

PROJECT OF THE YEAR

WINNER



PHOTOGRAPHER / SCOTT PAULUS

MILWAUKEE INTERMODAL STATION 433 W. ST. PAUL AVE., MILWAUKEE

PROJECT CREDITS

OWNER/DEVELOPER:

Wisconsin Department of Transportation, in conjunction with Milwaukee Intermodal Partners LLC and the city of Milwaukee

GENERAL CONTRACTOR:

CG Schmidt Inc.

ARCHITECT:

Eppstein Uhen Architects Inc.

ENGINEER:

Graef, Anhalt, Schloemer & Associates Inc. (structural); IBC Engineering Services Inc. (mechanical/electrical); Kapur & Associates Inc. (civil)

PROJECT COST:

\$16.9 million

The sparkling, unique design of the Milwaukee Intermodal Station is only half the story of this remarkable renovation project.

It was a challenge financing the \$16.9 million project that required the city to work closely with the Wisconsin Department of Transportation, and

'This is an example of a building that looks even better than its conceptual renderings.'

DAVID
GRAYSON

CG Schmidt Inc.

both public entities had to team up with private developers to find solutions that were acceptable to everybody. Initially, the DOT was strapped for funds and proposed a redesign that was less than half of the \$16.9 million final price tag. Ald. Bob Bauman, Mayor Tom Barrett and city planning director Bob Greenstreet inter-

vened on behalf of the city and fought to set up a tax incremental financing district for the station that added \$6 million to the project's budget.

The private developer, Milwaukee Intermodal Partners LLC, contributed \$2.9 million, and the

state and federal transportation departments added another \$8 million.

"This gateway to our city demanded a functional yet monumentally strong design feature," said Bauman, whose district includes the intermodal station.

There are no regrets from anybody at the city about the transformation of the drab and rusty Amtrak Station into the shining Milwaukee Intermodal Station, Bauman said.

The Milwaukee Intermodal Station, 433 W. St. Paul Ave., is expected to be a catalyst for hundreds of millions of dollars in new commercial and residential development in the nearby area.

The original railroad depot was constructed in 1965. The Wisconsin Department of Transportation purchased the 60,000-square-foot train station in 2000 for \$1.4 million from CMC Heartland Partners LLC, a Chicago real estate investment company that owned most of the Milwaukee Road railway property in southeast Wisconsin.

The renovated building was designed by Greg Uhen, managing partner at Milwaukee's Eppstein Uhen Architects Inc. The building's glass face and diagonal steel beams serve as a beacon to the city's



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Amtrak rail station, Greyhound bus terminal and Department of Transportation's Traffic Operations Center. City buses and other regional buses also use the intermodal depot.

In the future, the station could serve the Metra commuter service from Chicago and the high-

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