

Date: February 20, 2025

To: Plan Commission, Meeting 2/25/2025

Cc: City Administrator Patrick Brever, Assistant City Administrator  
Katie Crosby, Building Inspector Steve Petery, City Engineer Genevieve  
Stollenwerk

From: Economic Development Manager/Zoning Administrator Ericka Lang

**RE: Scott Crawford, LLC Development Planned Development District Amendment for 1100 Milwaukee and 1022 Milwaukee Avenues**



## Background

Last November 7<sup>th</sup>, the common council approved a Planned Development District zoning change for Developer Scott Crawford, Inc for properties 1100 and 1022 Milwaukee Avenue, repurposing three vacant office buildings into apartment homes and build a new multifamily in the west parking lot along Milwaukee Avenue. The existing Heritage building will be a mixed-use building with first floor commercial.

## Existing Site Facts:

Tax ID: 770-9004-000 Address: 1100 Milwaukee Ave Parcel SqFt: 170,265 CSM# 9526  
Tax ID: 771-9003-000 Address 1022 Milwaukee Ave Parcel SqFt: 21,594 CSM# 9525

Technical Building:	6 stories	Corporate Building:	3 stories
Heritage Building:	4 stories	Parking:	483 Total

**This city review for the proposed changes is for amending the PDD zoning only, regarding changes in building/structure setbacks and land uses. It does not include other development approvals required prior to construction permit approvals.**

## Site Plan Review Changes

[Link to Previous Approved Submittals 11/7/2024](#)

a) Reduce the number of apartment units from 171 to 132, less 39 units

Buildings	Previous Units	Proposed Units
Tech	68	66
Corporate	26	0
Heritage	37	26
New Bldg	40	40
<b>Tot apartments</b>	<b>171</b>	<b>132</b>

b) Reduce total parking stalls from 384 to 364, less 20 stalls

\*The city has not completed a parking plan and traffic review, including landscaping in the parking lots, lighting, ADA requirements, allocations by use, signage, etc.

c) Relocate new townhome building to 10<sup>th</sup> Avenue parking lot

1. The building is identical to the originally approved new building
2. The townhomes facing 10<sup>th</sup> will have direct access to the public sidewalk along 10<sup>th</sup> Avenue, eliminating screening. Screening remains along the alley.

- d) Change Corporate building use from apartments to a private school, Guidance Academy Elementary School K5.
  - 1. Initial student attendance 100-150, projecting growth to 200.
  - 2. School pickup and drop off will be on site, within the SW parking lot. The site plan shows one way in and one way out, diminishing vehicles queuing in the alley or 11<sup>th</sup> Avenue. Changes to the 11<sup>th</sup> Ave boulevard landscape bed may require modification if the proposed traffic flow is approved by the city engineer.
  - 3. Staff assumes an outdoor playground will be located at the rear of the building.
- e) Potential electric vehicle charging stations along east side of 11<sup>th</sup> Avenue, for future discussion.

#### **City Incomplete Development Reviews/Approvals:**

1. Master Sign Plan. *Staff and Plan Commission approval*
2. Site Lighting Plan. *Staff approval*  
Photometrics for parking lots and 11<sup>th</sup> Ave light poles provided. Fixture specs required for existing light pole fixtures. Footcandles slightly over performance standards at 1022 Milwaukee parking lot.
3. Parking Plan, including Traffic Circulation. *Staff approval after Plan Commission approves totals*
4. Landscape Plan and Site Features. *Staff approval*
  - a. Plan sheet with plant locations.
  - b. Updated Landscape Plan
  - c. Garbage Areas: Original plan shows black metal frame with metal panels OR vinyl. Require enclosure materials match the building nearest to.
  - d. Existing and new fencing details
  - e. Finalized site furnishings
  - f. Identify snow storage area on plan
5. Architectural plans. *Staff approval*
  - a. Exterior Designs. All sides of building elevations provided.  
Revise Heritage building elevation: new double-hung windows to match the existing lintel soldier course on the east façade southern half. Rendering does not show matching lintels.
6. Erosion control/grading plans. *Staff approval*
7. Stormwater Management Plan. *Staff approval*
8. Utility Plan. *Staff approval*

#### **Recommended Motion:**

I make a motion to recommend an ordinance to amend the Planned Development District zoning originally adopted on November 7<sup>th</sup>, 2024, for properties 1100 Milwaukee Ave and 1022 Milwaukee Ave, for the proposed Scott Crawford, Inc Bucyrus Campus redevelopment project.

PPZ2025-0001  
770-9004  
2-19-2025

## City of South Milwaukee Plan Commission Application

**NOTE: It is the responsibility of any person/firm that is considering submitting an application for the Plan Commission agenda to contact the City Engineer prior to any submittal. The application and required information must be submitted to the City a minimum of 10 days prior to the Plan Commission meeting, unless otherwise approved by the City Engineer.**

### APPLICANT

Name Comilita Salah  
Company Guidance Academy  
Address 1800 16th Ave  
City South Milwaukee State WI Zip   
Telephone 414-312-8755  
Fax   
Email admin@guidanceacademy.org

### PROPERTY INFORMATION

Property Address 1100 Milwaukee Ave  
Tax Key Number 770-9004-000  
Current Zoning Commercial  
Property Owner Scott Crawford  
Property Owner's Address 3212 W Center Street  
Milwaukee, WI 53210  
Existing Use of Property Offices

### APPLICANT IS REPRESENTED BY

Name Ron Issleb  
Company Khalek Construction  
Address 3834 Puetz Rd  
City Oak Creek State WI Zip   
Telephone 414-571-9999  
Fax   
Email ron@khalek.co

**Note: Representative's address will be used for all official correspondence.**

### APPLICATION TYPE – CHECK ALL THAT APPLY

- Sign Plan Exception 401232 30097A 1 02/10/2025
- Conditional Use Permit 2025-0001 770-9004 GUIDANCE-PLA
- Conditional Use Amendment 1 02/10/2025 \$350.00
- Basic Rezoning
- Zoning Text Amendment
- Certified Survey Map
- Planned Unit Development
- Amendment to Planned Unit Development
- Preliminary Subdivision Plat
- Official Map Amendment
- Final Subdivision Plat
- House Moving Approval
- Street or Right-of-Way Vacation
- Other

Application Fee \$ \$350

**DESCRIPTION OF PROPOSAL:** Details of proposal, plan of operation, hours of operation, frequency of deliveries to site, number of employees, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials for sale, etc.) number of employees per shift, number of parking stalls, and any other information that is available. PLEASE EXPLAIN IN DETAIL: (attach additional sheets if necessary or provide a detailed cover letter explaining the proposal) Please see attached details.

Signature Ronald Issleb Date: 2/18/25

Date Submitted: 2-19-2025 CHECK # 3189  
Amount Paid:   
Accepted By: EL/HE

Deliver Via:  Mail  Courier  Hand  Email  Fax

**Date:** February 4, 2025    **Subject:** Narrative for Brief Project Description, Scope and Revisions.

**From:** Falamak Nourzad    **General Note:**

**To:**  
Project team

***This narrative is to accompany a site plan drawing where new location and uses of the structures on Bucyrus Campus is identified.***

**Project:**  
Bucyrus Campus  
Redevelopment

**Project No.:** 210701

**Distribution:**  
File  
City of South Milwaukee,  
Ms Erica Lang

**Client Team:**  
Que El-Amin  
Marques Morgan  
Mohamad Khalek  
Rich Severson

The campus consists of three existing structures. The uses for 2 of the structures, **Heritage Building** and **Technical Building** remain the same as residential/mixed use.

**Heritage Building** carries the mixed-use component of the program. The entire floor space on its first floor and the upper 2 floors of the southern portion of the structure will be used by commercial tenants.

The balance of three stories over the taller 4 story structure on the north side remains as housing. The rental housing and is developed as affordable under WHEDA LIHTC program. The unit count before in this building was for smaller 1 and 2 bedrooms and were 45 and now reduced to family occupied units and was reduced to 26.

**Technical Building** remains as Market rate rental Housing, please see unit chart followed. This building enlarged 2 units for larger families, and Counts was reduced from 68 to 66

**The Corporate building** has a new revised use and will be developed as an elementary school, Continuum is not the architect for this project. However, the submitted site plan shows a new location of parking west of this structure for some of their use. The queueing for the cars for students drop-off or pick shall take place on the western parking lot near this structure and will not be in the alley. Site amenity changes affiliated with this new use are not yet determined

**New Construction.** The project has always had a newly constructed structure to also be housing. This is still part of the project; however, this footprint is relocated along 10<sup>th</sup> Ave and used to be along Milwaukee Street. The form, shape and townhomes for this structure are not changed. It is designed to still have a strong activation at street edge in its new location. Please note that the 10<sup>th</sup> Ave approach is staying in the current location to accommodate this building's relocation. South of this approach location the existing concrete wall/fence along 10<sup>th</sup> Ave will be removed to accommodate Townhome entries.

In general, the apartments units total count for this development is reduced from 179 to 132, a reduction of 47 units. This continues to develop as the units are establishing their layouts and infrastructure of existing



come to reveal themselves as potential issues that require designing around. The range of units will be 130 to 132 in counts, with a goal of staying at 132.

**Parking:** the previously submitted site plan had a total of 375 parking stalls. The newly submitted site plan is accommodating 364 Parking stalls. Eleven less spots.

The stalls along 11<sup>th</sup> Ave ROW will receive Electric Charging stations for public and development use. Station equipment placement for this equipment will be discussed further with City staff and pends on their review and determination of appropriate spot.

The signage wayfinding for this development will be submitted separately for concept proposal and will be determined after review by City staff.

**TECHNICAL BUILDING- DATA**

	FLOOR AREA	COMMON	UNITS
LOWER LVL	13,200 SF	8,500 SF	0 SF
LEVEL 01	13,200 SF	4,000 SF	9,200 SF
LEVEL 02	13,200 SF	3,400 SF	9,800 SF
LEVEL 03	13,200 SF	3,400 SF	9,800 SF
LEVEL 04	13,200 SF	3,400 SF	9,800 SF
LEVEL 05	13,200 SF	3,400 SF	9,800 SF
LEVEL 06	13,200 SF	3,400 SF	9,800 SF
	<b>92,400 SF</b>		<b>58,200 SF</b>

	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	650 - 700 sf	14	21%
2 BED	825 - 950 sf	40	61%
3 BED	1500 - 1600 sf	5	8%
3 BED TH	1100 - 1400 sf	7	10%
		<b>66</b>	

**HERITAGE BUILDING- DATA**

	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	500 - 600 sf	9	35%
2 BED	800 - 900 sf	10	38%
3 BED	1100 - 1200 sf	7	27%

**26**

	FLOOR AREA	COMMON	UNITS
LEVEL 01	17,720 SF	17,720 SF	0 SF
LEVEL 02	17,720 SF	3,300 SF	14,420 SF
LEVEL 03	17,720 SF	3,000 SF	14,720 SF
LEVEL 04	11,300 SF	1,500 SF	9,800 SF
	<b>64,460 SF</b>		<b>45,110 SF</b>

**NEW APARTMENT BUILDING- DATA**

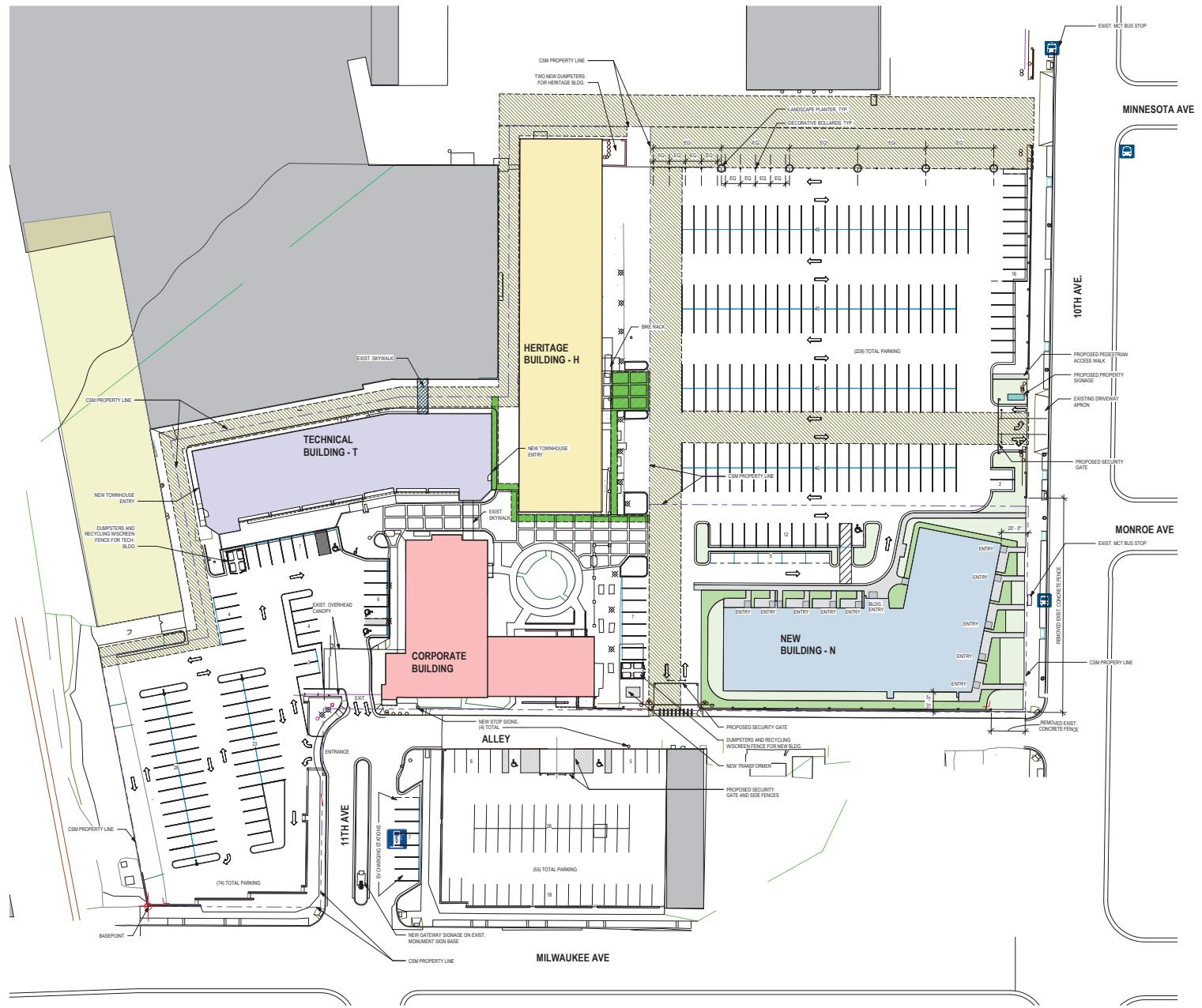
	UNIT AREA	Unit Mix Shown	Unit Mix Percentage
1 BED	650 - 720 SF	12	30%
2 BED	830 - 950 SF	18	45%
3 BED TH	1100 - 1520 SF	10	25%
40			

	FLOOR AREA	COMMON	UNITS
LEVEL 01	15,250 SF	1,800 SF	13,450 SF
LEVEL 02	15,250 SF	2,600 SF	12,650 SF
LEVEL 03	15,250 SF	2,800 SF	12,650 SF
45,750 SF		38,750 SF	

	1 BED	2 BED	3 BED	3 BED TH
Unit Total	35	68	12	17
Unit Mix Percentage	26%	52%	9%	13%

**132 TOTAL UNITS**

Parking Count					
	East Parking Lot	West Parking Lot	South Parking Lot	11 <sup>th</sup> Ave - City ROW	Total
Before	284	28	55	8	375
New - Revised	228	74	55	7	364



**CONSULTANTS:**

1. *What is the primary purpose of the study?*

NOT TO SCALE  
**NOT FOR CONSTRUCTION**  
THESE DRAWINGS ARE RELEASED FOR  
DESIGN DEVELOPMENT PURPOSES  
ONLY. THEY ARE NOT TO BE USED FOR  
REGULATORY APPROVAL, PERMIT, OR  
CONSTRUCTION PURPOSES.

**BUCYRUS CAMPUS - SITE PLAN**

MILWAUKEE AVE & 10TH AVE  
SOUTH MILWAUKEE, WI

9 EETITLE:  
**ARCHITECTURAL SITE PLAN**

REVISIONS:

1. *What is the primary purpose of the study?* (e.g., to evaluate the effectiveness of a new treatment, to describe a population, to compare two groups).

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1000

SCALE VARIES

PROJECT 210701

NUMBER 4187-1

SET TYPE	-
DATE	

DATE ISSUED 02/04/2025

# Guidance Academy Elementary School Plan of Operation

## 1. School Information:

- **School Name:** Guidance Academy
- **Grade Levels:** Kindergarten (K5) to 5th Grade
- **Total Number of Students:** 200
- **Hours of Operation:** 8:00 AM - 3:30 PM
- **Drop-Off Time:** 7:45 AM
- **Pick-Up Time:** 3:45 PM

## 2. Safety and Traffic Management:

- A dedicated **safety guard** will be present daily to direct traffic and ensure student safety.
- The **principal and a teacher** will also assist with traffic flow and student supervision during drop-off and pick-up times.
- A new **exterior fence** will be added to the **north side** of the building to enhance safety and security.

## 3. Interior Work and Classroom Setup:

- **Conversion of Office Spaces:** Offices will be repurposed into **13 classrooms** to accommodate students.
  - **2nd Floor:** 8 classrooms
  - **1st Floor:** 5 classrooms
- Existing **restrooms, offices, and conference rooms** will remain in use.
- No work will be conducted in the **basement** or **3rd floor** of the building.
- A designated **lunch area** will be provided, with **lunch services supplied by a third-party provider**.

## 4. Parking Facilities:

- **Total Parking Spaces:** 60 stalls will be available for staff, visitors, and parents.

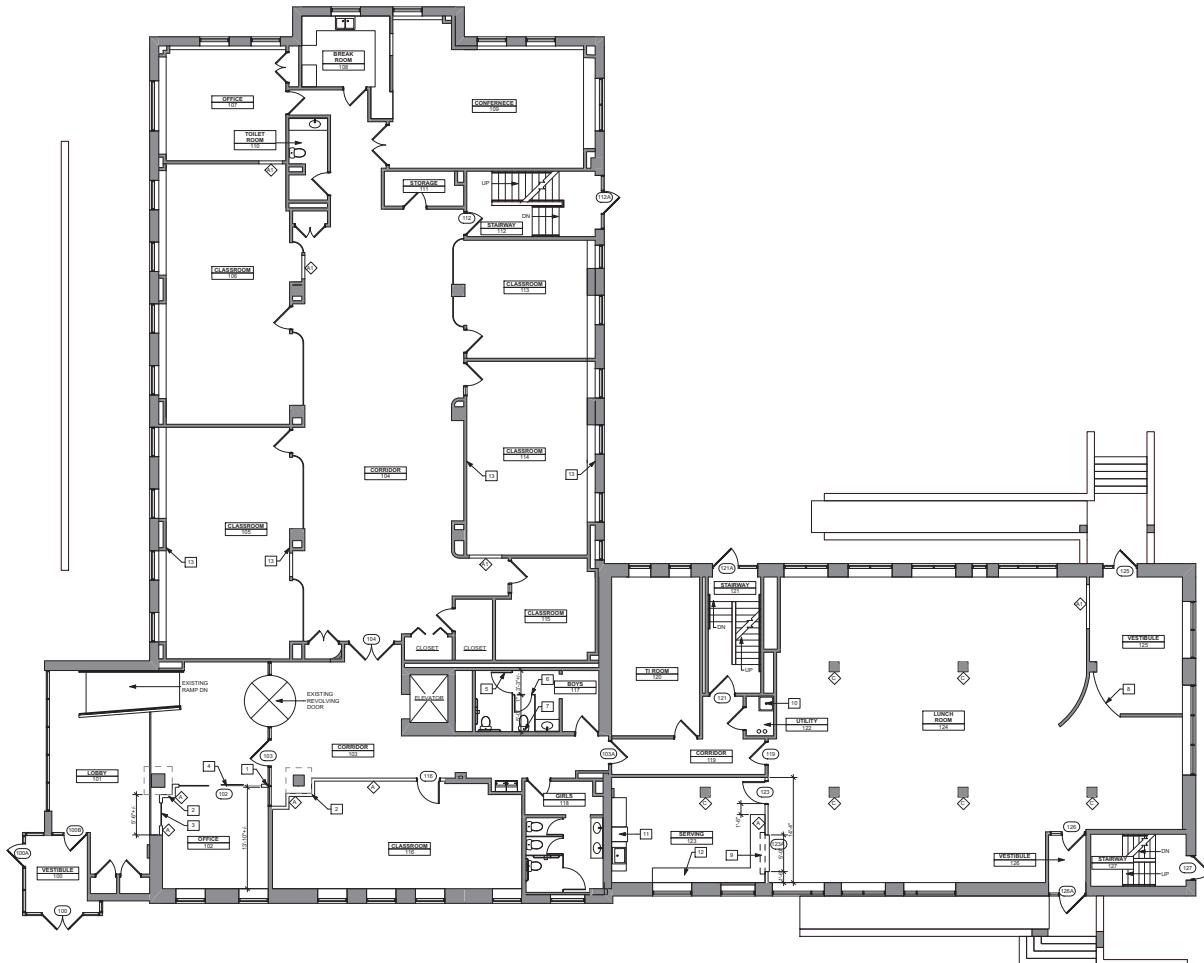
This plan ensures a structured, safe, and well-organized environment for students, faculty, and visitors while making efficient use of the existing building layout.

### GENERAL FLOOR PLAN NOTES

1. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS DO NOT CONFORM TO ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF WALLS, UNLESS NOTED OTHERWISE.
6. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS HATCHES, DRAINS, DUCTS, VENTS, CONDUITS, ETC. AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PROFESSIONAL TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS EXIST WHICH COULD DAMAGE THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.

## FIRST FLOOR PLAN NOTES

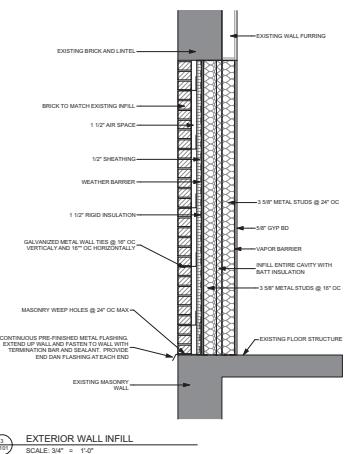
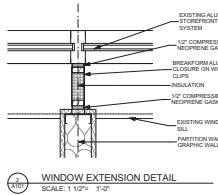
- EXISTING TO REMAIN**
- NEW PARTITION - SEE GRAPHIC WALL SCHEDULE**
- 1 ALIGN WALL WITH WINDOW JAMB**
- 2 NEW PARTITION TO PUSH OUT WITH RECESS  $\times$  EXISTING COULD BE REMOVED**
- 3 REUSE EXISTING GLASS PANELS AND TRACING, BASED ON EXISTING GLASS SIZE. IF GLASS IS TOO BIG, TRIM DOWN AND ADJUST NEW PARTITIONS ACCORDINGLY**
- 4 REUSE EXISTING GLASS PANELS, SWING DOOR AND TRACING. IF SWING DOOR IS TOO BIG, TRIM DOWN. MAINTAIN OPENING AND ADJUST NEW SIDE PARTITIONS ACCORDINGLY**
- 5 CHANGE SWING ON EXISTING DAIRY DOOR TO OPEN IN**
- 6 PROVIDE NEW & DEEPENED TOILET STALL PARTITION TO MATCH EXISTING**
- 7 PROVIDE NEW & DEEPENED TOILET STALL PARTITION TO MATCH EXISTING WHERE PREVIOUS URINAL WAS LOCATED**
- 8 LINE OF PARTITIONS TO REMAIN**
- 9 PROVIDE NEW TOILET STALL PARTITION**
- 10 SECURITY GRILLE**
- 11 PROVIDE NEW TOILET STALL PARTITION**
- 12 PROVIDE NEW SINK WHERE PREVIOUS EXISTING WAS LOCATED**
- 13 SECURITY GRILLE**
- 14 DS COUNTERTOP FOR WASHING STATION AND SERVING - DS COUNTERTOP FINAL LOCATION AND SIZE WITH OWNER**
- 15 PROVIDE VERTICAL X 11/8 INCHES COVER TRIM TO MATCH EXISTING COVER TRIM. THIS COULD BE REMOVED TO EASILY AS A TRANSITION BETWEEN NEW AND EXISTING**



  FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

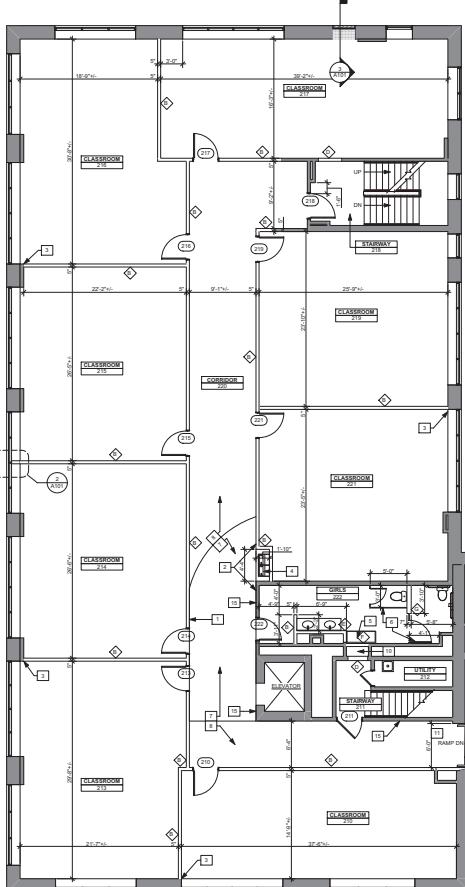
PROJECT # 25004

A100



SECOND FLOOR PLAN NOTES

- EXISTING TO REMAIN
- NEW PARTITION, SEE GRAPHIC WALL SCHEDULE
- ALIGN WALL EDGE OF TILE AND SOFFIT
- ALIGN WALL
- ALIGN WITH WINDOW JAMB
- HIGH / LOW DRINKING FOUNTAIN
- 10 PERSON WASH BENCH
- SOLID SURFACE TOILET PARTITION
- EXISTING TILE TO REMAIN, PROVIDE NEW COORDINATING TILE UNDER DRINKING FOUNTAIN
- EXISTING CARPET TO REMAIN
- PATCHING TILE WHERE PREVIOUSLY REMOVED, COORDINATE WITH COORDINATING TILE
- EXISTING INSULATION
- PROVIDE 6" C CLEAR
- PROVIDE 3" HIGH, 1 1/2" SH ALUMINUM HANDRAIL, EXTEND RAILING 1' AT TOP AND 1' AT BOTTOM, TURN 90 DEG AT PART, RAILING TO RETURN TO WALL AT BOTTOM, TURN 90 DEG IN RAILING TO TURN DOWN TO FLOOR



SECOND FLOOR

SCALE: 1/8" = 1'-0"

WALL TYPE - GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF PARTITION
2. PROVIDE BLOCKING IN WALLS WHERE REQUIRED
3. TAPE AND SEAL GYPSUM WALL BOARD FULL LENGTH OF PARTITION
4. GYPSUM BOARD WALLS RECEIVING PART ARE TO BE FINISHED TO A LEVEL 4 FINISH
5. USE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL EXTERIOR WALLS
6. PARTITIONS THAT EXTEND TO UNDERSIDE OF CEILING OR CEILINGS STRUCTURE ARE TO BE FRAMED WITH CLIP TRACK OF RAILERS



TYPE A  
EXTEND ENTIRE ASSEMBLY TO  
UNDERSIDE OF STRUCTURE ABOVE



TYPE B  
EXTEND ENTIRE ASSEMBLY TO  
UNDERSIDE OF EXISTING CEILING  
OR GIRDERS



TYPE C  
INCLUDES EXISTING WALL INFILL  
UL 419  
MAINTAIN THICKNESS OF EXISTING  
PARTITION



TYPE D  
INCLUDES EXISTING WALL INFILL  
UL 419  
MAINTAIN THICKNESS OF EXISTING  
PARTITION



TYPE E  
WALL FURRING  
EXTEND ENTIRE ASSEMBLY TO  
UNDERSIDE OF EXISTING CEILING OR  
CEILINGS ABOVE



TYPE F  
WALL FURRING  
EXTEND ENTIRE ASSEMBLY TO  
UNDERSIDE OF EXISTING CEILING OR  
CEILINGS ABOVE



TYPE G  
EXTEND ENTIRE ASSEMBLY TO  
UNDERSIDE OF EXISTING CEILING OR  
CEILINGS ABOVE

WALL TYPES

SCALE: 1" = 1'-0"

**ORDINANCE NO. \_\_\_\_****AN ORDINANCE TO AMEND THE PLANNED DEVELOPMENT DISTRICT 15.035(94) OF THE CITY OF SOUTH MILWAUKEE FOR 1100 MILWAUKEE AVENUE & 1022 MILWAUKEE AVENUE PROPERTIES (BUCYRUS CAMPUS)**

Whereas, Developer Scott Crawford, Inc. has submitted an application for a Planned Development District zoning amendment of properties 1100 Milwaukee Avenue and 1022 Milwaukee Avenue; and

Whereas, Scott Crawford, Inc. previously received approval from the Common Council on November 7, 2024 of a zoning change application for properties 1100 Milwaukee Avenue and 1022 Milwaukee Avenue, previously zoned M-2 Industrial and C-3 Central Business respectively, to Planned Development District; and

Whereas, the Common Council on November 7, 2024 stated that the proposed development cannot be achieved under the previous M-2 Manufacturing and C-3 Central Business Zones; and

Whereas, the Plan Commission has reviewed the initial zoning change application on July 23, 2024, August 27, 2024, and November 7, 2024, and reviewed the Planned Development District amendment application on February 25, 2025, per procedures set forth in Sec. 62.23(7)(d), Wis. Stat; and

Whereas, the City's Plan Commission supports the reuse of these properties and has determined that repurposing the buildings and adding an additional multi-family building to allow residential units together with site improvements and parking requirements will support the City's redevelopment goals and complies with the intent of the Comprehensive Plan, the Tax Increment District (TID) 5 Project Plan and Downtown Strategic Plan; and

Whereas, after further review of proposed building use changes, decreasing the total number of apartment units, converting a building to a private school, and relocating the new building, the Plan Commission, on February 25, 2025, with a quorum being present and a majority of the commission voting therefore, recommended approval of the application to amend the Planned Development District Section 15.035(94) for the development, with conditions listed as required; and

Whereas, the adaptive reuse of the existing buildings will add residential, commercial and institutional uses in the existing vacant buildings in the Downtown District, increasing the vibrancy and will catalyze further redevelopment and positive change; and

Whereas, amending the Planned Development District zone will serve to eliminate blight and promote redevelopment within Tax Incremental District No. 5 and appears to be in the best interests of the neighborhood, the city and its residents.

Now therefore, at March 5<sup>th</sup>, 2025 meeting of the South Milwaukee Common Council, and after public hearing, a quorum being present and a majority of the Council voting in favor, it is hereby resolved that the application for Planned Development District 15.035(94) amendment for the properties described in the application is approved after making the following finding and the conditions listed:

**SECTION 1:**

Section 15.035 (94) of the municipal code is hereby amended to read as follows:

15.035(94) Bucyrus Campus Planned Development District:

- A. **Findings.** The Plan Commission and Common Council find that the amendment of this Planned Development District will create an environment of sustained desirability and stability, will not be detrimental to present and potential surrounding uses, will not adversely affect neighboring property values or be incompatible with the character of the surrounding area, and will have an overall beneficial effect which could not be achieved under other zoning districts. The foregoing recitals are incorporated within this subsection.
- B. **Amended Areas.** The following lands shown on Exhibit A heretofore zoned Mixed Use Planned Development District, shall be amended:

Land address and legal descriptions:

1. The land known as 1100 Milwaukee Avenue, further described as part of Lots 1 thru 15, Block 13, Addition No. 1 to the Town site of South Milwaukee, and the abutting vacated S. 11<sup>th</sup> Avenue, vacated Monroe Avenue and Vacated alley adjoining, Lots 1 thru 8, Block 77, Addition No. 5, Town site of South Milwaukee, and lands in the Northeast 1/4 and Northwest 1/4 of Section 11, Township 5 North, Range 22 East, in the City of South Milwaukee, Milwaukee County, Wisconsin. Said parcel containing 170,265 square feet (3.909 acres). Tax ID 770-9004-000.
2. The land known as 1022 Milwaukee Avenue, further described as Lots 10 through 15 in the Block 4 of Townsite of South Milwaukee, being in the NW 1/4 Section 11 Township 5 North, Range 22 East, in the City of South Milwaukee, Milwaukee County, Wisconsin. Said parcel containing 21,594 square feet (.50 acres). Tax ID 771-9003-000.
3. The land and easements, being Lot 1 of Certified Survey Map No. 9526 being the southerly 3.909 acres of the property commonly known as 1100 Milwaukee Avenue.
4. The land shown, being Lot 1 of Certified Survey Map No. 9525 being the southerly 0.50 acres of the property commonly known as 1022 Milwaukee Avenue.

**SECTION 2:**

- A. **Project Description.** The developer shall redevelop the former Bucyrus-Erie industrial campus that has three existing multi-story commercial buildings, commonly referred as the Corporate, Technical and Heritage buildings; the Corporate building shall be converted to a private school, the Technical building to multifamily apartment homes, and the Heritage into a mixed-use building, with apartment homes above the first story; and a new multifamily building shall be constructed; in accordance with the Project description and plans.
- B. The zoning restrictions and regulations to be observed and enforced in this Planned Development District are as follows:

1. The buildings, parking areas, open areas, landscaping, screening, and other site features as identified as part of plan approvals, shall be designed, situated, constructed, and maintained in substantial conformance with the set of approved plans. Minor revisions to the project plans shall be subject to city approval.
2. The following uses are permitted within the amended Planned Development District, including 132 apartment homes: 66 multifamily apartment homes in the Technical building; 26 multifamily apartment homes in the Heritage building; first-level and mezzanine level commercial use in the Heritage building; private school in the Corporate building; and 40 multifamily apartment homes in a three-story new construction building. A portion of the development shall provide affordable housing units and the remaining units shall be at market rate. The City shall approve changes to the total number of apartment units, restricted to interior changes only.
3. Storage or parking of recreational vehicles or trailers on the property shall be prohibited. Storage or parking of commercial vehicles on the property shall be prohibited with the exceptions of temporary parking for moving vans or trucks, and standard vans or pick-up trucks related to employment of a tenant. Unlicensed or unregistered vehicles shall be prohibited.

C. The zoning is effective with the condition that various easements shown within the lands listed under Section I are executed and remain in force, including pedestrian easement, access easement, truck easement, interior parking and exterior parking easements. Easement changes require review and approval by the city.

D. The final project plans shall be prepared and submitted to the City and Plan Commission for approval, including details and conditions relevant to: landscaping, lighting, parking, building designs, signage, and site amenities.

E. The developer is responsible for verification of location of existing public and private utilities within the property, and within the adjacent public right-of-way, including water, sanitary sewer, and storm sewer.

F. The developer, and any successors in title, shall be responsible for maintenance and protection of all infrastructure within the property including, but not limited to, protection of valves, curb stops, manholes, stormceptor(s) and catch basins.

G. The developer shall design and install a storm water management plan to meet the requirements of applicable laws and regulations, and shall be subject to review and approval of the City Engineer and the Wisconsin Department of Natural Resources.

H. The developer, and any successors in title, agrees to maintain the subsurface Best Management Practice (BMP) in a manner that ensures its continued effective performance for stormwater management. Maintenance responsibilities include but are not limited to:

1. Regular inspections of the BMP quarterly
2. Removal of sediment, debris, and trash from inlets, outlets, and subsurface storage areas.

3. Repair or replacement of damaged or malfunctioning components (e.g., pipes, filters, chambers).
4. Annual inspection and certification by a qualified engineer, verifying that the BMP is functioning as designed.
5. Submission of inspection and maintenance reports to the City annually or upon request.

I. The developer, and any successors in title, shall be responsible for the maintenance of all services as described below:

1. Water service lateral from building to corp stop
2. Sanitary sewer lateral from building to main line, including "wye" connection
3. Storm sewer connection from the building to mainline

J. The developer shall maintain the site in accordance with Wisconsin Construction Site Best Management Practice Handbook.

K. The developer, and any successors in title, shall be responsible to maintain the landscaping according to approved plans, including within the public ROW to ensure its continued aesthetic and functional contribution to the area. Maintenance responsibilities include:

1. Regular watering, pruning, and trimming of trees, shrubs, and plants.
2. Removal of dead, diseased, or dying plants and replacement with comparable species within 30 days.
3. Mowing or trimming grass areas as needed to maintain a height of no more than 6 inches.
4. Removal of weeds and invasive species as necessary to maintain the intended landscaping design.
5. Repair of any hardscape elements, such as sidewalks, curbs, or planters, that are damaged or become hazardous.
6. City approval is required for any changes to the plan.

L. Public facilities and utilities, existing or proposed, either in conjunction with the plan or separately, are or will be adequate by the time the development plan is completed.

M. Development will create an environment of sustained desirability and stability, will not be detrimental to present and potential surrounding uses, will not adversely affect neighboring property values or be incompatible with the character of the surrounding area, but will have an overall beneficial effect which could not be achieved under other zoning districts:

-The proposed development cannot be achieved under the current M-2 Manufacturing and C-3 Central Business zoning because of various zoning restrictions.

-The substantial increase in property value resulting from the high-quality proposal should have a positive effect on the neighboring property values.

-The adaptive reuse of the existing buildings will add residential, commercial and institutional uses in existing vacant buildings in the Downtown District, increasing the vibrancy and will catalyze further redevelopment and positive change.

N. It is a requirement of the zoning of this land that the Developer and City enter into and record a development agreement containing requirements or any restrictions identified herein and as described in this section.

**SECTION III:**

- A. All ordinance or parts of ordinances contravening the provisions of this ordinance are hereby repealed.
- B. This ordinance shall take effect and be in force from and after its passage and publication.
- C. Violation of any provision of this ordinance will result in a notification to comply followed by a citation to appear in Municipal Court for continued on-compliance.

Approved and adopted by the common council of the City of South Milwaukee this \_\_\_\_\_ day of  
\_\_\_\_\_  
2025

James Shelenske, Mayor

Attest:

Sandra L. Wesolowski, City Clerk

Date Published:

Exhibits

A- Site Plans