

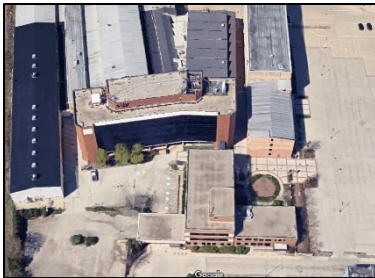


SOUTH MILWAUKEE PLAN COMMISSION

2024 ANNUAL ECONOMIC DEVELOPMENT REPORT

PLAN COMMISSION ACTIVITY

| | 2022 | 2023 | 2024 |
|------------------------------|------|------|------|
| Plan Commission Meetings | 13 | 12 | 13 |
| Conditional Use Permit/Amend | 2 | 10 | 7 |
| Special Exception Signs | 0 | 4 | 2 |
| Rezone/PDD | 0 | 1 | 2 |
| CSM | 3 | 2 | 0 |
| Subdivision Plats | 0 | 0 | 1 |



Bucyrus Campus
4.4 Acres
Adaptive reuse of vacant buildings

2024 Highlights

Approved Monroe Court Final Subdivision Plat and home designs. Construction started May

5 meetings for various approvals and updates of A.K. Development mixed-use proposal at city-owned property 2318 10th.

4 meetings for Bucyrus Campus redevelopment revised proposal

4 meetings for 305 N. Chicago use changes and new Pickleball project

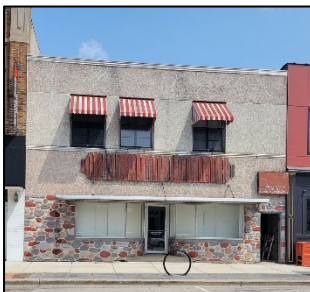
3 meetings on Zoning Chapter rewrite drafts

3 meetings on Comprehensive Plan draft

City met with three developers for 30-acre vacant site along Lake Michigan, the former Everbrite site, and a developer for reuse of vacant medical building at 100 15 Ave for 20-unit multifamily

BUCYRUS BUSINESS GRANTS

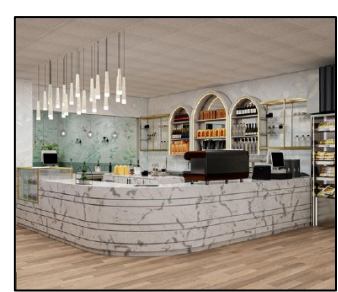
| Grant Type | Tot Project Cost | Approved Grant | % Grant Tot Costs | Project Status | Use |
|---|------------------|------------------|-------------------|----------------|--|
| Façade Grant | | | | | |
| 914 Milwaukee | \$37,456 | \$15,000 | 40% | Completed | Proposed artist studio/classes |
| 1234 Milwaukee | \$104,700 | \$40,000 | 38% | In Progress | Coffee shop, wine tasting, interior design |
| | \$142,156 | \$55,000 | | | |
| Storefront Activation Interior Grant | | | | | |
| 305 N. Chicago | \$31,374 | \$15,000 | 48% | In Progress | Supper club |
| 920 Milwaukee | \$19,000 | \$10,000 | 52% | In Progress | Bar/Lounge |
| 1229 Milwaukee | \$200,000 | \$40,000 | 20% | In Progress | Cocktail Lounge |
| 1204 Minnesota | \$36,186 | \$20,000 | 55% | In Progress | Trading Card and Gaming Store |
| 1234 Milwaukee | \$178,154 | \$65,000 | 36% | In Progress | Coffee shop, wine tasting, interior design |
| | \$464,714 | \$150,000 | | | |
| New Business Grant | | | | | |
| 925 Milwaukee | | \$5,000 | | Opened | Chi Shed -Gift and art boutique |
| 1202 Milwaukee | | \$5,000 | | Opened | Harmon Minimart -Liquor Store |
| | | \$10,000 | | | |
| | \$606,870 | \$215,000 | | | |



914 Milwaukee Ave



1234 Milwaukee Ave



BUSINESS ACTIVITY & COMMUNICATIONS

Total Businesses 260 Total Downtown Businesses 133

Business Openings

| | |
|------------------|----|
| New Businesses | 17 |
| Relocations | 2 |
| Expansions | 3 |
| Ownership change | 6 |

| | |
|-------------------------|----|
| Spaces vacant > 60 days | 16 |
| Spaces vacant > 1 year | 8 |

Total Contacts 6,119

| | |
|--------------------|-----|
| Business Inquiries | 67 |
| Phone Contacts | 171 |
| Meetings | 56 |

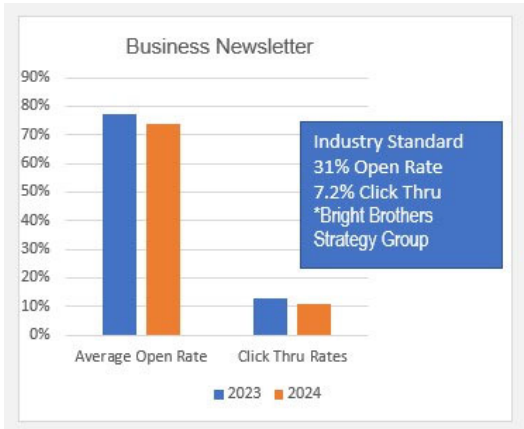
Business Newsletter

| | |
|-----------------------|-------|
| Total Sent | 5,892 |
| Subscribership | 551 |
| % Ave Open Rate | 74% |
| % Ave Click Thru Rate | 11% |

S.M.ALL Business Retention & Expansion Program

86% Survey respondents rated SM good or very good place to conduct business, up from **73%** in 2021

Bakehouse23 - Awarded New Business of the Year
Better Together Café - Awarded Business of the Year



A newsletter promoting businesses, events, community development and small business resources

ATTRACTING VISITORS & INVESTMENT

SASQUATCH SAM



3,012 Users
29,027 Events (view, click, scroll)



16 events attended



>30 businesses visited



30,080 Reach
7% Engagement rate (3.8% ind std)



111,400 Reach
4.6% Engagement rate (2.5% ind std)



18,000 Reach
8.5% Engagement rate (3.1% ind std)



BUCYRUS COMMONS



35 events held



Wis. Economic Development Corporation awarded the City "Best Revitalization Project" for Bucyrus Commons downtown outdoor event space





City of South Milwaukee 2025 Annual Business Update

Another year of growth in South Milwaukee's revitalization efforts, attracting new businesses, residents and visitors, and creating an environment for business success.

We are excited to share with you 2024 activities and accomplishments and goals for 2025. Many of these efforts are made possible with the collaboration of local businesses, community members and the 2021 Bucyrus Foundation grant to the City, dedicated to establishing grant programs and economic development initiatives. Thank you to everyone who made this possible!

2024 Economic Development Initiatives

- Entrepreneurs are choosing South Milwaukee, with **21 new businesses** opening this year, the majority in the Downtown District. The economic development team spoke with **67** entrepreneurs and existing businesses exploring opportunities to start a business or relocate to the City and made over **6,000 connections** with the business community.
- **35** public and private events utilized the **Bucyrus Commons** downtown outdoor park and event space. In April, the Wis. Economic Development Corporation awarded the City the *Best Revitalization Initiative* for the park project, as a Connect Communities Member. Interested in having an event, contact City Hall to reserve the space.
- In Spring, the council approved a **Commemorative Bench Donation Program** to provide more public seating in the downtown, adding two new benches at the Bucyrus Commons. Visit the City's website for details about the program.
- The new **Monroe Court** 8-single family home subdivision has 5 homes substantially completed, anticipating completion in 2025, located at 7th & Monroe.
- Work began at the beginning of the year on updating the city's 160-page **Comprehensive Plan** and rewriting the **Zoning Code**, including the sign codes. Drafts are available on the City's website, with approvals projected early 2025.
- Started in 2023, the City's monthly **Business & Community Development E-Newsletter** continues to grow its reach, sharing all-things happening in the business community. Sign up or view previous issues under the *I Want To* tab on the City's website.
- A **S.M.ALL Business Retention & Expansion** program was launched in early 2024 to recognize businesses, connect them with resources, and more. A business survey showed 86% respondents rated South Milwaukee as a good or very good place to conduct business, up from 73% in 2021. As part of that program, the first **Economic Development Month** was held in the City and Better Together Café and Bakehouse 23 were honored as 2024 Business and New Business of the Year.
- The **Bucyrus Business Grants** supported **8** businesses to open and improve the city's aging buildings. The Chi Shed relocated to a larger space and Dot's Supper Club and upcoming Virtue Coffee-Valor Wine Tasting are to name a few much appreciated businesses that are investing in the City.
- Developer Scott Crawford, Inc is approved for repurposing three vacant office buildings and constructing a new building at the **Bucyrus Campus** into over **170 apartment homes**, with most units offered at market rate.
- The City provided a grant toward the 2nd annual **Shop Small World Tour's** November 30th event with more than a dozen businesses participating.
- An agreement was signed with A.K. Development to construct a mixed-use building with 64 apartment homes at the City-owned vacant lot at **2318 10th Ave.**



From Top: Drop the Mic MKE ribbon cutting;
Downtown façade improvement at 914
Milwaukee



South Milwaukee Sam (a sasquatch)

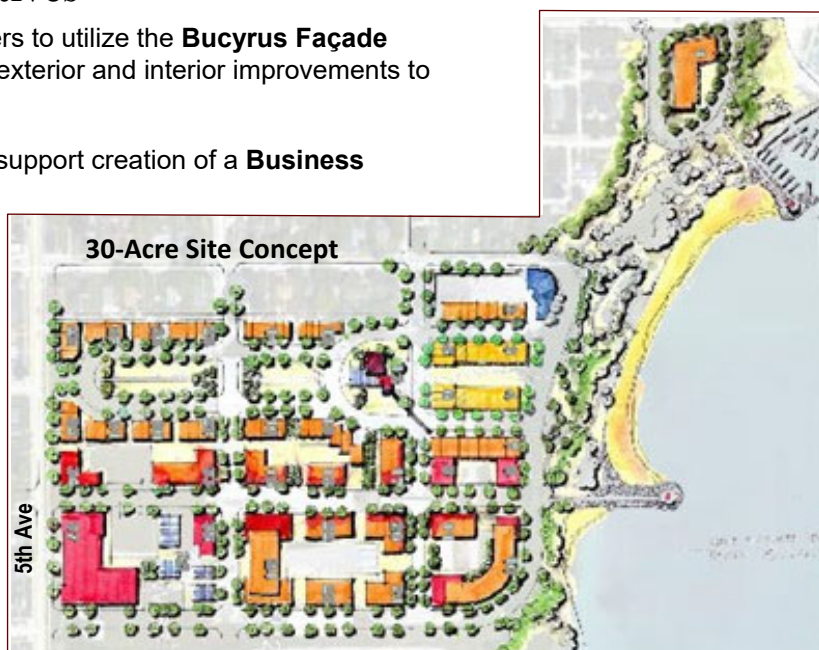
He officially moved to the City in July, becoming the City's spokesperson. He attended many community events and visited many businesses last year, promoting what we all love about South Milwaukee.

Look for **Sam Approved** businesses in 2025 and check out what he's up to or get Sam merchandise at www.smkesam.com



2025 Economic Development Initiatives

- Continue encouraging commercial and business owners to utilize the **Bucyrus Façade Improvement and Storefront Activation Grants** for exterior and interior improvements to attract new businesses and activity.
- Working with downtown stakeholders to promote and support creation of a **Business Improvement District**.
- Continue efforts to attract businesses through outreach and unified branding of available spaces.
- Promote redevelopment of the **30-acre site located along the lake**, previously a sign manufacturing company. The Comprehensive Plan was amended, showing a future development concept primarily housing, with convenience services and public access to the lake.
- Continue **beautification projects** in the Downtown District, such as, working with the High School's National Honor Art group to create painted crosswalks.



Local Business Grant Programs Available

- **Bucyrus Façade Improvement Grant**— A matching grant for exterior improvements for half of eligible project costs, up to \$15,000.
- **Bucyrus New Business Grant**— A \$5,000 grant to new and expanding businesses going into a vacant storefront space in the Downtown District.
- **Bucyrus Storefront Activation Grant**— A matching grant for interior improvements for half of the eligible project costs, up to \$20,000.
- **Hanging Blade Sign Grant**— Up to \$500 grant for pedestrian-sized hanging blade signs in the Downtown District.



Scan to Learn More

South Milwaukee Common Council & Mayor Jim Shelenske

"The City of South Milwaukee is proud to invest in our local businesses." - Mayor Jim Shelenske

Contact City Staff

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