

Kane Place Lofts

PUB-RR-905

August 2011

Kane Place Lofts

11101 East Kane Place
Milwaukee, WI
Milwaukee County

.3 acres

Location: A revitalized residential neighborhood on Milwaukee's eastside, one-block from the Milwaukee River.

A former gas station property in Milwaukee sat vacant for 22 years, but as the neighborhood got trendier developers pounced on this brownfield location.

History

The Brady Street neighborhood in lower east Milwaukee has been home to many cultural shifts in the city's history. It grew from a predominantly German part of town, to a Polish section, and eventually a "Little Italy." In the 1960s, it became a gathering place for free spirited bohemian people.

As the neighborhood changed, one constant was a gas station at the corner of East Kane Place and North Humboldt Avenue. The station was in operation from 1923 through 1983.

After the gas station closed, the lot became tax delinquent and sat vacant for more than two decades. Eventually, the city of Milwaukee took ownership and demolished the one building on the property.

However, another change was on the way to the area. As the neighborhood became a trendy spot for young professionals, development began anew.



Crews prepare the former gas station property for redevelopment (photo courtesy John J. Hnat/DNR).

Investigation and Cleanup

The city of Milwaukee paid for a site investigation of the property. The investigation revealed groundwater and soil petroleum contamination. Leaking underground storage tanks (LUSTs) were found to be the culprit.

Remediation involved the removal of the underground storage tanks and excavation of some contaminated soil. The Department of Natural Resources (DNR) Remediation and



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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Redevelopment (RR) Program allowed the use of monitored natural attenuation to address remaining groundwater contamination.

A Petroleum Environmental Fund Cleanup Award (PECFA) from the Wisconsin Department of Commerce covered costs related to the removal of the USTs.



Replacing a vacant lot with the new Kane Place Lofts was an important project in transforming the Brady Street Neighborhood (photo courtesy John J. Hnat/DNR).

Contacts

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Redevelopment

The city of Milwaukee brokered the property to a developer, who constructed a mixed use building in 2005, known as the Kane Place Lofts. The building houses a number of condominium apartments and a pizza restaurant on the ground floor.

The redevelopment project became part of a rebirth of the neighborhood, sparking a new restaurant across the street and other commercial ventures.

Financial, Liability, Technical Assistance

The RR Program provided technical assistance to the city and their environmental consultants during the investigation and remediation work.

The city of Milwaukee utilized the state of Wisconsin's Local Government Liability Exemption to safely take possession of the tax delinquent property, without fear of being held liable for the contamination. The city also paid for the site investigation.



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