

# Tracking Your Money

## Wisconsin Department of Natural Resources

Remediation and Redevelopment Program  
101 S. Webster Street, Madison, WI 53707-7921

Summary of EPA 128(a) Grant Activities  
Date 9/1/2009 - 8/31/2010

Program Associate: Darsi F.

\*\*\*\*\* Addressing Brownfields \*\*\*\*\*

Product Description	Result
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### OUTREACH

Outreach Meetings with Local Governments	> 90
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### GRANTS & LOANS

WDNR Site Assessment Grants	34
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ARRA Ready for Reuse Loans and Grants	9
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(Continued Inside)

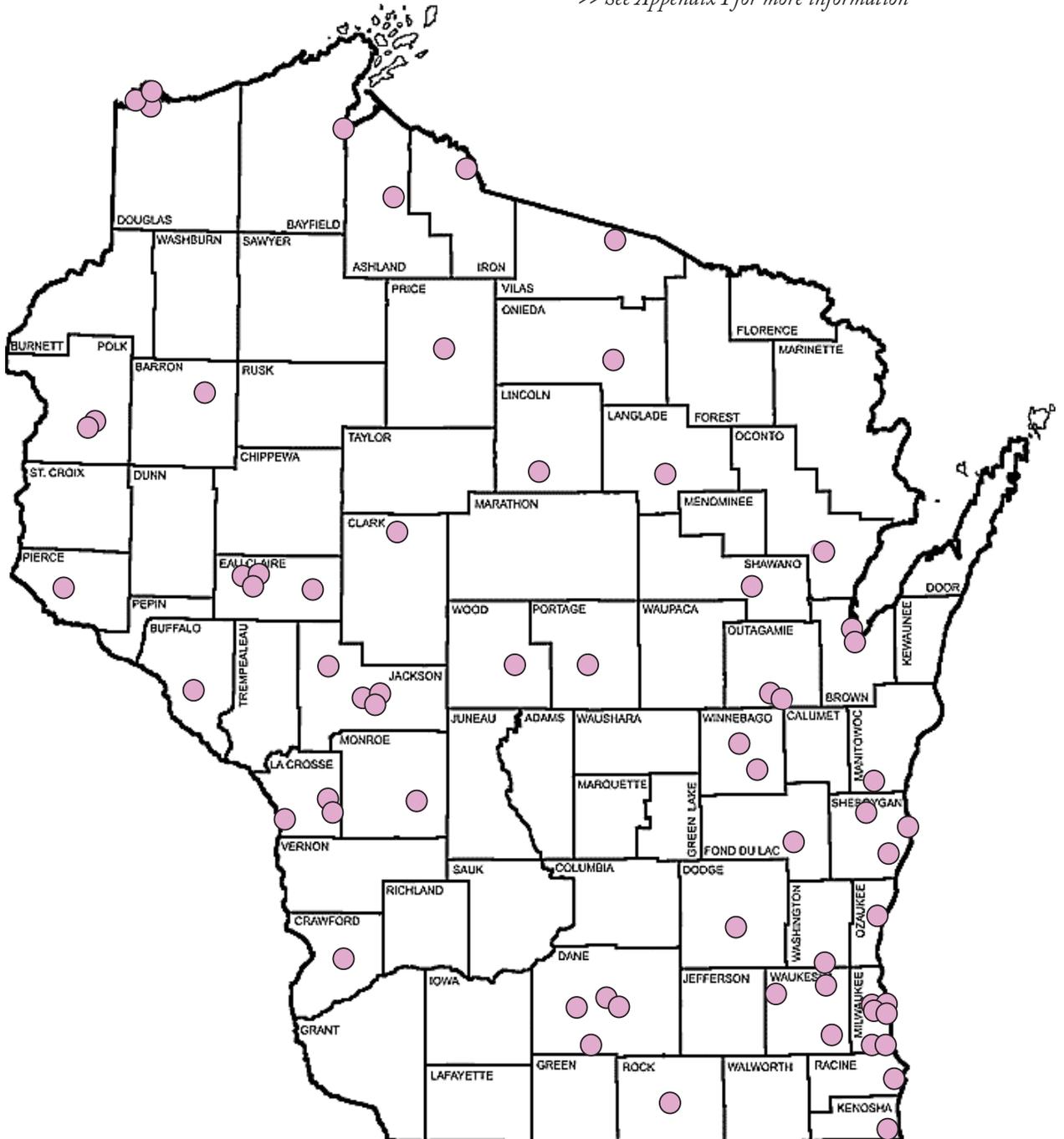
September 1, 2009 - August 31, 2010 Report  
s.128(a) Grant Accomplishments



# Statewide Reach:

Communities where RR Program staff have held meetings to discuss cleanup and redevelopment projects in the last year.

>> See Appendix I for more information



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## Introduction

This report summarizes the Wisconsin Department of Natural Resources' (WDNR's) use of its s. 128(a) grant money on its state response program and public record requirements from September 1, 2009, through August 31, 2010. 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-required cleanups; and
- voluntary cleanup actions.

## Executive Summary

The RR Program is proud to report we have successfully met the requirements to earn our federal funding dollars, as set out in our cooperative agreement with EPA.

We strive daily to keep our position as a national leader in brownfields policy, inventory and cleanup. For us, that means:

- maintaining high-quality on-line tools for customers – such as our contaminated property database, and web pages;
- bringing information on contamination cleanup to communities in every corner of Wisconsin; and
- offering or administrating grant and loan programs that provide valuable resources.

This report highlights some of our biggest accomplishments from the past year. The RR Program continues to focus on the areas of widespread public outreach and restarting remediation work at “old dog” sites. In addition, we are still working with communities to award and spend our remaining funds from the American Recovery and Reinvestment Act, and continue to investigate how we are doing in the area of institutional controls, to ensure sites where contamination remains are as safe as possible.

Finally, the Program is moving full speed ahead on a new initiative aimed at responding to the recent economic crisis. The new Wisconsin Plant Recovery Initiative is up and running, with the goal of reducing the number of closed manufacturing plants which may become brownfields in the years to come (see page 5).

This report reinforces our belief that the RR Program team continues to work hard to address the environmental and economic challenges of contaminated properties, and ultimately improve communities across the state of Wisconsin.



## Financial Status

On July 29, 2009, EPA awarded WDNR \$1,377,500 in Section 128(a) funding for the September 1, 2009 to August 31, 2010 grant period. With these funds, WDNR initiated its seventh consecutive year of utilizing this valuable resource. In accordance with grant accounting information available through the end of June 2010, the WDNR has expended approximately \$1,219,000 in grant funding for the September 1, 2009 to August 31, 2010 grant period. A more complete accounting will be conducted at the end of the grant period the by WDNR's Bureau of Finance. WDNR expects to fully earn the grant by the end of the grant period. There was no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

# Section 1 - Report Period Highlights

## By The Numbers

\*\*\*\*\* Addressing Brownfields \*\*\*\*\*

DATE: FY '09-'10

Product Description	Result
Acres Made Ready for Reuse	1,821
Properties with Completed Cleanups	434
Dormant Sites with Actions Restarted	214
Outreach Seminars/Meetings Held	> 90
EPA Grant Support Letters Issued	27

Total: Invaluable assistance to  
improve the environment and  
economy of Wisconsin

Paid by: Generous support from  
US EPA Region 5

## Bankruptcy and the RR Program

The wide-reaching effects of the 2008 recession have caused dramatic changes for Wisconsin, some of which directly relate to the mission of the RR Program. Many businesses closed their doors in the state, including a number of companies who own sites with real or potential environmental contamination.

Our response to the current state of affairs has been two fold. The first response is the Wisconsin Plant Recovery Initiative (WPRI) (*see next page*). The second response is our current emphasis on bankruptcies. With many companies (or individual facilities) falling victim to the recession, there is a major concern that:

- 1) sites with unaddressed contamination issues could be abandoned by their owners, leaving communities with a new generation of brownfields; and
- 2) sites with active remediation procedures in place could be simply abandoned (e.g. shutting off the power on a vapor mitigation system and walking away).

In 2009 and 2010, the RR Program worked to monitor bankruptcy filings in Wisconsin, and pursue action on sites that have documented or perceived contamination. By taking this approach, the program hopes to ensure that the polluter pays for remediation costs whenever possible. Benefits of this approach include:

- protecting taxpayer dollars;
- allowing more state dollars to go to other environmental concerns;
- preventing the high cost of remediation from being passed onto local governments;

- proactively addressing contamination issues to prevent pollutants from spreading and keep cleanup costs down.

If the WDNR does not join with other creditors in vying for a piece of a failed company's assets during bankruptcy proceedings, or take other action, it is very likely the property may become an orphan site.



### Actions Taken

In the last year, the RR Program worked with WDNR attorneys and the Wisconsin Department of Justice to file “proofs of claim” against seven companies operating in the state and to negotiate settlements with several companies. The seven companies against which the DNR filed a proof of claim are:

- Neenah Foundry, Neenah;
- Accuride – Brillion Iron Works, Brillion;
- Grede Foundry, Milwaukee;
- General Motors Training Facility, Janesville;
- Chrysler; Kenosha;
- Crucible Materials – Trent Tube, East Troy; and
- Tronox – Moss American, Madison.

# Award-winning Wisconsin Plant Recovery Initiative

With Wisconsin manufacturing plants closing at a record pace in 2009, the RR staff, in cooperation with the Brownfields Study Group, developed a response strategy – the Wisconsin Plant Recovery Initiative. The Initiative is a systematic, agency-wide effort to catalog closing plants, offer assessment and cleanup options to businesses and local governments, and help return the properties to economic use.

The Initiative began in March 2010, and continues with the goal of engaging companies and communities in constructive dialogue about the environmental assessment of closed manufacturing plants. RR staff anticipate that more efficient resolution of environmental concerns will stimulate redevelopment and prevent lingering, blighted brownfields. To make this a reality, RR Program is utilizing \$1 million in EPA Brownfields Assessment funds to help cover the cost of assessment work at closed and closing plants.



## Goals of the Wisconsin Plant Recovery Initiative

1. Inform communities and private partners that some former industrial sites may have environmental contamination.
2. Work to open a positive dialogue with closed and closing plant owners, to show them that it is in their best interest to assess and remediate environmental contamination.
3. Obtain Phase I Environmental Site Assessment information about past plant activities before knowledgeable staff are transferred or laid off.
4. Help communities reuse facilities, to keep jobs and prevent the creation of new brownfields.
5. Prevent public exposure to hazardous contamination or unsafe structures.

## Product Description:

### WPRI Honored with ECOS Award

The WDNR RR Program was recently awarded a 2010 State Program Innovation Award from the Environmental Council of States for the Wisconsin Plant Recovery Initiative.

Wisconsin was one of four states to be recognized for innovative programs in the area of the environment.

# Institutional Controls: Lessons Learned

In 2008, the RR Program received a grant from US EPA to study the effectiveness of its institutional controls policies. Institutional controls, also known as “continuing obligations,” inform a property owner or prospective purchaser of which environmental conditions remain at a property that has undergone remediation. Here is a brief summary of the lessons learned as a result of our study:

## **Lesson 1. The sky is not falling, institutional controls without UECA**

Wisconsin’s IC law is not based on the Uniform Environmental Covenants Act (UECA), but responsibility for an IC clearly attaches to a purchaser. WDNR is required to maintain a publicly accessible data system of all properties with ICs, which contains property-specific IC documents. In the three and one-half years since the legislation WDNR has experienced no legal concerns in regard to its implementation of the law.

## **Lesson 2. They don’t care until they care**

WDNR has informed lenders, realtors, developers and others about its comprehensive, on-line IC data system. The lesson learned is that local government officials, lenders, developers and realtors were too busy to absorb generic information about IC information they might need in the future, since they do not encounter contamination at the majority of real estate transactions.

## **Lesson 3. How environmental professionals earn their keep**

Lesson three is the corollary to lesson two. Public and private brownfield activists have their own IC strategy - they turn to private environmental consultants with experience in technical, liability and financial issues. WDNR recognizes the essential role of private professionals in brownfield cleanup and redevelopment and welcomes continued partnership with these experts.

## **Lesson 4. Where’s the (lean) beef? Savings under Wisconsin’s IC system**

Wisconsin’s comprehensive on-line data system is updated daily with information about brownfields, including ICs. This IC information, including PDF

records defining property-specific ICs, offers these savings:

- Users may access information at any time and find everything in one place.
- The system is sustainable. No traveling is required and the state doesn’t need to copy records.
- Local governments have no unfunded mandates to identify or enforce ICs.

## **Lesson 5. Let’s be comprehensive, loads of on-line information**

WDNR’s comprehensive IC data system works because:

- All Appropriate Inquiry requires checking “state and tribal institutional control/engineering control registries”. WDNR’s on-line data is one of these registries.
- WDNR’s on-line data system is updated daily and easy to navigate.
- WDNR has staff dedicated to outreach about its cleanup and redevelopment program, including ICs.

## **Lesson 6. What about residential properties?**

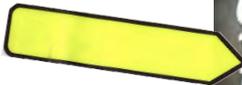
WDNR focused its outreach about ICs on commercial property transactions for these reasons:

- The higher likelihood of contamination at commercial properties,
- Wisconsin’s residential real estate disclosure law, which protects residential purchasers through a mandatory Real Estate Condition Report, and
- Few effective methods to reach the public at the time of a property transfer.

Institutional Controls:  
Continued

Below is an example of a GIS Registry Cover Sheet, from the WDNR database RR Sites Map. Note how institutional controls are displayed.

GIS REGISTRY Cover Sheet		July, 2008 (RR 5367)
<b>Source Property Information</b>		CLOSURE DATE: Aug 15, 2008
BRRTS #:	02-13-001450	FID #:
ACTIVITY NAME:	Manville Forest Products	DATCP #:
PROPERTY ADDRESS:	4201 Lien Rd	COMM #:
MUNICIPALITY:	Madison	
PARCEL ID #:	251/0810-331-0099-2	
<p><b>*WTM COORDINATES:</b>                      <b>WTM COORDINATES REPRESENT:</b></p> <p>X: 575893    Y: 294439                      <input checked="" type="radio"/> Approximate Center Of Contaminant Source</p> <p style="text-align: center;"><small>* Coordinates are in WTM83, NAD83 (1991)</small></p> <p style="text-align: center;"><input type="radio"/> Approximate Source Parcel Center</p>		
<p><b>Please check as appropriate: (BRRTS Action Code)</b></p> <p style="text-align: center;"><b>Contaminated Media:</b></p> <p><input checked="" type="checkbox"/> <u>Groundwater</u> Contamination &gt; ES (236)                      <input checked="" type="checkbox"/> <u>Soil</u> Contamination &gt; *RCL or **SRCL (232)</p> <p><input type="checkbox"/> Contamination in ROW    <input type="checkbox"/> Contamination in ROW</p> <p><input type="checkbox"/> Off-Source Contamination    <input type="checkbox"/> Off-Source Contamination</p> <p><small>(note: for list of off-source properties see "Impacted Off-Source Property")</small></p> <p style="text-align: center;"><b>Land Use Controls:</b></p> <p><input type="checkbox"/> Soil: maintain industrial zoning (220)                                      <input checked="" type="checkbox"/> Cover or Barrier (222)</p> <p><small>(note: soil contamination concentrations between residential and industrial levels)</small>                      <small>(note: maintenance plan for groundwater or direct contact)</small></p> <p><input type="checkbox"/> Structural Impediment (224)    <input type="checkbox"/> Vapor Mitigation (226)</p> <p><input type="checkbox"/> Site Specific Condition (228)    <input type="checkbox"/> Maintain Liability Exemption (230)</p> <p><small>(note: local government or economic development corporation)</small></p> <p style="text-align: center;"><b>Monitoring wells properly abandoned? (234)</b></p> <p style="text-align: center;"><input checked="" type="radio"/> Yes    <input type="radio"/> No    <input type="radio"/> N/A</p> <p style="text-align: right;"><small>* Residual Contaminant Level ** Site Specific Residual Contaminant Level</small></p>		



A summary of our findings on institutional controls was printed in the summer issue of Brownfield Renewal magazine.

# Section 2 - Public Record Requirements

In this reporting period, the Remediation and Redevelopment program continued our focus of upgrading the primary database tracking application, Bureau For Remediation and Redevelopment Tracking System (BRRTS). The upgrades will add functionality to the application, and include many features which will support future additions to our web-based viewer application, BRRTS On The Web.

In addition, the database development team worked to create a new “bankruptcy module” for BRRTS on the Web. This module will help RR staff catalogue growing issues stemming from the current economic crisis. The high number of recent companies collapsing has affected manufacturing plants and industrial facilities across the state, many of whom have environmental responsibility under Wisconsin’s Spill Law. The RR Program is working to track these bankruptcies and record data pertaining to environmental contamination in BRRTS. This will help the Department file appropriate claims, in cases where companies have a legal obligation to perform environmental remediation.

## Product Description:

### What is BRRTS on the Web?

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 70,000 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](http://dnr.wi.gov/org/aw/rr/brrts/index.htm).

#### WDNR BRRTS on the Web

Home >> Basic Search >> Search Results >> Activity Details >> Location Details

OPEN PANTRY FOOD MART Location Details			
	PRINT	HELP	
Location Name		County	Region
OPEN PANTRY FOOD MART		Dane	South Central Region
FID	EPA ID	SIC Code	NANCS Code
113312430	WI000036568	NONE	44711
Owner Type	Constructed	Start Date	Close Date
PRIVATE	UNKNOWN	03/03/1999	UNKNOWN
Physical Address	City	State	Zip Code
1412 PFLAUM RD	MADISON	WI	53716
Mailing Address	City	State	Zip Code
1126 LEGION DR	ELM GROVE	WI	53122
Owners:			
OPEN PANTRY FOOD MART OF WISCONSIN 10905 CORPORATE DR STE 101 PLEASANT FRANKIE, WI 531581005			
Remediation Activities at this Location			
Activity Number	Type	Activity Name	Status
<a href="#">02-13-692856</a>	LIST	OPEN PANTRY FOOD MART	CLOSED
<a href="#">03-13-543834</a>	LIST	CITGO GAS STATION	OPEN
<a href="#">04-13-040111</a>	SPILL	1412 PFLAUM RD (HISTORIC SPILL)	LISTED
<a href="#">04-13-218915</a>	SPILL	OPEN PANTRY #999	CLOSED
<a href="#">09-13-291961</a>	NO RR ACTION REQUIRED	OPEN PANTRY FOOD MARTS	REACT

The BRRTS upgrades in this reporting period include:

- Modifications to Smart Regulation Performance Measures logic and reports;
- Modifications to data transfer procedures with Department of Commerce;
- Maintenance to table structures on Oracle instances (dev, uat, prod);
- Modifications to support program changes regarding staff workload balancing throughout the state;
- Enhanced a sub-module to view documents, also populating the module;
- Continuing work of a Financial Module::
  - Develop procedures to pull financial data from Community Financial Assistance financial system (CAOS); and
  - Modifications to draft automated financial reports.

## Product Description:

### What is RR Sites Map?

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](http://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.



## 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 Grants to confirm contamination, if only suspected.
  - 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 cannot 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](http://dnr.wi.gov/org/aw/rr/registry/index.htm).

Staff finished 163 new evaluations during this report period. 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 and 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 we located 836 sites on the map, well above our annual goal of 250.

**Table 1- Summary of Public Record Activities**

	Mid Year Numbers	End of Year Numbers	End of Year Targets
Total Active LUST & non-Lust Cleanups	4,015	<b>4011</b>	—
Properties with Active LUST & non-LUST Cleanups	3,771	<b>3,784</b>	—
Completed Site Cleanups by WDNR, this report period	236	<b>474</b>	—
Properties with Completed Cleanups by WDNR, this report period	217	<b>434</b>	300
Acres Ready for Reuse	976	<b>1821</b>	200

An example of the RR Sites Map mapping tool. (See pg. 9 or Table 2)



**Table 2- Summary of Inventory and Survey Activities**

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
New Properties in BRRTS Database this report period	138	<b>283</b>	200
Waste Registry Evaluations this report period	68	<b>163</b>	150
Staff Hours per Waste Registry Evaluation	15.7 Hours	<b>15.1 Hours</b>	20 Hours
Sites Geo-located on RR Sites Map, this report period	342	<b>836</b>	250
Staff Hours per Geo-location	1.25 Hours	<b>.82 Hours</b>	1.5 Hours
Closed Sites Added to GIS Registry, this report period	359	<b>974</b>	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 or more years. Currently, there are 1,405 sites with no activity recorded in the most recent two years (since September 1, 2008). This has dropped slightly from the 1,525 sites that we reported a year ago. In this report period, the RR Program sent 170 “push” letters to responsible parties restating their requirements to continue environmental work. This and other methods have resulted in a several hundred 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	2
	1990	5
	1994	9
	1998	22
	2002	81
	2004	136
	2006	214

## Audits of Institutional Controls

Owners of Wisconsin property with residual contamination are responsible for maintaining any environmental continuing obligations. These are established by the RR Program, and are defined in the state’s cleanup approval letter (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's Automation Team continues to evaluate alternatives for making these documents more easily accessible to the public.

For the reporting period of September 2009 through August 2010, 51 sites were audited to determine compliance with conditions of closure. Follow up was required on 5 of these sites. Since September 2009, staff spent approximately 490 hours conducting the IC audits, data entry, follow-up, evaluation of the past year's data and database cleanup. The average time spent per audit was approximately 9 hours.

Since 2004, 328 sites have been audited. Of the 45 requiring follow up, 22 have returned to compliance. Database cleanup is needed, as more sites are known to be in compliance. Staff continue to update the database. The types of sites audited have consisted largely of sites closed with some type of cap or cover over residual 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, approximately 4900 hours have been spent conducting IC audits, data entry, data evaluation, follow up and database cleanup.

Continuing obligation audits are conducted on contamination sites that were closed using some type of continuing obligation. The purpose of the audit is to evaluate each site for compliance with the conditions that were set as part of closure, to ensure that the actions taken were 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, updating the database, and follow-up when required.

## Continuing Obligations for Land Use Controls

WDNR continues to implement land use controls (called "continuing obligations" in Wisconsin) through its unique on-line CLEAN system.

This system holds the state's cleanup approval letter, which is the legal mechanism that imposes the continuing obligation on current and future property owners. CLEAN includes both a comprehensive database and a GIS application, making information about continuing obligations available to the public around the clock.

## 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 on WDNR's web site at [dnr.wi.gov/org/aw/rr/cleanup/ocp.htm](http://dnr.wi.gov/org/aw/rr/cleanup/ocp.htm).

<b>Table 4 - Summary of Oversight and Enforcement Activities</b>			
	<b>Mid-Year Numbers</b>	<b>End of Year Numbers</b>	<b>End of Year Targets</b>
Pipeline Acceleration "Push" Letters	61	<b>170</b>	100
Audits of Institutional Controls	12	<b>51</b>	50
Staff Hours per Institutional Control Audit	7.18 Hours	<b>9.38 Hours</b>	15

Product Description:

Continuing Education

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Closure Protocol Study

Approximately 70 people attended a luncheon sponsored by the Wisconsin Ground Water Association (WGWA) in the Milwaukee area in November, 2009 to hear two presentations on the Wisconsin Closure Protocol Study. Staff from the RR program highlighted the study findings while and environmental consultant presented the implications of the study to environmental consulting community.

At WGWA's annual meeting in March 2010, RR staff gave an additional presentation on the Closure Protocol Study to approximately 60 attendees, comprised mostly of consultants and university students and faculty. Both of these presentations discussed the recommendations of the study, including early source control actions, the need for longer groundwater monitoring to confirm the effectiveness of natural attenuation, the need to define petroleum groundwater plumes in 3 dimensions and the recommendation to drop the use of the rule-required Mann-Kendall statistical test.

Vapor Intrusion

In January 2009, the RR program discussed site closure, particularly in light of the vapor intrusion pathway, at a Federation of Environmental Technologists (FET) conference held in the Milwaukee area. Approximately 80 attended.

# 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:

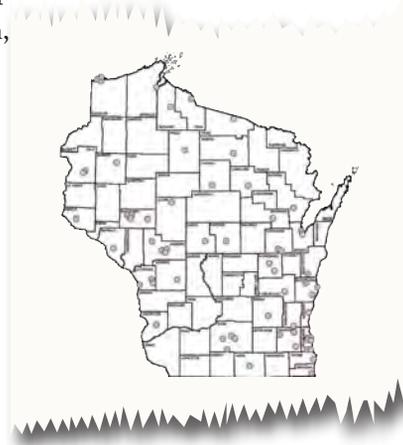
- A. Public Outreach Activities
- B. Financial Assistance to Communities

## Public Outreach Activities

>> *See Appendix I for more information*

### - Meetings with Municipalities

- Brownfield regional outreach staff held more than 90 meetings and/or gave presentations to key brownfields audiences, including local government officials, community organizations, environmental consultants, attorneys and other interested publics. These audiences included (but were not limited to) local officials from Ashland, Brown, Dunn, Eau Claire, Florence, Forest, Grant, Jackson, La Crosse, Ozaukee, Price, Sauk and Vilas counties; from the villages/towns of Adell, Almond, Amery, Belleville, Boyd, Cambridge, Chase, Cross Plains, Cochrane, East Ellsworth, Fifield, Gays Mills, Grafton, Hansen, Menomonee Falls, Neville, New Holstein, Spring Valley and Winnecone; and from the cities of Antigo, Amery, Ashland, Black River Falls, Brookfield, Eau Claire, Fond du Lac, Green Bay, Janesville, Kenosha, Madison, Manitowoc, Merrill, Milwaukee, Oak Creek, Oshkosh, Rhinelander, Sheboygan, Stevens Point, Tomah and Watertown.



- Staff also met with/presented to officials and individuals with American Bank; Bay Lake Bank; Bremer Bank; Canada Pacific Railway; Forward Tomah; Fox Valley Community Foundation; Graphic Display Systems, Inc.; InDevelopment (regional developers); Juneau County Towns Association Local Chapter; Kerwin Paper; Federation of Environmental Technologists; North Central Wisconsin Regional Planning Commission; Northwest Wisconsin Regional Planning Commission; Marathon County Towns Association Local Chapter; Mississippi River Regional Planning Commission; Riverworks Development Corporation; South Carolina Department of Health & Environment; Southeast Wisconsin Regional Planning Commission; Southwest Wisconsin Regional Planning Commission; Southwestern Wisconsin Community Action Program; Trempealeau County Towns Association Local Chapter; Unisource Assembly Corp; Waupaca County Towns Association Local Chapter; and Wisconsin Department of Commerce.
- Staff also made contacts via telephone, email and regular mail to more than 300 village,

towns and city officials and other stakeholders about state brownfield redevelopment tools.

Additional public participation and outreach activities included:

- the Wisconsin Plant Recovery Initiative (WPRI) and WPRI Assessment Monies (WAM) outreach effort;
- the RR Program received one of four national innovation awards from the Environmental Council of States (ECOS) for the Program's WPRI work; WDNR Air & Waste Deputy Division Administrator Sue Bangert was presented the award at the ECOS awards banquet in August;
- hosting a kick-off media event for the former Refuse Hideaway solar panels as part of the Wisconsin Initiative For Sustainable Cleanups (WISC); the panels are part of a demonstration project funded with EPA dollars and RR Program funds, and were installed by a local Madison alternative energy company; the panels will help defray up to 25 percent of the electrical costs need for operation and maintenance at the site;
- media events announcing American Recovery and Reinvestment Act (aka stimulus) awards to the communities of La Crosse and Stetsonville; Governor Jim Doyle awarded \$250,000 to the La Crosse Industrial Park Corporation (LIPCO) for brownfields work at the former Trane Co. and \$2 million to the village of Stetsonville to help the community clean up petroleum contamination as part of a project to build a new drinking water facility;
- co-hosting in Milwaukee in May a seminar titled "Overcoming Barriers to the Redevelopment of Petroleum Brownfields and Other Vacant Properties: The Wisconsin Approach" with the Washington, D.C.-based Environmental Law Institute (ELI); the seminar focused on the success of Wisconsin's Brownfields Initiative and how to apply that model to other states' brownfield efforts; more than 30 individuals attended the event;
- providing RR Program information to WDNR Secretary Matt Frank for a panel discussion at the "Greening Our Borders" Great Lakes conference in Milwaukee in June, and to WDNR Air & Waste Deputy Division Administrator Sue Bangert for her presentation at the ECOS banquet for the RR Program's WPRI award (see above);
- articles in the following publications:
  - Wisconsin American Planning Association (WAPA) Newsletter, Spring 2010 issue – "Changing the Scenery – Planning for Brownfield Redevelopment;"
  - Wisconsin Counties Association Magazine, June 2010 issue – "Picking Up the Pieces, One Brownfield at a Time;"
  - Corridor Currents (Milwaukee), Summer 2010 issue – "Federal and State Progress in the 30th Street Corridor – Progress Report;"
  - Brownfields Renewal (national), Summer Issue – Article on RR Program's institutional controls study through a final report to EPA on lessons learned; and
  - WDNR Office of the Great Lakes 2010-2011 calendar, which highlighted the RR Program's brownfields work;
- continuing 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;
- completing eighteen brownfield success stories for use on the web and in program newsletters, annual reports, and for various time-critical outreach needs;
- providing RR Program information on the WDNR's new climate change and flood response web pages;
- hosting five quarterly meetings with private consultants in our Technical Focus Group; the group discussed the draft rule changes to the

## Product Description:

### RR Newsletters

RR Outreach staff believe it is vital to connect with our public and private partners who work in the fields of spills and brownfields. There is a substantial amount of information to convey to these audiences, including: deadlines for state and federal grant applications, technical observations, conference and training dates, procedural reminders, and various news items.

To serve this need, we publish two newsletters on a regular basis. *ReNews* is a quarterly newsletter containing longer feature stories about brownfields remediation and spills. *RR Report* is a bimonthly newsletter, highlighting shorter news stories and RR Program and EPA updates. Both are distributed to our customers via e-mail.

WDNR produced or prepared the following newsletters in this report period.

- Re News, our quarterly electronic publication – Volume 19, Number 3 (September) and 4 (December).
- Preparation for the Volume 20, Number 1 issue (March).
- Eight RR Reports, our biweekly electronic newsletter.

Here are the most recent subscriber numbers:

- ReNews - 1,042 subscribers
- RR Report - 1,287 subscribers

In addition, the RR Program completed a much needed redesign of its ReNews newsletter (See below).



NR 700 series, including NR 718 (management of solid wastes excavated during response actions), NR 720 (soil cleanup standards), NR 726 (case closure), NR 734 (selecting and contracting environmental services, and NR 738 (temporary emergency water supplies);

- the Federation of Environmental Technologists (FET) fall conference on brownfields, held in September in Pewaukee; the RR Program served as co-host with FET, providing facilitators, speakers and booth/display materials; conference topics included revitalizing closed plants; managing risk through liability protections; understanding property acquisition; getting the most out of site assessment funds; capitalizing on other financial incentives, and integrating cleanup and redevelopment with other cost-saving tips; more than 40 individuals attended the event; and
- presented WDNR information and/or staffed booths at meetings of the Wisconsin Municipal Treasurers annual conference in the Wisconsin Dells; the 2009 Environmental Law Conference in Milwaukee; the Wisconsin Towns Association annual conference in Stevens Point; the League of Municipalities annual conference in Appleton; the InDevelopment Conference in Green Bay; the National Association of Local Government Environmental Professionals (NALGEP) Brownfields Redevelopment Workshop in Green Bay; Wisconsin County Treasurers conference in Madison; the Wisconsin Lenders' Conference in the Wisconsin Dells; EPA Greener Cleanups workshop in Chicago; the "Biz-Tech Forum" at State Fair Park in Milwaukee; and the Career Fair at Florian Gardens.

### - Media Outreach

In this report period, WDNR issued the following news releases:

- a state-wide news release to more than 500 media outlets in March announcing the round 11 awards for the WDNR's Site Assessment Grant Program (SAG); in addition, WDNR did targeted outreach to local governments and other interested brownfield parties; the SAGs will fund 34 projects that help redevelop brownfields by providing funds for environmental activities on 126 acres of land, including 45 site assessments and investigations, the demolition of 39 buildings or structures and the removal of more than 214 tanks, drums and other abandoned containers; eighteen of the 26 applicants awarded grants were rural communities looking to spur economic growth in less populated areas;
- state-wide news releases in the spring to more than 500 media outlets announcing American Recovery and Reinvestment Act (aka stimulus) awards to the communities of La Crosse and Stetsonville; Governor Jim Doyle awarded \$250,000 to the La Crosse Industrial Park Corporation (LIPCO) for brownfields work at the former Trane Co. and \$2 million to the village of Stetsonville to help residents build a new drinking water facility; in 2009 the Obama Administration awarded the RR Program \$1.4 million in ARRA brownfields funding and more than \$6.8 million in ARRA funds for leaking underground storage tanks (LUSTs); and
- a state-wide news release in August to more than 500 media outlets announcing the availability of round twelve SAG applications; in addition WDNR did targeted outreach to local governments and other interested brownfield parties.
- a state-wide news release in December 2009, to more than 500 media outlets, along with an announcement on the RR web page, in the RR Program e-newsletters and other outreach tools, regarding the

RR Program awarding \$1.4 million in American Recovery and Reinvestment Act funding for brownfields clean up to six Wisconsin communities;

- a state-wide news release in November 2009, to more than 500 media outlets, along with an announcement on our web page, in the RR Program e-newsletters and other outreach tools, announcing the newly updated Financial Resources Guide to Cleanup and Redevelopment. The guide is one of the RR Program’s most popular publications and includes information on more than 60 different federal and state financial tools for brownfields revitalization, including grants, loans and tax incentives; and
- a state-wide news release in August 2009, to more than 500 media outlets, along with an announcement on our web page, in the RR Program e-newsletters and other outreach tools, announcing the RR Program receiving \$6.8 million in federal Recovery Act funding for the assessment and clean up of leaking underground storage tanks (LUSTs). The LUST funding will include the removal of underground storage tanks where contamination is present, and the majority of funding will go toward projects where there are no viable responsible parties.

WDNR produced or prepared the following newsletters in this report period.

- Re News, our quarterly electronic publication – Volume 19, Number 3 (September) and 4 (December), Volume 20, Number 1 (March) and 2 (June);
- Preparation for the Volume 20, Number 3 issue (September);
- Twenty RR Reports, our bi-weekly electronic newsletter;

**- Internet Presence**

In this report period, WDNR completed 16 new web pages, including:

- Vapor Intrusion  
<http://dnr.wi.gov/org/aw/rr/technical/vapor.htm>
- Wisconsin Plant Recovery Initiative (WPRI)  
<http://dnr.wi.gov/org/aw/rr/rbrownfields/wpri.htm>
- WPRI Assessment Monies (WAM)  
<http://dnr.wi.gov/org/aw/rr/financial/wam/index.htm>
- WAM Community Managed Funds  
<http://dnr.wi.gov/org/aw/rr/financial/wam/cmfm.htm>
- WAM Contractor Services Awards

**Table 5 - Summary of Public Participation Activities: Outreach**

	<b>Mid-Year Numbers</b>	<b>End of Year Numbers</b>	<b>End of Year Targets</b>
News Releases	3	<b>6</b>	4
Newsletters	10	<b>24</b>	29
Meetings with Stakeholder Groups	2	<b>3</b>	—
Outreach Meetings with Local Governments	> 40	<b>&gt;90</b>	25
New & Updated Publications	18	<b>17</b>	15
New Web Pages (external)	8	<b>16</b>	—
Updated Web Pages (external)	75	<b>85</b>	20
Web Page Views- RR Program Home Page	–	<b>28,520</b>	—
BRRTS on the Web Page Views	1,129,228	<b>2,488,936</b>	35,000

<http://dnr.wi.gov/org/aw/rr/financial/wam/csa.htm>

- RR Program Conferences & Workshops

<http://dnr.wi.gov/org/aw/rr/training/index.htm>

- Map of RR Program Recovery Act Sites

<http://dnr.wi.gov/org/aw/rr/financial/map.htm>

- Wisconsin Ready for Reuse Loan and Grant Program - Materials for Borrowers and Grantees using Recovery Act Funds

<http://dnr.wi.gov/org/aw/rr/rlf/radocs.htm>

- ARRA LUST Reimbursement Claim Info

<http://dnr.wi.gov/org/aw/rr/financial/lust.htm>

- 7 Recovery Act Project Description and Photo Pages:

La Crosse Industrial Park Corporation (LIPCO)  
Redevelopment Authority of the City of Milwaukee  
Bishop's Creek Community Development Corp.  
Neenah Community Development Authority  
Oshkosh Redevelopment Authority  
City of Prairie du Chien  
City of Superior

### - Publications

>> *See Appendix II for more information*

We are continually creating and updating fact sheets and publications to ensure that our customers have accurate information. We finalized 32 new (or substantially updated) publications in this reporting period.

- Financial Resource Guide for Cleanup and Redevelopment
- 2009 Recovery Act Ready for Reuse Program - Hazardous Substance Cleanup Funds for Brownfields
- Wisconsin Ready for Reuse Program - Hazardous Substance Loans and Grants

- Wisconsin Ready for Reuse Program - Petroleum Loans and Grants
- West Central Region RR Update (September 2009)
- Alterra Coffee Headquarters Success Story
- Harley-Davidson Museum Success Story
- James Street Inn Success Story
- Mobile Blasting Success Story
- Old Ironsides Battery Success Story
- Our House Senior Living Success Story
- Potosi Brewery Success Story
- Speed Queen Success Story
- St. Brendan's Inn Success Story
- Summit Place Success Story
- Trostel Tannery Success Story
- Wisconsin Plant Recovery Initiative (WPRI)
- Wisconsin Plant Recovery Initiative Assessment Monies (WAM)
- Lessons Learned: Wisconsin's Evaluation of its Institutional Controls Program
- Edgerton Motor Company Success Story
- Druml Concrete Success Story
- Bayshore Town Center Success Story
- Bender's Dry Cleaners Success Story
- 3M Sponge Plant Success Story
- Tractor Lot East Success Story
- Walco Transport Success Story
- Doberstein Lumber & Fence Success Story
- 2009-2010 Remediation and Redevelopment Program Financial Assistance Summary
- ReNews Volume 19 No. 3 & 4, Volume 20 No. 1 & 2

## Product Description:

### The 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 WDNR's brownfields staff.

In September 2009, the Brownfields Study Group's Plant Recovery Subgroup met to continue the discussion about proactive efforts by the WDNR to address the high number of plants/factories that have closed in recent years. The subgroup had been meeting since 2008 to provide recommendations to the agency on how best to expedite the investigation, cleanup and return of shuttered plants to productive use.

At the September meeting, the subgroup gave additional comments on the DNR's Wisconsin Plant Recovery Initiative, and recommended RR staff brief the Study Group at the end of 2009 and again when the Initiative was launched, in early 2010.

The full Brownfields Study Group met in December in Madison to discuss new legislation regarding changes to the Voluntary Party Liability Exemption (VPLE) as it relates to solid waste issues; financial assurance for future brownfield projects; vapor intrusion and NR 700 rule revisions; possible changes to the Brownfield SAGs; posting general liability clarification letters on the Internet; and updates on the WI Plant Recovery Initiative and the WPRI Assessment Monies.

In May 2010, the full Brownfields Study Group met on the University of Wisconsin-Milwaukee campus to discuss recent bankruptcies, plant closings and brownfield issues, including the RR Program's new Wisconsin Plant Recovery Initiative (WPRI); federal legislation and federal funding; Voluntary Party Liability Exemption (VPLE) insurance changes; recent brownfields research findings, which the Study Group agreed to make an recurrent topic of discussion and an update on the RR Program's final report regarding continuing obligations work via an EPA grant.

The Study Group also set the agenda for the rest of 2010, which includes a fall meeting and plans to discuss potential brownfield legislative changes and the upcoming biennial budget discussion.



*The Brownfields Study Group at a December 2009 meeting in Madison, WI.*

## Product Description:

## 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.

In addition, through the RR Program received an additional \$1,245,000 in supplemental Revolving Loan Fund monies in the summer of 2010, which replenished the Ready for Reuse Program.

<b>Ready for Reuse Hazardous Substance Subgrant Award</b>		
<b>Grantee</b>	<b>Site</b>	<b>Amount</b>
City of Appleton	Former Foremost Farms Redevelopment	\$300,000
	<b>Total Awarded</b>	<b>\$300,000</b>

<b>Ready for Reuse Petroleum Subgrant Award</b>		
<b>Grantee</b>	<b>Site</b>	<b>Amount</b>
City of Delafield	Delafield City Hall & Library Campus	\$172,500
Dodge County	Former Monarch Range	\$121,050
Rdvt. Authority of the City of Milwaukee	Century City – Area E	\$350,000
	<b>Total Awarded</b>	<b>\$230,412</b>



Over the past year, we approved 1 hazardous substance loan and 3 petroleum subgrants, which are listed below.

In addition, the U.S. Environmental Protection Agency (EPA) received \$100 million in Recovery Act funds to distribute to brownfield projects.

In May, the agency awarded approximately \$37 million of the Recovery Act funds to applicants who applied for funding in November 2008. Through the RR Program, the WDNR received \$2 million in cleanup revolving loan funds (RLF) from EPA with Recovery Act funding, which will be used to replenish the WDNR's Ready For Reuse Loan & Grant Program.

In 2009, the RR Program received twenty applications (1 loan, 19 grants) totaling \$4.34 million. Nine Ready for Reuse awards were made to six communities in December 2009 (see right). Awards for the remaining funds are still under consideration.

Product Description:  
 Ready for Reuse *(Continued)*

Ready for Reuse ARRA Hazardous Substance Subgrant Award		
Grantee	Site	Amount
La Crosse Industrial Park Corporation (LIPCO)	LIPCO (Trane Co.) Plant 6	\$200,000
Redevelopment Authority of the City of Milwaukee	12 Street & Washington	\$95,000
Bishop's Creek Community Development Corporation	Bishop's Creek	\$125,000
Neenah Community Development Authority	Glatfelter Mill Redevelopment Project - Gateway West	\$129,469
	Glatfelter Mill Redevelopment Project - Gateway East	\$300,000
Oshkosh Redevelopment Authority	Oshkosh River Development LLC (Accu-Com and Mixed-Use Development)	\$200,000
	Oshkosh Riverwalk	\$200,000
City of Prairie du Chien	North 1/2 Block 42 Gateway Project (Rifken Property)	\$189,300
City of Superior	Superior Community Recreation Project	\$250,000



The Oshkosh River Development LLC Recovery Act redevelopment project is underway as of December in Oshkosh, WI.

Community leaders join WDNR secretary Matthew Frank and RR staff at a check presentation in Neenah.



## Financial Assistance to Communities

### - Site Assessment Grants

In this grant period WDNR received 87 annual SAG applications, from 43 communities requesting more than \$3.97 million. WDNR was able to award \$1.5 million that the Legislature designated for these grants, covering 31 projects at abandoned or underused properties in 26 communities. These grants will provide funds for environmental activities on 126 acres of land, including 45 site assessments and investigations, the demolition of 39 buildings or structures and the removal of more than 214 tanks, drums and other abandoned containers.

Local governments have pledged more than \$1,111,000 in additional funds, 50% more than required.

More than half of the 26 local governments receiving awards are rural communities looking to spur economic growth in less populated areas. To date, WDNR has awarded approximately \$16.5 million in 11 annual rounds of SAG awards.

Awards have gone to 205 communities to work on 1,625 acres. Total activities included at least 761 site assessments and investigations, the removal of more than 675 storage tanks, and the demolition of more than 539 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](http://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

For nine years, the Remediation and Redevelopment Program administered a well-utilized grant program to encourage local governments to redevelop brownfields into community parks and green space. Since 2000, WDNR awarded 21 Green Space and Public Facilities Grants in three rounds of applications. However, funding for this

### Product Description: Environmental Justice

The RR Program is currently assisting the city of Milwaukee in the area of environmental justice. In 2009, Milwaukee was named an EPA Environmental Justice Showcase Community. We are working with Milwaukee to offer input in the areas of environmental contamination and brownfields.

program was temporarily suspended by WDNR management, in response to a record budget shortfall in 2009.

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](http://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 also continue to update the list of property activities on the web site. To date, the partners have spent over \$660,000 in hazardous and petroleum funding on environmental assessments in the Corridor and are on track to have all funds exhausted by September 2011. 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**

In this report period, WDNR wrote 26 letters of support for Wisconsin communities wishing to submit EPA brownfields grant applications. In total, communities and other development groups requested \$14,600,000, a record amount for the state. These letters supported applications from:

East Central Wisconsin Regional Planning Commission (ECWRPC)

- Coalition assessment, hazardous and petroleum - \$600,000

City of Brodhead

- Community-wide assessment, hazardous and petroleum - \$400,000

City of Oak Creek

- Community-wide assessment, hazardous and petroleum - \$400,000
- Revolving Loan Fund - \$1 million

Walworth County

- Community-wide assessment, hazardous and petroleum - \$400,000

Wisconsin Rapids

- Community-wide assessment, hazardous and petroleum - \$400,000

Capital Area Regional Planning Commission

(CARPC)

- Community-wide assessment, hazardous and petroleum - \$400,000

City of Sheboygan

- Community-wide assessment, hazardous - \$200,000

Door County

- Community-wide assessment, hazardous and petroleum - \$400,000

City of Oshkosh

- Community-wide assessment, hazardous and petroleum - \$400,000
- Cleanup - \$200,000

City of Racine

- Revolving Loan Fund - \$1 million

City of Brookfield

- Community-wide assessment, hazardous and petroleum - \$400,000
- Revolving Loan Fund - \$1 million

Redevelopment Authority of the City of Milwaukee

- Community-wide assessment, hazardous and petroleum - \$400,000
- Cleanup - \$200,000
- Cleanup - \$200,000

**Table 6 - Summary of Public Participation Activities: Financial**

	<b>Mid-Year Numbers</b>	<b>End of Year Numbers</b>	<b>End of Year Targets</b>
WDNR Site Assessment Grants	34*	<b>34</b>	45
WDNR Green Space & Public Facilities Grants	0*	<b>0</b>	5
Ready for Reuse Loans & Grants	3	<b>4</b>	—
EPA Brownfield Grants-Support Letters	27	<b>27</b>	10
EPA Brownfield Grants-Eligibility Determinations	10	<b>18</b>	10
Federal Brownfield Tax Deduction Certifications	1	<b>4</b>	—

\* Funds reduced or cut due to state budget shortfall

- Cleanup - \$200,000

Southwestern Wisconsin Regional Planning Commission (SWRPC)

- Community-wide assessment, hazardous and petroleum - \$400,000

Fond du Lac County

- Community-wide assessment, hazardous and petroleum - \$400,000

Marathon County

- Community-wide assessment, hazardous and petroleum - \$400,000

Marinette County

- Community-wide assessment, hazardous and petroleum - \$400,000

Neenah Community Development Authority

- Community-wide assessment, hazardous and petroleum - \$400,000

City of Manitowoc

- Community-wide assessment, hazardous and petroleum - \$400,000

City of Sturgeon Bay

- Community-wide assessment, hazardous - \$200,000

City of Marinette

- Community-wide assessment, hazardous \$200,000

Village of Butler

- Community-wide assessment, hazardous and petroleum - \$400,000

Village of Ashwaubenon

- Community-wide assessment, hazardous and petroleum - \$400,000

North Central Regional Planning Commission (NCRPC)

- Community-wide assessment, hazardous and petroleum - \$400,000

Stoughton Redevelopment Authority

- Community-wide assessment, hazardous - \$200,000

City of West Allis

- Community-wide assessment, hazardous - \$200,000

- Revolving Loan Fund - \$1 million

First-Ring Industrial Redevelopment Enterprise

- Community-wide assessment, hazardous and petroleum - \$1 million

#### - EPA eligibility letters

In this report period, WDNR provided ten eligibility determinations for petroleum assessment or cleanup using an EPA brownfield grant

- September 08, 2009, City of Kenosha
- Parrone Site, 3604 67th Street
- October 15, 2009, City of Green Bay
- 1700 Block Main Street
- December 3, 2009, City of West Allis
- 1910 S 53rd Street
- December 22, 2009, Redevelopment Authority of the City of Milwaukee
- 2833 N 21st Street
- 2376 N 21st Street
- 2822 N 13th Street
- February 2, 2010, Wisconsin WDNR
- 1849 North 30th Street, Milwaukee
- 1905 North 30th Street, Milwaukee
- 1909 North 30th Street, Milwaukee
- 1913 North 30th Street, Milwaukee
- June 3, 2010, Village of Pulaski
- 222 West Pulaski Street, Village of Pulaski
- July 14, 2010, Wauwatosa
- 6502 West North Avenue, Wauwatosa

- July 15, 2010, Wisconsin DNR
- 3533 N. 27th Street, Milwaukee
- August 3, 2010 Brown County Planning Commission
- 2684 Development Drive, Bellevue
- August 13, 2010 Wisconsin DNR
- 503 S Monroe Ave., Green Bay
- August 13, 2010 Wisconsin DNR
- 2636 North 30th Street, Milwaukee
- August 13, 2010 Wisconsin DNR
- 3336 West Capitol Drive, Milwaukee
- August 13, 2010 Wisconsin DNR
- 3100 West Capitol Drive, Milwaukee

#### - Fed tax deductions:

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

- September 08, 2009, for Mr. Norbert Weyer, for the former Whiskey River Tavern, Hubertus, WI
- March 4, 2010, for Mr. Tom Schafer, for the former Conoco Asphalt, Sheboygan, WI
- March 4, 2010 for General Capital Group, for the former Dane County Highway Garage, Sun Prairie, WI
- June 24, 2010 for Ehrlich Family Limited Partnership, for Express Cleaners, Racine, WI

## Product Description:

### Site Assessment Grant Profile

#### **(Round 11) Sheldon Creamery**

Milk has been the life blood of Wisconsin for more than a century, but over time, many dairy processing facilities have become brownfields.

During Round 11, the RR Program awarded a Brownfields Site Assessment Grant to Rusk County and the village of Sheldon. Funds will help the county assess potential environmental contamination at the former Sheldon Creamery, which had also been used as a junkyard. At the time of application, the site had been tax delinquent for five years, and was a crumbling facility and eyesore.

Once remediation and redevelopment are complete, the village hopes to turn the site into a commercial business.



# 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 474 completed cleanups at 434 locations, well above our annual goal of 300 cleanups. 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. We are using our state funds to develop and enhance this element of our program.

## Redevelopment Assistance Actions

WDNR provided 72 redevelopment assistance actions during this report period, helping to remove disincentives to redeveloping contaminated property. This surpasses our annual goal of 50 assistance actions. 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 eleven 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	217	<b>434</b>	300
Property Redevelopment Assistance Actions	32	<b>72</b>	50
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	23	<b>34</b>	10
New VPLE Certificates of Completion	6	<b>11</b>	5
Cumulative Wisconsin VPLE Certificates	97	<b>99</b>	—

# 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 the Shawano city administrator and the public works director to discuss building on an abandoned landfill for potential manufacturing expansion
- Green Team meeting with the city of Appleton, property owner, redevelopment consultant, potential developer, Commerce staff from brownfields and housing; discussing proposed redevelopment of the Kerwin Paper site (former Riverside Paper) as a mixed-use of public, residential and commercial with some low-income housing units. Discussed VPLE, GLC, lease liability, lender liability, grants, TIF and other funding
- Met with the city of Gillett and their consultant to discuss additional funding opportunities for future redevelopment
- Attended city of Kiel council meeting discussing the Stoelting redevelopment site and site acquisition
- Green Team meeting with the city of Oshkosh and representatives of Gunderson Cleaners discussing ownership options via friendly condemnation, continuing in the Dry Cleaner Environmental Response Fund program, Ready for Reuse grants/loans, EPA Targeted Brownfields Assessment
- Met with the Director of Planning & Development and the Economic Development Manager for the city of Sheboygan to introduce the new project managers for their area, the land recycling contact and discuss available tools for brownfields redevelopment
- Met with the Planning Director and County Treasurer for Sheboygan county to introduce the new project managers for their area, the land recycling contact and discuss available tools for brownfields redevelopment
- Met with the village of Fond du Lac and the Fond du Lac County Economic Development Corporation to discuss EPA and state grants, Voluntary Party Liability Exemption and liability issues for the Zoch property, a former salvage yard that the village acquired via slum and blight clearance. Also discussed the Wisconsin DNR Plant Recovery Initiative program for other potential sites and Stewardship funds for trail development
- Attended village of Adell board meeting to discuss the various acquisition methods to take advantage of the Local Government Unit exemption on various properties
- Met with the city of Manitowoc's Planning Commission to discuss expansion of a TIF to include the Mirro building to generate more funds and if the local government cost recovery statute could come into use
- Green Team meeting with the village of Adell, including; president, attorney, secretary/treasurer, an attorney representing the estate of a former foundry owner, the daughter of the former foundry owner, discussing acquisition methods on two lots owned by the estate used for historic disposal of waste foundry sand and provided numerous publications

- Meeting with the city of New Holstein mayor and clerk to discuss the cleanup and redevelopment of the closed Heus Manufacturing/Tecumseh Products facility
- Green Team meeting with the village of Winnecone and American Bank, the present Responsible Party for a brownfield property in Winnecone, discussing Lender Liability Exemption, acquisition by the village through friendly condemnation and Site Assessment Grants (NOTE: Village of Winnecone plans on applying for a Site Assessment Grant during Round 12)

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

- Met with an impacted off-site property owner discussed and provided the off-site liability fact sheet
- Met with a potential purchaser of an industrial property in Shawano
- Meeting with Smet Construction regarding the potential redevelopment of two brownfield riverfront properties in Green Bay as the new home for Bullfrog Stadium (semi-pro baseball team)
- Met with UWGB students about a class project revolving around the city of Green Bay Broadway district redevelopment plan
- Met with the Responsible Party for the former Kerwin Paper in Appleton, consultant and a redevelopment firm to discuss Wisconsin DNR Plant Recovery Initiative (WPRI)

**Hold Conferences, Trainings, etc.**

- Held northeast region “Consultant’s Day” at the Reeve Union in Oshkosh, a full day conference, including: review of closure and GIS packet preparation, Contaminated Lands Environmental Action Network (CLEAN), which included BRRTS On The Web and RR Sites Map, continuing obligations, Voluntary Party Liability Exemption, Agent Process (Commerce), brownfields grant applications/reimbursements (EPA & state), Wisconsin DNR Plant Recovery Initiative/WPRI Assessment Monies, for 100 attendees (NOTE: Follow-up survey sent out with over 1/3 responding – the majority wanting to see a WDNR sponsored Consultant’s Day held either every year or every other year. The content of the day received very high marks.)

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

- Attended and had a booth at the NALGEP Brownfields Redevelopment Workshop held in Green Bay, also presented “Nuts & Bolts of the Remediation & Redevelopment Program”
- Attended and had a booth at the InDevelopment Conference in Appleton – a conference to encourage economic development. Attendees were local government units, economic development staff, realtors, developers and construction companies
- Presentation to Waste Water Operators Association annual conference providing information on CLEAN, spill law and notification
- Presentation to the League of Municipalities on brownfields basics
- Presentation at the Federation of Environmental Technology seminar on Wisconsin Initiative for Sustainable Cleanups (WISC)
- Attended InDevelopment regional meeting in Oshkosh (commercial developers in the New North) in combination with the grand opening of Morton Pharmacy in the Marion Road redevelopment area, attended by the mayor of Oshkosh, Executive Director of the Oshkosh Area Economic Development Committee and Commerce and many others

- Presentation given to regional air, waste and water staff on Wisconsin DNR Plant Recovery Initiative/WPRI Assessment Monies
- Presentation to the city of Green Bay and the Natural Resources Board at the formal invitation to the Finger Road Baseball/Softball complex dedication, formerly the H&R Landfill site receiving a Brownfields Green Space & Public Facilities grant
- Speaker at the town of Chase annual meeting, discussing brownfields redevelopment and several funding options, including; Site Assessment Grants, Green Space & Public Facilities grant, Land Recycling loan and provided a number of program publications
- Presentation to EPA Greener Cleanup Workshop on Wisconsin's Initiative for Sustainable Cleanups (WISC)
- Presentation to the Towns Association Waupaca County Unit giving an overview of the Remediation and Redevelopment program and the available brownfields tools

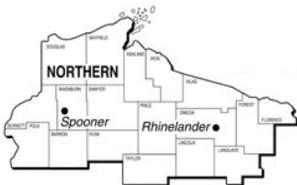
### **Submit Brownfields Success Stories**

- Chilton-Main St properties, Chilton, Calumet County
- Wisconsin Clock Factory, Clintonville, Waupaca County

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

- Re News story – Blueprint for Success – Wisconsin Clock & Woodland Products
- Re News story – New Storm Water Ponds at Old Historic Fill Sites
- Conference call with Neenah Community Development Authority regarding the Glatfelter site, a Kimberly-Clark property and a gas station for possible SAG opportunities
- Conference call with the city of Appleton regarding Pierce Manufacturing site and funding opportunities, including SAG
- Created a draft webpage for “Sustainability/Brownfields” on the NEW North website, includes links to WDNR grants programs, Financial Resource Guide, CLEAN, Success Stories
- Email to Sheboygan county planning director to plan a meeting to discuss case transfers to the northeast region, any redevelopment plans and questions they may have regarding grants or other financial opportunities
- Email to the city of Sheboygan planning and economic development managers to plan a meeting to discuss case transfers to the northeast region, any redevelopment plans and questions they may have regarding grants or other financial opportunities
- Conference call with city of Marinette and their consultant to discuss redevelopment on the Colonial building site and federal grant opportunities
- Story idea – EPA Removal Options for abandoned facilities with waste left on-site with the target audience being Local Government Units
- Phone discussion with the director of TAB (Technical Assistance to Brownfields communities) to inventory local communities that could use their free services
- Email with the village of Endeavor sending information on Stewardship grants (Acquisition & Development of Local Parks, Urban Green Space, Recreational Trails)

- Email inquiry and response for a company interested in locating brownfield sites in Brown and Kewaunee counties to initiate a business to collect and combust biomass briquettes
- Reviewed on-line, with an attorney, how to search and use CLEAN looking for redevelopment sites
- Talked with a property owner in the village of Crivitz regarding the possible purchase of a brownfield site and GLC's
- Sent various emails to our extensive regional database for periodic information on Site Assessment Grants (SAG), EPA brownfields grant competition, the Technical Assistance to Brownfields communities (TAB)
- Talked with a potential purchaser of a brownfield property in the town of Royalton and sent information on the Site Assessment Grant and a Housing & Urban Development contact
- Planning activities for March 4 Consultant's Day conference in Oshkosh:  
Planning for 60-100 people; secured facility, date, speakers, etc.; committed to goal of a green conference utilizing "Green Meeting Objectives" (e.g. no bottled water, no print outs, on-line registration, etc.);
- Discussion with a potential property purchaser in the village of Mt Calvary on liabilities and the use of GLC letters
- Numerous discussions with a couple of out-of-state firms asking general questions about the VPLE program and landfill eligibility
- Discussed legal lender exemption requirements with a bank/owner of a golf course property in Door county



## Northern Region, Article II. - Task

**Section 2.01 Items** (List specific information; e.g. which sites were success stories, which

**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 the Iron County board regarding a Site Assessment Grant Application for the Thomas Service Station site
- Met with the Town of Phelps and Commerce (via phone) about their possible acquisition of the former CM Christianson property and the different tools for assistance
- Met with the City of Merrill, their consultant and WDNR Community Finance about their Waterfront Development Plan, Stewardship and other tools for redevelopment assistance
- Held a Green Team Meeting with the City of Ashland, the Department of Commerce, representatives from the Department of Administration - Coastal Management and the Army Corps of Engineers to discuss funding for the Ashland waterfront redevelopment
- Met with the city of Amery, a banker and a lessee of the Thompson Machine property to discuss potential redevelopment
- Met with Douglas County and the Lake Superior Research Institute to discuss restoration projects at Hog Island Inlet

- Met with the city of Ashland regarding General Liability Clarification Letters and the Local Government Unit Liability Exemption
- Met with the city of Superior regarding Ready for Reuse and city Brownfield redevelopment sites
- Held a Green Team Meeting with the Department of Commerce, the city of Rice Lake, their attorneys and consultants to discuss the liability and potential funding sources for the Brotten Property
- Met with the North Central Regional Planning Commission staff to discuss WI Plant Recovery Initiative, WPRI Assessment Money, liability tools and further brownfield remediation and redevelopment financial tools
- Met with City of Antigo Administrator regarding the former Antigo Coop Oil bulk fuel facility and hardware/repair store properties discussion dealt with Local Governmental Unit exemption, ongoing Dept of Commerce PECFA cleanup case, and WI Plant Recovery Initiative
- Held multiple meetings with representatives from the City of Amery, Bremer Bank, Graphic Display Systems Inc, Unisource Assembly Corp to discuss the foreclosure, environmental issues, financial tools, and liability issues for Thompson Machine site
- Met with Price County Town of Fifield Clerk to discuss the recently acquired Lyle Baars property for a potential Site Assessment Grant opportunity
- Attended Price County Towns meeting to discuss brownfield grant program encompassing Site Assessment Grants, Local Governmental Unit exemption and Dept of Commerce PECFA program
- Met with Florence County Zoning Administrator to discuss contaminated tax delinquent brownfield property in the Town of Commonwealth
- Met with the City of Antigo to discuss clarification of known contaminated sites and site assessments for additional properties in the corridor of Spring Brook waterfront redevelopment project
- Held Green Team meeting with City of Rhinelander Administrator regarding waterfront redevelopment plan and demolition of three brownfield buildings within corridor
- Held Green Team meeting with Forest County officials and Dept of Commerce staff discussions included Local Governmental Unit exemption and remediation and redevelopment of tax delinquent brownfield Spencer Bar case
- Held multiple Green Team meetings with Vilas County officials to discuss the financial opportunities and liability issues for Nagel Lumber tax delinquent case
- Meet with Iron County officials regarding remediation and redevelopment, potential funding sources for Thomas Service station and Midwest Timber brownfield cases
- Met with Ashland County officials regarding Mellen Mart Leaking Underground Storage Tank site and Glidden Food Mart brownfield cases discussion entailed financial opportunities, liability exemption and intergovernmental agreement
- Met with Ashland County officials regarding the former American Can paper mill sludge landfills on County land within the Bad River Indian Reservation area
- Held Green Team meeting with Lac Courte Oreilles housing officials to discuss potential funding sources for community restoration assistance
- Met with Northwest WI Regional Planning Commission officials regarding Iron River case and St Croix Manufacture Company case relating to WI Plant Recovery Initiative
- Held Green Team meeting with Price County to discuss brownfield funding and liability tools for a brownfield abandoned property case

- Met with City of Merrill officials regarding waterfront development plan and current SEMCO Semling-Menke Co. remediation case within the planned corridor

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

- Met with Amery Economic Development, a bank representative and lessees of the Thompson Machine Property about resources for them to expand their business
- Met with Fraser Shipyards in Superior to discuss Howards Bay cleanup and the potential for Great Lakes Restoration Initiative and Great Lakes Legacy Act funding

**Hold Conferences, Trainings, etc.**

- Cooperatively hosted, with EPA staff, an eight hour First Responders to Hazardous Material Incidents Awareness Level training course, the material was presented to personnel from County Fire Departments, Emergency Management Director Agencies, and Public Health agencies

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

- Presented information about Site Assessment Grants to the Northwest Regional Planning Commission
- Presented Brownfields information to the City Council of Mellen
- Gave a presentation to the American Federation of Labor - Congress of Industrial Organization - Conservation Committee regarding environmental issues at shooting ranges
- Participated in cooperative event between Village, County, State and Federal officials for a groundbreaking ceremony pertaining to the new water supply system installation project taking place in the Village of Stetsonville.

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

- Doberstein in Medford
- Submitted one ReNews story article titled - Walco Transport
- Submitted one remediation redevelopment success story article titled - Ashland Precision Products.
- Submitted significant inventory list of potential brownfield success story cases.

**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:

- Sent 305 e-mails and 57 mailings to communities and other individuals informing them about the Round 11 Site Assessment Grant Application period

Talked via phone or email with numerous communities and other individuals about brownfields funding and general brownfields information, including:

- Northwest Regional Planning Commission about EPA and WDNR Site Assessment Grants

- Village of Grantsburg about a SAG grant
- Potential purchaser of the Barnes Automotive site about liability issues
- Konicek Environmental about Off-site Exemptions
- A potential purchaser of a state funded spill cleanup site about a General Liability Clarification Letter
- Security State Bank in Iron River about Lender Liability and a former auto dealership site
- Coleman Engineering about a Site Assessment Grant Application for Iron County
- Town of Oulu about a Site Assessment Application in the future for the former Oulu Coop
- Northern State Bank about the GIS Registry, the deed notice and the liability issues
- The consultant for Fraser Shipyards about the American Investment and Recovery Act Stimulus funding
- The city of Ashland regarding Section 154 and other funding sources for waterfront redevelopment and breakwater associated with sediment cleanup
- The Red Cliff Band of Chippewa Indians regarding Brownfield Assessment funding
- A developer in Eagle River about the liability issues and salvage yards
- Foth about funding sources for contaminated sediments cleanup
- A consultant about the Voluntary Party Liability Exemption process for the former Ward Paper property in Merrill
- The Iron County Zoning Administrator about the Site Assessment Grant
- Northwest Wisconsin Concentrated Employment Program (NWCEP) regarding funding for training low income and displaced workers to enter environmental cleanup jobs
- A developer in Minocqua regarding offsite exemptions for impacted groundwater
- Iron County Zoning about potential funding sources for the Thomas Service Station in Montreal
- Talked to realtor about using RR Sites Map and BRRTS on the Web for property transfers
- Call with City of Antigo officials regarding status of Antigo Coop Oil Brownfield sites, and Site Assessment Grant potential funding
- Call with Century 21 Realtor regarding an “old dog” case in Mercer - Club 51 - also involved cooperative involvement with Department of Commerce staff
- Multiple calls with consultant companies regarding funding opportunities for cleanup of brownfield sites
- Call with attorneys and consultant and representatives from NiSource about entering into negotiated agreement for Rhinelander Manufactured Gas Plant site
- Call with local builder regarding questions about a specific site, referred caller to Brrts On The Web and Remediation and Redevelopment Sites Map
- Call with consultant regarding reporting requirements and Phase II Environmental Site Assessments
- Call with company officials regarding redevelopment of Rhinelander WI Public Service brownfield site
- Many contacts with consultant representative and other officials relating to Stetsonville LUST Stimulus grant case

- Call with owner of Besse Forest Products regarding WI Plant Recovery Initiative.
- Call with consultant representative regarding Village of Turtle Lake Creamery brownfield potential funding sources.
- Call with ReMax realtor regarding liability issues associated with the acquiring and selling of contaminated property.
- Call with American Legion camp representative regarding potential funding source for cleanup of a property in Oneida County.
- Call with City of Superior Administrator about redevelopment plans for waterfront, train rail line area, piers/docs involving former ship yard area.
- Multiple calls with individual property owners regarding liability issues associated with sale of contaminated property.
- Numerous follow up phone calls regarding Forest County tax delinquent brownfield Spencer Bar case.

## 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)

- Met with Belleville Community Development Authority to talk about funding options available for properties in their newly-formed TIF
- Met with Grant County Towns Association – presentation on brownfields, grants and LGU exemption
- Met with Sauk County Towns Association – presentation on brownfields, grants and LGU exemption
- Met with Janesville reps, EPA – alternatives for the former GM facility
- Met with Watertown reps to talk about potential funding to address potential contamination at a knife manufacturing facility
- Met with Belleville - discussed strategies to best manage funding for downtown revitalization project that includes several brownfields
- Met with City of Madison representatives to discuss options for continued remedial work at the former Royster Clark facility and redevelopment plan from Habitat for Humanity
- Met with Cross Plains reps. to discuss SAG progress and reviewed problems with recent SAG applications
- Met with Fond du Lac County economic development corporation
- Talked with Cambridge reps about a flooded library property that was once used for fur storage and fertilizer storage
- Met with City of Madison reps regarding funding potential at Garver Feeds

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

- Met several times with representatives of Habitat for Humanity to discuss funding options for continued remedial work at the former Royster Clark facility in Madison
- Conference call with community planner in Janesville regarding the former Accudyne site

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

- Badger Army Ammunition Plant – first land transfer event
- Refuse Hideaway Media Event – Sustainable technology being used at a Superfund site

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

- Assisted realtor in southwest WI; discussed spills law, liability and property ownership, third party contracts, etc.
- Assisted IOWA UW-Extension agent identifying brownfields in several villages in order to facilitate a grant application
- Mineral Point SAG award and LGU exempt site received closure - assisted municipal representative in interpreting closure letter and navigating RR Sites Map
- Spoke with City of Sun Prairie's Principal Planner to discuss status of site for potential redevelopment
- Assisted realtor in SW WI - demonstrated BOTW and RR Sites Map
- Contacted Mayor of Jefferson, information about LGU exemption, grants, offered green team meeting
- Spoke with Columbia Co. Treasurer to discuss taking and reselling tax delinquent property in Leeds Tnsp.
- Conference call with Waupun to discuss SAG ineligible sites and how to improve application
- Talked with SW CAP contact re: redevelopment of Fountain St. Garage in Dodgeville
- Email information about LGU exemption to member of Cuba City economic development group
- Talked with SW Regional Planning Commission and Richland County Resource and Ag. Extension Agent about grant opportunities for a former cheese factory
- Talked with reps from town and village of Darien about former foundry site, canning factory – possible WPRI, grant applicants
- Talked with City of Madison reps about a property in the proposed high speed rail corridor (Byrn Property)
- Talked with Jefferson reps and Tyson Food reps about moving Tyson off the River and into building vacated by manufacturing plant downsizing – environmental issues, funding
- Telephone contact with East Troy clerk and representatives of closed Buell Motorcycle facility (WPRI)
- Conference call with consultant to explain scoring/problems with Cross Plains SAG applications they submitted



## 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 Kenosha city officials, Department of Commerce, Department of Administration, EPA and the WI Economic Development Association (WHEDA) about the Kenosha Chrysler Facility
- Green Team meeting with the Village of Oostburg & Dept. of Commerce to discuss the Midtown Ford brownfield
- Green Team Meeting with the Oak Creek mayor, city attorney, city administrator, EPA and WHEDA about the Peter Cooper, Hynite, Beazer, Koppers, Du Pont, etc. sites
- Green Team Meeting with St. Frances on the DF and We Energies sites; discussed brownfield grants
- Green Team Meeting with Village of Menomonee Falls, their consultants and attorney regarding the Western Industries
- Discussion with the Town of Muskego on a possible SAG for a former shooting range
- Discussion with Milwaukee officials and consultant on the redevelopment of 522 W. North Ave. Site
- Green Team Meeting with the Village of Adell, Adell Auto Body
- Green Team Discussion with the City of Kenosha LUST Stimulus funding.
- Green Team Meeting with the City of Milwaukee
- Green Team meeting with Oak Creek on the Lake View Village Project
- City of Kenosha regarding potential LUST Stimulus money
- Green Team meeting with SEWPC, covered a number of programs
- Green Team meeting with the Village of Grafton
- Meeting at City of Kenosha Regarding Chrysler
- Green Team Meeting with the Village of Menomonee Falls\Western Industries sites.
- Green Team Meeting with the County of Ozaukee on a site in Fredonia
- Green Team Meeting with Phillips Plastics
- Green team Meeting with City of Milwaukee Department of City Development , Milwaukee Die Casting to discuss various issues - technical, liability, funding sources, final uses
- Green Team meeting with Riverworks Dev. Corp. for funding on the 3511 Port Washington site
- Green Team meeting with City of Kenosha Redevelopment Authority regarding the Uptown Brass project - July 26. Discussed proposed multifamily residential development for a portion of the former Outokumpu/American Brass property near 17th Avenue and 63rd Street
- Green team meeting at Godfrey and Kahn (attorneys for Kenosha) with City of Kenosha

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

- Meeting with developers and lenders on possible redevelopment at Century City (former Tower/A.O. Smith) site in 30th Street Corridor
- Meeting with developers and lenders on possible Proposed Heart & Hope Place Apartments & Proposed Franklin Square Apartments
- Discussion with consultant on possible SAG for Racine Steel site
- Meeting with SEWPC, provided a slide show on C. Riess coal, and related to them the idea of partnerships in the Brownfield process.

**Hold Conferences, Trainings, etc.**

- Stage II Training for Petroleum Mentors
- Biz Tech Forum at State Fair Park
- The Environmental Law Institute and the Environmental Protection Agency's Offices of Smart Growth and Underground Storage Tanks

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

- Presentation at the Brownfields Informational Workshop in Oconomowoc, SAG Grants, Ready for Re-Use
- Small Business Development Forum at State fair Park

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

- Bayshore Mall redevelopment
- Former Druml Site
- Apmco
- Quad Graphics
- Production Stamping

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

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

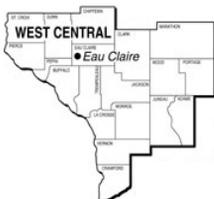
- Contacted the following communities about the upcoming Round 11 SAG Grants via e-mail:

Village of Jackson, Town of Richfield, Village of Fredonia, City of Bayside, City of Kenosha, Town of Genesee, Village of Saukville, City of Racine, Town of Geneva, City of West Bend, Town of Vernon, Town of Holland, Village of Grafton, Washington County, Ozaukee County, Village of Thiensville, City of Mequon, Town of Cedarburg, Village of Oak Creek, City of Cudahy, Town of Union Grove, Town of Summit, Village of Germantown, City of Pleasant Prairie, City of South Milwaukee, City of Milwaukee, Town of Grafton, Village of Belgium, Town of Delafield, City of West Allis, City of Sheboygan, Town of

Brookfield, City of Port Washington, Racine County, City of Sheboygan Falls, Town of Sturtevant, Village of Newburg, City of Wauwatosa, City of Menomonee Falls, Town of Brookfield, Town of Salem, Village of Shorewood, City of Muskego, City of Brown Deer, Village of Mukwonago, Town of Wheatland, Village of Fox Point, Town of Brighton, Town of Paris, Village of Hartland, City of New Berlin, City of Green field, Waukesha County, City of Hales Corners, City of Hartford, Town of Oconomowoc, City of Elm Grove, Walworth County, City of Brookfield, Village of Mt. Pleasant

- Had discussions over the telephone with the following parties:
  - Waukesha officials about a land fill site issue;
  - consultant on The Donna Henry site;
  - responsible party on the former Grede Foundries;
  - consultant and county members on the Wisco Hotel Group for a site in Oak Creek;
  - redevelopers on the American Revitalization and Recovery Act (ARRA) funding award to Bishop's Creek for \$125K;
  - city of Sheboygan officials;
  - Cudahy officials regarding Ready for Reuse funds;
  - Oak Creek on the Lakeview Village Project;
  - Discussion with Village of Adell for removal of LUST;
  - Spoke to the New Person at the City of Brookfield about the RR Program;
  - Discussion with new member at GZA on the RR Program and Grants; and
  - Outreach to Milsco on the WPRI Program.
- Other ongoing work includes assisting the following communities with brownfields work: Milwaukee, Oak Creek, Racine, West Allis and West Bend
- Talked via phone with numerous communities, consultants, industries and private citizens about brownfields; some follow up included mailing brownfields information

## 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)

- Meeting with members of the City of Owen Downtown Revitalization Committee regarding purchase of a former manufacturing brownfield site for the purpose of new manufacturing, including job creation
- Meeting with Jackson County Land Conservation official, treasurer, zoning administrator and clerk regarding brownfields cleanup and redevelopment and tax delinquent properties in the county

- Meeting with the mayor and public works director for the village of Augusta and a brownfield property owner about tax delinquency and possible Site Assessment Grant applicability
- Met with the City of Black River Falls Clerk/Treasurer and the City Administrator regarding remediation and redevelopment issues on a particular brownfield property and its SAG applicability
- Meeting with Eau Claire County Treasurer regarding two tax delinquent brownfield properties in the city of Eau Claire and the city of Augusta and discussion about the Site Assessment Grant for both
- Met with the City of Eau Claire Financial Director and Accountant regarding a Site Assessment Grant and remediation and redevelopment of a brownfield property on the west side.
- Met with an Eau Claire County Planner about the Remediation & Redevelopment Program and Comprehensive Planning and application to brownfield sites in the county
- Green Team meeting with La Crosse County Extension Agent, architect, environmental consultants, a brownfield development, Department of Commerce and two state legislators regarding remediation and redevelopment of a La Crosse brownfield
- Met with the city of Tomah Administrator regarding the new Environmental Assessment funding as well as numerous brownfield sites that the Long-Range Planning Committee is actively working with in preparation for a public meeting
- Met with the village of Bangor Clerk regarding redevelopment interest on a former Site Assessment Grant site in their village
- Meeting with the Village of Gays Mills Recovery Coordinator and environmental consultant about remediation and redevelopment of brownfields in their community
- Meeting with the Village of Cochrane Clerk regarding brownfields remediation and redevelopment interest in their village
- Meeting with City of Stevens Point officials regarding redevelopment on two brownfield sites
- Meeting with officials from the Town of Hansen in Wood County and their environmental consultant regarding a Site Assessment Grant and possible redevelopment on a brownfield
- Meeting with the Eau Claire County Clerk and Corporation Counsel regarding remediation and redevelopment of three tax delinquent brownfield sites
- Meeting with the Town of Neville Chairman, the Clark County Supervisor for the Town of Neville and an environmental consultant regarding remediation and redevelopment of a brownfield site that had previously been used as a salvage yard.
- Meeting with the Village of Boyd Clerk and an environmental consultant regarding remediation and redevelopment of a brownfield site formerly used for a furniture repair and stripping business.
- Meeting with the Zoning Administrator for Dunn County regarding remediation and redevelopment on brownfield properties in three municipalities
- Meeting with an Eau Claire County Planner regarding Wisconsin Plant Recovery Initiative and WDNR Site Assessment Grant and their applicability to brownfield sites in the county
- Meeting with City of Eau Claire Finance Department officials regarding opportunities for the city to utilize the WDNR's Site Assessment Grant and the Wisconsin Plant Recovery Initiative for a new brownfield redevelopment project
- Meeting with Jackson County Land Information Coordinator regarding the Remediation and

Redevelopment Program and the use of its tools on sites in the county

- Meeting with the Black River Falls City Administrator regarding remediation & redevelopment of three sites in the city
- Meeting with the City of Eau Claire Economic Development Administrator regarding SAG and WPRI and their application to brownfield sites in the city, in particular to a new brownfield redevelopment area.
- Meeting with the Black River Falls City Administrator regarding completion of remediation and a buyer for redevelopment of a brownfield in the city
- Meeting with a representative of the La Crosse County Metropolitan Planning Organization to review the RR Program and its application to current and future brownfield projects
- Meeting with the Eau Claire County Treasurer regarding the possible application of WPRI and SAG and redevelopment options on sites in the county
- Meeting with city of the La Crosse Mayor, City Attorney, and Director of Planning, and a developer with his architect, banker, and builder to discuss creation of an ERTIF, possible purchase of contiguous brownfield property and application for a WDNR Site Assessment Grant
- Meeting with an environmental consultant to discuss development of a property near a brownfield site in the Town of Warren

#### **Hold Other Meetings**

- Meeting in the Village of East Ellsworth with owners of two businesses, one of their attorneys, two representatives of DATCP and three WDNR staff regarding remediation and redevelopment issues surrounding the possible purchase of one company by another in order to create jobs and increase economic activity
- Two WDNR staff attended a City of Tomah Long Range Planning Committee. Representatives were present from all partners involved including the Department of Commerce (Planning Grant), the Canadian Pacific Railway, Forward Tomah (a commercial development group) and the city of Tomah. WDNR staff provided assistance with environmental liability and financial assistance programs applicable to redevelopment of a large area in the city.
- Meeting with banker about redevelopment of a brownfield property in the Village of Spring Valley
- Meeting with the La Crosse Area Chamber of Commerce President to review the RR Program for a possible Chamber relocation to a brownfield site in the city

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

- Gave a presentation for four city of Tomah officials regarding the WDNR's Site Assessment Grant as well as remediation funds available for possible use on tax delinquent brownfield properties in the city; follow up calls and e-mails
- Presentation of the Remediation & Redevelopment Program to the Village of Hixton regular meeting; discussion with the President, the Board of Trustees and a brownfield owner regarding remediation and redevelopment options for the property
- Two WCR staff attended a Kickoff Ceremony, a significant press event, held by the La Crosse Industrial Park Corporation for the remediation of the former Trane Plant #6 in the city of La Crosse. Others attending included the WDNR Secretary, three Madison WDNR staff persons, the city of La Crosse

Planning Department, both U.S. senators' staffers and others. Redevelopment is expected to bring increased economic activity and an increase in the tax base

- Participated in Career Fair at Florian Gardens
- Gave presentation to the Trempealeau County Towns Association County Unit quarterly meeting; gave out materials and held discussions after the meeting
- Presentation to the Towns Association Juneau County Unit Meeting with focus on the RR Program, SAG, WPRI and exemptions followed by discussion and interest about particular brownfield sites in the county
- Successful display and distribution of many RR Program materials to the Towns Association Marathon County Joint County Meeting
- Presentation of the RR Program and the new WPRI/WAM to the Mississippi River Regional Planning Commission; discussion during and after the meeting

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

- La Crosse: Tractor Lot East / Ceridian Retirement Plan Services Office Building
- Wisconsin Dells: Riverview Hospital parking / Riverview Hospital Tower
- Viroqua: Benders Dry Cleaners/ Oriental Goodies Store
- Prairie du Chien: 3M Sponge Plant/ Crawford County Administration Building

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

- Submitted three Re News story ideas
- Wrote two Re News stories with photos
- Regional newsletter distributed to all mailing lists via e-mail
- Regional news releases for ARRA grant awards
- Regional news releases for SAG grant applicants and awards
- Various informative e-mails to government officials, consultants and developers
- Many phone call follow up e-mails with links to our program
- Press releases for regional Site Assessment Grant awards
- Regional newsletter distributed to all mailing lists via email

The following discussions took place over the telephone:

- Discussion with the city of Onalaska Land Use and Development Director regarding the use of the WDNR's Site Assessment Grant on a brownfield property in the city
- Discussion with an environmental consultant for the Hudson Hospital regarding remediation and redevelopment options of a brownfield property for potential purchase by the Hospital
- Discussion with a realtor regarding the remediation and redevelopment of a number of contaminated properties in the Town of Hudson

- Discussion with the Planning Director of the city of La Crosse regarding the use of the WDNR's Site Assessment Grant on two properties in the city
- Discussion with the Mayor of the city of Neillsville and a brownfield property owner regarding remediation and redevelopment of the downtown property
- Discussion with Crawford County Tax Assessor regarding tax delinquent brownfield property in Soldiers Grove
- Discussion with a contractor regarding remediation and redevelopment of a brownfield site in St. Croix County
- Discussion with the La Crosse County Treasurer regarding tax delinquent brownfield properties throughout the county
- Discussions with the Adams County Environmental Health Specialist regarding a Site Assessment Grant for a brownfield in the county
- Discussion with an environmental consultant regarding remediation and redevelopment of a brownfield property in the city of Durand
- Discussion with a realtor in St. Croix County regarding rules for property transactions with brownfield issues
- Discussion with the Chippewa County Treasurer regarding eligibility for the Site Assessment Grant on tax delinquent brownfields in municipalities throughout the county
- Discussion with a city of Neillsville brownfield property owner about remediation and redevelopment options on his downtown property
- Discussions with the Monroe County Treasurer regarding Site Assessment Grant applications on tax delinquent brownfield properties in the county
- Discussion with the Monroe County Solid Waste Director regarding Site Assessment Grant eligibility for brownfields in five municipalities
- Discussion with the city of Tomah Administrator regarding possible applications for the Site Assessment Grant
- Discussions with the Dunn County Tax Assessor regarding application for the Site Assessment Grant on a county-owned brownfield property
- Discussion with the Crawford County Highway Department Commissioner regarding application for a Site Assessment Grant on brownfields in two communities
- Discussion with an environmental consultant regarding the remediation and redevelopment of a brownfield property in Dunn County
- Discussion with Chippewa County Planner regarding five municipalities in the county that have brownfield properties and their eligibility for the Site Assessment Grant
- Discussions with the Monroe County Treasurer regarding tax delinquent brownfield properties in the city of Tomah and in five smaller municipalities in the county
- Discussion with the village of New Auburn Clerk regarding a Site Assessment Grant for a brownfield in their village
- Discussion with the President of the village of Lake Hallie regarding a Site Assessment Grant for a brownfield

- Discussion with the city of Cornell Administrator and Clerk/Treasurer regarding the possibility of WDNR Site Assessment monies for a former factory
- Discussions with the Mayor of the city of Stanley regarding Site Assessment monies for a former factory
- Discussion with the city of Bloomer Mayor regarding a Site Assessment Grant for a former gas station
- Discussion with the Crawford County Tax Assessor regarding Site Assessment Grants on brownfields in two municipalities and 75.17 property request of a brownfield in the village of Soldiers Grove
- Discussion with Trempealeau County Corporation Counsel regarding a list of tax delinquent properties recently prepared by the county and possible applicability of the Site Assessment Grant to those properties
- Discussion with the President of the village of Soldiers Grove regarding reclaiming a tax delinquent brownfield property to pursue remediation and redevelopment activities for an interested business buyer
- Discussions with an environmental consultant regarding Site Assessment Grant eligibility in three communities
- Discussion with the village of Hixton President regarding remediation and redevelopment of a brownfield
- Discussion with the village of Hixton Clerk regarding remediation and redevelopment of a brownfield in the village
- Discussions with the developer/owner of a brownfield property in the city of La Crosse regarding remediation and redevelopment of the property
- Discussion with the City of Bloomer Mayor regarding an interested buyer of a brownfield site in the city
- Discussion with the responsible party of a brownfield property in the village of West Salem regarding downtown revitalization and redevelopment of the property
- Discussion with the Chairman of the Township of Sampson regarding remediation and redevelopment of a brownfield property into a public access site
- Discussion with a developer regarding the remediation and redevelopment of a brownfield property in St. Croix County
- Discussion with a Land Appraiser regarding remediation and redevelopment of a brownfield site in Pierce County
- Discussion with an environmental consultant regarding remediation and redevelopment on two properties in St. Croix County
- Discussion with a realtor regarding remediation and redevelopment options for a brownfield property in foreclosure in St. Croix County
- Discussion with an interested buyer of brownfield properties in St. Croix County regarding remediation and redevelopment options
- Discussion with a banker regarding remediation and redevelopment options on a brownfield property in foreclosure in St. Croix County
- Discussion with the village of Baldwin Administrator regarding the Site Assessment Grant and other redevelopment potential on a site in the village
- Met with a potential purchaser of a brownfield property in Dunn County regarding remediation and

redevelopment options

- Discussion with a private party concerning the remediation and redevelopment of brownfield properties in the township of Hudson
- Discussion with the Dunn County Tax Assessor regarding remediation and redevelopment issues on a brownfield property taken by the county on tax forfeiture
- Discussion with the Chairman of the Township of Sampson regarding remediation and redevelopment of a brownfield property into a public use site
- Discussion with the city of New Richmond Hospital Administrator regarding remediation and redevelopment of a brownfield property
- Discussion with a brownfield mine owner in St. Croix County regarding redevelopment of the property
- Discussion with a businessman who owns a brownfield site in Dunn County regarding remediation and redevelopment of the property
- Discussion with city of La Crosse officials regarding remediation and redevelopment options on the former Mobil/ Petros brownfield site
- Discussion with a realtor regarding redevelopment of a recently closed industrial brownfield site in the city of Black River Falls
- Discussion with city of La Crosse officials, Xcel Energy Corporation and environmental consultants regarding remediation and redevelopment on the LIPCO property
- Discussion with the city of Sparta Engineer regarding remediation and potential redevelopment of a brownfield
- Email notification to a wide variety of constituents for the Wisconsin Plant Recovery Initiative and Award Monies
- Discussion with interested party regarding redevelopment of the former Doughboy plant brownfield in the City of New Richmond
- Discussion with a realtor concerning redevelopment of a brownfield with surface water contamination issues in Pierce County
- Discussion with a private party regarding redevelopment on a property with contaminated water issues in the Village of Roberts
- Discussion with banker regarding a client interested in buying a former brownfield property with contamination issues in the Village of Spring Valley
- Discussion with the President of the village of Hixton regarding remediation and redevelopment of a brownfield with an interested business purchaser
- Discussion with a private party concerning redevelopment of a brownfield with surface water contamination issues in St. Croix County
- Discussion with the Mayor of the city of Bloomer regarding remediation and redevelopment interests about two brownfields in the community
- Discussion with Cornell City Administrator regarding the new Plant Recovery Initiative and its applicability to a closed plant in the city
- Discussion with the former Mayor of the city of Black River Falls regarding redevelopment issues on a

former brownfield

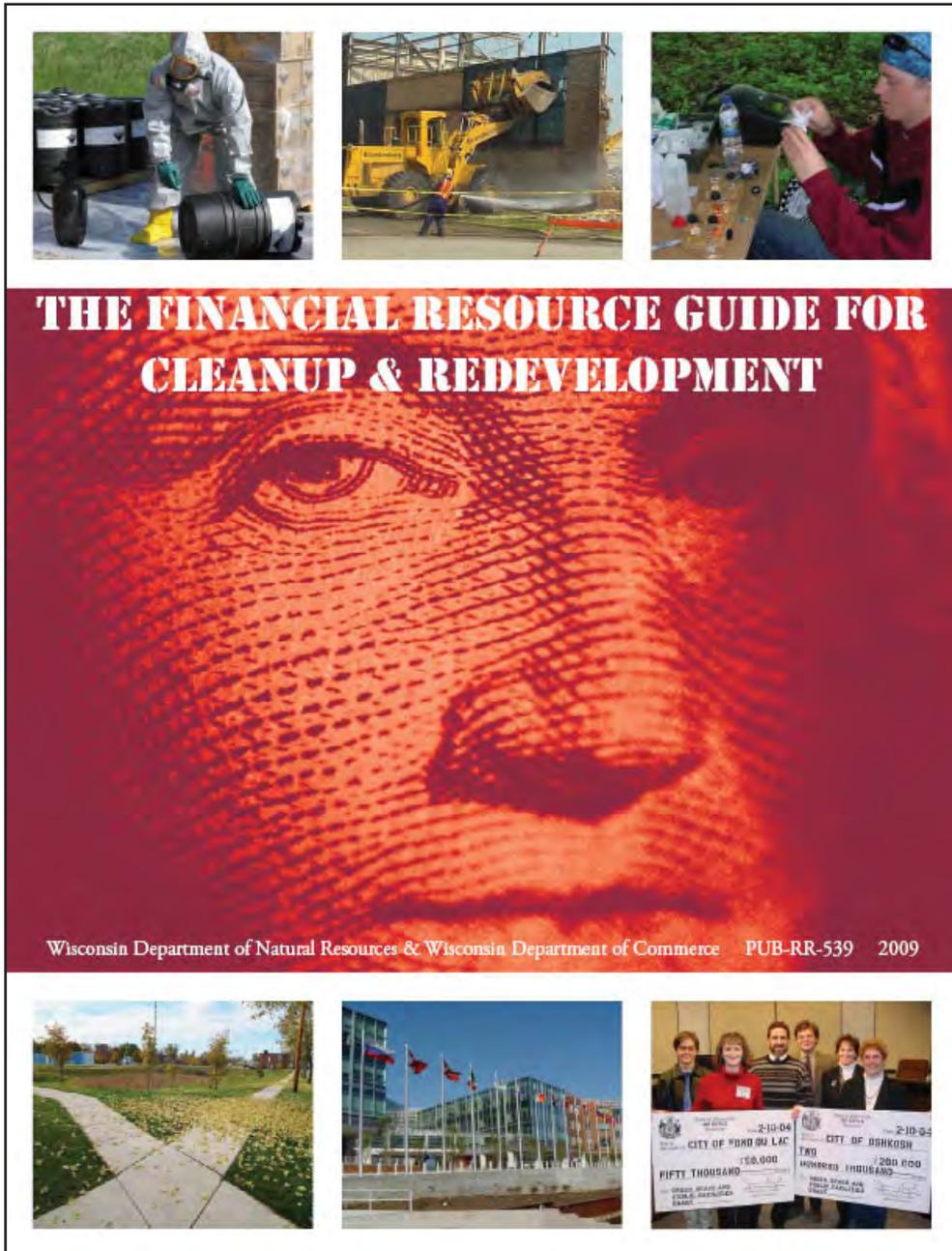
- Discussion with a private party regarding soil contamination issues on a brownfield property in St. Croix County
- Discussion with a private party regarding redevelopment of a brownfield property with groundwater contamination issues in the Town of Hudson
- Discussion with an attorney regarding redevelopment of a brownfield property in the Village of Ellsworth
- Discussion with a realtor regarding redevelopment of a property near a brownfield in the Town of Hudson
- Discussion with a relocation company regarding development on property near brownfields in the Town of Hudson
- Conference discussion with the Executive Director of Vernon County Economic Development and an EPA official regarding remediation and redevelopment issues at a former printing plant to be redeveloped as a regional business incubator
- Discussion with a private party regarding brownfield issues on a property in the City of Hudson
- Discussion with a banker concerning redevelopment on a brownfield property in the Village of Elmwood
- Discussion with Town of Pine Grove Chairwoman regarding remediation and redevelopment of a brownfield site in their township
- Discussion with a banker regarding use of a General Liability Clarification Letter for redevelopment of a brownfield property in Spring Valley
- Discussion with environmental consultant regarding remediation and redevelopment of a brownfield property in the Town of Warren
- Discussion with a realtor regarding redevelopment of a brownfield property in the City of Hudson
- Discussion with an attorney concerning the sale and redevelopment of a brownfield property in the City of River Falls
- Discussion with a realtor regarding redevelopment on a brownfield property in the City of Hudson
- Discussion with the Village of Almond President regarding use of the Site Assessment Grant and redevelopment options on a brownfield with an interested business
- Discussion with the President of the Village of Soldiers Grove about remediation and redevelopment on a brownfield with a committed business purchaser
- Discussion with a private party regarding groundwater contamination issues on a property in St. Croix County
- Discussion with a brownfield owner in the City of Neillsville regarding remediation and redevelopment of the property for two interested buyers
- Discussion with a well drilling professional regarding brownfield issues on a property for redevelopment in Dunn County
- Discussion with Portage County official regarding remediation and redevelopment of two tax delinquent brownfield sites.
- Discussion with an environmental consultant regarding purchase and redevelopment of a brownfield

property in Dunn County

- Discussion with City of Cornell Administrator regarding a closed plant in their industrial park
- Discussion with Chippewa County Planner regarding remediation and redevelopment of a brownfield in New Auburn with suggestion to visit other communities identified in the county that have brownfield properties
- Discussion with the City of Bloomer Mayor regarding remediation and redevelopment of two brownfields in the city
- Discussion with Chippewa Falls City Planner regarding the former Chieftain Oil Bulk Plant brownfield site and its redevelopment role in the city
- Three discussions with interested parties about remediation and redevelopment of a former industrial site in the Town of Pine Valley
- Discussion with the Towns Association Chippewa County Unit Chairman regarding the application of the remediation and redevelopment program to sites in the county's towns
- Two discussions with the Portage County Corporate Counsel about remediation and redevelopment of brownfield properties in the county
- Discussion with interested buyer of brownfield property in St. Croix County
- Discussion with infrastructure professional regarding redevelopment of brownfield properties in the City of Hudson
- Discussion with Town of Necedah official regarding remediation and redevelopment possibilities on a brownfield site
- Discussion with a planner from the North Central Regional Planning Commission regarding remediation and redevelopment of brownfield sites in Juneau, Portage and Wood Counties
- Many emails following phone conversations and in person meetings with various links to our program

# Appendix II - WDNR Publication Samples

## The Financial Resource Guide for Cleanup and Redevelopment



View the Financial Resource Guide on-line at <http://dnr.wi.gov/org/aw/rr/archives/pubs/RR539.pdf>

## Success Story Example (Page 1-2)

# Harley-Davidson Museum

PUB-RR-852

February 2010

### Harley-Davidson Museum

501 W. Canal Street  
Milwaukee, WI  
Milwaukee County

15 acres

**Location:** The east end of the Menomonee Valley, an area with a long history of industrial use.

**Desire to build a tribute to their iconic motorcycles led Harley-Davidson to put their new museum in the heart of Milwaukee's Menomonee Valley.**

### History

Harley-Davidson Motorcycles are revered throughout America and the world. Few other brands invoke quite the stirring images that come to mind when someone mentions the Milwaukee-founded company. In building a museum where visitors could explore more than 100 years of Hog history, the company looked to the heart of their hometown: Milwaukee's Menomonee Valley.

The Menomonee Valley is ground zero for major redevelopment efforts by the city of Milwaukee and the Menomonee Valley Partners (MVP). They partnered to take control of industrial and other brownfield properties near this long strip of land next to the Menomonee River. Among the sites which were available for redevelopment were the Morton Salt property, Lakeshore Sand Company and property owned by the Milwaukee

Department of Public Works on the eastern tip of the valley.

When the company decided to make the museum dream a reality, they worked with MVP and the city to purchase the eastern-most properties. The area was a convenient spot could accommodate large numbers of visitors, yet keep them close to downtown restaurants and hotels.



*The former Morton Salt property in front of the Milwaukee skyline, before construction of the Harley-Davidson Museum (photo courtesy DNR).*

### Investigation and Cleanup

Site investigations revealed lower levels of contamination than one might expect. Lab tests revealed an area of high chloride levels — determined not to be related to Morton Salt — and some traces of metal in the groundwater. Remediation at the site consisted mostly of capping contaminated soils and repairing a dock wall that would prevent erosion into the Menomonee River.

During the cleanup and construction process, contractors made use of the nearby Marquette



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

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



Interchange project to recycle roadway materials, reduce costs and save energy. Seventy-nine thousand cubic yards of fill from the interchange project was used to raise the site above the flood plain. Crushed asphalt and concrete were used to make road bases and fill in other sections of the property.

Other green initiatives included planting scores of native plants along the riverfront, and using non-impervious services as much as possible to allow rain water to filter through and avoid flooding problems.



*The steel-beamed exterior of the Harley-Davidson Museum embodies the hard-working, industrial spirit of the company's legacy (photo courtesy DNR).*

### Redevelopment

Much like a Harley is distinct from other motorcycles, the company strove to make the \$95 million Harley-Davidson Museum different from other museums. The design features a gritty industrial façade with heavy usage of steel and brick. Inside, visitors are treated to Harley history plucked from the company's extensive archives, including some of the earliest motorcycles the company ever made, and a motorcycle owned by Elvis.

City of Milwaukee estimates put the number of potential annual visitors at 350,000, bringing an estimated \$31 million in additional spending to the area. Jobs created from those extra dollars could push the benefits even higher, creating just under \$5 million in annual tax revenue.

The Museum project has been well received in the community and earned several real estate honors, including:

2009 Project of the year  
*Business Journal Real Estate Awards*

Top Project  
*Wisconsin Builder Magazine*

2008 Mayor's Design Awards  
*City of Milwaukee*

2008 Regional Impact Award  
*Wisconsin Commercial Real Estate Women*

### Financial, Liability, Technical Assistance

The success of the Harley Davidson Museum hinged on the cooperation between all parties, including Harley-Davidson, the Wisconsin Department of Natural Resources (DNR), Redevelopment Authority of the city of Milwaukee (RACM), MVP, and environmental consultants.

The DNR's Remediation and Redevelopment (RR) Program staff worked closely with all the project partners. Work began with a "green team" meeting to examine the environmental concerns and plan the logistics of cleaning up and achieving closure on multiple properties. To ensure cleanup work met state standards, an RR Program project manager worked to review the remedial action plan for the site.

To complete construction by their desired date, Harley-Davidson covered their own remediation costs. The city of Milwaukee also spent significant funds to move the Department of Public Works facilities to another location.

### Contacts

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### THANK YOU FOR WORKING WITH US! ###  
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