

# City of Cudahy

## Mayor Anthony Day

Department of Economic Development,  
Inspections and Zoning

5050 Lake Drive

[biernatb@ci.cudahy.wi.us](mailto:biernatb@ci.cudahy.wi.us)

[www.cudahy4business.com](http://www.cudahy4business.com)



# Newly Organized Department of Economic Development, Inspections and Zoning

- Responsible for seven key priorities
  - Economic Development
  - Planning and Adopted Plan Execution
  - Marketing
  - Zoning Analysis and Enforcement
  - Neighborhood Improvement
  - Business and Job Retention
  - Permit and Record Administration



# Design

- OBJECTIVES: Improve the functional and aesthetic environment in City of Cudahy neighborhoods.
  - Comprehensive Plan and Planned Development District implementation
  - Architectural and site utilization design requirements (Adopted June 2011)
  - Façade Improvement Program (Phase I successfully completed December 2011 – over two dozen projects)
    - Design
    - Construction
    - Loan Program
  - Housing Program (Neighborhood Preservation Program implemented 2012)
  - Improve appearance of the City of Cudahy
  - Nuisance abatement tools



# Façade Improvements



# Façade Improvements Cont'd



# Façade Improvements Cont'd





# Economic Development

- To strengthen and broaden the economic base of the City of Cudahy
  - Market redevelopment and planned development districts to secure optimal added-value projects
  - Encourage new retail, office, high-density market rate housing and industrial development
  - Expedite and simplify the development approval process
  - Examine and evaluate project-based Public/Private financing
  - Infill scattered site vacant parcels; examine additional land aggregation efforts
  - Business retention
  - Create a land bank web-linked database with recommendations for highest and best use
  - Continuous market analysis (Comprehensive Retail Market Study completed in 2009)

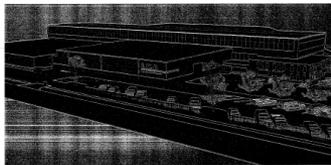


# Fabricated Metal Products

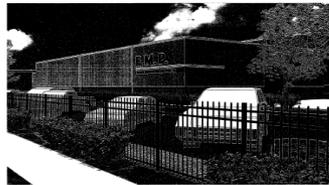
## 3240 East Van Norman - Addition and Site Enhancements

PROPOSED BUILDING ADDITION FOR:  
**FABRICATED METAL PRODUCTS**

3240 EAST VAN NORMAN AVENUE  
 CUDAHY, WISCONSIN 53110



1 PERSPECTIVE



2 PERSPECTIVE

Planning Commission Set  
 02-03-2012

GENERAL CONTRACTOR	ARCHITECT	PROJECT LOCATION	PROJECT DESCRIPTION	SHEET INDEX
<b>GENERAL CONTRACTOR</b> BRUNNEN CONTRACTING, INC. 1000 W. VAN NORMAN AVENUE CUDAHY, WISCONSIN 53110 (414) 221-1111	<b>ARCHITECT</b> BRUNNEN CONTRACTING, INC. 1000 W. VAN NORMAN AVENUE CUDAHY, WISCONSIN 53110 (414) 221-1111	3240 EAST VAN NORMAN AVENUE CUDAHY, WISCONSIN 53110	ADDITION OF 10,000 SQ. FT. TO EXISTING 20,000 SQ. FT. FABRICATED METAL BUILDING. PROJECT NO. 12-001	T1.1 T1.2 T1.3 T1.4 T1.5 T1.6 T1.7 T1.8 T1.9 T1.10 T1.11 T1.12 T1.13 T1.14 T1.15 T1.16 T1.17 T1.18 T1.19 T1.20 T1.21 T1.22 T1.23 T1.24 T1.25 T1.26 T1.27 T1.28 T1.29 T1.30 T1.31 T1.32 T1.33 T1.34 T1.35 T1.36 T1.37 T1.38 T1.39 T1.40 T1.41 T1.42 T1.43 T1.44 T1.45 T1.46 T1.47 T1.48 T1.49 T1.50 T1.51 T1.52 T1.53 T1.54 T1.55 T1.56 T1.57 T1.58 T1.59 T1.60 T1.61 T1.62 T1.63 T1.64 T1.65 T1.66 T1.67 T1.68 T1.69 T1.70 T1.71 T1.72 T1.73 T1.74 T1.75 T1.76 T1.77 T1.78 T1.79 T1.80 T1.81 T1.82 T1.83 T1.84 T1.85 T1.86 T1.87 T1.88 T1.89 T1.90 T1.91 T1.92 T1.93 T1.94 T1.95 T1.96 T1.97 T1.98 T1.99 T1.100

BRUNNEN CONTRACTING, INC.  
 1000 W. VAN NORMAN AVENUE  
 CUDAHY, WISCONSIN 53110  
 (414) 221-1111

TITLE SHEET

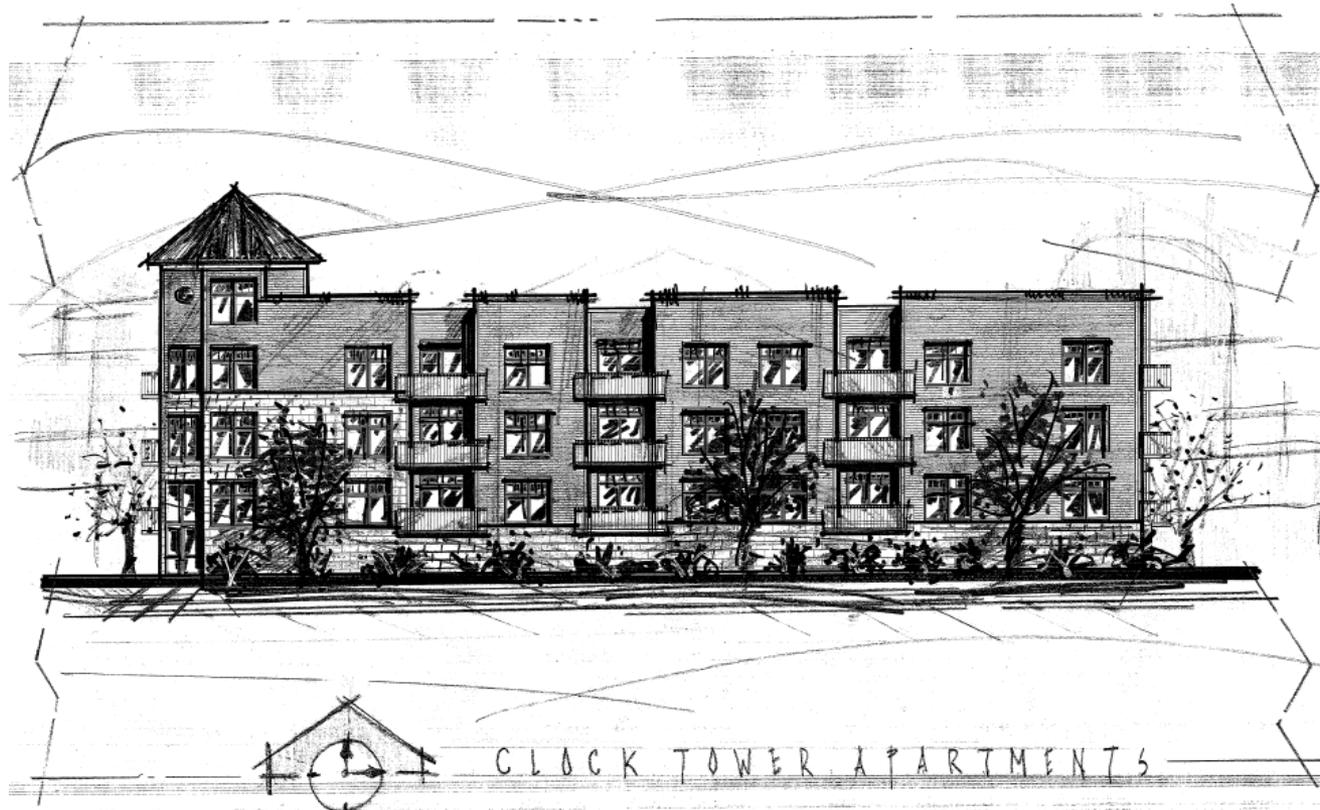
Project Name: Addition of 10,000 SQ. FT. TO EXISTING 20,000 SQ. FT. FABRICATED METAL BUILDING.  
 Project No.: 12-001

T1.1



# Clock Tower Apartments

3500 Block of East Squire Avenue – Thirty-Nine Unit Building/Integral Parking



# Squire Avenue Village Apartments

## 3500 Block East Squire Avenue - Six Unit Building



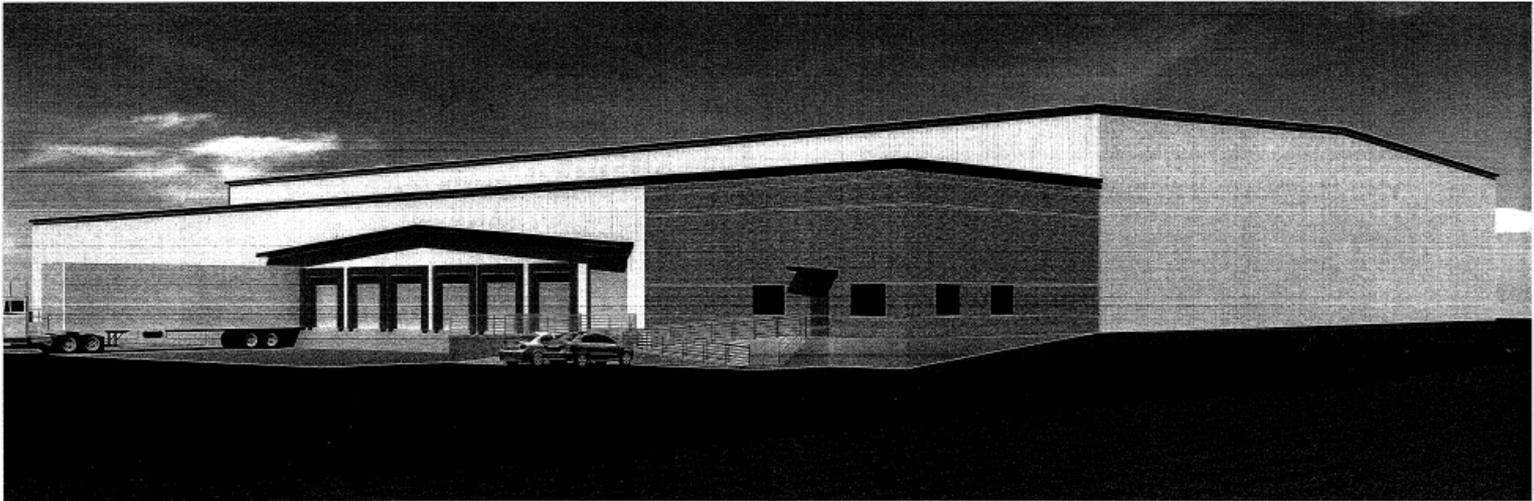
# Squire Avenue Village Apartments

Cont'd

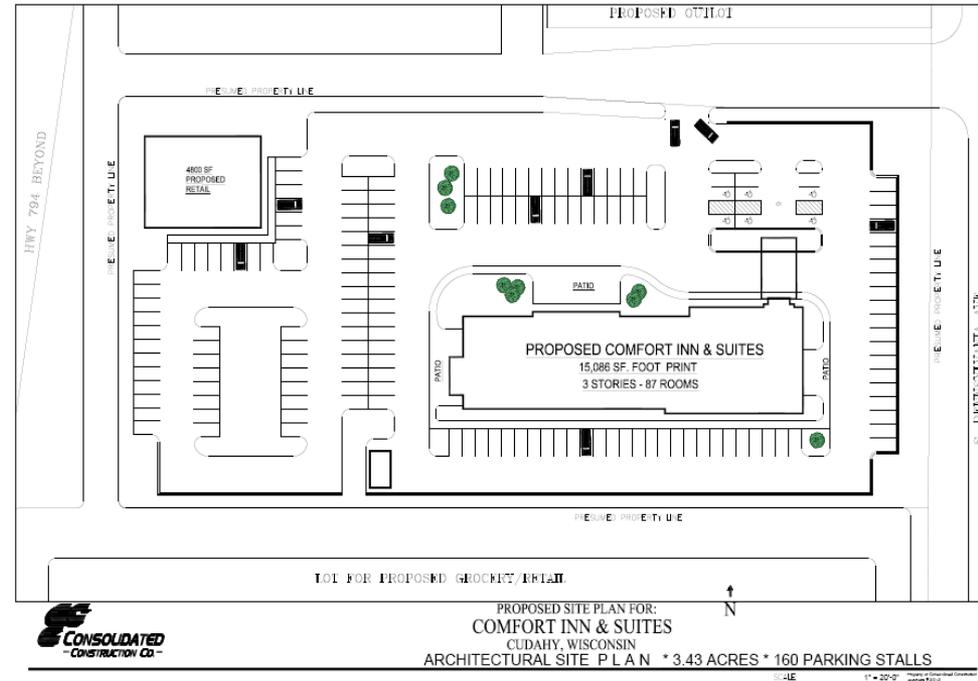


# Central Storage and Warehouse, Inc.

5000 Block South Sweet Applewood Drive – 60,000 sq. ft.  
food processing/cold storage



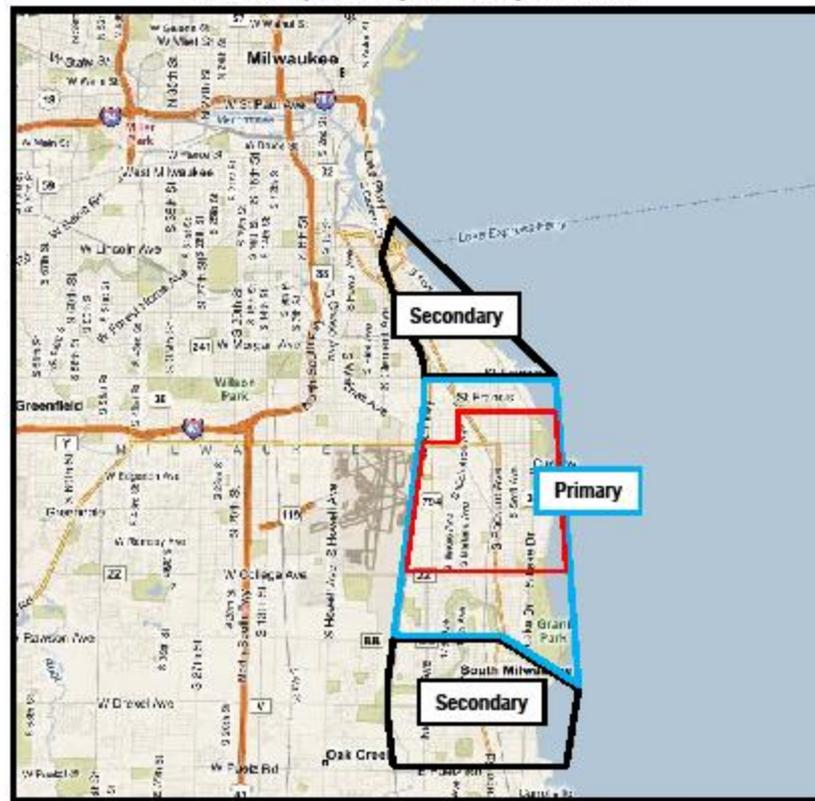
# ETID #2 Pennsylvania and Layton



# Market Analysis

## 2009 Market Analysis Report

Exhibit 16: Map of Primary & Secondary Trade Areas



Source: Microsoft Maps & BBPC

# Market Analysis Cont'd.

Exhibit 19: Total Trade Area - Retail Surplus / Leakage by Retail Category				
Retail Category	Primary Trade Area Retail Gap	Secondary Trade Area Retail Gap	Total Retail Gap	Leakage
Furniture Stores	\$6,273,000	\$5,855,000	\$12,128,000	√
Home Furnishing Stores	\$3,445,428	\$1,173,000	\$4,618,428	√
Electronics & Appliance Stores	\$5,200,000	\$6,378,000	\$11,578,000	√
Building Material & Supplies Dealers	\$4,475,000	\$1,118,370	\$5,593,370	√
Lawn & Garden Equipment	\$761,000	\$451,000	\$1,212,000	√
Grocery Stores	-\$14,297,000	\$12,920,000	-\$1,377,000	
Specialty Food Stores	\$813,000	\$564,000	\$1,377,000	√
Beer, Wine, & Liquor Stores	\$2,166,000	\$1,265,000	\$3,431,000	√
Health & Personal Care Stores	\$207,000	\$1,350,000	\$1,557,000	√
Clothing Stores	\$10,775,000	\$9,148,241	\$19,923,241	√
Shoe Stores	\$1,412,000	\$1,595,000	\$3,007,000	√
Jewelry, Luggage, & Leather Goods Stores	\$1,376,000	\$275,000	\$1,651,000	√
Sporting Goods / Hobby / Musical Instrument Stores	\$44,000	\$875,000	\$919,000	√
Book, Periodical and Music Stores	\$1,467,000	\$1,289,000	\$2,756,000	√
Department Stores (excluding leased departments)	\$9,053,000	\$15,387,000	\$24,440,000	√
Other General Merchandise Stores	-\$62,989,000	\$31,816,000	-\$31,173,000	
Florists	-\$172,000	-\$147,000	-\$319,000	
Office Supplies, Stationery & Gift Stores	\$482,000	\$1,037,000	\$1,519,000	√
Used Merchandise Stores	-\$455,000	\$216,000	-\$239,000	
Other Miscellaneous Store Retailers	-\$621,000	\$1,564,000	\$943,000	√
Full-Service Restaurants	\$4,701,000	\$8,357,000	\$13,058,000	√
Limited-Service Eating Places	\$9,187,000	\$11,006,000	\$20,193,000	√

# Website

City of Cudahy Economic Development - Home - Windows Internet Explorer

http://www.cudahybusiness.com

Home | About Cudahy | Cudahy's Business Climate | Locations Available Now | Fast Facts | Five Cudahy Strengths | Contact Us



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## Cudahy

*Where growth finds a welcome home*



Welcome to Cudahy, a city that combines traditional hometown neighborliness with a refreshingly untraditional attitude toward business development.

We're open to growing in interesting new ways, and to making the most of our city's key advantages:

- Uniquely central geography
- A new generation of younger, more affluent residents
- Creative, developer-friendly government
- Industrial strength infrastructure
- A track record for the long run

While we're dedicated to improvement, we are equally committed to maintaining the traditional community strengths that are distinctly Cudahy. The result is an outcome everyone can appreciate: a working balance between a proud heritage and a bright future.

**Five great reasons**  
to do business in Cudahy

**Fast Facts**  
for Cudahy decision-makers

**Get the facts.** Browse this site, or let us prepare a picture of Cudahy that's customized for your needs.

**Contact us** for a specific proposal, or get the latest news on changes and new projects from our [online newsletter](#).

# Marketing

- Goal: To promote the competitive, business friendly advantages of the City of Cudahy and South Shore Region
  - Special events
  - Pursue retail, office, high-density market rate housing and industrial development interests
  - Networking and relationship building within the regional and national real estate community
  - Website ([www.cudahy4business.com](http://www.cudahy4business.com))
  - Coordinate activities with local and regional agencies – i.e. Gateway Milwaukee, Milwaukee 7, WEDC

# Strategic Advertising



**Cudahy, Wisconsin:**  
*Where business has it made...  
...and where intersections come together.*

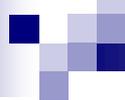
In Cudahy, an intersection isn't simply where two roads meet. It's a retail traffic-building opportunity, fueled by fresh new ideas and creative co-op ventures in a local economy where space-age innovation is an everyday event. If your business needs to blast off or put down roots, you should be talking to Cudahy!

#### DEVELOPMENT OPPORTUNITIES INCLUDE:

- 31 acre parcel in central Cudahy ideal for mixed-use development connecting the traditional industrial heart of the city with a new, emerging business district. Excellent existing surface transportation and rail service available for new retail, hospitality, entertainment, office, commercial and light manufacturing uses.
- \$18 million development planned for 30-acre key gateway location adjacent to General Mitchell Int'l. Airport. High visibility site gets excellent traffic counts and connects your customers and clients with downtown Milwaukee via a 10-minute drive on the Lake Parkway. Hiawatha rail passenger service at the airport connects to Chicago's Loop in 65 minutes. This location is well-positioned for large format retail, hospitality uses and destination shopping.
- Downtown urban village in-fill development opportunities abound for high density residential, niche and boutique retail, service and convenience retail, and professional office space in dedicated or mixed-use format options. Development incentive is available for all city-owned land.

For more information on these or additional opportunities, please contact the City of Cudahy:  
Brian F. Biernat  
Director of Economic Development/Inspections and Zoning  
414.769.2215 or visit [cudahy4business.com](http://cudahy4business.com)





# How do we know if we've been successful?

- Increase in tax base and assessed valuation
- Increase in new construction permits
- Increase in quantity of reviewed plans and proposals
- Increased media attention
- Positive feedback from the Development Community

# How to reach us

- Cudahy City Hall – 5050 South Lake Drive
- Mayor Anthony Day
- 414.769.2200
- [dayt@ci.cudahy.wi.us](mailto:dayt@ci.cudahy.wi.us)
- Brian Biernat, Director of Economic Development Inspections and Zoning
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