

# Sigma Environmental

PUB-RR-808

January, 2009

## Sigma Environmental

1300 West Canal Street  
Milwaukee, WI  
Milwaukee County

2.8 Acres

**Location: Menomonee River Valley**

**A former vacant and contaminated property located in the heart of Milwaukee's Menomonee River Valley was cleaned up by Sigma Environmental Services, and now not only houses their corporate headquarters, but also provides area residents with access to the river for hiking, biking and fishing.**

### History

Around the turn of the 20th Century, this Menomonee River Valley property was used for lumber storage and box making. Coal storage began in 1910 along side a paper mill, which operated for about 70 years. In addition, a boat docking and fueling station opened, and a meat packing facility began operating at the site in the 1950s. More recently, Milwaukee city officials used this space as a parking lot before it sat abandoned for 15 years.

### Investigation & Cleanup

Both the groundwater and soil were contaminated on this site. Soil petroleum



The former Sigma brownfield property (foreground) sits vacant in the Menomonee River Valley. Previous uses at the site included a paper mill, a meat packing facility, and lumber and coal storage (DNR photo).

contaminants were found at levels above state standards, and groundwater contamination levels of sulfates and benzo-a-pyrene were also above standards. Coal storage as well as a leaking underground storage tank (LUST) located directly south of the property and helped contribute to the site contamination. Earlier USTs had been previously removed from the site.

After Phase I and II environmental site investigations were completed, workers installed a gas ventilation system using fly ash and light concrete to keep methane gas from accumulating under the building.



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707  
<http://dnr.wi.gov/org/aw/rr>





## Contacts

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The Sigma site after redevelopment. In addition to technical assistance from the DNR's Remediation and Redevelopment (RR) Program, Sigma also received a brownfields grant from the Department of Commerce (DNR photo).

## Redevelopment

In addition to conducting the cleanup, Sigma also redeveloped the site for their corporate headquarters and provided a model for future redevelopment sites in the Menomonee Valley and across the state by using "green building" technology. Utilizing natural sunlight, the company helped reduce the need for artificial lighting by 12 percent. A highly efficient heating, ventilation, air-conditioning and cooling system was also installed, as well as a specialized storm water management system.

The city gained ten jobs and property value rose to an estimated \$3.2 million after redevelopment and landscaping were completed in December 2003, including the creation of a public access point for the Menomonee River.

## Financial, Liability, Technical Assistance

This site received a \$155,000 Commerce Brownfields Grant, which was used for soil excavation, placement, capping and groundwater monitoring.

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