

Redevelopment

Success Story



City of Milwaukee & Village of West Milwaukee, Wisconsin

Wisconsin Department of Natural Resources
101 S. Webster St.
Box 7921
Madison, WI 53707-7921

For More Information



If you would like more information about the Inryco and Babcock & Wilcox redevelopment, please contact the following people:

DNR Southeast Region

Gina Keenan, 414-263-8589

Village of West Milwaukee

Ronald Hayward (Village President) or Tim Freitag (Village Administrator),
414-645-1530

City of Milwaukee, Department of City Development

Jeff Gohlke, Vice President of Land Development,
414-286-5851

Journal Sentinel, Inc.

Ken Kieck, Vice President of Production, 414-224-2730



Web Site and Telephone Access

The Remediation and Redevelopment web site has many features to assist property owners or local governments. For example, the RR database that lists contaminated sites in Wisconsin is now available on the web. RR publications and other information about brownfields can also be accessed through the RR web site at www.dnr.state.wi.us/org/aw/rr.

If you do not have access to the web you can get information about RR by calling the Information Line at:

800-367-6076 (in-state long distance) or
608-264-6020 (Madison-area or out-of-state long distance).

This document may contain some information about certain state statutes and rules but does not necessarily include all of the details found in the statutes/rules. Readers should consult the actual language of the statutes/rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240

This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



Remediation &

Brownfields



Inryco and Babcock & Wilcox



PUB-RR-668 2001

Milwaukee, West Milwaukee Brownfields Revitalized

Project Background

Inryco and Babcock & Wilcox were two adjacent properties making up a 43-acre site which borders two cities. These properties were used for industrial purposes from 1900 until 1987. The Babcock and Wilcox steel tubing plant operated on site until 1982. Inryco, a metal fabrication plant, occupied the adjacent property until 1986.

In 1989, the site was sold to a private party. However, the site stood empty for many years and began to pose health and safety threats to the surrounding neighborhoods.

Contamination and Cleanup

Between 1984 and 1987, Babcock & Wilcox removed PCBs from the soils. Because of possible environmental liability, the sites remained untouched until 1997, when the properties were entered into the DNR's Brownfields Environmental Assessment Program (BEAP).

Phase I and II Environmental Site Assessments (ESAs) were completed by DNR staff, which clarified that only a minimal amount of additional environmental work needed to be done.

After considering the findings from the DNR's Phase I and II, Donald Kubenik purchased the property in 1997. In 1998, the owner completed a cleanup through the DNR's voluntary cleanup process, and the developer received an exemption from future environmental liability.

Location

City of Milwaukee & Village of West Milwaukee

Community Benefits

43 acres of contaminated land cleaned up and redeveloped

More than \$20 million in increased property tax base

More than 400 service jobs brought to the neighborhood

Kept a major employer close to downtown and preserved green space

Home to the Domestic Animal Control Commission, which could not find another site on which to build



Before



Remediation & Redevelopment staff Gina Keenan and John Krahling review site maps at the Babcock & Wilcox property (left—photo by John Feeney, DNR). The new Domestic Animal Control Commission building was completed in 1999 (right—photo by Jessica Milz, DNR).

Redevelopment

After purchasing the property, Donald Kubenik remodeled a building on the property and moved his mechanical contracting business and 45 employees on-site. Mr. Kubenik later purchased the rest of the property.

In 1999, the Milwaukee Area Domestic Animal Control Commission purchased a parcel from Mr. Kubenik and built a \$2.5 million shelter for stray animals.

Also in 1999, Journal Sentinel, Inc. purchased a large portion of the Babcock & Wilcox land from Mr. Kubenik and began development of a \$106.6 million production plant.

Financial Assistance

1997: DNR conducted Phase I and II Environmental Site Assessments

1998: \$260,000 state brownfields grant from the Department of Commerce

1998: \$68,000 grant from Milwaukee County for environmental work

Partners

Donald Kubenik

Journal Sentinel, Inc.

Milwaukee Area Domestic Animal Control Commission

Natural Resource Technology, Inc.

Sigma Environmental Services, Inc.

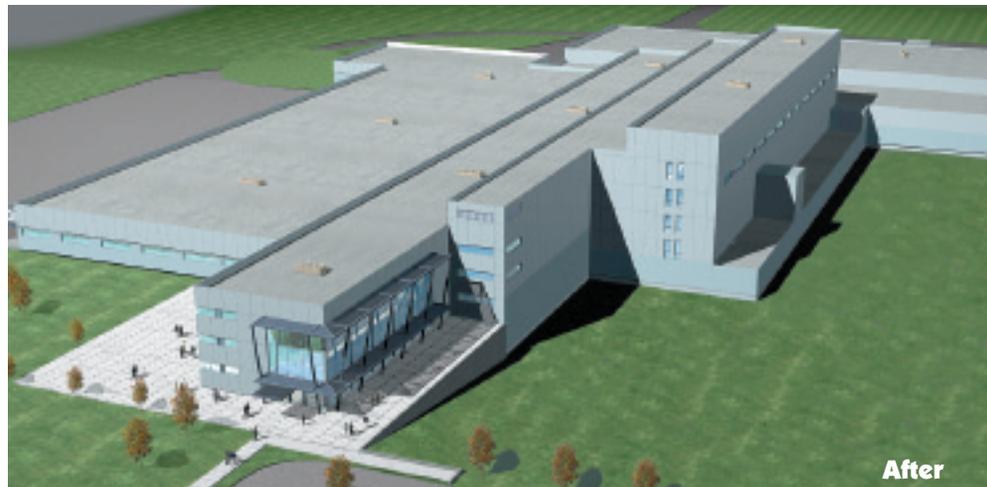
City of Milwaukee

Milwaukee County

Village of West Milwaukee

WI Department of Natural Resources

WI Department of Commerce



After

An artist's rendering of the new Milwaukee Journal Sentinel newspaper production facility. The building is expected to be complete in 2002 (courtesy of Journal Sentinel, Inc.).

