

Mondo Brothers Inc.

PUB-RR-835

April, 2009

Mondo Brothers Inc.

2730 North Humbolt Boulevard
Milwaukee, WI
Milwaukee County

1 Acre

Location: Located in a residential section of Northeast Milwaukee, adjacent to Gordon Park.

Milwaukee's Riverwest neighborhood has a new restaurant at the site of an abandoned frozen foods processor.

History

In 1970, this brownfield property housed Capitol Hasting Company, Inc., a liquor wholesaler. Barrels of whisky, brandy, rum, and other spirits would be delivered by train, bottled and then distributed to local establishments. In 1980, Chapter One Recipes, Inc., a frozen foods processor, owned the building, and installed features like insulated floors and refrigeration pumps. However, after 1993 the owner left the property.

The property was left vacant for years. Eventually, a realty company from Florida held the title, but did not make the full property tax payment. This gave the city of Milwaukee a chance to acquire the tax delinquent property, granting the space new life.

Investigation and Cleanup

Redevelopment work began with a Phase I and Phase II Environmental Site Assessments. Inspectors discovered soil contamination centered around a 1,000 gallon underground storage tank. They concluded most of the contamination came as the result of overfilling, as opposed to leaks. The site assessment registered diesel range organics (DROs) at high enough levels to warrant concern.

To complete the remediation project, crews removed the underground storage tank and took out much of the contaminated soil. In addition, numerous 50 gallon drums, filled with an unknown substance, were found abandoned on the property and had to be removed. Total cost for site remediation came to \$44,000.



The former frozen foods plant was a blighted and tax delinquent property in the city of Milwaukee (photo courtesy DNR).



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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



Redevelopment

Following completion of the cleanup, the city of Milwaukee sold the property to a redeveloper for \$240,000.



Improvements to the property lured a restaurateur, who used the property for a pasta company and mexican restaurant.

Milwaukee-area restaurateur Russ Davis purchased the property to be the new home of the Bella Luna Pasta Company, maker of fresh pasta. The building's previous use for frozen foods processing made it a natural fit for pasta making. During extensive renovations, a restaurant and market were also incorporated into the site. The restaurant is now known as Rio West Cantina, a Mexican restaurant.

Redevelopment of the site produced a local business the Riverwest neighborhood can be proud of, instead of a blighted property. More than 15 jobs were created and the city is benefiting from increased sales and property taxes.

Financial, Liability, Technical Assistance

Many public and private entities collaborated to support this redevelopment.

The RR Program worked hand-in-hand with the city of Milwaukee to develop a plan for site cleanup. In 2002, the Program awarded the city a \$17,000 Brownfields Site Assessment Grant (SAG), to enable clean up of property contamination. In 2003, the Program issued a letter of closure to the property owners as notification that they had completed the necessary steps to remove contamination from the site.

Once the property was ready to be redeveloped, the owners were granted a Low Interest Loan from the Milwaukee Economic Development Corporation for \$222,000. The Department of City Development also contributed \$10,000 in the form of a Façade Grant, to remake the face of the building.

Contacts

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