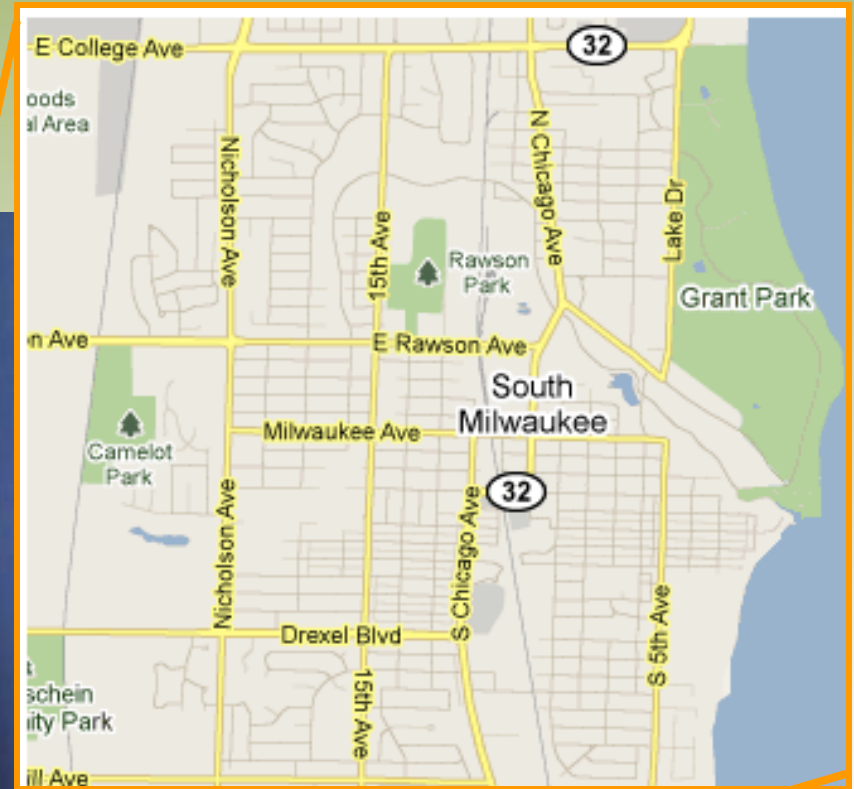
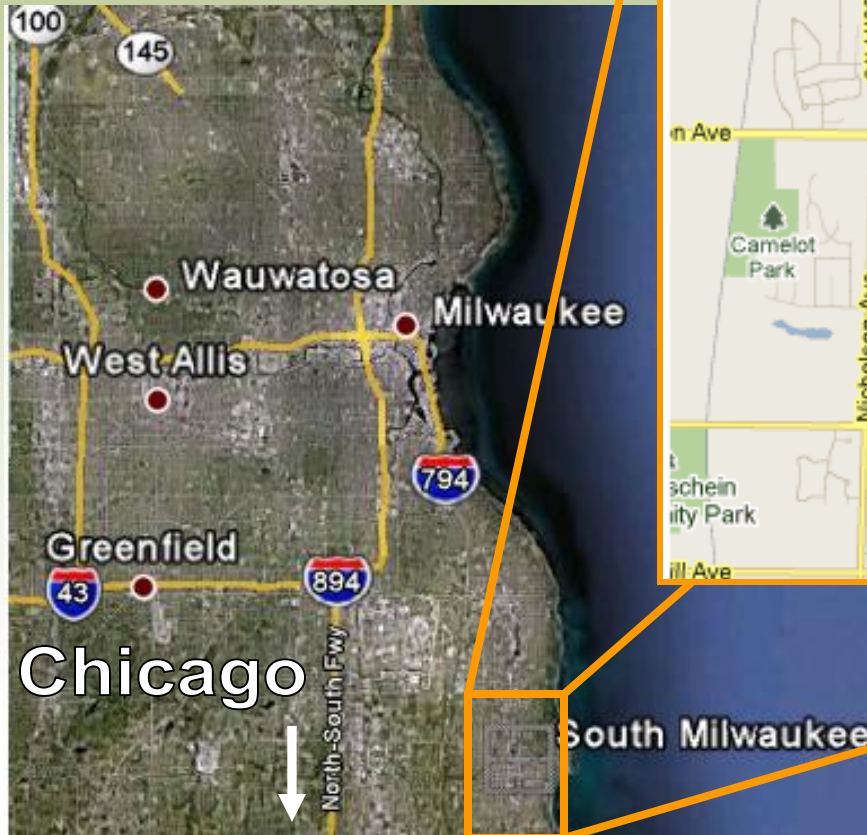


South Milwaukee Community Development Authority

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South Milwaukee



Early Planning Efforts

- ❖ South Milwaukee area settled in 1835 and incorporated in 1892
- ❖ 3,110 acres with 2.5 miles of Lake Michigan shoreline

In 1891, the South Milwaukee Company formed to encourage an “industrial suburb” by purchasing land and platting the downtown area into the blocks and parcels seen today.



Industrial Suburb

- In 1893 investors offered the Bucyrus Foundry and Manufacturing Co. of Bucyrus, Ohio \$50,000 and a tract of land to relocate to South Milwaukee.
- Bucyrus shovels built canals and other improvements all over the world, including the Panama Canal, becoming a global force and Downtown fixture.



Modern South Milwaukee

- ❖ Residential land use is 40%
- ❖ Parkland is 22%
- ❖ Road Right-of-way is 20%
- ❖ Industrial & Commercial are 9%
- Stable population trend:
 - 1990 – 20,958
 - 2000 – 21,256
 - 2010 – 21,156
- 2010 census median income at \$52,616

Main Employers

- ❖ Bucyrus/Caterpillar – approximately 1,200 employees
- ❖ Cooper Industries – Kyle Distribution Division – approximately 500 employees
- ❖ South Milwaukee School District with Parks and Recreation - approximately 450 employees
- ❖ Franciscan Villa – 350-400 employees
- ❖ Appleton Electric - approximately 180 employees

South Milwaukee Community Development Authority

- ❖ Formed in June 2000 to oversee Tax Increment Financing (TIF) districts and other redevelopment activities in South Milwaukee.
- ❖ Operates in partnership with South Milwaukee Common Council, the Plan Commission and staff.
- ❖ Absorbed the Parkcrest Housing Authority and Parkcrest staff (52 family units, 8 senior units)

Tax Increment Financing (TIF)

TIF Definition:

TIF is a mechanism by which government can assist development, improve public infrastructure and expand the local tax base, with repayment of those expenditures coming from the increased tax base resulting from the development.

TIF is targeted toward eliminating blight, increasing property value and promoting job growth and economic development where development would not occur “but for” assistance.

South Milwaukee Tax Increment Districts (TID)

Downtown
South
Milwaukee

TIF
District 1



TIF
District 2

TIF
District 4

TIF
District 3

TID 1

- ❖ Created in 2000
- ❖ Base value of \$8.4m
- ❖ Current value of \$17.8m
- ❖ Completed projects near Downtown:
 - Metal Cut Products expansion
 - Marquette Manor Senior Living
 - Speedway
 - Klamrowski Offices and Condos
 - Marquette Square mixed use building

TID 1 Projects

Marquette Square
and 920 Lofts



Marquette Manor
Senior Living



TID 1 – Madison Avenue Project

Madison Avenue Residential Project

- Final project in TID 1 plan.
- Purchased 5 properties on north side of Madison Avenue, east of 11th Avenue.
- Desired concept is upscale, contemporary, loft-style apartments:
 - Provides missing housing product.
 - increases density near the CBD to increase demand for services.
 - Catalyst for private investment to raise property value in area.
 - Adjacent to Market venue and across from Caterpillar mining operations.

Madison Avenue Residential Concepts



SM Downtown Market

- ❖ Began in 2009
- ❖ Thursday evening to capture commuter traffic
- ❖ Now expanded to over 115 vendors



TID 2

- ❖ Created in 2000
- ❖ Base value of \$6.4 million
- ❖ Current value of \$14.8 million
- ❖ Completed projects
 - Carrington Place Condominiums
 - Wescott Place Condominiums
 - Blighted/impacted property acquisitions

- ❖ Future projects
 - 222 N. Chicago Redevelopment Project
 - College Avenue Lots

TID 2: 222 N. Chicago Ave Project

Neighborhood Concept Walmart

- City acquired 7 blighted/impacted parcels of 3.6 acres along N. Chicago Avenue.
- Initial mixed use concept not currently feasible in economic climate.
- Proposal combines city parcel with adjacent 6.5 acre former tannery site to create 115,000 sf retail with 1 outlot.
- Proposed 1.8m assistance to remediate and prep site with 12m guaranteed assessment until 2027 creating over \$200,000 in annual increment levy.

TID 3

- ❖ Created in 2005
- ❖ Base value of \$16.5 million
- ❖ Current value over \$25 million
- ❖ Established projects
 - Grant Park Plaza renovation
 - Pick 'n Save grocery store
 - Heritage Reserve Condos
- ❖ Future Project
 - Redevelopment of
 - 1.5 acres at 909 Menomonee Avenue



TID 4

Bucyrus/Caterpillar Rawson Facility

- ❖ Developer financed
- ❖ Effective 2006
- ❖ Base value of \$662,500
- ❖ Current value of \$14.5 million
 - TID 4 created to assist with a 350,000 sq. ft building and other site improvements north of Rawson Avenue.
 - Total BI expansion and renovation of \$200 Million with 15 year backlog of orders.
 - Caterpillar acquisition establishes Mining Division with ongoing global growth in sector.
 - Landscape and streetscape improvements key to aesthetic of Downtown area.

Future Economic Development



- ❖ Facilitate remaining redevelopment projects
- ❖ Promote community amenities
- ❖ Ongoing engagement of civic and corporate partners