

Northend Salvage

PUB-RR-780

November, 2007

Northend Salvage

802-806 John Avenue
Superior, WI
Douglas County

1 acre

Location: The southern boundary of a residential, commercial and industrial area in the city of Superior

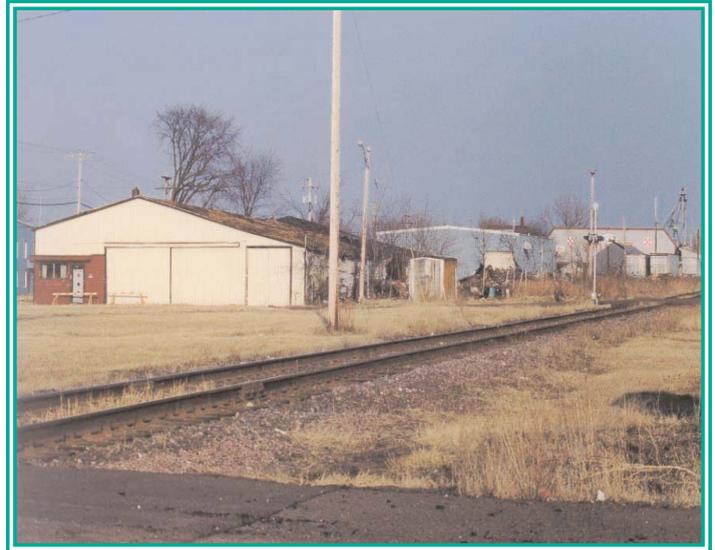
The former Northend Salvage property was cleaned up by Superior's Redevelopment Authority using several brownfield tools, and has been redeveloped for long-term leasing by an adjacent property owner.

History

The former Northend Salvage property in the city of Superior historically housed several businesses that, over the long-run, created environmental problems. The site operated as a lumber yard from the early 1900s until the late 1950s, and was then used as a construction yard from 1960-1975. After that, the site was used to manufacture insulation for 12 years, and also operated as a storage and salvage yard. In early 2000, the property was purchased by the City of Superior Redevelopment Authority.

Investigation and Cleanup

In 1998 the city conducted Phase I and II environmental site assessments, which revealed soil contamination. In 2000, the city razed four dilapidated structures on the property and removed debris, including thirty-seven steel drums.



The former Northend Salvage property had operated as a lumber and construction yard, insulation manufacturer and salvage yard since 1914, leaving decades of contaminated soil and groundwater (DNR photo).

A site investigation was conducted in 2001, and later remediation activities included excavating and disposing of contaminated soil, paving the property to act as an impermeable cap and monitoring groundwater. In October 2006, the DNR approved closure of the site along with a Voluntary Party Liability Exemption (VPLE) Certificate of Completion (COC), which protects current and future property owners from further liability at the site.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
<http://dnr.wi.gov/org/aw/rr>



Redevelopment

City officials leased the property to the adjacent business, Energy & Air Systems Inc., which completed construction of a new \$250,000 building to expand the business onto the property. The expansion created 10 new jobs.

Financial, Liability, Technical Assistance

The city received a \$100,000 Department of Commerce brownfields grant in 1998, which they used to purchase the property, raze four structures, remove drums and other debris and pave the property.

Through the DNR's Remediation and Redevelopment (RR) Program, city officials also entered the VPLE process. The VPLE allowed the city to conduct site investigation and monitoring with limited liability. Staff with the RR Program also reviewed the site investigation and cleanup work for the property.

Contacts

Jim Hosch
Project Manager
WI DNR Remediation & Redevelopment Program
(715) 392-0802

Jason Serck
Port & Planning Director
City of Superior
(715) 395-7335



In 2006, city officials leased the property to an adjacent business owner, who completed construction on a new \$250,000 fabrication building and created 10 new jobs (DNR photo).