

Turning Brownfields Bright

City of Milwaukee

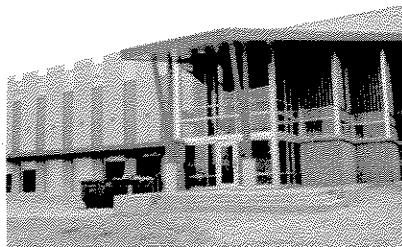
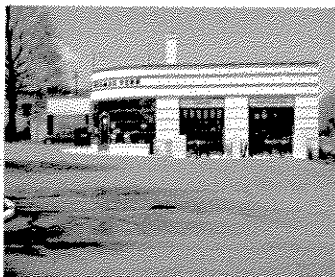


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Are you looking to buy a property in Milwaukee?

Are you concerned possible environmental contamination might make the site too difficult and expensive?

Then give us a call. Milwaukee's Department of City Development (DCD) has made the reuse and redevelopment of brownfields a high priority. We have a track record of participating in over 75 successful brownfield redevelopment projects that have resulted in over \$372 million in investment to date.

We can help you think through the various stages of investigation, link you with appropriate grant programs, refer you to local environmental experts (environmental consulting firms, environmental lawyers etc., other owners who've faced similar issues), and share our experiences with you. We can also point you in the direction of a number of brownfield sites that could present an opportunity.

Some of our recent brownfield redevelopment successes are highlighted here to demonstrate in a concrete way how the stigma of potential environmental contamination can be overcome. Contrary to many perceptions, most land in urban areas is well suited to redevelopment (because of the presence of existing infrastructure, proximity to labor etc.) and is not contaminated. And even when land does face environmental contamination, it often can be redeveloped at a reasonable cost and in a timely manner.

For more information see the City of Milwaukee's brownfields web page at www.mkedcd.org/brownfields and then give us a call.



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Sherman Perk

Location: 4924 W. Roosevelt Dr.
Acres: .5
Alderman: Wade
Years Unused: 13
Jobs Created: 3
Property Value Increase: \$215,000

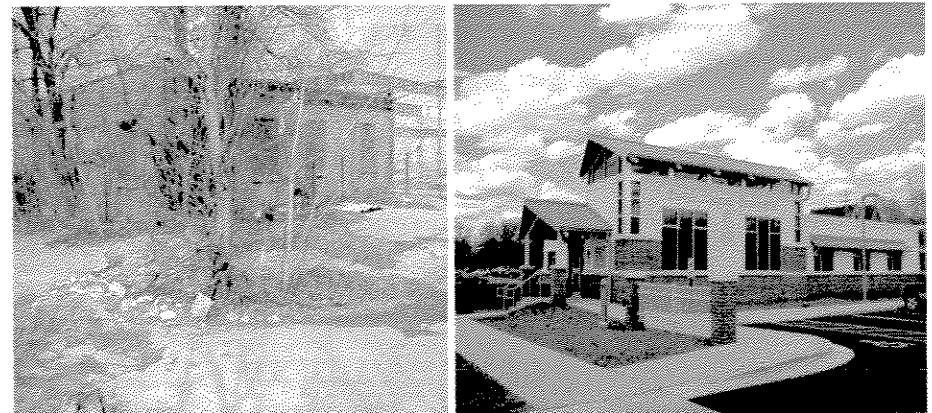
Sherman Perk serves coffee and food to residents of the Sherman Park neighborhood. Formerly a 1930's service station, the building was rehabilitated for use as a coffee shop. After the service station closed in the late 1970s, the building was boarded-up and it became a blighting influence on the neighborhood. With five underground storage tanks, petroleum contamination, a dilapidated building, and ten years of back taxes, the site faced many challenges for redevelopment. The City worked with the new owner to make this brownfields redevelopment feasible using a WI Department of Commerce Brownfields Grant, City facade grant, PECFA reimbursement, Block grant funds, DNR Site Assessment Grant, 75.106 Foreclosure and sale, and an MEDC Site Assessment Grant.



Small Animal Hospital

Location: 2342 N. Newhall St.
Acres: 1.2
Alderman: D'Amato
Years Unused: 11
Jobs Created: 9
Planned Property Value Increase: \$1,000,000

This property, formerly occupied by a waste paper company, is the location of a newly constructed 8,000 sq. ft., Small Animal Hospital on Milwaukee's East Side. After 10 years of abandonment and mounting tax delinquency, environmental testing by the City of Milwaukee indicated that the site had solvent and petroleum contamination as well as contaminants migrating from offsite. A DNR Site Assessment Grant assisted in the asbestos abatement and demolition of the building to make way for a new building. The Hospital entered into a 75.106 contract with the City of Milwaukee to convey the property to the new owner without tax or other liens. A WI Commerce Brownfields Grant, MEDC Site Assessment Grant, Block Grant funds, and County Brownfields grant assisted in the cleanup and redevelopment on the site.



Excel Connection- Marshall Erecting

Location: 5375 S. 9th St.
Acres: 6.2
Alderman: Witkowski
Years Unused: 13
Jobs Created: 35
Property Value Increase: \$1.3 million

After the bankruptcy of Solar Paints and Varnishes in 1985, the Environmental Protection Agency conducted an emergency removal action at this site taking away over 10,000 containers of hazardous materials. Through the 90's the property sat vacant and abandoned with contamination still present. In 2002, the City of Milwaukee began foreclosure on the property and conveyed it to Ralos LLC, eliminating the back taxes and liens against the property. In partnership with a WI Commerce Grant, a WI Department of Natural Resources grant, and a Milwaukee City grant, Milwaukee established a TID to assist in the \$1.3 million cleanup of the site. The new owner has rehabilitated the 8,400 sq. ft. building and constructed a new 33,000 sq. ft. building. Three industrial users now occupy the site: Excel Connection, Marshall Erecting, and Lone Wolf.



V. Marchese

Location: 300 E. National Ave.
Acres: 5.9
Alderman: Witkowiak
Years Unused: 25
Jobs Created: 10
Property Value Increase: \$3,300,000

This property is part of 15 acres that was formerly Florida Yards, a railroad property. A TID and a \$1.4 million EDA grant allowed the City of Milwaukee to remediate, grade the area and provide infrastructure -including a storm water retention pond. The site preparation made the area available for industrial uses. In 1994, Fred Usinger, Inc. purchased six acres adjacent to this site and constructed a 20,000 sq. ft. warehouse and distribution facility. The remainder of the Florida Yards was vacant until V. Marchese, a wholesale food vendor that sells and distributes fresh fruits and vegetables, became interested in the site in 2002. V. Marchese is constructing a 33,000 sq. ft. distribution facility on 5.9 acres and is addressing illegal dumping and contamination by capping the site with a building and a parking lot. A CDBG Large Impact Development Grant and a Commerce/MEDC Menomonee Valley Brownfields Grant have helped make the V. Marchese project possible.



Hide House

Location: 2625 S. Greeley St
Acres: 3.4
Alderman: Zielinski
Years Unused: 24
Jobs Created: 2
Property Value Increase: \$2 million
Non-city Grants Leveraged: \$243,400

Alton Enterprises purchased this 3.4 acre former tannery and foundry that includes six buildings after conducting an environmental investigation. The new ownership converted the 1/4 of a million sq. ft. of existing buildings into artist lofts and living spaces, galleries, a theater, rehearsal space, and recording studios. It is a community where creative people can gather and share energy, ideas, and inspiration. An MEDC Site Assessment Grant and a WI Department of Commerce Brownfields Grant assisted with the testing and cleanup of the site. Alton is investing approximately \$2 million into renovations.



Ponderosa

Location: 2730 N. Dr. Martin Luther King Jr. Dr.
Acres: .149
Alderman: McGee
Years Unused:
Jobs Created: 35
Property Value Increase: \$1,800,000

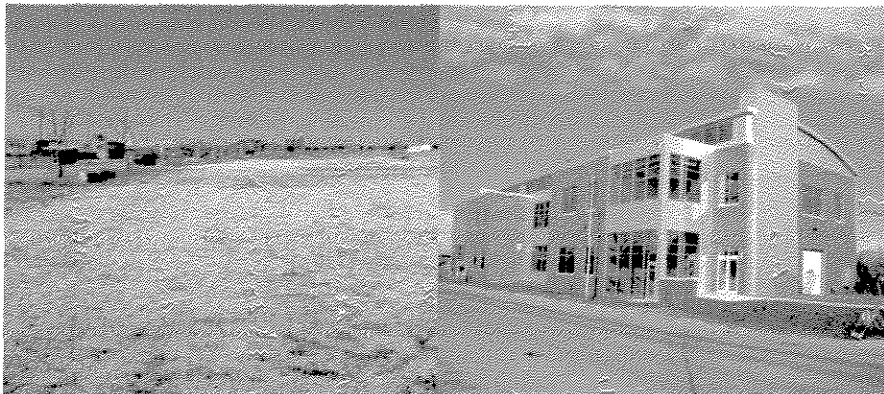
This 6,500 sq ft restaurant, which opened in May 2003, is located in a low-income neighborhood near Halyard Park. It currently employs 63 full- and part-time workers and is a stabilizing force for an area marked by pockets of poverty. SBA and a loan from Legacy Bank helped finance the \$1.7 million project.



Sigma

Location: 1244-1326 W. Canal St.
Acres: 3
Alderman: Witkowiak
Years Unused: over 15 years
Jobs Created: 10
Property Value Increase: \$3,200,000

Formerly used as a coal storage area with a filled-in boat slip, this site was acquired by the City in the 1980s as part of a blight elimination and redevelopment effort. The City, along with Menomonee Valley Partners, worked closely with Sigma Environmental Services to ensure that the plans for Sigma's new facility are a model for future Valley development. The company is pursuing certification as a green building through the U.S. Green Building Council's LEED program and will showcase innovative methods of environmental remediation on the site. A riverwalk, landscaped with native plants, along the south bank of the Menomonee River will also provide a buffer for storm water filtration.



Antiques-Decorate Art and Design

Location: 1236 W. Pierce St./ 627 S. 12th St.
Acres: 1.38
Alderman: Witkowiak
Years Unused: 13
Jobs Created: 18
Property Value Increase: \$260,000

After an antique renovation company purchased this building, it was stymied in its efforts to renovate the property because of a need to install firescapes and provide setbacks for the installation of a spray booth. The antiques renovation company sought the assistance of the City in acquiring a neighboring tax delinquent brownfield site to provide the space it needed for zoning requirements. After entering into a partnership to conduct environmental investigation on the property, the City foreclosed on the tax delinquent parcel and sold it to Antiques Decorative Art and Design. The company was then able to invest over \$260,000 in renovations. These renovations also include the replacement of 96 windows that maintain the historical look of the property. The company anticipates hiring 18 additional employees.



AutoZone

Location: 2475 W. North Ave.
Acres: .6
Alderman: Hines
Years Unused:
Number of UST's Pulled: 1
Jobs Created: 5
Property Value Increase: \$400,000

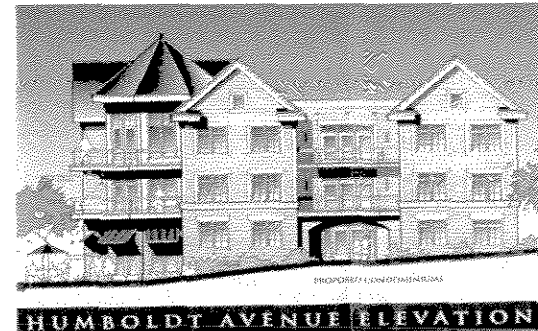
Two vacant tax delinquent properties along North Ave. were owned by the Redevelopment Authority after the City foreclosed on them in the mid-1980's. Both properties had potential environmental issues because of former automotive uses. CDBG funds were used to match two WI Department of Natural Resources site assessment grants for testing. The properties were sold and have been redeveloped into an AutoZone auto parts store. The Redevelopment Authority removed an underground storage tank and impacted soils from the property prior to construction of the AutoZone building.



1101 E. Kane

Location: 1101 E. Kane Pl.
Acres: .12
Alderman: D'Amato
Years Unused:
Number of UST's Pulled: 4
Planned Property Value Increase: \$3,000,000

After it was discovered in 1987 that this tax delinquent former gas station contained four leaking underground storage tanks, the Redevelopment Authority demolished the building and pulled the underground storage tanks. Since that time the site has sat vacant and underutilized. In 2000, the Redevelopment Authority conducted additional testing using CDBG funds and foreclosed on the property. It has subsequently conducted a PECFA eligible cleanup of the site. Two surplus City lots and another adjacent parcel will be combined for redevelopment. The developer is proposing a mixed use building with 14 condominiums on the upper floors and a commercial space on the ground floor. The condominiums will be one and two bedroom units ranging in size and price. This development will represent a \$3 million dollar investment in the Brady Street neighborhood.



Mangan Development LLC.

Location: 1825-31 N. Dr. Martin Luther King Jr. Dr.
Acres: .26
Alderman: McGee
Years Unused:
Number of UST's Pulled: 0
Planned Property Value Increase: \$690,000

This property is an excellent example of a cooperative relationship between the city and the buyer. After removing 640 tons of tetrachloroethene (pce) impacted soils from the back of the property, the buyer innovatively filled the hole with lesser contaminated soil from the front, keeping CDBG funded cleanup costs to a minimum. These soils were encapsulated by the buildings foundation and surface parking lot. This new building supports commercial space on the ground level and 7 apartments on its upper floors. It is a testament to the ongoing redevelopment along Dr. Martin Luther King Drive.



Jonas Builders

Location: 2748 N. 32 St.
Acres: .15
Alderman: Hines
Years Unused: 10
Number of UST's Pulled: 0
Jobs Created: 5
Property Value Increase: \$300,000

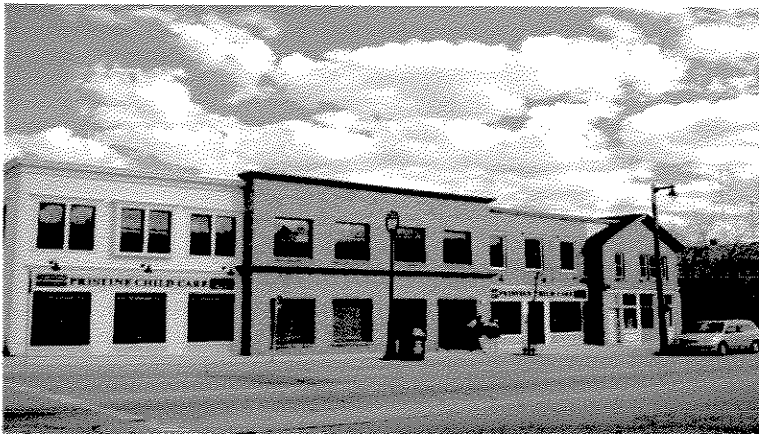
This former manufacturing facility was closed in 1993. The building sat vacant for seven years, with the new owner unable to attract a national tenant due to unresolved environmental issues related to manufacturing uses. MEDC provided an assessment matching grant to assist addressing non-PECFA eligible contamination. Once the cleanup was completed, the owner was successful in attracting a long term lease with a Milwaukee manufacturer, Lamps Unlimited. The roof was replaced at that time to maintain the structural integrity of the buildings.



Noel Williams

Location: 1832-42 N. Martin Luther King, Jr. Dr
Acres: .26
Alderman: McGee
Years Unused:
Property Value Increase: \$1,200,000

Construction of a new building on this former vacant property is now underway. Until recently, it was owned by the Redevelopment Authority and had been plagued by a number of problems, including contamination and a fire in the former building. The new building will house a daycare and office space with the primary tenants being the Pristine Child Care and Noel Williams CPA. There will also be a 12,676 square foot addition to an adjacent site, owned by the developer. Combined building cost will be \$1.2 million. MEDC has provided a \$300,000 loan, the sales price of the property was written down to account for contamination risks, and the Redevelopment Authority used CDBG funds to conduct investigation and some cleanup on the site.



Lyon Court Condominiums

Location: 1501-17 N. Van Buren St.
Acres: .029
Alderman: D'Amato
Years Unused: 25
Property Value Increase: \$14,000,000

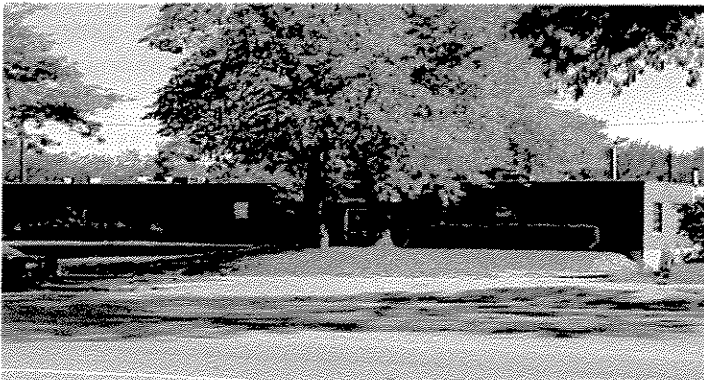
This former gas station was cleared in the 1970's to make way for an onramp to the Park East Freeway spur. After plans to extend the spur were dropped, the property sat vacant for 10 years. In 1994, the city began marketing the site. The four-story luxury condominium was built, kicking off a trend of condo building on the lower East Side neighborhood of Milwaukee. Several underground storage tanks were pulled and a PECFA eligible clean-up was conducted prior to construction.



Mondo Market/ Bella Luna

Location: 2730 N. Humboldt Blvd.
Acres: .98
Alderman: D'Amato
Years Unused:
Number of UST's Pulled: 1
Planned Property Value Increase: n/a

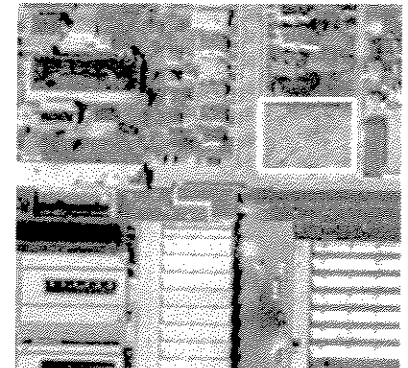
This property was acquired by the City of Milwaukee through tax foreclosure and is currently vacant. Past uses of the property have varied from mixed commercial to light industrial. The property is a dead spot in the heart of the vibrant Riverwest neighborhood. Though it has a former manufacturing history and was suspected of suffering from soil contamination, testing of the property demonstrated that no active remediation is needed on the site. An underground storage tank was removed by the City using CDBG funds. The property will soon be purchased and renovated by BellaLuna, a Milwaukee pasta manufacturer.



Harley Catalyst Project

Location: 1300 N. 40th St.
Acres: .40
Alderman: Hines
Years Unused:
Planned Property Value Increase: unclear

This .40-acre site previously housed an "oil house" on the southeastern corner of the property, and a unspecified structure on the northeast corner. A Phase II assessment, covered by a Brownfield Grant, was conducted, in which an old tank was found and removed. This vacant parcel is being considered by Harley Davidson's catalyst project area (CPA) to provide new housing opportunities for the surrounding neighborhood.



North Shore Bank

Location: 230 W. Reservoir St
Acres: .056
Alderman: McGee
Years Unused: 13
Jobs Created: 8
Property Value Increase: \$1 million

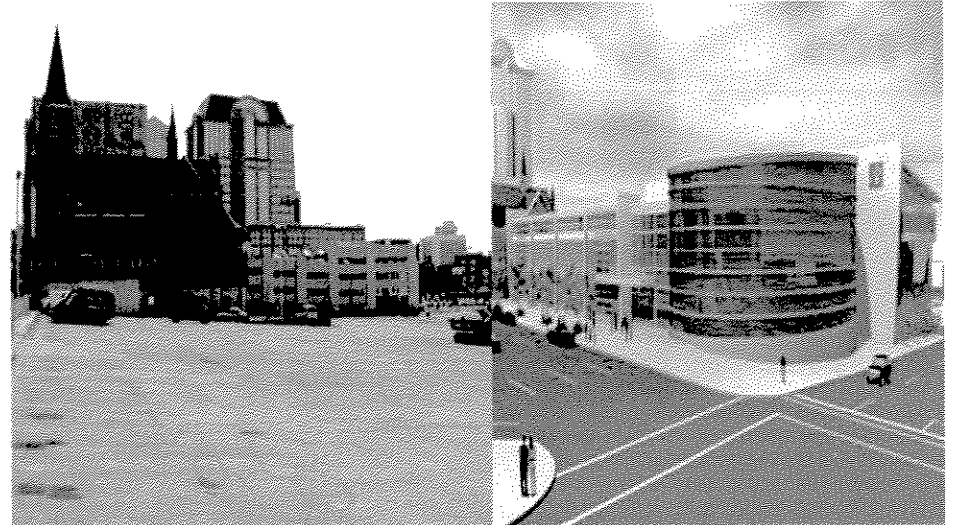
Used as a filling station for many years, several underground storage tanks were suspected to exist on the property. Because the former owners were unable to attract a new buyer and taxes were not paid on the property, the city foreclosed. The city provided a historical land use report, shared half of the costs of environmental testing with the buyer, developed a strategy for remediation, pulled tanks, conducted some limited bioremediation, and sold the parcel. Northshore Bank has added 2,475 square feet for a new bank branch at the formerly vacant parcel.



MSOE expansion-Kern Center

Location: 1224 Market St.
Acres: 4.82
Alderman: D'Amato
Years Unused:
Property Value Increase: \$29 million

In 1999, MSOE received a \$9 million pledge from the Robert and Patricia Kern Foundation. Robert Kern is founder and chairman of Generac Corporation, a company he started in 1959 with the creation of new and advanced power generators inside a Waukesha County garage. The \$31 million Kern Center, located on a parcel bordered by Broadway, Market, and Knapps street will be MSOE's health and athletic facility. The Kern Center will also house a hockey rink, a gymnasium, classrooms and a fitness center for its students. Testing on this downtown site demonstrated that no active cleanup was needed, clearing the way for the building to begin.



Jewel Osco

Location: 2379 N. 35th St.
Acres: 1.5
Alderman: Hines
Years Unused:
Jobs Created: 150
Property Value Increase: \$11,500,000

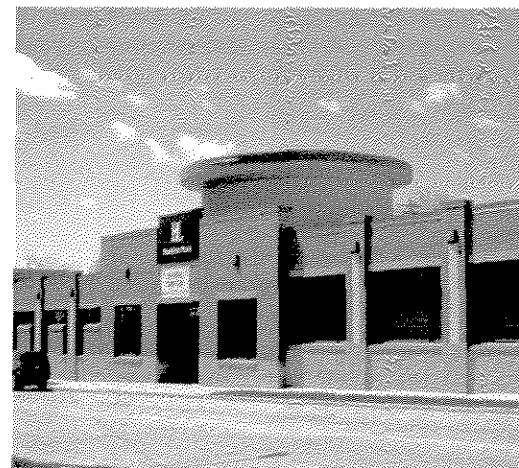
This 100,000 square foot Jewel Osco at 2355 N. 35th Street has been a catalyst for new commercial development in the Metcalfe Park neighborhood. Built on city-owned property that had been cleared for a Parkwest freeway that was never constructed, it faced a number of environmental challenges. Eight USTs were removed as well as another in 1998. As a result of this project, over 100,000 square feet of new retail development is in progress. The perception of Metcalfe Park, as a safe investment; one that will provide a good return on investment was substantial. This area had seen little if any private sector investment in over a decade.



Heartlove Place

Location: 3229 N. MLK Dr.
Acres: 1.48
Alderman: McGee
Years Unused:
Jobs Created: 30
Planned Property Value Increase: \$2,800,000

Historically, this site consisted of eight individual parcels that contained residential and various commercial structures such as a cleaners, an automobile paint shop, and an auto parts store and an electrical appliance store. These uses raised environmental concerns and stood in the way of redevelopment. In 2000, The city took the lead in assembling the site and remediating it and 217.4 tons of petroleum impacted soils were excavated and removed from the site. A Community Center has recently been built on the site.



The Beerline “B” Rail Corridor

In the early 1900's, the Milwaukee River served as a main artery for area industry. Providing a transportation route for supplies and an energy source (primarily coal). The river was one of the most prized locations for area tanneries, manufacturers, and factories. Beerline “B” corridor housed a variety of businesses. As businesses and land uses became outdated the area fell into decline. In the 70's and 80's the city was forced to condemn and raze a number of unsafe structures.

Because of the areas history of manufacturing and railroad uses, environmental contamination was suspected to exist in many of the parcels. Recognizing the potential for redevelopment, the City created an innovative redevelopment plan for Beerline “B”, calling for a dense, walkable residential neighborhood. In addition, the city extended the Riverwalk, and made improvements to Commerce Street. Many area redevelopments in the Beerline “B” area have been assisted through a TIF.

Beerline “B” area has become the city's latest hot spot of residential construction. More than \$120 million worth of private investment has been built or is in the works, including 650 condo units, and new stretch of RiverWalk.

Commerce Bluff

Location: 1800—1809 Commerce St
Acres: 2
Alderman: McGee
Years Unused:
Property Value Increase: \$6,500,000



The Commerce Bluff condominiums, at Commerce and Vine, have 24 units and a total value of about \$6.5 million. Though it contained contamination typical of the Beerline “B” area, no active remediation was needed on the site.

Lakefront Brewery

Location: 1872 N. Commerce St.
Acres: .551
Alderman: Johnson-Odom
Years Unused:
Jobs Created: 4
Property Value Increase: \$630,000



In 1998, a growing local microbrewery expanded into this former rail repair facility that had also been used as a City Department of Public Works Forestry building. The City assisted with a historical land use study, environmental testing, remediation, and an MEDC loan. This historic cream city brick building now provides 23,000 sq. ft. of riverfront property for Lakefront Brewery's production facility and a Palm Garden that hosts events and dinners.

River Homes



Location: 1942-2000 N. Commerce St.
Acres: 3.3
Alderman: McGee
Years Unused: 26
Property Value Increase: \$14 million

In 2001, construction continued on this 66-unit condominium project. The development included a redeveloped park area that is home to the Milwaukee Rowing Club, and over 1100 feet of riverwalk, adding \$14 million in tax base.

Trostel Square

Location: 1818 N Commerce
Acres: 5
Alderman: McGee
Years Unused: 13
Property Value Increase:
\$6,500,000



This former Loop Cartage/ Trostel Tannery once operated on this five-acre property. Heavy metals, VOCs, and sulfides are some of the known contaminants. Trostel Square, LLC is developing a \$20 million, 126 unit residential community. The community consists of 99 apartments in two three-story buildings along North Commerce Street and 27 condominiums in three clusters along the Milwaukee River. The "hot spot" of the site was capped with clay soil and developed into a park.

Duplex

Location: 1501-17 W. State St.
Acres: .46
Alderman: Bauman
Years Unused:
Planned Property Value Increase: \$1,000,000

These Redevelopment Authority owned properties were acquired through tax foreclosure. Environmental testing indicated that benzene contamination existed on the site; however, no active remediation was required. The Redevelopment Authority sold the parcel in 2002 and the new owner is in the process of building four attractive side by side rental units that will sell for \$250,000 each.



Jefferson Block

Location: 511 E. Menomonee St.
Acres: 2.48
Alderman: Bauman
Years Unused:
Planned Property Value Increase: \$30 million

Formerly a Coal Gasification plant, the city bought this property in 1989 for blight elimination purposes. WE Energies, the local power company, was responsible for the cleanup of the site as a successor of the company that had operated the coal gasification operations. The soil was burned, re-sampled, and then recycled as a part of the cleanup. The site is being developed with 207 residential units by New Land Enterprises, and approximately 16,000 square feet of retail space.



Housing Authority Office Building

Location: 5101-35 W. Lisbon Ave.

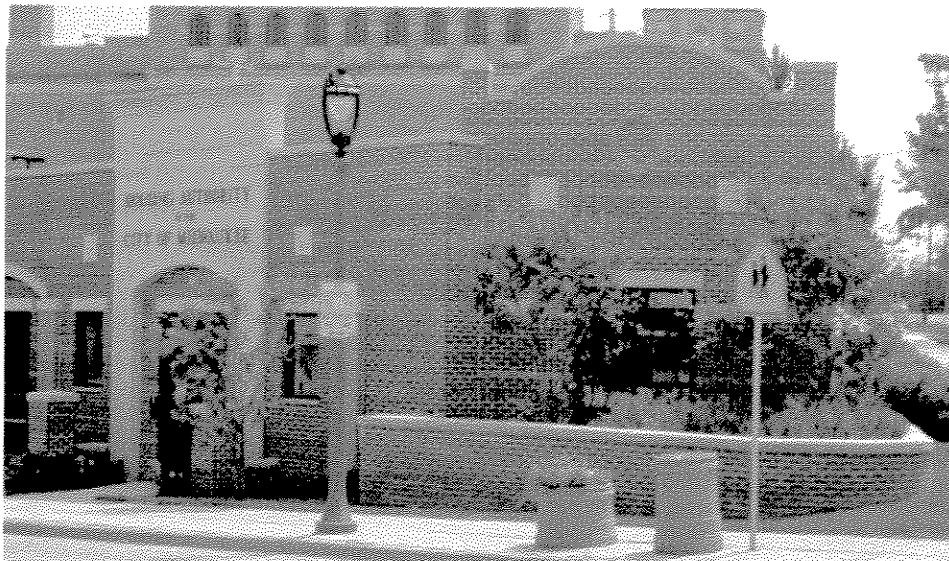
Acres: .96

Alderman: Murphy

Years Unused:

Planned Property Value Increase: \$2,200,000

Formerly an abandoned car dealership and vehicle repair facility, the city provided a historical land use investigation and acquired the land. RACM provided environmental testing, conducted a remediation program, vacated a portion of the street right of way, and sold the land to the developer. It was purchased by the Housing Authority who subsequently built this 18,000 square foot government office and storage area for its use.



Bialk-State Farm

Location: 1841-47 N. Martin Luther King, Jr. Dr.

Acres: .35

Alderman: McGee

Years Unused:

Property Value Increase: \$2 million

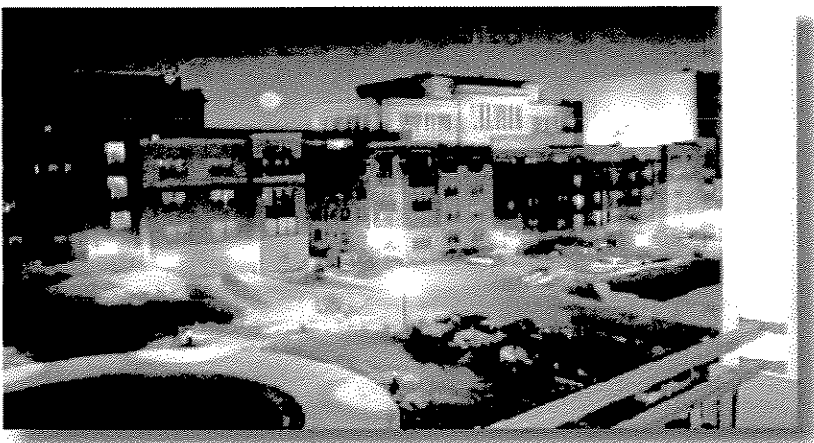
In 1996, Phase I and limited Phase II investigations were conducted by the Redevelopment Authority on this site. Although no underground tanks were found, soil and groundwater was impacted by petroleum. In 2003, 250 tons of petroleum-impacted soil was excavated in the building area for construction purposes. In the eastern portion of the site, an asphalt parking lot is planned to be built over the contaminated soil. The rest of the site's petroleum contaminated soil was taken to a landfill.



Library Hill

Location: 7th-9th/ Wisconsin-Wells
Acres: 4.4
Alderman: Bauman
Years Unused:
Jobs Created: 24
Property Value Increase: \$17,650,000

The city established a Tax Incremental District to transform an under-utilized and partially vacant city block near the Milwaukee Downtown Library into a mixed use 192,000 sq. ft. commercial and residential development. To help in the remediation and development of this site, the city provided Phase I reports on 11 properties, developed and implemented environmental testing and remediation strategies, acquired the sites, relocated several businesses, cleared the land, and transferred the site to the developer. Significant petroleum and other contaminant cleanup was required. There are now 130 apartment units at the site as well as several ground level retail establishments.



Cherokee Point

Location: 41st and Morgan St.
Acres: 28
Alderman: Dudzik
Years Unused: over 40
Property Value Increase: \$26 million

This 28 acre parcel of decommissioned freeway land was previously owned by Milwaukee County and had been standing vacant and idle for over 40 years. The Redevelopment Authority acquired the site to market it for development as a traditional single family subdivision. The Phase II Environmental Assessment performed on the site indicated 60,000 tons of construction and building materials that had been dumped on the site over a 40 year period. After conducting a Phase I study, acquiring the site, and completing Phase II testing, RACM initiated early contact with the DNR to involve them in the creation of a plan for the material, so as not to create cost barriers making the development impossible. Because of only a minor amount of the fill materials had incidental debris and there were no known groundwater impacts, the DNR signed off on a plan to transport fill materials to a landfill for remediation. The site is being developed as a high quality single family subdivision with 77 single family homes and 50 condominiums.



Glossary

CDBG	Community Development Block Grant
TID or TIF	Tax Incremental Finance District
RACM	Redevelopment Authority of the City of Milwaukee
HACM	Housing Authority of the City of Milwaukee
MEDC	Milwaukee Economic Development Corporation
DCD	Department of City Development
UST	Underground storage tank
Phase I	A written report on historical land uses and other records (ex., Building inspections). Phase I reports examine prior uses that may have contaminated the site such as gas stations, dry cleaners and underground storage tanks.
Phase II	Phase II involves testing the site. Soil borings are put in the ground to collect soil. Groundwater wells may also be installed to investigate groundwater conditions.
Phase III	This is the phase in which remediation is conducted. Cleanup includes engineered systems, removal of soil or natural attenuation.
RAP	Remedial Action Plan
WDNR	Wisconsin Department of Natural Resources
PECFA	Petroleum Environmental Cleanup Fun Act
SBA	Small Business Administration

