

CITY OF SOUTH MILWAUKEE

COMMON COUNCIL AGENDA ITEM INFORMATION SHEET

COUNCIL AGENDA: March 4, 2025

SUBJECT: Planned Development District Zoning Amendment 15.035(94) for Scott Crawford Development at Bucyrus Campus

BACKGROUND PROVIDED BY: Economic Development Manager Ericka Lang, City Administrator Patrick Brever

BACKGROUND:

Last November 7th, 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.

The developer is relocating the proposed new multifamily building to the 10th Avenue parking lot and changing the land use of the Corporate building from multifamily to a private elementary school, reducing the number of dwelling units. Changes in building setbacks and land uses require amending the existing PDD 15.035(94).

The plan commission recommended approval of the changes on February 25, 2025.

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

Site Plan 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
Tot apartments	171	132

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

- c) Relocate new townhome building to 10th Avenue parking lot. The building is identical to the originally approved new building.
- 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 is shown on site, within the SW parking lot. The site plan shows one way in and one way out, diminishing vehicles que in the alley or 11th Avenue. Changes to the 11th Ave boulevard landscape bed may require modification if the proposed traffic flow is approved by the city engineer.
- e) Potential electric vehicle charging stations along east side of 11th Avenue, for future discussion.

Various other city approvals remain for the project before construction permits are issued, such as a development complex sign plan, lighting, landscaping, erosion control, stormwater, and utility.

Despite the change in use and the reduction in units, the guaranteed minimum value in the development agreement, \$10,376,000, remains in place.

RECOMMENDED MOTION:

I make a motion to approve an ordinance to amend the Planned Development District (PDD) 15.035(94) of the City of South Milwaukee for the 1100 Milwaukee Avenue and 1022 Milwaukee Avenue properties.

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 10th 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 10th 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 10th 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 11th 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
	92,400 SF		58,200 SF

	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%
		66	

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
	64,460 SF		45,110 SF

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 th Ave - City ROW	Total
Before	284	28	55	8	375
New - Revised	228	74	55	7	364

CONSULTANTS:



SITE MAP

NOT TO SCALE

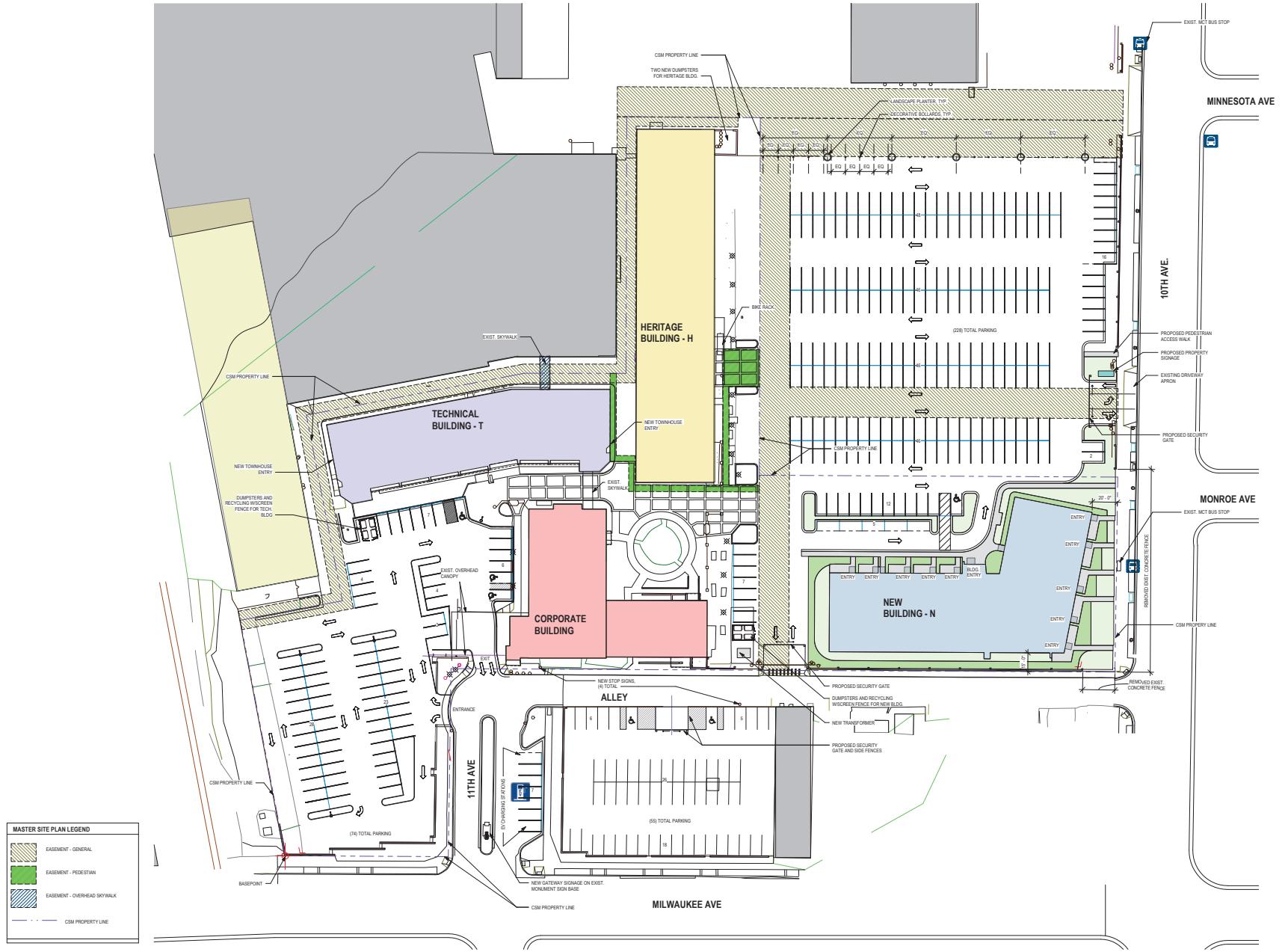
NOT FOR CONSTRUCTION
 THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. NOT FOR CONSTRUCTION, REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

BUCHTRUS CAMPUS - SITE PLAN

REVISIONS:

MILWAUKEE AVE & 10TH AVE
 SOUTHLAKE, WI
 SHEET TITLE:
 ARCHITECTURAL SITE PLAN

SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	*
DATE ISSUED	02/04/2025
HEET NUMBER	A020



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.