



Bucyrus Campus Redevelopment: Revitalizing South Milwaukee

Location:

1100 Milwaukee Avenue, South Milwaukee, WI 53172

Development Overview:

Scott Crawford, Inc. (SC) is leading a \$50 million transformation of the historic Bucyrus/Caterpillar site into a vibrant mixed-use development. The project will feature **134 residential apartment units, over 300 parking spaces, and 52,000+ square feet of commercial space**, seamlessly blending modern living, commerce, and industrial legacy.

Project Highlights:

The redevelopment includes **four distinct buildings**: Heritage, Technical, Corporate, and Green.

- **Phase 1:** Renovation of the Heritage building and construction of the Green building, creating **66 residential units and 22,500 square feet of commercial space**, leveraging 4% Federal LIHTC funding.
- **Phase 2:** Concurrent with Phase 1, this phase will deliver **68 market-rate residential units and 30,000 square feet of an Elementary School** through the redevelopment of the Technical and Corporate buildings.

This project is a cornerstone of a larger **Transit-Oriented Development (TOD)** initiative, connecting South Milwaukee to Milwaukee's Northside and promoting regional growth.

Vision:

Bucyrus will serve as the **Southern Wisconsin Gateway**, linking Lake County, IL, to Milwaukee County and fostering collaboration in workforce development, economic stability, and wealth generation. This mixed-use development combines industrial heritage with modern urban living, offering a unique environment for:

- **Empty nesters** looking to downsize.
- **Young professionals** embarking on independent lifestyles.
- **Millennial families** seeking community-focused amenities.

Residential Amenities:

- **In-unit features:** Modern kitchen appliances, in-unit washer/dryer, patios or balconies, wall/window air conditioning, window blinds, and cable/internet hookups.
- **Development amenities:** Controlled access with intercom and key fob, on-site management, elevator access, community room, fitness center, business center, laundry facilities, and individual storage units included in rent.

Timeline:

Construction is planned to commence in April 2025 with construction completion in October 2026.

Property Acquisition:

Scott Crawford, Inc. owns the site, which includes **three existing buildings totaling 182,000 square feet and 127,000 square feet of land**, acquired for \$3 million.

Historic Significance:

The Bucyrus site is a symbol of South Milwaukee's industrial heritage. Once employing 10,000 residents, it was instrumental in producing the shovels that built the Panama Canal. This redevelopment honors its storied past while propelling the community into a future of growth and innovation.