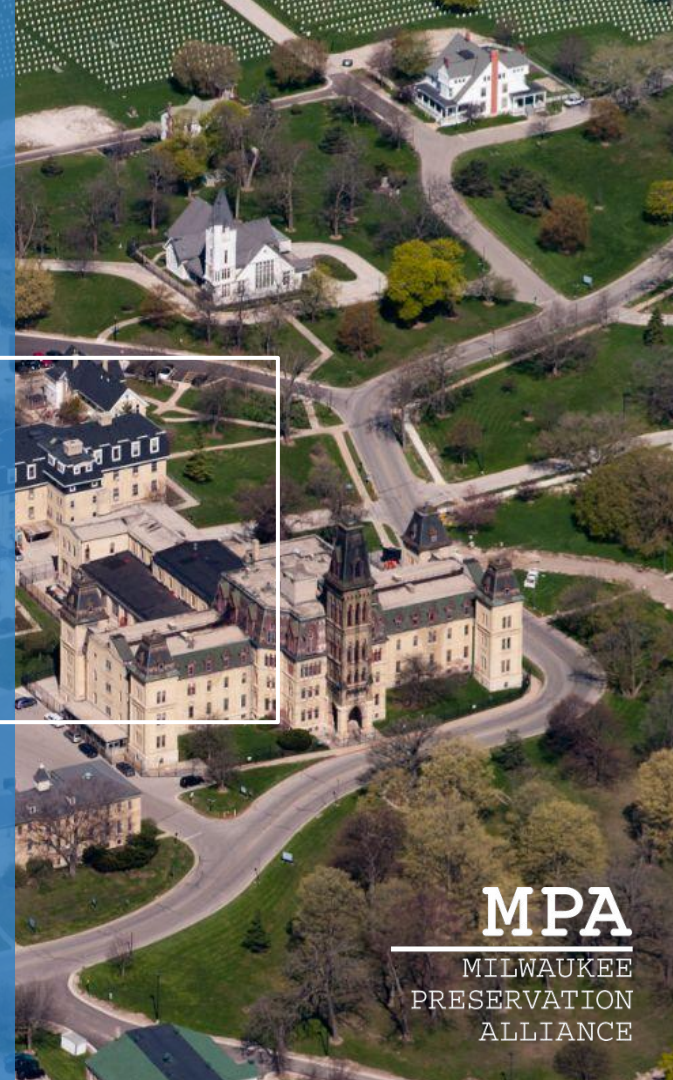




Milwaukee Soldiers Home CAC

August 31, 2022



MPA

MILWAUKEE
PRESERVATION
ALLIANCE



Welcome and Introductions

AGENDA

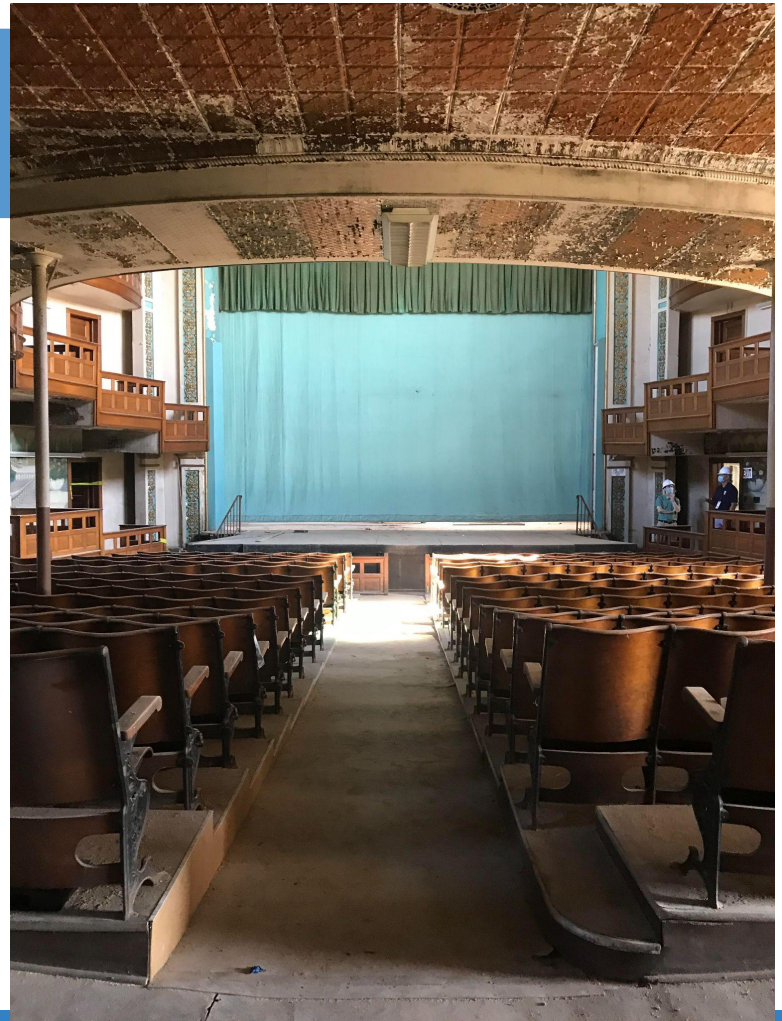
- Introductions
- Chapel, Theater, Governor's Mansion Update
- Consensus Report Alignment
- EUL Rehabilitation Project Update
- Wrap Up / Next Steps
- Optional Tour

Chapel, Theater and Governor's Mansion



Feasibility Report

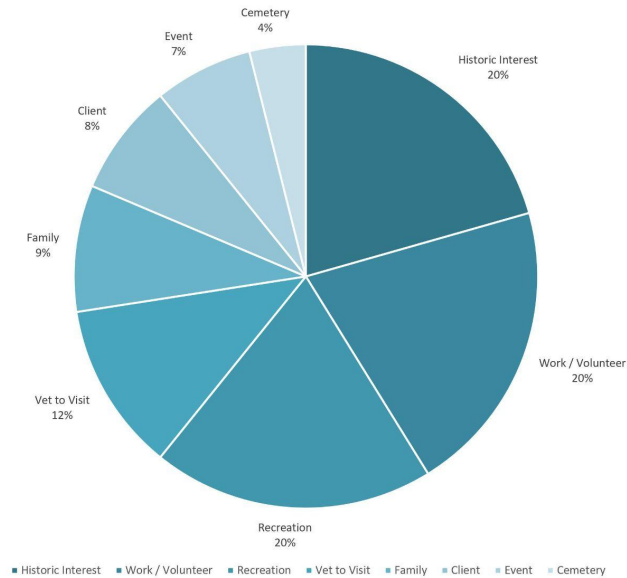
- What is it?
- Who was involved?
 - MPA
 - National Trust for Historic Preservation
 - Miller Dunwiddie
 - Allume Architects
 - The Alexander Company
 - JP Cullen
- What was the result?



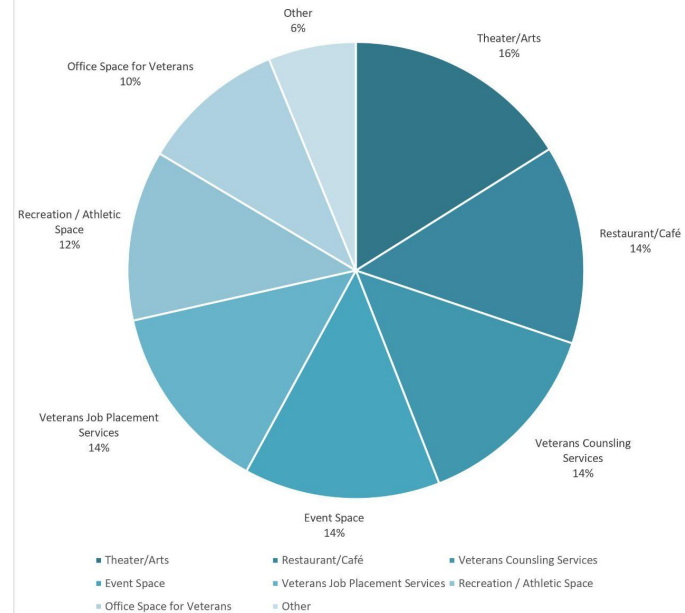
Key Findings

There are many use possibilities...

Q1: What Services / Functions bring you to Zablocki?



Q2: What additional services/functions would be a good fit the vacant buildings?



Key Findings

Rehab IS feasible

Exhibit A

	Chapel	Governor's Residence	Ward Memorial Hall	Total	Qualified Rehabilitation Expenditures
CAPITAL SOURCES					
Federal Historic Tax Credits	\$836,545	\$314,609	\$1,271,549	\$2,422,703	
State Historic Tax Credits	\$1,068,311	\$401,772	\$1,623,833	\$3,093,916	
New Market Tax Credits	\$1,087,676	\$409,055	\$1,653,268	\$3,149,999	
Construction/Permanent Loan	-	\$561,839	-	\$561,839	
Deferred Development Fee	\$737,504	\$277,362	\$1,121,006	\$2,135,872	
Save America's Treasures	\$500,000	\$500,000	\$500,000	\$1,500,000	
WI Economic Development Corporation	\$250,000	--	\$250,000	\$500,000	
Capital Campaign Requirement	\$2,739,659	\$156,537	\$4,424,282	\$7,320,478	
TOTAL CAPITAL SOURCES	\$7,219,695	\$2,621,174	\$10,843,938	\$20,684,807	
PROPOSED USE OF FUNDS					
Hard Construction Costs	\$5,646,323	\$2,042,692	\$8,304,816	\$15,993,831	\$14,807,571
Soft Construction Costs	\$1,323,373	\$578,482	\$2,289,123	\$4,190,978	\$3,830,478
TOTAL PROPOSED USE OF FUNDS	\$6,969,696	\$2,621,174	\$10,593,939	\$20,184,809	\$18,638,049



WISCONSIN
HISTORICAL
SOCIETY

Soldiers Home CAC Meeting

August 31, 2022

Daina Penkiunas
State Historic Preservation Office





Enhanced Use Lease success story!
101 apartments
Total investment: \$44 million





Next chapter





- 20% Federal Income Tax Credit for Historic Properties
- 20% State Income Tax credit for Historic Properties (\$3.5 mill cap)

Historic Preservation
Tax Credit:
Income-Producing
Buildings



Eligible expenses?



Yes

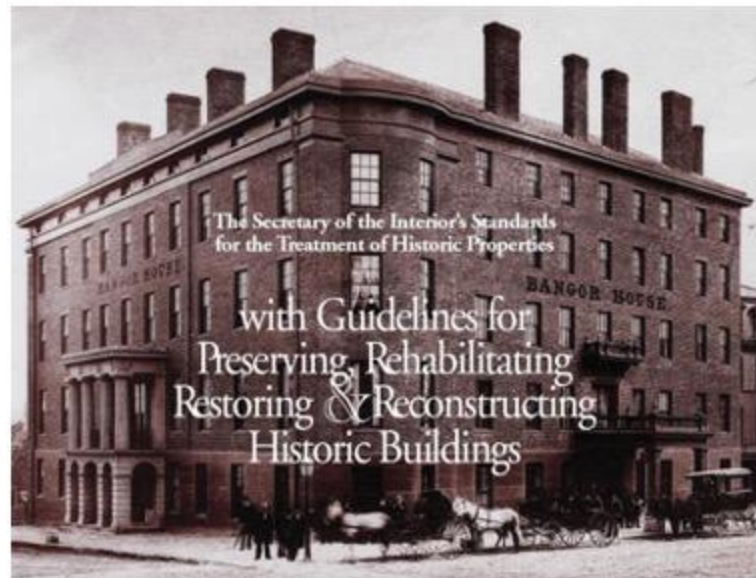
- Anything to do with the historic building
- A & E Fees
- Consultant Fees



No

- New Construction
- Landscaping
- Parking Lots
- Moveable Equipment

*3. All work must meet the Secretary
of the Interior's Standards for
Rehabilitation*



Golden Rule: Retain Identity & Integrity



#2 & #5: Preserve Character-Defining Features



#6: Repair before Replacing





Governor's House





Chapel



Ward Theater



Compatible additions are permitted





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SOCIETY

Thank you!

To learn more visit
wisconsinhistory.org



Path Forward

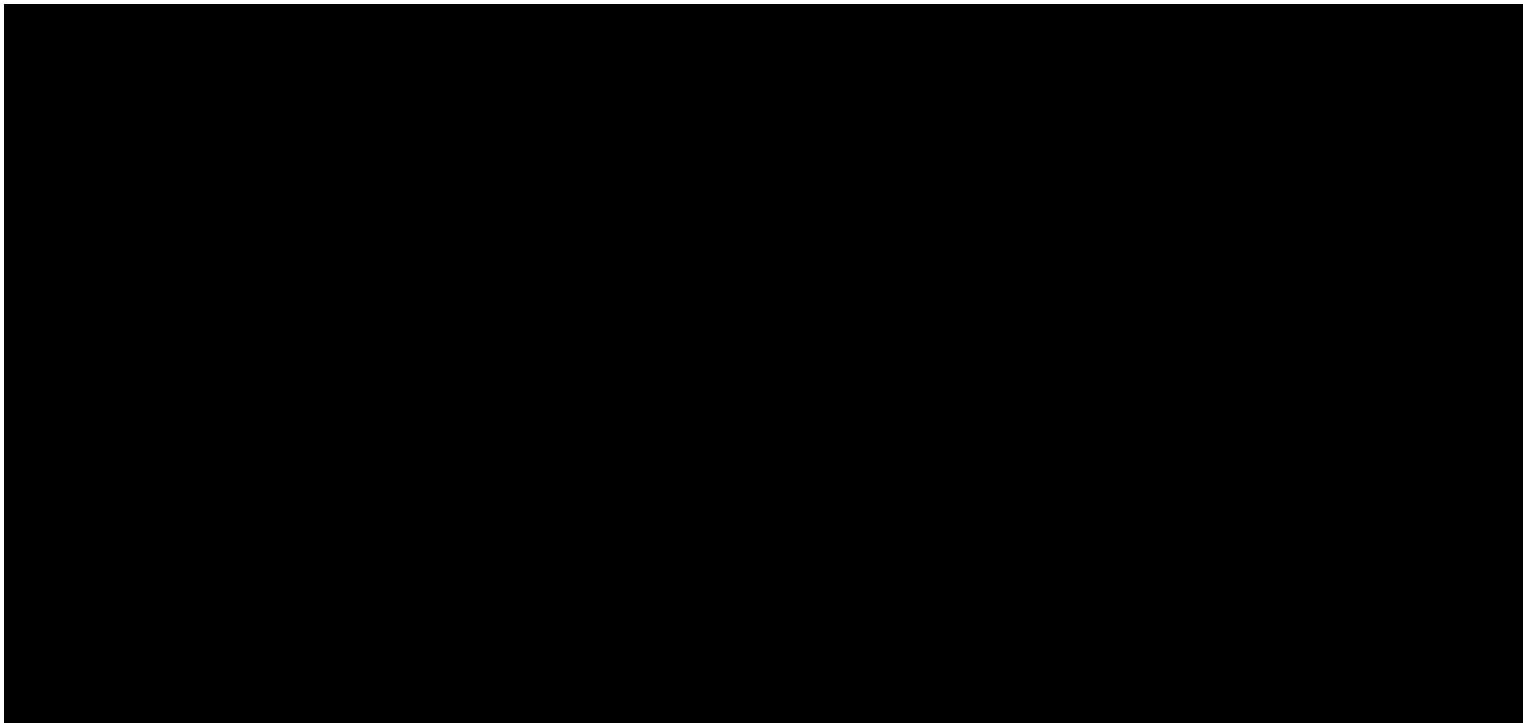
- VA Office of Construction and Facilities Management is working on RFP
- Environmental Site Assessments and Condition Assessments completed
- VA is open to sole source arrangements



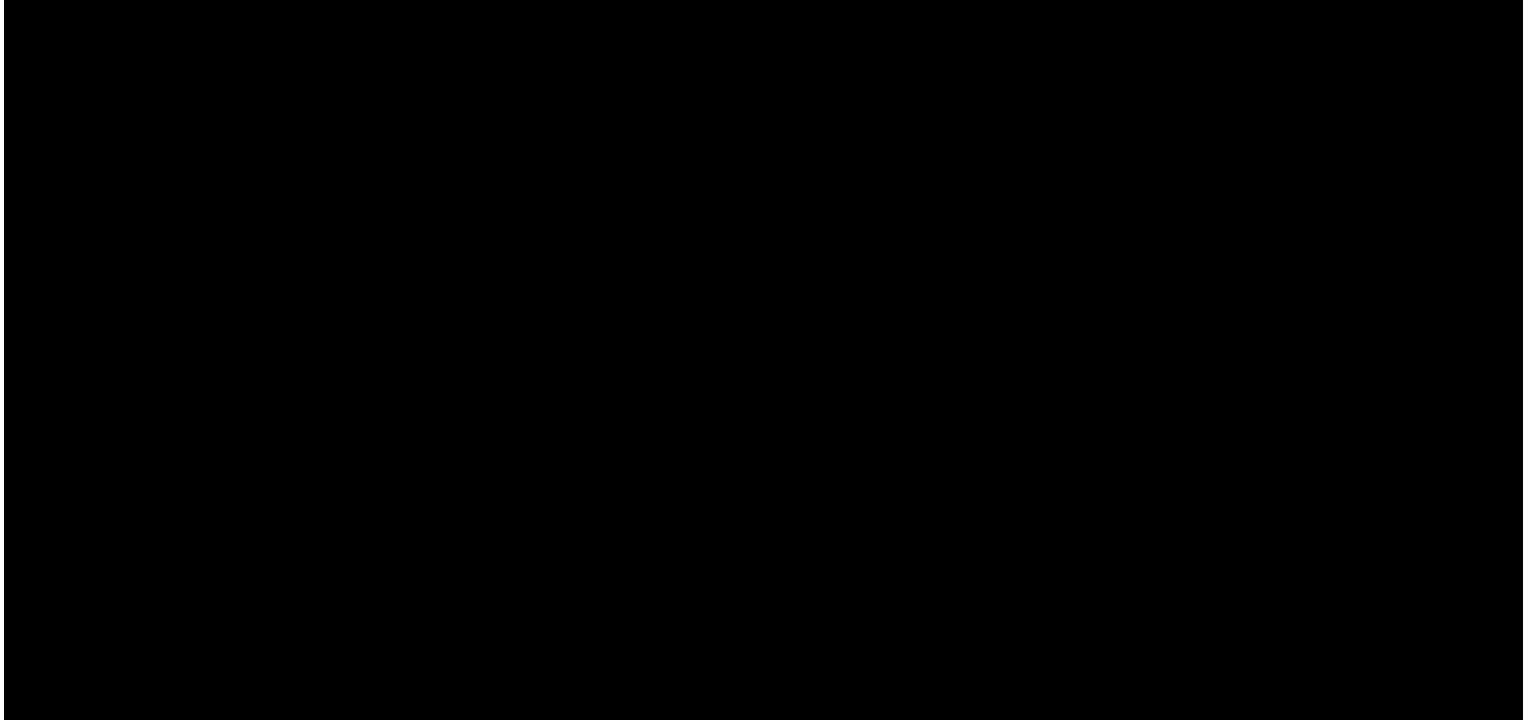
Governor's Mansion



Ward Theater



The Chapel



Consensus Report

Overview of Purpose / Work to Date

CONSENSUS REPORT

The Milwaukee VA National Soldiers Home Historic District Community Advisory Council is a diverse group of community representatives and stakeholders first convened in November 2011 by the Chicago Field Office of the National Trust for Historic Preservation and the Milwaukee Preservation Alliance. The Council includes representation from the veteran, preservation and historical communities as well as representatives of neighborhoods, associations and organizations that have a vested interest in the District. The Council's purpose is to assist and advise stakeholders in the protection, repair and rehabilitation of the District by identifying and capitalizing upon opportunities to motivate the greater community and the VA to take steps to put the District, a National Historic Landmark, back into the service of veterans.

We, the members of the Council, believe that:

- The District, is a national treasure of vital importance to Milwaukee, the state and the nation;
- A number of the District's most important assets – especially Old Main, Ward Memorial Theater and the Chapel – are currently unused and in grave danger of being rendered unusable;
- These buildings should be restored to their original purpose – the service of veterans – through adaptive reuse of the buildings; and
- The Council is committed to working with the VA and other interested parties to identify, implement and support such an adaptive reuse.

Furthermore, the Council has reached consensus on the following **unmet needs of the veteran community**:

- **Mental Health:** Additional/Expanded PTSD and mental healthcare options
- **Social:** Social opportunities, including with other veterans and within the broader 'civilian' community
- **Housing:** Housing options for veterans and their families
- **Education and Training:** Easy-to-access veteran resources for information, aid and opportunity
- **Centralization:** Centralization of veteran services

The Council has agreed upon the following **potential reuses of the currently unoccupied District buildings** (Old Main, Ward Memorial Hall and the Chapel) that could directly address these unmet needs:

- Affordable housing (housing)
- Transitional and emergency housing (housing)
- Art and music therapy (social, mental health)
- Assisted living facilities (housing)
- Employment opportunities (education and training)
- Evening therapy sessions (mental health)
- Group therapy sessions (mental health)
- Holistic support (mental health, social)
- Housing options for families of veterans receiving treatment (housing)
- Museum to chronicle the history of veteran health care in Milwaukee and the nation (education and training)
- Opportunity to locate and interact with fellow vets (education and training)
- Organic therapy/Urban gardens (social, mental health)
- Partnership with existing service providers (centralization)
- Peer to peer programming (mental health, social)
- Office/organizational space within the District for services already available throughout the region (centralization)
- Retreat events for veterans and families of veterans (social)
- Social events (social)
- Transit options (education and training)
- Veteran performing arts groups (social)

Commitment

The Community Advisory Council: (1) agrees that these unmet needs and suggested building reuses should be considered by the VA, local, state and national decision makers and stakeholders as the master planning process for the Soldiers Home Historic District advances; and (2) the Council is committed to working together with these decision-makers to help make this vision for the District a reality.

Consensus Report

What We Believe

We, the members of the Council, believe that:

- The District, is a national treasure of vital importance to Milwaukee, the state and the nation;
- A number of the District's most important assets – especially Old Main, Ward Memorial Theater and the Chapel – are currently unused and in grave danger of being rendered unusable;
- These buildings should be restored to their original purpose – the service of veterans – through adaptive reuse of the buildings; and
- The Council is committed to working with the VA and other interested parties to identify, implement and support such an adaptive reuse.

Consensus Report

Unmet Needs in Veteran Community

- The Council has reached consensus on the following unmet needs of the veteran community:
 - **Mental Health:** Additional/Expanded PTSD and mental healthcare options
 - **Social:** Social opportunities, including with other veterans and within the broader 'civilian' community
 - **Housing:** Housing options for veterans and their families
 - **Education and Training:** Easy-to-access veteran resources for information, aid and opportunity
 - **Centralization:** Centralization of veteran services

Consensus Report

Potential Reuses

- Affordable housing (housing)
- Transitional and emergency housing (housing)
- Art and music therapy (social, mental health)
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Consensus Report

Our Commitment

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EUL Project Update



Keep in Touch

Follow the Soldiers Home



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@SaveSoldrsHome



SavetheSoldiersHome



www.SavetheSoldiersHome.com

Follow the Milwaukee Preservation Alliance



MilwaukeePreservation



@milw_prsrvation



milwaukeepreservationalliance



www.MilwaukeePreservationAlliance.org



mpa@milwaukeepreservation.org



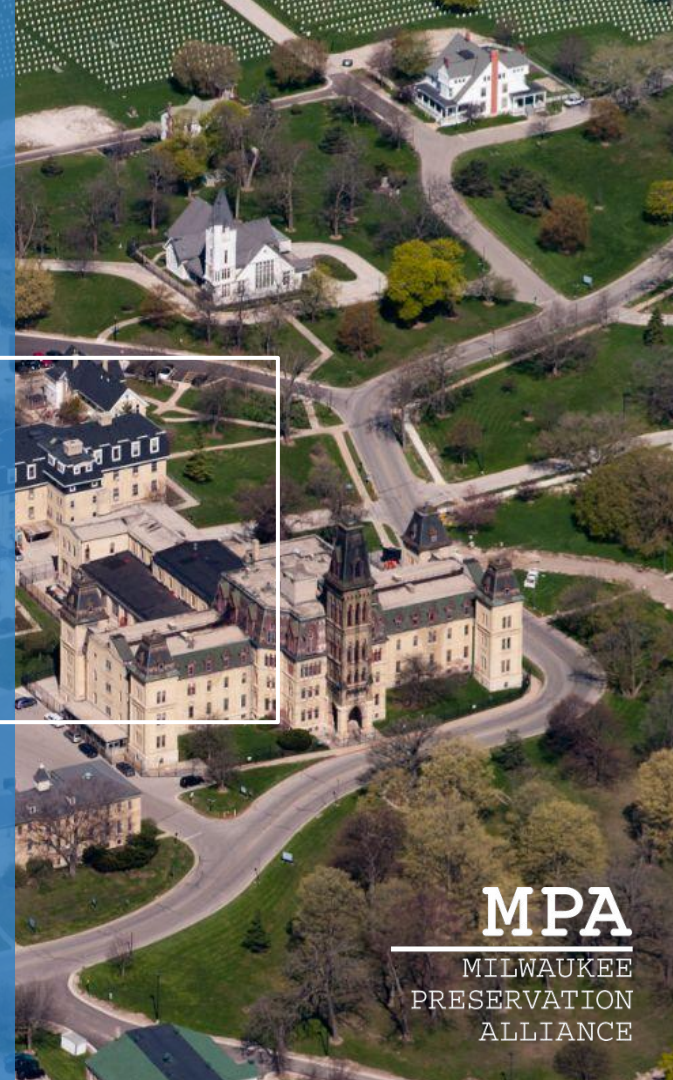
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Thank You

Please stick around after the meeting
concludes for Old Main tours with
Jonathan Beck.



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