

# 4132 N Holton Street- Former Milwaukee Die Casting Facility



4132 N Holton Street- 1995 Aerial Photograph

The Milwaukee Die Casting Company facility was a 70,000SF aluminum and zinc die casting plant that operated from 1952-1997.

In the mid-1990's the property was tax-delinquent and DCD's foreclosure protocol advised the Treasurer's Office to code the property Do Not Acquire (DNA) based upon the known and suspected environmental concerns associated with the property.

**Why DNA:** Prior to 1981, phosphate ester oil, a hydraulic fluid containing PCBs as well as chlorinated solvents were used in the die casting operations. Thousands of gallons of the hydraulic fluids, as well as chlorinated solvents, were disposed of in an extensive tunnel (pipe-chase) system up to 10 feet deep located beneath the eastern portion of the die casting plant.

Over the course of the die casting operations, the hazardous materials impacted the soil and groundwater at the property with PCBs, chlorinated solvents, heavy metals and heating oils.

# City/RACM Coordination with WDNR/USEPA: Pre-demolition Hazardous Waste Removal with Responsible Parties

**Photograph 13**

**Date:** 2/25/2014

**Direction:** NA

**Comments:**  
pre-demolition waste removal - loading of asbestos waste for transport



Light ballasts that may contain mercury and/or PCBs.

**Photograph 16**

**Date:** 2/18/2014

**Direction:** NA

**Comments:**  
pre-demolition waste removal - Universal waste removal



# 4132 N. Holton Building Demolition and Special Handling of Demolition Debris

**Photograph 21**

**Date:** 5/16/2014

**Direction:** SE

**Comments:**  
building demolition -  
Trimming Room



**Photograph 27**

**Date:** 5/27/2014

**Direction:** SE

**Comments:**  
building demolition -  
loading demolition  
debris



# 4132 N. Holton Subsurface Demolition-Tunnels & Pipe System

**Photograph 39**

**Date:** 7/30/2014

**Direction:** NE

**Comments:**  
tunnel system  
decommissioning -  
tunnel structure removal



Hydraulic  
Fluids



**Photograph 40**

**Date:** 7/31/2014

**Direction:** NE

**Comments:**  
tunnel system  
decommissioning -  
remnant liquid removal  
during tunnel system  
removal



# 4132 N. Holton-Treatment and Disposal of Liquids in Piping & Tunnels

**Photograph 45**

**Date:** 8/18/2014

**Direction:** N

**Comments:**  
tunnel system  
decommissioning -  
pumping treated tunnel  
system water to  
transport vehicles



**Photograph 46**

**Date:** 8/18/2014

**Direction:** NW

**Comments:**  
tunnel system  
decommissioning -  
pumping treated tunnel  
system water to  
transport vehicles



# 4132 N. Holton-Contaminated Soil and UST Removal

**Date:** 6/8/2015

**Direction:** NW

**Comments:**  
soil removal - on-Site



# 4132 N. Holton-Onsite Sanitary Sewer Removal & Offsite Contamination

**Date:** 7/7/2015

**Direction:** E

**Comments:**  
soil removal - on-Site  
remnant manhole,  
piping/sewer removal



**Date:** 4/6/2015

**Direction:** S

**Comments:**  
soil removal - off-Site  
(east)



# 4132 N. Holton Site Grading and Capping

**Photograph 91**

**Date:** 8/25/2015

**Direction:** SE

**Comments:**  
Site capping



**Date:** 8/25/2015

**Direction:** NA

**Comments:**  
Site capping - Clay Cap  
compaction testing





# 4132 N Holton – Today





**SPIKE**

4132 Holton Project



# Ben Caya Owner/Founder

- 2012 UW-Milwaukee graduate (Mechanical Engineering)
- Spike was founded in 2011 in my college basement
- We're currently located about 3 blocks south of the Holton site on Fratney Street

College house 'factory'



Kegs in Meema's garage (2010)



## Current:

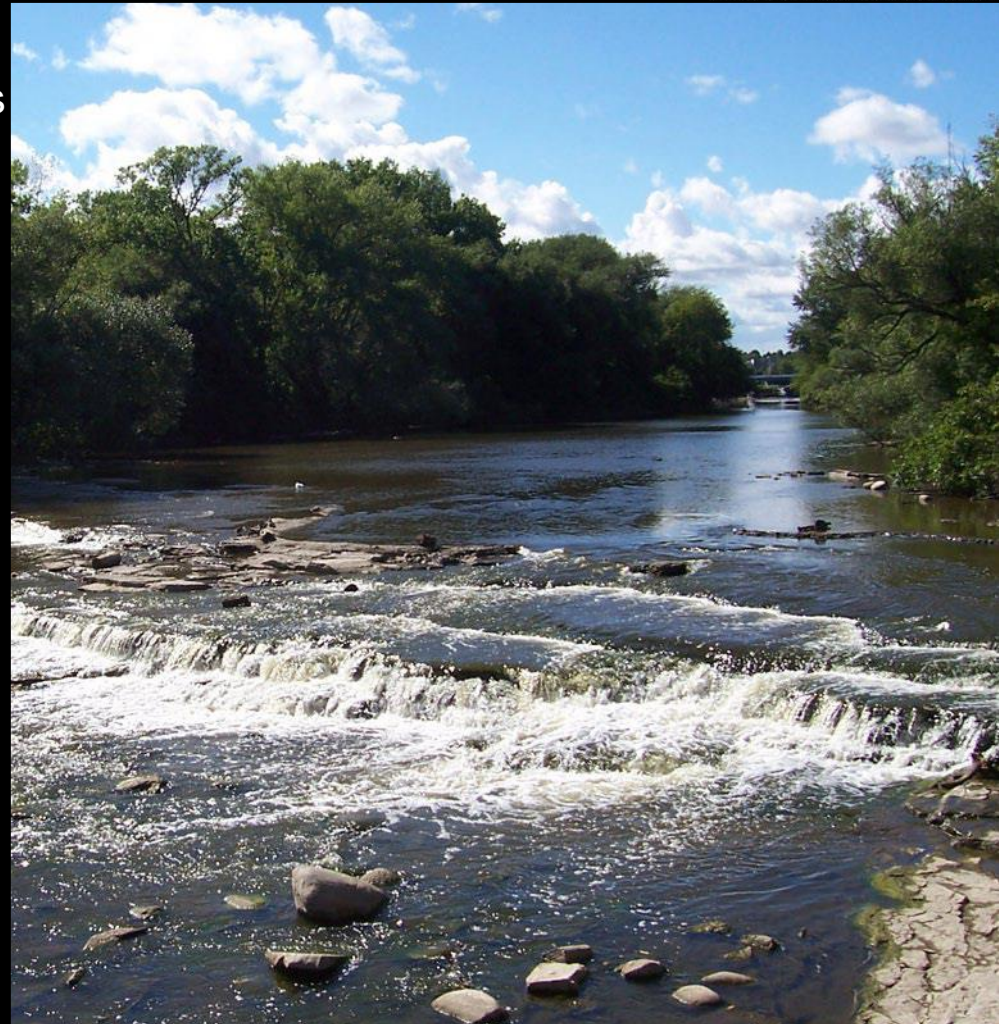
- Currently we employ about 25 FTEs
- We rent 24,000 square feet in Riverworks

## Future:

- We plan to create 15-20 jobs within 3 years of moving into our new facility.
- Our average wage is \$26/hr and includes health, vision, dental, 401k, PTO, disability and life insurance as well as a quarterly bonus opportunity.
- Day 1 we will occupy roughly 45,000 square feet with an additional 28,000 square feet to expand into that will be sublet to start

# Environmental Improvements

- The site was an EPA Superfund Site and has had about \$15m in cleanup work performed.
- The site is still contaminated however a clay cap has been installed and groundwater is being monitored quarterly.
- We have strategically planned our construction to only enhance this cap.
  - The building is U-shaped to avoid construction on the most contaminated parts of the property.
  - The pavement used over the most contaminated sections will provide one more barrier for the contamination.
  - We will not be excavating into the cap anywhere on the site. We will actually be bringing in up to 6 feet of fill which will only enhance the performance of the existing cap.





Front

## Building Standouts

Significant sustainable features:

- Solar panel array powering 100% of the building.
- Locally sourced materials and labor.
- Electric car charging stations



Back

Worked with Focus on Energy to consult on the building materials, HVAC, etc for the most efficient building design.

Extensive use of glass for views of the Milwaukee River valley to the northeast.

## What this building means to Spike:

- State of the art test brewery for testing new equipment and offering local brewing classes.
- Dedicated state of the art engineering lab for new product development.
- Dedicated office space and conference rooms for all departments.
- Room to start 3 new production lines:
  - Commercial tank production
  - Electrical panel production
  - CNC coiling operation
- Future room for growth into sublet space.

