

**ROBERT O. LEMKE, AIA**  
**LEED® ACCREDITED PROFESSIONAL**  
**PROFESSIONAL VITAE**  
[lemke@msoe.edu](mailto:lemke@msoe.edu)

**EMPLOYMENT EXPERIENCE**

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**Milwaukee School of Engineering (414) 277-7303; Part time (1991-1998); Full time (1999-Present) - Associate Professor**  
*Architectural Engineering & Building Construction Department; Courses: Building Investment Economics; Construction Finance; Construction Contracts & Documents; Entrepreneurship; Construction Estimating; Architectural Working Drawings; Architectural Design, Architectural Graphics; Materials & Methods.*

**Czech Technical University, Prague, Czech Republic, Guest Lecturer - Real Estate Development, summer 2001.**

**Envision Consulting, Inc. (414) 777-0428 (1999-Present) - President**  
Services Provided: Owner Representation; Real Estate Feasibility Analysis; Construction Cost Evaluation; Tax Credit Investment Analysis; Community Development Consulting.

**Wisconsin Redevelopment Inc. (414) 777-0428, (2002-Present) – President**– Real Estate Development and Holding Company.

**US Bank (FKA Firststar Bank) (1984-1999) Community Investment Corporation (CIC) -Executive Vice President**  
Responsibilities: Equity Investment Fund - Manager & Creator; Construction Management; Real Estate Development Management; RE Development Feasibility Analysis; Financing & Investment Packaging; Architectural Design Management; Site Acquisition; Managing Corporate Real Estate Broker.

**EDUCATION**

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**Milwaukee School of Engineering - Master of Science in Engineering Management (1999) Educational Focus: Construction Financial & Project Management; Capital Investment Analysis; and Environmental Law. Thesis: “Creating a Tax Credit Investment Fund for the Firststar Corporation.”**

**Harvard University, Graduate School of Design: “Project Budgeting, Concept Estimating and Life Cycle Costing for Economic Sustainability,” 2007; “Design Build: An Integrated Method of Construction Delivery,” 2004; “Real Estate Development and Financial Analysis,” 1999.**

**University of Wisconsin-Milwaukee - Bachelor of Science-Architecture, School of Architecture and Urban Planning (1982-1983) Educational Focus: Architectural Design; Historic Preservation; Construction Methods & Materials.**

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## **INDIVIDUAL, TEAM, AND PROJECT AWARDS AND RECOGNITION**

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- 2014 – Faculty Coach - Design Build Institute of America National Student Competition – **“National Champion”**
- 2014 – Faculty Coach - Design Build Institute of America student competition – **1<sup>st</sup> Place** – Great Lakes Region.
- 2014- *Milwaukee Business Journal* – Winner 2014 Real Estate Awards - Best Multifamily Development – King Drive Commons IV – Owner’s Representative.
- 2014 – Mayor's Award for Architectural Design – King Commons IV – Owner’s Representative
- 2013 - Faculty Coach - Student AGC/ASC Regional Design-Build Competition – **1<sup>st</sup> Place**.
- 2013 – Faculty Coach - Design Build Institute of America inaugural student competition – **2<sup>nd</sup> Place** – Midwest Region.
- 2013 – Mayor's Award for Architectural Design – Mitchell Street Market Lofts (owner and co-developer).
- 2013 - LISC MANDI Awards – State Farm Insurance Building Block Award - **Runner Up** – Mitchell Street Market Lofts (owner and co-developer).
- 2013 - LISC MANDI Awards – Owner’s Representative for both Welford Sanders and Charlotte Johns-Gomez 2013 LISC Navigator Award nominees.
- 2012 – Faculty Coach - Design Build Institute of America inaugural National Student Competition – **3<sup>rd</sup> Place** – New Orleans.
- 2012 – Faculty Coach - Design Build Institute of America inaugural student competition – **1<sup>st</sup> Place** – Midwest Region.
- 2012 - Faculty Coach - Student AGC/ASC Regional Design-Build Competition – **3<sup>rd</sup> Place**.
- 2012 – *Milwaukee Business Journal* – Winner 2012 Real Estate Development Award – Ozaukee Humane Society – Owner Representative.
- 2012 – *Milwaukee Business Journal* Individual Award Winner–Central City Entrepreneurship and Business Development Award.
- 2012 - *Daily Reporter*- Wisconsin Builder - Top Project- Ozaukee Humane Society (Victoria Wellens Center) – Owner’s Representative.
- 2011 – Mayor's Award for Architectural Design – Silver City Townhomes (owner and co-developer).
- 2011 - Faculty Coach - Student AGC/ASC Regional Design-Build Competition – **3<sup>rd</sup> Place**.
- 2011– LISC MANDI Awards – State Farm Insurance Building Block Award – **First Place** – Silver City Townhomes – Project Owner.
- 2011 – Residential Project of the Year – Silver City Townhomes –**First Place** - *Milwaukee Business Journal*.
- 2011 – LISC MANDI Awards – State Farm Insurance Building Block Award - **Runner Up** – King Drive Commons III- Owner’s Representative.
- 2010 – State of Wisconsin Instructor of the Year- *Builder Magazine*.
- 2010 – Faculty Coach – MSOE Entrepreneurship Competition – **2<sup>nd</sup> Place**.
- 2010 - Faculty Coach - Student AGC/ASC Regional Design-Build Competition - **1<sup>st</sup> Place**.
- 2009 – Faculty Coach - Student AGC/ASC Regional Design-Build Competition - **1<sup>st</sup> Place**.
- 2008/9 - Faculty Coach - Student AGC/ASC National Design-Build Competition /Regionals- **1<sup>st</sup> Place** / **“National Champion”** San Diego.
- 2007/8 - Faculty Coach - Student AGC/ASC National Design-Build Competition /Regionals -**1<sup>st</sup> Place** / **“Second in Nation”** Las Vegas.
- 2006/7 - Faculty Coach - Student AGC/ASC National Design-Build Competition /Regionals- **1<sup>st</sup> Place** / **“Second in Nation”** San Antonio.
- 2006 – Adaptive Reuse of the Year – Manitowoc Place – Manitowoc County Historical Society.
- 2006 – MANDI Award **Finalist** – Navigator Award (demonstrating community leadership).
- 2006 – MANDI Award **Winner** – Small Project of the Year – Owners Representative.
- 2005/6 - Faculty Coach- Student AGC/ASC national Design-Build Competition /Regionals-**1<sup>st</sup> Place** / **“Second in Nation,”** Dallas.
- 2005 - Received the “Key to the City” for Manitowoc Wisconsin Mayor.
- 2004/5 – Faculty Coach–Student AGC/ASC National Design Build Competition /Regionals-**1<sup>st</sup> Place** / **“National Champion”**Las Vegas.
- 2003/4 - Faculty Coach- Student AGC/ASC National Design-Build Competition /Regionals-**1<sup>st</sup> Place** / **“Third in Nation”** Orlando.
- 2002/3 - Faculty Coach- Student AGC/ASC National Design-Build Competition /Regionals-**1<sup>st</sup> Place** / **“Second in Nation,”** Dallas.
- 1999 – Riverwalk Plaza, **Project of the Year** - *Daily Reporter*.
- 1998 - Wisconsin AIA - Design Award **Winner** – King Heights.
- 1998 - National Council for Urban Economic Development - **Silver Award** – King Heights.
- 1998 - Mayor's Award for Architectural Design – King Heights.
- 1998 - Federal Home Loan Bank - National Partnership Award- King Heights.
- 1996 - Mayor's Award for Architectural Design - King Heights.
- 1996 - Housing & Urban Development - National Homeownership Award- Village Meadows.
- 1994 - Wisconsin Housing & Economic Development Authority-Excellence in Housing Award (sole recipient).
- 1993 – *Builder Magazine* - Builder's Choice Award Winner – Johnson Park.
- 1992 - Firststar Bank - Officer of the Year.
- 1991 – *Builder Magazine*- Builder's Choice Award - Historic King Place.
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1990 - *Progressive Architecture Magazine* – Robert Lemke, America’s Top 35 Emerging Architects.

1987 – First Wisconsin Bank- Branch Bank Officer of the Year.

## **COMMUNITY SERVICE AND OTHER EDUCATIONAL ACTIVITIES**

2014/15 - Volunteer and co-sponsor for the revival of the ACRE Program – originally a Marquette University initiative, the program now includes MSOE. The ACRE objective is to mainstream minority professionals into the real estate development field. The revised program has been expanded to include construction management and property management components.

2014/15 – Faculty representative for 10 students selected to represent MSOE for the “Master Class” at Northwestern Mutual on creating their new building.

2014 – Guest Lecturer- UWM School of Architecture- Presented two Historic Tax Credit rehabilitation case studies.

2012- Mentor-Two MSOE Student-First Place-MSOE Student Entrepreneurship Competition- Real Estate Proposal

2011 - Wisconsin Service Academy Panelist for Senator Johnson – interview and recommend students seeking appointment to US military academies.

2011- Ulster Project – Family hosted Northern Ireland high school student for 1 month, a service project for peace and justice.

2010 – Co Chair – Marquette University High School annual Topper Auction fundraiser.

2010/11– Coleman Fellow - Awarded second fellowship to incorporate entrepreneurship into the MSOE course curriculum.

2009/10 – Coleman Fellow - Awarded a fellowship to incorporate entrepreneurship into MSOE course curriculum.

2009/10 – Global Outreach – Hosted a foreign exchange student from Budapest, Hungary for the entire 2009/10 school year.

2008/9 – Volunteer Lecturer – Marquette University’s ACRE Program – a Marquette University initiative to mainstream minority professionals into the real estate development field, volunteered for two semesters.

2008 - Ulster Project – family hosted Northern Ireland high school student for 1 month, a service project for peace and justice.

2008 – Guest Juror - Project Lead the Way – Evaluated teams of high school teachers’ final architectural and engineering solutions.

2008 – KEEN Program – A national initiative to teach college students the importance of Entrepreneurial activities in creating job and wealth.

2007 – Guest Lecturer – University of Wisconsin – Graduate School of Business Real Estate – “Benefits and Challenges of Using Green Building Practices in Creating Affordable Housing.”

2006 – Speaker American Institute of Constructors Annual Meeting: “Communication in Construction – Lessons Learned.”

2005 - Enterprise Social Investment Corporation- Presenter in nationally distributed video on sustainable design efforts in affordable housing, 2005.

2005 - Wisconsin Nurses Association– Economic Analysis of Building.

2005 - My Home/Your Home Architectural Program.

2004 -Volunteer of the Month, Easter Seal of Wisconsin.

2001 – Presenter - RE Development Seminar “*Lessons Learned the Hard Way*”– Local Initiative Support Corporation (LISC).

2001 - Presenter- Tax Credit Investments - YWCA National Conference.

2000 - Personal Residence Open House – Wauwatosa Historical Tour.

1999 - Speaker -“*The Architects Role in Creating Quality Affordable Housing*” Housing and Urban Development (HUD) Wisconsin Chapter.

1998/1999 - Member - Committee on the Historic Building Code –State of Wisconsin.

1998 - **Present** –Vice Chairman - Board of Review for Tax Assessments - City of Wauwatosa.

1997 – Speaker-“*Preservation Visions for the Future*” - State Historical Society of Wisconsin.

1998 - Guest Lecturer - Real Estate Development - UWM School of Business Administration.

1997 - UW Extension - Guest Lecturer.

1997 - Presenter - UW System – Business, Government and University Partnerships.

1996 – Presenter -“Banks as Developers”– Urban Land Institute.

1996 - Keynote Speaker - WEDC - Annual Meeting.

1994 - Presenter –“*Utilizing Tax Credit Investments*” - Greater Milwaukee Committee.

1993 - Member - Milwaukee Police Chief’s Community Oriented Policing Task Force.

1990 – **Present** - Guest Lectures - UWM School of Architecture and Urban Planning.

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## **PROFESSIONAL ORGANIZATIONS/MEMBERSHIPS**

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American Institute of Architects (AIA)

Wisconsin Society of Architects.

LEED® Accredited Professional, US Green Building Council.

Emerging Green Builders - Faculty Advisor.

Wisconsin Green Building Alliance.

Urban Land Institute (ULI).

Congress for New Urbanism- Past Member.

Wisconsin Trust for Historic Preservation – Past Member.

Licensed Wisconsin Real Estate Broker.

Preservation Action Committee – Past Board Member.

Council for Urban Economic Development.

Milwaukee Metropolitan Association of Realtors-Past Member.

Design-Build Institute of America (DBIA).

National Trust for Historic Preservation.

Milwaukee Mayor's Club – Past Member.

Governor's Circle- Past Member.

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## **ROBERT LEMKE, AIA -MAJOR REAL ESTATE CONSULTING AND DEVELOPMENT ACCOMPLISHMENTS**

**WELFORD SANDERS HISTORIC LOFTS (2014-Present)** Co-developer for the adaptive reuse of the former historic Nunn Bush Shoe Factory building into a mixed use 58 unit loft style apartment building with a 30,000 square foot job center with expected costs of \$15 million utilizing historic rehabilitation and affordable housing tax credits.

**GRAND AVENUE MALL (2014)** – Consultant and Owner’s Representative for downtown Milwaukee civic leaders. Responsible for creating financial forecasts and analyzing the overall economics of the existing mall operations for the repurposing the mall into a civic asset.

**ARTIST LOFTS (2014-Present)** – Co-developer the adaptive reuse of the Mirro Building into a \$9.0 million 40 unit loft style apartment building utilizing historic rehabilitation and affordable housing tax credits in Manitowoc Wisconsin.

**FOREST EXPLORATION CENTER-** Consultant/Owner’s Representative for a proposed \$13 million restoration and adaptive reuse of the Historic Eschweiler Buildings in Wauwatosa. This proposed development for the University Laboratory School, a STEM school, chartered by the University of Wisconsin Milwaukee did not receive Wauwatosa School Board Approval.

**TEACH TOWN (2013)** – Consultant for the Greater Milwaukee Committee to assist Milwaukee Public Schools and MPS Superintendent Dr. Greg Thornton to provide housing options and a multi-faceted rental and homeownership plan for 700 new MPS employees.

**KING DRIVE COMMONS IV (2012-2013)** – Owner’s Representative for this 41 unit \$8.0 million scattered site development in the King Drive and Hadley neighborhood. This is the 4<sup>th</sup> phase of a concentrated housing development of over 100 housing units.

**BROWN STREET ACADEMY SCHOOLYARD GREENING (2012)** – LISC Owner’s Representative for Center for Resilient Cities Brown Street Academy greening project. Finalist for the Milwaukee Brewers Community Foundation Best Public Space Award.

**MILWAUKEE WATER COUNCIL ACCELERATOR BUILDING (2012-13)** – The Greater Milwaukee Committee (GMC) Owner’s Representative for lease and build out negotiations. This is a \$21 million proposed development utilizing Historic Rehabilitation Tax Credits New Markets Tax Credits, and EB-5 financing in Milwaukee’s Fifth Ward. Saved the GMC over \$300,000 over the term of the lease.

**MITCHELL STREET MARKET LOFTS (2008-PRESENT)** – A \$6.0 million, 24 unit mixed use development that includes a Growing Power year round farmers market providing health food options in a low income south side Milwaukee. Wisconsin Redevelopment is the co-developer and owner. This development is a direct result of the 2008/9 ACRE class (see community service) and is a joint venture/mentoring effort with two African American women in their first real estate development. Finalist for the 2013 State Farm Building Block LISC MAND award for best Milwaukee residential project.

**HEALTH CARE FOR THE HOMELESS (2009-2010)** Owner’s Representative for Health Care for the Homeless energy efficient and handicap accessibility enhancements and additions.

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**SILVER CITY TOWNHOMES (2008-PRESENT)** A double award winning affordable housing development on Milwaukee's south side consisting of 20 townhomes designed with sustainable elements and a rent to own financing structure. Consultant, co-developer and owner with Layton Boulevard West Neighbors, a non-profit group dedicated to improving Milwaukee's near south side. *LISC MANDI award winner and Business Journal small residential project of the year.*

**OZAUKEE HUMANE SOCIETY (2005 –2012)** Owner's Representative for the Wisconsin Humane Society in the development of a new 26,000 square foot \$6.0 million facility in Ozaukee County. This development will utilize significant sustainable features achieved a *LEED Gold* building certification from USGBC. Assisting owner in creation of the architectural program, site acquisition, and creating RFP's for development team selection. Future activities include assisting in securing financing construction draw funding, contract negotiation, day-to-day development activities, punch list, construction draws, and change order recommendations. *Wisconsin Builder Magazine 2012 Award Winner.*

**BEAVER DAM LAKE LOFTS (2008-PRESENT)** Co-developer and Owner of a 34 unit adaptive reuse of a former shoe factory in an historic building on a Beaver Dam Lake in the City of Beaver Dam. This \$8.0 million development made use of affordable housing tax credits. The project investor is Berkshire Hathaway.

**KING DRIVE COMMONS (PHASE I, II, III, IV) (2001 –PRESENT)** Owner's Representative for this \$14-16 million mixed-use community reinvestment development in a very low-income central city neighborhood. This community development will create a mix of newly built infill homeownership opportunities, new infill rental housing, and new street level retail spaces. King Drive Commons will be a concentrated development within a 3-block radius. Part of the development is located in a brownfield. Sustainable design feature will be incorporated in the development. The project makes use of a variety of funding sources including the new Homeownership Tax Credits, Low Income Tax Credits, Tax Incremental Financing, private foundations, and private financing. Other tenant and homeownership support and technical assistance will be provided. This development creates a sense of place utilizing design clues from surrounding historic structures yet the design is modern representative of today architecture.

**PAVE (2008)** Assisted a PAVE client in the creation of a facility plan for all school operations including construction cost budgets and schedules.

**LOCAL INITIATIVE SUPPORT CORPORATION (2001-PRESENT)**

Ongoing consulting services to area not-for-profit organizations looking for advice on real estate development feasibility and other development services as requested by LISC. Provided consulting services for various groups such as the, West End Development, Sherman Theater, Layton Boulevard West Neighbors, Family House, Nigerian Community in Milwaukee, 37<sup>th</sup> Street School Proposal, and MLKEDC.

**BRADLEY TECHNICAL SCHOOL (2005)**

Evaluated both the historic character and economic realities of the potential for an adaptive-reuse of the former Boys Tech High School for the Milwaukee Public Schools and the Greater Milwaukee Committee (GMC).

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**PRITZLAFF BUILDING (2005-2007)**

Consultant for this \$33 million adaptive reuse of this vacant Third Ward building into rental housing. Consulting services provided include historic applications, New Markets Tax Credits, City of Milwaukee negotiations and pro-formas.

**GREATER MILWAUKEE COMMITTEE (2004-2005)**

Consultant for the GMC effort to attract retail development in Milwaukee's downtown. This effort is called the "Milwaukee Streets" project. Services include developing a marketing plan, presentations and travel to France to attract independent European retailers.

**JOHNSON PARK LOFTS (2004- PRESENT)**

Developer of this \$5.0 million mixed use development consisting of 24 units of housing and first floor retail. The development was awarded 2004 WHEDA affordable housing tax credits. The building is the former St Vincent DePaul building located across from Johnson Park on 19 and North Ave. Johnson Park Lofts is a highly visible development that will jump-start the recently announced North Avenue and Fond Du Lac Redevelopment Plan. This once tax-exempt building will now be on the City of Milwaukee tax roles.

**WISCONSIN HUMANE SOCIETY (1998 - 2001)**

Owner's Representative on this \$8.5 million new facility. Assisted owner in creating the architectural program, arranging financing, site acquisition, selecting development team members, construction draw funding, day-to-day development activities, punch list and change order approval. This building now serves as a national model for animal care facilities. The project utilized some green building design guidelines. Project development costs came in under budget.

**JOHNSON CONTROLS (2003 – 2004)**

Provided real estate development and software creation consulting services for Johnson Controls. These feasibility tools and services are used by Johnson Controls RE Development and Construction Management arm for their charter school development and charter school ownership area.

**COLUMBIA SQUARE (2002-2005)**

Owner's Representative for this mixed-use \$4 million adaptive reuse development that will offer first floor retail opportunities and modern apartments with individual balconies offered at affordable rental prices. The development will make use of sustainable materials in the construction. Columbia square has secured 2003 Low Income Housing Tax Credits.

**GATEWAY TOWN HOMES (2002 – 2005)**

Owner's Representative for this mixed-use \$3 million adaptive reuse development that will offer first floor retail opportunities, eight new town homes and unique loft style apartments at affordable rental prices. The development has secured Low Income Housing Tax Credits. The development will be a focal point a development lynch pin to further community reinvestment activities in this central city neighborhood.

**THE VILLAGES ON NORTH (2001 – 2004)**

Owner's Representative in this mixed-use \$2 million adaptive reuse development that will offer first floor retail and exceptional apartments at an affordable price. Envision Consulting assisted the owner in securing Low Income Housing Tax Credits. A central city church initiated the development as part of a faith-based development effort. The project has a 50% minority contractor participation goal.

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**PONDEROSA KING DRIVE RESTAURANT (2001-2002)**

Owner's Representative for the first franchise restaurant located in the Martin Luther King Jr. Dr central city neighborhood. An African American woman in a partnership with a local non-profit group owns the restaurant. Envision Consulting, Inc. assisted in arranging multi-layered financing from 10 financial sources, including the SBA. Directed the owner in the selection of the architect and the general contractor and administered all of the construction draws and other financing.

**MANITOWOC PLACE (2000-PRESENT)**

Wisconsin Redevelopment is the developer and owner of the \$5.0 million historic renovation of the former Manitowoc Hotel into a mixed-use commercial and affordable housing development in downtown Manitowoc. This historic building is Manitowoc's tallest structure. The development consists of 34 housing units and 7000 sq. ft. of first floor retail space. The project utilized sustainable design features to ensure low resident utility costs. Received the "Key to the City" by Manitowoc Mayor in 2005.

**YWCA TRANSITIONAL HOUSING (2001-2002)**

Owner's Representative in the renovation of 30 units of housing for women and their families that are coming from a homeless situation. Envision Consulting assisted the owner in locating financing, contractor selection, construction draw administration, and property acquisition.

**EXPERT WITNESS (2003-PRESENT)**

Provide expert witness services on a variety of construction, historic preservation, and real estate development issues.

**BROWN STREET BUILDING (2001-2003)**

Owner's representative for this \$1.5 million renovation of a 17,000 sq. ft. building located at fourth and Brown Street, just outside the King D Historic District. The building will be used for welfare-to-work training and office use.

**VEL PHILLIPS CENTER (2000-2001)**

Owner's Representative for this ½ million-dollar renovation of this central city community center. Envision Consulting assisted the owner in the redesign of this building in order to accommodate a variety of community programs including health services, a computer lab, and other educational services. The facade was also redesigned in order to update the architectural features of the building.

**JAMES ANDERSON SENIOR BUILDING (1999-2000)**

Consultant and Owner's Representative in this important \$2.3 million central city mixed-use renovation. The project consists of first floor retail and 24 senior housing units on the second and third floors. The qualities of the units were the same as any market rate senior housing development. Assisted in the securing of Low Income Housing Tax Credits; grant writing; project financing and securing of the equity investor; creating the architectural program; hiring the architect; hiring the general contractor; and hiring the property manager.

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### **GLOBAL ACADEMY CHARTER SCHOOL (1999)**

Envision Consulting was the Owner's Representative on this \$1.2 million renovation of a former school building into one of the City of Milwaukee's first Charter School. Assisted in securing bond financing, creating the architectural program, administering construction draw funding, completing the punch list, change order approval, and day-to-day development activities.

### **RIVERWALK PLAZA (1997-1999)**

This \$13 million project entailed the adaptive reuse of two vacant historic warehouse buildings in Milwaukee's Historic Third Ward. The buildings were converted into 79 condo units along the Milwaukee River. All of the units had signed reservations in 30 days. The project leads to the expansion of the River walk into the Third Ward and started the downtown housing boom in Milwaukee. This project initiated a walk-to-work component. Riverwalk Plaza project won numerous awards and is a model for warehouse living in Milwaukee. The project has numerous environmental and structural challenges to overcome.

### **KING HEIGHTS (1996 - 1997)**

This \$2.6 million project was the historic rehabilitation of a long neglected historic building on Historic King Drive. The project utilized both Low Income and Historic Rehabilitation Tax Credits. This is a mixed-use development that includes first floor retail and 23 mixed income apartments. The development had utilized over five different loans and many grants in order to achieve financial viability. The project also included Milwaukee's first statue of Dr. King. The project won numerous awards including: Wisconsin AIA Design Award, Federal Home Loan Bank Partnership Award, City of Milwaukee Design Award, and the Wisconsin Historic Preservation Design Award. Judges comment on how the building created a sense of place for the neighborhood. The project utilized over 50% minority contractors in the construction.

### **VILLAGE MEADOWS (1996-1997)**

This suburban single-family development provided 31 newly built, affordable homeownership opportunities in one of Wisconsin's most wealthy counties. Initial opposition to the development was overcome with quality architectural design options and new urbanism concepts.

### **YWCA WOMEN'S ENTERPRISE CENTER - PHASE I AND II (1996-2000)**

Owner's Representative on this 65,000 Sq. Ft. new professional office facility. This project included a \$2.2 million Economic Development Administration grant. It was the country's first women's business incubator. The project also operates a day care facility and the offices of the YWCA of Greater Milwaukee. The facility is a site for W2, the welfare reform activity in Wisconsin. The project was built in two phases; Phase II was completed in 2000.

### **SCATTERED SITE HOUSING (1984-Present)**

I have personally rehabilitated over 50 scattered site housing units, including homes owned by Sinai Samaritan Hospital. Many homes were located in historic districts. Many homes had a variety of environmental problems to overcome including buried oil tanks, asbestos and lead-based paint.

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### **YW VILLAGES (1993 - 1995)**

The second largest private sector affordable housing project in Wisconsin history. This 171 unit, \$9 million project, made use of the state's second largest allocation of Low Income Housing Tax Credits. Equity investment dollars were raised from five major national corporations. The project provided much-needed tenant support and enhancement activities through the YWCA of Greater Milwaukee. Tenant support spaces include a computer-learning center, after school programs, elderly programs, and a resident park. The project has over a 95% occupancy level. This project was a joint venture with the YWCA of Greater Milwaukee. The project was a model for achieving above a 50% minority and women contractor participation level.

### **JOHNSON SQUARE (1991-1993)**

The largest private sector affordable housing project developed in Wisconsin history. This 179 unit, \$9 million project, made use of the state's largest allocation of Low Income Housing Tax Credits. Equity investments participation included five major Milwaukee corporations. A unique "rental guaranty" arrangement was also created. Additionally, over 50% of the construction dollar amounts were awarded to minority contractors. The finished project includes various tenant enhancement and training programs, including an on-site Head Start/daycare facility. This development received the 1993 "Builders Choice" award from Builder Magazine.

### **FORMER ST. ANTHONY'S HOSPITAL (1990-1992)**

The renovation of a vacant medical facility into a \$16 million Milwaukee County medical complex with attached commercial space. Relocated 300 jobs into a central city neighborhood and revitalized a faltering business district. The development made use of double-tax exempt bonding, using a long-term lease arrangement.

### **HISTORIC KING PLACE (1987-1991)**

This development is an adaptive reuse of two historic structures into a \$5 million mixed-use development project that utilized both Low Income and Historic Rehabilitation Tax Credits. Project financing included 12 different funding sources to enhance the development's long-term viability, including Milwaukee's first "neighborhood" Tax Incremental Financing District. The development received the "Builders Choice" award from Builder Magazine. Additionally, over 50% of the construction dollar amounts were awarded to minority contractors.

### **M.F. BRAND BUILDING (1990)**

This mixed-use development project, utilized Historic Rehabilitation Tax Credits and various other grants.

### **ARDIE HALYARD BUILDING (1989-90)**

The historic rehabilitation of former Kresge Department Store into offices was made possible by utilizing historic tax credits and securing a short-term federal governmental lease.

### **GRAND DEPARTMENT STORE (1984-1988)**

Rehabilitation of former Grand Department Store into \$3.0 million commercial, office, medical, and education mixed-use facility. The building is located in a historic district.

**ATLAS APARTMENTS (1987)** Rehabilitation of former garage built in 1922, into loft-style apartments with commercial space. This project was one of the first developments in the historic Martin Luther King Jr. neighborhood.

*(Note: Robert Lemke has participated in a variety of development activities, volunteers in the community, and serves on a number of building committees)*

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