

Rajani to develop mega gas station in Butler TIF

BY PETE MILLARD

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A health care entrepreneur is developing a \$1 million convenience store and gasoline station that will be the first commercial redevelopment in the village of Butler's \$30 million tax incremental financing district.

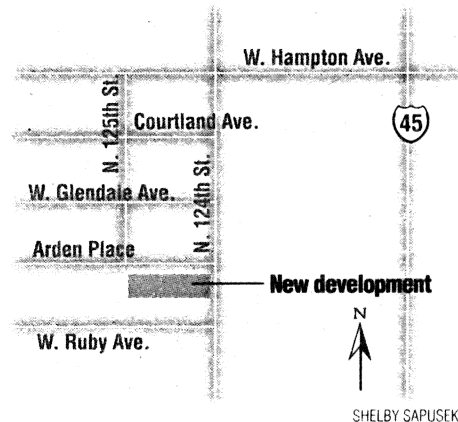
Karl Rajani, a former administrator of St. Francis Hospital and the founder of the Genesis HealthCare health maintenance organization, is developing the 7,000-square-foot convenience store and gas station called the Evergreen Fuel Mart on 2 acres near the intersection of West Ruby Avenue and North 124th Street at the gateway to Butler.

"This is a hot corridor because it acts as a frontage road for U.S. Highway 45," said Tim Casey, a broker and partner with Equity Commercial Real Estate LLC, Wauwatosa.

Tom Rhode
Village of Butler

The area along North 124th Street from West Hampton Avenue south to Wattertown Plank Road will become an even busier corridor when the Wisconsin Department of Transportation begins renovation of the Zoo Interchange in three or four

New fuel mart



Karl Rajani is planning a 7,000-square-foot convenience store and gas station in Butler.

years, Casey said.

Casey is also selling a second 2-acre site immediately to the south of Rajani's development along North 124th Street for his client, the village of Butler. The village also owned the Rajani parcel.

At one time, the North American Biodiesel plant had an option to buy the parcel south of the Evergreen Fuel Mart. North American Biodiesel eventually settled on a site at the Milwaukee Port, but has not broken ground.

Casey is marketing the site as the location for a \$2 million+ multi-tenant technology and distribution building with some office space.

"We thought he sold it once and are con-

fident he'll find a second buyer," said Tim Rhode, village administrator for Butler.

Butler's \$30 million TIF district covers about a third of the village, with North 132nd Street the western boundary, West Ruby Avenue on the south, North 124th Street on the east and West Hampton Avenue on the north.

"We are committed to seeing some of our commercial properties grow," Rhode said.

The village recently paid \$755,000 for two commercial properties at the southwest corner of North 124th and Hampton and spent another \$50,000 to demolish the buildings.

Village officials issued a request for proposals on the vacant parcels and plan to select a developer in early 2008.

New community center slated for Jackson

The village and town of Jackson are building a \$2.6 million community center, which will be a three-way partnership that also includes the Washington County Boys and Girls Club.

The 30,000-square-foot building will be home to a senior citizen center, a polling place and headquarters for the Boys and Girls Club. The center is across from Hickory Park in the village.

While the village and town approved the construction of the new community center in late December, the village decided to postpone development of a \$7.9 million Safety Building on 7 acres at the site of the existing fire station

and public works building.

The Village Board voted in December to delay the new Safety Building until early 2009. The proposed Safety Building will allow the village to consolidate the police and fire departments and create a shared training facility and physical fitness center for the departments. The village also might move its municipal court to the new Safety Building.

Apartment building for sale near Olympia

First Weber Group in Hartland is marketing a 30-unit apartment building in Oconomowoc near Olympia Resort and Conference Center for \$3.2 million.

The two-story building is on 7 acres with frontage on Willow Pond at 1001 Regent Road. The property includes one underground space per unit with additional surface parking available. Carol Euringer is the lead broker for the rental property.

Ad firm signs lease for The Blatz House

The Milwaukee advertising and marketing firm, ADX Creative, has signed a new lease for 5,100 square feet in The Blatz House at 252 E. Highland Blvd. in downtown Milwaukee.

Siegel-Gallagher Inc., a Milwaukee real estate brokerage firm, represented the owner of the office building, Ug 252 Highland LLC. Terms of the lease were not disclosed.