

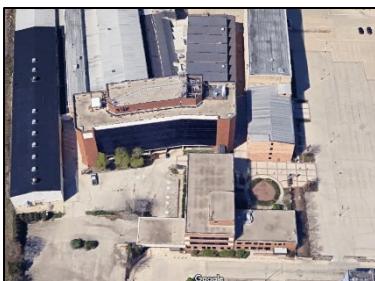


SOUTH MILWAUKEE PLAN COMMISSION

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

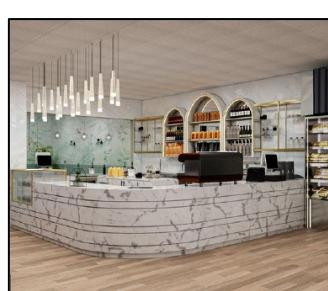
3 meetings on Zoning Chapter rewrite drafts

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	Spaces vacant > 60 days	16
Relocations	2	Spaces vacant > 1 year	8
Expansions	3		
Ownership change	6		

Total Contacts 6,119

Business Inquiries 67
Phone Contacts 171
Meetings 56

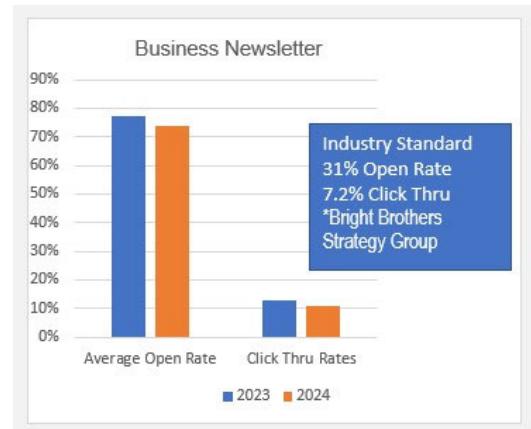
Business Newsletter

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*

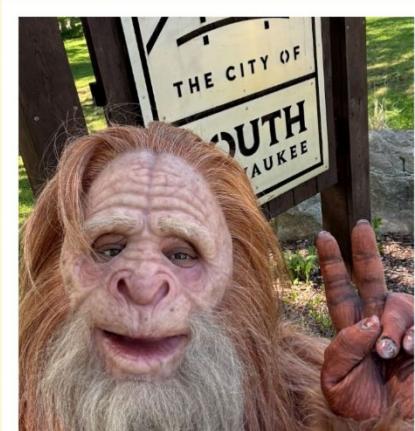


A newsletter promoting businesses, events, community development and small business resources

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.**

MONTHLY BUSINESS E-NEWSLETTER

SIGN-UP

To receive updates about South Milwaukee businesses, city developments, & events



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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