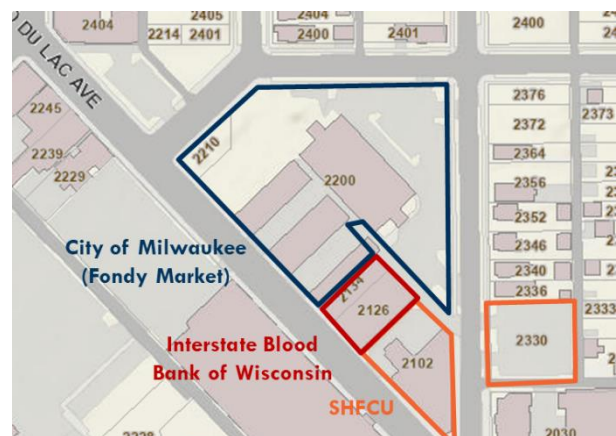


Figure 2: Self-Help's property includes the building at 2102 W. Fond du Lac as well as a parking lot across 21st St.

¹ We use the term "historic" to emphasize the building's long history and importance to the neighborhood. Our analysis to date shows that although the Property was evaluated and eligible for historic status in 1999, an updated analysis would need to be performed and approved by the State Historic Preservation Office for the project to capture Federal or State Historic Tax Credits.

deferred maintenance issues identified. Renovation would require replacement of boilers, replacement or repair of roof and, very likely, extensive electrical work. The building appears to be in very good structural condition. The executive summary of the PCA can be found in Appendix 1.

The Property is zoned LB2. The LB2 zoning allows for a broad range of uses. Below is a limited list of uses most likely to be proposed for site. See zoning code for comprehensive list. Permitted uses do not require special permission, while Special uses require an approval by the Milwaukee Board of Zoning Appeals (BOZA), a process which often takes a couple of months to determine a ruling. A Zoning and Code Analysis for the Property is included in Appendix 2.

Figure 3: LB2 Zoning Permitted and Special Uses

Permitted Use	Special Use
School, personal instruction	Community Center
Cultural Institution	Health Clinic
General Office	Social Service facility
Governmental office	Restaurant with Drive-thru
Financial Institute (CURRENT USE)	Recreational Facility
Retail establishment	
Artist Studio	
Medical Office	
Business Service	
Catering	
Tavern or Brewpub	
Assembly Hall, if associated with Tavern or Brewpub	
Restaurant without drive-thru	

Source: Galbraith Carnahan Architects

*****More information about the Property can be found in the Appendix, including floor plans (Appendix 3) and select photos (Appendix 5).***

Neighborhood Context

SHFCU realizes the significance of the Lindsay Heights neighborhood to the Black community and the City of Milwaukee as a whole. The Lindsay Heights neighborhood was once a stop on the Underground Railroad and a thriving hub for the Black community. The Lindsay Heights community boasts a collective of businesses, community organizations and neighbors who are leading Milwaukee in revitalization efforts through food, wellness, arts, and entrepreneurship.

The Property is located at the intersection of Fond du Lac and North Avenues, two high-volume commercial corridors approximately two miles northwest of downtown Milwaukee. Despite its proximity to the urban core, the neighborhood has experienced decades of disinvestment and has low commercial real estate values. These outcomes were in large part due to discriminatory policies such as redlining and urban renewal, including an effort to build a highway through the area which never materialized. Many dedicated and entrepreneurial individuals and organizations have catalyzed community-focused development in recent years; near the Property, several exciting commercial and residential projects have been recently completed or are in development, including ones that have adaptively reused historic properties.

Project and Partnership Goals

Partnerships are core to Self-Help's success in fulfilling its mission, and have long been a way to broaden and deepen our impact. As an organization, it is *not* our objective to impose a "one-size-fits-all" model of community development. Quite the opposite: we know that community-focused real estate development, in particular, is highly context-specific and requires a deep knowledge of the local community.

In the spirit of community partnership, to date during the COVID-19 pandemic Self-Help has connected with nearly two dozen stakeholders through calls and videoconferences, in particular with those who are highly active in the Fond du lac/North Ave BID 32 and Lindsay Heights community. In general, we heard that there is a strong interest in a catalytic and exciting reuse of the Property that would drive foot traffic to the neighborhood, whether through some type of unique retail or food and beverage marketplace environment, space for small businesses, nonprofits, and artists, space for community events, or collaborative space for community development professionals.

Recurring themes from outreach to community stakeholders to date include:

- The historic Property has a deep connection to the community
- There is a strong interest in elevating Black culture and businesses
- Continued financial services are desired on-site
- Food- and arts-focused concepts have generated excitement and can build from existing neighborhood assets
- Desire for a welcoming and catalytic use that would drive foot traffic and spending
- Desire to avoid creating direct competition with other nearby uses
- The City is supportive and there are funding opportunities
- Proximity to downtown creates opportunities but also gentrification concerns

Self-Help Financial Objectives

In order to provide space at affordable rates for our tenants, Self-Help balances financial sustainability within our real estate development portfolio and hit a baseline hurdle rate of return. Typically, Self-Help uses a combination of SHVF equity, low-interest rate loans, tax credits, and grants/philanthropy to make projects financially viable while serving the community. We do expect that partners will contribute programmatically and financially to this project, whether that is through payment of rent for tenants, contribution of equity for development partners, or a reasonable offer price for those seeking to purchase the Property outright.

Partnership Structure

Self-Help is open to various partnership structures that may be proposed by respondents to the CFP, from outright sale to partial building lease. Proposers should specify the type of partnership they would like to enter, which could resemble any of the following:

- **Lessee.** Businesses, organizations and individuals seeking to lease more than ~5,000 SF of space are welcome to reply to this CFP.² For now, we seek to connect with tenants who could help to anchor the project with a substantial lease of space, so we are not yet ready to consider leases of less than this size.
- **Master Lessee:** Given the open nature of the Property's floorplan, there may be a strong potential for a concept which requires curation and management of smaller tenants. Organizations and individuals interested in being a master lessee of the entire building with an eye toward subleasing to other tenants are encouraged to respond.
- **Co-Development.** Self-Help is open to partnering with another nonprofit or similarly motivated organization to codevelop space that suits their needs. Self-Help brings significant real estate development and financing expertise that could be complemented by an organization or individual on-the-ground in Milwaukee.
- **Outright Sale.** Self-Help is open to selling the Property to the right partner. We would look for a partner with a proven track record and financial capacity to accomplish the proposed vision of the space. We do not require a financial offer for the property at this time, since we are mostly interested in understanding your vision; however, please bear in mind that Self-Help acquired the property for just over \$1 million in 2017 and desires to recoup its costs at the time of sale or possibly through seller financing over a period of years.

Response Requirements

We encourage respondents to convey their enthusiasm and vision for repurposing the space in their response. At a minimum, respondents should include the following information in their written response, which will form the primary basis of Self-Help's evaluation, and responses should be organized according to these nine sections for ease of review.

- **1. Project Vision, Rationale, and Partnership Structure Summary** (300 words maximum)
Please describe the overall vision of your proposed project, why it is a good fit for the neighborhood and the Property, and how you plan to execute the project in partnership with Self-Help (i.e., as a lessee, master lessee, codeveloper, or purchaser).
- **2. Organizational Overview** (300 words maximum)
Please share the mission and the history of the responding organization(s), and specify the organization's experience and involvement in or near Lindsay Heights.
- **3. Team Member Overview** (300 words maximum)
Please note who are the key individuals making up the respondent team, and identify a primary point of contact (please include email and phone number for this individual).

² For those interested in a smaller amount of space, we encourage you to reach out to Self-Help's Project Manager Tim Quinn at timq@self-help.org to discuss the type of space you would be interested in.

- **4. Proposed Use(s)** (500 words maximum)

Please describe expected tenants/uses (either specific organizations or types of uses) which your project will pursue. Please describe the expected activities of the tenants and any special space requirements that these activities may require in the building.

Please provide your high-level vision for a building redevelopment plan. You are not expected to include sketches or architectural drawings, although visuals are welcome. At a minimum, please describe which parts of the building you anticipate occupying.

Please also describe any external building improvements/façade improvements and usage of drive-through and parking areas that you anticipate.

- **5. Anticipated Community Impacts** (300 words maximum)

Please describe how you think your plans for the building will positively impact the community, and how it will complement other activities underway in the neighborhood.

- **6. Project Timeline (Optional)** (150 words maximum)

Please briefly describe—bullet points are fine—your proposed timeline for the project from being selected by Self-Help to occupying the building for operation of your program. In particular, please note if you have any particular deadlines you might have to occupy the Property.

- **7. Sources of Funds (Optional)** (150 words maximum)

Please describe the sources of funds you would expect to bring to the project (e.g., organization equity, external grants, loans, etc.) and how they would be used, whether for building upfit or programmatic operations.

- **8. Capability to Execute the Project** (300 words maximum)

Please explain why you believe that your organization will achieve its proposed vision for the building. You may want to reference past projects your organization has completed, fundraising you've pursued, partnerships with other organizations, etc. Also note what barriers could prevent your organization from achieving this vision.

Please also include a copy of the organizations' IRS Form 990s for the previous three tax years (if a nonprofit organization) and audited or unaudited financials including a balance sheet and profit & loss/operating statement (nonprofit and for-profit organizations) for the past year. Self-Help promises confidentiality of this financial documentation, which will not be shared beyond our own staff.

- **9. Letters of Support**

Please provide up to three (3) letters of support for your proposal. We encourage letters from elected officials, community members, allied organizations and nonprofits, and any others you think relevant. Please ask that references keep their letters to a single page if possible.

Submittal

Please return proposals in PDF format through email by **5pm CT on Friday, May 28th** to Self-Help's project leads:

Tim Quinn
Real Estate Project Manager
timq@self-help.org

And carbon copy (cc):
Pamela Bell
Milwaukee City Executive, SHFCU
pamelab@self-help.org

You should receive a prompt confirmation email acknowledging receipt of your submittal, so if you do not hear back from Tim or Pamela within a few hours of submitting please email them (without attachments) to verify. *Note: if your file is too large to share via email, please reach out to Tim to arrange an alternative method.*

Zoom Project Info Session

Self-Help will host a virtual info session on Zoom to review the CFP with interested parties on **Monday May 10th, 2021 at 5pm CT**. Self-Help will provide a general introduction to the project and will review the CFP submittal requirements. We will then open up to a Q&A period with participants.

Register in advance for this meeting at the link below:

<https://tinyurl.com/yj7nb6pc>

After registering, you will receive a confirmation email containing information about joining the meeting.

Site Tour

Self-Help's architect, Galbraith Carnahan Architects, will be available for a walk-through of the property on **May 12th, 2021 between 4-6pm CT**. Give social distancing guidelines, tours must be limited in capacity, so please email Joe Galbraith at jrg@galbraithcarnahan.com to schedule your tour. All tour participants must be wearing masks and maintain 6 feet of distance during the tour.

Next Steps

After receiving submittals, Self-Help will review all responses and may request follow-up information on any submittal. In the weeks following the initial review of proposals, Self-Help will conduct follow-up interviews with one or more respondents. Then Self-Help may select one or more partners with whom we will negotiate deal points and enter a Memorandum of Understanding.

Appendix 1: Property Condition Assessment

(Executive Summary)

Full PCA can be downloaded at

<https://tinyurl.com/ydcut2h5>



PROPERTY CONDITION REPORT

2102 Fond du Lac Ave
Milwaukee, Wisconsin 53206

December 9, 2020
Partner Project Number: 20-299807.1

Prepared for:
Self-Help Real Estate
Durham, North Carolina 27701



Engineers who understand your business

December 9, 2020

Mr. Greg Rockett
Self-Help Real Estate
301 West Main Street
Durham, North Carolina 27701

Subject: Property Condition Report
2102 Fond du Lac Ave
2102 Fond du Lac Ave
Milwaukee, Wisconsin 53206
Partner Project No. 20-299807.1

Dear Mr. Rockett:

Partner Engineering North Carolina, PLLC is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to provide sufficient information to evaluate the condition of the real property in order to facilitate completion of due diligence as a secured lender. The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the subject property serves as collateral. This report may not be used for any other purpose, including, without limitation, use by owner, borrower or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Joseph (Joey) Bonin at 678-889-1558 or jbonin@partneresi.com.

Sincerely,

Partner Engineering North Carolina, PLLC



Ruth Ann Thomas
Project Manager



Joseph (Joey) Bonin, Jr.
Principal, National Client Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering North Carolina, PLLC (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
Name	2102 Fond du Lac Ave
Address	2102 Fond du Lac Ave
City, State and Zip Code	Milwaukee, Wisconsin 53206
Property use	Commercial retail
Land acreage (acres)	0.73
Number of buildings	One
Number of floors	Two; plus, basement
Year built	1928
Gross building area (sf)	24,825, estimated from Google Earth
Net rentable area (sf)	24,825
Number of tenant spaces	One
Foundation / Substructure	Construction drawings were not provided for reference; therefore, evaluation of the foundation could not be conducted. Cast-in-place concrete and brick masonry foundation walls were observed at the perimeters of the below grade structure
Superstructure	Concrete masonry unit (CMU) Brick masonry Cast-in-place concrete with concrete decking
Façade	Concrete brick
Roof type	Low-sloped, adhered, single-ply thermoset membrane
Parking area	Asphalt paved surface lot
Parking space count	44
ADA-designated parking count	Two standard ADA accessible spaces and no van accessible spaces.
HVAC system	Radiant Heat Cooling - rooftop unit
Water supply piping	Copper
Electrical branch wiring	Copper
Number of elevators	One
Fire suppression	Fire Extinguishers
Fire alarm	Central system with outside dialer

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good condition. The overall level of preventative maintenance appeared to be good. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the tables below.

Reported Capital Expenditures

No recent or planned capital improvements were reported by property management.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action, but should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report combines the opinions of immediate and short-term costs included in Table 1.

Recommendations for Additional Investigations

There were no issues observed or reported that indicate the need for additional investigations.

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

2102 Fond du Lac Ave

2102 Fond du Lac Ave

Milwaukee, Wisconsin

Partner Project No. 20-299807.1

December 9, 2020

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Total Cost
2.0 Regulatory Compliance					
	None Noted				
3.0 Site Improvements					
	None Noted				
4.0 Structural Frame and Building Envelope					
	None Noted				
5.0 Mechanical and Electrical Systems					
5.5.2	Inspect fire alarm control panel	1	ALW	\$1,000	\$1,000
6.0 Interior Elements					
	None Noted				
7.0 Accessibility					
7.0	Convert one regular ADA-designated parking space to a van accessible parking space	1	ALW	\$300	\$300
7.0	Install pipe insulation at lavatories in restrooms	1	ALW	\$100	\$100
8.0 Water Intrusion and Microbial Growth					
	None Noted				

TOTAL \$ 1,400

TABLE 2 - LONG-TERM COST OPINION

2102 Fond du Lac Ave

2102 Fond du Lac Ave

Milwaukee, Wisconsin

Partner Project No. 20-299807.1

December 9, 2020

Rentable area (sf): 24,825

Site effective age (years): 92

Inflation rate: 2.5%

Evaluation period (years): 12

Sect. No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	Qty in Eval On Site Qty	Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost
3.0 Site Improvements																					
3.2.2	Asphalt seal coat & striping	5	1	4	15,200	30,400	SF	\$0.12				\$ 1,824					\$ 1,824				\$ 3,648
4.0 Structural Frame and Building Envelope																					
4.3.1	Exterior cleaning, painting, sealing	8	6	2	16,500	33,000	SF	\$1.00		\$ 16,500								\$ 16,500			\$ 33,000
4.4.1	Roof replacement - EPDM	20	10	10	8,600	8,600	SF	\$3.00										\$ 25,800			\$ 25,800
5.0 Mechanical and Electrical Systems																					
5.2	HVAC package unit (RTU), Replace	20	16	4	3	3	TON	\$1,200				\$ 3,600									\$ 3,600
5.4	Elevator mechanical systems, Modernize	25	24	1	3	3	STOP	\$15,000	\$ 45,000												\$ 45,000
6.0 Interior Elements																					
6.1	Common area carpeting, Replace	7	6	1	10,000	20,000	SF	\$3.00	\$ 30,000							\$ 30,000					\$ 60,000
6.1	Common area wall finishes, Replace	10	6	4	15,000	15,000	SF	\$1.00				\$ 15,000									\$ 15,000

Uninflated Totals: \$ 75,000 \$ 16,500 \$ - \$ 20,424 \$ - \$ - \$ - \$ 30,000 \$ 1,824 \$ 42,300 \$ - \$ - \$ 186,048

Inflated Totals: \$ 75,000 \$ 16,913 \$ - \$ 21,994 \$ - \$ - \$ - \$ 35,661 \$ 2,222 \$ 52,827 \$ - \$ - \$ 204,617

Uninflated cost per square foot per year: \$0.62

Inflated cost per square foot per year: \$0.69

Appendix 2: Zoning and Code Analysis

ZONING AND CODE ANALYSIS

March 24th 2021

Self Help Federal Credit Union
2102 W Fond Du Lac Ave
Milwaukee, Wisconsin 53206

BUILDING INFORMATION

Total Building Heights and Areas

Project Totals

- 2 Stories Above Grade / 1 Story Below Grade
- Total Net Building Area- inside of exterior wall
 - 8,277 NSF. – Basement
 - 8,406 NSF. – First Floor
 - 5,079 NSF. – Second Floor
 - 21,762 NSF. Total**

Zoning – LB2 (Local Business 2)

City of Milwaukee code of ordinances chapter 295-601

ZONING LIMITATIONS

The LB2 zoning allows for a broad range of uses. Below is a limited list of uses most likely to be proposed for site. See zoning code for comprehensive list. Permitted uses do not require special permission, while Special uses require an approval by the Milwaukee Board of Zoning Appeals (BOZA). BOZA process typically takes 30-60 days to appear on agenda and receive a hearing.

Permitted:

- School, personal instruction
- Cultural Institution
- General Office
- Governmental office
- Financial Institute (CURRENT USE)**
- Retail establishment
- Artist Studio
- Medical Office
- Business Service
- Catering
- Tavern or Brewpub
- Assembly Hall, if associated with Tavern or Brewpub
- Restaurant without drive-thru
- Health Club

Special Use

- Community Center
- Health Clinic
- Social Service facility
- Restaurant with Drive-thru
- Recreational Facility

Parking: There are 44 parking stalls located across 21st Street that serve the building.

Parking count appears to exceed zoning requirements of all likely uses. If a Community center use is proposed, parking count is determined by zoning board as part of approval process.

Signs:

Per Table 295-605-5

Table 295-605-5 COMMERCIAL DISTRICT SIGN STANDARDS								
	Zoning District							
	NS1	NS2	LB1	LB2	LB3	RB1	RB2	CS
Freestanding Signs	permitted	permitted	permitted	permitted	type "A" permitted only	permitted	permitted	permitted
Maximum number	1 per site	1 per site	1 per street frontage*	1 per site*	1 per site*	1 per street frontage*	1 per street frontage*	1 per site*
Type "A" max. display area (sq. ft.)	64	40	150	100	64	150	150	100
Type "B" max. display area (sq. ft.)	32	20	50	32	NA	75	50	32
Maximum height	10	6	14	14	8	20	20	14
Wall Signs	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Maximum number	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet
Type "A" max. display area (sq. ft.)	50	40	75	50	100	75	75	50
Type "B" max. display area (sq. ft.)	25	25	32	25	25	32	32	25
Projecting Signs	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Maximum number	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet	1 per 25 lineal feet
Type "A" max. display area (sq. ft.)	50	50	60	50	100	100	60	50
Type "B" max. display area (sq. ft.)	25	25	30	25	25	50	30	25
Awning Signs	type "A" permitted only	type "A" permitted only	type "A" permitted only	type "A" permitted only	type "A" permitted only	type "A" permitted only	type "A" permitted only	type "A" permitted only

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

- No special concerns with likely uses related to this chapter.

CHAPTER 4 – SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

Section 402 – Covered Mall buildings

- If a multi-user retail space with a common indoor courtyard is proposed this provision of the code would need to be considered.
- Sprinkler requirement triggered

CHAPTER 5 - GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

No special concerns with likely uses in this chapter.

CHAPTER 6 - TYPES OF CONSTRUCTION

Section 602 - Construction Classification

- 602.2 Types 1&2: Non-combustible materials used for building components.
 - o Type 2B construction is present in the building.

CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES

Section 707 – Fire Barriers

- 707.3.9 Separated Occupancies. *"Where the provisions of Section 5083.4 are applicable, the fire barrier separating mixed occupancies shall have a fire-resistance rating of not less than that indicated in Table 5083.45 based on the occupancies being separated."*

Section 712 – Vertical Openings

- To be considered for connected levels

CHAPTER 8 – INTERIOR FINISHES

- No special concerns with likely uses related to this chapter.

CHAPTER 9 – FIRE PROTECTION SYSTEMS

Section 903.2 – Where required

Possible use triggers for sprinkler will be:

- Covered Mall building
- Assembly A-2 (restaurants, banquet halls),
 - fire area over 5,000sf or over 100 occupants.
- Assembly A-3 (Community halls)
 - fire area over 12,000sf or over 300 occupants

Section 906 – Portable Fire Extinguishers

- [F] 906.1 Where Required: *"Portable fire extinguishers shall be installed in the following locations."*
 1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Section 907 – Fire Alarm and Detection Systems

- [F] 907.2.1 Group A Manual Fire Alarm System: *"A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more."*
 - o Exceptions:
"Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.1.1 or 903.1.2 and the occupant notification appliances

will automatically activate throughout the notification zones upon a sprinkler water flow.

CHAPTER 10 - MEANS OF EGRESS

Section 1004 – Occupant Load

- 1004.6 Multiple Occupancies: "Where a building contains two or more occupancies, the means of egress requirements shall apply to each portion of the building based on the occupancy of that space. Where two or more occupancies utilize portions of the same means of egress system, those egress components shall meet the more stringent requirements of all occupancies that are served."

Table 1004.1.2 – Maximum Floor Area Allowance Per Occupant [Square Feet (Sq. Ft.)]

Section 1005 – Egress Width

Current building egress width is 108"

Stair width lower level: 114", upper level: 72"

CHAPTER 11 - ACCESSIBILITY

Building has an accessible route from the public way into all levels of the building via an existing elevator. Exterior entry doors are at grade and do not have steps or ramps for access. Toilet rooms are generally accessible, but could use a couple upgrades for pipe wraps and vertical grab bars.

CHAPTER 10 – INTERIOR ENVIRONMENT

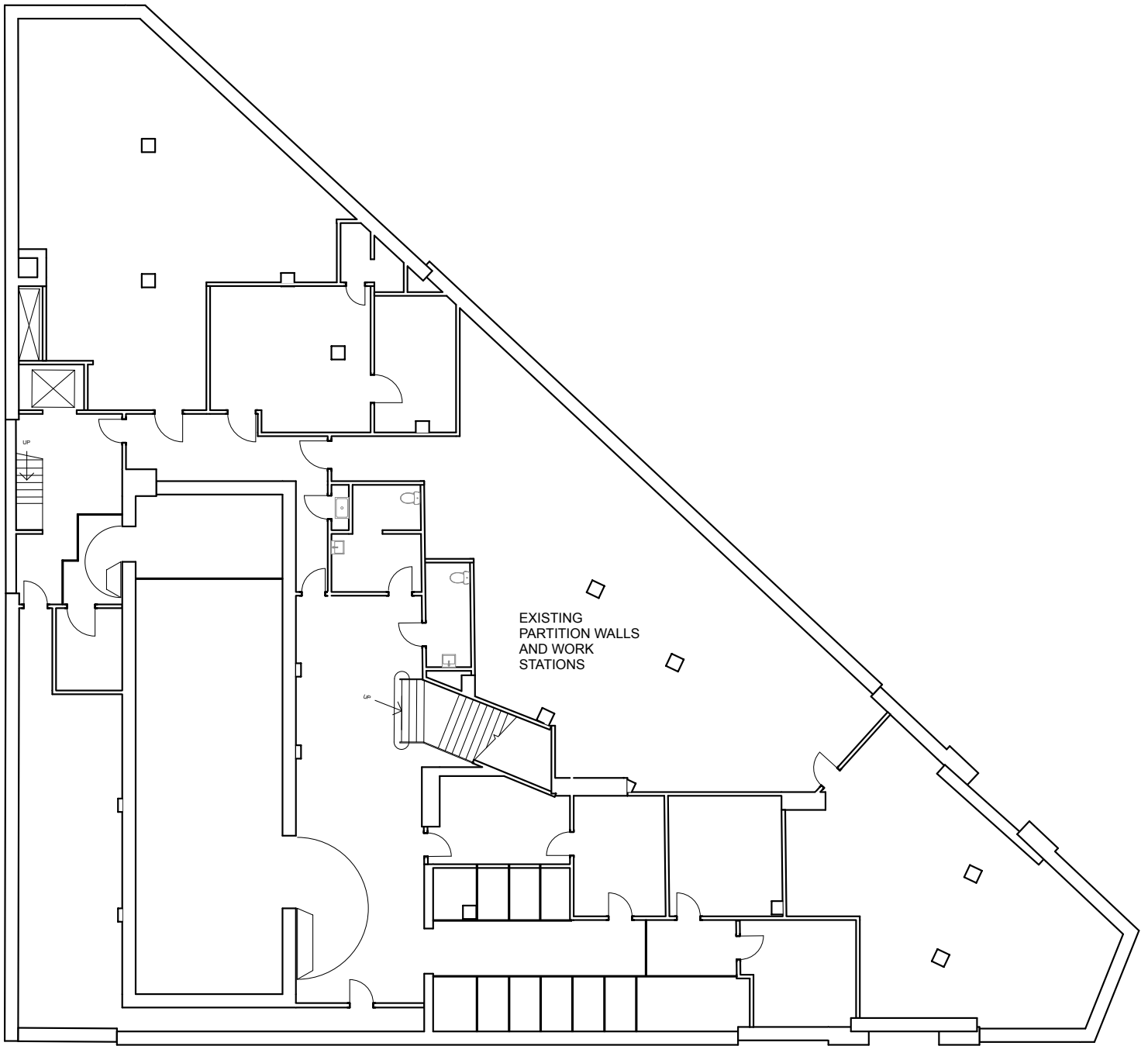
- No special concerns with likely uses related to this chapter.

CHAPTER 29 - PLUMBING SYSTEMS

Table 2902.1 - Minimum Number of Required Plumbing Fixtures

There are 3 mens and 4 womens accessible fixtures, and 2 non-accessible toilet rooms.

Appendix 3: Building Floorplans



LOWER LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

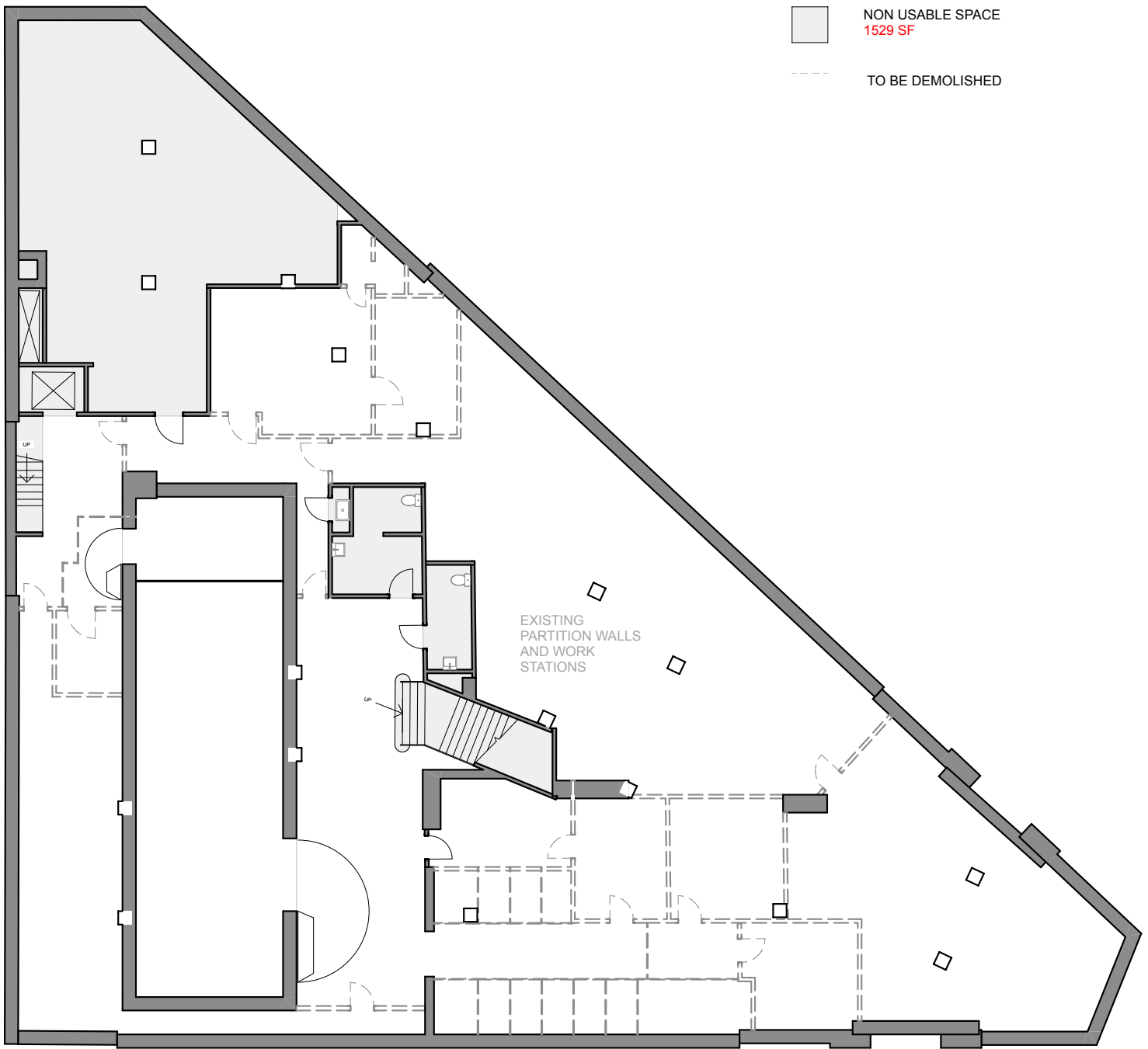
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





1
002

LOWER LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

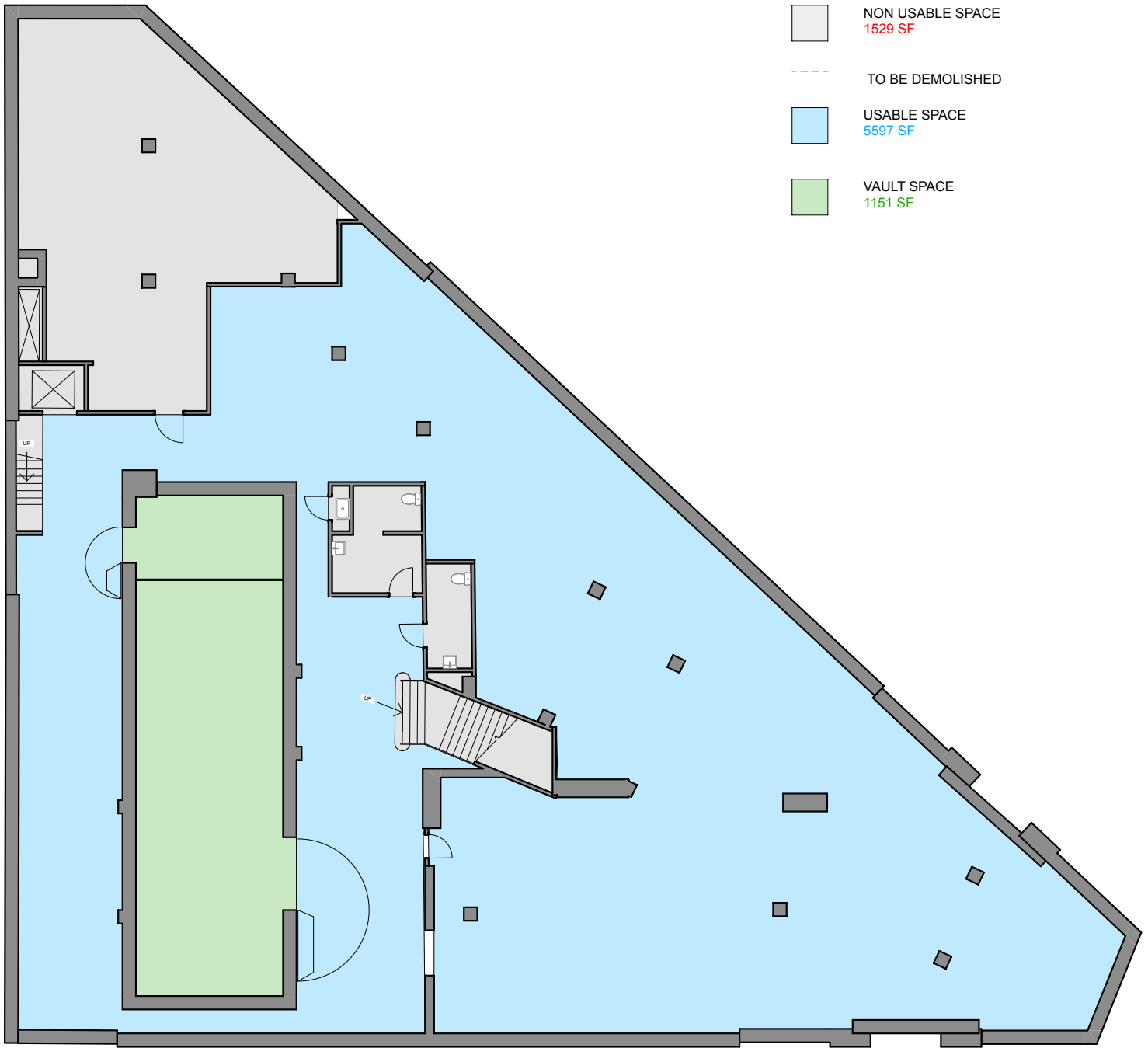
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





LOWER LEVEL FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

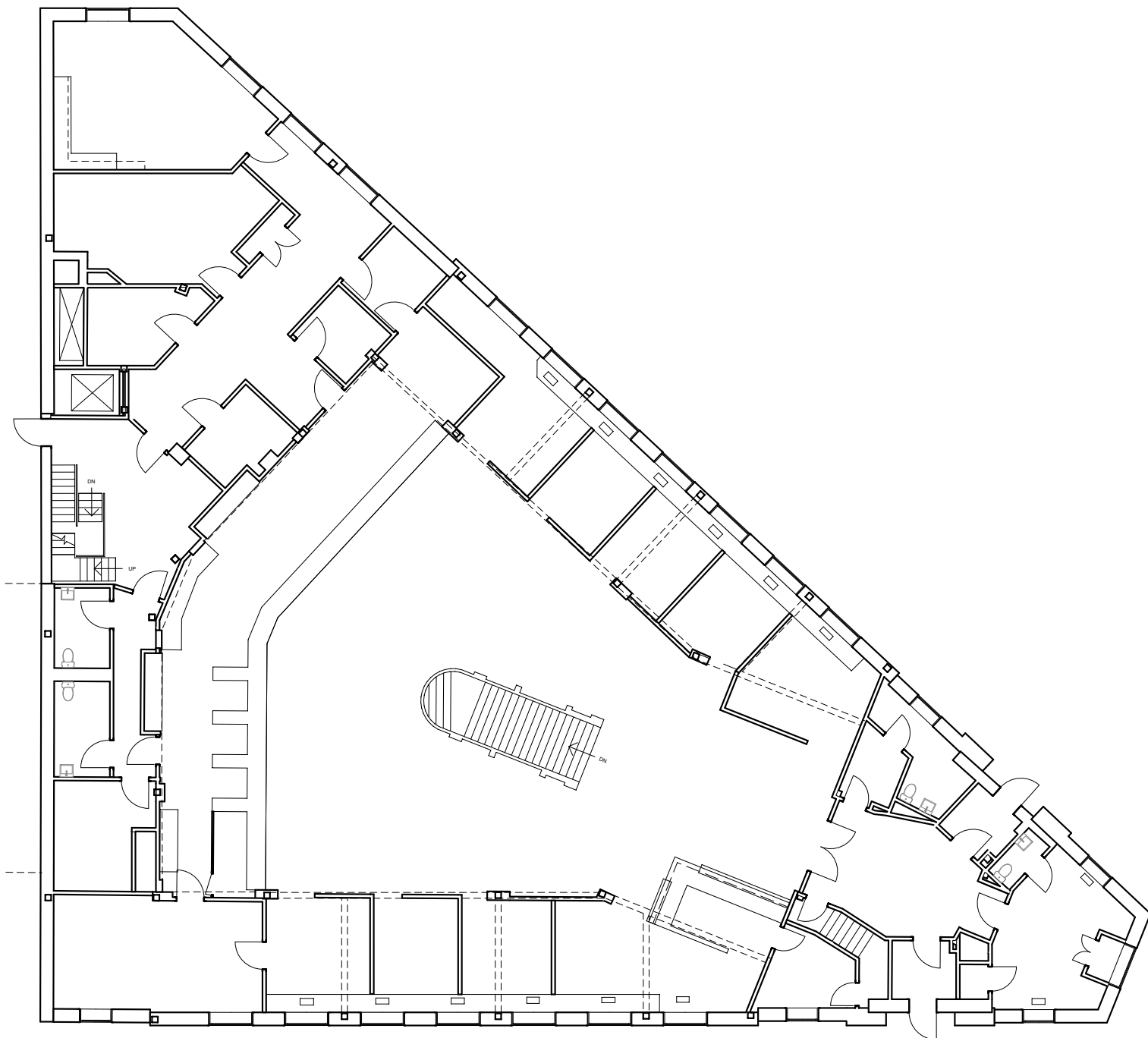
6404 West North Avenue
 Milwaukee, Wisconsin 53213
 (414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
 PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
 Milwaukee WI 53210





1
003

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

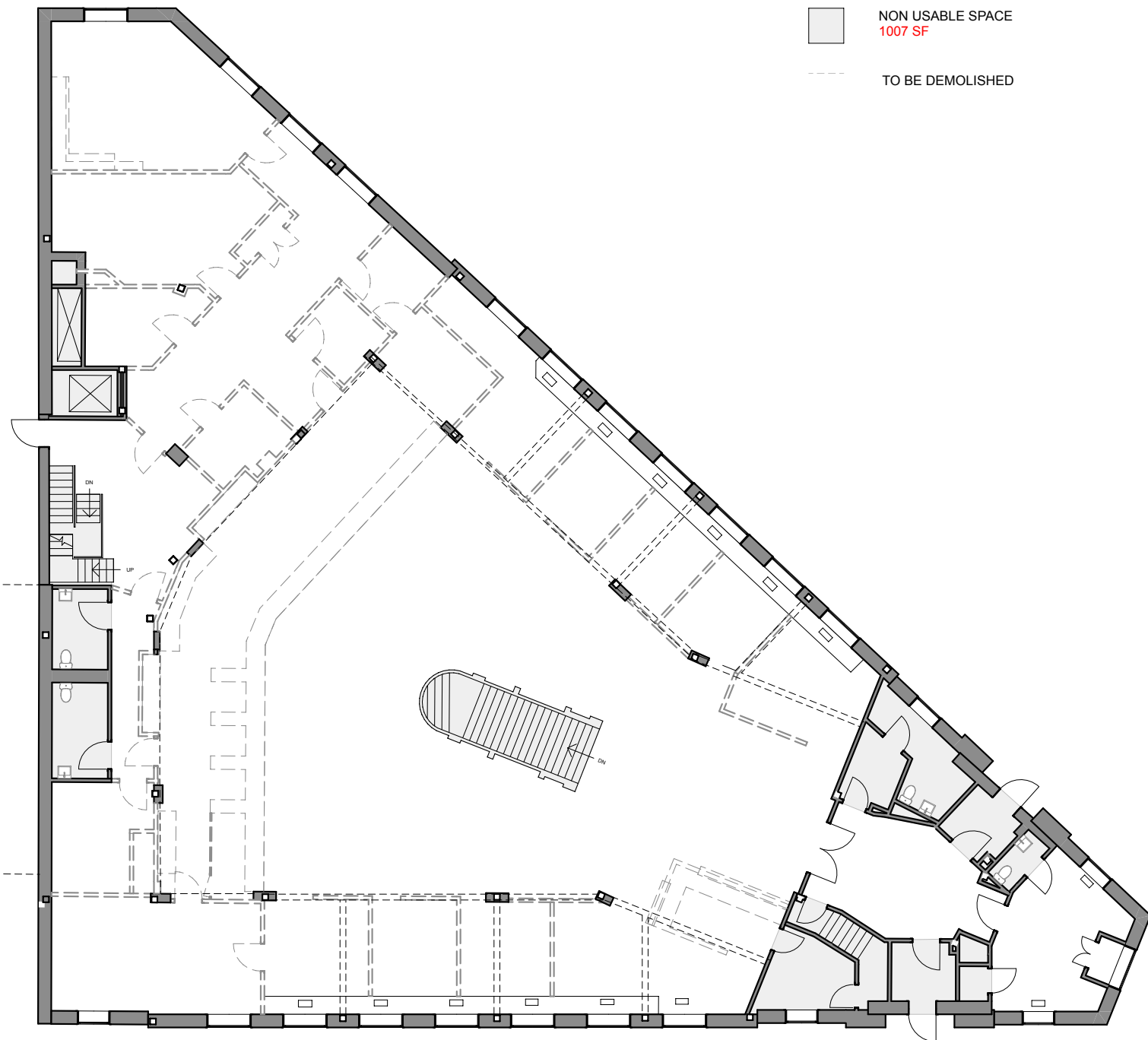
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





1
003

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

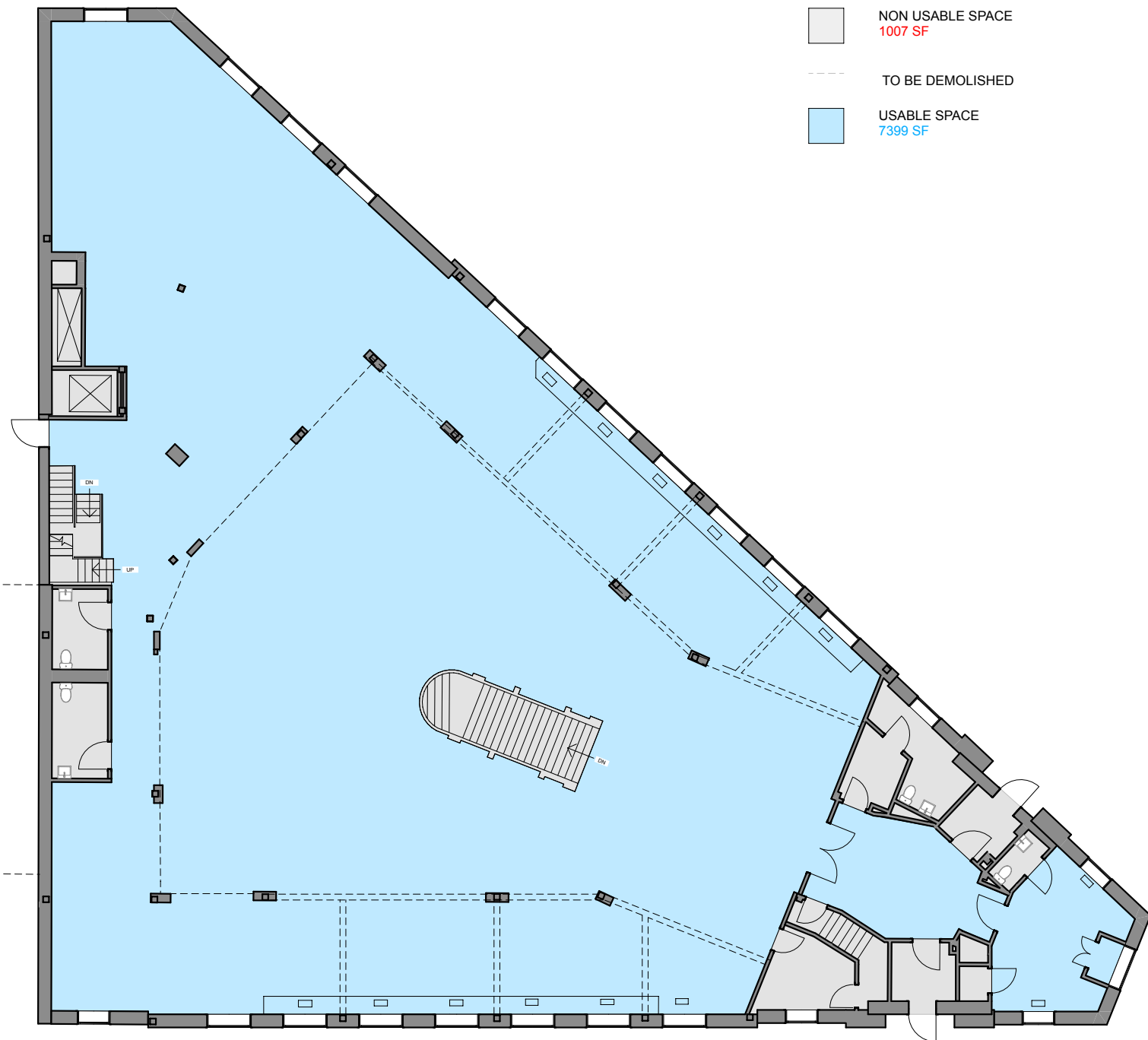
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





1
003

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

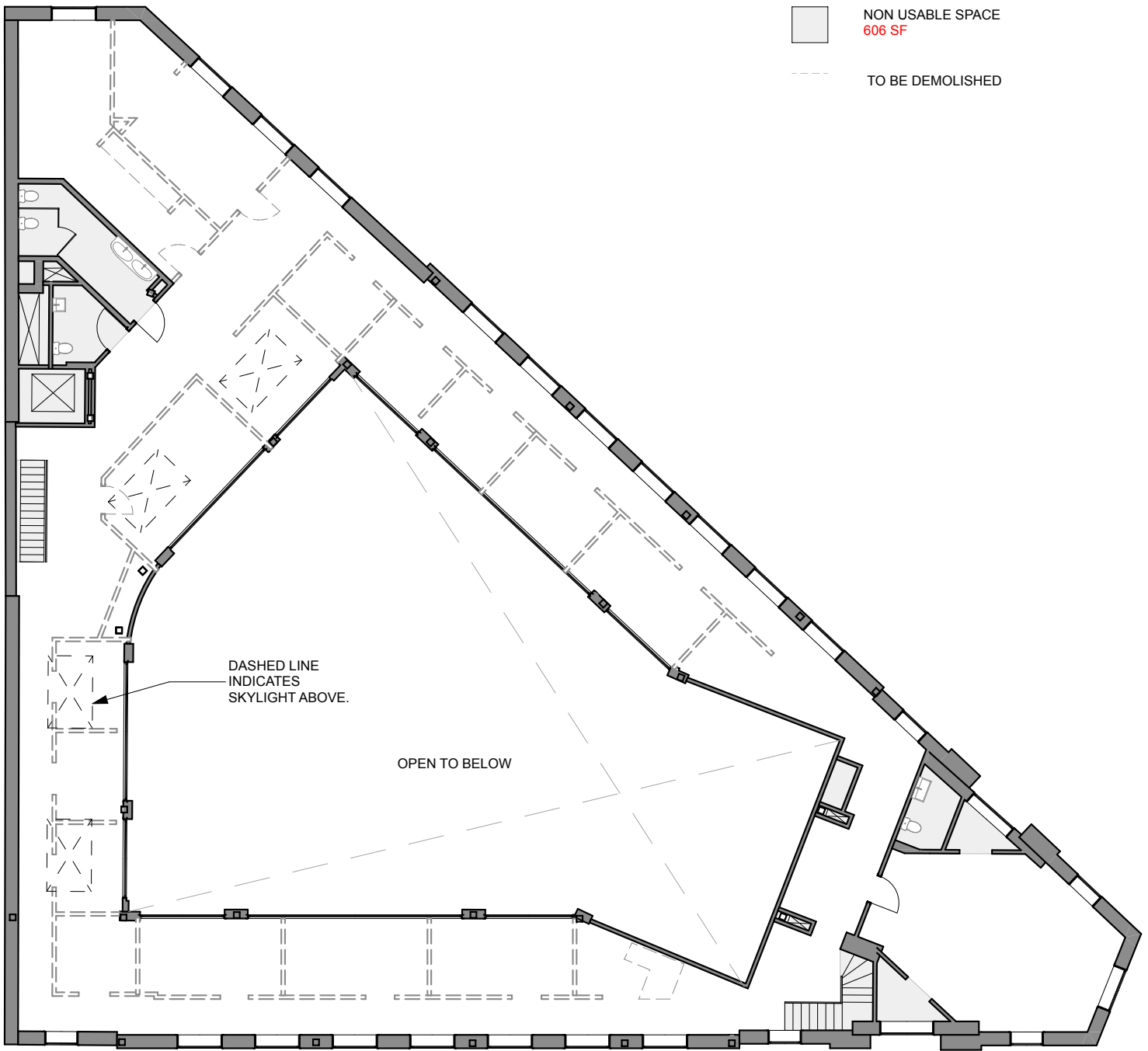
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





1
004

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

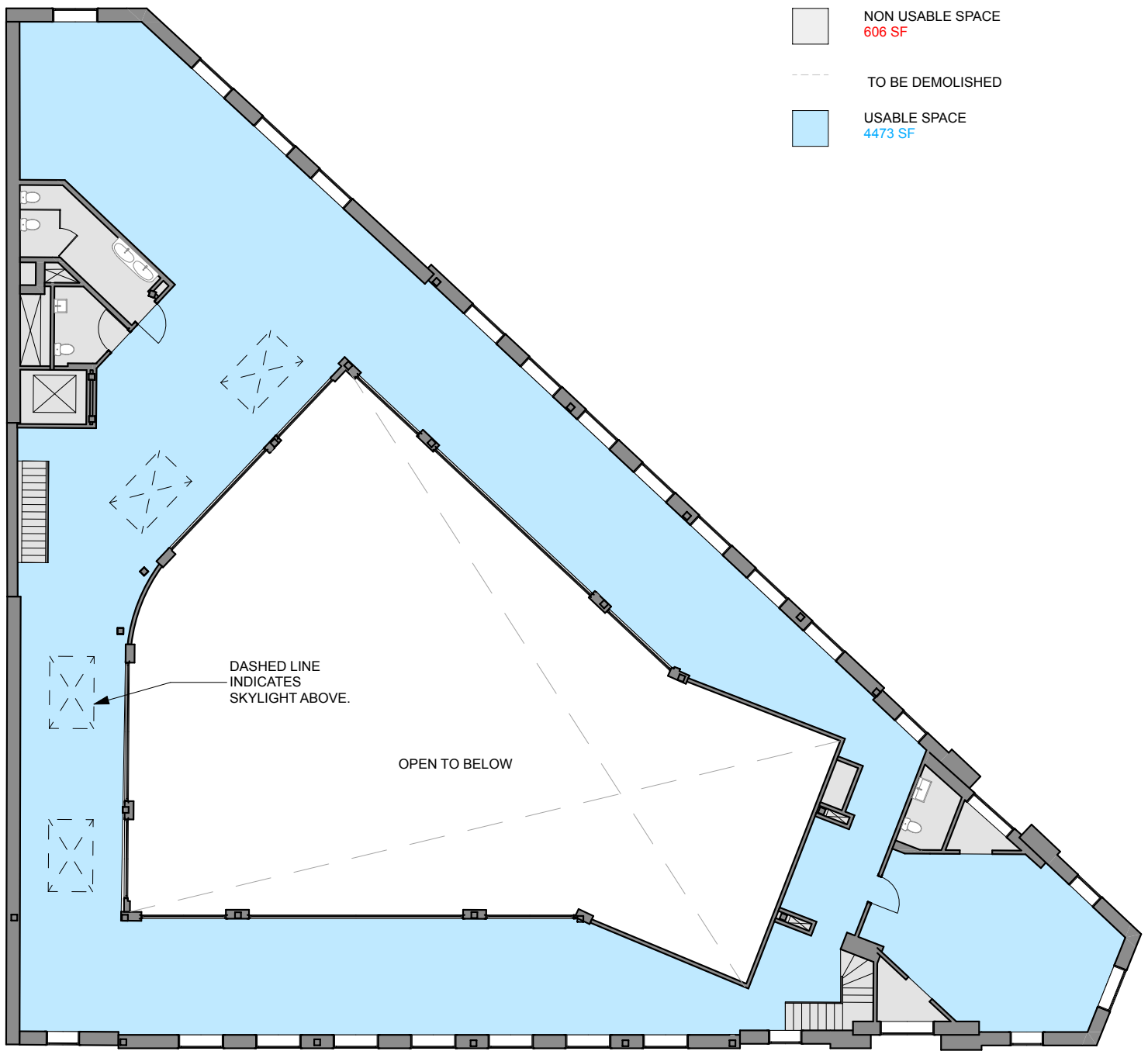
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





1
004

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH

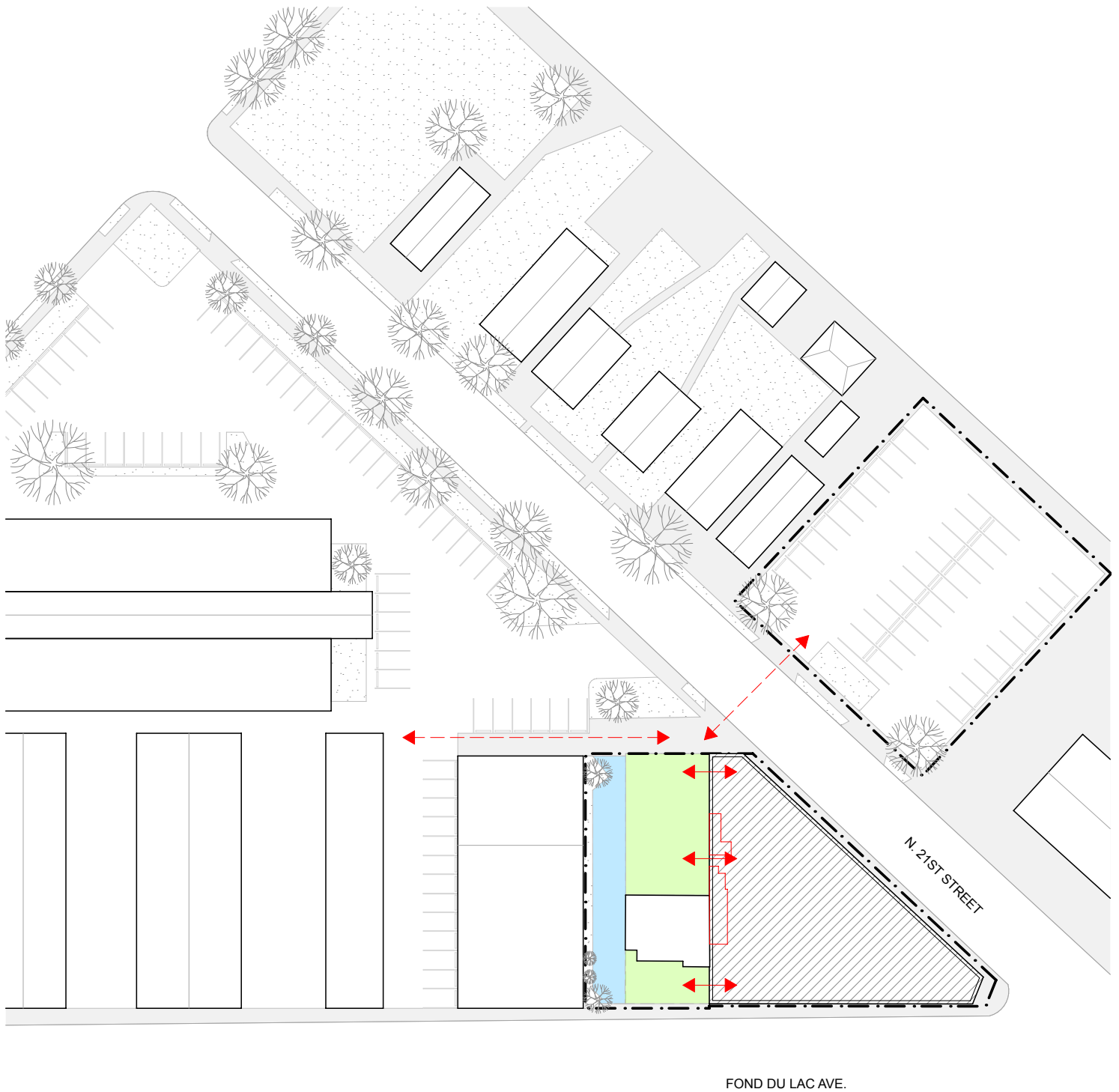
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com



DATE: XX.XX.XXX
PROJECT #: #Project ID

SELF - HELP FCU

2102 W Fond du Lac Ave.
Milwaukee WI 53210





  **ARCHITECTURAL SITE PLAN**
SCALE: 1/64" = 1'-0"

6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

DATE: XX.XX.XXX
PROJECT #: #Project ID

S E L F - H E L P F C U

2102 W Fond du Lac Ave.
Milwaukee WI 53210



Appendix 4: Self-Help Real Estate Overview

Community Focus | Impact | Partnerships | Creativity | Expertise

WHY DO WE DEVELOP REAL ESTATE?

Creating economic opportunity for all is the heart of Self-Help's mission. We believe real estate development can be a tool to rebuild economically distressed areas and help ensure that neighborhoods remain vibrant. Community-focused development can provide accessible and affordable spaces that anchor communities even as market prices rise.

WHAT DO WE DO?

WE PARTNER WITH ORGANIZATIONS AND COMMUNITIES.

Our ideal project involves working with community partners and local residents to transform an underutilized historic building or a vacant parcel into a vibrant use that supports community interests and needs.

WE DEVELOP AND MANAGE REAL ESTATE FROM CONSTRUCTION THROUGH OPERATION.

- More than 25 years of experience developing and managing a variety of real estate projects, including office space, retail storefronts, community facilities, single- and multi-family affordable housing and more.
- Team of professionals with expertise in community engagement, development, construction, leasing and property/asset management.
- Access to talented in-house staff providing legal, accounting, communications, fundraising and related services.
- Expertise with public-private partnerships, New Market Tax Credits, Historic Tax Credits, Low Income Housing Tax Credits and other local, state and national financing programs.



Durham Co-op Market

OUR REAL ESTATE DEVELOPMENT WORK:

\$200+
MILLION
INVESTED

25+
PROJECTS

10
COMMUNITIES
AND GROWING

HOW DO WE CHOOSE PROJECTS?

We strive to respond to community interests and to build long-term relationships. Successful projects usually result after years of exploring and documenting community assets and challenges, building on-the-ground partnerships, finding anchor tenants, and structuring creative financing.

To evaluate a potential project, we ask:

- ✓ Does the project advance community interests and needs?
- ✓ Does the project fit within our strategic focus areas?
- ✓ Is the project financially and otherwise feasible?
- ✓ Would the project happen without our involvement?

OUR STRATEGIC FOCUS AREAS

Self-Help is committed to working on real estate projects that rebuild economically distressed downtowns, revitalize neighborhoods, and foster inclusive community and economic development.

We engage in community-based projects that:

- Help expand the capacity of nonprofits; small businesses; and other mission-aligned, community-focused institutions.
- Strengthen place-based community development initiatives, especially in areas where Self-Help has an existing presence.
- Identify and support opportunities for real estate development in places where Self-Help currently has or is planning to have credit union branches.

Revolution Mill



CONTACT US

We welcome ideas and inquiries about potential projects and partnerships.



Dan Levine
Director of Project Management and Business Development
dan.levine@self-help.org
919-956-4462

Brika Eklund
Team Leader & Director of Real Estate
brika eklund@self-help.org
919-956-4632

Appendix 5: Select Property Images

Building exterior and credit union drive-thru as seen from Fond du Lac Ave.



Building exterior as seen from across N. 21st Street at Self-Help's parking lot.



Parking lot as seen from drive-thru entrance across N. 21st St.



First floor
lobby, atrium,
and teller line



Second floor
conference
room and
corridor with
offices



One of the
bathrooms and
a second floor
break room



Basement vault

