

Bayshore Town Center

PUB-RR-874

May 2010

Bayshore Town Center

5600 North Port Washington Road
Glendale, WI
Milwaukee County

47 acres

Location: A busy retail section of the Milwaukee metro area, close to Interstate 43.

A former unlicensed dump site was developed into a shopping mall in the last 50 years, but a cleanup effort was key to a 21st century makeover.

History

Looking at the Bayshore Town Center near Milwaukee, it's hard to believe that decades ago it was a dumping site. Today, the property is abuzz with commerce, as shoppers flock in and out of the massive complex just off the I-43 freeway. However, the transition of the site from refuse dump into commercial boom had a few bumps along the way.

Prior to 1920, the site was farmland. In the 1920s, sand and gravel was dug out of the area, leaving behind large pits. As typical for the time, these pits were seen as an opportune place to dump garbage, and were filled with refuse consisting of foundry sands, glass

bottles, wood and concrete rubble, household garbage and waste grain mash from nearby commercial brewing operations. Landfilling continued until the early 1950s.

Despite the site's history as a landfill, commercial businesses began to sprout up on the property. These included a grocery store, department store, gas station, dry cleaner, tire retailer and several banks. The complex was eventually named the Bayshore Mall. However, as times and tastes changed, the city of Glendale decided it wanted to update its main shopping attraction. A developer was brought in to design a mixed-use facility, with retail, office and residential space.



The former Bayshore Mall was built on top of a historic fill site (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>



Investigation and Cleanup

The change in design also meant the need to address environmental contamination issues at the historic fill site. An environmental consultant conducted both Phase I and Phase II Environmental Site Assessments. Tests revealed impacts to soil and groundwater, with contamination from polyaromatic hydrocarbons (PAHs), chlorinated and petroleum volatile organic compounds (VOCs), fuel oil and metals. Remediation activities on site included the removal of at least 12 drums and nine underground storage tanks, removal of 89,000 tons of materials and impacted soils and the approved discharge of 492,000 gallons of groundwater to the Milwaukee Metropolitan Sewage District. Crews also took precautions to avoid any vapor intrusion into the new buildings by installing a methane venting system to cover more than 300,000 square feet of the building and parking structure foundations.

Redevelopment

Today, the new Bayshore Town Center is a showcase for a redevelopment model that is growing in popularity. By combining retail shops with offices, restaurants and apartments, the city and developer have created living and working spaces similar to the downtowns of yesteryear. Office space has continued to attract businesses to the area, and retail continues to be a strong draw for Milwaukee-area shoppers, bringing added property and sales tax revenue. A more dense mixed-use design also highlights an effective redevelopment strategy that helps prevent the need for expansion onto undeveloped greenfields.

Financial, Liability, Technical Assistance

The Wisconsin Department of Natural Resources' Remediation and Redevelopment (RR) Program provided technical oversight for the project and approved closure for the site, with several continuing obligations in place (e.g. maintaining the cap over residual contamination) to ensure remaining contamination would not be a threat, if the soil was disturbed by future developments.

The entire remediation project and subsequent mall redevelopment cost \$350 million. A \$40.5 million Tax Incremental Financing District from the city of Glendale provided a portion of the finances.



The Bayshore Town Center redevelopment in Glendale won "2007 Project of the Year" from the Milwaukee Business Journal Real Estate Awards (photo courtesy DNR).

Contacts

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