

City of St. Francis

Future Development Strategic Planning Report



Adopted: December 5, 2017

City of St. Francis – Overview

Incorporated in 1951, the City of St. Francis boasts safety and independence on the south shore of Lake Michigan between the City of Milwaukee and the City of Cudahy. Friendly neighborhoods and lake front views await visitors. Easy access, located off I-794 just minutes from downtown Milwaukee, but with all the convenience of suburban living. Mitchell International Airport, located on the southern border of St. Francis, permits travel to world markets both domestic and abroad.

In 2014, St. Francis dedicated a new Civic Center along Howard Avenue or State Hwy 32. The Civic Center encompasses the functions of City Hall with wings for protective services to include the St. Francis Police Department and the St. Francis Fire Department. In addition, the City contains 63 acres of public parkland including 23 acres fronting Lake Michigan providing access to the Milwaukee County Oak Leaf Trail system.

In 2015, the city adopted a revised Comprehensive Plan. In part, the plan includes designating areas “subject to change”. Forty-nine total properties were identified for future change. The city maintains three tax incremental finance districts (TID), two of which are active. TID 4 is principally located along and near the south and west borders neighboring the City of Cudahy and the City of Milwaukee. TID 5 includes the lake front and the former WE Energies “Lakeside Power Plant” property dismantled in the 1990’s. The city adopted a comprehensive re-zoning plan in 2004. Properties located east of S. Lake Drive are zoned Planned Development.

In 2017, the city prioritized this strategic plan of development for eighteen of the forty-nine properties identified as “subject to change” as shown in illustration one. In the following pages the city identifies each site by location with a brief history. The city council endorses the development or redevelopment of each site based on its supported individual strategic plan. While most of the property is privately-owned, each strategic plan identifies its current use and future use based on zoning and the adopted comprehensive plan.

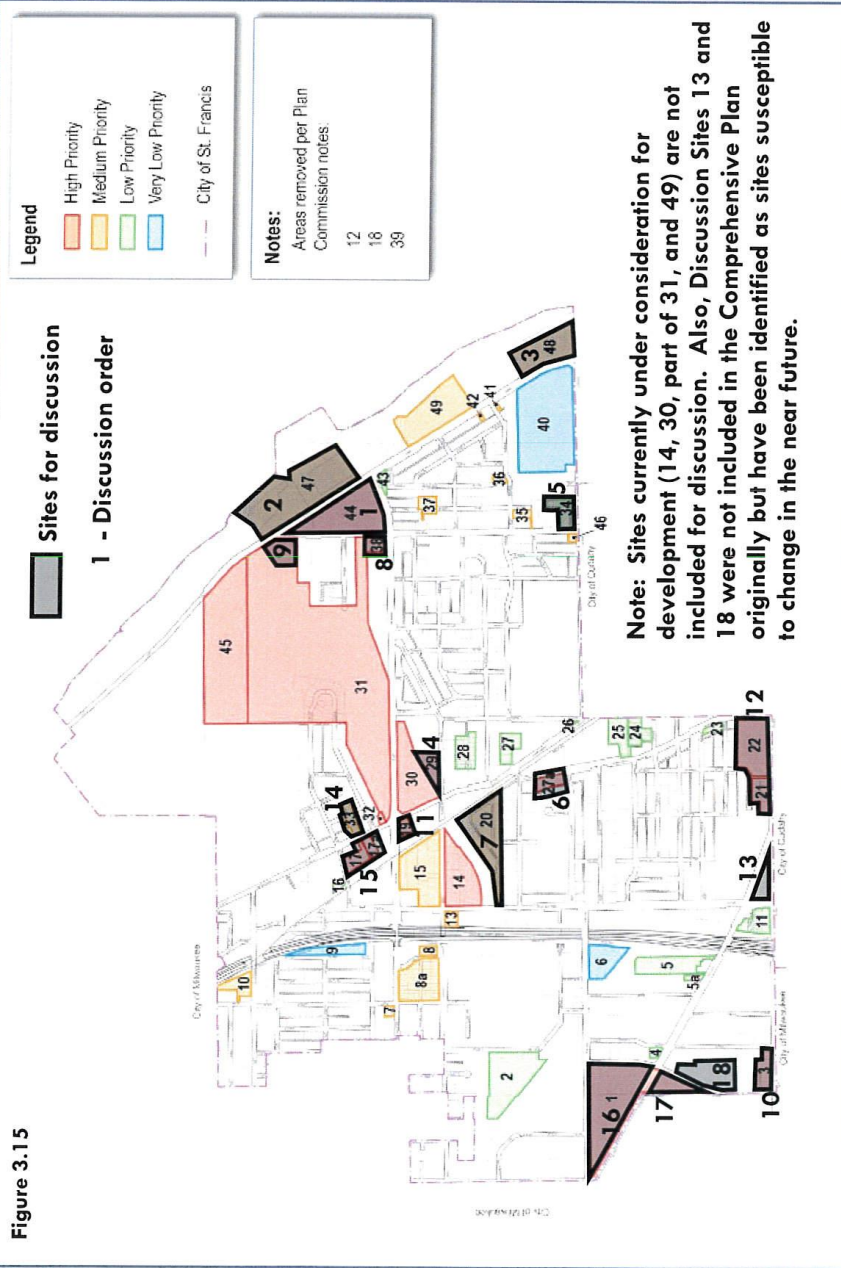


Illustration One

(Revised – August 21, 2017)

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SITE ONE (View 1)

4110 East Howard Avenue



Parcel Information:

Parcel Tax Key: 5439996000 (4110 Howard) Parcel Tax Key: 5439997000 (3707 Lake Drive)

Acreage: 12.67 Acres

Acreage: N/A

2016 Assessed Value: \$1,584,000

2016 Assessed Value: N/A

Owner(s): Lakeside Marketsquare, LLC

Owner(s) Lakeside Marketsquare, LLC

Zoned – (B1) Limited Business

Zoned – (B1) Limited Business

Parcel Tax Key: 5439998000

Acreage: N/A

Owner(s) Lakeside Marketsquare, LLC

Zoned – (B1) Limited Business

Parcel is known as “The Triangle” located north of E. Howard Avenue and west of S. Lake Drive. This twelve acre parcel with views of the lake is “shovel ready” for development. The City comprehensive plan identifies this location as a part of the Lake Shore Catalytic District.

The Lake Shore Catalytic District identifies small-scale, specialty retail on the ground level and office space on upper levels to activate the street edges defined by S. Packard Avenue, S. Lake Drive and E. Howard Avenue.

SITE ONE (View 2)

4110 East Howard Avenue



Strategic Plan:

Identified as a premier development site for the future of the S. Howard Avenue corridor from I-794 to lake. Promoting the ideals of the comprehensive plan in the creation of a Lake Shore Catalytic district to affect the look and feel of a “downtown”. The property is located within Tax Incremental Finance District 5. There is a one hundred fifty (150) foot height restriction on the parcels.

- 1) **Destination Location**
- 2) **Hotel/Convention Center**
- 3) **Upper-End Retail**
- 4) **Restaurants/Fine Dining**
- 5) **Clinic/Hospital**

SITE TWO (View 1)

Lot 1 of CSM 7689 - Lot 2 of CSM 7689 - Lot 3 of CSM 7689



Parcel Information:

Parcel Tax Key: 5439023000

Acreage: 11.30 Acres

2016 Assessed Value: \$1,639,800

Owner(s): Lake Drive Ventures II, LLC

Zoned – (PD) Planned Development

Parcel Tax Key: 5439025000

Acreage: 4.62 Acres

2016 Assessed Value: \$167,500

Owner(s): Lake Drive Ventures II, LLC

Zoned – (PD) Planned Development

Parcel Tax Key: 5439024000

Acreage: 5.64 Acres

2016 Assessed Value: \$817,200

Owner(s): Lake Drive Ventures II, LLC

Zoned – (PD) Planned Development

These three parcels combined represent the northern most portion of the former WE Energies “Lakeside” power plant site. One of the last sites available on the south shore with a commanding view of the downtown Milwaukee skyline.

The Lake Shore Catalytic District identifies this location as a premier development site within the city to maximize higher intensity users which maximize the value provided by the Lake Michigan shoreline. The property fronts the Milwaukee Park System – Oak Leaf Trail.

SITE TWO (View 2)

Lot 1 of CSM 7689 - Lot 2 of CSM 7689 - Lot 3 of CSM 7689



Strategic Plan:

Identified as a premier development site with a scenic corridor. Lot 2 and Lot 3 maintain some development constraints based on the actual location of the power plant. Identified within the comprehensive plan as a location for a high value development. The property is located within Tax Incremental Finance District 5. There is a one hundred fifty (150) foot height restriction on the parcels.

- 1) **Destination Location**
- 2) **Hotel/Convention Center**
- 3) **Public Lake Overlook**

SITE THREE (View 1)

4200 South Lake Drive



Parcel Information:

Parcel Tax Key: 5439012000

Acreage: 7.50 Acres

2016 Assessed Value: \$2,625,000

Owner(s): Eastcastle Place, Inc.

Zoned – (PD) Planned Development

Lakefront views await this “shovel ready” site located off S. Lake Drive on the city’s southern border neighboring the City of Cudahy. This location is enjoyed by many traveling on State Hwy 32 along the lake. The St. Francis High School and School District Administration offices are located just to the west of this site.

Again, this site is only available due to the closure of the former WE Energies “Lakeside” power plant. Milwaukee County’s Oak Leaf Trail fronts the property to the lake. Development of the site will complement the neighboring uses of residential and institutional.

SITE THREE (View 2)

4200 South Lake Drive



Strategic Plan:

A premier site within the comprehensive plan as a location for a high value development adjacent to the lake for a multitude of development including office, retail or lake-oriented recreation. The property is located within Tax Incremental Finance District 5. There is a one hundred fifty (150) foot height restriction on the property.

- 1) Luxury Residential**
- 2) Lakefront Attraction**
- 3) Recreation Facility**

SITE FOUR (View 1)

NE Corner of E. Norwich Avenue and S. Kinnickinnic Avenue



Parcel Information:

Parcel Tax Key: N/A

Acreage: 5.56 Acres

2016 Assessed Value: N/A City-Owned

Owner(s): City of St. Francis

Zoned – (R-3) Residential Mixed Use

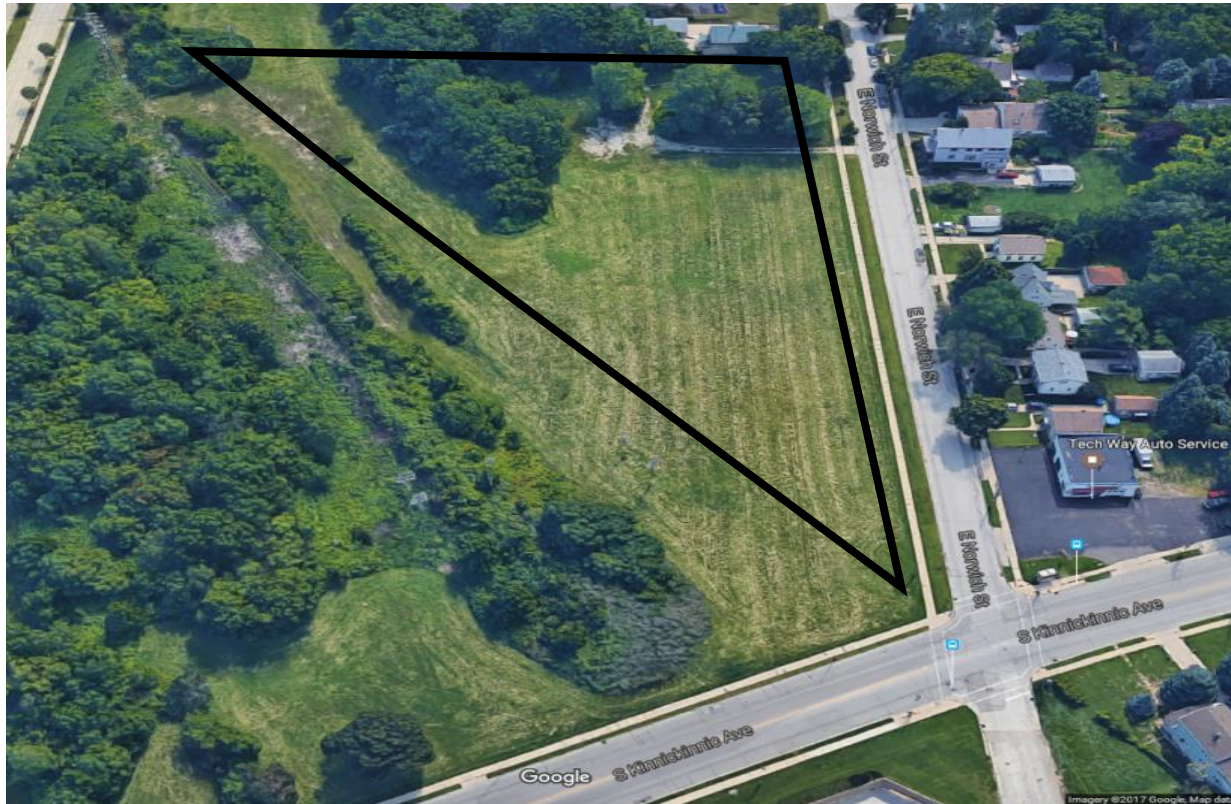
A city-owned site within the Kinnickinnic Corners Catalytic District identified by the comprehensive plan. A prominent site located close to E. Howard Avenue and I-794 with a residential feel. Adjacent properties located to the south of E. Norwich Avenue are single-family residential.

As a part of the former WE Energies “Lakeside” power plant site, the City purchased this site for redevelopment. The northern border of the site includes a wooded area containing a portion of the former railway trestle to the power plant.

The comprehensive plan identifies a possible site design to include two to three story multi-family residential development for this site. R-3 Zoning also permits office and retail by special use.

SITE FOUR (View 2)

NE Corner of E. Norwich Avenue and S. Kinnickinnic Avenue



Strategic Plan:

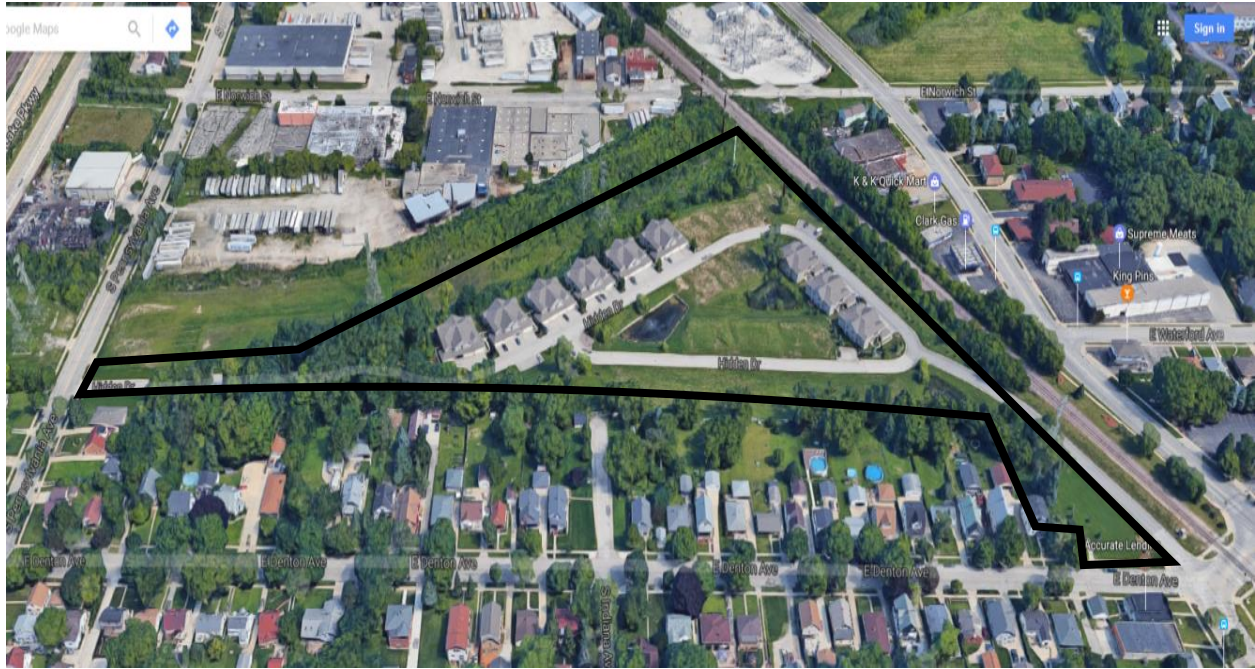
Known as Kinnickinnic Corners the comprehensive plan indicates that this site should encourage redevelopment as a continuation of the urban revitalization occurring to the north. Seeking businesses that enjoy success next to residential areas. The property is located within Tax Incremental Finance District 5. There is a one hundred (100) foot height restriction on the property.

Promote development along street edge with parking to rear and to encourage traffic calming and pedestrian users. Encourage a new identity for this area as a “creative urban enclave in St. Francis”.

- 1) Single-Family Residential**
- 2) Townhouse Residential**
- 3) Retail**
- 4) Business Offices**

SITE FIVE (View 1)

2600 TO 2899 Hidden Drive



Parcel Information:

Parcel Tax Key: N/A

Acreage: N/A

2016 Assessed Value: \$780,000

Owner(s): Hidden Ponds Condominiums, LLC

Zoned – (PD) Planned Development

A Planned Unit Development (PUD) ordinance was adopted on December 21, 2005 for the construction of 22 buildings of 4 units each for a total of 88 units. The developer Hidden Ponds Condominiums, LLC completed 9 buildings of 4 units each for a total of 36 units.

The PUD has expired. No other development will be permitted on this site without a submittal of an amended PUD or new PUD on the remnants of the site. Located within the Library Acres neighborhood the site is neighbored by property zoned Limited Industrial (M1) to the north and Single-Family (R1) to the south. The site is accessible from two community corridors of S. Pennsylvania Ave and S. Kinnickinnic Avenue.

SITE FIVE (View 2)

2600 TO 2899 Hidden Drive



Strategic Plan:

The PUD for Hidden Ponds Condominiums, LLC has expired. Only 36 of 88 units have been completed as a four-plex condominium development. It is in the best interest of the city to manage this site with a lower density. Building out the remaining parcels at a lower density promotes single-family owner occupied development in accordance with the comprehensive plan. The lower density will also reduce conflicts with the neighboring single-family neighborhood. A mixed development of four unit condominiums, side by side townhouse condominiums or single family residential is likely. Multi-family rental residential should be avoided as this type of development would not meet the comprehensive plan. This site is located within Tax Incremental Finance District 5. There is a height restriction on the property of seventy-five (75) feet.

- 1) Twin Home – Townhouse/Condominiums**
- 2) Multi-Family – Complete Project**

SITE SIX (View 1)

3865 S. Packard Avenue



Parcel Information:

Parcel Tax Key: 5440025000

Acreage: .678

2016 Assessed Value: \$44,500

Owner(s): Bro G Properties, LLC

Zoned – (R3) Residential Mixed Use

A small parcel located on the community corridors of E. Howard Avenue and S. Packard Avenue. This site is located between the Civic Garden Catalytic District and the Packard West Neighborhood. A prominent site with exceptional potential for development based on the development of the surrounding properties within the catalytic district.

The city owns the neighboring property to the west. It is likely that this site will develop to a higher use if the properties are combined. This gives the city a greater opportunity to encourage and promote the “right” development for the site.

SITE SIX (View 2)

3865 S. Packard Avenue



Strategic Plan:

The future of this site is dependent on the development of other sites in the Civic Garden and Lake Shore Catalytic Districts. Residential or destination developments in those districts will drive this site to be retail as its highest and best use. Supporting professional offices could also be a likely development.

The adjacent property to the north is used as a general multi-family residential which may affect the use of this site. Combined these sites could support a greater development to include a lake shore restaurant or specialty grocery store development. This site is located within Tax Incremental Finance District 5. There is a height restriction on the property of one hundred fifty (150) feet.

- 1) Retail**
- 2) Professional Offices**
- 3) Restaurant/Deli**

SITE SEVEN (View 1)

S. Lake Drive and S. Packard Avenue



Parcel Information:

Parcel Tax Key:

Acreage: 5.80

2016 Assessed Value: N/A

Owner(s): City of St. Francis

Zoned – (R3) Residential Mixed Use

A premier development site located at the end of S. Packard Avenue and S. Lake Drive. Nestled between retail/commercial development to the south and the Catholic Dioceses - Cousin's Center to the north.

The potential of this city-owned site may depend on the development of surrounding sites. A wooded feel and cul de sac street likely lends itself to high-end single family development especially if the site across S. Lake Drive provides future view corridors. If the site across S. Lake Drive develops into a destination site this site would then be better suited to retail or commercial. This site is located within Tax Incremental Finance District 5. There is a height restriction on the property of one hundred fifty (150) feet.

SITE SEVEN (View 2)

S. Lake Drive and S. Packard Avenue



Strategic Plan:

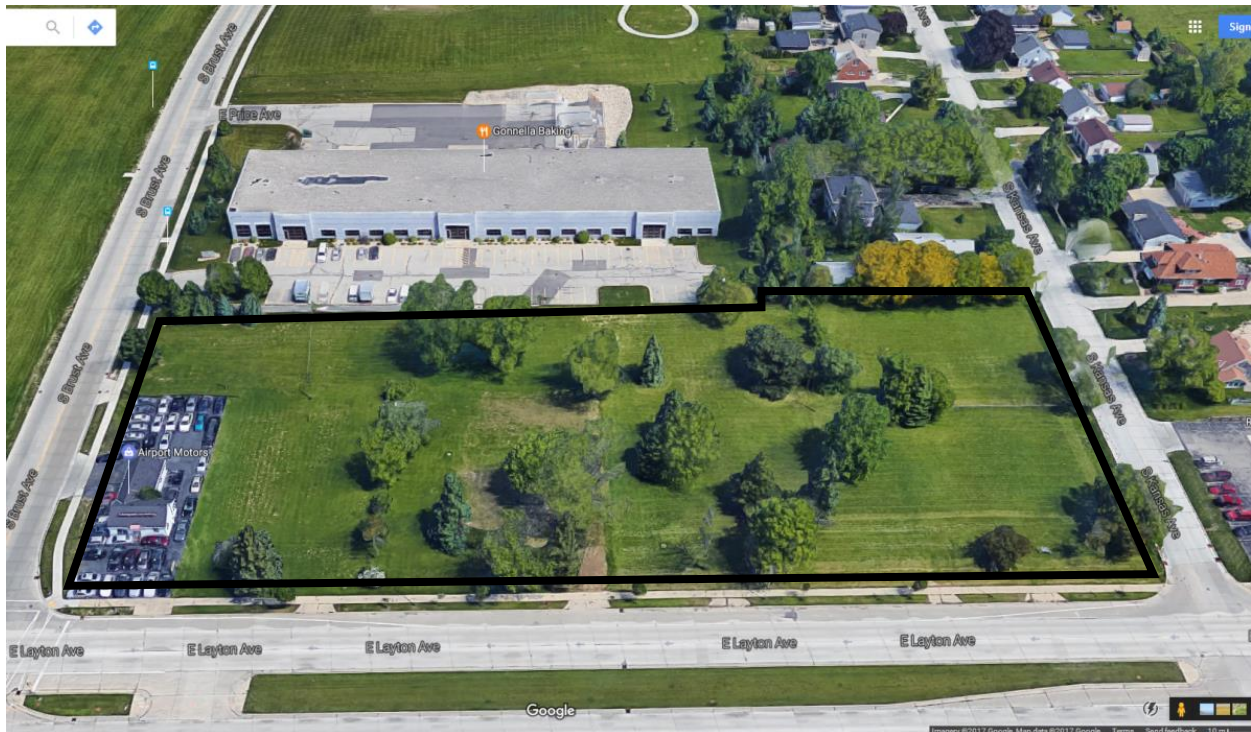
The future of this site is dependent on the development of other sites in the Civic Garden and Lake Shore Catalytic Districts. Residential or destination developments in those districts will drive this site to be retail as its highest and best use. The comprehensive plan identifies two options for development both focus on mixed use of retail/commercial/office. A portion of the site may be needed for stormwater management of the neighboring triangle property.

As a catalytic district and located on a community corridor the use of this parcel should ensure complementary uses between parcels within the Civic Garden neighborhood.

- 1) **Commercial**
- 2) **Small Hotel/Bed and Breakfast**
- 3) **Single-Family Residential**
- 4) **Complementary Business to Park/Natural Area**

SITE EIGHT (View 1)

E. Layton Avenue between S. Brust Avenue and S. Kansas Avenue



Parcel Information:

Parcel Tax Key: 592992500 (1602 Layton)

Acreage: .303

2016 Assessed Value: \$200,500

Owner(s): 1602 E. Layton, LLC

Zoned – (B1) Limited Business

Parcel Tax Key: 592992400 (1616 Layton)

Acreage: .252

2016 Assessed Value: N/A

Owner(s): City of St. Francis

Zoned – (B1) Limited Business

Parcel Tax Key: 5929923000 (1620 Layton)

Acreage: .252

2016 Assessed Value: N/A

Owner(s): City of St. Francis

Zoned – (B1) Limited Business

Parcel Tax Key: 592922001 (1630 Layton)

Acreage: .656

2016 Assessed Value: N/A

Owner(s): City of St. Francis

Zoned – (B1) Limited Business

Parcel Tax Key: 5929921001 (1700 Layton)

Acreage: .855

2016 Assessed Value: \$362,000

Owner(s): BBZ Investments, LLC

Zoned – (B1) Limited Business

Parcel Tax Key: 5929926001 (4654 Brust)

Acreage: .471

2016 Assessed Value: N/A

Owner(s): City of St. Francis

Zoned – (B1) Limited Business

Parcel Tax Key: 5929920000 (1712 Layton)
Acreage: .227
2016 Assessed Value: N/A
Owner(s): BBZ Investments, LLC
Zoned – (B1) Limited Business

Parcel Tax Key: 5929919000 (1718 Layton)
Acreage: .227
2016 Assessed Value: N/A
Owner(s): BBZ Investments, LLC
Zoned – (B1) Limited Business

Parcel Tax Key: 5929920000 (1724 Layton)
Acreage: .358
2016 Assessed Value: N/A
Owner(s): BBZ Investments, LLC
Zoned – (B1) Limited Business

Parcel Tax Key: 5929916000 (4651 Kansas)
Acreage: .212
2016 Assessed Value: N/A
Owner(s): BBZ Investments, LLC
Zoned – (B1) Limited Business

Parcel Tax Key: 5929920000 (4659 Kansas)
Acreage: .212
2016 Assessed Value: N/A
Owner(s): BBZ Investments, LLC
Zoned – (B1) Limited Business

A mixed ownership site located adjacent to Mitchell International Airport on E. Layton Avenue between S. Brust Avenue to S. Kansas Avenue. A west gateway location from the City of Milwaukee. Eleven parcels of 4.06 acres total. Four of the eleven parcels are city-owned for a total of 1.61 acres.

The site is a high value location within the Aerotropolis. E. Layton Avenue is a major community corridor and commercial/retail arterial through the metro area. The comprehensive plan provides design options key to industrial and manufacturing opportunities within the city.

Within the Airport Gateway Catalytic District, the site lends itself to businesses which may complement the airport. It is likely that any development would combine parcels to meet the highest and best use for the site. Airport views abound for specialty businesses. This site is located within Tax Incremental Finance District 4. There is a height restriction on the property of thirty-five (35) feet.

SITE EIGHT (View 2)

E. Layton Avenue between S. Brust Avenue and S. Kansas Avenue



Strategic Plan:

The comprehensive plan identifies two options to development both focus on mixed use of retail/commercial/office. The Airport Gateway offers the greatest opportunity to develop additional industrial or manufacturing space within St. Francis. This site boasts high values given its location.

As a catalytic district and located on the E. Layton Avenue community corridor the parcels combined could become an attractive location for a business incubator. Specialty businesses who need visibility and location would find this location attractive.

- 1) Retail - Strip Mall**
- 2) Restaurant – Two Story**
- 3) Professional Offices**
- 4) Grocery Store**
- 5) Coffee Shop**

SITE NINE (View 1)

3877 S. Kinnickinnic Avenue



Parcel Information:

Parcel Tax Key: 5458909003

Acreage: 2.161

2016 Assessed Value: \$121,500

Owner(s): SDAR, LLC

Zoned – (R3) Residential Mixed Use

This site is located on the key intersection of E. Howard Avenue and S. Kinnickinnic Avenue. Located one block East of I-794 this is a gateway into the Kinnickinnic Corners Catalytic District.

A prominent location for a highly visible development for the entrance to the city. A critical site for retail and office development in the short and mid-term. This site is significant to the image of St. Francis and presents a unique opportunity to strengthen two community corridors of S. Kinnickinnic Avenue and E. Howard Avenue.

SITE NINE (View 2)

3877 S. KINNICKINNIC AVENUE



Strategic Plan:

The comprehensive plan identifies this site as a part of the Kinnickinnic Corners Catalytic District. Development on all four corners should complement the existing development. The St. Francis Brewery/Restaurant is on the adjacent corner to the northeast. Strong streetscape treatments are needed to establish this area as a place, increase value and activity, and create a pedestrian-friendly experience that will enhance restaurant, retail and residential uses.

Retail/Mixed Use is the key to the location. The site is large enough to support retail/restaurant/office development. Unique architectural design features will need to be incorporated into any development.

- 1) Bank**
- 2) Restaurant**
- 3) Medical Offices**
- 4) Grocery Store (High End)**
- 5) Convenience/Retail**

SITE TEN (View 1)

Layton Square - S. Whitnall Avenue and S. Nicholson Avenue



Parcel Information:

Parcel Tax Key: 591998001

Acreage: 5.05

2016 Assessed Value: \$3,358,000

Owner(s): Layton Mart Shopping Center

Zoned – (B2) General Business

This site is identified as the Layton Square Catalytic District within the comprehensive plan. Composed predominately of the Layton Mart Shopping Center however it also encompasses residential development to the west which comprises approximately three (3) additional acres. Combined and as a redevelopment site the total acreage would exceed eight (8) acres.

Phase redevelopment is likely to increase access points, make internal connections between separate commercial developments and incorporate infrastructure. Stormwater management of the site will need to be addressed within the redevelopment of the site. Partnership opportunities exist to redevelop the site. This site is located within Tax Incremental Finance District 4. There is a height restriction on the property of seventy-five (75) feet.

SITE TEN (View 2)

Layton Square - S. Whitnall Avenue and S. Nicholson Avenue



Strategic Plan:

E. Layton Avenue is a major community corridor which provides high visibility to a redevelopment of this site. Transformation of the corridor will improve the prospects of other redevelopment along E. Layton Avenue.

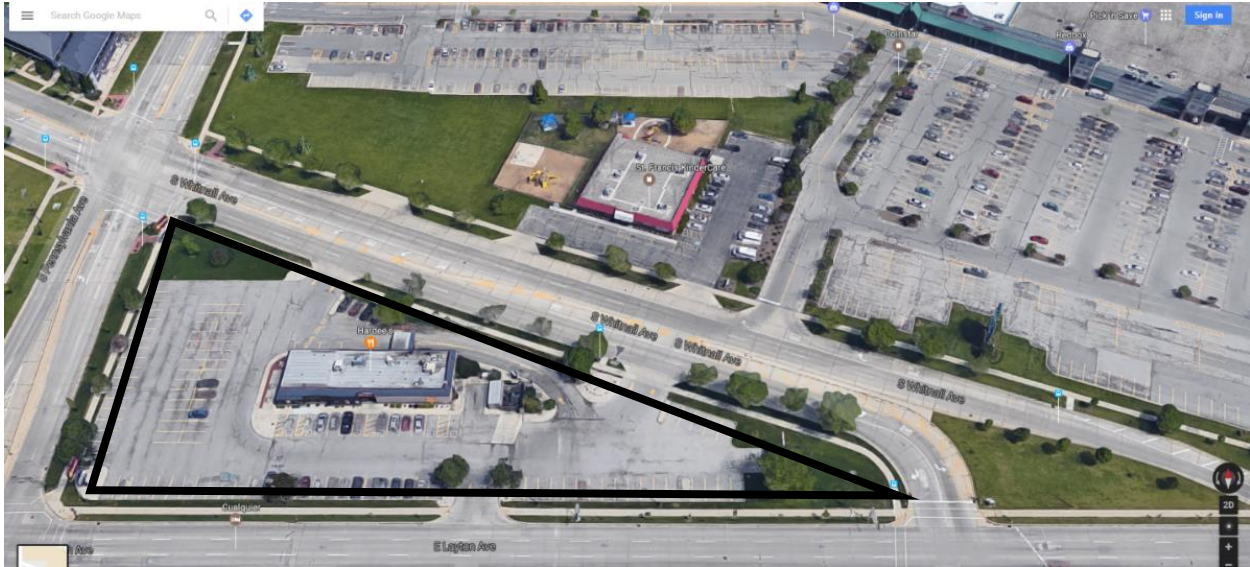
Options within the comprehensive plan identify gateway and design elements to encourage new building footprints to support this ever changing retail and commercial corridor. Improved image, street edge and visibility that is necessary to attract national and regional retailers.

The goal is to promote a stronger and more cohesive commercial corridor from St. Francis to Cudahy. Second floor development is possible to accommodate office space. Open landscaping with shared parking and a central public square may be an option for this site in the future.

- 1) **Mixed Use – Retail/Residential**
- 2) **Residential**
- 3) **Retail**

SITE ELEVEN (View 1)

Hardee's – 2450 E. Layton Avenue



Parcel Information:

Parcel Tax Key: 5919986000

Acreage: 1.077

2016 Assessed Value: \$1,066,000

Owner(s): CBD PARTNERS, LLC

Zoned – (B2) General Business

This site is a part of the Layton Square Catalytic District. This prominent site is likely the best retail/commercial corner within the city. Currently used as a fast food establishment, the age of the development will likely drive its redevelopment.

E. Whitnall Avenue runs between this property and Whitnall Square. The city should consider the abandonment of the public right of way of E. Whitnall Avenue between S. Pennsylvania Avenue and where it connects to E. Layton Avenue to create a redevelopment corridor.

The site would be very attractive to regional and national developers for prominent commercial/retail/convenience development. The location is the southern entrance to the city. This site is located within Tax Incremental Finance District 4. There is a height restriction on the property of fifty (50) feet.

SITE ELEVEN (View 2)

Hardee's – 2450 E. Layton Avenue



Strategic Plan:

The Layton Avenue community corridor is predominantly commercial and mixed use through all communities surrounding the city. This site is especially attractive due to its close proximity to I-794. The site is currently managed as a fast-food restaurant with a drive-through and is privately owned. The age of the development makes this site an area susceptible to change.

- 1) Hotel**
- 2) Retail**
- 3) Restaurant (fast food)**
- 4) Combine with Layton Square**

SITE TWELVE (View 1)

3814 S. Kinnickinnic Avenue



Parcel Information:

Parcel Tax Key: 5458941001

Acreage: 1.056

2016 Assessed Value: \$119,400

Owner(s): FOXVIEW ESTATES, LLC

Zoned – (R1) Single Family Residential

A remnant parcel from the Schuerbrock subdivision. The parcel contains one single family home built in the late 1800's. The house was previously used as a duplex rental however it has remained vacant for greater than one year. The current zoning is single family residential.

The parcel is challenged by having only one hundred (100) feet of street frontage on S. Kinnickinnic Avenue and the site grade of S. Hill Place to the north is significantly higher than to the south. Further subdivision of this parcel is difficult without city assistance.

Located within Kinnickinnic Corners Catalytic District, this site is surrounded by single family residential development. The adjacent properties on the west side of S. Kinnickinnic Avenue are commercial mixed use.

SITE TWELVE (View 2)

3814 S. Kinnickinnic Avenue



Strategic Plan:

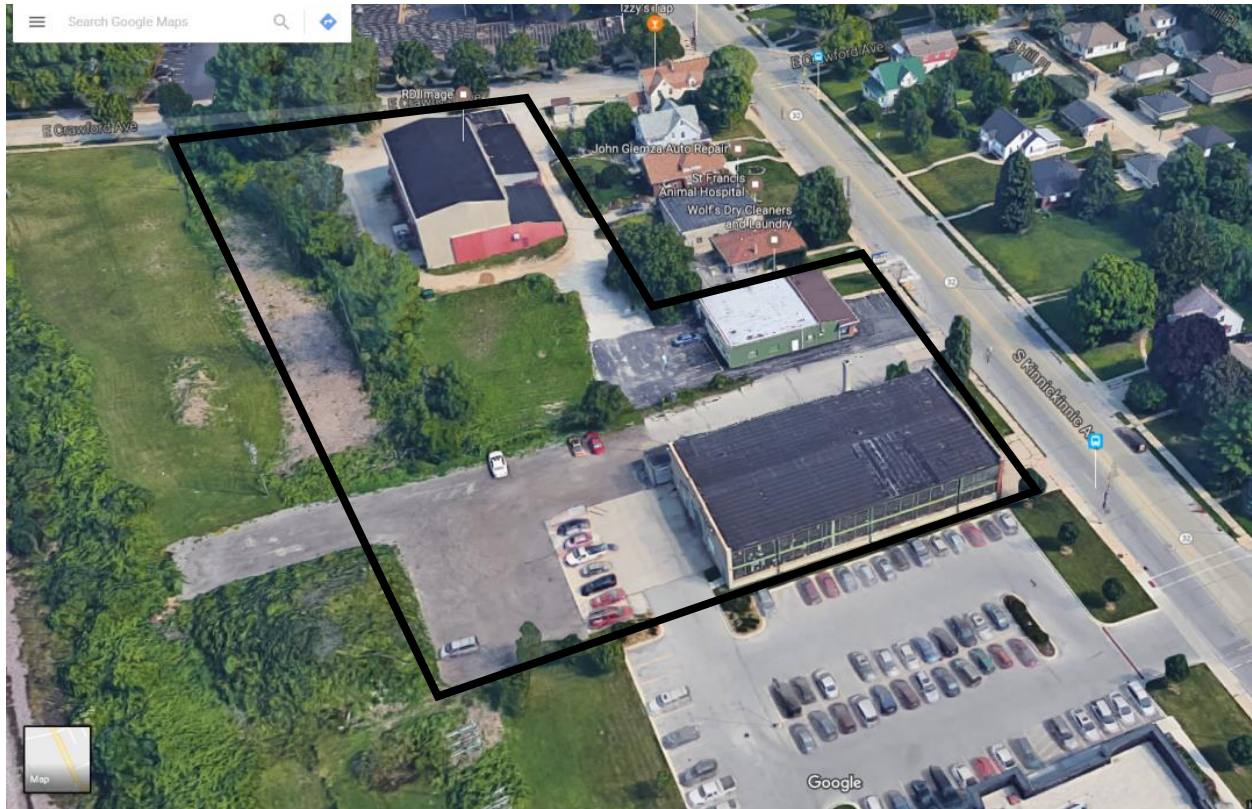
The Kinnickinnic Avenue community corridor is mixed use north of E. Howard Avenue into Bayview. This site is especially attractive for larger single family development. The demand for single family lots of the Trestle Creek subdivision and E. Sivyer Avenue subdivision prove that families are looking for homes with a larger footprint, 1700-2200 square feet, in St. Francis. The parcel could be subdivided into three to four single family lots to meet this demand.

S. Hill Place may need to be extended into the property as a cul de sac from the north to subdivide the property. The cost of extension of S. Hill Place could be included within TID 5 as public infrastructure within one half mile of the TID boundary. There is a height restriction on the property of one-hundred fifty (150) feet.

- 1) Single Family**
- 2) Small Business**

SITE THIRTEEN (View 1)

3809 AND 3815 S. Kinnickinnic Avenue



Parcel Information:

Parcel Tax Key: 5458954000 (3809 Kinnickinnic)
Acreage: .645
2016 Assessed Value: \$210,300
Owner(s): Arlyn and Fern Kolbe
Zoned – (M1) Limited Industrial

Parcel Tax Key: 5458952001 (2525 Crawford)
Acreage: 1.98
2016 Assessed Value: \$424,500
Owner(s): BRI 1, LLC
Zoned – (M1) Limited Industrial

Parcel Tax Key: 5458955002 (3815 Kinnickinnic)
Acreage: 1.065
2016 Assessed Value: \$310,900
Owner(s): Lakeside Village Square
Zoned – (B2) General Business

A mixed use site comprised of three parcels owned by different property owners. The owner of the St. Francis Brewery owns 3815 S. Kinnickinnic Avenue. Located within the Kinnickinnic Corners Catalytic District the west side of Kinnickinnic Avenue at this location is principally commercial and light industrial.

SITE THIRTEEN (View 2)

3809 AND 3815 S. Kinnickinnic Avenue



Strategic Plan:

The Kinnickinnic Avenue community corridor is mixed use North of E. Howard Avenue into Bayview. This site is located just east of the identified location of future limited light rail as incorporated into the Milwaukee County Transportation Plan and the Aerotropolis Plan.

Expansion of neighboring business is likely to occur. This site shows promise for future expansion/redevelopment. S. Kinnickinnic Avenue has a feel of a central business district to the community. A key site for expansion of the St. Francis Brewery. This site is located within Tax Incremental Finance District 5. There is a height restriction on the property of one hundred fifty (150) feet.

- 1) Expansion of St. Francis Brewery**
- 2) Light Industrial**
- 3) Central Business**

SITE FOURTEEN (View 1)

1601 S. BOLIVAR AVENUE



Parcel Information:

Parcel Tax Key: 5938999000
Acreage: .601
2016 Assessed Value: N/A
Owner(s): Milwaukee County
Zoned – (M1) Limited Industrial

Parcel Tax Key: 5939000000
Acreage: 8.00
2016 Assessed Value: N/A
Owner(s): Milwaukee County
Zoned – (M1) Limited Industrial

Parcel Tax Key: 5929929000
Acreage: 8.09
2016 Assessed Value: N/A
Owner(s): Milwaukee County
Zoned – (M1) Limited Industrial

S. Nevada Avenue was extended through Parcel 5938999000 to S. Whitnall Avenue to provide additional lands to Wixon Spice. The balance of these three parcels total approximately 16 acres. Owned by Milwaukee County, these parcels are located next to the Mitchell Airport runway zone. The lands to the South are unbuildable due to the runway zone. Located off E. Bolivar Avenue, the site is a prime location of industrial development.

SITE FOURTEEN (View 2)

1601 S. BOLIVAR AVENUE



Strategic Plan:

A sixteen (16) acre parcel owned by Milwaukee County within the Airport Gateway Catalytic District. Great views of Mitchell Airport await any future use of these parcels. (M1) Light Industrial zoning makes this site a prime location for light industrial development.

A high priority site for industrial or commercial expansion within St. Francis. Located within the Airport Gateway Catalytic District and within sight of Mitchell Airport makes this an ideal location for an industrial or commercial business that complements the use of the airport. This site is located within Tax Incremental Finance District 4. There is a height restriction on the property of thirty five (35) feet.

- 1) Light Industrial/Manufacturing**
- 2) Mini-Warehouse**
- 3) Parking**

SITE FIFTEEN (View 1)

S. Whitnall Avenue and S. Brust Avenue



Parcel Information:

Parcel Tax Key: 5929928001

Acreage: 7.22

2016 Assessed Value: N/A

Owner(s): Milwaukee County

Zoned – (B1) Limited Business

An approximate 7 acre parcel owned by Milwaukee County. This parcel was created by the relocation of S. Brust Avenue from S. Whitnall Avenue to E. Layton Avenue. Located within the Airport Gateway Catalytic District this parcel is zoned (B1) Limited Business.

A site with high visibility to Mitchell Airport gives this site an edge for complementary business development to the airport. Another high priority site for business growth.

SITE FIFTEEN (View 2)

S. Whitnall Avenue AND S. Brust Avenue



Strategic Plan:

An approximate seven (7) acre parcel owned by Milwaukee County within the Airport Gateway Catalytic District. Great views of Mitchell Airport await any future use of this parcel.

A high priority site for business development within St. Francis. This site is located within Tax Incremental Finance District 4. There is a height restriction on the property of thirty five (35) feet.

- 1) Restaurant**
- 2) Retail/Mixed Use**
- 3) Beer Garden**

SITE SIXTEEN (View 1)
4550 S. Brust Avenue



Parcel Information:

Parcel Tax Key: 5929928002

Acreage: 5.73

2016 Assessed Value: \$2,383,500

Owner(s): MAHOOD INVESTMENTS, LLC

Zoned – (PD) PLANNED DEVELOPMENT

Currently the home of Superior Equipment and Supply Company. A restaurant supply store. A former Planned Development (PD) zoning provides the business with ample room to grow on the 5.73 acre site.

Temporary structures have been approved in the past to promote the view of airport on an outdoor patio. The outdoor patio is used by the public on a for rent basis. Again the site is located between S. Whitnall Avenue and E. Layton Avenue off of S. Brust Avenue.

SITE SIXTEEN (View 2)

4550 S. Brust Avenue



Strategic Plan:

This approximate six (6) acre site is currently privately owned. This site was removed from the list of areas susceptible to change by the Planning Commission in 2013.

Located within the Airport Gateway Catalytic District, this site is a prime location for business expansion by Superior Equipment and Supply Company. This site is located within Tax Incremental Finance District 4. There is a height restriction on the property of thirty five (35) feet.

- 1) Light Industrial**
- 2) Outlet Retail**
- 3) Business Incubator**
- 4) Existing Business Expansion**