

Druml Concrete

PUB-RR-873

May 2010

Druml Concrete

W156 N5834 Pilgrim Road
Menomonee Falls, WI
Waukesha County

54.5 Acres

Location: A suburban neighborhood in the Milwaukee metro area, bordering on residential and industrial property near railroad tracks.

Redevelopment of a historical fill site in suburban Milwaukee attracts a developer who brings new jobs to an underused property.

History

The former Druml Concrete property in Menomonee Falls was used primarily as farmland until 1970, when the company purchased the site and used it as dump for concrete and other waste items until 1989. However, the Wisconsin Department of Natural Resources (DNR) found that certain dangerous waste materials were being illegally dumped on the site, and issued two Notices of Violation (NOVs) in 1987.

A new owner purchased the property in 1989. Clay was dug out of the ground, and other waste was then dumped at the site until 1994.



Despite its ideal location, contamination issues scared away potential developers at the former Druml Concrete property (photo courtesy DNR).

Between 1994 and 2008, the property remained underutilized until a developer stepped in with a plan.

Investigation and Cleanup

Site assessments revealed environmental contamination. Tests showed polycyclic aromatic hydrocarbons (PAHs) and metals in the soil and water at levels that would be dangerous for human contact.

During the remediation work, contaminated soils were excavated, consolidated and beneficially re-used as on-site fill under the newly constructed building and parking lots. This cap prevents any human contact with contaminated soil. By using the soil on-site, the redevelopment team saved the energy and cost of transporting the materials to an approved landfill.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
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Redevelopment

With remediation complete, the developer began to build on the property. The former dump site is now home to a distribution warehouse leased by Wisconsin-based Quad Graphics – a large printing company with national and international reach.

Approximately 50 Quad employees now work at the warehouse.

Future plans call for three additional lots to be developed on the property, creating potential for new jobs and tax revenue.



After remediation, a new warehouse was constructed on the property for local business giant Quad Graphics (photo courtesy DNR).

Financial, Liability, Technical Assistance

During the remediation work, the DNR's Remediation and Redevelopment (RR) Program provided technical assistance and project review.

The remediation work was paid by the developer at a cost of \$400,000. No state or federal funds were used in this project.

The property value is currently estimated at \$17 million, representing a significant property tax increase.

Contacts

Mark Drews
Project Manager
WDNR Remediation and Redevelopment Program
(262) 574-2146
Mark.Drews@wisconsin.gov

Mike Reese
Property Owner
First Industrial Realty
(312) 344-4387

Tom Hoffman
Director of Engineering
Village of Menomonee Falls
(262) 532-4415
thoffman@menomonee-falls.org



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