

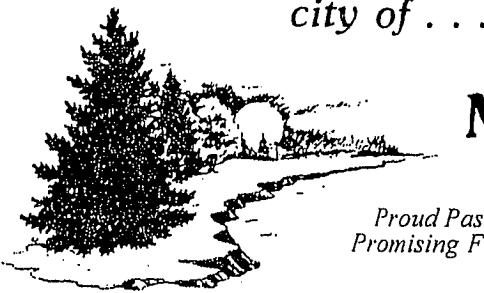
CITY OF SOUTH MILWAUKEE
Interoffice Memo

DATE: October 3, 2011
TO: Common Council
FROM: Kyle Vandercar, City Engineer 
SUBJECT: Proposed Walmart Development

Attached is a copy of the letter that was sent to over 500 property owners/residents in the vicinity of the proposed Walmart development regarding the October 18, 2011 public hearings.

The CDA hearing notices for October 3, 2011 used a smaller mailing list based on statutory requirements for amendment to the TID Project Plan (mailed to property owners in the project area or across the street).

Cc: Tom Zepecki, Mayor
Tami Mayzik, City Administrator
Danielle Devlin, CDA Director



South Milwaukee

*Proud Past ...
Promising Future*

OFFICE OF THE CITY ENGINEER
(414) 768-8053
FAX (414) 768-8068

September 30, 2011

Dear Property Owner or Interested Party:

Re: Proposed Rezoning of 222 N. Chicago Avenue/1200 Davis Avenue
for Walmart Development

The Common Council has scheduled public hearings for Tuesday, October 18, 2011 starting at 6:00 p.m. regarding the proposed Walmart development at 222 N. Chicago Avenue/1200 Davis Avenue.

Enclosed please find:

- Project Information Sheet
- Preliminary Site Plan
- Notice of Public Hearing on Proposed Rezoning
- Notice of Public Hearing on Discontinuance of 11th Avenue between Carroll and Davis Avenues

City staff and project representatives will be available starting at 5:00 p.m. prior to the public hearing to answer questions; or you may contact Kyle Vandercar, City Engineer at vandercar@ci.south-milwaukee.wi.us, or 414-762-2222, ext. 136; or Danielle Devlin, CDA Director at ddevlin@bizwi.rr.com, or 414-762-4114.

The preliminary site plan and architectural drawings are on display in the lobby of the Municipal Building, 2424 15th Avenue.

As indicated in the notice, if you cannot attend the public hearings, written comments can be submitted to the City Clerk.

Sincerely,

Kyle Vandercar
City Engineer

Enclosures

OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING ON PROPOSED REZONING
OF 222 N. CHICAGO AVENUE AND 1200 DAVIS AVENUE
FOR COMMERCIAL DEVELOPMENT

PLEASE TAKE NOTICE, that a public hearing will be held on the proposed rezoning of approximately 10 acres of land located at 222 N. Chicago Avenue and 1200 Davis Avenue from Split M-2 Manufacturing/C-2 Commercial to Planned Development District (PDD). The land is bound by Carroll Avenue on the north, Davis Avenue on the south, N. Chicago on the east, and the railroad on the west. If approved by the Common Council, the proposed PDD would permit the development of a 115,000 sq. ft. Walmart (and future out parcel) on the land pursuant to a certain proposal submitted to the Plan Commission and Community Development Authority. The proposed rezoning complies with the City's Comprehensive Plan. The public hearing will be held on Tuesday, October 18, at 6 p.m. in the Common Council Chambers at the City Administration Building, 2424 15th Avenue, South Milwaukee, Wisconsin. A legal description of the property and preliminary plans of the development are available for review in the city engineer's office at the above address during regular business hours. All persons wishing to be heard on the proposed rezoning are invited to attend. Written comments regarding the proposal may be submitted to the City Clerk if you cannot attend the public hearing.

Published by the authority of the Common Council of the City of South Milwaukee, Wisconsin.

Dated at South Milwaukee, Wisconsin the 22nd day of September, 2011.

/s/

James Shelenske, City Clerk

Publish: Class II
Publication Dates: September 29, 2011
October 6, 2011

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING ON VACATION AND DISCONTINUANCE OF
11TH AVENUE BETWEEN CARROLL AVENUE AND DAVIS AVENUE**

PLEASE TAKE NOTICE, that Pursuant to Section 66.1003(4), Wisconsin Statutes, the City of South Milwaukee Common Council has introduced a resolution to vacate and discontinue 11th Avenue right-of-way from the south right-of-way line of Carroll Avenue to the north right-of-way line of Davis Avenue, as part of a redevelopment plan for the right-of-way and adjacent properties.

Under the proposed plan, Carroll, Davis, and 11th Avenues will remain as they currently exist, except for the discontinuance of 11th Avenue between Carroll and Davis. The proposed redevelopment plan includes traffic signal installation on North Chicago Avenue at Badger Avenue.

A Public Hearing on the proposal to vacate and discontinue this portion of 11th Avenue will be held on Tuesday, October 18, 2011, at 6:30 p.m. in the City Administration Building Common Council Chambers, 2424 15th Avenue, South Milwaukee, Wisconsin. All persons wishing to be heard on the proposed vacation of right-of-way and transfer of property to a private party are invited to attend.

The proposed resolution and preliminary plan of the development are available for review in the office of the City Engineer at the above address, and questions can be directed to Kyle Vandercar, City Engineer at (414)762-2222, ext. 136, or by email: vandercar@ci.south-milwaukee.wi.us. If you cannot attend the hearing, written comments can be submitted to the City Clerk and will be made part of the record of the hearing.

The resolution and public hearing will also serve as a proposed change to the City's Comprehensive Plan (Chapter 6 – transportation element) and revision to the City's Official (Street) Map.

Published by authority of the Common Council of the City of South Milwaukee, Wisconsin.

Dated at South Milwaukee, Wisconsin this 8th day of September, 2011.

/s/ JAMES SHELENSKE, City Clerk

Publish: Class III
Publication Dates: September 15, 2011
September 22, 2011
September 29, 2011

PROJECT INFORMATION SHEET

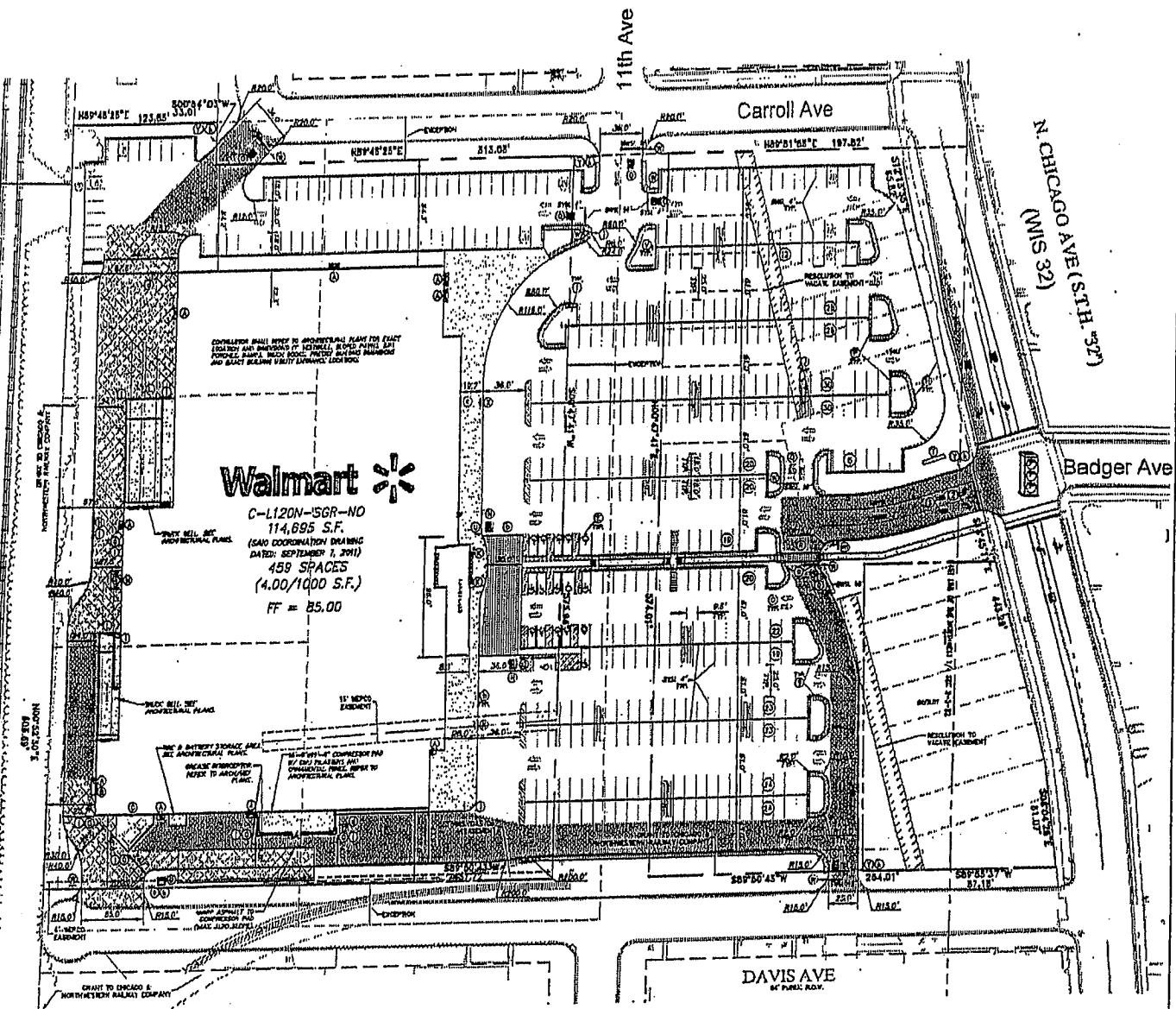
Proposed Walmart Development
222 N. Chicago Avenue

- A redevelopment district was created by the City in the year 2000 to improve neighborhood conditions by redeveloping obsolete, deteriorated buildings, and eventually to increase tax base.
- From 2001 to 2008, the City/Community Development Authority (CDA) acquired seven (7) parcels along N. Chicago /11th Avenue, now a 3.6 acre parcel, known as 222 N. Chicago Avenue.
- The City has invested approximately \$1.7 million dollars to date to acquire property, demolish buildings, environmental remediation and other work to prepare for new development.
- Proposed project includes the developer's acquisition of 1200 Davis Avenue (former tannery), sale of city owned parcel to developer together with vacated 11th Avenue between Carroll and Davis Avenues, to create a 10.5 acre site.
- Project includes proposed construction of 115,000 sq. ft. Walmart, parking facilities, and out-parcel for future restaurant or other retail.
- Project, under terms of development agreement, includes partial funding of environmental remediation, through redevelopment district, to make property ready for reuse.
- Estimated value of the project is \$12 million minimum. The tax revenue from this project will reimburse the city's investment and then return properties to the tax roll when the district is closed.
- Current zoning is M-2 Manufacturing/C-2 Commercial. Under this zoning, industrial uses could be considered, which would be less desirable for surrounding residential and commercial uses.
- The proposed Walmart is 115,000 sq. ft. with approximately 30% grocery, and 70% general merchandise, with a pharmacy. There will be no automotive repair or garden center. For comparison purposes, the Target store on Howell Avenue (Hwy 38) in Oak Creek is about 125,000 sq. ft., approximately 10% larger than the proposed Walmart.
- The Walmart Supercenter in Franklin (S. 27th Street) is approximately 200,000 sq. ft., not including the adjoining Sam's Club store.
- Traffic signals will be installed at Developer's cost at Badger Avenue and N. Chicago Avenue (STH 32) to accommodate access. Based on the traffic impact study, development could increase traffic by 5% at peak use times.
- Approximately 150 jobs would be created, with an estimated 60% being full time.
- Potential for revitalization of other businesses and properties in the area that benefit from customer exposure.
- It is unlikely that the City will be able to attract a different national retailer or alternative development in the foreseeable future, based on the commercial real estate market and other factors.
- Based on historic use of these lands, residential development of these properties is unlikely.
- This project information sheet is intended to be a general summary of the proposed development.

Additional information can be obtained by contacting Danielle Devlin, CDA Director, or Kyle Vandercar, City Engineer.



(Not to Scale)



Preliminary Site Plan

C-4