

Wisconsin

Department of Natural Resources



Mid-Year Report s.128(a) Grant Accomplishments



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Introduction

This mid-year report summarizes the Wisconsin Department of Natural Resources' (WDNR's) use of its s. 128(a) grant money for state response programs and public record requirements from September 1, 2008, through February 28, 2009.

The activities in this report are those included in the approved cooperative agreement work plan. WDNR was awarded EPA Section 128(a) funds beginning on September 1, 2003, to enhance its state response program. This federal grant is used to support federal and state programs under the jurisdiction of WDNR's Remediation and Redevelopment (RR) Program, including:

- high-priority leaking underground storage tanks (LUST);
- RCRA hazardous waste closures and corrective actions;
- state enforcement; and
- voluntary cleanup actions.

Executive Summary

The half-way point of the current EPA federal period finds the Wisconsin Department of Natural Resources Remediation and Redevelopment Program successfully fulfilling the requirements to earn federal funding dollars, despite ongoing financial concerns at the state level. The program continues to be a national leader in the area of brownfields innovation and cleanup. Staff maintain an up-to-date, on-line database of reported contamination sites statewide. Hydrogeologists in the field are making constant progress in reviewing and approving cleanups, so properties can be put back to work. Outreach team members work to inform local governments, environmental consultants and private businesses that there are a multitude of resources available to remove roadblocks to reuse of brownfields.

Despite the program's continued progress in the area of brownfield redevelopment, the current nationwide fiscal crisis has had an effect. A state budget shortfall in Wisconsin has put funding for the RR Program's Green Space and Public Facilities Grants in jeopardy for the current biennium, as well as a portion of the state's Brownfields Site Assessment Grants.

Yet, the state's financial troubles have not created a drop-off in the demand for RR assistance. Staff are as busier than usual managing the liability assistance and oversight portions of the program. Requests for Site Assessment grants during this reporting period were in line with past demand. Review of the information outlined in this report narrative will demonstrate that the WDNR is on pace to meet- or exceed- the goals set forward by the program's grant funding request. Plus, potential funding from the American Recovery and Reinvestment Act may allow the program to expand its support to Wisconsin communities for the next six months and beyond.



Financial Status

On December 3, 2008, EPA awarded WDNR \$1,409,536 in Section 128(a) funding for the period September 1, 2008 through August 31, 2009. With these funds, Wisconsin DNR initiated its sixth consecutive year of utilizing this valuable resource. In accordance with grant accounting information available at the end of February, the WDNR has expended approximately \$590,000 of the grant. A more complete accounting will be conducted at the end of the grant period (8/31/2009) when the WDNR's Bureau of Finance completes its final accounting. By that time, WDNR expects to have fully earned the grant. There are currently no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

Section 1 - Report Period Highlights

September 1 - February 28, 2009

By The Numbers:

1,043

Acres Made ready for Reuse

>> Page 20

301

Dormant Sites With Actions Restarted

>> Page 8

211

Completed Closures

>> Page 20

85

Outreach Seminars/Meetings Held

>> Page 11

42

Site Assessment Grants Awarded

>> Page 17

10

Years of Brownfields Study Group

>> Page 15

Section 2 - Public Record Requirements

In this reporting period the Remediation and Redevelopment program focused on upgrading our primary database- the Bureau for Remediation and Redevelopment Tracking System (BRRTS). These upgrades will add additional functionality to the application. Additionally, many of the updates will support future additions to our web-based viewer application- BRRTS on the Web (BOTW).

What Is BRRTS?

WDNR continues to maintain comprehensive, searchable statewide public records in our on-line database, showing all confirmed contamination incidents that have been reported to the state. Our database, the Bureau for Remediation and Redevelopment Tracking System (BRRTS) now holds more than 67,500 public records, including:

- locations of on-going and completed cleanups,
- timely information on spill incidents and responses,
- liability exemptions and clarifications,
- brownfield grants and loans,
- approvals for development on abandoned landfills,
- property tax cancellations and assignments,
- activities where WDNR has determined that no investigation or cleanup is required.

Public access to the database is through BRRTS on the Web, on-line at dnr.wi.gov/org/aw/rr/brrts/index.htm.

BRRTS upgrades in this reporting period include:

- migrating the application to the latest developer software version,
- additional table structures to support viewing summary level financial information
- additional tables and user interface to support tighter integration with our Spills database
- connection information to access and view our GIS data directly in this application
- enhanced searching capabilities by cumulating attribute criteria searches with flag criteria searches
- a sub-module to view documents
- an off-source sub-module to view off-source data

The BOTW upgrades in this reporting period include:

- creation of prototype pages of the new version of the applications
- demonstrating prototype pages to staff and consolidating comments



What Is RR Sites Map GIS Application?

WDNR also maintains a web mapping application, the RR Sites Map.

This application offers a visual, “spatial” display of site locations.

The RR Sites map is at dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2.



This on-line map provides an alternative to sifting through our database and holds WDNR’s GIS Registry of environmental land use controls. In addition, it contains map layers showing technical details, liability relief tools and state funding options that have been used. Each point on the map links to more information in our database. This map helps local officials, environmental professionals and the public find contaminated properties in their area and any environmental land use controls associated with those properties.



Table 1- Summary of Public Record Activities

	Mid Year Numbers	End of Year Numbers	End of Year Targets
Total Active LUST & non-Lust Cleanups	4,315	—	—
Properties with Active LUST & non-LUST Cleanups	4,047	—	—
Completed Site Cleanups by WDNR, this report period	238	—	—
Properties with Completed Cleanups by WDNR, this report period	211	—	300
Acres Ready for Reuse	1,043	—	200

Section 3 - Timely Inventory and Survey

The WDNR uses a portion of its s. 128(a) funds to inventory and survey the universe of contaminated sites in Wisconsin using these three methods:

- A. Proactive Site Discovery
- B. Evaluation of Historic Disposal Sites
- C. Geo-Location of Contaminated Properties

Proactive Site Discovery

Proactive site discovery includes these components:

- WDNR staff routinely educate those who may cause contamination and those who may own contaminated properties about their legal obligation to report contamination to WDNR.
- WDNR provides financial and liability incentives for the investigation and cleanup of contaminated property in order to encourage those responsible for contamination to comply with their obligation to report it and take responsibility. These include:
 - WDNR's Brownfield Site Assessment; to confirm suspected contamination.
 - Wisconsin's Dry Cleaner Environmental Response Program, including outreach to the dry cleaning industry, municipalities, strip mall owners and business associations;
 - Liability clarifications and liability exemptions for local governments and private parties, increasing the likelihood that contaminated properties will be reported to WDNR;
 - Database tracking of situations where the source of contamination can not be immediately identified, in order to promote future evaluation of potential sources of the contamination; and
 - Evaluating groundwater-monitoring data for solid waste landfills in order to identify discharges to the environment.



Evaluation of Historic Disposal Sites (Registry of Waste Disposal Sites)

In this report period WDNR continued evaluating the list of historic waste disposal sites in Wisconsin, and also supplemented the on-line spreadsheet by providing links to our solid waste information database. The web page with the spreadsheet may be found at dnr.wi.gov/org/aw/rr/registry/index.htm.

Staff finished 136 new evaluations in this report period, which is already close to the RR goal of 150 for the year. Screening is completed at more than 80% of the 4,300 sites. To conduct each evaluation, staff review the accuracy and environmental significance of information in the registry through physical inspections of the sites and review of related records. After evaluation, we ensure

that any sites where there has been a discharge of a hazardous substance are in our database of contaminated sites.

Those locations where there are no environmental impacts from historic waste disposal are being added to a historic landfill database. The end product of these reviews will help the public understand the risks associated with these waste disposal sites, ease property transactions and redevelopment, help in making informed land-use decisions and aid in selecting locations for public and private wells.

Geo-Location of Contaminated Properties

WDNR uses s. 128(a) funds to help support permanent staff who coordinate the work of our part-time, state-funded employees. These employees geo-locate contaminated properties in Wisconsin so that they may be displayed on our RR Sites Map. In this report period 294 sites were located on the map, already exceeding the annual goal of 250.

Continuing Education Outreach - Vapor Intrusion Training

In September 2008, the RR Program partnered with the Federation of Environmental Technologists (FET) to host a day-long seminar on vapor intrusion sampling for environmental professionals, in the Milwaukee area.

The event served as a comprehensive training course for project managers and consultants on how to properly collect soil gas samples through a variety of methods. Training topics included methods for obtaining accurate vapor samples, selecting proper testing equipment for the scenario, interpretation of vapor sample results, health effects of vapors, and DNRs approach to vapor intrusion.

Approximately 80 people attended the training, including 25 DNR staffers.



Table 2- Summary of Inventory and Survey Activities		
	Mid-Year Numbers	End of Year Targets
New Properties in BRRS Database this report period	173	200
Waste Registry Evaluations this report period	136	150
Staff Hours per Waste Registry Evaluation	6.6 Hours	20 Hours
Sites Geo-located on RR Sites Map, this report period	294	250
Staff Hours per Geo-location	1.4 Hours	1.5 Hours
Closed Sites Added to GIS Registry, this report period	428	500

Section 4 - Oversight and Enforcement

WDNR oversight and enforcement activities fall into three primary areas:

- A. Pipeline Acceleration
- B. Audits of Institutional Controls
- C. Streamlining - One Cleanup Program

Pipeline Acceleration

WDNR continues to contact owners of contaminated properties who need to restart, continue or complete clean-ups at locations where WDNR has seen no recent response activities. Sites that fall under our pipeline acceleration initiative are those that have not made documented progress within the last two years, i.e. sites in our database where we have not recorded an action in that time period. An action represents an activity by the responsible party, such as submitting a site investigation report, or an action taken by WDNR, such as the approval of a remedial action plan.

We continue to reduce the number of sites that have not shown progress in two years. Currently, there are 1,532 sites with no activity recorded in the most recent two years (since February 28, 2007). This has dropped slightly from the 1,559 sites that we reported a year ago. In this report period, the RR Program sent 58 “push” letters to responsible parties restating their requirements to continue environmental work. This and other methods have resulted in a total of over 106 sites returned to active status in this report period.

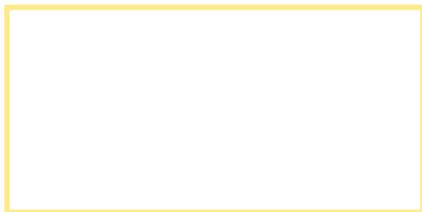


Table 3- Pipeline Acceleration		
Sites Where Work was Restarted, during this reporting period		
Work last performed in:	1986	4
	1990	4
	1994	6
	1998	12
	2002	33
	2004	64
	2005	72
	2006	106

Audits of Institutional Controls

Owners of Wisconsin property with residual contamination are responsible for maintaining any environmental land use controls. These are established by the RR Program, and referred to as “continuing obligations” in the state’s cleanup approval document (known as the “closure letter”). For example, if WDNR has approved a cleanup where there is residual contamination under a parking lot, the property owner will be required to maintain the pavement in good condition in order to protect the public, and this requirement applies to all future property owners.

Information about this type of continuing obligation is provided to the public in an internet registry that holds the documents that describe the

requirements for each piece of property. WDNR is legally responsible for maintaining this internet-based registry of documents describing continuing obligations. The Remediation and Redevelopment Program is beginning to evaluate alternatives for making these documents more easily accessible to the public.

Institutional control (IC) audits are conducted on a number of randomly selected contamination sites that were closed using some type of control. The purpose of the audit is to evaluate each site for compliance with the obligations that were set as part of closure, to ensure that the actions taken remain effective. The audit consists of a file review, an interview with the site owner (if possible), a site visit, a summary of the results on the RR Closure Compliance Review form, and updating the database.

For the reporting period of September, 2008 through August, 2009, 50 sites are to be audited to determine compliance with all continuing obligations identified at the time of closure. As of March 1, 2009, 12 audits have been completed. Follow up was required on 6 of these sites. Since September, 160 hours of staff time have been invested conducting the IC audits, evaluation of the past years data and database cleanup. Average time spent per audit is 12.4 hours.

Since 2004, 240 sites have been audited. The types of sites audited have consisted largely of sites closed with some type of cap or cover over residual soil contamination, and/or a structural impediment that restricted investigation and cleanup in some areas of the site, and a few sites with an industrial land use restriction. Since 2004, 3,490 hours have been invested in conducting IC audits, data evaluation and database cleanup.

2006 Legislation Implementation: Continuing Obligations for Land Use Controls

Not only does WDNR take a proactive approach to auditing sites with institutional controls, the agency is working hard to ensure the public has convenient access to identify which sites have those use restrictions. In this report period, WDNR established a staff work group to determine procedures for expanding the category of sites with continuing obligations that will be shown on the Internet. The workgroup will define a subset of "open" sites where certain continuing obligations already exist. This will include certain properties owned by local governments that are exempt from cleanup requirements under state statutes.



Streamlining - One Cleanup Program

This Memorandum of Agreement (MOA) with EPA helps achieve WDNR’s goal of simplifying environmental cleanups through a single, consolidated approach under the NR 700 series of administrative rules. All licensed hazardous waste treatment, storage or disposal facilities under WDNR review are subject to the MOA if they are in compliance with their license. In addition, all hazardous waste facilities where WDNR has issued a corrective action order are subject to the MOA if the facility is in compliance with the order. The polychlorinated biphenyl (PCB) provisions in the MOA generally place PCB sites under WDNR review when they fall into one of the following categories:

1. PCB contamination originating from spills prior to April 18, 1978, regardless of contaminant concentrations;
2. PCB contamination originating from spills on or after April 18, 1978, but prior to July 2, 1979, where contaminant concentrations are at or above 50 parts per million (ppm) and less than 500 ppm; and
3. PCB contamination originating from spills on or after July 2, 1979, when the concentration of PCBs

in the substance that was spilled was less than 50 ppm; and

4. OCP Type C PCB Sites eligible for the coordinated approval process led by WDNR. This requires following the cleanup process outlined in NR 700 and maintaining communication with EPA. The Toxic Substance Control Act (TSCA) coordinated approval process (40CFR761.77) is the basis for the WDNR lead review and approval process for Type C sites.

The MOA is being utilized by DNR Staff at multiple sites (i.e., for example: the Glatfelter Paper Company cleanup and redevelopment project, the Milwaukee Die Casting Company site in Milwaukee, and the Goldin Iron & Metal site in Kaukauna). WDNR requested input from EPA Headquarters to complete guidance for staff and private consultants at PCB cleanups in Wisconsin in accordance with the One Cleanup Plan MOA. The information requested from EPA Headquarters covered the PCB burden of proof issue concerning releases occurring prior to 1978 as well as management under TSCA of “as found” concentration involving less than 50 ppm PCBs in soil. The WDNR will attempt to finalize this guidance in the next six months without this input from EPA HQ at which time the guidance will be posted on the WDNR website. The MOA is on WDNR’s web site at dnr.wi.gov/org/aw/rr/cleanup/ocp.htm.

Table 4 - Summary of Oversight and Enforcement Activities

	Mid Year Numbers	End of Year Numbers	End of Year Targets
Pipeline Acceleration “Push” Letters	58	—	100
Audits of Institutional Controls	12	—	50
Staff Hours per Institutional Control Audit	17.5 Hours	—	15

Section 5 - Mechanisms and Resources for Public Participation

WDNR continues its outreach activities by funding staff to develop outreach materials, maintain comprehensive web pages, coordinate green team meetings (clean up and redevelopment) with interested communities, make presentations, market state and federal brownfield grants and loans, and coordinate the work of the Wisconsin Brownfields Study Group. WDNR's public participation activities fall into two primary areas:

- A. Public Outreach Activities
- B. Financial Assistance to Communities

Public Outreach Activities

>> *See Appendix I for more information*

- Meetings with Municipalities

Brownfield regional outreach staff held more than 85 meetings and/or gave presentations to key brownfields audiences, including local government officials, community organizations, environmental consultants and attorneys, and other interested parties. These audiences included (but were not limited to) local officials from Crawford, Dunn, Eau Claire, Jefferson, Portage and Price counties; from the villages/towns of Allouez, Almond, Augusta, Belleville, Blair, Bowler, Boyceville, Cambria, Dane, Durand, Elk Mound, Hilbert, Seneca, Wheeler, Whitehall and Woodville; and from the cities of Altoona, Ashland, Beaver Dam, Beloit, Chilton,

Green Bay, Hudson, Janesville, La Crosse, Madison, Milwaukee, Onalaska, Plover, Stevens Point, Stoughton, Tomah, Two Rivers, Waupun, Wausau and West Allis.

Staff also met with/presented to officials and individuals representing Baraboo High School, Calumet County Business Association, East Central Cooperative, Mississippi River Regional Planning Commission, Neenah Community Development

Authority, Price County Health Department, Red Line Art School, University of Wisconsin-River Falls, Wisconsin Department of Commerce, Wisconsin Association of Assessing Officers (WAAO) and Wisconsin Towns Association (WTA)

county units in Adams, Eau Claire, Portage, Vernon and Wood counties.



Media Outreach

WDNR produced four news releases in this mid-year report period, including:

- a state-wide news release to more than 500 media outlets announcing the availability of round ten WDNR's Site Assessment Grant Program (SAG) applications; in addition WDNR did targeted outreach to local governments and other interested brownfield parties;
- a state-wide news release to more than 500 media outlets announcing the round ten awards for the WDNR's Site Assessment Grant Program (SAG); in addition WDNR did targeted outreach to local governments and other interested brownfield parties;
- a state-wide news release to more than 500 media outlets announcing a Green Space and Public Facilities grant award to the city of Shell Lake to fund contaminated soil removal for runway widening at Washburn County's only commercial airport; and
- a regional news release to more than 100 southeast Wisconsin media outlets announcing the savings of more than \$438,000 in state funds by working with the U.S. Environmental Protection Agency's (EPA) Emergency Response Program to tackle soil contamination at St. Francis Wreckers, a former auto salvage and recycling business.

Staff also made contacts via telephone and e-mail with more than 70 village, towns and city officials and other stakeholders about state brownfield redevelopment tools.

Additional public participation and outreach activities included:

- "town social" in Brown County, with 10 participants from eight towns, villages and cities with populations under 10,000; met with WDNR project managers in an informal evening get-together to discuss contaminated land concerns and brownfield cleanup and redevelopment financial and liability tools, with demonstrations of the Contaminated Lands Environmental Action Network (CLEAN), success story displays and brownfield success stories;
- continued outreach on WDNR's "Ready For Reuse" grant and loan program, funded by our Revolving Loan Fund grant from EPA, with a new total of \$5.5 million in funding for communities to clean up and reuse brownfields;

- eight new brownfield success stories for use on the web and in program newsletters, annual reports, and for various time-critical outreach needs.
- two quarterly meetings with private consultants in our Technical Focus Group; the group



discussed the draft rule changes to the NR 700 series, including NR 706 (hazardous substance discharge notification and source confirmation requirements), NR 708 (immediate and interim actions), NR 714 (public participation and notification), NR 724 (remedial and interim action design, implementation, operation, maintenance and monitoring requirements) and NR 728 (enforcement and compliance authorities), in addition to NR 700, 710, 712, 716, 718, 749 and 169.

- presented WDNR information and/or staffed booths at meetings of the Wisconsin Chapter of the American Planning Association and the Wisconsin Association of Assessing Officers; and
- planning for a technical seminar on brownfields investigation, cleanup and redevelopment tools in Milwaukee or Madison, co-hosting with the Federation of Environmental Technologists (FET).

- Newsletters

- WDNR produced or prepared the following newsletters in this report period.
- Re News, our quarterly electronic publication, Volume 18, Number 3 (September) and Number 4 (December).
- Preparation for the Volume 19, Number 1 issue (March).
- Seventeen RR Reports, our biweekly electronic newsletter.



- Internet Presence

In this report period WDNR completed seven new web pages, including:

- 2008 Wisconsin River Cleanup Project

In June, 2008, major flooding occurred on the Wisconsin River below Wisconsin Dells in Columbia and Sauk Counties. As a result of the floods, a bank of Lake Delton was breached on June 9. In a matter of minutes the entire 267-acre lake drained into the Wisconsin River, destroying six homes in the process. The debris from these residences floated downstream and accumulated at multiple locations along 24 miles of the river between Lake Delton and Portage. As a result of these floods, a state of emergency was declared by Governor Jim Doyle. The cleanup effort that resulted from the flood damage was a true partnership, which involved many DNR personnel, including RR staff.

<http://dnr.wi.gov/org/aw/rr/cleanup/river.htm>

- Two new publication search pages

Standard Search: This new page allows visitors to search for documents by title, publication date or publication number. [http://prodoasext.dnr.wi.gov/inter1/pk_rr_doc_public\\$doc.formquery?z_chk=0](http://prodoasext.dnr.wi.gov/inter1/pk_rr_doc_public$doc.formquery?z_chk=0)

Full Text Search: This new page can be used to search the full text of RR documents that are available electronically.

http://prodoasext.dnr.wi.gov/inter1/sp_rr_doc_full?i_prog=RRPUB

- Federal Energy Act Reports

This page allows visitors to download a new report that lists the sources and causes of discharges

from petroleum underground storage tank systems (USTs). This page meets requirements from the 2005 Federal Energy Act that directed states to collect information about the sources and causes of environmental discharges from USTs and include that information in their public records.

<http://dnr.wi.gov/org/aw/rr/cleanup/energyact.htm>

- Wisconsin Brownfields Study Group 10 Year Anniversary Celebration

This page highlights the events at the September 9, 2008 Brownfields Study Group Anniversary Celebration. It includes copies of the governor's "Brownfields Initiative Week" proclamation and the 10th Anniversary invitation and program, and links to a page of photos from the celebration.

<http://dnr.wi.gov/org/aw/rr/rbrownfields/bsg/celebrate.htm>

<http://dnr.wi.gov/org/aw/rr/rbrownfields/bsg/photos.htm>

- Wisconsin's Initiative for Sustainable Cleanups (WISC)

WISC continues the RR Program's history and spirit for applying innovation to a strong foundation of environmental protection and economic benefit. WISC will add another dimension to the remediation of contaminated properties.

<http://dnr.wi.gov/org/aw/rr/cleanup/wisc.htm>

- Publications



The RR Program is continually creating and updating fact sheets and publications to ensure that our customers have accurate information. Eleven new publications were initiated during this reporting period.

- Contaminated Lands Environmental Action Network (CLEAN) Brochure
- 2008 Report on Impact of Exemptions from Liability
- Sigma Environmental Success Story
- Whole Foods/Columbia St. Mary's Success Story
- Thorson Residence Success Story
- Chico's Super Service Success Story
- Obsession Boats Success Story
- Hawthorn Melody Success Story
- Delavan Borg Instruments Success Story
- Kettle Lakes Cooperative/Feed Mill Success Story
- Manpower Corporate Headquarters Success Story

In addition, the RR Program nearly finalized work on a series of legislative outreach materials, including a new brochure, explaining how the program has improved Wisconsin's environment and economy. In addition, key legislators will receive an extra insert into the brochure, which demonstrates a successful project in their respective district.

>> See Appendix II for more information

Brownfields Study Group

The Brownfields Study Group, a non-partisan advisory task force established by the State Legislature in 1998, continues to meet and identify policy, fiscal and legal improvements in Wisconsin's brownfields initiatives, under the facilitation of the DNR's brownfields staff.

On Tuesday, September 9, 2008, the Brownfields Study Group celebrated 10 years of success in enhancing and expanding Wisconsin's Brownfields Initiatives. The anniversary celebration, which took place on the 40th floor of the US Bank Building in downtown Milwaukee, highlighted "Brownfields Initiative Week" declared by Governor Jim Doyle. Milwaukee Mayor Tom Barrett provided the keynote address and more than 130 people attended the event. To view photos of the event and information about the 10 years of Brownfields Study Group success, please see the following link:

<http://dnr.wi.gov/org/aw/rr/rbrownfields/bsg/celebrate.htm>.

In December, members met in Fitchburg to discuss the state budget and a shortfall due to lack of incoming state revenue. In addition to hearing updates on state brownfields funding programs - like SAG and Green Space - the group also discussed state agency records retention, ways to improve tax cancellation agreements and reviewed draft NR 700 rule revisions.

Meeting participants also heard reports on three subgroups created from the last Study Group meeting in July. Reports on the Plant Closing



State Senator Jon Richards (right) and 10th Anniversary Emcee Bruce Keyes of Foley & Lardner talk brownfields in the Valley View room of the U.S. Bank Building.

Subgroup, Financial/Big Picture Subgroup and a Grants & Reimbursements Subgroup were discussed, along with plans to meet again and discuss potential recommendations in 2009.

At this time the Study Group is also planning to meet at the Aldo Leopold Legacy Center in Baraboo on April 15 of this year. Last June the group had planned to meet at the Center, the only platinum LEED certified building in Wisconsin, however due to the heavy rains that plagued much of the Midwest, the meeting had to be cancelled.



Staff from the city of Milwaukee take in the event and examine brownfields success stories.

Table 5 - Summary of Public Participation Activities: Outreach			
	Mid Year Numbers	End of Year Numbers	End of Year Targets
News Releases	3	—	4
Newsletters	17	—	29
Meetings with Stakeholder Groups	4	—	—
Outreach Meetings with Local Governments	> 40	—	25
New & Updated Publications	25 (4 new)	—	15
New Web Pages (external)	7	—	20
Updated Web Pages (external)	69	—	20
Web Page Views- RR Program Web Page	1,744	—	—
BRRTS on the Web Page Views	855,000*	—	35,000

* Number is partially estimated due to web-tracking software difficulties.

Brownfields Study Group - *Continued*

Plant Closings Subgroup

During this report period, the Brownfields Study Group took extra steps to address a very timely problem that is affecting Wisconsin and the nation: the rapid rate of manufacturing plant closings.

The current economic downturn - combined with a general shift away from manufacturing - has closed the doors on a striking number of plants in the last two years. Many of these facilities have real or perceived contamination, inhibiting their further reuse. When these companies collapse, there is often no responsible party left to pay for a site investigation or cleanup of any kind.

To address the problem head-on, the Brownfields Study Group created a subgroup on plant closings. The subgroup met in November to discuss potential solutions the problem.

The following were identified as key issues:

- 1) Identifying plant closings in a timely manor and opening dialogue with owners to notify them of liability issues and solutions.
- 2) Taking steps to complete Phase 1 Site Assessments early on, before knowledgeable stakeholders are no longer able to be reached.
- 3) Identifying legal options to involve RR Program in the plant closing process.

The group raised several issues of importance for further investigation and will meet later this year to continue their work.



Financial Assistance to Communities

- Site Assessment Grants

In this grant period WDNR received 78 annual SAG applications requesting more than \$3.38 million. WDNR was able to award \$1.7 million that the Legislature designated for these grants, covering 42 projects at abandoned or underused properties in 29 communities. These grants will provide funds for environmental activities on 162 acres of land, including 61 site assessments and investigations, the demolition of 61 buildings or structures and the removal of more than 17 tanks, drums and other abandoned containers.

Local governments have pledged roughly \$577,000 in additional funds.

More than half of the 29 local governments receiving awards are rural communities looking to spur economic growth in less populated areas. To date, WDNR has awarded approximately \$15 million in 10 annual rounds of SAG awards. Awards have gone to 199 communities to begin

work on 1,500 acres. Total activities included at least 716 site assessments and investigations, the removal of more than 479 storage tanks, and the demolition of more than 529 structures and buildings. More information about Site Assessment Grants can be found at the SAG web page is at dnr.wi.gov/org/aw/rr/rbrownfields/sag.htm and includes the complete list of grant awards for this report period.

- Green Space and Public Facilities Grants

These unique grants help local governments and tribes clean up brownfield sites for long-term public benefits, such as parks, recreational areas, libraries and municipal garages. The property must remain in public use for at least 20 years.

In the previous report period WDNR opened its third round of grant applications, utilizing our new “open” application period - under which the grant period remained open until February 6, 2009. During the current mid-year report period, one Green Space grant was awarded to the City of Shell Lake. The 19,000 grant will be used for removal of contaminated soil, as part of a larger project to

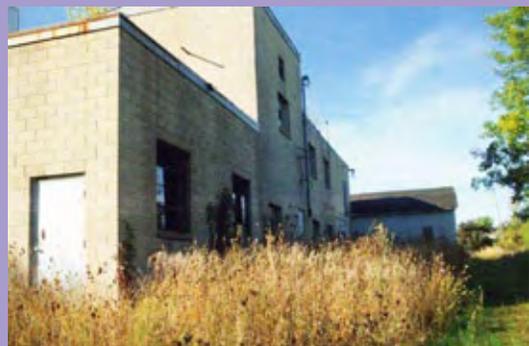
Site Assessment Grant Profile

(Round 10) Forestville Cheese Factory

In the recent round of Site Assessment Grant Awards, the RR Program awarded the Village of Forestville (Door County) with a “Large Grant” of up to \$100,000.

The factory operated for 76 years, but has not been in use since 1976. The main factory is structurally unsound and there is evidence of environmental contamination from petroleum products and coal used to at the property. Early assessment points to a potential underground storage tank, as well as concerns over asbestos.

Forestville plans to conduct a Phase I and Phase



II site investigation to determine the extent of contamination.

Future plans for the property may include a park or greenspace.

widen the Shell Lake Airport runway. Another Green Space Grant for the city of Beloit was nearly finalized during this six-month period, and will be awarded during this reporting year.

However, funding for all but the two above applications received during this reporting period have been placed on hold indefinitely, due to the State of Wisconsin’s budget crisis. As this problem arose, RR Program brownfields staff worked to contact communities who submitted applications, to determine whether other state and federal programs could fund their project.

Since 2004 DNR has awarded 20 Green Space and Public Facilities Grants in three rounds of applications. More information about these grants is on our Green Space and Public Facilities grant web page at dnr.wi.gov/org/aw/rr/rbrownfields/greenspace_grant.htm.

- Urban Reinvestment Initiative

The WDNR, city of Milwaukee and the 30th Street Industrial Corridor Corporation continue to make significant progress conducting site assessments in the 30th Street Industrial Corridor. The partners have received \$800,000 in funding from EPA since 2005 to assess brownfield properties and stimulate cleanup and redevelopment in this economically and environmentally challenged area in north-central Milwaukee. The partners are continuing their Phase

I and Phase II environmental site assessments, with activities either completed or ongoing at close to 50 properties, and are working on updating the list of property activities on the web site. In February, the partners completed use of the first \$400,000 in grant funds and continue to utilize the second set of grant funds of \$400,000. To see the chart of properties and other 30th Street information, please view the following web page: <http://dnr.wi.gov/org/aw/rr/rbrownfields/uri-30th-street.htm>.

- Federal Brownfield Grants

EPA grant support letters

WDNR wrote 10 support letters for new EPA brownfield grant applications from Wisconsin communities. These letters supported applications from:

- The Jefferson County Economic Development Consortium - \$200,000 for petroleum assessment, \$200,000 for hazardous substance assessment
- The Racine County Economic Development Corporation - \$1 million for a revolving loan fund, \$200,000 for petroleum assessment, \$200,000 for hazardous substance assessment
- Walworth County - \$200,000 for hazardous substance assessment, \$200,000 for petroleum assessment

Table 6 - Summary of Public Participation Activities: Financial			
	Mid Year Numbers	End of Year Numbers	End of Year Targets
WDNR Site Assessment Grants	42	—	45
WDNR Green Space & Public Facilities Grants	1	—	5
Ready for Reuse Loans & Grants	2	—	—
EPA Brownfield Grants-Support Letters	10	—	10
EPA Brownfield Grants-Eligibility Determinations	2	—	10
Federal Brownfield Tax Deduction Certifications	4	—	—

Ready For Reuse

The Brownfields Section of the Remediation and Redevelopment Program continued implementing its 2004 Revolving Loan Fund from the EPA during this time period. One hazardous substance subgrant and one petroleum subgrant, were approved in the last six months. An EPA Revolving Loan Funding grant application was submitted by the RR Program in November, 2008 for \$5 million in hazardous substance funds.

Ready for Reuse Hazardous Substance Subgrant Award		
Grantee	Site	Amount
City of Elkhorn	Elkhorn Consumer Co-Op	\$152,504
	Total Awarded	\$152,504

Ready for Reuse Petroleum Subgrant Award		
Grantee	Site	Amount
City of Prairie du Chien	Stratton Property	\$172,500
	Total Awarded	\$172,500

- The Redevelopment Authority of the City of Milwaukee - \$1 million for a revolving loan fund, \$200,000 for petroleum assessment, \$200,000 for hazardous substance assessment, \$600,000 for three hazardous substance clean up grants
- The Village of North Fond du Lac - \$200,000 for hazardous substance assessment
- The City of Baraboo - \$200,000 for hazardous substance assessment
- The City of Oak Creek - \$1 million for a revolving loan fund, \$200,000 for petroleum assessment, \$200,000 for hazardous substance assessment
- The City of Sturgeon Bay - \$200,000 for hazardous substance assessment
- The City of Wauwatosa - \$200,000 for hazardous substance assessment, \$200,000 for petroleum assessment
- The City of Wisconsin Rapids - \$200,000 for petroleum assessment, \$200,000 for hazardous substance assessment

- Federal Tax Deduction Pre-Certifications

Federal brownfield tax deduction certifications

In this report period WDNR provided four pre-certifications for the federal brownfield tax deduction:

- 828 Memorial Drive, Manitowoc
- 1130 Banta Court, Appleton
- 551 South Central Avenue, Marshfield
- 905 West Third Street, Merrill

WDNR has provided a total of 54 federal brownfield tax pre-certifications since 1998.

EPA grant eligibility determinations

In this report period WDNR provided eligibility determinations for petroleum assessment using an EPA brownfield grant for two properties:

- 300 Water Street, Baraboo
- 835 Potts Avenue, Ashwaubenon

Section 6 - Mechanisms for Approval of Cleanup Plans, Verification and Certification

RR Program mechanisms for approval of cleanup plans, verification and certification fall into three primary areas:

- A. Completed Cleanups
- B. Redevelopment Assistance
- C. Liability Exemptions

Completed Cleanups

In this report period WDNR approved 238 completed cleanups at 211 locations, well within reach of our end of year target (300). A completed cleanup means that WDNR has reviewed all relevant technical submittals related to environmental investigation and contaminant remediation activities and found them complete. In many cases the regional office uses a technical committee to ensure consistency in case closure decisions. The regional hydrogeologist signs and sends a case closure letter to the responsible party after cleanup is done, and the region also enters the case closure information into our database of contaminated properties. State funds are in use to develop and enhance this element of the program.



Redevelopment Assistance Actions

WDNR provided 33 redevelopment assistance actions during this report period, helping to remove disincentives to redeveloping contaminated property. The year-end goal of 50 actions should be met without difficulty. Redevelopment assistance includes these items:

- 1) general liability clarification letters,
- 2) liability clarifications for lessees,
- 3) liability exemptions when contamination originated on another property,
- 4) lender liability exemptions,
- 5) approvals to build on abandoned landfills,
- 6) cleanup agreements for property tax cancellation, and
- 7) cleanup agreements for tax foreclosure reassignment of ownership.



Liability Exemptions

In this report period WDNR approved three new Certificates of Completion for Voluntary Party Liability Exemptions (VPLEs). A VPLE follows a thorough environmental investigation and cleanup at a contaminated property. This fee-based option is provided in state law and removes future liability for the specified response action. The Certificate of Completion can be passed along to future owners of the property. The certificate can help with real estate transactions where prospective purchasers have concerns about contamination, assuring them that the entire property has been cleaned up to the satisfaction of WDNR.



Table 7 - Summary of Mechanisms for Cleanup Approval, Verifications and Certification

	Mid Year Numbers	End of Year Numbers	End of Year Targets
Properties with Completed Cleanups by WDNR	211	—	300
Property Redevelopment Assistance Actions	33	—	50
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	6	—	10
New VPLE Certificates of Completion	4	—	5
Cumulative Wisconsin VPLE Certificates	85	—	—

Appendix I - WDNR Regional Reporting



Northeast Region, Article I. - Task

Section 1.01 Items (List specific information; e.g. which sites were success stories, which communities you held meetings with, etc.)

Hold Community Meetings (i.e. Green Team meetings or any other meetings with government officials – including EPA and regional planning commissions – that involve outreach)

- Met with city of Chilton to discuss redevelopment options for Larsen Cleaners & Chilton Plating
- Met with village of Hilbert president and clerk/treasurer to discuss redevelopment and specific sites
- Met with village of Allouez officials regarding redevelopment issues for the old village hall site
- Met with the city of Green Bay to discuss Green Space grant for additional work at H & R landfill
- Green Team meeting with city of Neenah Community Development Authority and Department of Commerce; discussing Commerce grants, SAG, Green Space, Ready for Reuse, revolving loan fund, Stewardship grants, EPA funding, state Coastal Management and transportation grants for redevelopment of Glatfelter site
- Met with village of Bowler Board to discuss property acquisition methods, liability exemption, SAG and Petroleum Environmental Cleanup Fund Award (PECFA) grants
- Met with city of Two Rivers to discuss acquisition options of 3 ½ miles of abandoned railroad track

Hold Other Meetings (i.e. with consultants, developers, real estate representatives or other private parties)

- Met with an interested private party for East Central Coop in the village of Cleveland discussing funding and All Appropriate Inquiry

Hold Conferences, Trainings, Etc. (e.g. local government trainings, consultant days)

- Held a Brown County “Town Social” with eight communities and 10 participants; goals was to invite towns, villages and cities with populations under 10,000 and hold an informal evening get together for one-on-one contact with municipal representatives to meet DNR project managers for their communities, discuss contaminated land concerns, distribute financial publications, show the success story display board and hard copy success stories and give demonstrations of the usage of the Contaminated Lands Environmental Action Network (CLEAN), which contains BRRTS On The Web (BOTW) and the RR Sites Map

Hold Media Events, Give Public Presentations, Staff Booths/Displays, and/or Attend Conferences/ Other Events

- Presentation to the Calumet County Business Association on RR brownfield tools
- Presentation to the village of Allouez board meeting for redevelopment options of the old village hall
- Presentation of RR Sites Maps to NEW North Sustainability Committee

Submit Brownfields Success Stories (i.e. success story templates and two-page web success stories)

- Green Bay Chico's Super Service
- Shawano Obsession Boats
- De Pere's James St. Inn

Other Brownfields Outreach Activities (e.g. provide Re News story ideas or write articles, help with other RR publications, make phone calls, etc.)

- ReNews story ideas – “Federal Removals Assistance by EPA at Shilobrit’s Dry Cleaner” site in city of Oshkosh; “What Does Green Remediation Mean?”; Glatfelter site and the process community is following regarding assurances and general liability clarification (GLC), and enforcement and “Ability to Pay” process
- Attended Green Bay public input meeting for potential brownfields
- Attended open house for Cooperative Resource International (CRI) worldwide headquarters in Shawano where DNR was recognized for advice and assistance on cleanup of an old medical clinic site
- Completed cold calls to communities that have never used or are unfamiliar with the RR Program, brownfields redevelopment and the tools available; calls made to: village of Bear Creek, town of Bailey’s Harbor, village of Luxemburg, city of Gillett, town of Wescott, village of Crivitz, village of Winneconne, city of Two Rivers, city of Wautoma and town of Oakfield

Telephone conversations and/or emails with the following communities/individuals:

- a company that recovers re-usable resources from contaminated industrial sites and talked about potential sites in our area
- city of Two Rivers and the city of Niagara officials regarding acquisition methods and Local Government Unit (LGU) liability exemption for property; sent LGU exemption, All Appropriate Inquiry, clarification letters and bona fide prospective purchaser information
- city of Oconto regarding Green Space grants along the river for potential park;
- town of Chase regarding grant options for a landfill;
- a consulting firm regarding Green Space grants

- discussion and follow-up email with a real estate agent regarding land use, redevelopment, brownfield properties; sent the links to the RR web site and SAG page
- a potential purchaser of brownfield site, along with inquiry on procedure for Phase I site assessment and GLC letters
- all attendees from previous Fond du Lac County “Town Social for continued discussion on brownfield issues
- town of Algoma and Winnebago county to discussing SAG and Green Space grants and Green Team meetings
- sent Federal Brownfield Tax Deduction fact sheet to interested parties
- e-mail assistance to a private party in Door county about expanding a mining operation on contaminated orchard land
- sent various e-mails to extensive regional database for periodic information on Green Space grant extension, EPA brownfields grant competition, federal brownfield tax deduction, federal brownfields stimulus money
- prepared list of regional sites that may benefit for possible federal stimulus funding

Northern Region, Article II. - Task

Section 2.01 Items (List specific information; e.g. which sites were success stories, which communities you held meetings with, etc.)



Hold Community Meetings (i.e. Green Team meetings or any other meetings with government officials – including EPA and regional planning commissions – that involve outreach)

- Met with Ashland officials to discuss possible federal stimulus projects
- Met with Price County Health Department at brownfield site to discuss grant options for the county and a potential purchaser

Hold Other Meetings (i.e. with consultants, developers, real estate representatives or other private parties)

- Met with a real estate broker regarding two former Wisconsin Central Limited sites in Ashland; they are working with a potential purchaser

Hold Conferences, Trainings, Etc. (e.g. local government trainings, consultant days)

-

Hold Media Events, Give Public Presentations, Staff Booths/Displays, and/or Attend Conferences/ Other Events

•

Submit Brownfields Success Stories (i.e. success story templates and two-page web success stories)

- Merrill Thorson Residence

Other Brownfields Outreach Activities (e.g. provide Re News story ideas or write articles, help with other RR publications, make phone calls, etc.)

Communicated via telephone and/or e-mail with numerous communities and individuals about brownfields funding and general information, including:

- town of Franzen chairman about brownfield tools for local governments
- Douglas County officials regarding brownfields on county-owned land
- Washburn regarding a possible GLC Letter for the city-owned and contaminated bulk storage facility that they may be looking to sell
- Antigo regarding potential grant opportunities for properties along Spring Brook Creek
- Florence County Economic Development Corporation to discuss the LGU Exemption and liability issues relating to Schneider Iron and Steel
- Medford regarding the possible use of a SAG on two properties; one is a former dry cleaner
- city of Ashland regarding the LGU Exemption and acquisition of the Clarkson Dock property
- city of Superior regarding the Frasier Dock property
- Douglas County to discuss brownfield tools and tax delinquent properties
- Langlade County Towns Association to discuss brownfield tools
- Stetsonville regarding potential funding sources for a municipal water supply
- Terracon Environmental Consultants about a parcel in the towns of Hawthorne and Gordon
- a real estate broker about the King Midas Flour Mill sites in Superior and options for a potential purchaser
- a potential purchaser of a former auto salvage property in Washburn to discuss liability clarification
- a lender regarding property transfers and disposal of hazardous waste
- a potential purchaser of a site in Polk County, with an underground storage tank, about liability issues
- an attorney to discuss liability and development options at landfill sites
- property owner to discuss liability associated with tanks and potential funding sources for cleanup
- a local realtor regarding funding sources at brownfield sites
- Great Lakes Cities representative to discuss potential projects for brownfields funding



South Central Region, Article III. - Task

Section 3.01 Items (List specific information; e.g. which sites were success stories, which communities you held meetings with, etc.)

Hold Community Meetings (i.e. Green Team meetings or any other meetings with government officials – including EPA and regional planning commissions – that involve outreach)

- Green Team meeting with Stoughton officials; discussed SAG and liability exemption for gas station
- Green Team meeting with Madison; met with city planner and developer to discuss former Garver Feed Mill
- Green Team meeting with Cambria; met with town officials and consultants for potential SAG site
- Green Team meeting with town of Dane; met with public works officials, developer and consultant to discuss downtown site
- Green Team meeting with Waupun; met with city officials, consultant and potential developer to discuss options for area along Rock River
- Green Team meeting with Jefferson County; discussed options for properties affected by summer flooding
- Green Team meeting with Janesville; met with Janesville officials and developer to discuss options for former county health building and other properties, including tannery, along Rock River
- Green Team meeting with Beaver Dam; discussed options for flood-damaged properties; meeting resulted in need for general liability clarification (GLC) letter for local government exemption
- Green Team meeting with Beloit; discussed Green Space grants for Ace Hardware/Riverside Park and Behr properties
- Green Team meeting with Belleville; met with village officials and consultant about SAGs

Hold Other Meetings (i.e. with consultants, developers, real estate representatives or other private parties)

-

Hold Conferences, Trainings, Etc. (e.g. local government trainings, consultant days)

-

Hold Media Events, Give Public Presentations, Staff Booths/Displays, and/or Attend Conferences/Other Events

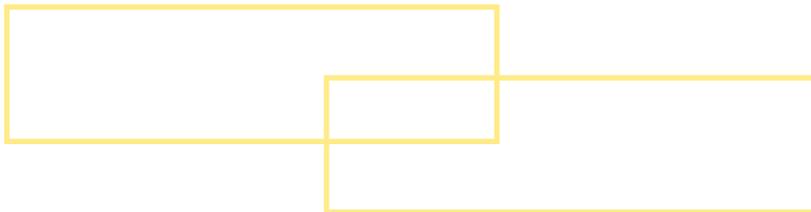
- Presented at Wisconsin Association of Assessing Officers (WAAO) conference; provided RR Program overview and information on local government exemptions and brownfield financial tools
- presentations to Baraboo high school students; students will track BRRTS on the Web data for EPA assessment grant report

Submit Brownfields Success Stories (i.e. success story templates and two-page web success stories)

- Potosi Brewery
- Richland Center – former Matt’s Auto and Sutton Electric, now Our House Senior Living
- Edgerton – former Pederson Products, now new business
- Madison – Central Park project
- Madison – former Rayovac site

Other Brownfields Outreach Activities (e.g. provide Re News story ideas or write articles, help with other RR publications, make phone calls, etc.)

- Jefferson city administrator about SAG application and Ready For Reuse Grant for Schweiger Manufacturing
- Sauk City administrator about SAG application and property along river
- Monticello clerk/treasurer about SAG and cold storage building, which held green team meeting for last year
- Dane County treasurer about SAG and liability related to Linda Popp property in town of Dunn
- Lancaster city administrator about SAG; discussed access issues for site near courthouse
- Dodge County planner seeking information on specific sites to create brownfield inventory
- Rock County economic development manager; sent list of brownfield sites, talked about CLEAN
- Private individual interested in property in Dodge County with perceived contamination; discussed liability and grants
- Jefferson County economic development consortium seeking info on specific sites to create brownfield inventory
- Town of Dunn about viability of causer for SAG application





Southeast Region, Article IV. - Task

Section 4.01 Items (List specific information; e.g. which sites were success stories, which communities you held meetings with, etc.)

Hold Community Meetings (i.e. Green Team meetings or any other meetings with government officials – including EPA and regional planning commissions – that involve outreach)

Green Team Meeting with West Allis on a number of brownfield grant issues

Hold Other Meetings (i.e. with consultants, developers, real estate representatives or other private parties)

- Met with owner of dry cleaners and Milwaukee officials on possible Dry Cleaner Environmental Response Fund (DERF) application
- Had a meeting with consultants on the Unit Drop Forge property
- Meeting with Red Line officials, a non-profit art school, interested in buying the tax-delinquent Vogue Cleaners
- Meeting with consultant on the Former Renner Automotive site
- Meeting with consultant on the former Wisconsin Color Press site

Hold Conferences, Trainings, Etc. (e.g. local government trainings, consultant days)

- Planning FET fall meeting on brownfields in Milwaukee area

Hold Media Events, Give Public Presentations, Staff Booths/Displays, and/or Attend Conferences/ Other Events

•

Submit Brownfields Success Stories (i.e. success story templates and two-page web success stories)

- Success Story on former Beerline properties, now UWM student housing

Other Brownfields Outreach Activities (e.g. provide Re News story ideas or write articles, help with other RR publications, make phone calls, etc.)

- Worked on the RR Program walking brochure of brownfields in the Menomonee Valley (See Appendix II)

Telephone conversations and/or sent email information with/to the following communities/individuals:

- village of Mt. Pleasant officials about trying to remediate/redevelop 100 acres on a lake; followed up with information on SAGs, Greenspace, Commerce and Stewardship
- town of Holland about a vacant gas station and possible dump site remediation/redevelopment
- town of Lima about SAGs
- town of Lyndon about SAGs
- town of Plymouth about a possible dump site that might be made into a recreation site
- town of Mosel about possible SAG

- village of Sturtevant's president about SAGs
- town of Sheboygan about two landfills; discussed SAGs and Greenspace grants and Stewardship funds
- village of Waterford, about possible SAGs
- village of Twin Lakes about possible brownfield grants
- town of Sheboygan Falls about brownfield grants
- city of Plymouth about possible brownfield grants at two sites
- city of Sheboygan Falls about a SAG for a burned out tannery on the river
- city of Waukesha about with a land fill site issue
- Randall town supervisor of Randall on new fire station; discussed possible use of SAG and Green space grants
- Shorewood village manager about brownfield grants for a gas station
- also assisted the following communities on brownfield issues: Kenosha, Milwaukee Oak Creek, Racine, West Bend and West Allis
- consultant about possible SAG and Greenspace grants for Watertown
- attended FET Southeast Chapter meeting and technical presentation on the \$24.4 million Kinnickinnic River Sediment Cleanup Project
- attended "the Fresh Coast Advantage" conference produced by the Milwaukee Biztime
- attended the Sustainability in Site Cleanup & Redevelopment conference hosted by U.S. EPA
- attended an FET Meeting on sediment operable unit remediation



West Central Region, Article IV. - Task

Section 4.01 Items (List specific information; e.g. which sites were success stories, which communities you held meetings with, etc.)

Hold Community Meetings (i.e. Green Team meetings or any other meetings with government officials – including EPA and regional planning commissions – that involve outreach)

- Green Team meeting with Almond village president and two village board members, environmental consultant and Department of Commerce regarding the remediation and redevelopment of two sites
- Discussion with the municipality of Seneca regarding remediation and redevelopment of a brownfield site
- Green Team meeting with Whitehall officials, environmental consultant, Department of Commerce and prospective buyer regarding remediation and redevelopment of a brownfield property
- Discussion with the mayor of Blair regarding remediation and redevelopment of a brownfield property owned by the city to enhance access to a current industry
- Met with city of Stevens Point community development director, Portage County planning director and corporation counsel regarding remediation and redevelopment of three sites

- Met with city of Plover community development manager regarding remediation and redevelopment on two sites
- Meeting with city of Durand administrator regarding remediation and redevelopment of waterfront properties
- Met with village of Augusta clerk and visited brownfield site
- Met with the city of Altoona administrator regarding remediation and redevelopment of brownfield
- Met with state representative to discuss lead cleanup on a farm in the village of Woodville and cleanup at a gun club site in the village of Baldwin
- Met with the Eau Claire County treasurer regarding remediation and redevelopment on properties in two communities
- Met with the deputy clerk of Boyceville regarding remediation and redevelopment of three properties
- Met with the Wheeler president, village clerk and supervisors about remediation and redevelopment of two brownfields
- Met with the Dunn County tax assessor regarding remediation and redevelopment options on properties in five communities
- Discussion with city of Onalaska planning director regarding remediation and redevelopment options for the Onalaska Redevelopment Project
- Met with Dunn County planner regarding remediation of a property in Sand Creek for redevelopment by an interested businessperson
- Met with the executive director of the Mississippi River Regional Planning Commission reviewing the RR Program and discussing remediation and redevelopment possibilities in a number of municipalities
- Met with the general manager of the La Crosse facility introducing the RR Program and discussing remediation and redevelopment options for a number of sites in their area
- Met with the La Crosse Area Chamber of Commerce president regarding RR Program and remediation and redevelopment of a property the Chamber intends to redevelop
- Discussion with city of Altoona's engineer regarding remediation and redevelopment
- Discussion with Hudson environmental engineer regarding remediation and redevelopment of brownfield
- Met with city of Stevens Point and Portage County to discuss remediation and redevelopment options on two brownfield properties
- Met with the city of Wausau engineer and community development administrator regarding remediation and redevelopment of brownfield
- Discussion with city of Tomah and EPA regarding remediation of a brownfield into a dog park
- Discussion with the city of Wausau officials and the EPA regarding remediation and redevelopment into a city trail along the Wisconsin River
- Meeting with town of Onalaska officials regarding remediation and redevelopment issues on a number of properties
- Discussion with village of Elk Mound director of public works and a business owner about the latter's purchase of brownfield property and his continuing obligations

- Discussion with environmental consultant for city of Black River Falls regarding remediation and redevelopment of contaminated site

Hold Other Meetings (i.e. with consultants, developers, real estate representatives or other private parties)

- Green Team meeting with development company, their attorney, RR Program Section Chief and Department of Commerce regarding remediation and redevelopment on a brownfield
- Green team meeting with former property owner, architect and their environmental consultants regarding remediation and redevelopment on three contiguous properties
- Discussion with University of Wisconsin-River Falls regarding remediation and redevelopment procedures
- Discussion with prospective buyer regarding remediation and redevelopment of a site in La Crosse
- Remediation and redevelopment discussion with a prospective purchaser of a former brownfield in the city of Augusta
- Discussion with local appraisal service regarding brownfield area in the town of Hudson
- Discussion with local business owner about the need for investigation and remediation before sale of property to an interested industry
- Discussion with industry owner in Hager City about proper removal of soils on brownfield site to facilitate an addition to their plant
- Discussion with environmental consultant regarding a SAG application
- Discussion with business owner about purchase of brownfield
- Discussion with realtor regarding remediation issues on an Eau Claire golf course
- Discussion with interested buyer regarding remediation and redevelopment on a number of brownfield properties in Pierce County
- Discussion with mortgage lender regarding acquisition and resale of an Eau Claire property with remediation issues
- Met with current business owner in Sand Creek interested in remediation of several abandoned or underutilized properties in the village for the purposes of redevelopment
- Remediation and redevelopment discussion with an environmental consultant whose client is interested in purchasing a brownfield in the city of Hudson
- Discussion with the Department of Commerce regarding removal of tanks on properties with interested buyers in Dunn and Pierce Counties
- Discussion with property owner in Pierce County about the proximity of brownfields to her property and how the value of her property for resale may be affected
- Discussion with real estate broker in the city of Hudson about remediation issues on a property for the purpose of selling the property
- Discussion with business owner regarding the remediation, redevelopment and purchase of a property contiguous to a brownfield in the village of Wheeler
- Discussion with interested buyer in the city of Hudson regarding remediation and redevelopment of local properties

- Discussion with consultant from California regarding remediation and redevelopment in Wisconsin
- Discussion with environmental consultant regarding remediation concerns on property in city of River Falls which the owner wishes to redevelop
- Discussion with bank president in the village of Norwalk regarding the remediation and redevelopment of a brownfield property contiguous to the bank for a parking lot

Hold Conferences, Trainings, Etc. (e.g. local government trainings, consultant days)

-

Hold Media Events, Give Public Presentations, Staff Booths/Displays, and/or Attend Conferences/ Other Events

- Presentation and discussion with the Wisconsin Towns Association (WTA), Portage County Unit regarding remediation and redevelopment sites specific to townships; 65 people attended
- Presentation and discussion with WTA, Eau Claire County Unit, regarding remediation and redevelopment sites specific to townships; 55 people attended
- Presentation and discussion with WTA, Adams County Unit, regarding remediation and redevelopment sites specific to townships; 45 people attended
- Presentation and discussion with WTA, Wood County Unit, regarding remediation and redevelopment sites specific to townships; 100 people attended
- Presentation to WTA, Vernon County Unit, regarding remediation and redevelopment program sites specific to properties in their townships; 55 people attended
- Gave a presentation and discussion with the city of Tomah's new mayor, new administrator, new zoning administrator, treasurer, public works director and parks & recreation director regarding remediation and redevelopment on multiple Canadian Pacific Railroads brownfields near the Amtrak depot and on the multiple sites along "Gasoline Alley"
- Presentation to Crawford County officials regarding the RR Program and its application to brownfields in the county
- Presentation regarding the remediation and redevelopment of the Nor Lake facility in the city of Hudson

Submit Brownfields Success Stories (i.e. success story templates and two-page web success stories)

- Marshfield Depot
- La Crosse Xcel

Other Brownfields Outreach Activities (e.g. provide Re News story ideas or write articles, help with other RR publications, make phone calls, etc.)

- Issued News Releases regarding regional specific Site Assessment Grant awards
- West Central Region Remediation & Redevelopment Program Newsletter
- Two Re News story ideas – Wausau McDevco/Dudley Office Building, Neillsville Foundry/Ice Hockey Rink

Appendix II - WDNR Publication Samples

Legislative Outreach Brochure (Pages 1-4)

WDNR, REMEDIATION AND REDEVELOPMENT

WE PUT PROPERTIES BACK TO WORK



Condos overlooking the river replace the former Inland Laundry brownfields (photo courtesy City of Milwaukee).

Wisconsin's Brownfields Initiative has:

- Created an estimated 5,000 -or more- new full-time jobs.
- Added at least \$400 million to the property tax base.
- Approved the cleanup of more than 22,000 brownfield sites.
- Made sustainable redevelopment a reality.




For further information on the Remediation and Redevelopment Program, please contact Andrew Swigman at 608-261-6422 andrew.swigman@dnr.wisconsin.gov

FCB-RR-620

ENVIRONMENT & ECONOMY

Brownfields Redevelopment Benefits the Economy...

- Enabling development of blighted properties
- Creating & retaining 1,000s of jobs
- Generating millions in tax revenue



One dollar of public funds invested in brownfields redevelopment will generate eight dollars or more in additional project investment.

... And the Environment.

- Promotes smart and compact development
- Protects 4.5 acres of green space for every 1 acre of brownfields
- Removes environmental health hazards which can harm people and animals
- Can reduce number of vehicle miles traveled by 20-40%



WDNR REMEDIATION AND REDEVELOPMENT

HOW WE MAKE A DIFFERENCE

Financial Assistance	
Site Assessment Grants	440
Investment	\$15.5 Million
Green Space Grants	21
Ready For Reuse	11
	\$1.8 Million (* \$1 Million in Loans)
	\$2.38 Million

Technical Assistance

Assisting public and private partners during the stages of property cleanup.

1,352 Technical Assistance Letters issued to review and approve cleanups

Liability Assistance

Working with landowners to proactively cleanup properties to state standards.

398 General Liability Clarification Letters issued
253 Off-site Liability Exemption Letters issued

State Funded Cleanup

Appropriating state environmental funds for cleanup of contaminated properties and spills where the cause or owner is unknown.

\$2.1 Million for emergency cleanup in 2008

Paving the way for a greener future from the US EPA. All pictures courtesy of DNR, unless otherwise credited.



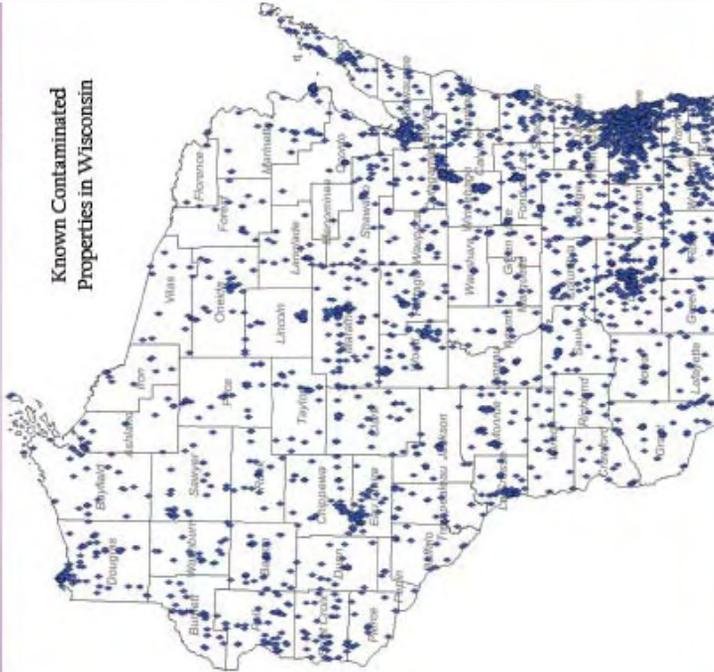
The Sheboygan Harbor Centre, another successful project within the program.

Brownfields are abandoned, late or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination.

THE WORK AHEAD

Sites Needing Cleanup 4,000 *
Contaminated Sites Discovered 400/year *
Plant Closings Since 2006 1,500 *
* Estimated

Known Contaminated Properties in Wisconsin



Without state assistance, the DNR will have fewer resources to revitalize communities and protect public health.

Success Story Example (Page 1-2)

Manpower Corporate Headquarters

PUB-RR-817

January, 2009

Manpower Corporate Headquarters

229 W. Cherry St.
Milwaukee, WI
Milwaukee County

5 Acres

**Location: Downtown Milwaukee, along
the Milwaukee Riverwalk**

**A long-time underdeveloped property
along the Milwaukee River is
transformed to a first-class business
park headquartering a Fortune 500
company.**

History

This brownfield site consisted of five parcels and had been vacant for many years, with portions used for parking since 1963. Like most contaminated properties, site history included an assortment of industrial and commercial uses, including grain storage for local brewers, a rail yard, a former city fireboat house and a power plant with coal and petroleum storage.

Investigation and Cleanup

Above ground storage tanks containing fuel oil that may have leaked were located on two of the five property parcels. The investigation also uncovered fill containing foundry sand and slag. Analysis of on-site pollution turned up levels of

petroleum, polycyclic aromatic hydrocarbons (PAHs) and metals above state standards.

Cleanup consisted of removal of all storage tanks, and contaminated soil was also removed from a contaminated "hot spot" on part of property. In another section, construction of the new building, parking lot and green spaces were accepted as sufficed barriers to any residually contaminated soil.



The former Milwaukee Brewery Works site during remediation (DNR photo). The brownfield consisted of five parcels and contamination included petroleum, foundry sand, slag and metals.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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



Redevelopment

The property makes up a section of the Schlitz Park development in downtown Milwaukee. The prime spot along the Milwaukee River helped convince RiverBend Place LLC to purchase the site and use it for the construction of a \$98 million office complex. The main tenant of the property is Manpower Inc. Manpower has used the majority of the complex for its new global corporate headquarters. Manpower's relocation brought the addition of 900 employees to the downtown area, with the expectation of further growth.

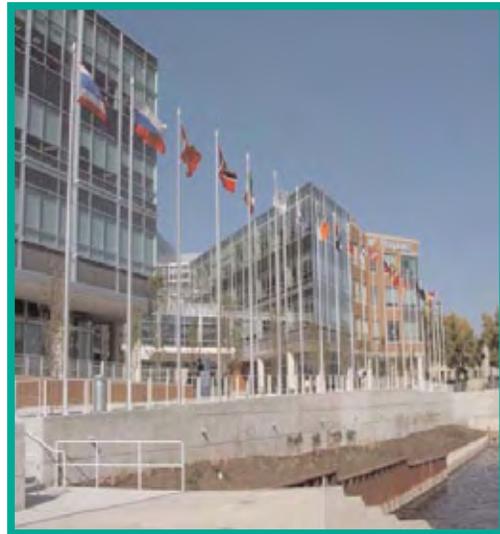
In addition to office buildings, the property was used to extend the city's riverwalk. This enhanced both the length of the popular boardwalk and the aesthetics of the property's riverfront access.

In 2008, Manpower won the State Farm Insurance Building Blocks Award at the Milwaukee Awards for Neighborhood Development Innovations ceremony. The headquarters was honored in the category recognizing outstanding real estate development. The project was also honored with the 2008 Urban Impact Award from the Wisconsin Commercial Real Estate Women (WCREW).

Financial, Liability, Technical Assistance

Cleanup of the brownfield was completed with the assistance of a \$300,000 brownfields grant from the Department of Commerce and a \$25.3 million tax incremental financing district that paid for a portion of the property redevelopment, including construction of the parking ramp, riverwalk extension, access road and some of the building.

The DNR's Remediation and Redevelopment (RR) Program also granted an exemption to the developers for building on an abandoned landfill.



The new Manpower Corporate Headquarters (DNR photo). The redevelopment won a Wisconsin State Farm Insurance Building Blocks Award and the 2008 Urban Impact Award from the 2008 Wisconsin Commercial Real Estate Women (WCREW).

Prior to the redevelopment, the city had assessed the property at approximately \$1 million. Post-redevelopment assessment is now set at roughly \$42 million.

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Menomonee Valley Brownfields Walking Tour

(See Attached)

