An Educator’s Toolkit to Discover Milwaukee Neighborhoods
Created by the Greater Milwaukee Committee in partnership with Find My Spot
Welcome to Milwaukee, Teachtown MKE Class of 2016!

Determining which community is right for you and finding a new apartment can be overwhelming. This Pre-Planning Toolkit and Neighborhood Guide will guide you through the process... so you can focus on the classroom.
This step-by-step pre-planning toolkit, created by Find My Spot, will help you determine:

1. When should I start looking for a place to live?
2. What is my budget?
3. Which neighborhood is right for me?
When Should I Start?

Early bird catches the worm! Plan early because vacancy rates are lower than 6% in Milwaukee.

by selecting the month you will move to Milwaukee

- Start Pre-Planning: JUNE
- Start Searching: JULY
- Move Date: AUGUST
Tips for Self-Searching for Rentals

Start Search
Browse rentals on Craigslist, Apartments.com, and Zillow.

Apply
Call -10 rentals (do not email) and ask if an apartment is available. If leaving a voicemail, provide your: name, phone number, preferred move date, and the best time to return your call. If they do not call back within 24 hours, it may not be the best apartment choice.

Agree
Once a vacancy is confirmed, schedule a tour or attend an open house.

Fill out the lease application and read the instructions to submit it A.S.A.P.

Create a journal! Record the name, contact info, and pricing for apartment buildings that fit your needs.

Respond to the landlord’s questions and sign the lease.

MOVING DAY!
What’s My Budget?

Most landlords require you to earn 3 times the monthly rent. If your monthly income is $1200, divide that by 3. You can afford a $400 monthly rent payment.

Average Rental Prices in Milwaukee

<table>
<thead>
<tr>
<th>Price Range</th>
<th>Roommates</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; $500</td>
<td>2</td>
<td>Find 1 or 2 Roommates. To make finding a rental easier, find roommates!</td>
</tr>
<tr>
<td>&gt; $500</td>
<td>Roommates Optional</td>
<td>Efficiencies or studios (300-450 sq. ft.) may be within your price range.</td>
</tr>
<tr>
<td>&gt; $700</td>
<td>Roommates Optional</td>
<td>You can find many basic, 1-bedroom options in your price range.</td>
</tr>
<tr>
<td>&gt; $950</td>
<td>Luxury Living - Studios</td>
<td>Prefer granite countertops, hardwood floors, and in-unit washer/dryers? They are now in your price range!</td>
</tr>
<tr>
<td>&gt; $1,300</td>
<td>Luxury Living - 1 Bedroom</td>
<td>Prefer granite countertops, hardwood floors, and in-unit washer/dryers? They are now in your price range!</td>
</tr>
</tbody>
</table>
Most landlords require you to earn 3 times the monthly rent. If your monthly income is $1200, divide that by 3. You can afford a $400 monthly rent payment.

Which neighborhood is right for me?
Explore our neighborhoods to help you determine where you best might make your home in Milwaukee.

Become Part of Your Community!
Newaukee: www.newaukee.com
Fuel Milwaukee: www.fuelmilwaukee.org/
L.I.S.C.: www.lisc.org/milwaukee/

Going Green
Urban Ecology Center: www.urbanecologycenter.org
Milwaukee County Parks: www.county.milwaukee.gov/Parks
Milwaukee Dog Parks: www.milwaukeedogparks.org
Milwaukee Community Sailing Center: www.sailingcenter.org

What’s Going On?
OnMilwaukee.com: www.onmilwaukee.com
Milwaukee 365: www.milwaukee365.com
Shepherd Express: www.expressmilwaukee.com
Explore Milwaukee Neighborhoods

1. Sherman Park
2. Harambee
3. Riverwest
4. Brewer’s Hill
5. East Side
6. Fifth Ward/Walker’s Point
7. Bay View
8. Silver City (Layton Blvd West)
9. Burnham Park (Layton Blvd West)
**Sherman Park**
A culturally diverse, historic neighborhood, offering amazing housing value for those seeking duplexes or flats. A true community feel ~15 minutes from downtown via car. In the summer months there are block parties and picnics in the park.

- Sherman Park Community Association

**Harambee**
A vibrant neighborhood of invested citizens and organizations, Harambee has proud traditions and a rich history. Harambee, a hub for African-American culture and heritage, is a model for urban renewal as residents and community leaders work together

- Harambee Great Neighborhood Initiative
- Holton Family & Youth Center

**Riverwest**
Home to an extensive variety of artists, musicians, students, activists, gardeners, homeowners, and entrepreneurs. Galleries, studios, nightclubs, and other locally-owned businesses give this ethnically and culturally diverse district a powerful bohemian flair.

- Riverwest Neighborhood Association
- Riverwest News
- Riverwest Co-Op

**Brewer’s Hill**
Offers integrated, diverse, urban living in a historic neighborhood located on bluffs overlooking the Milwaukee River Valley. Immediately northwest of downtown, the community has a mix of income, lifestyles, and building choices.

- Historic Brewer’s Hill Association

**East Side**
The center of the creative movement in Milwaukee. The East Side is a densely populated, vibrant, urban environment that also includes green space. Great for runners, cyclists, and walkers due to many lakeside trails.

- The East Side
- Brady Street
- East Town
Bay View
One of the most eclectic and affordable urban lifestyles. Exceptional for foodies and a family-friendly option close to downtown with unique shops and restaurants. Located on the southeast shore of the city overlooking Lake Michigan.

- Bay View WI
- Bay View Neighborhood Association

Fifth Ward & Walker’s Point
Nestled between warehouses and former cream city brick factories are some of Milwaukee’s best restaurants, created by award-winning chefs. A diverse and vibrant neighborhood with an industrial, up-and-coming theme.

- Walker’s Point Association
- Arts @ Large
- Artworks

Silver City
A diverse and exciting neighborhood blending historic architecture with new, exciting retail and ethnic dining opportunities. Silver City offers easy access to parks and many of the city’s local attractions.

- Silver City District
- Layton Blvd West Neighborhood Assoc.
- Layton Blvd West Neighbors (Facebook)

Burnham Park
Holds many treasures for neighbors as well as visitors. Baseball fields, soccer fields, restaurants and shopping are at your fingertips. Among many housing gems located in the neighborhood are the one-of-a-kind Frank Lloyd Wright homes that line an entire block on Burnham Street.

- Layton Blvd West Neighborhood Assoc.
- Layton Blvd West Neighbors (Facebook)
Volunteer Options:
• Artists Working in Education
• LISC - Harambee and Layton Blvd. West
• Riverworks Center
• Layton Blvd. West
• Take Root Milwaukee
• Urban Ecology Center
• Urban Economic Development Association
• Victory Garden Initiative
• Groundworks MKE

Special Interest & Social Groups:
• Newaukee
• SocialX
• Wisconsin Bike Federation
• MKE Foodies
Living Safely in Milwaukee

We know that safety is a huge factor in determining where to live. Visiting a neighborhood in-person is the best way to determine if you feel comfortable!

Trulia has compiled maps (as seen on the left) to help in your decision. Crime Risk is determined from statistical data that Trulia compiles from police departments. It illustrates whether crime is likely to happen.

1. Sherman Park
2. Harambee
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More Information available on the Milwaukee Police Dept. website.
How far are you willing to travel to work?

The next step is to determine your commute time. How far is it from neighborhoods you are considering to your classroom?

The green area shows which neighborhoods fit into your preferred commute time. Compare this to the Find My Spot neighborhood map on page 1.

Click here or visit: http://www.trulia.com/local/milwaukee-wi/commute

1. Type your work address in the search bar.
2. Enter time you’re willing to travel to work.
3. How will you get to work?

Biking to work? Take a look at Milwaukee’s bike trails at:
- Wi Dept. of Transportation

For getting around town, utilize the MCTS transit tracker
- iPhone: itunes.apple.com
- Android: play.google.com