



# City of Cudahy 2014 Development

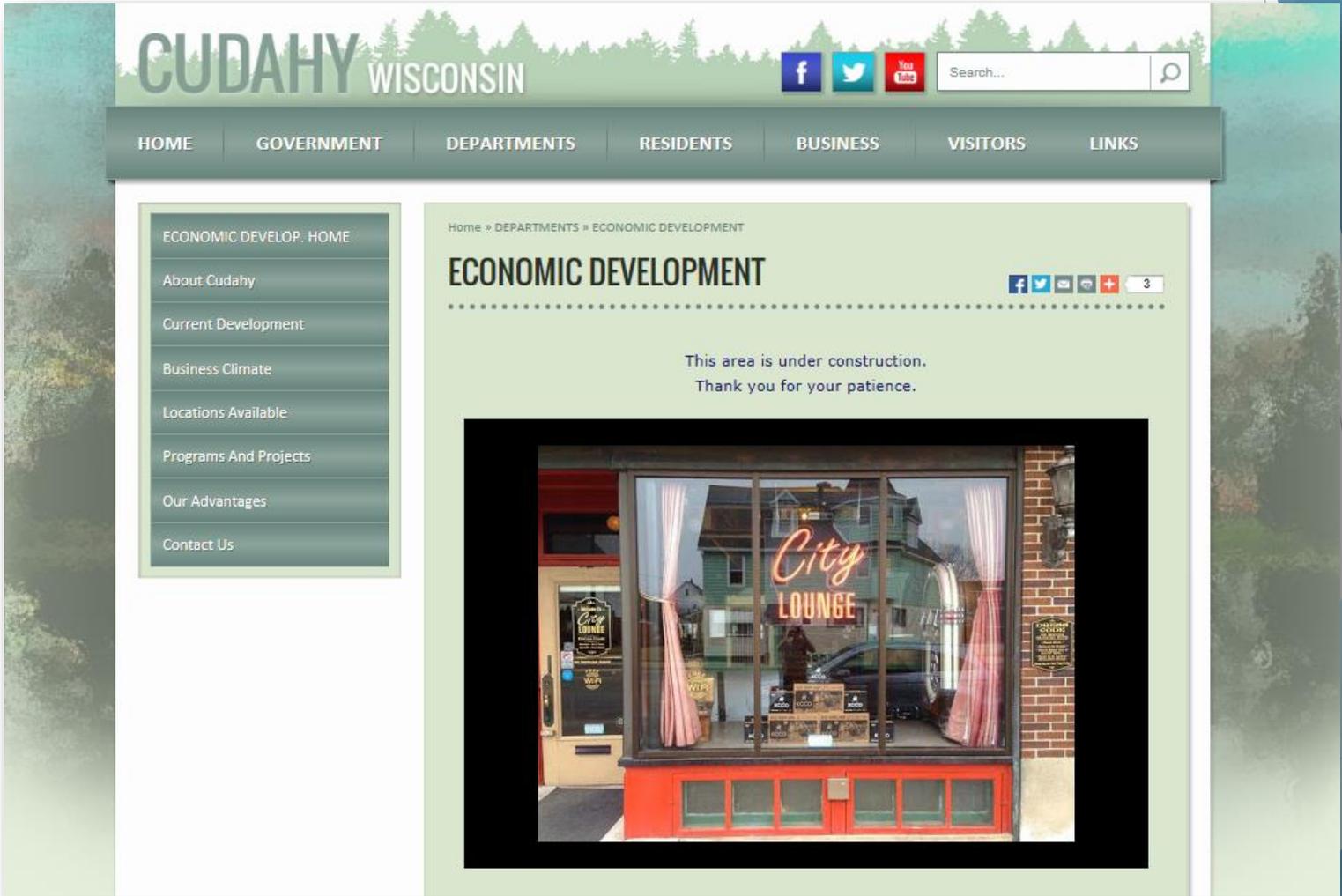
Department of Economic Development,  
Inspections and Zoning  
5050 Lake Drive  
[biernatb@ci.cudahy.wi.us](mailto:biernatb@ci.cudahy.wi.us)  
[http://www.cudahy-wi.gov/  
departments/economic\\_development](http://www.cudahy-wi.gov/departments/economic_development)



TownMapsUSA.com



# Our New Website Design



# **Current Development Highlights**

- ▶ **Patrick Cudahy Addition**
- ▶ **Angelic Bakehouse**
- ▶ **Squire Village Apartments**
- ▶ **Haven at Sweet Applewood**
- ▶ **Wheaton Franciscan Medical**
- ▶ **EZ-Storage Warehouse & Retail Center**
- ▶ **CR Industries Expansion**

# Patrick Cudahy Addition



South Packard Avenue

East Blinnard

East Layton Avenue

PROPOSED  
ADDITION  
(17,000 SF)

Existing Buildings

Entrance

Sweet Applewood  
Lane

Patrick Cudahy  
Manufacturing  
Center

South Whitnall Avenue

South Nicholson Avenue

# Angelic Bakehouse

3275 E. Layton Ave  
[www.angelicbakehouse.com](http://www.angelicbakehouse.com)

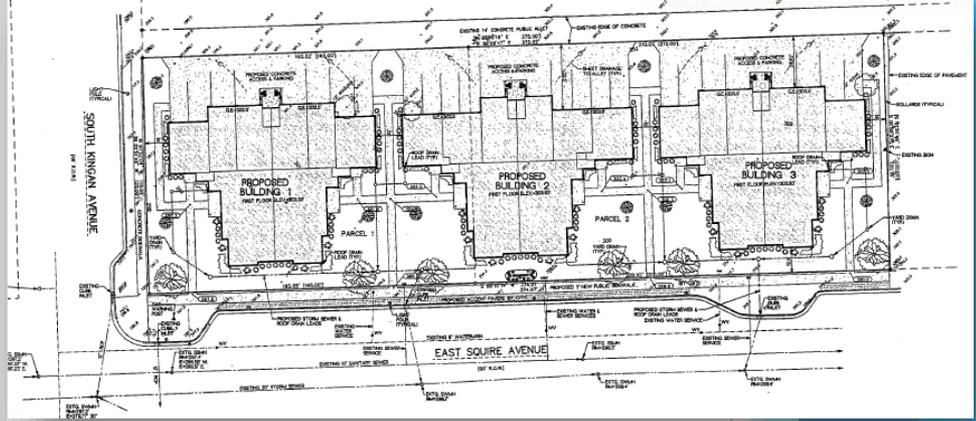


22,000 sq. ft.  
artisan bakery



**WICKEDLY WHOLESOME  
DIVINELY DELICIOUS™**

# Squire Avenue Village Apartments 3500 E. Squire Ave block



# Wheaton Franciscan Medical 3501 E. Ramsey Ave



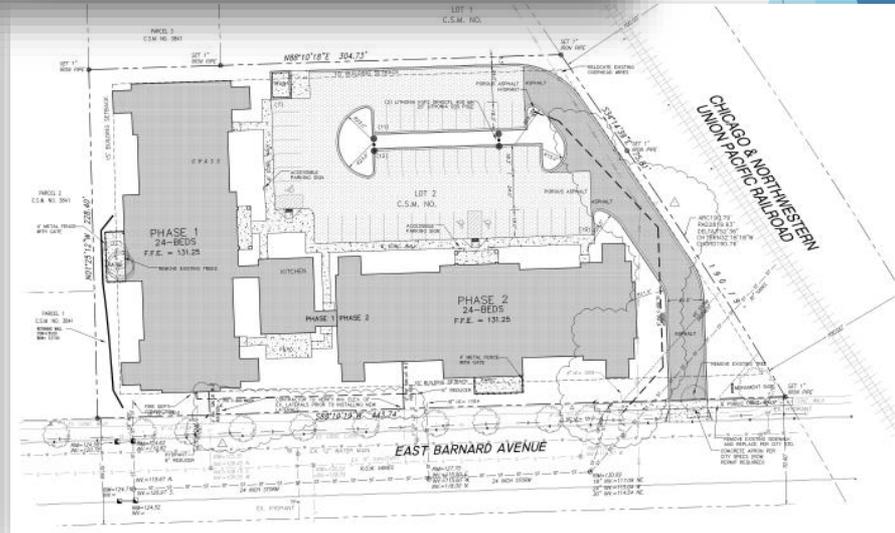
# Haven at Sweet Applewood 3460 E. Barnard Ave



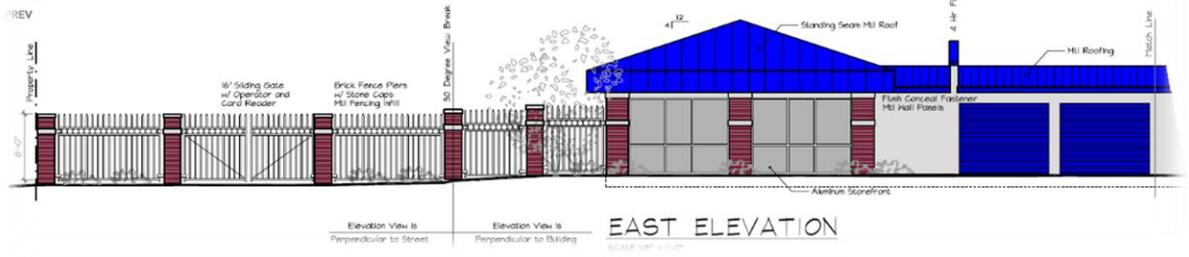
WEST ELEVATION



SOUTH ELEVATION



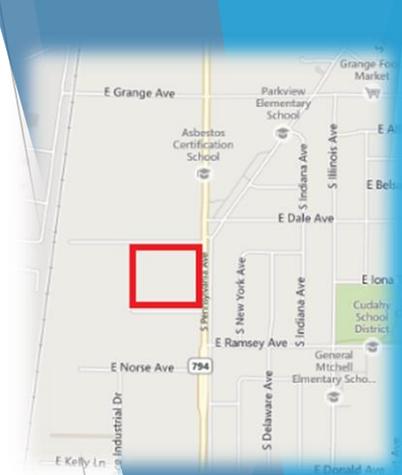
# EZ Self-Storage Mini Warehouse & Retail 5031 S. Pennsylvania Ave



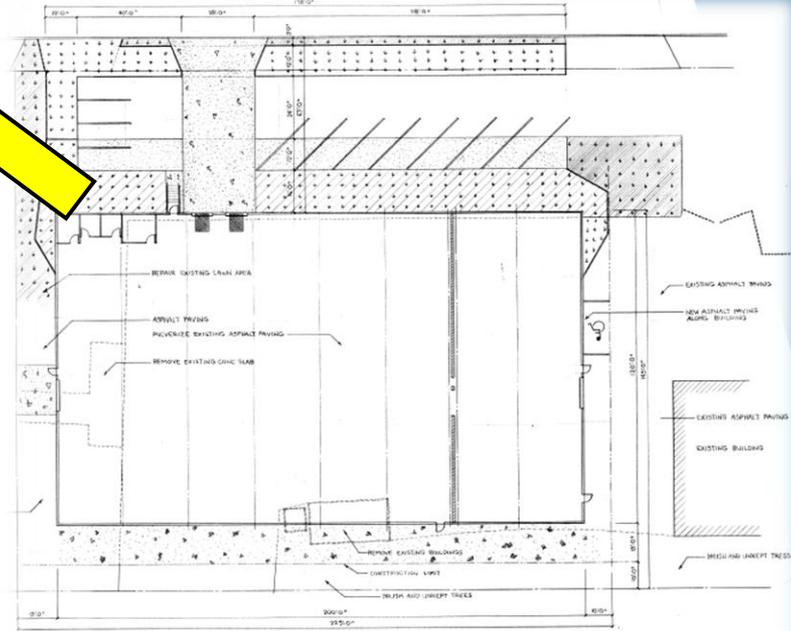
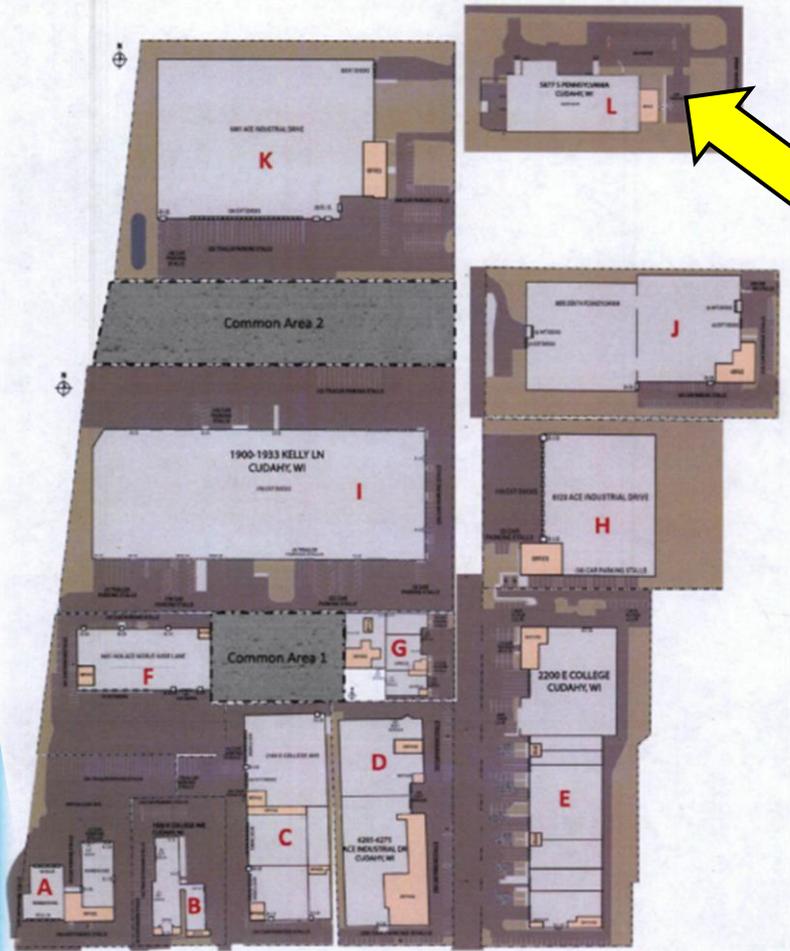
7 acre site, with 61,000 sq. ft. of mini-storage buildings; 9,000 sq. ft. commercial building



# CR Industries Expansion 5757 S. Pennsylvania Ave



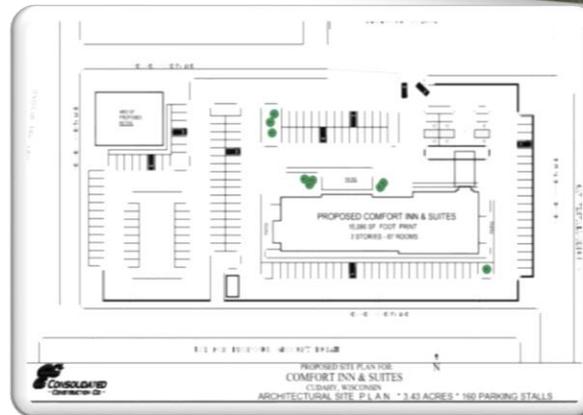
# Ace Industrial Reinvestment



SITE PLAN AT PROPOSED BUILDING

## Joymark Addition

# ETID #2 at Layton & Pennsylvania Ave





CDA Owned  
Ready For  
Development

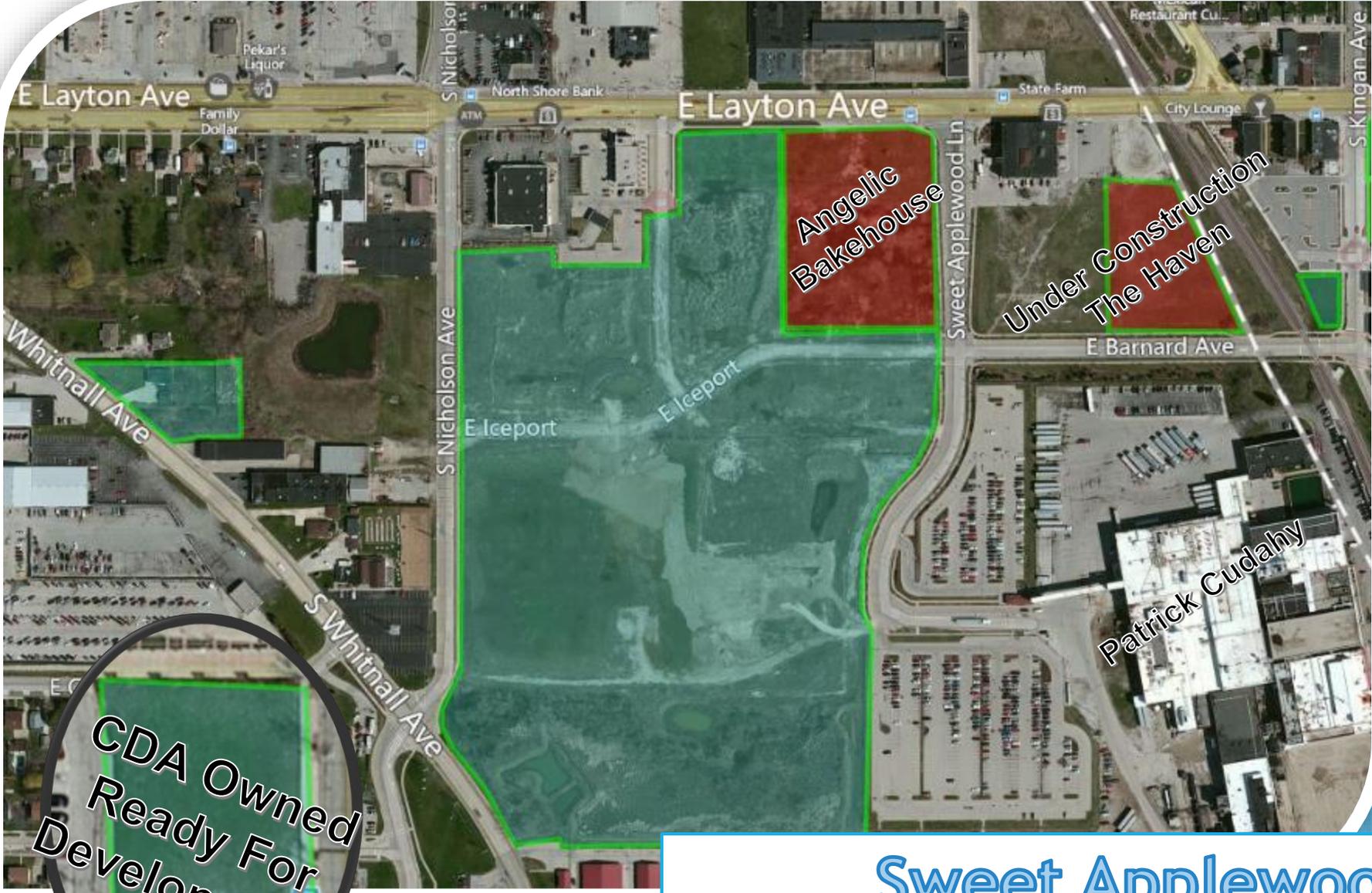
Downtown  
Redevelopment  
District



## Packard Avenue Streetscape Project

- Approved by Community Development Authority in 2014
- Grants are being collected
- Roll-out Downtown Redevelopment Retail Incentive Program



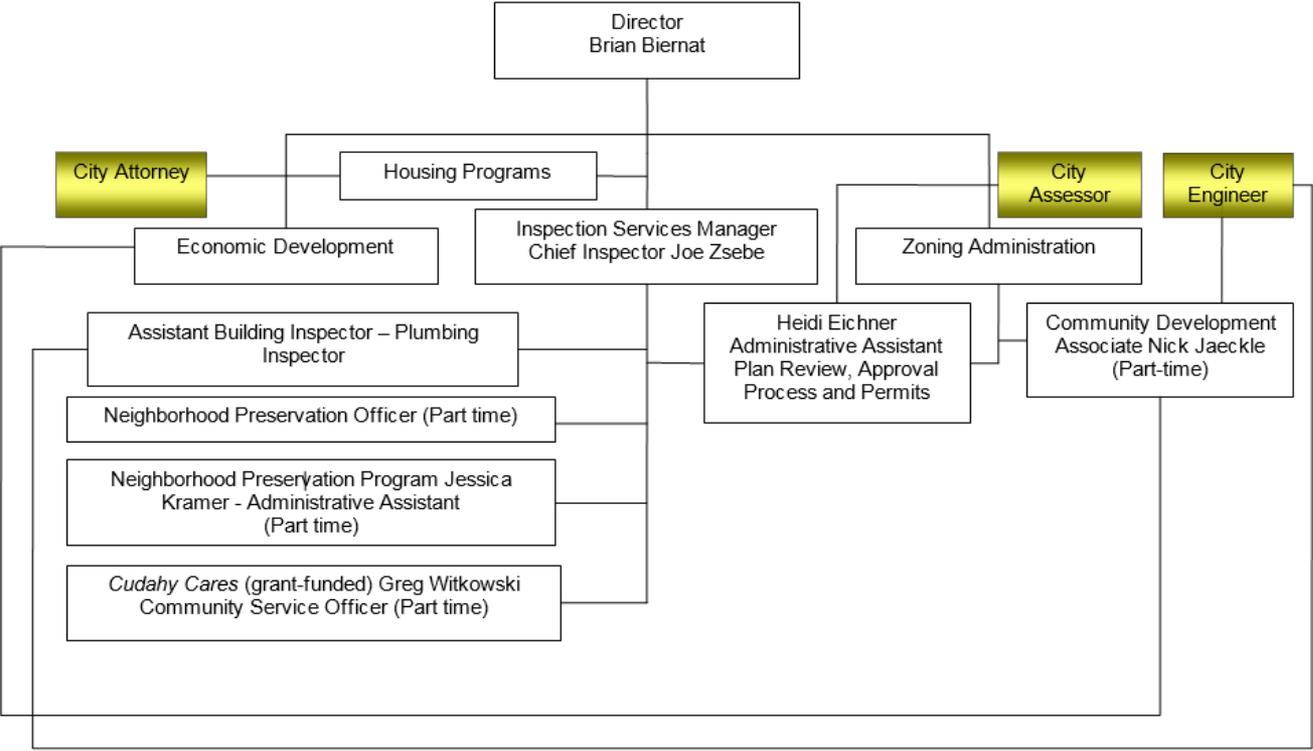


# Sweet Applewood Redevelopment District

# Organization



## DEPARTMENT OF ECONOMIC DEVELOPMENT, INSPECTIONS AND ZONING – 2014



# Economic Development

- ▶ Goal: To strengthen and broaden the economic base of the City of Cudahy
  - ▶ Market redevelopment and planned development districts to secure optimal added-value projects
  - ▶ Encourage new retail, office, high-density market rate housing and industrial development
  - ▶ Expedite and simplify the development approval process
  - ▶ Examine and evaluate project-based Public/Private financing
  - ▶ Infill scattered site vacant parcels; examine additional land aggregation efforts
  - ▶ Business retention
  - ▶ Create a land bank web-linked database with recommendations for highest and best use
  - ▶ Continuous market analysis (Comprehensive Retail Market Study completed in 2009)

# 2009 Market Analysis Report

Exhibit 16: Map of Primary & Secondary Trade Areas



Source: Microsoft Maps & BBPC

Exhibit 19: Total Trade Area - Retail Surplus / Leakage by Retail Category

Retail Category	Primary Trade Area Retail Gap	Secondary Trade Area Retail Gap	Total Retail Gap	Leakage
Furniture Stores	\$6,273,000	\$5,855,000	\$12,128,000	√
Home Furnishing Stores	\$3,445,428	\$1,173,000	\$4,618,428	√
Electronics & Appliance Stores	\$5,200,000	\$6,378,000	\$11,578,000	√
Building Material & Supplies Dealers	\$4,475,000	\$1,118,370	\$5,593,370	√
Lawn & Garden Equipment	\$761,000	\$451,000	\$1,212,000	√
Grocery Stores	-\$14,297,000	\$12,920,000	-\$1,377,000	
Specialty Food Stores	\$813,000	\$564,000	\$1,377,000	√
Beer, Wine, & Liquor Stores	\$2,166,000	\$1,265,000	\$3,431,000	√
Health & Personal Care Stores	\$207,000	\$1,350,000	\$1,557,000	√
Clothing Stores	\$10,775,000	\$9,148,241	\$19,923,241	√
Shoe Stores	\$1,412,000	\$1,595,000	\$3,007,000	√
Jewelry, Luggage, & Leather Goods Stores	\$1,376,000	\$275,000	\$1,651,000	√
Sporting Goods / Hobby / Musical Instrument Stores	\$44,000	\$875,000	\$919,000	√
Book, Periodical and Music Stores	\$1,467,000	\$1,289,000	\$2,756,000	√
Department Stores (excluding leased departments)	\$9,053,000	\$15,387,000	\$24,440,000	√
Other General Merchandise Stores	-\$62,989,000	\$31,816,000	-\$31,173,000	
Florists	-\$172,000	-\$147,000	-\$319,000	
Office Supplies, Stationery & Gift Stores	\$482,000	\$1,037,000	\$1,519,000	√
Used Merchandise Stores	-\$455,000	\$216,000	-\$239,000	
Other Miscellaneous Store Retailers	-\$621,000	\$1,564,000	\$943,000	√
Full-Service Restaurants	\$4,701,000	\$8,357,000	\$13,058,000	√
Limited-Service Eating Places	\$9,187,000	\$11,006,000	\$20,193,000	√

# Marketing

- ▶ Goal: To promote the competitive, business friendly advantages of the City of Cudahy and South Shore Region
  - ▶ Special events
  - ▶ Pursue retail, office, high-density market rate housing and industrial development interests
  - ▶ Networking and relationship building within the regional and national real estate community
  - ▶ Website ([http://www.cudahy-wi.gov/departments/economic\\_development](http://www.cudahy-wi.gov/departments/economic_development))
  - ▶ Coordinate activities with local and regional agencies - i.e. Gateway Milwaukee, Milwaukee 7, WEDC

# Advertising



**Cudahy, Wisconsin:**  
**Where business has it made...**  
**...and where intersections come together.**

In Cudahy, an intersection isn't simply where two roads meet. It's a retail traffic-building opportunity, fueled by fresh new ideas and creative co-op ventures in a local economy where space-age innovation is an everyday event. If your business needs to blast off or put down roots, you should be talking to Cudahy!

#### DEVELOPMENT OPPORTUNITIES INCLUDE:

- 31 acre parcel in central Cudahy ideal for mixed-use development connecting the traditional industrial heart of the city with a new, emerging business district. Excellent existing surface transportation and rail service available for new retail, hospitality, entertainment, office, commercial and light manufacturing uses.
- \$18 million development planned for 30-acre key gateway location adjacent to General Mitchell Int'l. Airport. High visibility site gets excellent traffic counts and connects your customers and clients with downtown Milwaukee via a 10-minute drive on the Lake Parkway. Hiawatha rail passenger service at the airport connects to Chicago's Loop in 65 minutes. This location is well-positioned for large format retail, hospitality uses and destination shopping.
- Downtown urban village in-fill development opportunities abound for high density residential, niche and boutique retail, service and convenience retail, and professional office space in dedicated or mixed-use format options. Development incentive is available for all city-owned land.

For more information on these or additional opportunities, please contact the City of Cudahy:  
Brian F. Biernat  
Director of Economic Development/Inspections and Zoning  
414.769.2215 or visit [cudahy4business.com](http://cudahy4business.com)



# How do we know if we've been successful?

- ▶ Increase in tax base and assessed valuation
- ▶ Increase in new construction permits
- ▶ Increase in quantity of reviewed plans and proposals
- ▶ Increased media attention
- ▶ Positive feedback from the Development Community

# How to reach us

- ▶ Cudahy City Hall - 5050 South Lake Drive
- ▶ Mayor John Hohenfeldt
- ▶ 414.769.2222
- ▶ [jhohenfeldt@ci.cudahy.wi.us](mailto:jhohenfeldt@ci.cudahy.wi.us)
- ▶ Brian Biernat, Director of Economic Development  
Inspections and Zoning
- ▶ 414.769.2215
- ▶ [biernatb@ci.cudahy.wi.us](mailto:biernatb@ci.cudahy.wi.us)