

City of St. Francis 2015 Development



City of St. Francis
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DEVELOPING THE FUTURE OF ST. FRANCIS

Update of the Projects for 2015 in St. Francis

Lakefront Development

- FBI Building
- Bear Development

Industrial Park

- Wixon
- TEA Grant



TID 4

Highlights

- Wixon Deal
- Nikki's Cookies replaced Susie's
- Maintaining the City's Niche in the Food Industry
- TEA Grant in hopes of Spurring Economic Growth on the County's Airport Property



Industrial Park

Wixon

- Former King Kase Site Bought
- 45,000 Sq. Ft. Expansion to their
Campus for warehouse and
manufacturing



Industrial Park

TEA Grant



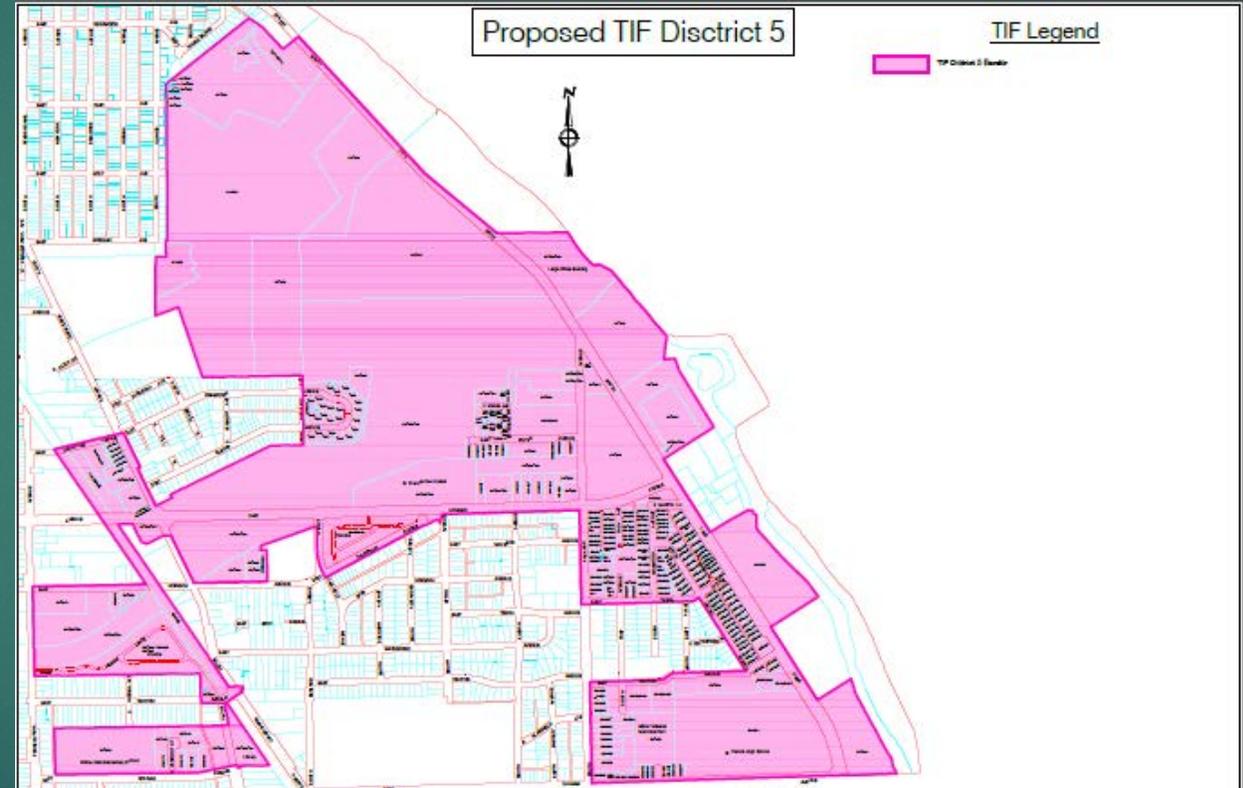
- 3 Phase Project (Nevada Ave. Extension, Closure of Bolivar Ave., Closure of Brust Ave.)
- Collaboration between City, Mitchell Airport, and DOT
- Better Transportation Routes for Industrial Park Traffic
- Spur Economic Growth on County land for sale
- Manufacturing ideal for land use



TID 5

Highlights

- Bear Development
- FBI Project
- Howard & KK Opportunities
- St. Francis Brewery Expansion
- Mandel Property
- Former City Hall Site



Lakefront Development

Bear Development

- \$38 Million Dollar Project
- 315 High-end Apartments
- Avg. rent \$1,500
- Pool house
- Keeping view corridors
- 3 Phases Beginning In Spring 2016



Lakefront Development

FBI Building

- Former Stark Investments Building
- \$11 Million Dollar Project
- 200+ Jobs
- 20 Year Lease
- Taxable Property



Howard Ave. & KK

- Ideal location for retail
- Easy access and high traffic volume



St. Francis Comprehensive Plan

Catalytic Districts

- Airport Gateway
- Layton Square
- Civic Garden
- Kinnickinnic Corners
- Lake Shore



Airport Gateway

Option 1

- 5 new one-story buildings
- Allows for a broad mix of uses
- The two structures adjacent to S. Whitnall and Brust Avenues would be best for industrial use, to satisfy the City's need for additional industrial properties
- Along Layton Ave, there would be three 7,000 SF office/retail buildings

Option 1	
New Building Footprints (SF)	~ Parking Stalls
16,000	88
40,000	89
21,000 (3x 7,000)	119



Airport Gateway

Option 2

- Similar to Option 1, with two industrial buildings along S. Brust Ave.
- Along Layton Ave it would still have retail/office space, only two larger building structures than in Option 1

Option 2	
New Building Footprints (SF)	- Parking Stalls
16,000	88
40,000	89
8,500	119
16,500	



Layton Square

Option 1

- Twelve (12) new one-story office/retail structures
- Possibility for restaurants in the triangle located on Pennsylvania Ave. & Layton Ave.
- Three (3) added structures to compliment the 132,500 SF of already existent retail
- Two (2) 9,000 SF office/retail buildings to bring the shopping area together
- Five (5) multi-use buildings that could be 1 or 2 stories for a total of 65,000 SF of added retail/office space

Option 1	
New Building Footprints (SF)	~ Parking Stalls
6,000	88
6,500	
18,000	486
14,000	
14,000	77
9,000	
9,000	273
16,000	
16,000	
11,000	
11,000	
10,500	



Layton Square

Option 2

- Creates a more intense pattern for redevelopment of the area
- Has the ability to transform the Corridor
- This option also reflects a public use area in the middle to increase opportunities for public engagement and create a “square” in St. Francis

Option 2	
New Building Footprints (SF)	~ Parking Stalls
6,400	596
8,000	
4,200	
6,400	
6,400	
7,200	77
9,000	
9,000	
16,000	293
16,000	
10,500	
10,500	



Civic Garden

Option 1

- Consists of a one or two-story building
- Retail/office use would be preferred in order to complement the Civic Center area
- Will also attract people to the Civic Garden green space and the trails located within

Option 1	
New Building Footprints (SF)	~ Parking Stalls
6,000	17



Civic Garden

Option 2

- Creates a larger opportunity for development on the site
- It also allows for flexibility based on market conditions and demand
- With the northern building being 1-3 stories for 12,000 SF for office space
- The southern building would be slightly less SF, but could accommodate retail, office, and/or a restaurant

Option 2	
New Building Footprints (SF)	— Parking Stalls
9,270	24
12,000	72



Kinnickinnic Corners

- Developments built tightly around three vacant corners of this intersection could complement the existing mix of commercial and residential areas and increase the visual appeal and value of the intersection and adjacent areas.
- The most critical site is on the southeast corner with 1-3 story buildings for mixed-use
- Multi-family would be ideal on the Norwich Ave. site

Option	
New Building Footprints (SF)	~ Parking Stalls
8,000	35
5,700	42
9,500	159
16,000	117



Lake Shore

Option 1

- The northern site was planned for high-end multi-family, which is consistent with the Bear development mentioned earlier
- The southern site could then be designated for 84,000 SF of office space
- This will provide a gateway feature to the City from Cudahy at their respective borders

Option 1	
New Building Footprints (SF)	— Parking Stalls
28,000 (7x 4,000)	191
76,000 (combined)	
84,000 (4x 21,000)	124



Lake Shore

Option 2

- This option incorporated townhomes with multi-family on the northern site
- The layout allows for more public space than in option 1
- The southern site is still designated for office space, but with a slightly different layout than in option 1

Option 2	
New Building Footprints (SF)	- Parking Stalls
16,000 (4x 4,000)	172
82700 (combined)	



Questions

