

Village of Suamico TIF Development/Redevelopment Programs

The Village of Suamico has in place, 3 Tax Incremental Finance Districts (TIF) to stimulate and encourage high quality commercial and business development.

There are a number of locations in the Village of Suamico that offer potential development or redevelopment opportunities for commercial, retail or business entities.

They include the following:

1. The Lineville Road Corridor (HWY M), both east and west of Highway 41.

This heavily traveled county trunk highway serves a great deal of traffic from both the Village of Suamico and the Village of Howard. There are discussions with Brown County to expand this two lane roadway to four lanes to accommodate future increased traffic use.

Some current businesses located on this corridor include Shopko, Festival Foods, Dollar General, Kwik Trip, Uncle Mike's Bakery, Pioneer Credit Union, Townline Pub and Grill, Anduzzi's, Olsen's Piggly Wiggly, to name a few.

2. The Historic Vickery Village Area and County HWY B and county HWY HS (School Road and Velp Avenue) corridors.

This area includes the Vickery Village Center Area and two major County Trunk Highways which intersect in the Village. The Highway B (School Lane) corridor leads out to Pulaski to the west and is the major route to and from the highly popular Brown County NEW Zoo and the Brown County Reforestation Camp – a popular Mountain Biking and Cross Country skiing venue. The HWY HS (Velp Avenue) corridor leads to the heavily traveled Lineville Road corridor and accommodates travel to and from many of Suamico's high quality and rural residential subdivisions to the west.

Vickery Village is the historic Village Center and is located immediately west of HWY 41 off of HWY B (School Road). This area borders the Suamico River and has great potential for redevelopment. Some of the noteworthy businesses include Chives Restaurant, Design ala Mode, Highland Howies of Suamico Pub, Rustique Pizzeria, Four Way Tavern & Restaurant, Marine Credit Union, to name but a few.

3. The East Deerfield Area

This highly visible area, immediately east of HWY 41 offers a number of privately and bank owned properties that offer business and highway business opportunities. In order to facilitate development in this area, close cooperation and dialogue with the Village of Suamico, the Wisconsin DNR and possibly others will likely be necessary.

The Village of Suamico has the ability to use Tax Incremental Financing tools to provide the following incentives and project costs:

1. Property, Right-of-Way and Easement Acquisition.
2. Site Preparation and Work Efforts.
 - a. Environmental Audits and Remediation
 - b. Site Preparation & Grading
3. Infrastructure/Utility Improvements
 - a. Sanitary Sewer
 - b. Water
 - c. Stormwater
4. Streets & Streetscape
 - a. Street & Right-of-Way Improvements
 - b. Streetscaping and Landscaping
5. Cash Grants

A Developers Agreement between the Village of Suamico and Developer is required to define the work efforts and responsibility of both parties to ensure a cooperative, collaborative work product that meets the expectations of all parties.

Quite Simply

The Village knows TIF and knows how to use it.

Any and all questions on development/redevelopment and the possible use of TIF financing in the Village of Suamico shall be addressed to:

Steve Kubacki – Village Administrator – stevek@suamico.org or (920)434-2212.