

## Fueling the pipeline

WCTC's Barbara Prindiville strives to fill the skills gap hampering manufacturers 13



A rendering of the rooftop deck and other proposed improvements to the building at 2671 S. Kinnickinnic Ave.

ANDERSON COMMERCIAL GROUP

### UPSTAIRS NEIGHBORS

## Kinnickinnic buzzing with redevelopment

Brokers Colin Hough and Ray Goodden have three deals in the works to renovate or replace buildings on South Kinnickinnic Avenue in Milwaukee with apartments and retail space.

Dense projects that mix housing and sidewalk-level storefronts are exactly what Ald. Tony Zielinski is encouraging on the street to bring more activity to Bay View, a neighborhood on Milwaukee's southeast side.

"We want to get more population density," he said. "What I envision for Kinnickinnic is we need more commercial space, because Kinnickinnic is so popular right now."

The buildings at 2671 S. Kinnickinnic are under contract for sale for a pending redevelopment that would upgrade the sidewalk-level retail space, said Hough, sales associate at Ander-

#### CLOSER LOOK



- ▶ **NAME:** King Building
- ▶ **LOCATION:** 2534 S. Kinnickinnic Ave., Milwaukee
- ▶ **SELLER:** State Bank of Newburg, which took over the building last fall
- ▶ **BUYER:** Scott Genke of SG Property Management LLC
- ▶ **PROPOSED PROJECT:** Restore and retain the first-floor retail space and build a vertical addition with 30 apartments

son Commercial Group of Greenfield. ReThreads, a first-floor retailer on the property, is moving out, and the space is available for lease, he said.

Down the street at 2202 S. Kinnickinnic Ave., the Faust Music building faces the wrecking ball. Its owners have a deal with Dermond Property Investments LLC to develop a new building with 72 apartments and retail space. Goodden, also a sales associate at Anderson Commercial, is a part-owner of the Faust building.

"There is no one set of architecture in Bay View," Goodden said. "The people in Bay View are open to new ideas. Everything does not have to be Cream City brick."

Finally, Scott Genke of SG Property Management LLC, in June bought a building for an apartment project.

2600 KINNICKINNIC



MILWAUKEE'S  
COOLEST  
HOOD  
5000 SF  
RETAIL  
AVAILABLE  
STOREFRONTS  
AND APTS  
FOR RENT

Blackwatch 68  
PROPERTIES

414.248.7769 | www.blackwatch68.com