



# RIVERVIEWS

NEWS AND VIEWS OF MILWAUKEE'S RIVERWORKS CENTER

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## Flex Buildings Come to Riverworks Center

A new development called the Fratney Commons is currently under construction at 701 E. Vienna Avenue. The 4.5 acre site will have a series of "Flex" buildings that will share a common parking/truck court. The development plans are to have buildings of 5,000 and 10,000 sq. ft.; however, if a tenant/owner wishes the developer can provide buildings of up to 50,000 sq. ft.

Each building will be entirely free-standing with separate utilities and will be available for either sale or lease. All building owners will share ownership and the cost of maintaining the parking lot and landscaped area.

The buildings will be all masonry, minimum 18' clear height and will accommodate both grade and dock high overhead doors. In addition to dedicated parking/storage areas adjacent to each building there will be common parking along the west property line. The site will be fenced and access will be electronically controlled.

Buildings can be finished to any level desired. "We can provide shell space suitable for warehouse users or buildings that are configured for showroom,

manufacturing, office or any combination thereof. The process is simple." They will work with a prospective client on a "no obligation" basis to design a building to meet the client's specific needs. When the plan is complete the client places a written order which specifies cost, design and completion date. That's it. They will do the rest.

They do require a 10% deposit when an order is placed. Deposits are held in escrow by Chicago Title Company until completion of the building. The balance of the purchase price is due upon delivery. Financing is available for qualified clients. Their prices are "All Inclusive" and covers land, development and construction costs. All inclusive prices start at \$70.00 per building foot.

Site work is finished. They can deliver a building within 120 days after order.

For additional information regarding the Fratney Commons please call Mark Gleischman at the Gleischman Sumner Co., Inc. 414.223.7801 or email him at [mgleischman@gleischmansumner.com](mailto:mgleischman@gleischmansumner.com).

*Client options include choice of traditional or non-traditional architecture. A mixture of the two exteriors will provide a more interesting street appearance to the project.*

**Next General Meeting  
9:00 am Thursday  
March 13, 2008**



**Message from the Executive Director**

**Greetings Friends and Supporters:**

As I look back over 2007, there were several positive developments and exciting events that Riverworks Development Corporation was involved in which made a difference in the Riverworks Center area, and here are some of them:

- The new Goodwill retail store located on north Palmer Street
- The \$1 million investment by Thrivent Financial for Lutherans into the Harambee community
- An award winning Riverworks Biennial Report
- The Riverworks Center Trinity (RDC, RBID#25 & RBID#36) stepped it up a notch by supporting more positive developments in the area.
- Increased area employers involvement in our workforce development activities

Some of us have taken the time and energy to make our New Year resolutions for 2008. As I sat back and thought about the Riverworks Center

*Continued on back*



FRATNEY STREET ELEVATION - TRADITIONAL



FRATNEY STREET ELEVATION - NON-TRADITIONAL

## Riverworks Center Featured Business

### Esca Tech, Inc.



#### Contamination Control Systems and Solutions

ETI specializes in contamination control for lead and the heavy metals including nickel, cadmium, arsenic, chromium, mercury and silver. The company was founded in 1979 by Dan Askin to provide consulting services and products needed by industrial lead processors to reduce worker blood lead levels. In 1983 Mr Askin formulated the first soap to effectively remove lead from skin.

Today ETI produces skin, surface and laundry cleaners to remove lead and the heavy metals from people, their clothes, tools, equipment and buildings quickly and efficiently under the trademarks D-Lead® and D-Wipe®. ETI also manufactures the D-Lead® Lead Test Kit and supplies shoe cleaners and portable industrial HEPA Vacuums.

The company supplies its products to lead and heavy metal processors, public health authorities, contractors, police departments and firing ranges. With 25 stocking distributors covering North America from the Arctic Circle to the Panama Canal, as well as all of Australia, New Zealand and the European Union, ETI products are sold all over the world.

Esca Tech believes in strong technical support to its customers and has invested a high percentage of its profits over the years into R & D and product development made precisely to our specifications.

ETI is a small, productive company with 6 employees that exports 25% of its production, while importing less than 1% of its purchases.

Esca Tech, Inc. is located at 3747 North Booth Street. For more information call (414) 962-5323

## RDC-Led Area Planning Initiative Receives Major Funding

Keeping with the strong tradition of leading the way into bold new directions, RDC-led Harambee Great Neighborhood Initiative has received major funding to move from its planning phase into implementation. The faith-based financial services company Thrivent Financial for Lutherans announced on December 20th that it will give \$1.7 million to Milwaukee's Harambee neighborhood in a community development initiative it hopes to replicate in other major cities across the country. The gift is the culmination of a year's work by scores of Harambee residents who helped hammer out a plan to revitalize the neighborhood through housing, education, job creation and other initiatives.

The planning phase started in late 2006 and involved numerous aspects including focus groups, one-on-one interviews, early action projects and large community sessions to determine the nine priority areas that will be part of the implementation phase.

The implementation phase will involve an array of projects and activities that are defined by the Harambee Great Neighborhood Action Plan. The neighborhood plan calls for the construction, renovation and sale of more than 100 homes in the area for home ownership. In addition, a neighborhood steering committee made up of community based organizations, area residents and business/property owners, has

proposed investing in:

- Programs that help low-income residents repair and maintain their homes
- Projects that foster community pride, including cleaning vacant lots and landscaping
- Job creation and training programs
- Leadership programs for youth

For further information about the neighborhood plan, contact Steve Adams, Plan Coordinator, at 906-9650.

*Executive Director, continued*

area and where we will spend our time and efforts in 2008. Here are a number of exciting things I would like to come to fruition in 2008:

- Create a stronger retail corridor along Capitol Drive
- Provide the opportunity for a broader innovative mix of industry/technology in the area
- Completion of Riverworks Commerce Center building on the corner of Keefe Ave and Holton Street.
- Provide more area businesses with technical assistance
- Redevelop the Beerline railway into beautiful recreational trail
- Improve the streetscape along Holton Street and Keefe Avenue
- More facade grants to area businesses.
- Create more than 50 new jobs in the Riverworks Center area
- Develop a marketing campaign for the Center
- And any other activities or events that bring added value to the Center, Riverwest and Harambee neighborhoods.

Help us as we help you make your resolutions come true for 2008.

Best Wishes for a Prosperous and Happy New Year!

*Darryl Johnson*

Join us Monday June 23, 2008 for our

### Inaugural Golf Outing

Brynwood Country Club  
6200 West Good Hope Road

Watch your mail and fax  
for registration and sponsorship  
opportunities