



HISTORIC MANITOWOC PLACE

Project Summary

WR Role:

Developer

Owner:

Manitowoc Place, LLC

Location:

204 N. 8th Street
Manitowoc, WI 54220

Project Type:

Affordable Tax Credits
Historic Tax Credits
Mixed-Use

Residential:

33 Affordable Units
17 two bedrooms
16 one bedrooms

Commercial:

2 Units / 6,000 sf total

Total Cost:

Est. \$5.2 Million

Total SF:

Approx. 65,000 sf

Proposed Features:

- Each unit is oriented to take advantage of the fabulous views of Lake Michigan, the River and the Downtown.
- Common Roof Deck
- Top Quality Finishes
- Restored Exterior Details
- Open/Galley Kitchens
- Interior Storage Lockers
- Interior Bike Storage
- On-Site Parking
- Party/Game Rooms
- Theater Room
- Exercise Room
- On-Site Laundry
- Secure Access with Intercom

The Historic Manitowoc Place Apartments development is a \$5.2 million historic rehabilitation of a vacant and neglected 8-story building (the former Evergreen Inn) located in Downtown Manitowoc, Wisconsin. It is a very significant building since it is one of the tallest buildings in Manitowoc and can be seen from most parts of the city.

Historic Manitowoc Place proposes to provide a combination of one and two bedroom apartment units with affordable rents ranging from \$275 to \$495. A total of 33 apartments, plus one on-site manager's unit are being proposed for the second thru eighth floors. The two first floor commercial storefronts will also be renovated, providing opportunities for both quality housing and economic business development.

The development of this pivotal project will have a major impact in assisting the rebirth of Manitowoc's Downtown. Many new developments and existing assets in the Downtown are already in place or currently under way, some examples of these assets include:

- ◆ Lakefront Recreation Trail
- ◆ Farmer's Market
- ◆ Manitowoc Maritime Museum and Expansion
- ◆ Manitowoc Civic Center
- ◆ New City Library
- ◆ New City Hall
- ◆ County Courthouse and Offices
- ◆ New Restaurants
- ◆ The Manitowoc Marina
- ◆ The Lakefront YMCA
- ◆ Cinema Multi-plex
- ◆ A Vibrant Shopping and Business District with Antique Stores and Artist Galleries
- ◆ Multiple Churches & Schools
- ◆ Lake Michigan Ferry

