

WISCONSIN



MAIN STREET

Wisconsin Main Street Case Study Design

Marquette Manor Two Rivers

History of Project

St. Luke's Catholic School in downtown Two Rivers had been vacant since 1997 when all Catholic schools were consolidated into one site in south Two Rivers. Constructed in 1909, with one major addition in 1921, the building contains approximately 38,000 square feet of floor space on four levels.



Scope of Project

The adaptive reuse resulted in 33 units of housing for residents aged 55 and older, with 28 one-bedroom units and 5 two-bedroom units. All units are income qualified. Of these, 14 units are occupied by households with an annual income at or below 50% of the countywide average, and 19 units are for those at or below 60%. The adaptive reuse of the building included retaining the original slate blackboards and metal lockers in the corridors. Thus, the building has retained the feel of an old-fashioned school, but with the amenities that renters are looking for in today's housing market. The building is now on the National Register of Historic Places.

Financing

In order for the developer to finance the project, a tax incremental financing district was established to fund \$165,000 of the project. The developer also received federal and state rehabilitation tax credits and federal housing tax credits. The City of Two Rivers provided a \$300,000 Community Development Block Grant Housing Loan.

Developer

Metro Plains Development Company, St. Paul, Minnesota

