

# Fate of old West Bend Brewery appears imminent

By **Judy Steffes** - January 3, 2021

January 3, 2021 – West Bend, WI – The fate of the old West Bend Brewery appears imminent as the cubby hole on the south side of the building that was home to a mother **Great Horned owl** and her owlets has been boarded up.



It was 2018 with Ric Koch was out riding his bike and spotted the owl nesting in the old air duct in the side of the building. Since then the owls have become a seasonal focal point for city folks.



On Tuesday, January 5 the West Bend Plan Commission is going to review a concept plan to redevelop the old brewery site at the northeast corner of N. Main Street and W. Washington Street (415-485 N. Main Street).

The developer wants to level the former West Bend Brewery and bring in 181 apartments and retail space. HKS Holdings, LLC, plans to purchase and redevelop the former West Bend Brewery site at the intersection of N. Main Street and E. Washington Street.

*As a part of the redevelopment, a land use and zoning change was discussed to change the land use for the southern portion of the development from transportation and commercial to mixed use and park and recreation. As a part of that change, the zoning would also be changed from B-2 Central Business District to MXD Mixed-Use District. The land use change and zoning change would make the entire development consistent for land use and zoning as mixed use.*

*The mixed- use land use designation for this one-acre area is consistent with the lands to the north and east. It would also serve as an alternative land use to transition from the commercial uses to the south and west along with the industrial use (utility substation) to the east. Staff has evaluated the change of use and feels this is an appropriate transition within this area.*

*The owners of all property within 200' of the amendment area have been notified and as of this date staff has not received any questions or general inquiries and no one expressed any opposition to the proposal.*

*If the Plan Commission would find the land use change to be acceptable, the Plan Commission will need to approve the resolution acknowledging the change and recommending the change to the Common Council.*

Old West Bend Brewery to be leveled



There will also be a public hearing January 5, 2021 on a rezoning request for the approximate 1.0 acre of land located immediately east of North Main Street and north of Washington Street, at 415 S. Main Street, from B-2 Central Business District and M-1 Light Industrial District to Mixed Use District.

The Plan Commission reviewed and endorsed a concept plan for the redevelopment of this area on October 6, 2020 and the zoning request is consistent with development proposal. The purpose of the rezoning is to facilitate the redevelopment of this property and the property to the north as one coordinated development.


*The rezoning is not consistent with the recommended land use of the 2020 Comprehensive Plan for the City of West Bend at this time but a 2020 Comprehensive Plan amendment has been requested and scheduled on this agenda. Upon approval of the 2020 Comprehensive Plan change by the Plan Commission and the Common Council, the zoning request would be consistent with the 2020 Comprehensive Plan.*

*The owners of all property within 200' of the amendment area have been notified of the public hearing and as of this date, the planning staff has not received any inquiries or comments.*


HKS proposes a mixed-use development with 181 high-end apartment units and a commercial space for retail or a restaurant.

"We want to bring luxury, riverfront living to beautiful downtown West Bend," said Tyler Hawley, Principal, HKS Holdings, Inc. "Our design is intended to optimize views and access to the Riverwalk and downtown amenities. We look forward to becoming a part of the downtown neighborhood."

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**Adam Williquette, President**

Through a private sale, HKS is purchasing the approximately 3-acre site.

Many of the living units will have walk-out patios to the Riverwalk and views of the river and downtown.

A public hearing is also being scheduled for February 2, 2021 as plans are reviewed to make the location of the old brewery a Tax Increment District.

*The Plan Commission at its October 6, 2020 meeting reviewed the concept plan for the redevelopment of the old brewery site as a mixed use development located at the northeast corner of N. Main Street and W. Washington Street (415-485 N. Main Street).*

*As a part of the redevelopment, the City is proposing to create a new Tax Increment District (TID) to help facilitate the redevelopment of the three-acre development and adjoining lands. The first step in the approval process is to set a public hearing at a Plan Commission meeting to discuss and approve the project plan and the boundary area of the TID.*

*The City of West Bend requests that the Plan Commission set the public hearing for February 2, 2021 for the creation of TID #15.*

If you remember, three years ago in 2017 there were [plans to raze the brewery](#) and when news first broke neighbors were disappointed and heart sick at the loss of another piece of history in West Bend.

[Shirley McDaniel Schwartz](#) My heart that has no skin or money in the game says “no, no, no.” My brain, as simple as it is, sees the problems and the money needed to take an old building and make it doable in today’s codes. I hope whatever is done is tasteful for downtown and the history it holds and not the ultra modern, industrial look that says nothing to the history of downtown West Bend.

[Russ Lange](#) There surely can be something that could go into the building to preserve it and not another multi family building.

[Sharon Harris-Nailen](#) I never realized that was a brewery.

West bend dont need no more apartments. So much other stuff could be done to fix it up!!

[Kevin Carsner](#) Maybe Husars and [Tennies Ace Hardware](#) should go in it together. They do want to own all of downtown. Let's just Not demolish another piece of history. Why can towns overseas have buildings 100's of years old and still be in service? Oh, I know why. Government doesn't have their hands in every little bit of it.

[Richard Frank](#) Is the WB Company Apartments 100% occupied that more are needed? Sad to see bits and pieces of Historic West Bend removed bit by bit.

[Adam Bunkelman](#) West Bend can find more ways to destroy the history than saving it.

[Joan Dow](#) Why can't it be rehabbed in its current state? Leave the structure and history. They did it with the Enger Kress building. And Amity building. Maybe think outside the box. It can't be cheap to tear it down!!

[Chris Weston](#) That is sad that so much of West Bend's history has become irrelevant.

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**Judy Steffes**

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## WEST BEND PLAN COMMISSION

# Land use change, rezoning OK'D for former West Bend Brewery site

By Kendra Lamer  
262-306-5095  
klamer@conley.net.com

WEST BEND — The former West Bend Brewery site is one step closer to becoming a multi-family and commercial use redevelopment after the Plan Commission approved a land use change and rezoning of the property on Tuesday. The site, located at 415 North Main Street, is proposed to be redeveloped into a mixed-use multi-family residential and commercial development.

The land use was changed from Transportation and Commercial to Mixed Use District and Park and Recreation.

“The land use change would make this entire area consistent for the development that is being proposed in the future here,” said James Reinke, business and development planner.

The property was also rezoned from B-2 Central Business District and M-1 Light Industrial to Mixed Use District.

The area will also serve

as transition area from commercial to the south to the industrial use in southeast.

A concept plan for the redevelopment, located at the corner of Washington Street and North Main Street, was brought to the Plan Commission in October. According to meeting documents, the development will contain 181 living dwellings.

The first of two buildings will have seven residential dwellings on the first floor and approximately 6,400 square feet of commercial space above in-building parking at the basement level with 48 spaces. There will also be eight exterior parking stalls.

The second building will be a four-story U-shaped structure, also over basement level parking. This building will contain about 126 dwelling units and nine townhouse style units. Parking will consist of 151 in-building stalls with nine exterior stalls.

While the Plan Commission did not receive any comments for either public hearing, they did receive a

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general question regarding parking requirements for the zoning district. Parking was also a concern brought up by commissioners in October as most city apartment buildings follow the one unit to two-and-a-half parking stalls ratio.

Developers felt that due to the apartment's proximity to downtown amenities and its walkability, that the redevelopment may not require the parking ratio. Additionally more than 50 percent of the units are planned as one-bedroom apartment, allowing the market to dictate the number of stalls needed.

While the number of units do exceed residential density permitted by mixed-use zoning requirements, the commission may modify the density requirement with good site development planning.

HKS Holdings LLC. is the developer of the project.



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COMMERCIAL REAL ESTATE

# 181 apartments planned for former West Bend Brewing site



An overview of the three-acre, 181-unit apartment project HKS Holdings plans for West Bend.

ENGBERG ANDERSON ARCHITECTS



By Sean Ryan  
Reporter, Milwaukee Business Journal  
Oct 1, 2020, 10:40am EDT

Milwaukee developer HKS Holdings plans to build 181 apartments with associated stores and restaurants on three acres lining the Milwaukee River in the heart of West Bend.

The city and developer announced the project Thursday for the Washington County community. It will get a first public review at the West Bend Plan Commission Oct. 6. The property is northeast of North Main and West Washington streets.

Plans submitted to the city show new four-story apartment buildings between a landscaped river walk and Main Street. Those buildings would have a first-floor restaurant with outdoor seating at Main and Washington streets, an outdoor plaza for live music performances and river-facing apartments with front entrances and patios opening onto the river walk.

“We want to bring luxury, riverfront living to beautiful downtown West Bend,” said Tyler Hawley, principal of HKS Holdings. “Our design is intended to optimize views and access to the river walk and downtown amenities. We look forward to becoming a part of the downtown neighborhood.”



Plans include a corner restaurant and outdoor seating at the ground level of one building.

ENGBERG ANDERSON ARCHITECTS

Engberg Anderson Architects of Milwaukee is the project architect.

The West Bend Brewing Co. formerly operated on the property, and one of its former brewery buildings would be torn down for the new development.

West Bend has been active in recent years with several public works projects or developments materializing. The city has been securing money to build public walkways on both sides of the Milwaukee River in its downtown area. The long-running redevelopment of the former Gehl Co. manufacturing site has attracted a 68-room Marriott TownePlace Suites, 16,000-square-foot office building and plans for a 120-unit apartment building.

The restoration of the historic West Bend Theatre on Main Street also has been completed.



River-facing apartments in the West Bend development would have entrances opening onto a public walkway.

ENGBERG ANDERSON ARCHITECTS

Outside of the downtown area, West Bend officials this summer completed an agreement to sell land in a new city-led business park to Milwaukee Tool for a new manufacturing facility.

Developer HKS Holdings has done several apartment developments in Milwaukee, including conversion of the former Julien Shade Shop in the 3rd Ward and restoration of the historic Posner Building on West Wisconsin Avenue. The group developed the Kimpton Journeyman Hotel in the 3rd Ward and recently completed the

# Renaissance Milwaukee West at 2300 N. Mayfair Road in Wauwatosa.

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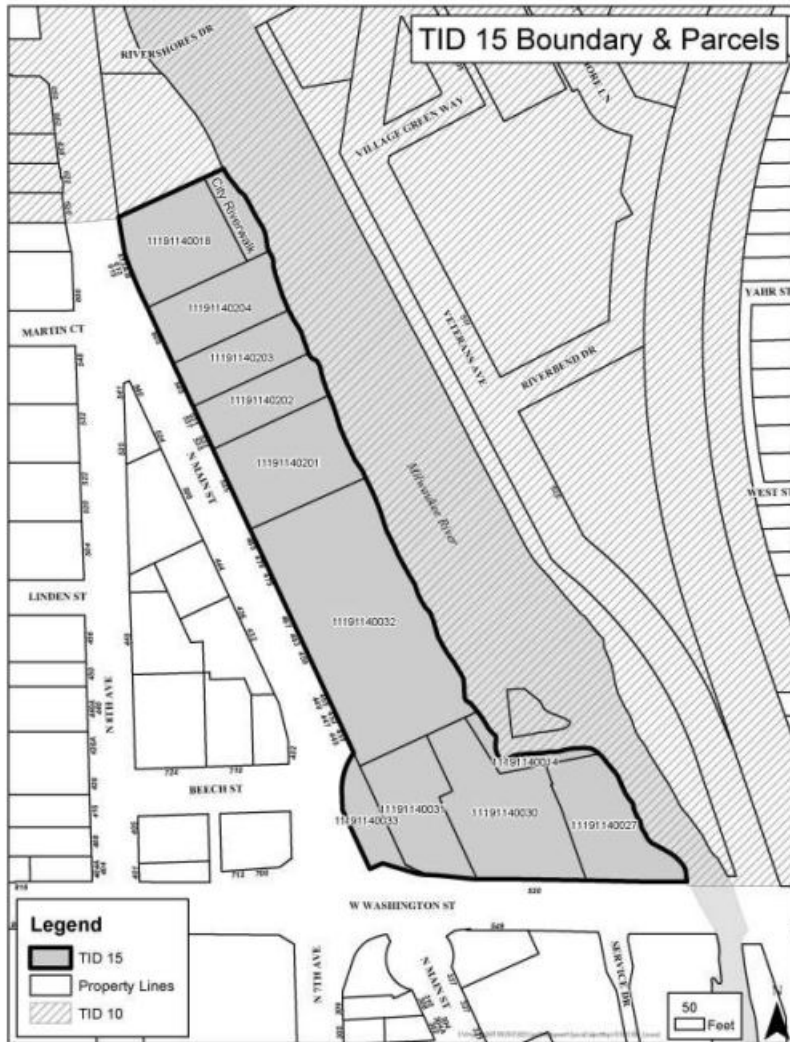
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# VIDEO | West Bend council votes 6-1 to move forward on development of TID #15

By **Judy Steffes** - April 5, 2021

April 5, 2021 – West Bend, Wi – Following a one-hour closed session the West Bend Common Council cast a 6-1 vote (Dist. 8 Meghann Kennedy the lone dissent) to approve a project plan and establish boundaries for [creation of TID #15](#).



Attachment: TID 15 Project Plan - 3.31.21 - Updated (Creating TID 15)

Tax Incremental District No. 15 Project Plan  
Prepared by Ehlers

City of West Bend  
Page | 7

Packet Pg. 81

The focal point of TID #15 would be the **redevelopment of the old West Bend Brewery** which would be converted by HKS Holdings, LLC into 181 apartments and retail space. "Tax base, foot traffic and connectivity between the north and south of the river walk were the key points of the project," said Phil Cosson with Ehlers Public Finance Advisors.



HKS proposes a mixed-use development with 181 high-end apartment units and a commercial space for retail or a restaurant.



After closed session District 5 alderman Jed Dolnick rattled off a list of direct questions. "The current value of the brewery and land is worth \$770,000 (amount corrected) and it will be replaced by a structure that is conservatively estimated to be \$35 million," he said.

"The only money we (the City) will borrow is for the public improvements of the City river walk, the river walk going under Highway 33 and improvements to Main Street plus a third of the cost to clean up this site but we are not borrowing any money (\$10 million) to build this.

"The third point, the most confusing, the MRO is not being paid for by borrowing it is being paid for out of the tax being paid on the property."

Cosson confirmed all of Dolnick's statements.

A recruitment poster for Weasler Engineering. The top half has a dark blue background with the text "We're Hiring!" in large white letters, "COME GROW WITH US!" in yellow, and "JOIN THE WEASLER ENGINEERING TEAM TODAY." in white. Below this is the Weasler logo and the text "Equal Opportunity Employer". The bottom half has a light yellow background with the text: "Global leader in the manufacturing &amp; distribution of mechanical power transmission solutions for all varieties of agricultural &amp; lawn and turf machinery." followed by contact information: "7801 Highway 45N West Bend, WI 53090 Apply in person or email resume to: bonnie.shudarek@weasler.com Tel: (262) 338-5404". On the right side, there are three bullet points: "✓ Great Pay", "✓ Great Benefits", and "✓ Great People".



Kennedy voted against the proposal adding, "I'm really excited for this project, it's beautiful and I think it's going to bring a lot to the City. My no vote is on the belief that we have four potential new board members that could be on this board tomorrow (April 6 is Election Day and the even-numbered seats are up for election) so that is why I'm voting no," she said. "I think this issue should be put before the new board."



During his initial review of the \$35 million development plan, Cosson said:

- It will take 23 of the 27 years to fully pay back the tax increment district (TID)
- There are up to \$9.7 million in capital expenditures that are TID eligible.
- The \$1 million incentive to the developer is for cleanup of the site including relocation of the We Energies site. Cleanup is estimated to cost \$3 million total.
- \$500,000 for river walk north. The \$1.5 will be borrowed and it would be paid back by the City from increment from the development.
- River walk south is \$2.2 million and that includes a tunnel under Highway 33.
- Portion of Main Street improvements which will be tackled in 2023.
- HKS estimates it will have its development constructed by 2023.
- MRO = municipal revenue obligation – a contract between developer and City. After the City's obligations are first paid the remaining increment will go back to the developer up to \$4,425,000. "The key is the City costs, borrowed money, will be paid first and what gets paid last is the MRO payment which will be due on an annual basis," said Cosson. "If the valuation comes in less or it under performs the developers are the ones at risk and they are the ones that will be hurt."
- Increment from the HKS development is 1 half of 1 percent appreciation factor as the revenue that comes into the TID.

The proposed TID #15 must still go before the Joint Review Board later this month, April 15.



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**Judy Steffes**

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# West Bend approves incentives for 177 downtown apartments



[Enlarge](#)

An overview of the 3-acre, 177-unit apartment project HKS Holdings plans for West Bend

ENGBERG ANDERSON ARCHITECTS

## COMPANIES IN THIS ARTICLE

Hks Holdings, LLC

Milwaukee, WI

[See full profile](#)



By [Sean Ryan](#) – Reporter, Milwaukee Business Journal

Apr 6, 2021, 4:17pm EDT

HKS Holdings has until October to pull building permits for 177 planned West Bend apartments under an agreement city officials approved to provide up to \$5.4 million in city financial support.

HKS Holdings is partnering with the city for the new market-rate apartments in two buildings at North Main and West Washington streets. Plans also call for a corner restaurant space with outdoor seating.

The buildings would come online at least by mid 2023, according to a development agreement West Bend's Common Council approved Monday. The new apartments would activate a former brewery property that has been vacant or underused for decades. The city would use property taxes both as incentives to Milwaukee-based HKS Holdings, and for other infrastructure work in the downtown West Bend area intended to support ongoing efforts to attract and retain businesses.

The development agreement pledges city tax incremental financing to the developers if the project generates at least \$27.5 million in property value by the start of 2026. Those properties were assessed at \$777,200 in 2020.

The city financing includes \$1 million to move and bury overhead We Energies power lines. That would come in the form of a loan that the city would forgive once HKS Holdings secures occupancy permits for the apartments.

The agreement also pledges up to \$4.4 million in incentives that HKS Holdings would collect in the form of annual property tax refunds over several years.

The city TIF district would also pay for \$2.7 million in river walk improvements on the western bank of the Milwaukee River. Those improvements would run roughly from the Museum of Wisconsin Art, past the HKS Holdings development and north to Rivershores Drive.

The TIF district would also pay for \$1.5 million in improvements to Main Street between Washington and Walnut streets in the downtown area.

West Bend's Plan Commission will review the development's site plan on Wednesday. The TIF district is scheduled for a final approval on April 15 by a West Bend Joint Review Board.

<https://www.bizjournals.com/milwaukee/news/2021/04/06/west-bend-approves-incentives-for-177-downtown.html>

# Demolition underway for old West Bend Brewery building, 415 N. Main Street, West Bend, WI

In WEST BEND REAL ESTATE WASHINGTON COUNTY

By Judy Steffes JULY 20, 2021

4787

July 20, 2021 – West Bend, WI – Demolition of the old West Bend Brewery, 415 N. Main Street is underway.



According to records at City Hall there were three demolition permits pulled for the project including 415 N. Main Street, 445 – 455 N. Main Street, 459-485 N. Main Street.

The new owner of the building is HKS Holdings LLC and the contractor doing the demolition is [HM Brandt LLC of Sussex](#)

*Click [HERE](#) for the sale price of the former West Bend Brewery*

HM Brandt is the same contractor that demolished the [Roundy’s Warehouse in Wauwatosa](#).

Right now crews are removing windows from the buildings. Below is the south side of the old Ray’s Shoes.



A majority of the buildings are brick and concrete block. Watch for excavators to be brought in to do a majority of the work. The demolition permits don't expire until the end of 2022.

A recruitment advertisement for Charter Steel. The background is a close-up of a steel coil. The text is as follows: "CHARTER STEEL" in a black box at the top; "PRODUCTION TEAM MEMBERS" in white text; "\$22/HR" in large black text; "\$2,000 SIGN-ON BONUS\*" in white text; "WE'RE HIRING!" in white text on a black bar; and "CLICK TO APPLY" in white text at the bottom.

The developer will level the former West Bend Brewery and bring in 181 apartments and retail space. HKS Holdings, LLC, plans to purchase and redevelop the former West Bend Brewery site at the intersection of N. Main Street and E. Washington Street.



*Click [HERE](#) to tour the caverns under the old brewery*

Some more news tied to this development should be released shortly as the old [Habitat for Humanity ReStore](#) across the street, 508 N. Main Street, is reportedly being sold to HKS Holdings. The ReStore has been closed since a fire April 23, 2021.

Early word is the developer will raze the building and use the space as a parking lot.

Later today an announcement is expected that Habitat for Humanity Washington County is purchasing the [old Skate Country](#), 1950 N. Main Street, and moving the ReStore in there.

On a history note: What were some of the businesses that used to be in 508 N. Main Street prior to the ReStore. We'll start you off with St. Vincent DePaul. Click [HERE](#) for more...





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## The District to break ground in August

### Former brewery site to become mixed-use multifamily complex

By Melanie Boyung - Special to the Daily News  
Jul 21, 2021

WEST BEND — Developers are ready to break ground on The District, a new mixed-use project which will soon start going up at the site of the former West Bend Brewery site.

The District is planned for a site of approximately 2.9 acres at the northeast corner of West Washington Street and North Main Street, adjacent to the downtown area. Once completed, site plan documents approved by the city show the development will include 170 apartment units, seven townhome units and commercial space.

The groundbreaking is scheduled for Friday, Aug. 6 at 11 a.m., at the development site at 415 N. Main St.

“They’re just getting started on the demolition now,” Susan Ipsarides, vice president of Greywolf Multifamily, said.

The development is being constructed by developer HKS Holdings; Greywolf is involved in the project as a third-party leasing and management company, which will remain with the complex after development is complete.

Ipsarides said the first phase of development will include a building right on the corner, which development plans stated will include a commercial space and 46 apartments. The townhome buildings to be built along Main Street are also in the first phase, which she said is expected to be complete and ready for occupants in midsummer 2022.

“There will be commercial right on the corner,” she said.

The second phase of the project is a larger building to include 124 apartment units constructed parallel to the river behind the property. Ipsarides said they are expecting that construction to be complete by spring of 2023.

The apartments will include one-, two- and three-bedroom units which will be rented at market rates, according to Ipsarides. She said Greywolf will begin pre-leasing units in January.

The District will go up in West Bend's tax incremental finance district 15. TID 15 was created earlier this year, in an effort by the city to support the mixed-use development now becoming a reality.

Within a TID, properties are largely removed from the normal tax rolls in which different taxing authorities, such as the city, county, school district and the technical college, all receive tax dollars. While the base value of a TID's properties – what they were worth at the time the TID was formed – continue to pay taxes to all relevant jurisdictions, the tax monies generated by new development or improvement during the TID's lifetime all go to the city to be reinvested in the district.

While creating TID 15, West Bend city officials said some of that TID funding would be used to provide developer incentives to the brewery site project, to help fund site acquisition and cleanup, as well as funding public projects such as further developing the Riverwalk and street improvements.

[https://www.gmtoday.com/business/the-district-breaks-ground-at-former-brewery-site/article\\_6cfd8c36-f789-11eb-a2a5-4f4a887c34eb.html](https://www.gmtoday.com/business/the-district-breaks-ground-at-former-brewery-site/article_6cfd8c36-f789-11eb-a2a5-4f4a887c34eb.html)

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## The District breaks ground at former brewery site

### Massive, mixed-use development slated for completion in spring 2023

By Christina McAlister  
Aug 7, 2021



From left to right: Eric Ponto from Enberg Anderson Architects, President of Peridot Construction Management John Foss, T Hawley from HKS Holdings, Kyle Strigenz from HKS Holdings, City Administrator Jay Shambeau, Mayor Christophe Jenkins County Executive Josh Schoemann, Joe Klein from HKS Holdings, and Klein's son.

Christina McAlister/Daily News Staff

WEST BEND — City officials and developers came together on Friday morning to celebrate the groundbreaking of The District, which will be located on the corner of North Main Street and West Washington Street.

The District will be a mixed-use complex with 177 residential units and commercial space. President of Peridot Construction Management John Foss said they are planning to complete construction of the entire complex by spring of 2023.

“There’s a lot of history behind this space here and I think everyone in our community recognizes that,” Mayor Christophe Jenkins said. “This is an ideal location, for any development, but especially a development such as this that can bolster our downtown.”

The property used to be home to the West Bend Brewery, but in April, the Plan Commission approved a site plan for developing the former brewery into The District.

The site will have eight walk-up units, giving residents access to the Riverwalk that will be developed in the future. Residents will also have balconies or terraces to allow immediate access to the outdoors. The first building will have a green roof above the parking deck for additional outdoor space.

City Administrator Jay Shambeau said The District project will assist in the redevelopment of the Riverwalk, which is located behind the site, and will play a huge role in many of the reconstruction projects happening in the downtown area throughout the next few years.

“This will be transformational to downtown,” Shambeau said.

The first building to the north will consist of 124 units, as well as two additional townhome buildings with seven total townhome units between the two ends of the main buildings. The second building to the south will contain 46 units and one commercial unit.

The District will have a total of 272 parking spaces, including motorcycle spaces, available to the residents of the 177 units. Additionally, a traffic impact analysis (TIA) was conducted in the area. It was found that improvements must be made to signal timing, pavement markings and public curb lines and crosswalk areas.

Emergency and maintenance access is also needed from Main Street to the Riverwalk. The West Bend Fire Department is requesting fire protection hydrants to the east side of the building along the Riverwalk area.

“We’re proud to see The District come to life,” Jenkins said.



**Halloween Fall  
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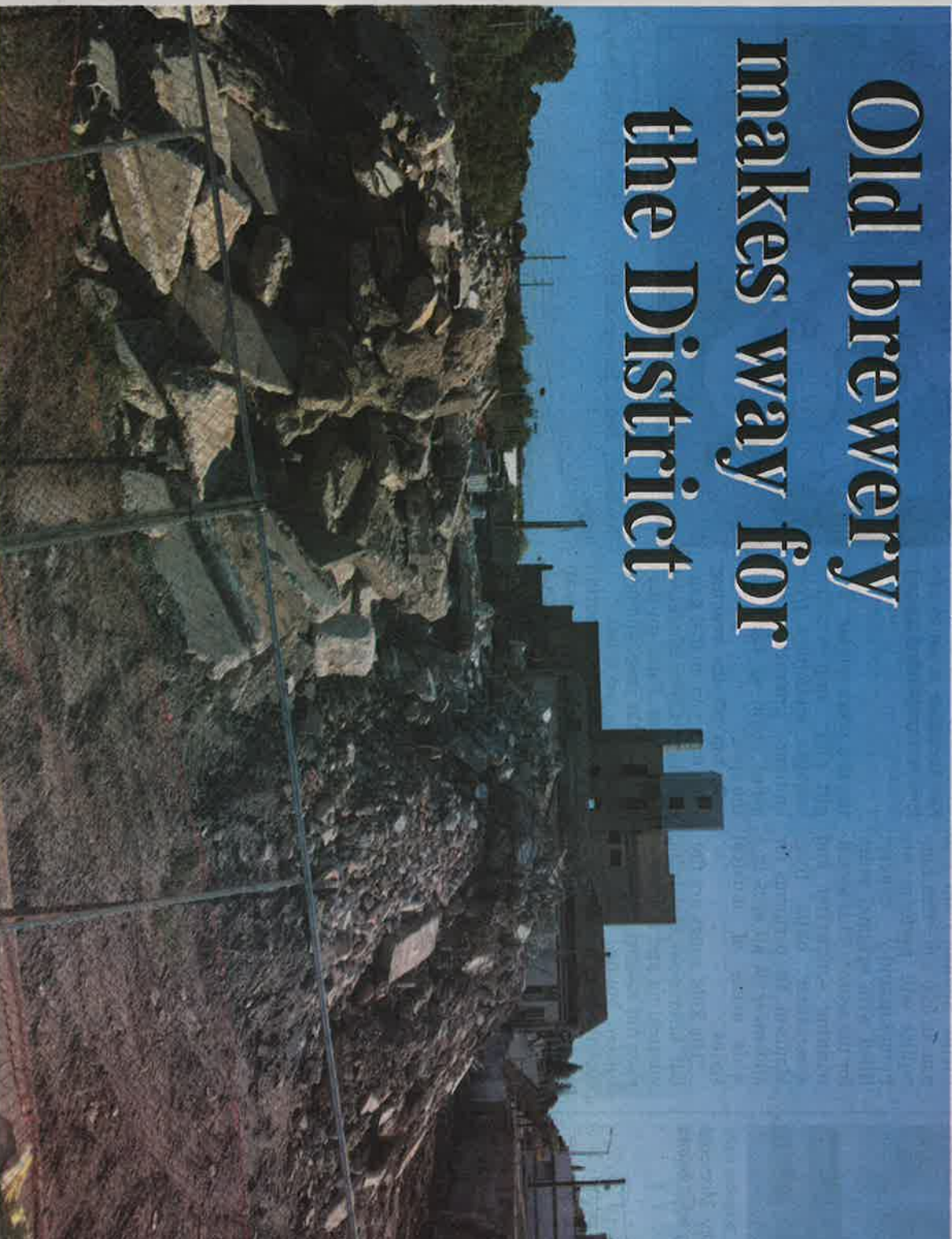
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# DAILY NEWS

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## Old brewery makes way for the District



Crews are in the process of demolishing the former West Bend Brewery for a mixed-use development northeast of North Main Street and West Washington Street (Highway 33), along the Milwaukee River.

Kendra Lamer/Daily News Staff

## Razing wraps up for start of mixed-used development construction

By Melanie Boyung  
Special to the Daily News

**WEST BEND** — Demolition is well under way at the old West Bend Brewery site at West Washington Street and North Main Street, as old buildings are coming down to make room for a new mixed-use development called the District.

Developers broke ground on the site in early August, to prepare for construction of apartments, townhomes and some commercial space. Work so far has been both removing the old structures and arranging site utilities.

City of West Bend Administrator Jay Shambeau said the developer has spent the past five to six weeks working with We Energies, and will also work with Spec-trum and AT&T for utility infrastructure.

“They intend on razing the rest of the buildings later this week . . . And then they’ll move right into the beginning of construction,” Shambeau said Tuesday.

The project is being developed by HKS Holdings. Once completed, site plan docu-

ments approved by the city show the development will include 170 apartment units, seven townhome units and commercial space on the 2.9-acre site that once housed the West Bend Brewery at the intersection’s northeast corner.

The first phase of construction will include commercial space and 46 apartments in a building at the corner, as well as the townhomes planned for along North Main Street, according to developer information.

Shambeau said the developers plan to have the first phase complete and ready for occupants by fall 2022, though they would like that to occur earlier if in any way feasible.

The second phase of the project will be a larger building to include 124 apartment units, constructed parallel to the river behind the property.

Susan Iparides, vice president of Greywolf Multifamily, said this summer that they are expecting the second phase to be complete by spring of 2023. Greywolf is involved in the project as a leasing and property management company. Shambeau

said the firm has already begun receiving inquiries on the living units the District will include.

The District is going up in West Bend’s tax incremental district 15, which was formed by the city earlier this year to support the development going up adjacent to downtown.

Within a TID, properties are largely removed from the normal tax rolls in which different taxing authorities, such as the city, county, school district and the technical college, all receive tax dollars. Tax monies generated by new development or improvement within a TID, during its lifetime, all go to the city to be reinvested in the district rather than the normal jurisdictions.

West Bend city officials said during TID 15’s creation that some of the TID funding would be used to provide developer incentives to the brewery site project, to help fund site acquisition and cleanup, as well as funding public projects such as further developing the Riverwalk and street improvements.

## Vaccination rates in Washington, Ozaukee countries see little change

**WASHINGTON COUNTY** — The number of residents in both counties covered by the Washington Ozaukee Public Health Department who have been fully vaccinated against COVID-19 remains nearly where it was a week ago.

According to data released this week by the WOPHD, 48.2% of Washington County residents and 60.4% of Ozaukee County residents: 53.3% of Wisconsin residents have completed their vaccine series.

Last week, 47.9% of Washington County residents were fully vaccinated, as well as 60.1% of Ozaukee County residents.

When it comes to young people, 32.7% of youths ages 12-17 in Washington County are vaccinated this week, 57.8% of youths in Ozaukee County are vaccinated, and 46.5% of youths statewide have completed their vaccine series.

The burden in both counties is listed as high on the COVID-19 dashboard, which is the total number of confirmed cases in the last seven days.

Washington County has a noticeably higher percent positivity rate on the dashboard, coming in at 29.8% compared to Ozaukee County’s 16.4%.

This week, the state Department of Health Services announced that certain populations in Wisconsin can receive Pfizer vaccine booster shots.

The DHS recommends that the following populations should receive a booster dose of Pfizer at least six months after receiving their second dose of Pfizer in order to further strengthen their immunity.

- People 65 years and older
  - All residents in long-term care
  - People ages 50-64 years with certain underlying medical conditions
- According to the DHS, the following groups also have the option of receiving a booster shot six months after their second dose, after considering their individual risks and benefits:
- First responders (health care workers, firefighters, police, staff at congregate care facilities)
  - Education staff (teachers, support staff, childcare workers)
  - Food and agriculture workers
  - Manufacturing workers
  - Corrections workers
  - U.S. Postal Service workers
  - Public transit workers
  - Grocery store workers

At this time, the Pfizer booster authorization only applies to people whose primary series was Pfizer vaccine. People in the recommended groups who got the Moderna or Johnson & Johnson vaccine will likely need a booster shot in the near future.

To set up an appointment near you, visit [vaccines.gov/search](https://vaccines.gov/search).

## Teaching cursive would be required under state bill



**By the Numbers**  
Washington/Ozaukee County  
COVID-19 Cases



Trick-or-treat  
times in  
Washington  
County ▶ 3A



German town  
advances past  
Hartford in boys  
volleyball ▶ 1B



# DAILY NEWS

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## Festival Foods foundation complete in Hartford

Store expected to open during spring of 2022



Construction crews work at the site of the Festival Foods in Hartford, 1275 Bell Ave.

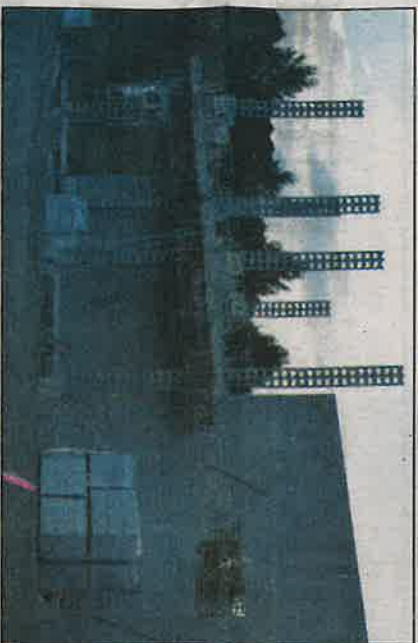
Bradford Paulson/Special to the Daily News

By Kendra Lamer  
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HARTFORD — Construction of the new Festival Foods location in Hartford is well underway. The company anticipates finishing up construction early next year.

Aaron Aspenson, Festival Foods store planning senior director, stated that footings and foundation have gone in and they are now working to finish the walls, begin steel erection and begin roofing to make the shell water-tight.

The grocery store is part of the Hartford Plaza Redevelopment Concept. The redevelopment, at 1201 through 1275 Bell Avenue, includes a subdivision and phasing potential, residential space, commercial buildings and



Substantial portions of walls can be seen going up at the Festival Foods site in Hartford, 1275 Bell Ave.

outlets. Crews began razing the former Kmart building over the summer following Plan Commission approval of the

one of them to allow more flexibility in future stages of development.

Upon completion, Festival Foods will open in a 70,213-square-foot, standalone building positioned on the property similarly to where the Kmart store was. The location is expected to add about 200 jobs to the area.

The Shoppes at Bell Avenue, another building being constructed as part of the redevelopment, will measure 11,327 square feet on the northeast corner of the site near the intersection of Bell Avenue and Novak Street.

The multi-tenant building will have six retail spaces and a facade with similar characteristics to the Festival Foods to match.

See FESTIVAL, PAGE 8A

## Hartford's Schwartz House to receive grant funding

Money to fund historic structure report, assist future projects

By Melanie Boyung  
Special to the Daily News

HARTFORD — Efforts to restore the Schwartz Family House are getting back on track, as the Hartford Historic Preservation Foundation has received a

director at the Chandelier Ballroom, announced earlier this fall that the Hartford Historic Preservation Foundation would be receiving the matching grant of up to \$9,000 to fund a historic structure report for the Schwartz Family House.

"I am absolutely delighted to announce that plans for the restoration and renovation of the Schwartz Family House are scheduled to resume! We are so honored to have just received a \$9,000 matching grant from the Henry Ful-

The grant being a match- ing award, the foundation will have to raise \$9,000 from other sources to receive that full grant amount. Prize said the historic structure report, to be provided by the Tower Heritage Center in West Bend.

WBSD also received \$29,301,309 in state aid, about \$650,000 more than estimated. Due to this increase and other factors, the district will allocate \$5.35 million towards defused debt, rather than the \$3.7 million proposed in September, to help retire the district's referendum debt.

## West Bend School Board OKs annual budget

Mill rate to remain  
at flat \$7.97

By Kendra Lamer  
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SOUND OFF  
What do you think?  
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WEST BEND — On Monday, the West Bend School District unanimously approved the annual budget for the 2021-22 school year. A balanced budget was approved with a property tax levy of \$47,580,917, resulting in a flat mill rate of \$7.97 per \$1,000 of assessed value on average across all municipalities and parcels within the district.

Information relating to state aid and membership was released to the district on Oct. 15 from the Department of Revenue and the Department of Public Instruction.

While a membership decline of 234 full-time equivalent (FTE) was expected, the district actually gained 73 FTE. The district has been experiencing declining enrollment over the course of several years.

"We're over 6,100 students. We thought we were going to be dipping below this year, but we've maintained that," said Assistant Superintendent of Business and Operations Andrew Sarnow. He said they believe these numbers were achieved through help to increase the number of students and students returning to the district after homeschooling or going through open enrollment due to COVID-19. Sarnow said it is an "interestingly anomaly" at this time, but they are unsure what this will look like in the future.

Because of this membership increase, the district received \$1.1 million less for

The district also expected to use \$230,000 in federal stimulus to balance the budget from BSSER (Elementary and Secondary School Emergency Relief Fund) II, ESSER III and CARES (Coronavirus Aid, Relief, and Economic Security Act), but is now expected to use \$2.28 million.

Celebrate

# HARTFORD

Chamber President

Dona Osmondli-Chaparro