

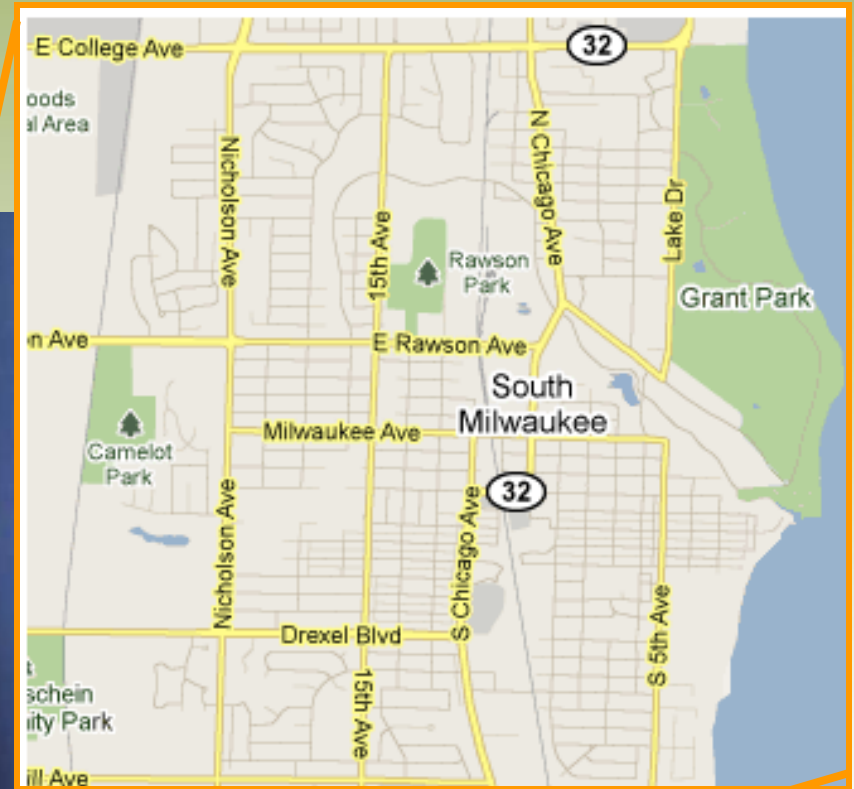
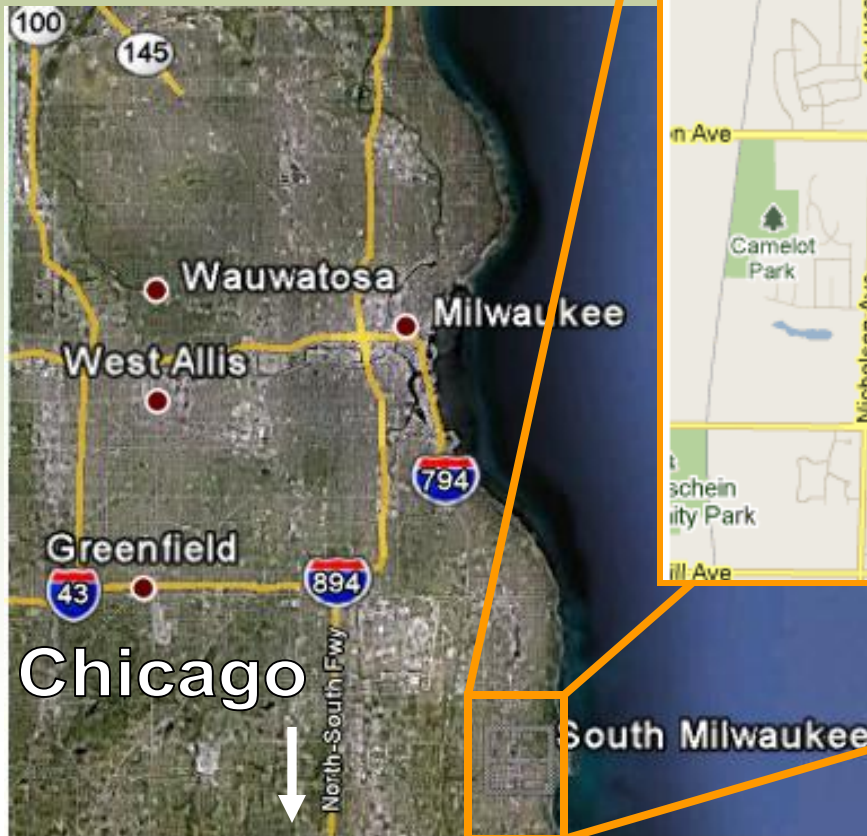
South Milwaukee Community Development Authority

John Lange: Chair
David Kieck: Vice Chair
Edward Magnuson: Treasurer
Heather Page
Joseph Weirich
Alderman Patrick Stoner
Alderman David Bartoshevich

Staff support:
Director Danielle Devlin
City Engineer Kyle Vandercar
Mayor Tom Zepecki



South Milwaukee



South Milwaukee Demographics

- ❖ 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 – 21,307
- 2010 census median income at \$52,616

Main Employers

- ❖ Caterpillar (formerly Bucyrus Int'l) – 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 Tax Increment Districts (TID)

Downtown
South
Milwaukee

TIF
District 1



TIF
District 2

TIF
District 4

TIF
District 3

Tax Increment District Data

- ❖ **\$31,887,400** base value of TID 1-4
- ❖ **\$82,416,100** current value of TIDs

TIF Redevelopment Projects:

- Pick N Save and Grant Park Plaza renovation
- Bucyrus/Caterpillar expansion
- Marquette Manor Senior Living
- Marquette Square/920 Lofts
- Metal Cut Products expansion
- Klamrowski Offices and Condos
- Carrington & Wescott Place Condos
- Heritage Park Condos

Completed TID Projects

Marquette Square/920 Lofts



Marquette Manor



Pick n Save/Grant Park Plaza



TID 2: Walmart - 222 N. Chicago Ave

Neighborhood Concept Walmart

- Guaranteed **\$12,000,000** annual assessed value thru 2027. Base value is \$1.26 million for the 10 acre redevelopment parcel.
- City acquired 7 blighted or environmentally impacted parcels along N. Chicago Avenue.
- City parcel combined with adjacent 6.5 acre former tannery site to allow for 115,000 sf retail store with 1 commercial outlot.
- Up to \$1.8m TIF assistance approved to remediate/prep site.

222 N. Chicago Ave. – Before Redevelopment



Former Midwest Tanning
at 1200 Davis Avenue

Obsolete and blighted
commercial uses along N.
Chicago Avenue

Walmart Site Plan



Walmart Façade



October 17, 2011

South Milwaukee, WI #5667-00

Perspectives

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Walmart Construction



On schedule for a
Spring 2013 opening

Remaining TID Projects

- ❖ Madison Avenue Downtown Residential
 - One acre lot in Central Business District
 - Adjacent to SM Downtown Market
 - Walking distance to Caterpillar complex

- ❖ 909 Menomonee Avenue
 - One and one half acre lot
 - Artifacts available from former Lawson
 - Continental Tile building including tile

909 Menomonee Avenue Site



Madison Avenue Residential Concepts



SM Downtown Market

- ❖ Began in 2009
- ❖ Thursday evening to capture commuter traffic and showcase Madison Ave site
- ❖ Now expanded to over 65 vendors, May through October



For More Information:

Danielle Devlin, AICP
Executive Director, South Milwaukee CDA
2906 6th Ave
South Milwaukee, WI 53172
(414) 762-4114
ddevlin@bizwi.rr.com
www.SouthMilwaukeeCDA.com
Twitter: @SoMilwaukeeCDA

