



City of West Bend  
1115 South Main Street  
West Bend, WI 53095

**FOR IMMEDIATE RELEASE**

Media Contact:  
Jay Shambeau, City Administrator  
(262) 335-5171  
[shambeauj@ci.west-bend.wi.us](mailto:shambeauj@ci.west-bend.wi.us)

---

### **Proposed Hotel and Office Development Downtown**

---

West Bend, Wis. (May 6, 2019) – The City of West Bend has entered in to an agreement with RafRad LLC and Kinseth Hospitality with the intention of constructing a hotel and office building in the downtown. This exciting proposal is for a portion of the 8-acre former Gehl site on the corner of Water St. and Forest Ave. and will be a major development in what has become a vibrant and energetic city center.

In partnership with the Washington County Site Redevelopment Committee (SRC), the City of West Bend completed a hotel study specifically dedicated to the former Gehl site. City staff approached SRC and identified the site as a high priority redevelopment site.

Paul Stangl, of RafRad LLC, has been a driving force behind bringing a hotel to our downtown. Along with Kinseth Hospitality, Stangl has a history of successful hotel development. Many residents may be familiar with their developments and most specifically with their development of the Hampton Inn and Suites located in the City of West Bend.

Stangl had this to say about the community, “We feel that this project will not only fill a need in the downtown area but will further draw visitors and the community to the area.” The City of West Bend echoes this sentiment and is thrilled to be working in partnership with a development team that has a history of doing great things in multiple communities.

“We have many great initiatives happening in our downtown” states City Administrator Jay Shambeau. “Combine those with the positive citywide business and residential energy, there is no question why this makes a lot of sense.” With the east side of the Riverwalk near completion along with multiple nearby developments, the City of West Bend believes the downtown will continue to be a desirable destination to live, work and play. Recent focus on the downtown has paid huge dividends and the potential hotel development will become a cornerstone of progress for the city as a whole.

For updates on the development of the former Gehl site, follow the City of West Bend on Facebook.

###

## Hotel and office building to be developed on former Gehl property in downtown West Bend

Author: Judy Steffes | Posted In Business, Washington County, West Bend | No Comments

May 6, 2019 – West Bend, WI – The City of West Bend has entered in to an agreement with RafRad LLC and Kinseth Hospitality with the intention of constructing a hotel and office building in the downtown on a portion of the 8-acre site formerly home to Gehl on the southwest corner of Water Street and Forest Avenue.



In partnership with the Washington County Site Redevelopment Committee (SRC), the City of West Bend completed a hotel study specifically dedicated to the former Gehl site. City staff approached SRC and identified the site as a high-priority redevelopment site.

Paul Stangl, of RafRad LLC, has been a driving force behind bringing a hotel to our downtown. Along with Kinseth Hospitality, Stangl has a history of successful hotel development. Many residents may be familiar with their developments and most specifically with their development of the Hampton Inn and Suites located in the City of West Bend.

“We feel this project will not only fill a need in the downtown area but will further draw visitors and the community to the area,” said Stangl.

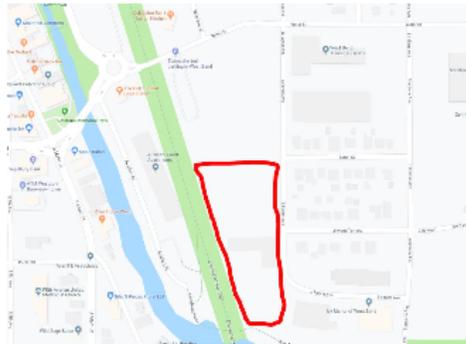
# Proposed 5-to-6 story active senior living apartment-style complex proposed for former Gehl property in West Bend

Author: [Judy Steffes](#) | Posted In [Real Estate](#), [Washington County](#), [West Bend](#) | [No Comments](#)

June 3, 2019 – West Bend, WI – A proposed five to six-story active senior living apartment-style complex is being proposed near downtown West Bend. The site is a 4.45-acre parcel on the south end of the former Gehl property just to the west of S. Forest Avenue.

RTN Development, LLC, based in Minnesota, stepped forward with the proposal and in closed session at Monday night's, June 3, Common Council meeting entered into an agreement with the City. The purchase of the property is still being negotiated.

Todd Novaczyk, is CEO with RTN Development. "This will be a market-rate rental," said Novaczyk. "There will be about 130 to 150 units with underground parking."



The project, according to Novaczyk, is to be completed in partnership with [New Perspective Senior Living](#), the very same organization serving the West Bend community with independent living, assisted living and memory care on Continental Drive.

That former Gehl Company property had been under remediation for the past 7+ years.

The northern end of the Gehl lot will also be under development as the City announced an agreement on May 6, 2019 with RafRad LLC and Kinseth Hospitality with the intention of constructing a [hotel and office building in the downtown](#) on a portion of the 8-acre site formerly home to Gehl on the southwest corner of Water Street and Forest Avenue.

Novaczyk said the timeline on the apartment development hinges on a number of factors. "If we can get through City Council and get our plans done and get approvals, we could conceivably break ground this fall," he said.



DODGE COUNTY FOND DU LAC COUNTY OZAUKEE COUNTY WAUKESHA COUNTY

BUSINESS EDUCATION EVENTS JOBS OBITUARY POLITICS SPORTS CONTACT COMMENTING

 **LIVE MARKET PRICING**  
 MOST COMPETITIVE PRICE AND PAYMENTS ON USED CARS.  
**VIEW OUR MASSIVE INVENTORY!**

Home » Business » Washington County » West Bend » VIDEO | Construction progress at new TownePlace Suites in West Bend

## VIDEO | Construction progress at new TownePlace Suites in West Bend

Author: Judy Steffes | Posted In Business, Washington County, West Bend | No Comments

May 1, 2020 – West Bend, WI – Progress is swift as construction of the new 68-room Marriott TownePlace extended stay hotel is well underway at the former Gehl Company manufacturing facility in downtown West Bend.



The sale of 3.3 acres in Downtown West Bend has been sold from the City of West Bend to construct and manage and 16,000-square-foot multi-tenant commercial office building in the heart of downtown.



Search the site  Search

5 Corners Dodge Chrysler Jeep

**BEST OF THE BEST DEALERSHIP FOR SERVICE, SALES AND SATISFACTION!**



**0% FOR 84 MONTHS**  
 ON SELECT BRAND NEW JEEP, RAM TRUCK, AND CHEROKEE

**1292 Washington Ave. Gedburg**  
 Sales: 262-375-3900 Service: 262-421-4195

Privacy fence  
 Installation/Removal/Repair  
 Dog Runs  
 Gates/Access Control  
 Fence Staining

  
 6820 N Trenton Rd, West Bend  
 262-343-2088

D&D Fence

Any fence. Any length. Installation Repair Removal

**ddfencing.com**

  
 6820 N Trenton Rd, West Bend

Keberle, Patrykus & Laufenberg

Washington County's **INJURY** Lawyers  
**It's all we do...**

**Keberle, Patrykus & Laufenberg**  
 westbendlawyers.com

Paul Stangl of RafRad LLC led the purchase on behalf of the Downtown West Bend Hotel Associates (DWBHA).

DWBHA has partnered on the development with Iowa-based Kineth Hospitality Companies and American Companies.

A portion of the site is formerly home to Gehl Company's manufacturing facility.



DWBHA has partnered on the development with Iowa-based Kineth Hospitality Companies and American Companies to construct and manage a new 68-room Marriott TownePlace extended stay hotel and 16,000-square-foot multi-tenant commercial office building.

The same group was also part of the development team for the Hampton Inn and Suites on 18th Avenue in West Bend, managed by Kineth since opening in 2008. Construction began this spring.



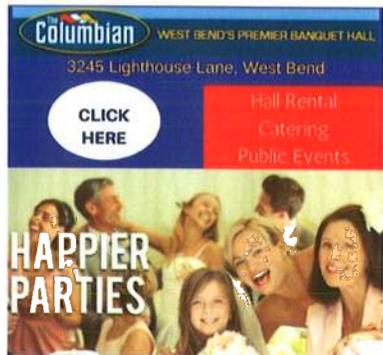
Cedar Crest



Lynch Buick GMC



The Columbian



Cedar Community



The City of West Bend acquired the property from Gehl Company (now Manitou Americas) in 2008 when it relocated its headquarters to a larger site two blocks east. Recognizing the potential for the site located in the heart of downtown West Bend, the City took on the responsibility of the remediation and demolition of the multiple buildings that were obsolete for future manufacturing.

"This is an extraordinary location for a hotel," said City Administrator Jay Shambeau. "Visitors will have the unique opportunity to explore and enjoy downtown West Bend. They can frequent our thriving restaurants and shops, the Riverwalk, Eisenbahn State Trail, farmer's market, Museum of Wisconsin Art, and newly-renovated Historic West Bend Theatre, all within walking distance."



West Bend is a founding member of the Washington County Site Redevelopment Program (SRP). The SRP was awarded two U.S. Environmental Protection Agency (EPA) Brownfield grants and contributed \$18,000 for a Hotel Market Demand Study by Patek Hospitality Consultants, Inc. which determined current and future demand for hotel accommodations in the market area. The study proved the viability for the hotel and was instrumental in securing the interest of Marriott and the development team.

The site was considered by other developers in the past, primarily for apartment buildings and commercial office space. "We knew this site had high potential for redevelopment and are pleased to present the first hotel located in downtown West Bend," said Kraig Sadownikow, President of American Construction Services and American Architectural Group. "This is the type of project will enhance the community and attract new visitors and businesses."

Approximately 7,000-square-feet of Class A office space is available for lease within the new office building. For details, please contact Adam Williquette of American Commercial Real Estate at (262) 424-3217.



Share this:



Like this:

Loading...

Tags: [American Companies](#), [Development](#), [TownePlace Suites](#), [West Bend](#)

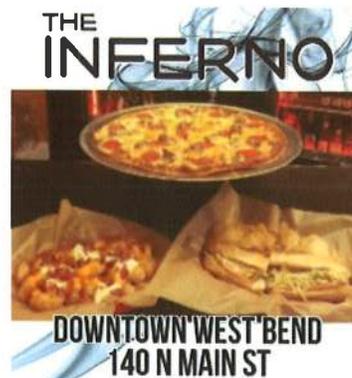
### Property Loss Management

**FIRE & WATER  
DAMAGE RESTORATION**



**Property Loss  
Management, LLC**

### Inferno



### Dairy Queen in Kewaskum



### Jazzercise of Hartford/West Bend/Slinger/Dodge County



### Pet Supplies Plus



# West Bend receives \$500K Idle Sites Redevelopment grant

WEST BEND — The city has received its first Idle Sites Redevelopment Program grant worth \$500,000 from the Wisconsin Economic Development Corporation (WEDC). The program exists for Wisconsin communities to implement redevelopment plans for large commercial or industrial sites that have been idle, abandoned or underutilized for a period of at least five years. West Bend will use these funds to offset the costs of road infrastructure within TIF 12, specifically Forest Avenue, in conjunction with site redevelopment of the former 8-acre Gehl site.

“For more than a decade, the former Gehl site has been prepped for development and this grant will take us across the finish line,” said Economic Development Manager Adam Gitter. “This funding will help continue the positive momentum of our down-

town as it grows and attracts new visitors.”

West Bend acquired the property from Gehl Company (now Manitou Americas) in 2008 when it relocated its headquarters to a larger site two blocks east. Recognizing the potential for the site in the heart of downtown, the city took on the responsibility of the remediation and demolition of the multiple buildings that were obsolete for future manufacturing. In 2019, the project site was divided into two sections to allow for multiple major developments. The northern portion will include a 68-room Marriott TownePlace extended stay hotel and 16,000-square-foot multi-tenant commercial office building. The southern portion will offer a multiuse entertainment venue and multifamily apartment structure. Site construction on the

northern portion is currently in progress while negotiations are taking place for the southern portion.

“West Bend has a rich history in supporting development and varied industry,” said Mayor Christophe E. Jenkins. “I am proud to continue that tradition by supporting these efforts and our team. By redeveloping this large, vacant site, downtown West Bend will support new business, jobs and economic impact.”

Since April 2018, WEDC has identified West Bend as a choice location for investments. WEDC has awarded a total of \$900,000 in grants to the city, including:

- \$150,000 Site Assessment Grant
  - \$250,000 Community Development Investment Grant (CDI)
  - \$500,000 Idle Sites Grant
- The Idle Sites Redevelop-



Submitted photo

West Bend will be using its \$500,000 Idle Sites Redevelopment Program grant to offset road infrastructure costs within TIF 12, specifically Forest Avenue, in conjunction with site redevelopment of the former 8-acre Gehl site.

ment Program grant will enable the city to overcome the potential economic and site shortfalls that may have prevented redeveloping the site. The grant will match up to 30% of the total project

cost. Completion of the project is slated for December 2021.

“Downtowns are the heart of Wisconsin’s communities,” said WEDC Secretary and CEO Missy Hughes. “The

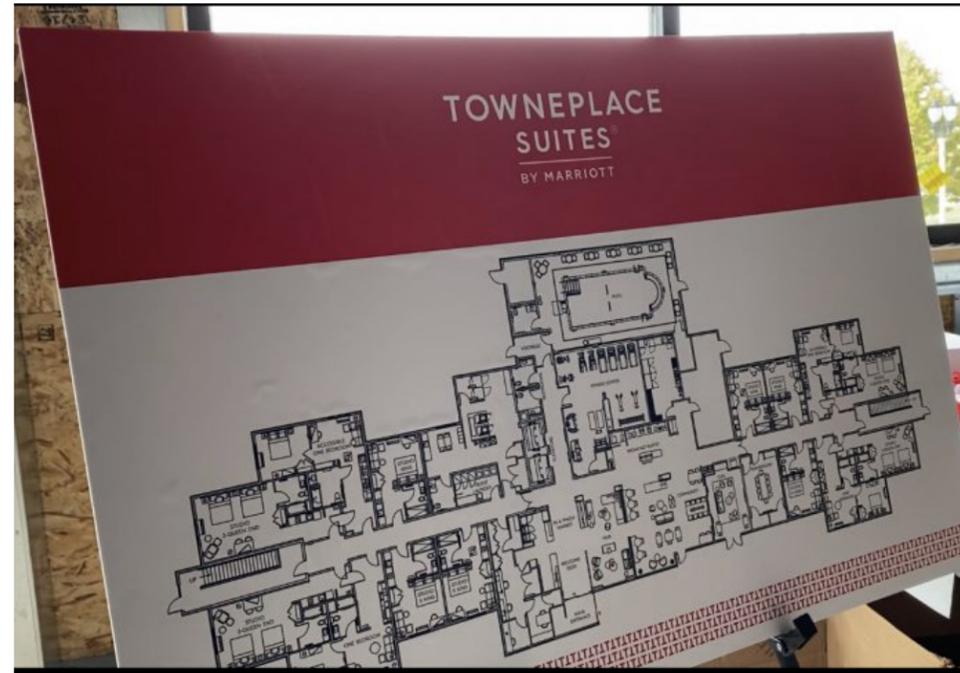
city of West Bend has shown a great commitment to making its downtown a place where folks want to live, shop, and spend time. WEDC is pleased to invest in this community.”

# VIDEO | Groundbreaking for Marriott TownePlace Suites in West Bend

By **Judy Steffes** - October 25, 2020

West Bend, WI – There was a groundbreaking ceremony for the new West Bend Marriott TownePlace Suites and Water Street Suites, the two projects on Water Street and S. Forest Avenue.

The new 68-room extended stay hotel is under construction in the former Gehl Company manufacturing site.



Iowa-based Kineth Hospitality Companies and [locally owned American Companies](#) have teamed up on the project. The two firms were also part of the development team for the Hampton Inn and Suites on 18th Avenue in West Bend; it has been managed by Kineth since opening in 2008.





American Companies President Kraig Sadownikow said, "Bringing Marriott is exciting to have the two top hotel brands in our hometown. This development is really exciting to see."

A portion of the hotel and office property site is formerly home to Gehl Company's manufacturing facility.



Kinseth Hospitality Companies and American Companies will manage the new hotel and 16,000-square-foot neighboring multi-tenant commercial office building.



The site was considered by other developers in the past, primarily for apartment buildings and commercial office space.

"We knew this site had high potential for redevelopment and are pleased to present the first hotel located in downtown West Bend," said Sadownikow. "This is the type of project will enhance the community and attract new visitors and businesses."



Approximately 7,000-square-feet of Class A office space is available for lease within the new office building.

For details contact Adam Williquette of [American Commercial Real Estate](#) at (262) 424-3217.

Share this:



Like this:

Loading...

**Judy Steffes**

<https://www.washingtoncountyinsider.com/>

First-run stories from a trusted reporter who has lived in West Bend/ Washington County for over 33 years.  
Business/faith/education/community/history/arts.



**Subscribe now** — Limited time offer

Please Sign In and use this article's on page print button to print this article.

**COMMERCIAL REAL ESTATE**

# 120 apartments to complete West Bend's redevelopment of former Gehl HQ



A rendering of the proposed new West Bend apartments

AMERICAN COS.

By Sean Ryan  
Reporter, Milwaukee Business Journal

---

Jul 30, 2020, 3:23pm EDT

---

West Bend accepted a developer's \$1 offer to buy 4.4 vacant acres on the former Gehl Co. manufacturing property for a 120-unit apartment project.

If finalized, the market-rate apartments would complete the city's years-long effort to clean and redevelop the former Gehl property. City officials earlier this year completed a \$1 sale of 3.3 acres at the Gehl property for a 68-room Marriott TownePlace Suites and 16,000-square-foot office building. Those buildings are under construction now.

Former West Bend Mayor [Kraig Sadownikow](#) is involved in those buildings and the new apartments through his American Cos. real estate and construction firm. He left the mayor's office in 2019 to avoid any conflicts regarding the Gehl redevelopments.

"There is a strong demand for a new facility that offers enclosed parking, modern amenities and an unbeatable location," Sadownikow said of the apartments.

West Bend officials this week announced the sale agreement. The city will consider detailed plans for the

three-story apartment building later this year. Under the land sale agreement, the completed apartment building must create at least \$16.5 million in new taxable property value.

The land sale agreement is with Trail's Edge WB LLC, which is registered to David Decker of Brookfield apartment owner and manager Decker Properties Inc.

The 7.7-acre former Gehl site is at Water Street and South Forest Avenue, across the Milwaukee River from West Bend's downtown. City officials acquired the land in 2010 and led a cleanup effort for its redevelopment. The city since 2017 has issued requests for proposals for the land and fielded projects from other developers that never moved forward.

## RELATED CONTENT

**Milwaukee Tool buys land for West Bend manufacturing plant**



**Expecting short-term coronavirus impact, hotel developers still build**



**West Bend Theatre readies for March reopening**



### Marriott hotel development moving ahead in West Bend



### West Bend deal with developer could bring 110 apartments



### Latest People on the Move

[More >](#)



**Jeff Hill**  
Herzing Univers...



**Jarvis Racine**  
Herzing Univers...



**Alan Antonie...**  
Spancrete



**Debra Kurtz**  
EWH Small Busi...

[Back to Top ▲](#)

# MILWAUKEE **BUSINESS JOURNAL**

[User Agreement](#) | [Privacy Policy](#)  
[Your California Privacy Rights](#) | [Ad Choices](#)