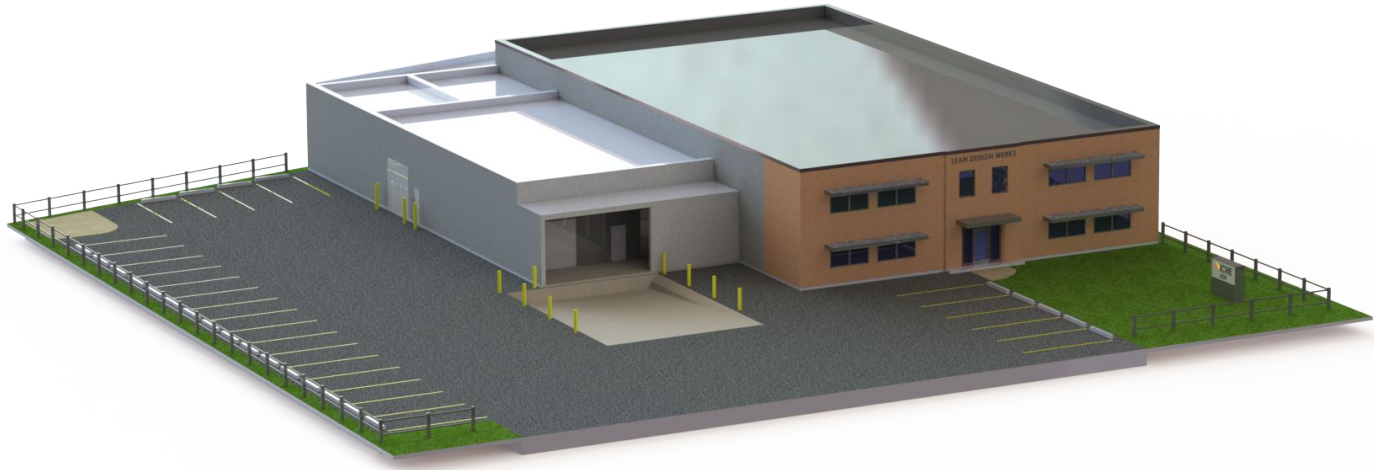


4021 S. Kinnickinnic Avenue, St. Francis, WI

Proposed Remediation, Renovation and Reuse
for Owner Occupancy by Lean Design Werks

July 2024



Lean Design Werks



Renata Bungler
Founder/President



Dale Bungler
Founder/Vice President

Lean Design Werks, co-founded by Renata and Dale Bungler, a married couple, specializes in industrial automation and robotics. The company offers custom machine design, robotic integration services, palletizing, and gantry product systems.

Lean Design Werks is a certified Wisconsin MBE and SBA women-owned business. It is also a member of several local Chambers of Commerce.



Lean Design **Werks:** Custom Design/Build Machines



Electropolish Bone Drill Machine

We specialize in designing and building turn-key machines used in industrial automation applications. Our systems are engineered in-house using SolidWorks and AutoCAD, as well as an array of specialized software. Our skilled team produces detailed blueprints, which we then send to a network of local machine shops and suppliers to produce machined and fabricated components.

These custom parts are assembled, and the systems are equipped with top-quality mechanical and electrical components from renowned brands such as Rockwell (Allen Bradley), Misumi, and Pacific Bearing.

Our expertise extends to a diverse range of industries. While most of our custom automation projects are for the medical and aerospace sectors, we are also expanding into packaging and palletizing equipment for general manufacturing. This versatility is a testament to our adaptability and broad knowledge base.

Lean Design **Werks** - Standard Product Line

We provide custom machine design, robotic integration services, as well as palletizing and gantry product systems.

Gantry System



Palletizer



CNC Drawer System



Lean Design Werks - Owner Occupancy Plans for 4021 S. Kinnickinnic Avenue

Renata and Dale Bunger are proud residents of Milwaukee County, and we want to move our business, Lean Design Werks, closer to home. The company is located in Beloit because we couldn't find a suitable light manufacturing space with specific amenities nearby. These location constraints have made it difficult for us to implement our hiring and growth plans. We are excited about the opportunity to expand our team from a permanent, local location.

The remediation and renovation of 4021 S. Kinnickinnic is a step toward our company's growth. This expansion will create at least 10-15 new job opportunities and significantly enhance our operations.

The new positions we are creating will offer a wide range of opportunities for career growth. These roles will span administration, engineering, sales, and assembly. Entry-level positions will start in the mid-30s, providing a solid foundation for career development, while professional positions will start in the mid-60s, offering a promising path for advancement within our company.



LEAN DESIGN WERKS

4021 S. Kinnickinnic Proposed Plan

ENVIRONMENTAL REMEDIATION COMPLIANCE:

DNR Approved Remediation Plan

Remove Quonsets and Dust Collection System

RENOVATION:

New Roof

New HVAC

New Electrical

New Plumbing

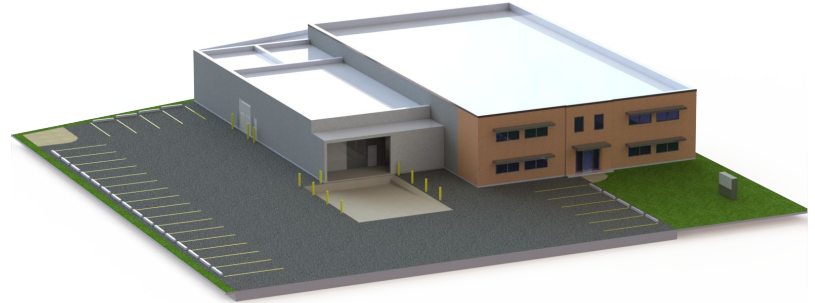
New Windows, Door and Garage Doors

Tuckpoint

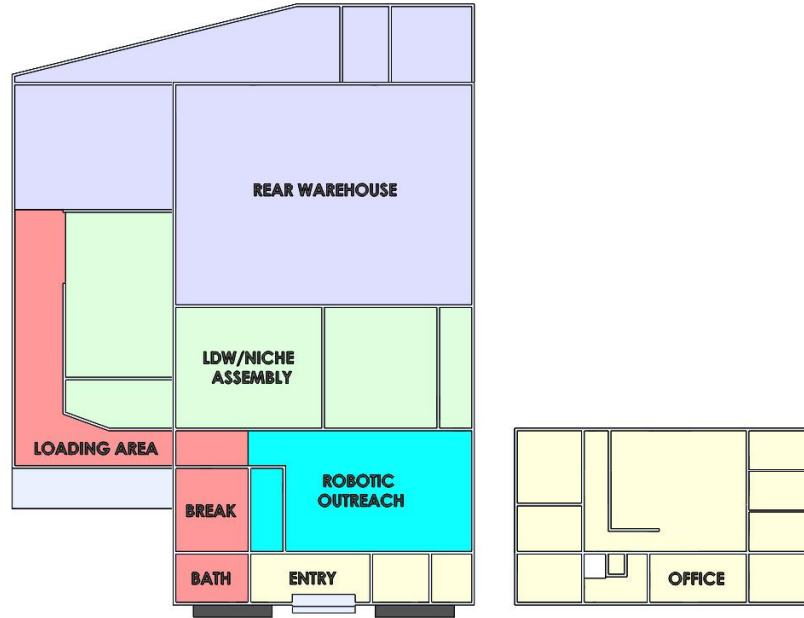
Attractive Fencing, Exterior Lighting and Parking Lot

New Office Space

Explore Green Built Technologies

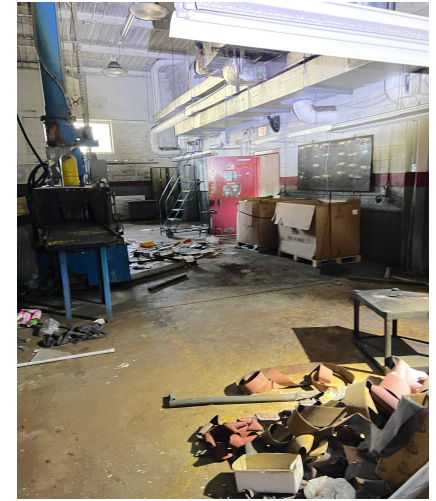


4021 S. Kinnickinnic Proposed Plan - Expand Interior Office

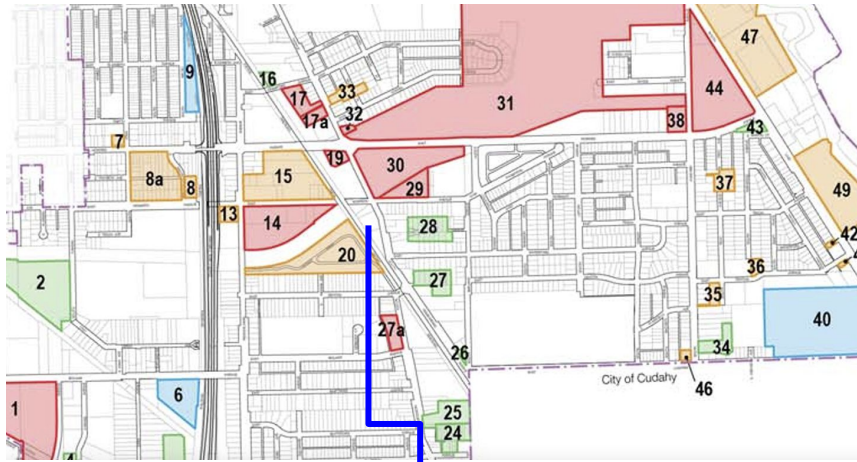


Current Status: 4021 S. Kinnickinnic Ave

- Blighted, vandalized, vacant, contaminated, and tax-delinquent property
- Trichloroethene (TCE), a VOC and carcinogen documented on site in 1999
- From 2000 to 2018, the property was home to Badger Metals, a chrome polishing business, which the current owner operated. Contamination occurred before the current owner, who no longer resides in Wisconsin
- The suspected responsible party is now deceased and operated Wire & Metal Specialties (1960-1980). Solvents with TCE may have been used to clean operating equipment and improperly disposed of



Align with City of St. Francis - Comprehensive Plan



Site: 4021 S. Kinnickinnic

- Consistent with M1 zoning
- Clean use of the property
- Plan goal of continuous commercial and retail along Kinnickinnic Corridor
- Live-work potential

Source:
City of St. Francis - Comprehensive Plan Update
Chapter 3. Economic Development
Figure 3.15, Page 39
February 2016