

Stadium park draws a crowd

Redeveloped site opens with 10 tenants

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Four years ago, when his firm began construction on buildings to replace the former Ampco Metal Inc. foundry on Milwaukee's south side, Jeff Hall figured the redeveloped site would eventually host companies with 200 to 300 employees.

That turned out to be a conservative estimate, Hall said Thursday, at a ribbon-cutting ceremony marking the completion of Stadium Business Park.

The four buildings, totaling about 200,000 square feet, are leased to employers with about 450 workers — with another 12,000 square feet still available, said Hall, president of Minneapolis-based Real Estate Recycling Inc.

The business park's success shows that businesses "are eager to expand and move into the city of Milwaukee" if they have the option of leasing space in new, high-quality buildings, Hall said.

Stadium Business Park is on the Milwaukee-West Milwaukee border, west of S. 38th St. between W. Mitchell and W. Burnham streets, one mile southeast of Miller Park.

Among its 10 tenants are commercial distributors, such as Illco Inc. and Wesco International Inc., which typically have relatively small numbers of employees.

But the park also landed more office users than Hall expected.

Those employers, which include Aurora Health Care, Associated Bank and the U.S. Department of Veterans Affairs, tend to employ higher numbers of people.

The development's tenants also include manufacturers, such as Air Logic Power Systems LLC, which moved there from an older building just north of the business park.

Location valued

Air Logic, which is leasing 19,000 square feet, wanted to stay in the area mainly to make sure it would retain its 45 employees, who valued the company's central location, said Roger Trampling, company president.

Stadium Park



Photo/[Jim Bovin](#)

Jeff Hall's firm developed Stadium Business Park on the site of a former foundry in Milwaukee.

That location, which is near I-94, and the growing number of restaurants and stores on nearby Miller Park Way, have helped draw tenants, Hall said.

Ampco had just 125 employees when it closed in 2002, leaving behind an empty, polluted site, Mayor Tom Barrett said.

He said the new development's jobs, \$15 million in property tax base and elimination of a blighted buildings are signs of "an incredibly successful development."

The business park was financed in part by \$4.6 million in city funds, according to the Department of City Development. That amount is being repaid over 17 years through the business park's property taxes.

Once the amount is repaid, by 2021, the property taxes flow to the city and other local governments.

Real Estate Recycling also received \$600,000 in cleanup grants from the state Department of Commerce and U.S. Environmental Protection Agency.