

# Economic Redevelopment and Community Revitalization

Revitalizing environmentally impaired properties

## Pleasant Prairie, WI

**Blighted & environmentally contaminated strip mall  
redeveloped into 28 condominium units**



A small southeast Wisconsin strip mall experienced high vacancies as local traffic patterns saw a significant loss of drive-by traffic.

After a fire in one of the units the remaining tenants vacated and the property fell into foreclosure. Because of suspected environmental contamination from a past dry cleaning tenant a special approach to this problem was needed.

Our partners, Drake Consulting and Factotum Brownfield Redevelopment Group LLC worked with a local developer, to clean up the contamination and revitalize the property as a 28 unit condominium. Using a number of little known state and federal resources, they helped ensure that the investor will realize a return that's much better than could be expected from a similar project on clean land.

Resources utilized to facilitate this project's success:

- Wisconsin program to cancel back taxes with an agreement to clean up the property
- Wisconsin Brownfield redevelopment grant
- Owner financed TIF - (Tax Incremental Finance district)
- Federal Brownfield tax incentives



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**

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