

The Shores Redevelopment

PUB-RR-828

March, 2009

The Shores Redevelopment

6925 Port Washington Road
Glendale, WI
Milwaukee County

6 Acres

Location: A commercially developed area of Glendale, close to Interstate 43

DNR assistance helps guide a successful project to an environmentally-friendly resolution.



The overgrown parking lot at the site of the vacant Shores rehabilitation facility and nursing home (photo courtesy DNR).

History

The first major building on the property was The Shores retirement center, a five-story structure built in the 1960's. Owners later added an annex, which served as a rehabilitation facility. A row of retail stores also sprung up on the street side of the site.

During the 1990s, the retirement center and rehabilitation facility closed down. Plans were underway a decade later to tear down and redevelop the property. Three businesses still operated in the retail space at the time, including a florist, a liquor store and bicycle shop.

The retail shops appeared outdated and badly in need of remodeling and added parking. The healthcare facilities themselves were vacant and the parking lot overgrown.

Investigation & Cleanup

The Remediation and Redevelopment (RR) Program was involved early on to assist the developer in addressing issues surrounding soil contamination, underground storage tanks and a hydraulic elevator lift.

In 2001, one storage tank had been removed and another drained. However, during demolition of the rehabilitation center, an unexpected problem arose with the third tank. Workers were collapsing a foundation wall and inadvertently punctured the tank. Three thousand gallons of oil and water spilled onto the ground.

Fortunately, the developer quickly took action to clean up the spill. The storage tank and more than 700 tons of contaminated soil were removed and transported to a hazardous materials



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landfill. The fast response removed any threat to groundwater.

Because the contractor and developer were proactive in removing large amounts of soil, final testing confirmed the site was remediated to exceptionally clean standards.

Redevelopment

Completion of the remediation project paved the way for the construction of a new supermarket. The property is now home to a Pick 'n Save grocery store. The site also boasts redeveloped retail complex which houses a video store, hair salon, coffee shop and sushi bar.

The store represents a significant sales tax revenue generator and made the area more attractive by removing the abandoned rehabilitation facility.

Financial, Liability, Technical Assistance

The RR Program approved a Remedial Action Plan for the initial cleanup proposal. The bureau also provided technical assistance during the additional cleanup stemming from the spill.

Contacts

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The New Pick n' Save grocery store with nearby retail shops is packed with shoppers (photo courtesy DNR).

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