

South Milwaukee Walmart

Opening 2013



The Walmart development on the west side of N. Chicago Avenue south of College Avenue is proceeding. Following required procedures, the 3.5 acre City-owned redevelopment parcel was transferred to Walmart in April. The 3.5 acre parcel will be combined with an additional 6.5 acre parcel that has been purchased separately by Walmart for development of a 115,000 square foot store. **The store will feature**

grocery and pharmacy elements, as well as general merchandise. An out parcel at the corner of N. Chicago Avenue and Davis Avenue will also be available for a future restaurant or other use. 11th Avenue between Carroll and Davis has been vacated as part of this project.

The redevelopment area is the site of two former tanneries, a fuel transfer site, gas station, auto dealership/repair, and a mix of other commercial uses. Total environmental remediation costs are estimated at \$3.6 million. Under the terms of the development agreement, the City will provide a maximum of \$1.8 million toward the costs to prepare the site for redevelopment. This project is located within tax incremental finance district No. 2; therefore, the City's contribution toward these expenses is repaid through property taxes generated by the development. When the TIF district is closed, the property's increased value will benefit the overall tax base.



This development will provide convenient shopping and services for area residents, as well as create construction and other employment opportunities.