

# Economic Redevelopment and Community Revitalization

Revitalizing environmentally impaired properties

## Kaukauna, WI

**Environmentally contaminated agricultural parcel redeveloped into large parcel industrial park**



*The problem: how to economically develop much needed industrial park land, increase the local tax base and encourage job creation by private industry.*



*A 120 acre parcel adjacent to a major state highway was a great location, but the property's historical agricultural use left it needing an expensive clean-up. To be viable the cleanup costs needed to be addressed and a project budget with a high return would need to be created in order to attract needed private investment money.*

*Our partners, Drake Consulting Group, LLC worked with the municipality to conduct assessments, develop cost estimates and prepare a remedial action plan. Drake staff then coordinated the remediation of soil contamination, asbestos and lead based paint and directed the razing of multiple structures. These activities were conducted concurrent with site infrastructure improvements and construction of two new manufacturing facilities.*

*Resources utilized to facilitate this project's success:*

- Municipality industrial park board financing
- Local redevelopment authority funding/financing
- Publicly funded TIF -  
(Tax Incremental Finance district)
- Private investment



*Gohlke & Associates, LLC identifies special projects similar to this one and presents them to investors who are looking to take advantage of opportunities in this dynamic real estate market. If you would like more information about this project or would like to be added to our list of qualified investors for future project participation – if you want to make a difference for yourself and for the future call:*

Glenn Gohlke at 262-224-5649

**Gohlke & Associates, LLC**

10125 W. North Avenue  
Wauwatosa, WI 53226  
262-224-5649

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