

Contaminated Property: Compliance, Remediation & Brownfield Redevelopment

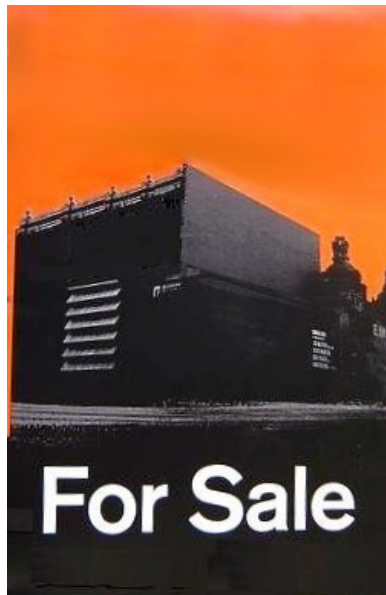
The discovery of contamination in soil or water, or the presence of materials such as PCBs or friable asbestos can obstruct business plans and opportunities, or mean that liable parties are in for a long and expensive process of investigation, remediation and, possibly, litigation.

Contaminated property presents both challenges and opportunities. Handled well, contaminated property can be acquired at a price substantially lower than comparably situated parcels, can be eligible for tax credits and grants, and can enable a company or developer to be seen as a positive force in helping a community return a once-blighted property to productive use.



Handled poorly, contaminated property can be a nightmare, leading to substantial liability, toxic tort claims by neighbors, lengthy disputes with regulatory agencies and highly negative publicity for a company.

KMKSC attorneys have extensive experience working with property owners and operators to manage liabilities associated with contaminated property under federal and state environmental laws, including the federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and Resource Conservation and Recovery Act (RCRA), as well as Chapter 292 of the Wisconsin Statutes and Chapters NR 700 to 754 of the Wisconsin Administrative Code.



We help property owners recover cleanup costs from insurers and other responsible parties, and we defend natural resource damage and cost recovery claims. KMKSC attorneys can help you evaluate potential problems relating to proposed business and real property acquisitions or investment and contractual relationships. We work with our clients to evaluate risks and to negotiate the minefield of legal issues and commercial considerations that contaminated property concerns can raise.