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Milwaukee and Southeastern Wisconsin Business News



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**BizTimes** *real estate*  
weekly

Wednesday, September 2, 2009

## Lang plans Erin Hills expansion

**Bob Lang** is working on plans to build a second 18 hole golf course at his **Erin Hills** golf course, located in the Town of Erin in Washington County. The town plan commission recently reviewed the preliminary plans, but took no action.

Lang could not be reached for comment

The second golf course would be built to the east of the existing Erin Hills golf course, which is located at 6901 County Highway O. The course is located on the south side of Highway O and about a half-mile west of Terry Road.

The undulating landscape of the Kettle Moraine created a unique natural setting for Lang to build the course. Thanks to that natural landscape, Erin Hills has received rave reviews from the golf world since it opened in 2006. The United States Golf Association (USGA) has been so impressed with Erin Hills that it awarded the course with the U.S. Women's Public Links championship in 2008 and the men's U.S. Amateur in 2011. The USGA is also considering the course as a possible site for a future men's U.S. Open.

The plans for the second golf course at Erin Hills show a "U.S. Open Parking Area," along Highway O.

The plans for the second golf course at Erin Hills were done by Columbus, Ohio-based Hurdzan/Fry Golf Course Design Inc., which was also involved with the original design of Erin Hills.

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### Riley Construction moves to new headquarters

On Monday, Kenosha-based **Riley Construction Company Inc.** moved to a new 46,000-square-foot headquarters office building at 5301 99th Ave., Kenosha. The company's previous headquarters was located at 5614 52nd St., Kenosha. "It gives us a lot more space for our office staff," said marketing director Scott Gurholt. "We outgrew our previous space." The new location is just south of the Kenosha Regional Airport and is about 3 miles west of the previous location. Riley expects its new building to be the first LEED certified building in Kenosha County.

### West Allis plans redevelopment project near 84th and Greenfield

City of West Allis officials are working on a redevelopment project for the area southeast of West Greenfield Avenue and South 84th Street. The area is just south of Wisconsin State Fair Park.

City officials are considering a tax incremental financing district for the area, which includes the former Mykonos restaurant, 8 residential properties, the Milwaukee Gray Iron properties and Agnos I and II strip malls, Cream City Custard, Walgreens and McDonald's.

Mykonos, Milwaukee Gray Iron and the residential properties were severely damaged during storms and flooding during June of 2008. Milwaukee Gray Iron and Mykonos are vacant.

The city officials plan to acquire the Milwaukee Gray Iron, Mykonos and residential properties for the redevelopment project. Officials say redevelopment options for the site includes a hotel and banquet facility, apartments, townhomes and other retail, office or medical clinic development.

### Roundy's to rebuild Sheboygan Pick 'n Save store

Milwaukee-based Roundy's Supermarkets Inc. plans to tear down its Pick 'n Save grocery store at 1317 N. 25th St. and build a new 62,000-square-foot store in its place. The new store will be slightly smaller than the existing store. The new store will face to the west on North 25th Street. The current store faces south toward parking lots. The new store will also have a modern interior layout and modern façade, provide upgrades from the current store, which is about 30 years old. Roundy's plans to tear down the existing store and build the new store next year. Roundy's has two Pick 'n Save stores in Sheboygan. The other one is located at 2213 Calumet Drive.

## Francesca's Restaurants looking for Milwaukee location

Francesca's Restaurants, an 18-unit Italian restaurant chain based in Chicago, plans to open a location in a 5,300-square-foot location on the Capitol Square in Madison. The restaurant will open by next spring.

After the Madison restaurant is up and running, Francesca's will consider sites in the Milwaukee area for another restaurant.

**John Bergh** and **Cory Sovine** of Milwaukee-based **Siegel-Gallagher** is representing Francesca's as it looks for locations in Madison and Milwaukee.

"Initially, Francesca's was looking at Indianapolis and St. Louis to locate their first units outside of the Chicago metro area," Sovine said. "Getting them to take a look in Wisconsin was a challenge up front, but a trip to Madison and a prime Capitol Square location convinced them that Madison was where they wanted to be. They are tremendously excited about the opportunities at this site as well as in Wisconsin as a whole."

## Froedtert to open new health care center in Waukesha

Froedtert & The Medical College of Wisconsin will open a new health care center in Waukesha on Tuesday, Sept. 8, in the former Steinhafels location at 2315 E. Moreland Blvd.

Located just south of the Interstate 94 and Highway 18 intersection, the new Westbrook Health Center will make the services of Medical College of Wisconsin physicians available at a prominent western suburban location.

Seven physicians representing specialties in internal medicine, pediatrics, and obstetrics and gynecology already are accepting appointments to see patients at the new center. Westbrook Health Center also will have on-site laboratory services when it opens and will add medical imaging services such as mammography, MRI and CT by year-end.

"The whole family's health care needs can be met right here, providing a continuum of care that includes access to eastern Wisconsin's only academic medical center if specialty care is needed," said Mohan Dhariwal, D.O., PhD, medical director of the new center and a Medical College of Wisconsin internal medicine physician.

Medical College of Wisconsin physicians practicing at Westbrook Health Center are:

Internal medicine-pediatrics: Melissa Kalt, MD, and Dennis Zaide, MD; internal medicine: Amy Cvengros, MD, Mohan Dhariwal, DO, PhD, and Angie Zikos, MD; and obstetrics-gynecology: Saeyal Lee, MD, and Sonya Tran, MD.

Westbrook Health Center is one of seven off-campus Froedtert & The Medical College locations offering family health care services.

## ProHealth Care opens another MS Clinic

ProHealth Care's Multiple Sclerosis (MS) Clinic recently opened a second location at the Oconomowoc Physician Center.

Both MS Clinic locations, in Oconomowoc and the original site at Waukesha Memorial Hospital, provide multiple sclerosis management, education and clinical research designed to advance the understanding of MS and its treatment.

Led by Dr. Stanya Smith, medical director, the MS Clinic team also includes a multiple sclerosis-certified nurse as well as other specialists such as neuropsychologists, physical therapists and more.

In addition to providing innovative infusion therapy for patients, a range of services can be found through ProHealth Care's MS clinic, including: care management; neurologic testing and evaluation; prescribing

and monitoring medication; advanced imaging and diagnostic capabilities.

## BizTimes Milwaukee Commercial Real Estate & Development Conference will feature prestigious national panel of experts

The seventh annual [BizTimes Milwaukee Commercial Real Estate & Development Conference](#), to be held on Nov. 12 at **Potawatomi Bingo Casino**, will feature a panel discussion with some of the most renowned commercial real estate experts in the nation.

The theme for this year's conference will be, "What Now?" The conference will examine the latest trends in commercial real estate and development and explore the possibilities for the year ahead. Emphasis in the discussion will be given to successful development strategies and best practices in a recession, including adaptive reuse of properties, effective approaches to gaining access to capital, environmental sustainability and the emergence of aerotropolis development (near airports).

The panelists will share their insights about national statistics and trends and offer their perspectives about the possibilities and the limitations of the Milwaukee market.

The national experts on the panel will include:

**Robert Bach**, senior vice president and chief economist of **Grubb & Ellis Co.** Based in Chicago, Bach has 35 years of experience in real estate market research, consulting and city planning. A member of the Conference of Business Economists and the Counselors of Real Estate, Bach authors the company's national market publications, is a frequent speaker at industry events and is quoted widely in the trade and business press, including The Wall Street Journal, The New York Times, Bloomberg and a wide array of investment and real estate publications. Bach works with Grubb & Ellis researchers in more than 100 markets to ensure that the company's proprietary data is accurate and the analysis provided to clients is useful and insightful. The Milwaukee Grubb & Ellis affiliate is **Apex Commercial** in Brookfield.

**Rhyné Brown**, executive vice president of client development at NAI Global. With a primary office in Newport Beach, Calif., and a regional office in Silver Spring, Md., Brown leads NAI Global's national efforts in member-based business development and in the expansion of major NAI Corporate business accounts. Brown has represented clients in the acquisition or sale of more than \$1 billion in real estate over his 35-year real estate career. Brown's clients have included IBM, The World Bank, First Union Bank, Bank America and PNC Bank. His specialties include investment sales, large-scale corporate developments and strategic facility planning. The Milwaukee **NAI Global** affiliate is **NAI MLG Commercial** in Brookfield.

**Jack Durburg**, executive managing director of the Chicago region for **CB Richard Ellis**. In addition to leading the company's Chicago market team, Durburg provides oversight to CBRE's Minneapolis and Wisconsin markets. Through acquisition and strategic growth, CBRE has been recognized by Crain's Business Chicago as the No. 1 real estate services firm in leasing, sales and property management in Chicago, with 2008 gross revenues of \$165 million. He serves as a real estate advisor to many of Chicago's largest corporations and institutional owners. CBRE has an office in downtown Milwaukee.

**Ross Moore**, executive vice president and director of market and economic research at **Colliers International Property Consultants Inc.** Based in Boston, Mass., Moore is responsible for national market and economic analysis, strategic planning and new product development. Moore is a recognized expert on commercial real estate markets and a frequent speaker at industry conferences, where he provides commentary and analysis on industry trends. His national research reports are among the most respected in the nation. Moore is the current chair of the Urban Land Institute British Columbia District Council. The Milwaukee Colliers affiliate is **Colliers Barry**.

**Maria Sicola**, executive managing director and head of research for the Americas at **Cushman & Wakefield Inc.** in San Francisco. During her tenure leading the company's research team, Sicola developed an award-winning database platform, Site Solutions, recognized by Bill Gates as a unique application of Microsoft's Access software. Her consulting work has focused on office market leasing analysis and forecasting. Some of her clients include New York Life, Trizec Properties, RREEF, Beacon Capital, Charles Schwab, Prologis and the LMDC (Lower Manhattan Development Corp.). She is an executive member of the Urban Land Institute. Sicola is a frequent speaker at industry conferences and is regularly quoted in publications such as National Real Estate Investor, Real Estate Forum, The Wall Street Journal and The New York Times, as well as on the web on Bloomberg and Reuters. The Milwaukee affiliate of Cushman & Wakefield Inc. is **The Boerke Company Inc.**

The BizTimes Milwaukee Commercial Real Estate & Development Conference will take place Thursday, Nov. 12, at Potawatomi Bingo Casino, 1721 W. Canal St., Milwaukee.

The breakfast panel discussion will be moderated by professor **Mark Eppli**, Ph.D., who is the Marquette

University Bell Real Estate Chair and a fellow at the Urban Land Institute. Opening remarks will be provided by **Richard "Rocky" Marcoux**, commissioner of the Milwaukee Department of City Development.

BizTimes Milwaukee presents the conference annually in conjunction with the Bell Real Estate Chair and the Commercial Association of Realtors Wisconsin (CARW).

The annual BizTimes Milwaukee Commercial Real Estate & Development Book, featuring the Honor Roll of Prime Leasable Commercial Real Estate and other exclusive market data, will be published in conjunction with the conference.

## Leases

### CB Richard Ellis

Halloween Boutique leased 33,340 square feet of retail space at 6251 S. 27th St., Greenfield.

Pathfinders leased 14,747 square feet of office space at 4200 N. Holton St., Milwaukee.

Planning Council for Health and Human Services, Inc. leased 4,137 square feet of office space at 1243 N. 10th St., Milwaukee.

### Grubb & Ellis|Apex Commercial

Farmer's Insurance leased 2,404 square feet of office space in Summit Place at 6737 W. Washington St., West Allis, from Whitnall Summit Company LLC.

Clement Finance & Leasing leased 2,002 square feet of office space in the Curry Pierce Building at 400 E. Wisconsin Ave., Milwaukee, from TMB Development Co.

Compassionate Care Hospice leased 1,562 square feet of office space, Zoe Engineering leased 907 square feet of office space and Elite Medical Services leased 674 square feet of office space in the West Allis Center at 1126 S. 70th St., West Allis, from 1126 West Allis Operating Associates LP.

## New construction

Racine-based **BCI Group** was recently selected to build out the new tenant space for Legendary Whitetails in Slings. The project consists of a 7,912-square-foot office space and 25,000-square-foot warehouse/manufacturing space remodeling. BCI Group was also recently selected for the 2,600-square-foot North Cape School administration addition located in Franksville.

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