

BUSINESS

FIRST

News from THE CITY OF WEST ALLIS

Summer 2016

The Daily Reporter Recognizes West Allis Light Industrial Project as a “Top Project of 2015”



Forty (40) projects from around the state were honored on May 19 for The Daily Reporter’s 17th annual Top Projects of 2015 event, including Wangard Partners’ new construction of a 75,000 sq. ft. and a 60,000 sq. ft. building located at S. 116 St. and W. Rogers St. in West Allis. The new West Allis industrial project got its start in 2013, when Wangard Partners purchased the 9.71 acre brownfield site with plans to redevelop it into a modern industrial space. The end results are two (2) Class A industrial buildings containing 135,000 sq. ft. of space, a \$14 million project. The redevelopment of the former Yellow Freight site was so successful, crew members began working on an expansion as soon as their initial work on the building was finished. Tenants in the two (2) buildings include Ferguson Enterprises, a wholesale distributor of residential and commercial plumbing supplies; Staples (warehouse); Red Bull (warehouse); and Riviera Electric. The developer’s commitment to the city and the project “resulted in returning an unused parcel of land to the tax base in West Allis. As a result, West Allis has revitalized its industrial base and has garnered new interest as an attraction choice for modern manufacturing needs,” stated Stewart Wangard, CEO. Congratulations to Wangard Partners on your award as a “Top Project of 2015.”



The Market at Six Points

Mandel Group Properties, LLC has proposed a \$64 million commercial and residential development called The Market at Six Points, on land to be purchased from the city, located at the corner of S. 66 St. and W. National Ave. (vacant land north of W. National Ave. and south of W. National Ave., just west of the Farmers Market). North of W. National Ave., the development may include 200 high-end apartment units with underground parking and a 30,000 sq. ft. office building. South of W. National Ave., new development may include a specialty grocery, two (2) restaurants, commercial/retail buildings, and six (6) townhomes. The project also includes a concept for a small, two commercial coffee/restaurant use on the northeast corner of the Farmers Market property. Construction is anticipated to commence fall 2016, with the commercial spaces and some residential units available fall 2017.

Element 84

Ogden & Company is in the approval process for the construction of a \$33.4 million, high-end apartment complex called Element 84, to be located within the 84th and Greenfield Ave. Redevelopment Area. The proposal includes two, 4-story multi-family apartment buildings with approximately 207 units and a 1,500 sq. ft. coffee and wine bar commercial space. The property will offer a range of studio to 2-bedroom-with-den units with patios or balconies, along with amenities such as a pool, community center, fitness center, fire pit area, pet grooming stations, grilling stations, and much more. Construction is anticipated to commence fall 2016, with units available summer 2017.



Foodie News

West Allis “foodie” scene continues to be recognized. Shepherd Express recently featured “A Culinary Trip Through West Allis’ Hot Spots, Taquerias and Gas Stations.” The article offered reviews of seven local eateries.

Milwaukee Magazine recently had an article called “Eat, Shop, Explore” as part of the Milwaukee City Guide edition that made special mention of the unique main street businesses of Downtown West Allis. The same publication featured Justin Arahamian, chef and owner of Sanford Restaurant, and his guide to shopping the West Allis Farmers Market.

Thirty-four teams participated in the first-ever West Allis Dine and Dash event held on May 21. Teams completed 12 different eating challenges at an array of West Allis businesses for a chance to win a \$50 team gift certificate. The event raised \$1,700 for a local food pantry. The event was organized by local business owner and entrepreneur Mark Lutz, West Allis Cheese & Sausage Shoppe.



Hein Electric Supply Co.

Establishes Headquarters in West Allis

Hein Electric Supply Co. recently acquired the 55,600 sq. ft. property at 2030 S. 116 St. for its corporate headquarters. The business has approximately 50 employees and the new facility will have office space as well as distribution/warehouse space. The property was most recently occupied by Ferguson Plumbing which leased a new 72,000 sq. ft. building as part of the Wangard Partners Inc. redevelopment of S. 116 and W. Rogers St.



West Allis DOWN TOWN

Downtown West Allis Business Improvement District (DWABID) proudly welcomes three new businesses to Greenfield Avenue.

Happy Tails Pet Training is located at 1412 S. 72 St., just south of Greenfield Avenue. Owner Jennifer Nowak can help you choose between their unique group classes (which are small in size so you can enjoy the company of other dog owners) or their private programs, where she can help you one-on-one in your home with your dog. Training your dog with Jennifer's help is so much faster, easier and more fun, taking away the time consuming stress and worries of training your dog.

HAPPY TAILS
PET TRAINING

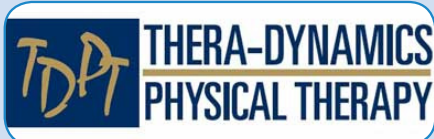


Located next door at 1410 S. 72 St. is **Not Too Shabby**. Owner Jackie Farina will take you back in time when Ward, Wally and the Beaver came home from work and school. Her up-cycling products are unique and truly amazing. There is something for everyone! You need to take your time browsing because you might miss something cool the first time through!



MetroPCS has moved to West Allis Downtown, located at 7540 W. Greenfield Ave. MetroPCS offers nationwide network, no annual contract and plans with big savings. Phones for all, priced for all.

metroPCS
Wireless for All.



Welcome **Thera-Dynamics Physical Therapy (TDPT)** as our newest "Friend of Downtown West Allis." TDPT has supported our organization through event sponsorship and hosting. Thera-Dynamics Physical Therapy has moved to a new location at 8800 W. Lincoln Ave. They have experienced therapists for treatment of orthopedic injury and surgery, acute or chronic back and neck pain, headaches, TMJ, and so much more, helping you achieve your full potential.

Fast Forward Fitness received Plan Commission approval to open a personal fitness training business at 9730 W. Greenfield Ave. The business provides a personal approach when it comes to fitness, utilizing certified American Council of Exercise (ACE) techniques and equipment. A staff of four will offer a full support system and workouts that are tailored to meet individual needs and fitness expertise.



West Allis Milwaukee Chamber of Commerce

WAWM Chamber of Commerce and Mayor Dan Devine welcomed **Thera-Dynamics Physical Therapy** and **Third Coast Family Dental** to West Allis.



Milan Grbic and William Lois are the owners of **Thera Dynamics Physical Therapy** clinic, conveniently located at 8800 W. Lincoln Ave. This private practice offers personal one-on-one care along with bilingual speaking services in Spanish, Hmong and Serbian. Thera Dynamics takes pride in treating a variety of injuries such as work related, post-surgery, and automobile accidents to name a few. Most patients can be scheduled same day and all insurances are accepted.



Dr. Sarah Blair, owner of **Third Coast Family Dental**, recently opened at 8531 W. Lincoln Ave. They are honored to serve the West Allis area. Their top priority is providing patients with quality care in a family-friendly environment. They are proud to provide our community a comfortable, relaxing dental experience. Their trusted staff is dedicated to your needs and ensure that your dental health is at its best, using modern technology and a conservative approach to dentistry.

Marketing the West Allis Opportunity

West Allis offers a premium central location and growing business environment that is ideal for investors, entrepreneurs, expanding businesses, and developers. The Department of Development actively promotes West Allis opportunities through displays, development information, and relationship development. Recently, West Allis displayed an array of key development sites and available programs at the Regional 2016 International Council of Shopping Centers/Commercial Association of Realtors Wisconsin (CARW) Retail Conference and Biz Times-CARW Municipal Showcase. While attending these events, real estate brokers and developers visit the West Allis display, discuss with staff their client needs, and learn about the positive steps occurring in the city to attract business, the financial tools to help a business open, and the overall vibrancy of the West Allis business community.



West Allis offers a great location to open a business with convenient access to customers and clients. If you are interested in opening a business or are aware of a business looking for a new site, visit www.locateinwestallis.com or call the Department of Development at (414) 302-8460.