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**Date:** November 5, 2019

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**Application:** Form I-924  
Application for Regional Center Designation Under the Immigrant Investor Program

**Applicant(s):** Wisconsin EB5 Regional Center LLC

**Re:** Request to Amend Regional Center Designation  
Wisconsin EB5 Regional Center LLC  
RCW1803956417 / ID1125750307

On February 08, 2018, Wisconsin EB5 Regional Center LLC (“WEB5RC” or “the Regional Center”) filed a Form I-924 to request an amendment to its regional center designation. The Regional Center entity was established on April 13, 2011, in the state of Wisconsin, and is structured as a Limited Liability Company (LLC). The Regional Center was initially approved for designation in the Immigrant Investor Program (“the Program”)<sup>1</sup> on August 01, 2013.

Specifically, the Form I-924 requests the following:

- Preliminary determination of EB-5 compliance for an exemplar Form I-526, Immigrant Petition by Entrepreneur, for a new commercial enterprise;

Effective as of the date of this notice, and as discussed further below, USCIS approves the Regional Center’s request.

#### **I. Preliminary Determination of EB-5 Compliance for a Form I-526 Exemplar Project**

Through this Form I-924 and the documents submitted, the Regional Center requests preliminary determination of EB-5 compliance for a Form I-526 exemplar project. The Regional Center presented

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<sup>1</sup> Section 610 of Departments of Commerce, Justice, and State, the Judiciary, and Related Agencies Appropriations Act, 1993, Pub. L. No. 102-395, 106 Stat. 1828 (1992), as amended (hereinafter the “Act”).

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evidence asserting that 34 investors will invest \$17 million into Water Financial Center LLC– the new commercial enterprise (NCE). The NCE will loan \$11 million of \$17 million to WWB Development, LLC, the job-creating entity (“JCE”) through WWB Mezzanine, LLC, and the remaining \$6 million will be provided to WWB Mezzanine, LLC in the form of equity in return for Class C Membership Interests of the Project. WWB Development, LLC, (“the JCE”) will use the pooled investment to develop and construct an office and retail building located at 790 North Water Street, Milwaukee, Wisconsin 53202. The Regional Center asserts that the investment from EB-5 petitioners will create approximately 1,628 jobs. The Regional Center also asserts that the NCE will be principally doing business within a targeted employment area (TEA).<sup>2</sup>

After review of the documents submitted in connection with this request, USCIS has determined that the Regional Center has demonstrated that the Form I-526 exemplar project complies with EB-5 requirements. Per USCIS policy, this determination will be accorded deference in subsequent filings under the project involving the same material facts and issues, absent material change, fraud, willful misrepresentation, or a legally deficient determination. Notwithstanding this approval, investors with related Form I-526 petitions must independently demonstrate eligibility with applicable EB-5 requirements, including the requirement that he or she is eligible for the requested benefit at the time of filing the benefit request and continues to be eligible through adjudication. 8 C.F.R. § 103.2(b)(1).

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If the Regional Center has any questions concerning its designation under the Immigrant Investor Program, please contact the USCIS by email at:

[USCIS.ImmigrantInvestorProgram@uscis.dhs.gov](mailto:USCIS.ImmigrantInvestorProgram@uscis.dhs.gov)

Sincerely,



Sarah M. Kendall  
Chief, Immigrant Investor Program

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<sup>2</sup> Based on the evidence presented, USCIS has determined that NCE will principally be doing business within a TEA for the purposes of this exemplar filing. However, investors with related Form I-526 petitions must establish that at the time of investment or at the time of filing the immigrant petition, as applicable, the geographic area in question qualified as a TEA. A geographic area that once qualified as a TEA may no longer qualify as employment rates or population increases over time. In addition, an immigrant investor cannot rely on previous TEA determinations made based on facts that have subsequently changed.

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cc: Robert W. Kraft

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