

# BUSINESS

# FIRST

News from THE CITY OF WEST ALLIS

Fall 2014

## \$14 million Industrial Buildings Set to Begin Construction this Fall

The City of West Allis Plan Commission recently approved plans submitted by Wangard Partners, Inc. for the construction of a \$14-million light industrial development at S. 116 St. and W. Rogers St. The project includes a 72,000 square foot building for an undisclosed tenant and a 50,000 square foot flex space industrial building that will be built on "spec."



*Proposed 72,000 sq. ft. Single Tenant Industrial Building - 11338 W. Rogers St.*

The over 9-acre site was purchased in 2008 by the Community Development Authority of the City of West Allis and consisted of two former Yellow Freight truck terminals. The City approved selling the land to Wangard Partners, Inc. for \$845,000. The purchase price includes funds to underwrite the City's demolition and environmental expenses. In 2014, the City completed demolition of the site, in preparation of construction. Wangard Partners, Inc. plans to start construction in fall 2014 with completion by spring 2015.

The project is expected to close on financing in September. The City of West Allis' community development regional entity, First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), has approved a \$14-million New Market Tax Credit allocation to Wangard Partners, Inc. The tax credit allocation will provide approximately \$3-million in equity financing to this project. The City has offered up to a \$500,000 loan from the City of West Allis' Revolving Loan Fund that was created with a grant from the U.S. Environmental Protection Agency (EPA). The Revolving Loan Funds will be used to conduct environmental capping, in order to facilitate development.



*Proposed 50,000 sq. ft. Industrial Multi-Tenant Building - 11534 W. Rogers St.*

A variety of different financial tools were utilized to facilitate the project. The City formed a tax increment district in 2008 to finance the purchase of the two parcels and to prepare the vacant terminals for redevelopment. Based on the costs and development value, the TIF is projected to close in 23 years. Further, the City utilized a citywide U.S. EPA grant to assist with the environmental investigation and site closure from the Wisconsin Department of Natural Resources. The project also successfully received a \$127,000 Wisconsin Economic Development Corporation Site Assessment Grant to assist with demolition and environmental testing in order to obtain final closure.

## WHAT'S HAPPENING

### Business First Brochure Now Available

Opening a new business and receiving the necessary approvals can be a daunting task for an entrepreneur. Mayor Dan Devine recognized the challenge for a business owner to understand the process and the next steps. The Mayor tasked staff to develop a brochure to outline the approval process and the end result is the "*West Allis Business First - A Guide to Starting Your Business in the City of West Allis.*"

The brochure, which is available at [www.westalliswi.gov](http://www.westalliswi.gov), is a road map that guides businesses through the process from research to celebrating the grand opening. The brochure offers a checklist for approvals as well as an array of important resources and contact information.

### TID #14 - 68th and Mitchell

The City is currently reviewing the formation of its fourteenth Tax Incremental Financing (TIF) District. The proposed district consists of 14.7 acres, primarily associated with the former Milwaukee Ductile Iron facilities located at S. 68 St. and W. Mitchell St. The District would be formed to assist redevelopment via incremental tax revenue to pay for project costs, such as acquisition, demolition, environmental clean-up and administration. Potential redevelopment could be valued at nearly \$12-million, compared to the current value of \$1.1-million.

### Recent Job Announcements

 Johnson Controls	+800 jobs
 Children's Hospital of Wisconsin	+475 jobs
 KONEGRANES <sup>®</sup> Lifting Businesses <sup>®</sup>	+100 jobs
 BROOKDALE SENIOR LIVING	+200 jobs
 Sullivan-Schein A HENSH SCHENY COMPANY Everything Dental <sup>®</sup>	+200 jobs

# West Allis DOWNTOWN

The **Chalk Studio**, owned and operated by Pat Oberdries and her son, recently moved into downtown West Allis. The Chalk Studio, located at 1410 S. 72 St., specializes in furniture restoration with the use of chalk paint. In addition to being able to purchase the chalk paint, you can sign up for classes where you can learn the “chalk paint” technique to use on your old furniture. For more information, contact the Chalk Studio at (414) 399-3019.



Our most recent addition to the area is **Big Ebe's Pizza**. The West Allis staple, which will be celebrating their 36th year in business, will be moving from its Lincoln Avenue location to 1329 S. 70 St. So stop in, grab a slice of pizza, and welcome owner Mike Ebert and Big Ebe's Pizza to the Downtown!

For more information about West Allis Downtown, log on to our website: [www.WestAllisDowntown.com](http://www.WestAllisDowntown.com).

## West Allis West Milwaukee Chamber of Commerce

**Pope Auto Worx**, owned and operated by West Allis residents Nick and Megan Pope, is a full service automotive repair facility. Located at 10204 W. Greenfield Ave., Pope Auto Worx is a one-stop-shop for automotive maintenance and repair on foreign and domestic vehicles. In addition to providing customer education about the necessary repairs, Pope Auto Worx's business mission emphasizes close customer care throughout the repair process.



## WELCOME TO WEST ALLIS!

### Brookdale Senior Living Announces Job Growth



In July, Mayor Dan Devine and members of the Common Council greeted Governor Scott Walker at **Brookdale Senior Living**, located within Summit Place, at 6737 W. Washington St., for the announcement of 202 new office positions. Currently, Brookdale Senior Living has over 420 employees. With the announcement, Brookdale's employment level will increase to over 600 positions.

### Aggie's Bakery Moving to West Allis

**Aggie's Bakery and Cake Shop**, a family-owned bakery, received City approval for the opening of a new location at 7326-28 W.



Greenfield Ave. The bakery specializes in wedding cakes, all-occasion cakes, fine pastries, assorted bakery items and cupcakes for retail sale. Currently located at 1800 E. Howard Ave., the new location will allow expansion of the bakery and wedding cake business. Construction to build out the bakery should start in early fall with plans to open before year's end.

### Antigua Coffee House



Citlali Mendieta-Ramos and Nicolas Ramos, West Allis residents and owners of Antigua Latin Restaurant, located at 5823 W. Burnham St., recently opened **Antigua's Coffee House** within the Renaissance Building at 813 S. 60 St. This second location will serve the multiple tenants within the property, including Johnson Controls, US Bank and CBS 58. Antigua's Coffee House serves American food & proudly brews Valentine Coffee. The new Coffee House is the perfect venue for intimate weddings, bridal showers, rehearsal dinners and any other gathering.