

City of Milwaukee deconstruction of city owned properties

- ✓ 51% of children and 38% of the entire population of 53206 zip code live below the poverty line.
- ✓ Average home value is \$37,185 according to Zillow.
- ✓ 150 city owned and 178 privately owned properties on city's demolition list representing 3.3 million board feet.

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$13,743

Per capita income

about two-fifths of the amount in the Milwaukee-Waukesha, WI Metro Area: \$35,491

about two-fifths of the amount in Wisconsin: \$33,375

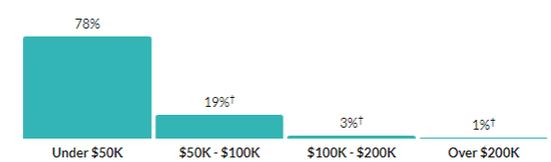
\$24,557

Median household income

about two-fifths of the amount in the Milwaukee-Waukesha, WI Metro Area: \$62,389

about two-fifths of the amount in Wisconsin: \$61,747

Household income



Show data / Embed

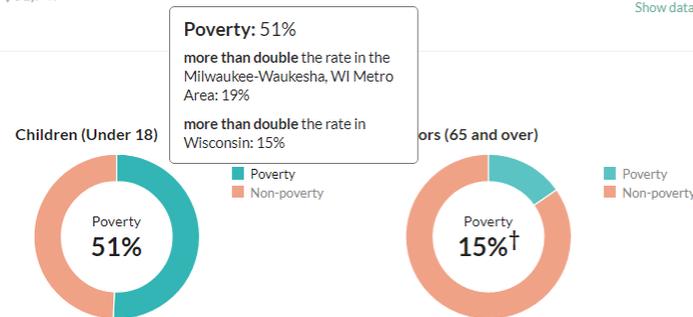
Poverty

38.8%

Persons below poverty line

more than double the rate in the Milwaukee-Waukesha, WI Metro Area: 13.3%

more than double the rate in Wisconsin: 11.3%



Show data / Embed

Show data / Embed

Transportation to work

26.5 minutes

Means of transportation to work

† Margin of error is at least 10 percent of the total

7 (Good Transit)

ve increased 5.9% (↑) over the past 12 months.

values in 53206 will increase 5.8% (↑) in the next year.

% lower (↓) than the typical home in 53206.

for this ZIP code is \$37,185.

generated from MLS and other data sources.



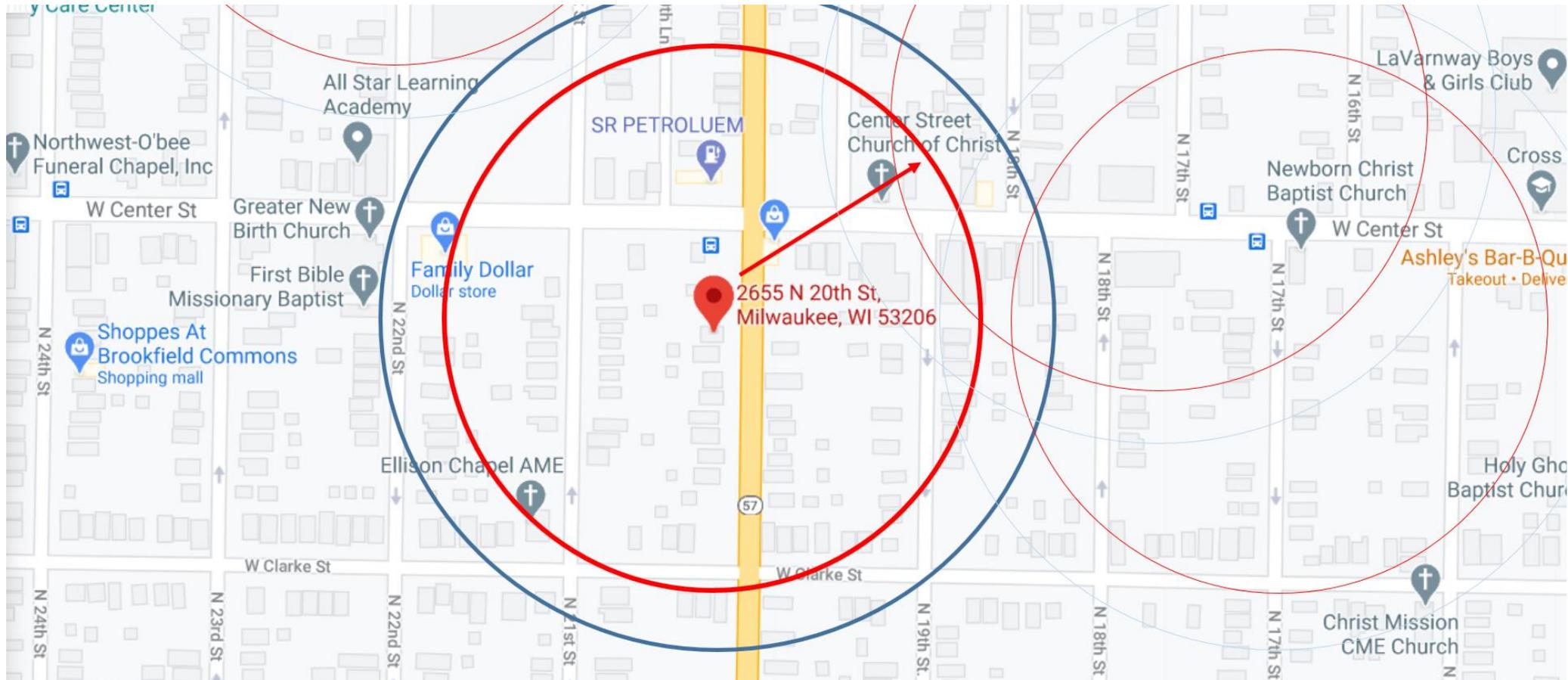
4 bd 1 bath 2833 square feet

- ✓ 4.7 bd ft of lumber per sq ft
- ✓ Estimated 13,000 bd ft of lumber and 6,000 bricks
- ✓ 46,000 lbs of lumber and 27,000 lbs of bricks
- ✓ Average time to complete = $0.314 \times \text{sq ft}$
- ✓ $0.314 \times 2833 = 889.56$ worker hours
- ✓ Crew of 6 and 1 supervisor should take 16 days



Improve site logistics and marketing:

- ✓ Staging fill material early decreases area to store lumber and move equipment.
- ✓ Minimize handling of material.
- ✓ Remove painted material and insulation prior to taking apart structure.
- ✓ Continue to market material, including maple flooring, to designers and architects!



400 foot lead dust fall typically associated with mechanical demolition.

Jacobs et al., 2013

4.2% property value increase within 500 feet of demolition/deconstruction.

Dynamo Metric, 2015

Michael Olen, M.S.
Condemnation Inspector
City of Milwaukee
414-286-8002
molen@Milwaukee.gov



DEPARTMENT OF
**NEIGHBORHOOD
SERVICES**

Adjunct Instructor
Milwaukee School of Engineering
olen@msoe.edu