

Investing in Justice: Courthouse Complex

June 2026



Our Commitment: Vision & Mission

WE ENVISION... A welcoming and adaptable Courthouse Complex that embodies justice, equity, safety, and community well-being and addresses the holistic needs of the public, systems-involved individuals, and staff now and in the future.

PROJECT MISSION

Our mission is to create welcoming Courthouse Complex facilities that prioritize equity and the needs of the Milwaukee community. We will do this by fostering safety, accessibility, efficiency, and restorative practices through an adaptable design that is informed by stakeholder engagement and accommodates state-mandated services and comprehensive resources that uphold justice and fairness for everyone.

Meeting Project Goals through Decisions

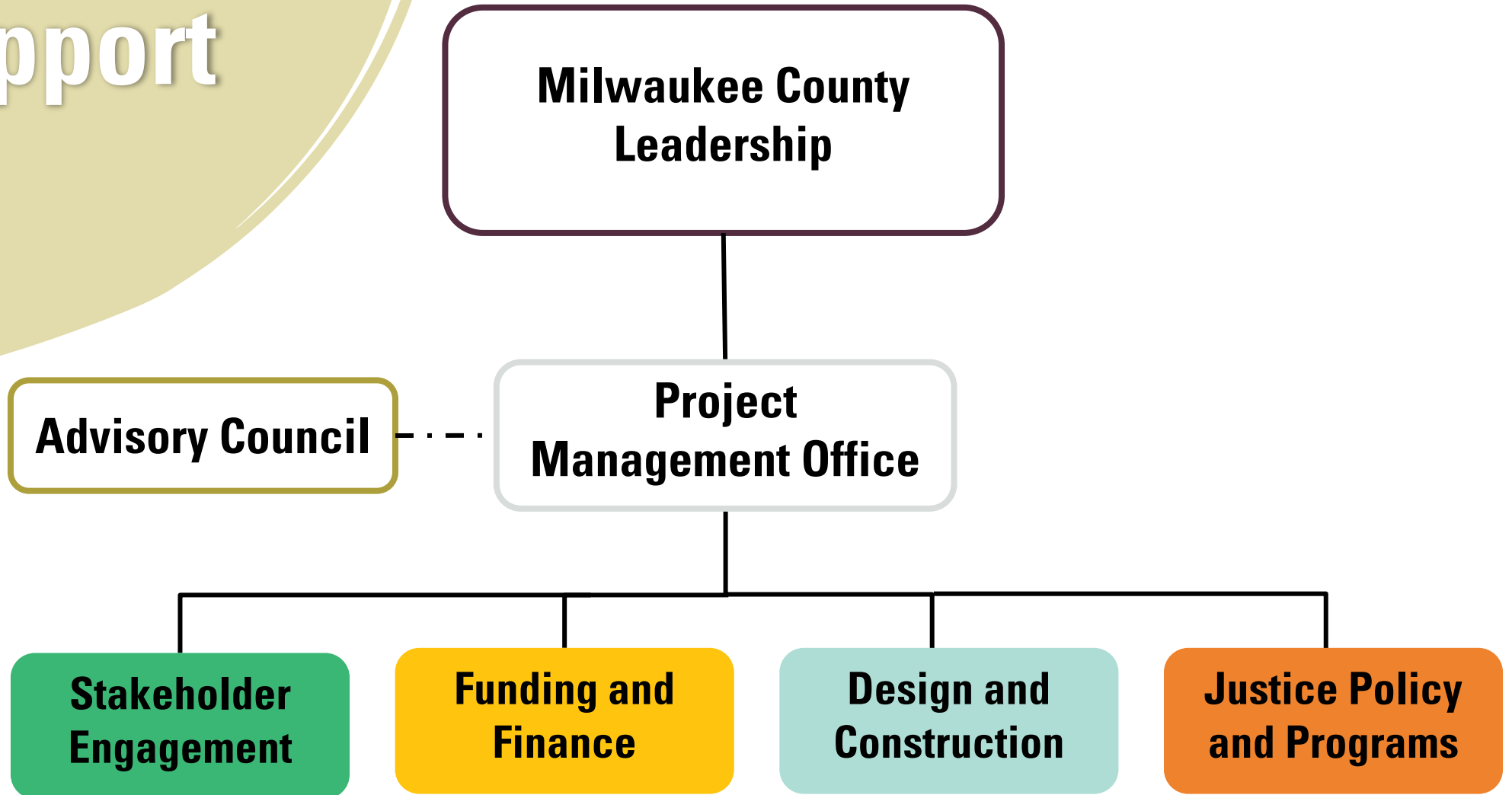
PROJECT GOALS



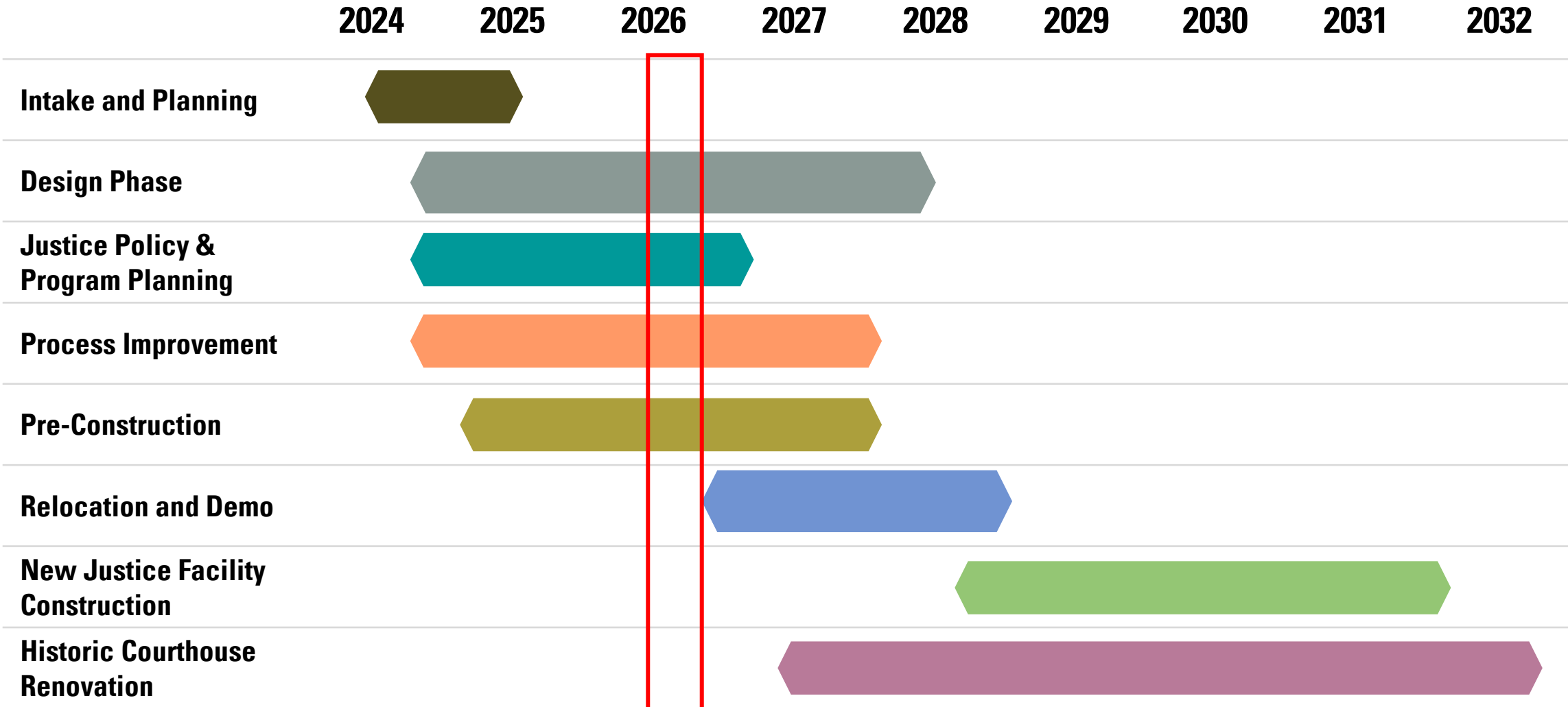
DECISION-MAKING PRINCIPLES



Structure of Support



Project Timeline

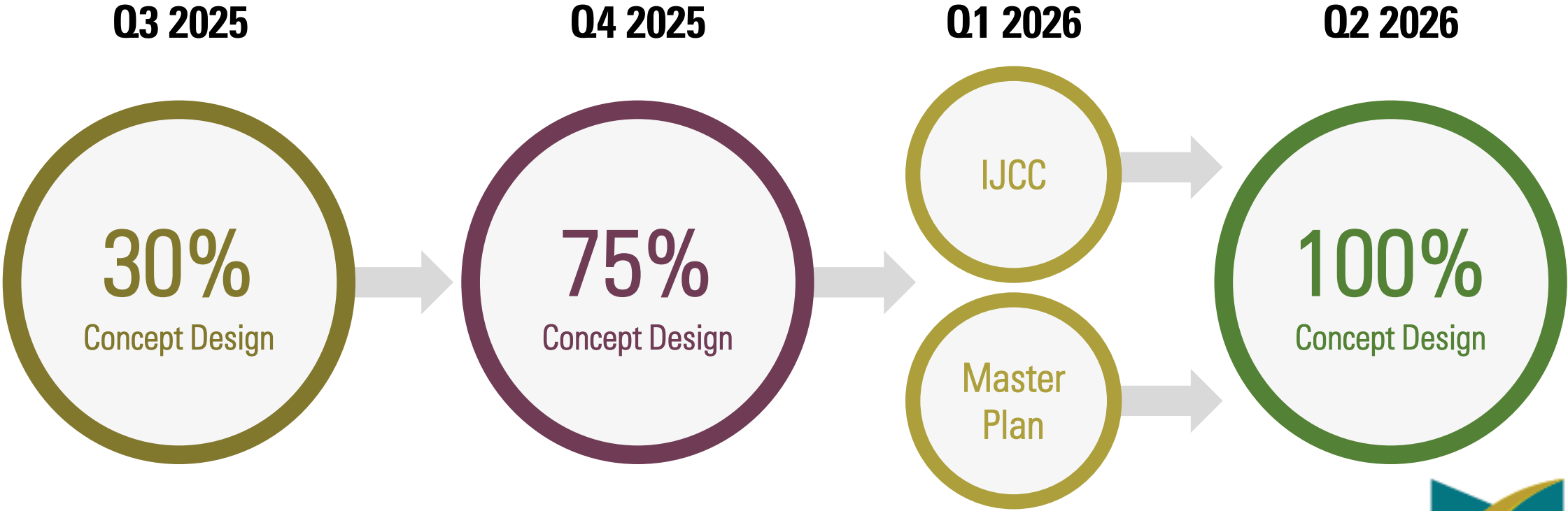


100% Conceptual Design



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Conceptual Design: Where are Today



IJCC & Masterplan Priority Sequencing

IJCC Scope

Priority 1

2026 - 2032

Items in this grouping are organized into the following categories.

Category 1

IJCC - Enabling & Internal Moves

Category 2

New Courthouse

Category 3

Historic Courthouse (HCH) Move Back & Court Reorganization

Full Masterplan

Priority 2

2032 - 2039

Items in this grouping are organized into the following categories.

Category 4

User Amenities and Public Facing Enhancements

Category 5

HCH Departmental Restack & Fit-Out, Life-Safety, ADA & Core System Upgrades

Category 6

Technology & Security Modernization

Priority 3

2039 - 2042

Items in this grouping are organized into the following categories.

Category 7

Mechanical, Electrical, Plumbing & BAS Expansion

Category 8

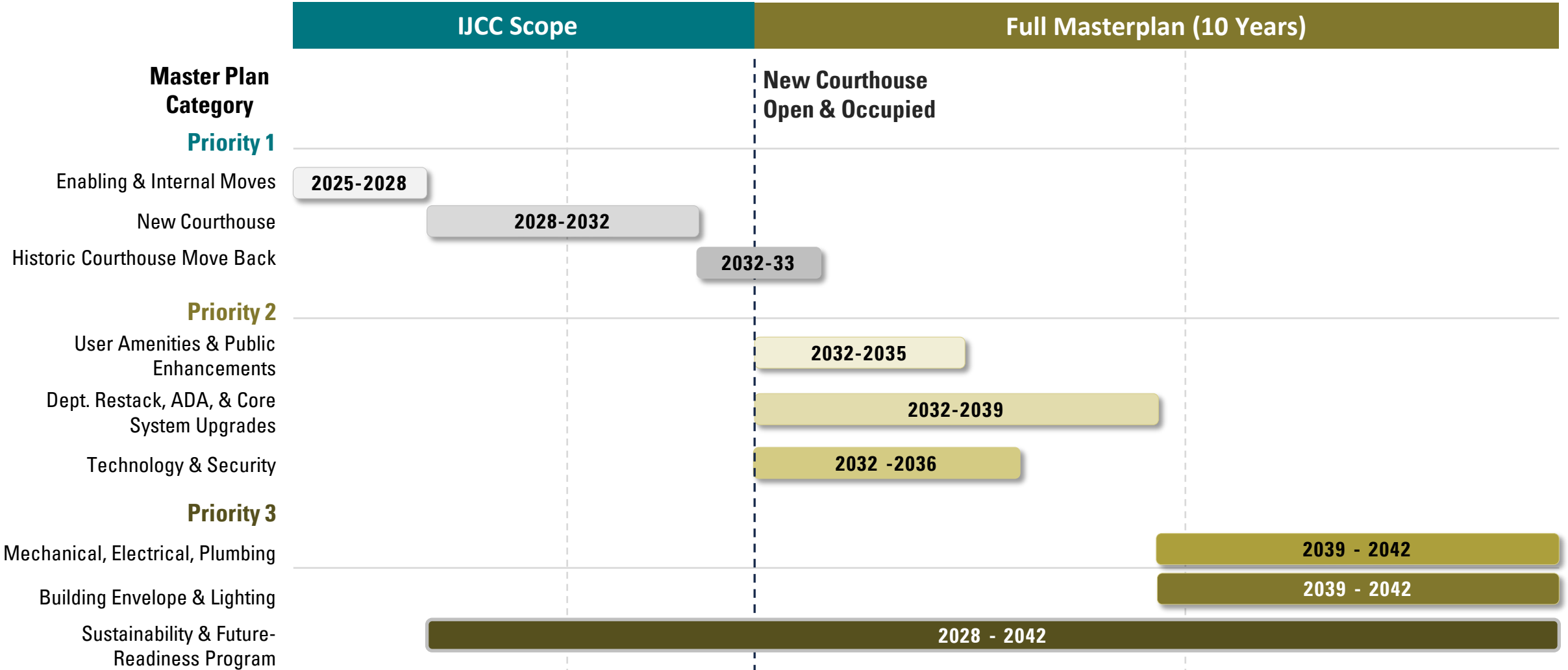
Building Envelope & Exterior Lighting Rehabilitation

Category 9

Sustainability & Future-Readiness Program *(Parallel to Categories 2-8)*



IJCC & Masterplan Sequencing



Justice Policy & Programs Values



Safety and Security

- Establish single-use hallways and entrances.
- Improve security protocols, including access and wait times.
- Implement a process for courts to consider security delays.
- Increase staffing to provide secure transport for detained individuals.
- Increase staffing to provide support and secure movement for victims/witnesses.
- Improve experience entering the building.



Accessibility / Efficiency

- Improve security access process.
- Implement way-finding measures throughout complex.
- Use technology and virtual resources to improve court access.
- Train staff in trauma-led care, their essential job function, and how their work is part of the larger system.
- Centralize resources wherever possible



Collaboration

- Establish a central, transparent resource hub for court and community partners.
- Host formal networking events and connection opportunities.



Trust

- Continue clear and transparent communication regarding the IJCC project and other county decisions.
- Ensure continued community and stakeholder engagement in policy and programs as well as building project moving forward.
- Prepare for community to miss opportunities for feedback.
- Communicate when feedback has been heard and, if it is not being implemented, communicate why that feedback is not being implemented.



Community

- Establish space for community members accessing building and community partners providing service in the building.
- Continued invitations for engagement of community members, including expanded engagement opportunities, and continue caution in exhausting community feedback voices.
- Revitalize McArthur Square or create an alternative outdoor communal space.



Transparency

- Continue clear and transparent communication regarding the IJCC and other county decisions.
- Ensure continued community and stakeholder engagement in policy and programs as well as building project moving forward.
- Prepare for community to miss opportunities for feedback.
- Communicate when feedback has been heard and, if it is not being implemented, communicate why that feedback is not being implemented.



Innovation

- Explore non-traditional alternatives and models.
- Leave space in program and building design for change later.
- Use technology and virtual resources to improve court experience.
- Allow for dignified entrance to the courthouse after passing through security.

Applicable to Building Design

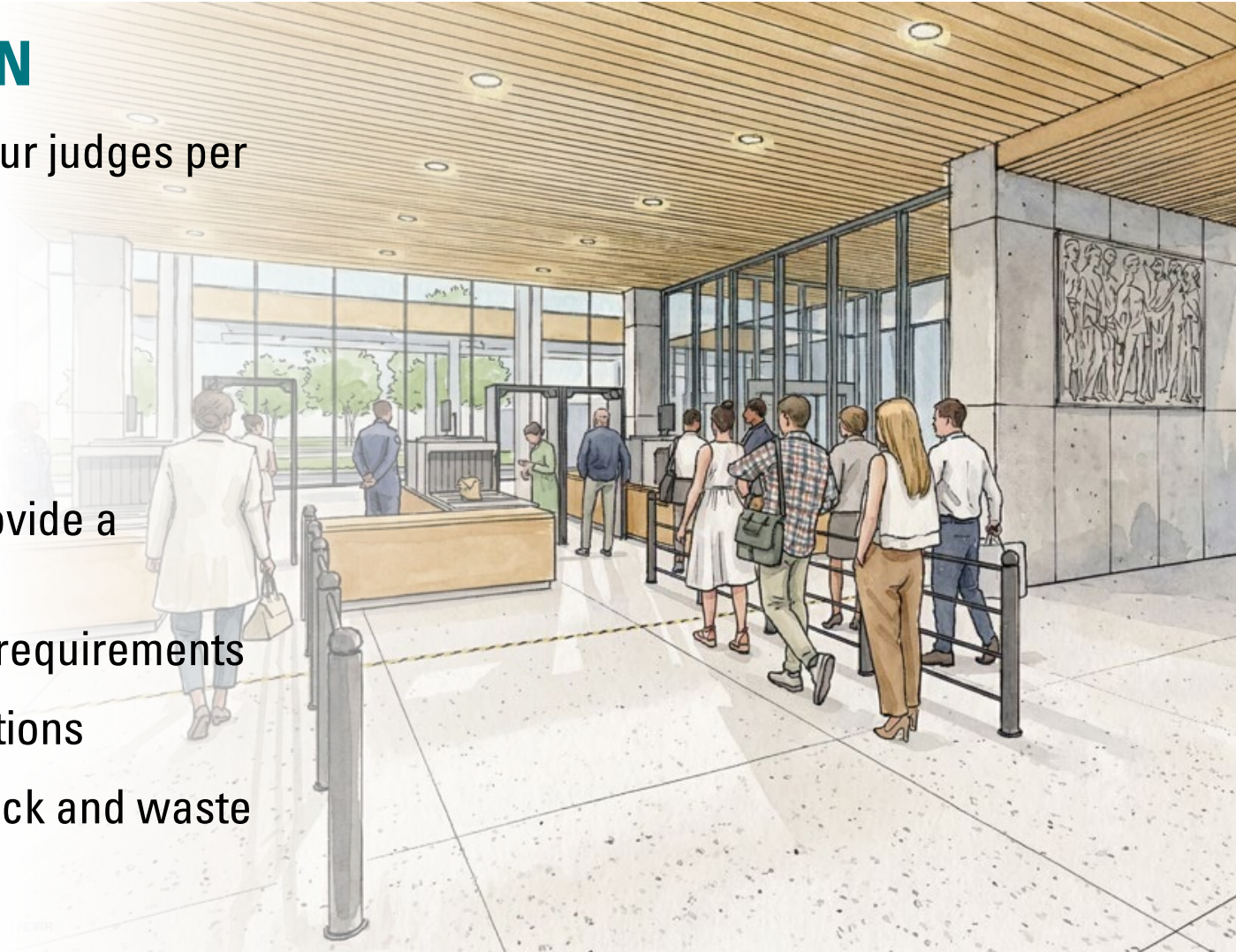
Icons are placed on the Concept Plans for each building.



Program Changes

75% → 100% CONCEPTUAL DESIGN

- Judicial Suite Chambers accommodate four judges per typical court floor
- Expanded pre-screening in lobby
- Relocated tunnel connection from parking
- Second entry from MacArthur Square
- Reduction of jury management area to provide a conference/training room
- Refinement of Building Operations + CUP requirements
- Right-sizing of Shared Court Support functions
- Improvements to access to the loading dock and waste management



Refined New Courthouse Program

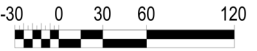
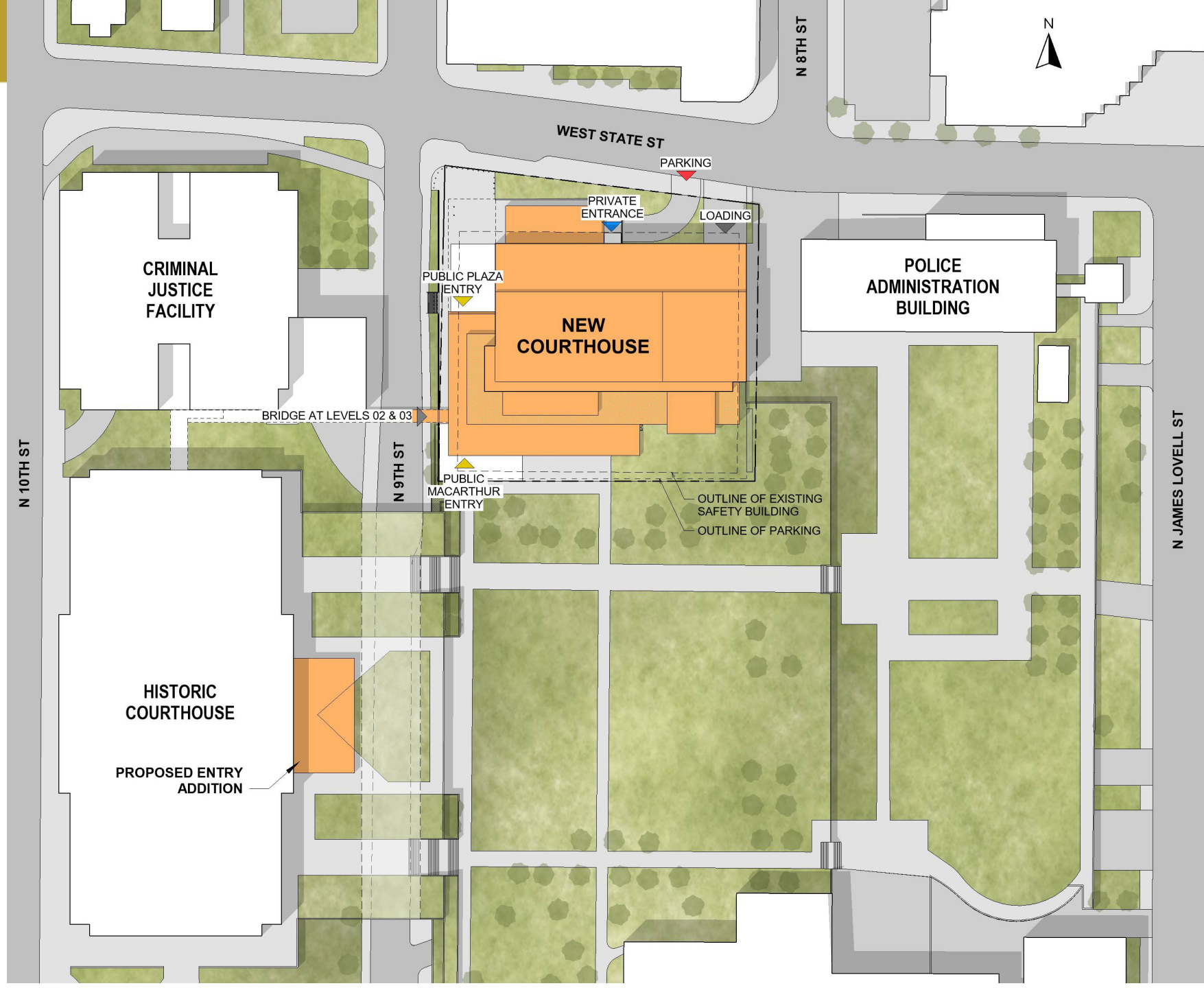
100% Conceptual Design Square Footage is 451,005 and is inclusive of building, parking, and systems.

COLOR LEGEND

1.00	- Main Entrance, Security Screening, & Lobby
2.00	- Court Sets
3.00	- Problem-Solving Courts
4.00	- Judicial Chambers & Support
5.00	- Commissioner Office & Support
6.00	- Jury Management
7.00	- District Court Administration
8.00	- Court Reporting Services
9.00	- Court Coordinators
10.00	- Pretrial Services: Justicepoint
11.00	- Post-Conviction Motions
12.00	- Probation Intake
13.00	- Public Defender Satellite Office
14.00	- Wisconsin Forensic Unit: Behavioral Consultants
15.00	- Central In-Custody Holding
16.00	- Shared Court Support Functions
17.00	- District Attorney's Office
18.00	- Sheriff's Office
19.00	- Building Operations

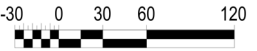
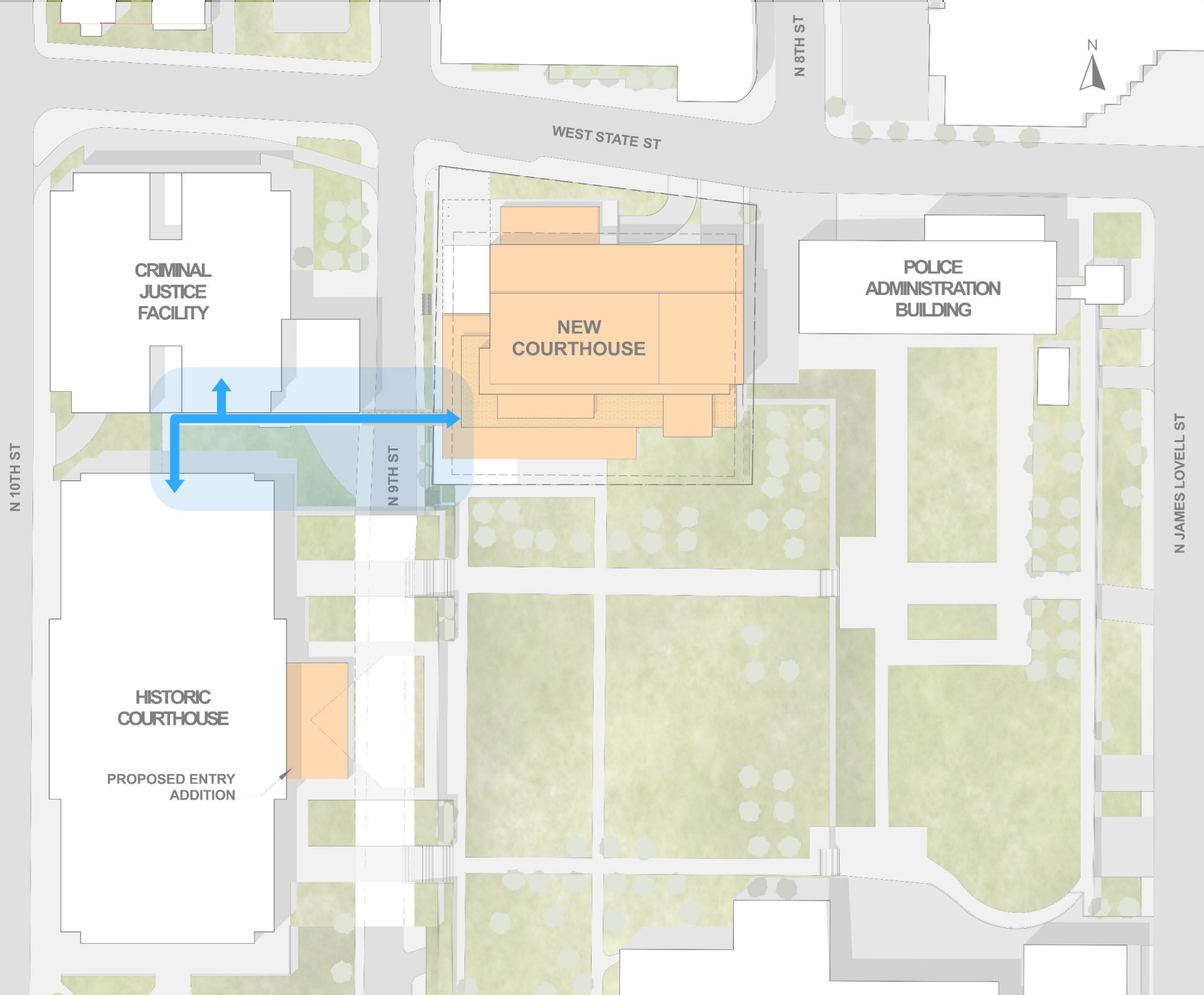


Site Plan



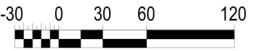
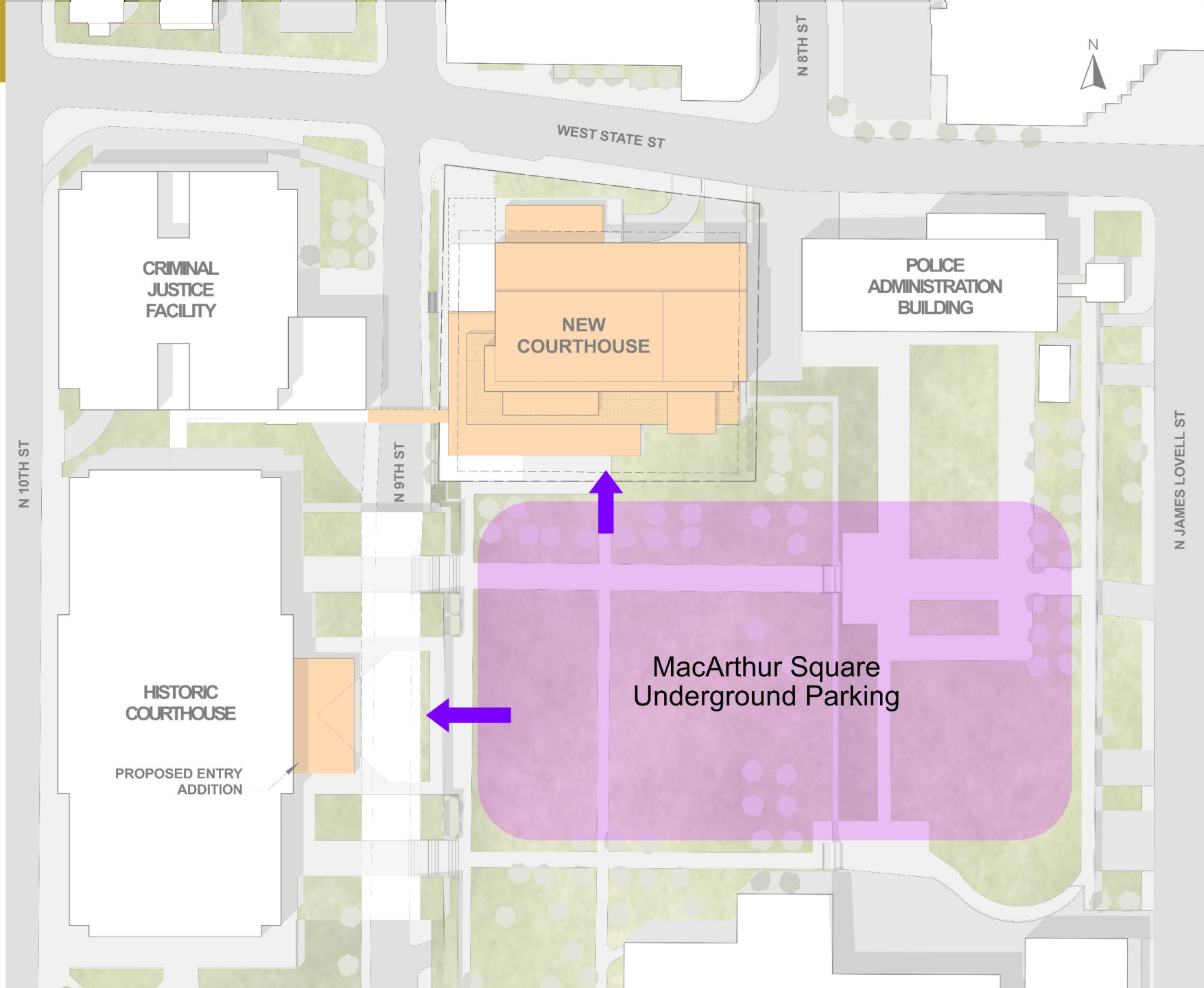
Site Plan

Internal Circulation



Site Plan

Underground Parking

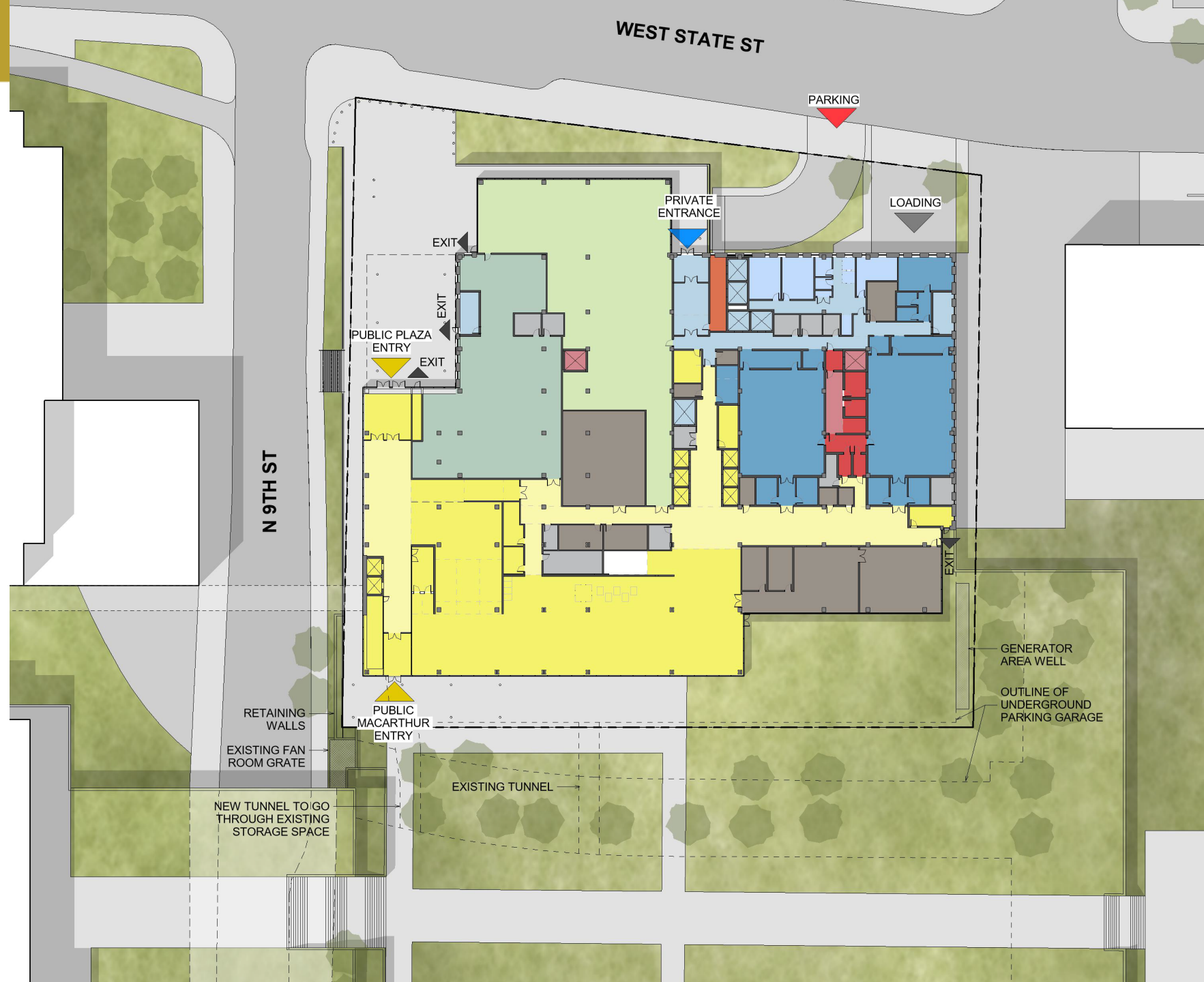


Site Plan

DEPARTMENT LEGEND

- BUILDING OPERATIONS
- CENTRAL IN-CUSTODY HOLDING
- CIRCULATION - PRIVATE
- CIRCULATION - PUBLIC
- CIRCULATION - PUBLIC VERT.
- CIRCULATION - SECURE
- COURT SET
- JUDICIAL CHAMBER & SUPPORT
- JURY MANAGEMENT
- MAIN ENTRANCE, SECURITY SCREENING & LOBBY
- PRETRIAL SERVICES
- SHARED SUPPORT FUNCTIONS
- SHERIFF'S OFFICE

- Public Entrance
- Private Entrance
- Parking Entrance
- Loading Dock



Program View

6th-9th floors: 4 Jury Courtrooms per floor

5th floor: Problem-Solving Courts and supporting program

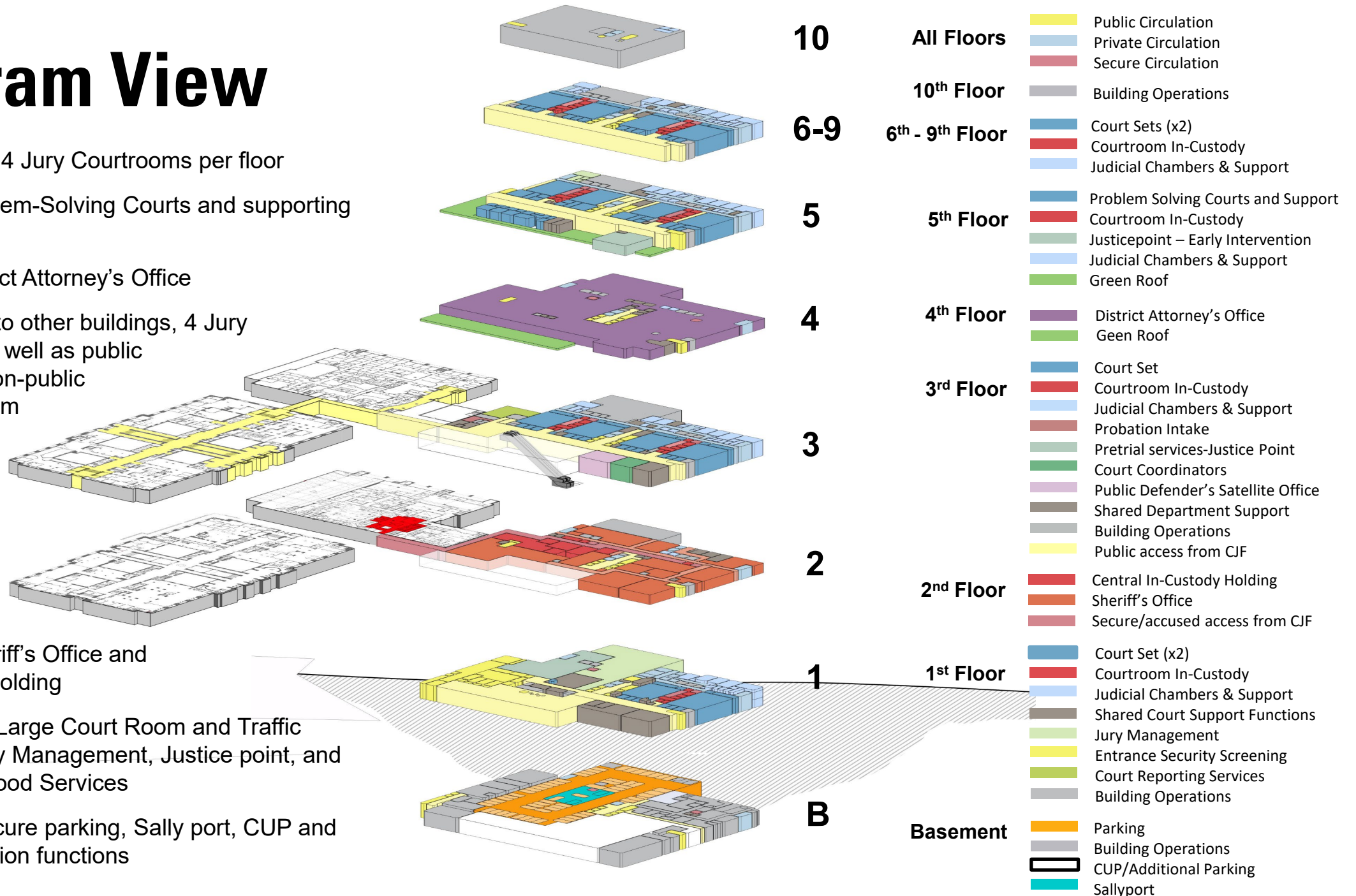
4th floor: District Attorney's Office

3rd floor: link to other buildings, 4 Jury Courtrooms, as well as public facing and non-public facing program

2nd floor: Sheriff's Office and In-Custody Holding

Ground floor: Large Court Room and Traffic Courtroom, Jury Management, Justice point, and Grab and Go Food Services

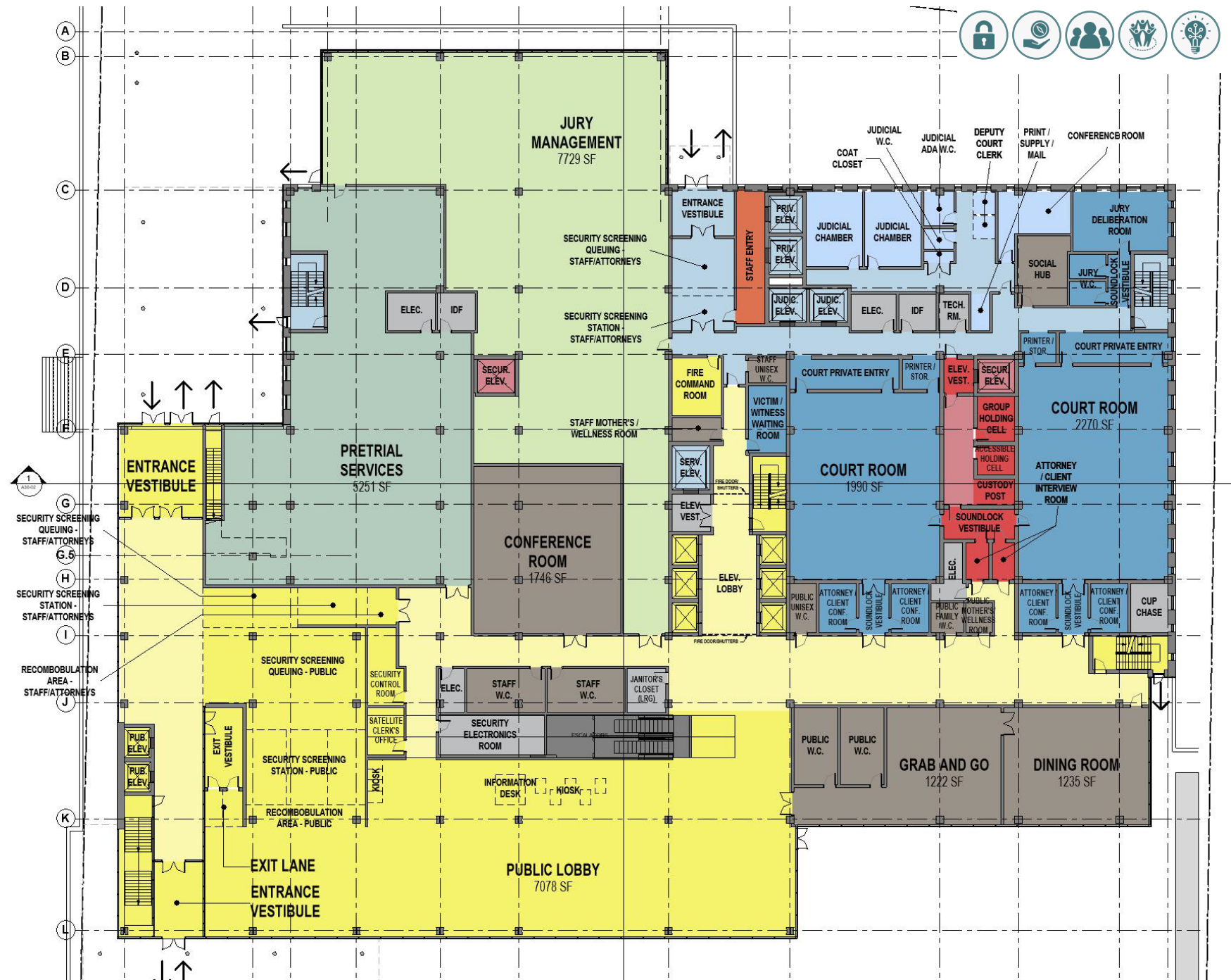
Basement: Secure parking, Sally port, CUP and Building Operation functions



Ground Floor

DEPARTMENT LEGEND

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- PRETRIAL SERVICES
- SHARED SUPPORT FUNCTIONS
- SHERIFF'S OFFICE



Fifth Floor

Problem Solving Courts



PROBLEM SOLVING ROOMS:

- Accessible through courtroom as well as independent access via private circulation
- Share public sound lock vestibule with courtroom
- Breakout room is accessible through public sound lock vestibule

DEPARTMENT LEGEND

- BUILDING OPERATIONS
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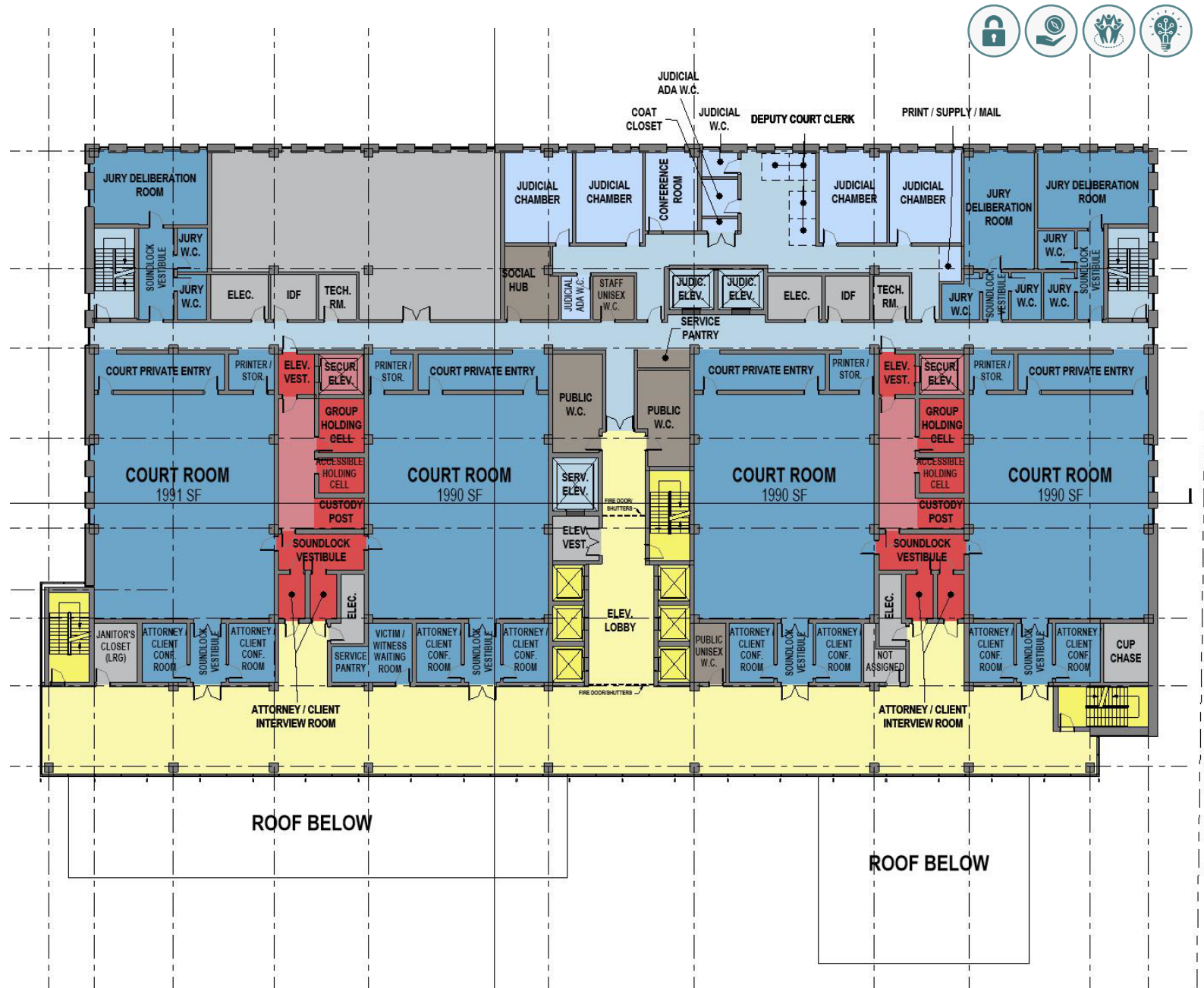


Floors 6-9

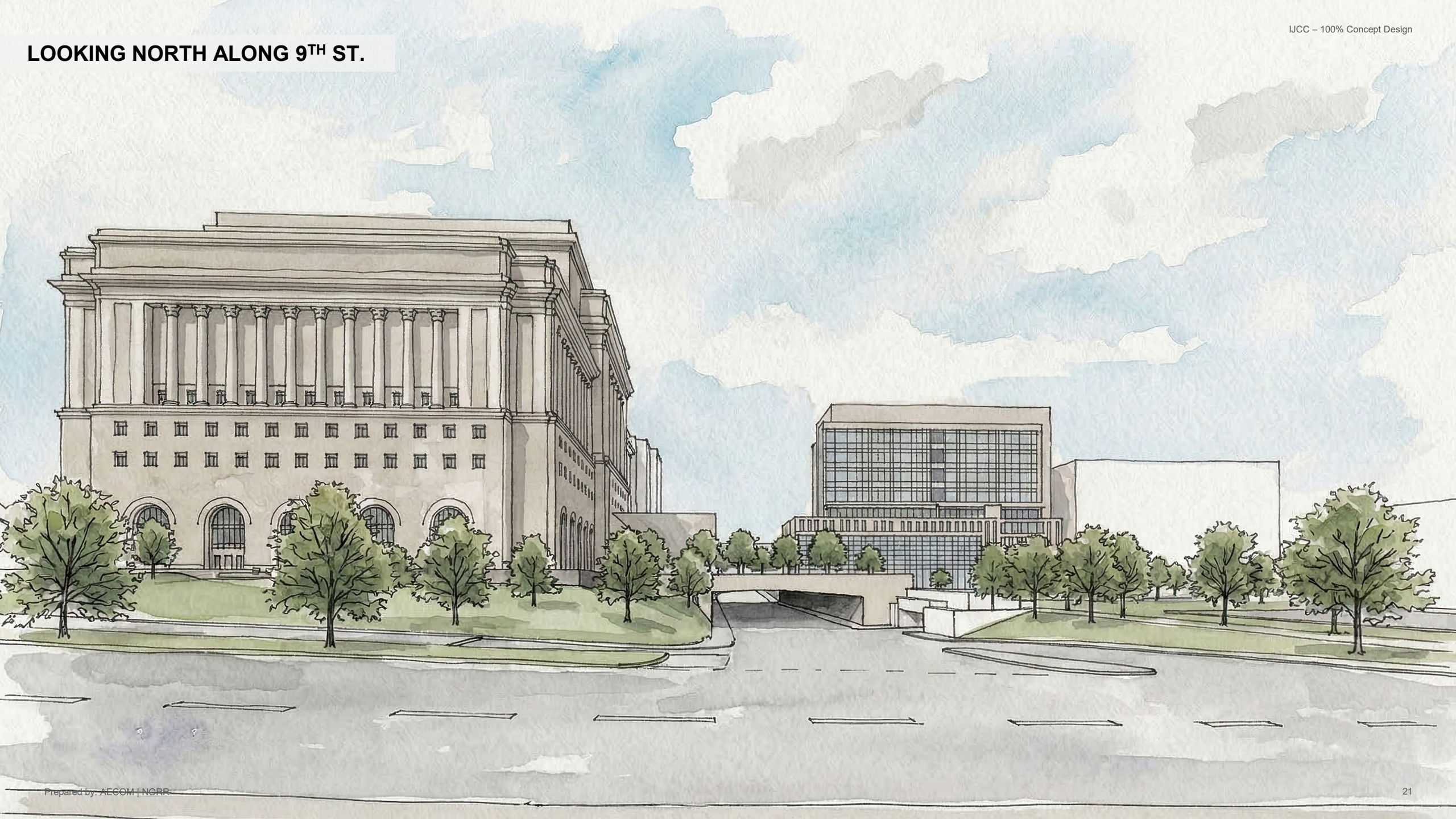
Typical Court Configuration

DEPARTMENT LEGEND

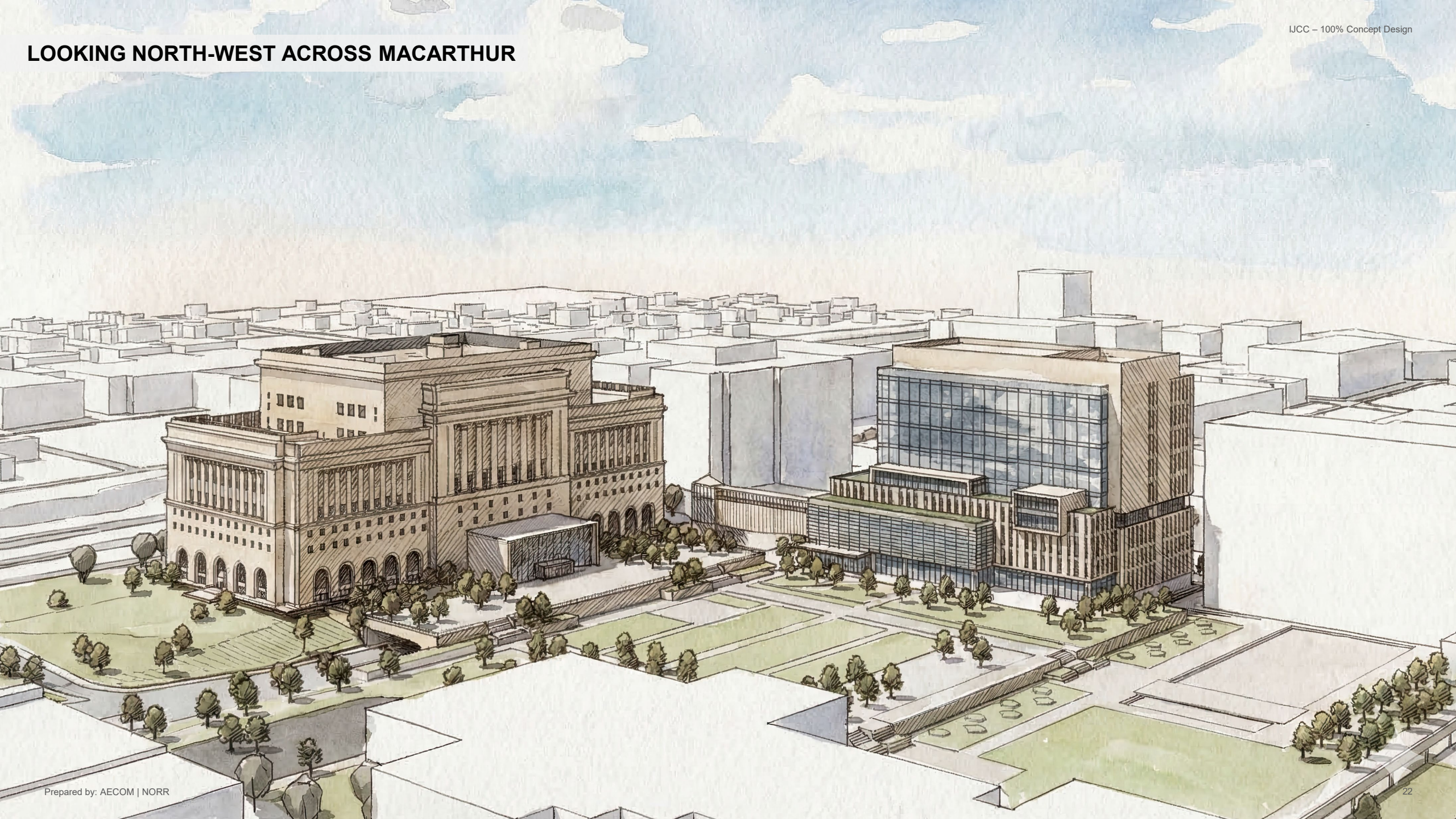
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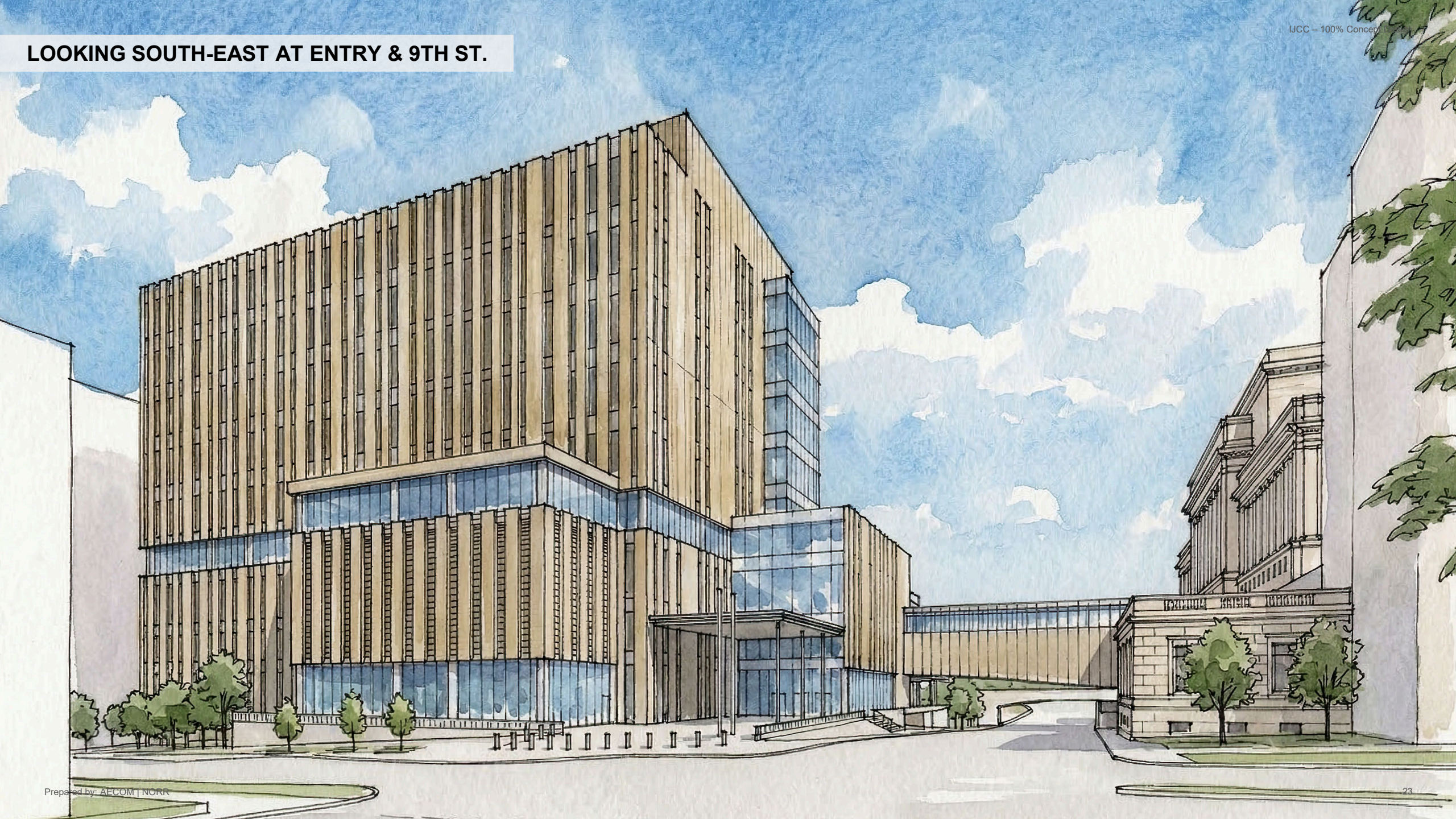
LOOKING NORTH ALONG 9TH ST.



LOOKING NORTH-WEST ACROSS MACARTHUR



LOOKING SOUTH-EAST AT ENTRY & 9TH ST.

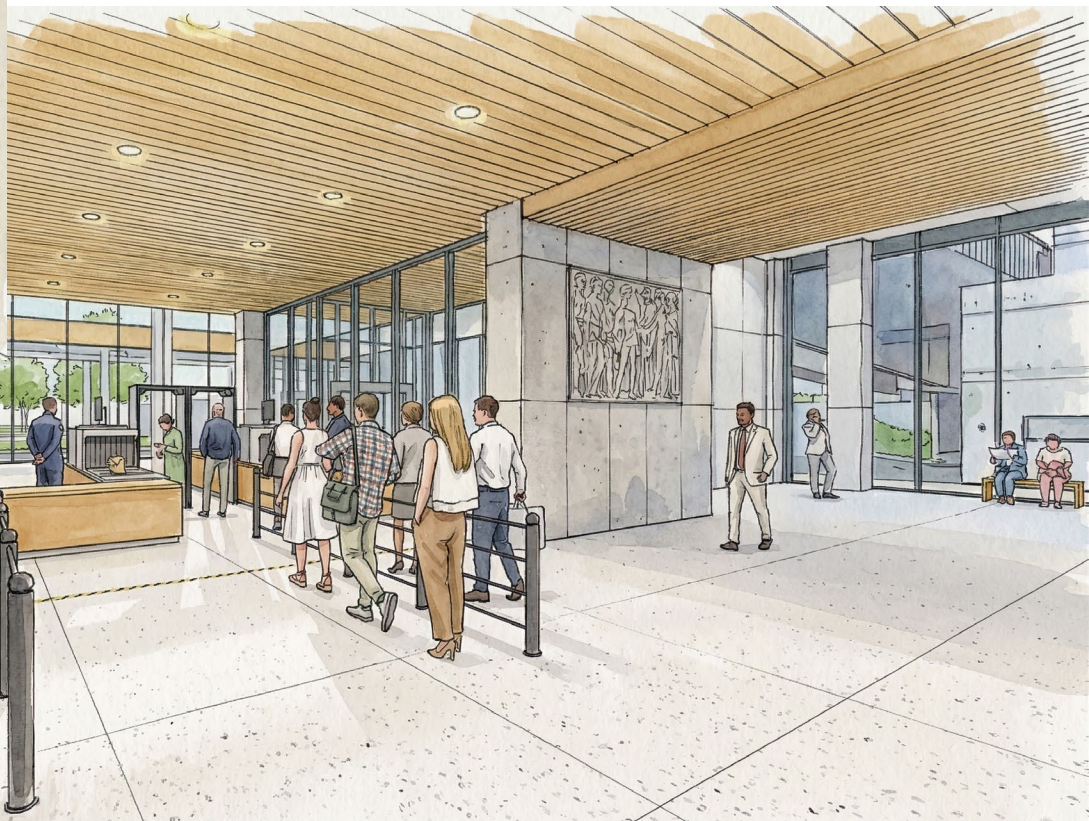


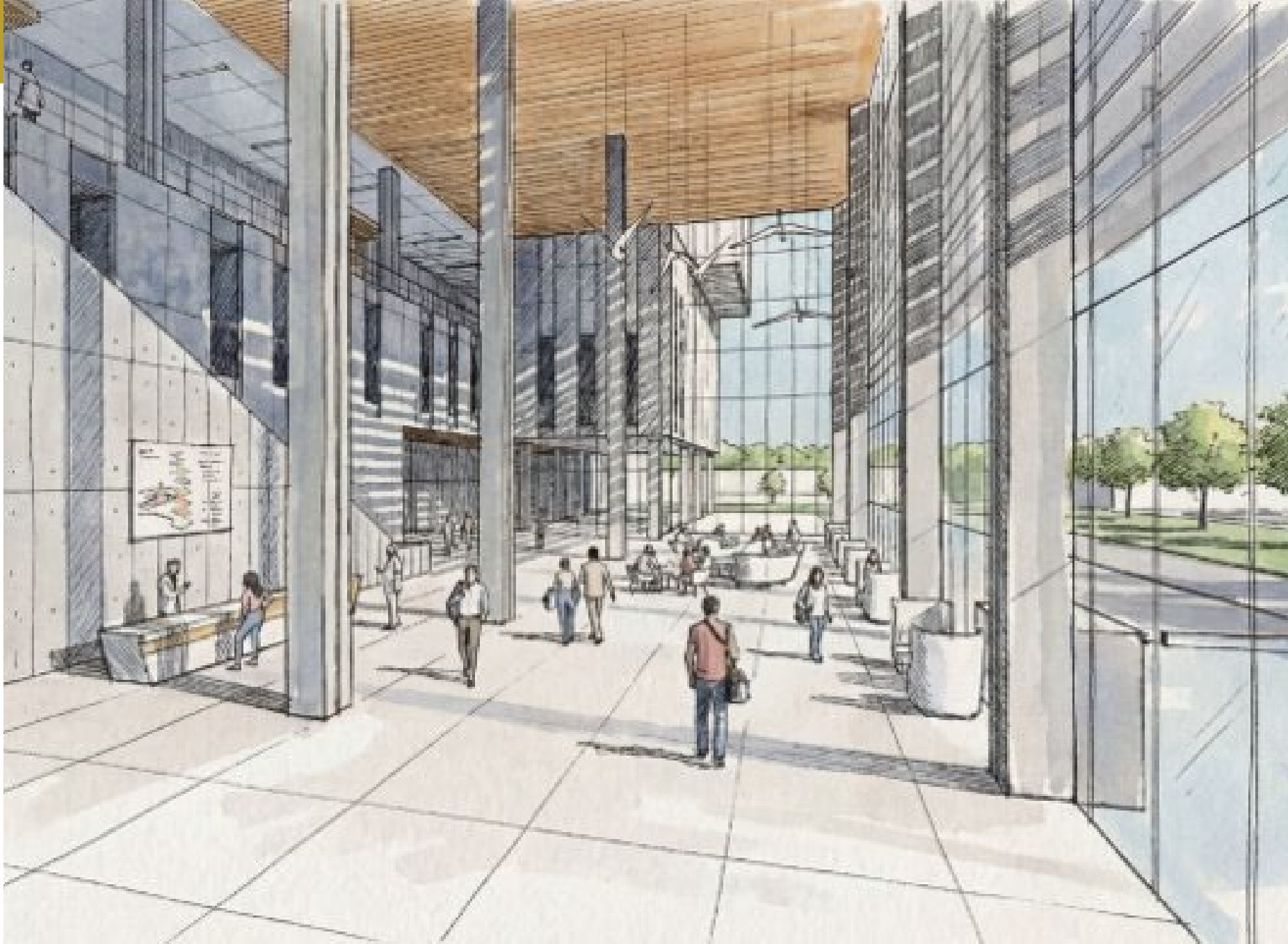
ENTRANCE LOOKING SOUTH

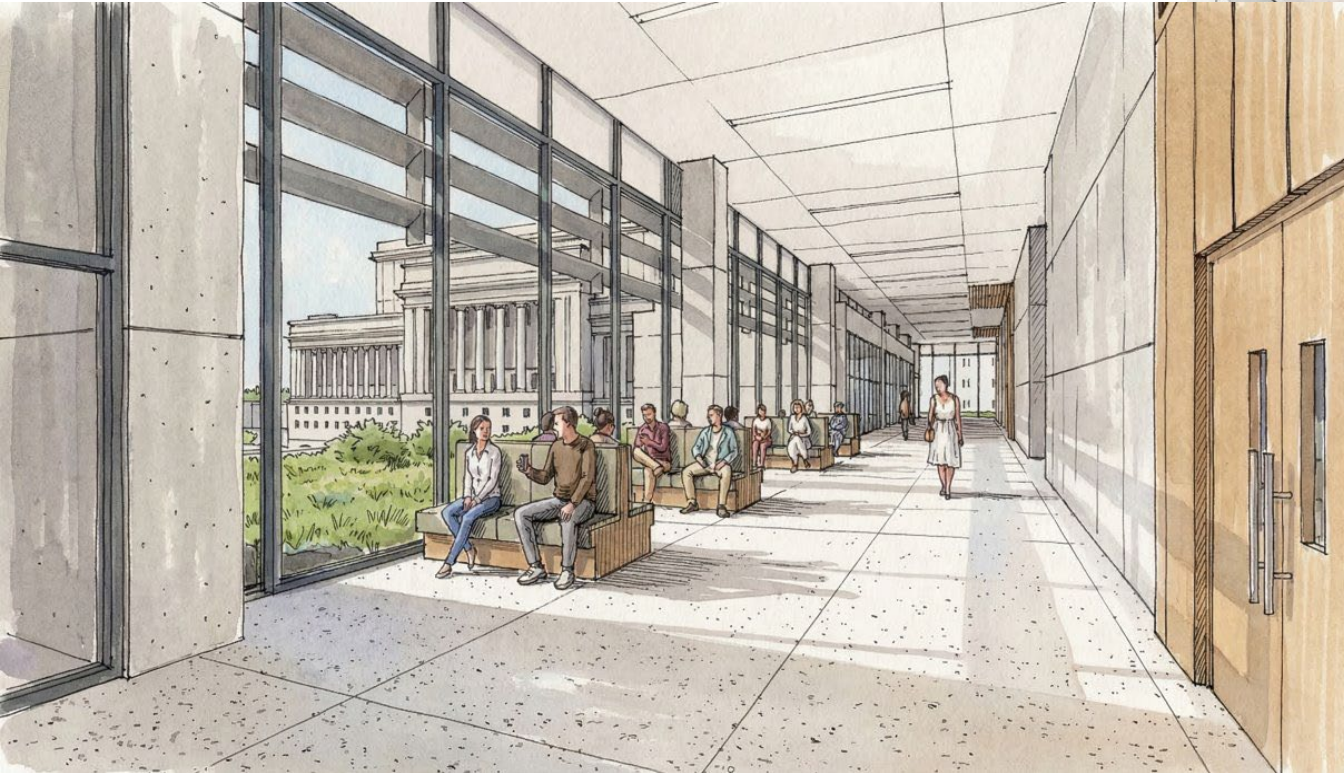
© - 100% Concept Design



Prepared by: HOKOM | NORR







Design Considerations



Design Alternatives

Item for Consideration

Problem Solving Floor - Alternative Layout

Remove one problem-solving court and relocate Justice Point and Court Support from pavilions on the podium roof into the newly available space.



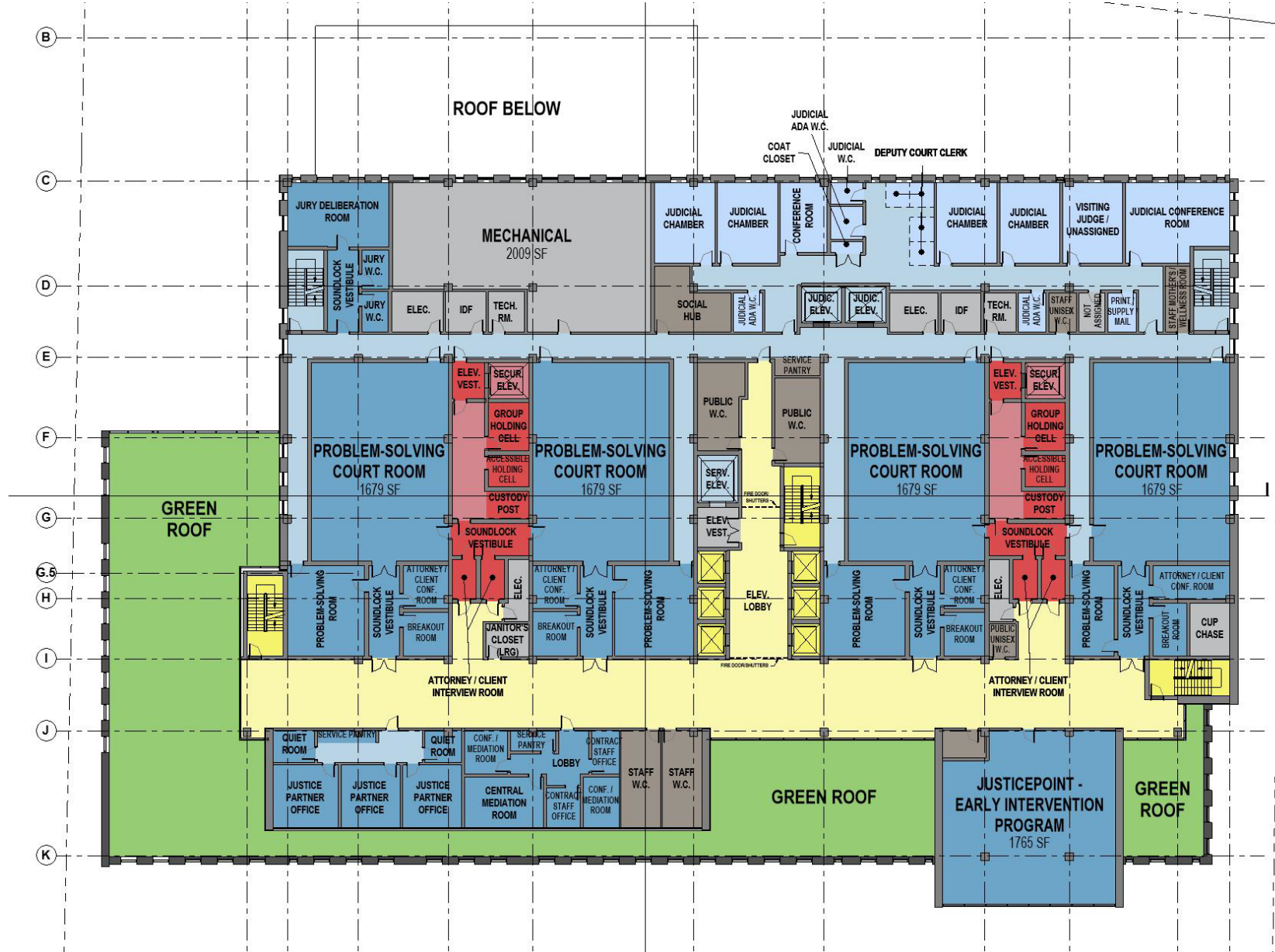
Fifth Floor

Problem Solving Courts



DEPARTMENT LEGEND

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- COURT SET
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- SHARED SUPPORT FUNCTIONS



Design Alternatives

Item for Consideration

Alternate DA Floor Height

Increase the 4th floor height by 5' to allow it to be transformed into a court floor in the future.



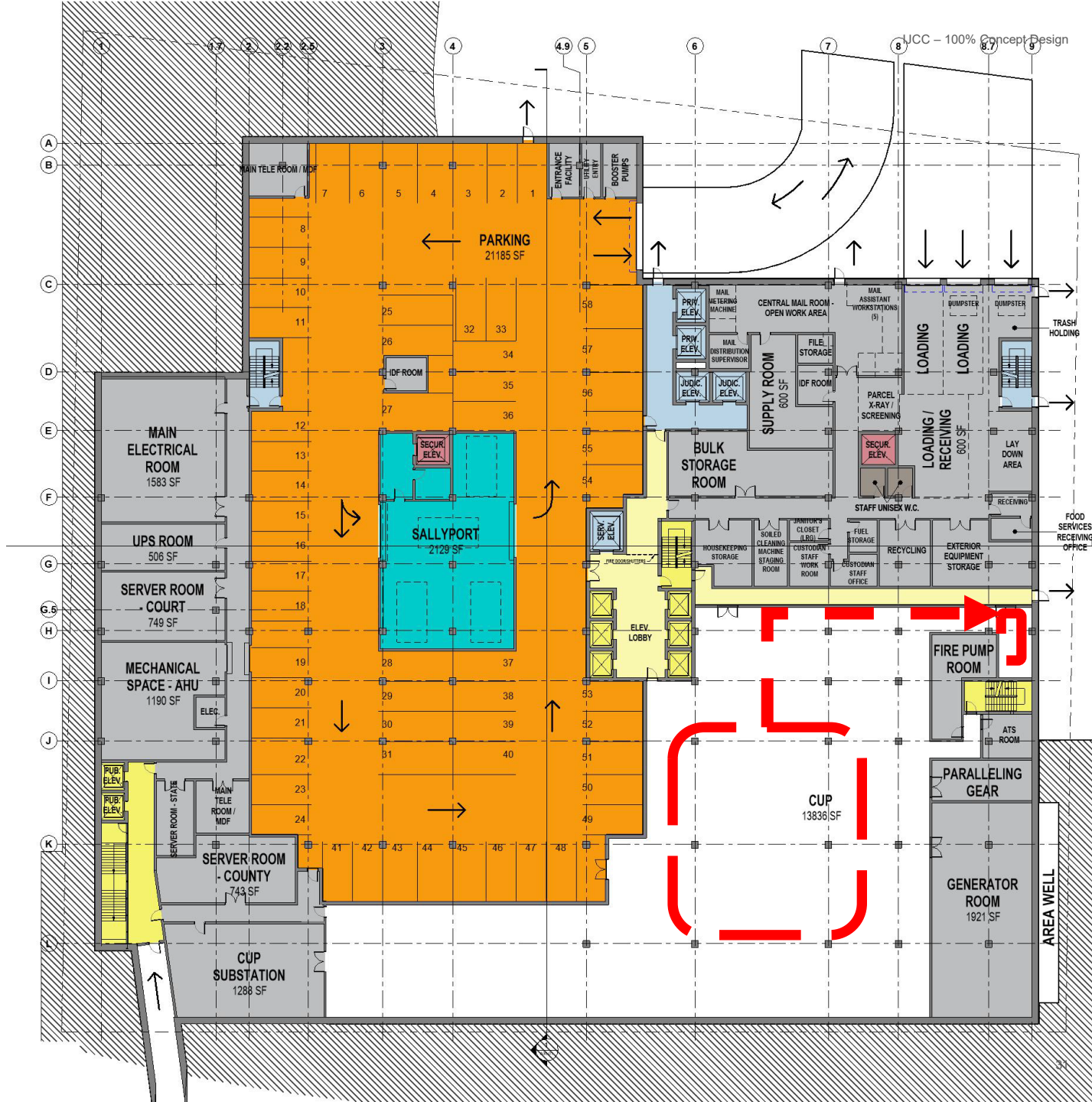
Design Alternatives

Item for Consideration

CUP Enabling Work

Provide:

- Condenser Water Risers
- Chilled water distribution pumps
- Building chilled water heat exchanger
- Heating water distribution pumps
- Building heating water heat exchangers
- Chilled water and heating water site piping to distribute out to the CJF and HCH



Design Alternatives

Item for Consideration

All Electric Equipment

Delete chillers, cooling towers, heat recovery chiller, and boilers and instead provide an all-electric air-source heat pump (ASHP) option.



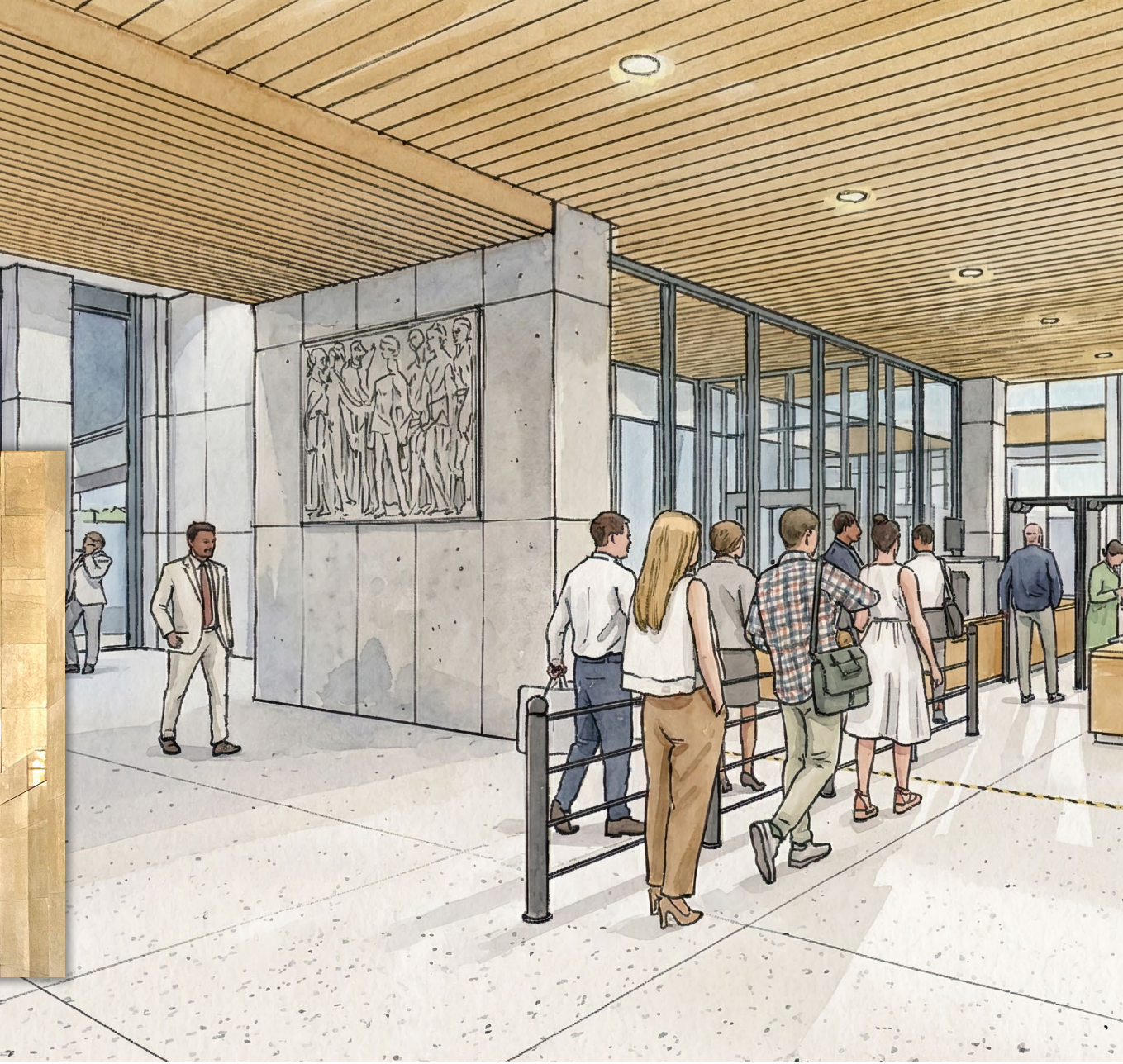
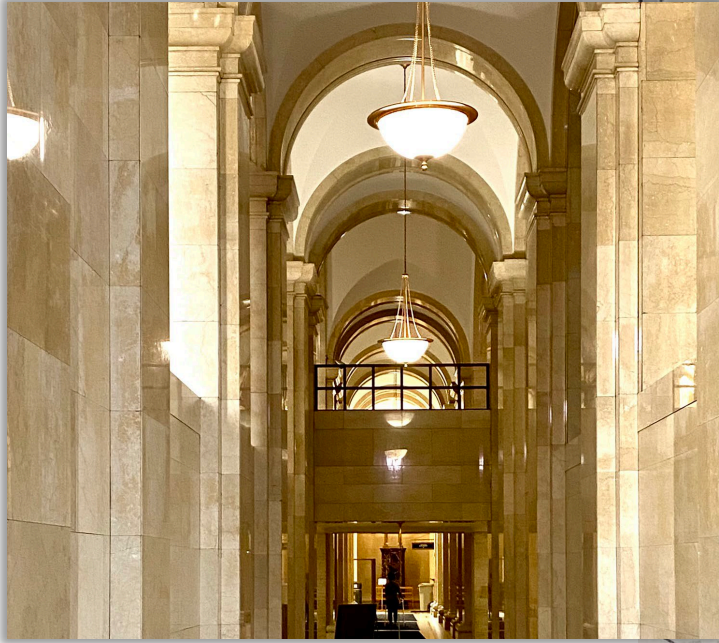
Safety Building

Potential Salvage

Decorative carved stone panels

Bronze exterior light fixtures

Interior Stone



Stakeholder Engagement



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Stakeholder Engagement



Stakeholder Engagement

Elevate community and user perspectives and lead communications

COMMUNITY ENGAGEMENT

- Continue outreach and education: onboarding new stakeholders, presentations, roadshows, tours
 - Distribute emails and host public sessions
 - Reinvigorate coalition letter of partners
- Update media messaging to underscore project value
- Advance NCSC strategic planning work

INTERNAL ENGAGEMENT

- Ongoing engagement of County leaders
- Support and inform project partners with Enabling Phase communications and resources



Funding and Finance



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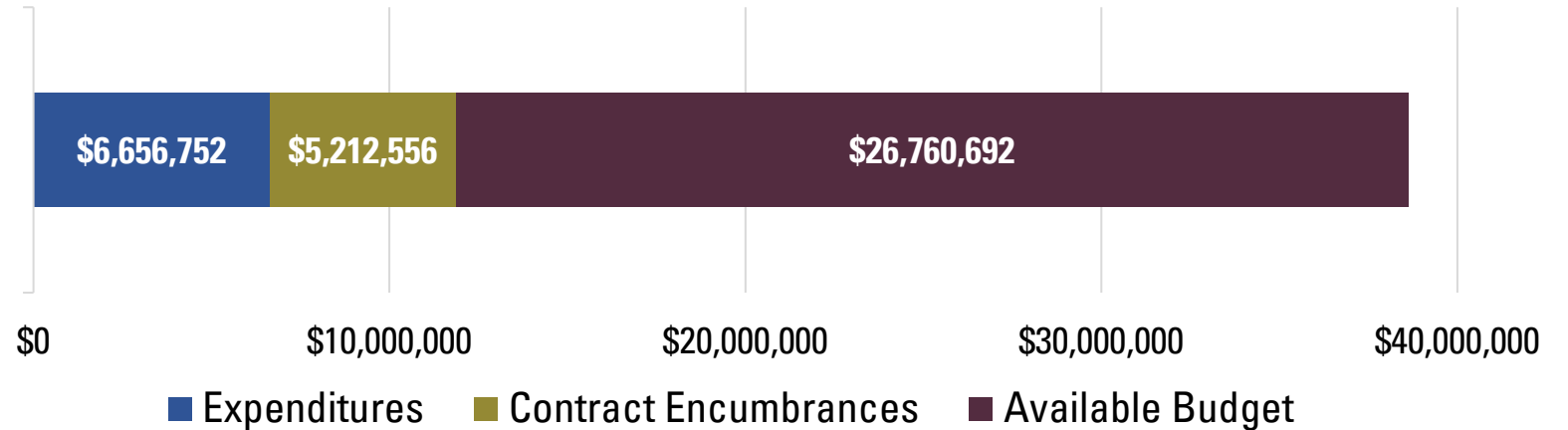
Financial Status



Funding and Finance

Secure, monitor and report on project funds

Courthouse Complex Planning
FY24, FY25, FY26 Budget: **\$38,630,000**
Project: WC0276011



Existing and Anticipated Encumbrances

- Concord (owners rep)
- AECOM (design consultant)
- HGA (energy systems consultant)
- Mueller Communications (advocacy/communications)
- National Center for State Courts (justice policy & programs)
- Gilbane-Cullen (construction manager)
- Cumming Group (cost validation consultant)
- Gestra (geotechnical consultant)
- RaSmith (site survey consultant)

Fiscal Impacts



Funding and Finance

Secure, monitor and report on project funds

- The 2026 Adopted Budget Amendment #5 requested a report in July in the fiscal impacts of IJCC.
- To prepare, the project team planned a series of reports in Q2 to cover requested content:
 - Capital Finance Division: Budget, Debt & Project Oversight (May) File #26-445
 - Current Capital Project Load & IJCC Considerations (June)
 - Comprehensive Fiscal Impact Report (July)
- A capital request for the remainder of the project will be requested in Q3 2026 and include a combination of bonding and state revenue.

Capital Finance Division: Budget Debt & Project Oversight



Funding and Finance

Secure, monitor and report on project funds

PROPERTY TAX LEVY LIMITS

- State law restricts how much the County can increase property taxes for day-to-day operations.
- The County can increase property taxes as much as required to cover debt service costs. Taxes decrease when that debt is paid off.

GENERAL OBLIGATION DEBT

- Milwaukee County's limit, per the State, is ~\$5.3 billion. County is currently using about 8% of the statutory limit.
- Issuing too much debt can increase borrowing costs. Market conditions drive rates.

Capital Finance Division: Budget Debt & Project Oversight



Funding and Finance

Secure, monitor and report on project funds

PROPERTY TAX IMPACTS

- Financing for a project amount of \$436M would increase the property taxes on a home valued at \$250,000 by \$88/year.
- For every additional \$100 million borrowed it would add an estimated \$20/year on the same valued home.

IMPACT ON DEBT LIMIT

- Total general obligation debt would increase to \$890,460,000 if \$436M financed. It would bring utilization percent of statutory debt limit to 17%.



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