

# September 1, 2010 - February 28, 2011 Report s.128(a) Grant Accomplishments



*PRES. OBAMA VISITS WISCONSIN BROWNFIELD SITES!*

*- DETAILS PAGE 6*

– 2011 EPA Brownfields Recognition Award Winner (Region 5) –





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## Introduction

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This report summarizes the Wisconsin Department of Natural Resources' (WDNR's) use of its CERCLA s. 128(a) EPA grant money on its state response program and public record requirements. This is a mid-year report, covering activities during the September 1, 2010 to August 31, 2011 grant period.

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 are successfully meeting 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, innovation and cleanup. For us, that means:

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

In 2010-2011, one of our biggest challenges continues to be the changing economy and the loss of manufacturing companies in Wisconsin. This report chronicles our progress with the award-winning Wisconsin Plant Recovery Initiative, and our efforts to prevent closed manufacturing facilities from becoming a next generation of brownfields. We also take a closer look at the issues surrounding some of the largest potential brownfields in the state – closed automotive plants – and highlight our successes, including the brownfields connection to President Obama's January visit to the state.

We hope this report demonstrates the quality work and dedication of the RR Program, whose staff continue to work hard to address the environmental and economic challenges of brownfields.



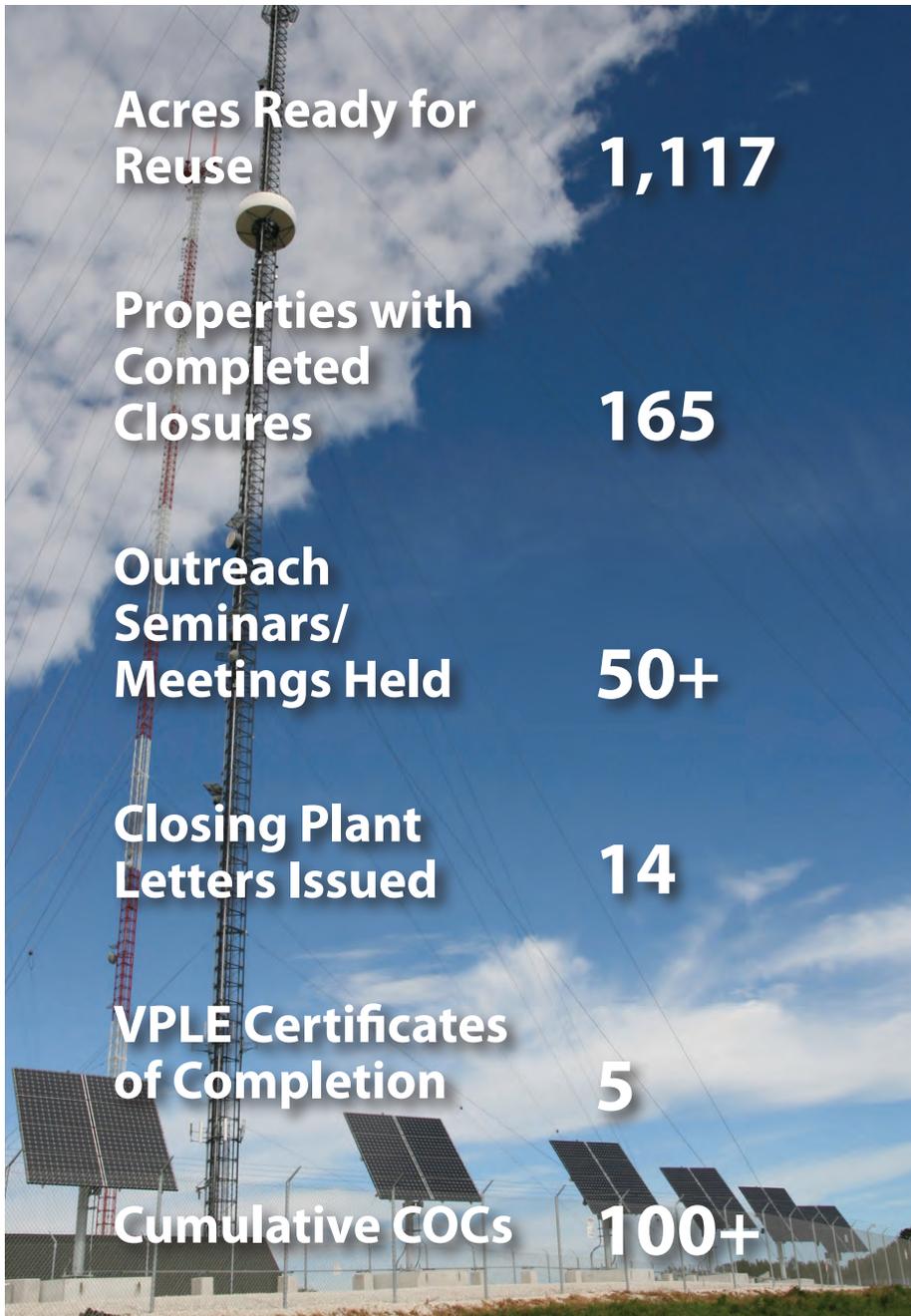
## Financial Status

On September 14, 2010, EPA awarded WDNR \$ 1,427,501 in Section 128(a) funding for the September 1, 2010 to August 31, 2011 grant period. With these funds, WDNR initiated its eighth consecutive year of utilizing this valuable resource. In accordance with grant accounting information available through the end of December 2010, the WDNR has expended approximately \$457,500 in grant funding for the September 1, 2010 to August 31, 2011 grant period. A more complete accounting will be conducted at the end of the grant period 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

Sept. 1, 2010 – Feb. 28, 2011

By The Numbers



*The Milwaukee Area Technical College's new solar farm sits on a former brownfield site.*

## Wisconsin Plant Recovery Initiative

As we've chronicled in previous reports, the RR Program has put a strong focus on preventing the creation of new brownfields. Economic struggles have made a dramatic mark on Wisconsin, leading to the close of many industrial plants in this manufacturing-heavy state. These closings present our local communities with a three-part problem: 1) how to replace lost jobs; 2) how to replace lost tax revenue and 3) how to deal with a potentially or known contaminated, empty industrial facility.

The official launch of the Wisconsin Plant Recovery Initiative (WPRI) in March 2010, was the RR Program's response to address those three issues. During this reporting period, the program continued its strong support for our award winning initiative. Staff continue to reach out to communities and owners of closed or closing manufacturing facilities to inform them of their environmental obligations and offer state support.

The e-mail below highlights the positive nature of the interactions we are having with our customers, through the WPRI process.

In addition to our successful outreach, we have also begun to award portions of our \$1 million EPA Assessment grant, which we set aside for closed manufacturing plants. In December 2010, the

RR Program awarded \$400,000 in "community-managed" WPRI assessment monies to three communities with closed, large industrial facilities. Four other communities received the services of an environmental consulting firm to assess contamination at smaller industrial facilities (see list next page).



*A portion of the Shurpac facility in Racine, WI will be assessed for environmental contamination, so the owner can begin a manufacturing expansion project.*

### *Praise for the RR Program's Plant Recovery Initiative*

From: Kresnak, Patrick  
Sent: Wednesday, January 05, 2011 04:17 PM  
Subject: RE: IAC Sheboygan Corporate Environmental Contact

Annette / Bruce,

Thank you for taking the time to present information about the Wisconsin Plant Recovery Initiative. The contact lists, and other information about other programs related to the potential reuse of the property will be very helpful.

In my experience working throughout EPA Regions II to V, this is the first time a state environmental agency has reached out to a company while they were closing a plant to discuss redevelopment opportunities. This is unique in Wisconsin, and the programs we discussed at the meeting may be valuable references to draw on when in conversation with potential buyers. Instead of saying, "I'll get back with you", we can now say, "we have that information right here!".

Thanks again. I hope to be talking with you soon.

Pat Kresnak  
Director, Environmental Health & Safety  
International Automotive Components

# Plant Recovery and the Auto Sector

One unique component of the Plant Recovery Initiative is the attention the WDNR is paying to Wisconsin's automotive sector. Staff in the RR Program have dedicated hundreds of hours to addressing the future of the General Motors Assembly Plant in Janesville and the Chrysler Engine Plant in Kenosha.

These massive facilities, and their associated properties, present unique challenges when it comes to cleanup and redevelopment. The WDNR has worked extensively to ensure both plants' contamination issues are addressed in a matter that protects public health and the environment.



## Chrysler Engine Plant – Kenosha

During this reporting period, production ended at the Chrysler Engine Plant in Kenosha. WDNR staff are working in partnership with the city of Kenosha, EPA, the Wisconsin Department of Justice (WDOJ) and the Wisconsin Department of Health Services (WDHS) to assess, investigate and clean up environmental contamination on the property poses and prevent any potential threats to public health. During this report period, staff participated in more than 30 conference calls and meetings to discuss the assessment, investigation and remediation of the plant.

In September and October 2010, EPA conducted soil and groundwater vapor sampling around the perimeter of the Engine Plant and neighboring properties. In November 2010, environmental consultants conducted additional soil and groundwater sampling around the perimeter of the building and completed a Phase I Environmental Site Assessment on the Engine Plant site, using EPA and city funds. In December 2010, WDOJ sent follow-up letters to the liquidation trustee and Chrysler Group, LLC, reminding both parties of their responsibilities on the Engine Plant property

and off-site. Subsequently, in March 2011, WDNR notified both parties, as well as the JPMorgan Chase, that the State of Wisconsin intends to file a superior lien on the Kenosha Engine Plant property for all state and federal funds it expends, in accordance with s. 292.81, Wis. Stats.

RR Program staff will continue to meet with our partners and advise the city on technical, liability, outreach and financial aspects of the project, as they attempt to work with Chrysler and the liquidation trustee to assess and clean up contamination at the site. In addition, outreach staff are developing a web page and fact sheet to educate the public about the environmental and health issues at and around the plant.

## General Motors Assembly Plant – Janesville

The Wisconsin Department of Natural Resources has invested a great deal of time on the General Motors bankruptcy during this time period. The WDNR has been actively participating in EPA, WDOJ, and other discussions on the bankruptcy settlement. There are two properties where funding has been made available through the bankruptcy confirmation plan to deal with remaining or perceived contamination. The first property is the GM Janesville training facility that is part of the bankruptcy. It requires a site investigation and potentially a cleanup. The WDNR has been working with the trustee and consultants to approve the budget for the site and work plan for 2011. The second site is Wheeler Pit, a former NPL site, that has long-term operation and maintenance obligations. Funding will be provided to the WDNR to carry out this work. A third site that the WDNR has been involved with is the Janesville Disposal Facility, which are owned by the City of Janesville. Further, WDNR has been participating in the selection of the post-bankruptcy trustee for the trust which the Wisconsin sites are part of.



WPRI Assessment Monies Awards – Federal s. 104(K) Assessment Funds		
Recipient	Facility	Award
Kenosha	Former Chrysler Engine Plant	\$200,000
Redevelopment Authority of the City of Milwaukee	Century City - Former Tower/A.O. Smith Manufacturing Plant	\$200,000
New Holstein	Former Heus Techumseh Plant	\$100,000
Baldwin	Jongquist Family Kitchen	Contractor Services
Mazomanie	Synergy Web Press	
Merrill	Semco Window Plant (Riverfront)	
Racine	Shurpac	

## President Obama Tours Brownfields Success Stories



President Barack Obama joins Skana Aluminum CEO Tom Testwuide and others, during a tour of Manitowoc factories (Skana Aluminum photo).

There have been many success stories when it comes to turning former Wisconsin brownfields back into a productive manufacturing plants. Amazingly, three brownfield sites were on display this January, during President Obama’s post-State of the Union tour of The Badger State.

The president visited Manitowoc while taking a tour of three local plants: Skana Aluminum, Orion Energy, and Tower Tech. At a stop on the tour, he praised these companies for their role in keeping America’s economy moving.

“These jobs are good for all of us because they make everybody’s energy bills cheaper, they make the planet safer,” President Obama noted. “What you do is sharpen America’s competitive edge all around the world.”

Orion Energy and Skana Aluminum are both operating at facilities which were part of the massive Mirro Aluminum facility in Manitowoc. Orion produces many energy-efficient products, including high-efficiency industrial fluorescent lighting. Skana Aluminum is an aluminum rolling mill.

Tower Tech is a wind turbine tower producer at the site of the former Manitowoc Company, which produced – among other things – World War II submarines. The site received Certificate of Completion in 2005 for completing the DNR’s voluntary cleanup process.

The RR Program continues to work to help manufacturing plant owners and local governments conduct the necessary assessment and cleanup at their facilities. Utilizing existing facilities can help new companies avoid high start-up costs, prevents unnecessary expansion onto greenfields and reduces the number of brownfields in Wisconsin. Hopefully, we can build on our success and keep Wisconsin a model for the entire nation.

## Milestone: WDNR Reaches 100th Voluntary Party Cleanup

In December 2010, AxleTech International received the Wisconsin Department of Natural Resources' 100th voluntary party Certificate of Completion for cleanup work conducted at their Oshkosh manufacturing facility.

The certificates are part of the Voluntary Party Liability Exemption (VPLE) process, created in 1994 to help parties clarify their future liability at contaminated properties they willingly clean up, as long as they receive state oversight and follow all environmental laws. The WDNR certificate is a company's final seal of approval from the state, confirming the environmental cleanup is complete at a "brownfield."

"This 100th Certificate of Completion is a great milestone for the state's Brownfield Initiative," said WDNR Bureau Director Mark Giesfeldt. "It shows once again Wisconsin is at the forefront of innovative cleanup efforts."

Giesfeldt said that many businesses take advantage of the certificates because the VPLE process is streamlined, provides additional liability protection and transfers protection to future property owners if the land is sold.

"Helping businesses revitalize brownfields is good for Wisconsin's economy," Giesfeldt notes. "The VPLE was key to AxleTech taking on this site so we can keep jobs and manufacturing in the Oshkosh community."

AxleTech, an axle/suspension manufacturing firm, purchased the 600,000-square foot facility located along the Fox River from Meritor in 2002.

The first Certificate of Completion was awarded in 1995. Any party can enroll in the VPLE process, including those responsible for the contamination. Currently there are 125 entities enrolled in the VPLE process.



*Representatives from DNR's Northeast Region present the 100th VPLE Certificate of Completion to AxleTech (left to right: Brian Maillet/Arcadis, Tim Gess & Jim Garvin of AxleTech, Ron Kazmierczak/WDNR NER Director, Michelle Fitzpatrick/AxleTech, Gary Peters/representing AxleTech, a division of General Dynamics, Kathy Sylvester/WDNR, Mike Burda/VP Operations for AxleTech – WDNR photo).*

# 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.

## 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 71,000 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

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

**OPEN PANTRY FOOD MART**  
Location Details

ESACT		HSLB	
Location Name	County	Region	
OPEN PANTRY FOOD MART	Dane	South Central Region	
FID	EPA ID	SIC Code	HANOS Code
113312430	WR000035550	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	53715
Mailing Address	City	State	Zip Code
1125 LEGION DR	ELM GROVE	WI	53122

Owner(s)  
OPEN PANTRY FOOD MART OF WISCONSIN 10505 CORPORATE DR STE 101 PLEASANT PRAIRIE, WI 531581505

Remediation Activities at this Location			
Activity Number	Type	Activity Name	Status
03-13-002855	LUST	OPEN PANTRY FOOD MART	CL 01 ED
03-13-543834	LUST	CITGO GAS STATION	CL 14
04-13-040111	SPILL	1412 PFLAUM RD (HISTORIC SPILL)	CL 01 ED
04-13-218815	SPILL	OPEN PANTRY #559	CL 01 ED
09-13-281951	NO RR ACTION REQUIRED	OPEN PANTRY FOOD MARTS	NO ACTION

The BRRTS upgrades in this reporting period include:

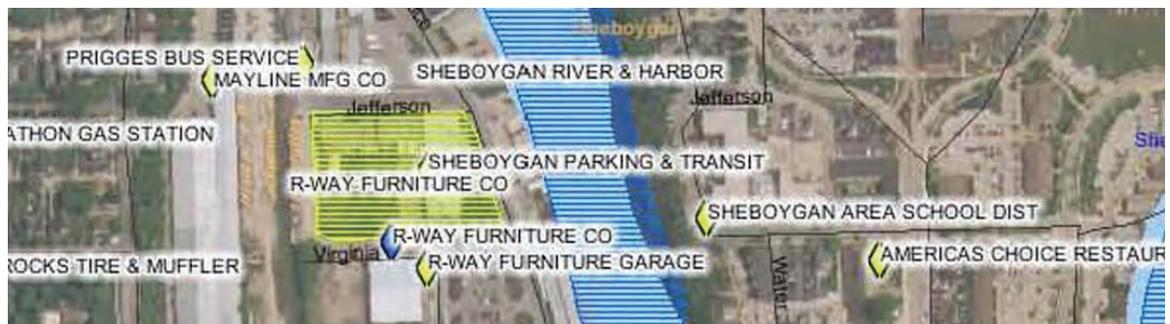
- Completing of Bankruptcy and Lien Tracking module
- Modified VPLE tracking from activity/action based to property/milestone based
- Revised BRRTS database backup procedures
- Tested BRRTS app for migration to new operating system to WIN 7
- Modified BRRTS Smart Regulation and Ticklers for code changes
- Created new functionality to support Vapor Intrusion tracking
- Modified EPA Energy Act and SAAR reports to use date range calculations

## 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 168 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.

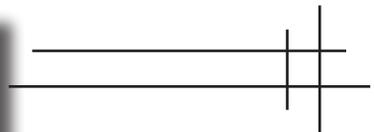
Those locations where there are no environmental impacts from historic waste disposal are being added to a historic landfill database. The end product of these reviews will help the public understand the risks associated with these waste disposal sites, ease property transactions and redevelopment, help 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 mid-year report period we located 276 sites on the map, already surpassing our annual goal of 250.

<b>Table 1 - Summary of Public Record Activities</b>			
	<b>Mid Year Numbers</b>	<b>End of Year Numbers</b>	<b>End of Year Targets</b>
Total Active LUST & non-Lust Cleanups	3,929	—	—
Properties with Active LUST & non-LUST Cleanups	3,700	—	—
Completed Site Cleanups by WDNR this report period	181	—	—
Properties with Completed Cleanups by WDNR, this report period	165	—	300
Acres Ready for Reuse this report period	1,117	—	200

<b>Table 2 - Summary of Inventory and Survey Activities</b>			
	<b>Mid-Year Numbers</b>	<b>End of Year Numbers</b>	<b>End of Year Targets</b>
New Properties in BRRS Database this report period	160	—	200
Waste Registry Evaluations this report period	168	—	150
Staff Hours per Waste Registry Evaluation	15.7 Hours	—	20 Hours
Sites Geo-located on RR Sites Map this report period	276	—	250
Staff Hours per Geo-location	1.25 Hours	—	1.5 Hours
Closed Sites Added to GIS Registry this report period	276	—	500



## Section 4 - Oversight and Enforcement

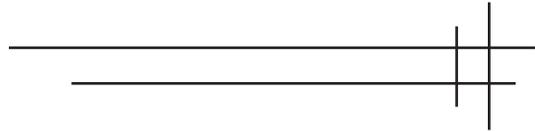
WDNR oversight and enforcement activities fall into two primary areas:

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

### 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 2010 through February 2011, four sites were audited to determine compliance with conditions of closure. Follow up was not required on any of these sites. Since September 2011, staff spent approximately 140 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 ten hours.



Since 2004, 333 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 5000 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).

WDNR recently received comments from EPA on our draft PCB guidance. The comments are being incorporated and we hope to issue a final version in the next several months.

**Table 4 - Summary of Oversight and Enforcement Activities**

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Audits of Institutional Controls	4	—	50
Staff Hours per Institutional Control Audit	36.5 Hours	—	15

# Section 5 - Mechanisms and Resources for Public Participation

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

A. Public Outreach Activities

B. Financial Assistance to Communities

## Public Outreach Activities

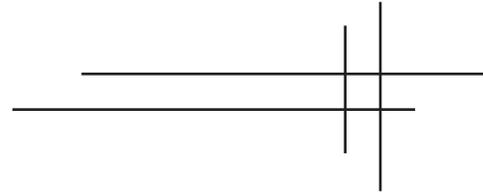
>> See Appendix I for more information

### - Public Participation

Brownfield regional outreach staff held more than 50 meetings and/or gave presentations to key brownfields audiences, including local government officials, community organizations, environmental consultants and attorneys, and other interested publics. Staff also made contacts via telephone, email and regular mail with more than 500 village, towns and city officials and other stakeholders about state brownfield redevelopment tools.

Additional public participation and outreach are listed below.

- Outreach for the Wisconsin Plant Recovery Initiative (WPRI) – WPRI's goal is to help communities prevent future brownfields and expedite the environmental cleanup and revitalization of businesses that have recently closed their doors by offering a variety of cleanup and redevelopment tools. Since March of 2010, the RR Program has reviewed 58 facility closings, and is working with a number of communities and businesses on a number of WPRI activities, including reviewing potential contamination issues; checking current air or hazardous waste permits and setting up Green Team meetings.
- Program staff have also worked with consultants and local government associations to spread the word about WPRI through various outreach efforts. Articles have appeared in area news-



papers, and local government organization newsletters, including the Wisconsin League of Municipalities publication and the Wisconsin Counties Association newsletter.

- Outreach with WPRI Assessment Monies (WAM) – the RR Program also has \$1 million in WPRI Assessment Monies (WAM) available to local governments to help conduct environmental assessments at closed or closing facilities. To date the RR Program has awarded more than \$600,000 in WPRI grants and contractor services to seven communities: Baldwin, Kenosha, Mazomanie, Merrill, Milwaukee, New Holstein and Racine.
- Outreach at the EPA National Innovation Conference in November in Madison – the RR Program served as co-host with EPA and a host of other organizations, provided facilitators, speakers and booth/display materials. Program conference highlights included presentations on the Wisconsin Plant Recovery Initiative and sustainable cleanups, and an RR Program tour around Madison and Dane County highlighting successful brownfield redevelopment projects. At least 240 individuals attended the conference.
- Continued outreach for WDNR's "Ready For Reuse" grant and loan program – Ready for Reuse is funded by our Revolving Loan Fund grant from EPA, with more than \$5.5 million available for communities to clean up and reuse brownfields.

- The Department held 1 meeting with the Technical Focus Group during the reporting period. The discussions focused primarily on NR 720 (Soil Cleanup Standards). Another meeting is planned for April or May.
- Presented WDNR information and/or staffed booth at the annual New North InDevelopment Conference in Green Bay.

#### - Media Outreach

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

- 100th VPLE Certificate of Completion Awarded to AxleTech International of Oshkosh – A state-wide news release in December 2010 was sent 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. The certificates are part of the Voluntary Party Liability Exemption (VPLE) process, which helps parties clarify their future liability at contaminated properties they willingly clean up, as long as they receive state oversight and follow all environmental laws.

The VPLE certificate provided AxleTech the assurance they needed to take on the property and clean up the site.

- Wisconsin Plant Recovery Initiative Monies (WAM) Awarded – A state-wide news release in December 2010 was sent to more than 500 media outlets, along with an announcement on our web page, in the RR Program e-newsletters and other outreach tools. The RR Program awarded more than \$600,000 in WPRI grants and contractor services to seven communities for assessment work at brownfields: Baldwin, Kenosha, Mazomanie, Merrill, Milwaukee, New Holstein and Racine.

#### - Newsletters

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

- Re News, our quarterly electronic publication

– Volume 20, Number 3 (September) and 4 (December).

- Preparation for the Volume 21, Number 1 issue (March).
- Eight RR Reports, our biweekly electronic newsletter.

#### - Internet Presence

During this time period, outreach staff updated 74 existing pages. We continued to help migrate new RR Program content onto the newly redesigned WDNR website, which is currently under construction.

#### - 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 these 17 new (or substantially updated) publications in this reporting period.

- 2011 Remediation and Redevelopment Program Brownfields Initiative Brochure
- Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin
- Brownfield Site Assessment Grant
- Brownfield Site Assessment Grant Application Form
- Environmental Services Contractors List
- Superfund Sites in Wisconsin
- Re News Volume 20 Number 3
- Re News Volume 20 Number 4
- Ampco Foundry Success Story
- Bliffert's Lumber & Fuel Company Success Story
- Chilton Uptown Commons Success Story
- Chiquita Processed Foods Success Story
- DeForest Parks Automotive Success Story

- Refuse Hideaway Landfill Success Story
- Riverview Hospital Expansion Success Story
- We Energies North Service Center Success Story
- Wisconsin Clock Factory Success Story

## Financial Assistance to Communities

### - Site Assessment Grants

In this grant period WDNR received 55 annual SAG applications, from 31 communities requesting more than \$2.6 million. RR Program staff reviewed and scored based on a set of criteria, including tax delinquency, public health impacts and location of the properties to nearby water sources.

At this time, final awards are ready to be made to communities, but are on hold, pending internal WDNR budget negotiations.

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 program was suspended by WDNR management, in response to budget shortfalls.

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 continue utilizing the funds for Phase I and Phase II environmental site assessments, with activities either completed or ongoing at more than 50 properties. In 2009 the partners completed the first \$400,000 grant and will be completing their assessment work and utilization of the second grant of \$400,000 in late summer 2011. The partners also continue to discuss the next steps, including seeking funding and other brownfield tools for the cleanup and redevelopment phases at these sites. Finally, the partners spent part of the grant period planning for a realtor open house at the end of March 2011, sponsored by The Corridor (formerly the 30th Street Industrial Corridor Coalition).

To view this and other 30th Street information, please view the following web page: <http://dnr.wi.gov/org/aw/rr/rbrownfields/uri-30th-street.htm>.

## State–EPA Innovation Symposium: Madison, WI

### November 1-4

Environmental experts from across the country gathered in Madison this past November for the State/EPA Innovation Symposium, titled: *Environmental Protection for a Changing Climate and Greener Economy*.

Professionals from state environmental programs, EPA, and others gathered to discuss effective approaches to encouraging sustainable activity at a local level. The RR Program participated by hosting a table at the event, which featured some of our “innovative” approaches to brownfields policy. In addition, several RR staff members gave presentation on brownfields policy.

At the conclusion of the symposium, the RR Program led a bus tour of successful brownfields projects around Madison and surrounding communities. The Brownfields Revitalization Tour included stops at seven brownfield sites, where guests could talk with project managers and city officials who were instrumental in moving the project forward.

Included in the tour was a former landfill with a newly-installed solar array, which is an EPA/National Renewable Energy Laboratory pilot project for green energy generation at brownfield sites.



Sun Prairie Mayor Joe Chase speaks to brownfields tour members about the successful Cannery Square, mixed-use redevelopment.

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

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
News Releases	2	—	4
Newsletters	10	—	29
Meetings with Stakeholder Groups	1	—	—
Outreach Meetings with Local Governments	> 50	—	25
New & Updated Publications	17	—	15
New Web Pages (external)	0	—	—
Updated Web Pages (external)	74	—	20
Web Page Views- RR Program Home Page	13,513	—	—
BRRTS on the Web Page Views	1,651,713	—	35,000

**- Federal Brownfield Grants**

In this report period, WDNR wrote 23 letters of support for Wisconsin communities wishing to submit EPA brownfields grant applications. In total, communities and other development groups requested \$12,340,000. These letters supported applications from:

Village of Ashwaubenon

- Community-wide assessment, hazardous and petroleum - \$400,000
- Redevelopment Authority of the City of Milwaukee
- Community-wide assessment, hazardous - \$200,000
- Cleanup - \$150,000
- Cleanup - \$200,000
- Cleanup - \$200,000
- Cleanup - \$200,000

City of West Allis

- Revolving Loan Fund - \$1 million
- Community Development Authority of West Allis
- Community-wide assessment, hazardous and petroleum - \$400,000
- Cleanup - \$200,000

West Allis Coalition

- Revolving Loan Fund - \$1 million

City of Kenosha

- Revolving Loan Fund - \$1 million

Walworth County

- Community-wide assessment, hazardous and petroleum - \$390,000

City of Green Bay

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

Southwestern Wisconsin Reg. Planning Comm. (SWRPC)

- Community-wide assessment, hazardous and petroleum - \$1,000,000

City of Ashland

- Cleanup - \$200,000
- Cleanup - \$200,000

City of Marinette

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

Brown County Planning Comm.

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

City of Racine

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

City of Manitowoc

- 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 Oshkosh

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

City of Janesville

- 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

North Central Reg. Planning Comm. (NCRPC)

- Community-wide assessment, hazardous and petroleum - \$600,000

City of Brodhead

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

City of Platteville

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

### - EPA eligibility letters

In this report period, WDNR provided 13 eligibility determinations for petroleum assessment or cleanup using an EPA brownfield grant

City of Baraboo – October 18, 2010

- 400 Depot Road
- 123 Water Street
- 103 Ash Street
- 106 Walnut Street

October 20, 2010, Wisconsin WDNR

- 1700 Phillips Avenue, Racine, WI

October 21, 2010 City of Baraboo

- 206-0881 Briar Street

October 25, 2010, Wisconsin WDNR

- 1030 6th Avenue, Baldwin, WI

November 2, 2010, Wisconsin WDNR

- 3319 W Center Street, Milwaukee, WI

December 8, 2010 City of West Allis

- 11500 W Oklahoma Avenue

January 25, 2011, Wisconsin WDNR

- 3010 W North Street, Milwaukee, WI
- 3014 W North Street, Milwaukee, WI
- 3001 W Meinecke Avenue, Milwaukee, WI

February 22, 2011 Brown County Planning Commission

- 162 West Pulaski Street

### - Fed tax deductions:

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

- January 20, 2011 for Bancroft State Bank for the Washing Well Property, Plainfield
- January 20, 2011 for Real Estate Equities Development, LLC for the River Bluff Townhomes property, West Bend
- February 24, 2011 for Ms. Julia Loppnow for the Loppnow property, Ixonia

## 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 DNR's brownfields staff.

In December 2010, The full Brownfields Study Group met in Madison to discuss potential funding changes via the new administration's budget; potential new legislation regarding changes to the Voluntary Party Liability Exemption (VPLE) as it relates to solid waste issues; financial assurance for future brownfield projects; local government acquisition issues; the new WDNR web site redesign; Milwaukee's Inner Harbor Project; Green Tier charters for Legacy Communities; and updates on the WI Plant Recovery Initiative and the WPRI Assessment Monies.

The Study Group also set the agenda for 2011, which will include an April or May meeting in the Fox River Valley, and a possible tour of brownfields in that area.



*The Brownfields Study Group at a December 2010 meeting in Madison, WI.*

## 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. We received \$1.245 million in supplemental funding in October 2010 - \$1 million for hazardous substance cleanup and \$245,000 for petroleum cleanup. During this time period we approved 1 petroleum subgrant, which is listed below.

Ready for Reuse Petroleum Subgrant Award		
Grantee	Site	Amount
Family Services of Northeast Wisconsin	Child Advocacy Center	\$51,250



In early 2009, the RR Program received \$2 million in Revolving Loan Funds from EPA as part of supplemental funding made possible by the American Recovery and Reinvestment Act. During this reporting period, the RR Program continued to administer these sub-granted funds. Activities included: checking to ensure recipients were in compliance with all regulations for federal funds, awarding additional funds to deserving projects, and reporting grant activities to EPA.

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

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
WDNR Site Assessment Grants	0 *	—	45
WDNR Green Space & Public Facilities Grants	0 *	—	5
Ready for Reuse Loans & Grants	1	—	—
EPA Brownfield Grants-Support Letters	28	—	10
EPA Brownfield Grants-Eligibility Determinations	12	—	10
Federal Brownfield Tax Deduction Certifications	3	—	—

\* Funds reduced or cut due to state budget shortfall

# 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 mid-year report period WDNR approved 181 completed cleanups at 165 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 71 redevelopment assistance actions during this mid-year reporting period, helping to remove disincentives to redeveloping contaminated property. We have already surpassed our annual goal of 50 assistance actions. Redevelopment assistance includes:

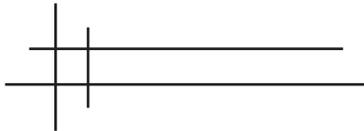
- 1) general liability clarification letters;
- 2) liability clarifications for lessees;
- 3) liability exemptions when contamination originated on another property;
- 4) lender liability exemptions;
- 5) approvals to build on abandoned landfills;
- 6) cleanup agreements for property tax cancellation;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



## Liability Exemptions

In this report period WDNR approved five new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs), already equaling our annual goal. *(See page XX to read details of our 100th COC presentation.)*

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
Property Redevelopment Assistance Actions	71	—	50
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	7	—	10
New VPLE Certificates of Completion	5	—	5
Cumulative Wisconsin VPLE Certificates	104	—	—

# 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 city of Oconto to discuss redevelopment issues for the Kelly Pickle site
  - Graphic Management Specialty Products bought nine acres to expand their printing company adjacent to the Kelly Pickle site and Keystone Development bought the remaining two acres to build a 24-unit independent senior apartment complex
- Met with the city of Marinette regarding a Ready for Reuse grant for the Postorino Painting site
- Met with the Sheboygan County Finance Committee to present information on the brownfields programs with particular focus on liability issues and tax foreclosures

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

- Participated in the Lower Menominee River Area of Concerned Citizen Advisory Council, along with members from EPA, providing updates on the Ansul brownfields site and the WPS Marinette MGP site

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

- Attended and had a booth at the InDevelopment Conference in Green Bay – a conference to encourage economic development. Attendees were local government units, economic development staff, realtors, developers and construction companies
- Presented and attended the “100th Certificate of Completion” presentation through the Voluntary Party Liability Exemption at AxleTech International in Oshkosh
- Attended the signing of the Green Tier Legacy Communities Charter at Trolley Square in Appleton, the site being a successful SAG and VPLE location
- Attended an InDevelopment regional meeting/open house in Neenah at the P H Glatfelter Redevelopment project, now the home of Plexus Inc Global Headquarters

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

- Polled seven key regional consultants requesting their input where they see brownfields going, asking six specific questions

Received responses from all seven – setting these into table form to share with all DNR brownfields staff and utilize in our future efforts

- Call and email with a lending institution regarding the acquisition of a property and the eligibility requirements for the lender liability exemption

- Sent Wisconsin Plant Recovery Initiative Assessment Monies information to the city of Green Bay and Baylake Bank for the Fabry Glove site, a former industrial facility in Green Bay
- Talked with an appraiser on the lender liability statutes and appraising contaminated properties
- Phone discussion with an attorney from Eau Claire regarding off-site exemption letters
- Phone call regarding SAG eligibility for the Brown County Mental Health Center in Green Bay
- Phone call with a bank regarding the lender liability exemption, sending links to our website and the lender liability fact sheet and assistance request forms
- Sent information requested on counties foreclosing on tax delinquent properties and the “spills law”, including the Local Government Exemption, municipal exemption under CERCLA, Bona Fide Prospective Purchaser and All Appropriate Inquiry
- Re News story – Blueprint for Success – Glatfelter Mill Redevelopment
- Sent various emails to extensive regional database for periodic information on: Site Assessment Grants, EPA brownfields assessment, cleanup and revolving loan grant fund and subsequent free training, webinar for Community Gardens & Urban Agriculture on brownfields, Federal Brownfield Tax Deduction
- Phone calls with the village of Winneconne discussing the acquisition of a tax delinquent property, liability protection for local government units, Site Assessment Grant discussion and Commerce grants

City will be submitting contractor managed WAM application

- Phone conversation with the city of Two Rivers regarding Seneca Oil and the adjacent Lesperance property
- Planning activities for March 29, 2011 Lenders Focus Group

Planning for a group of 5-7 participants from a diversified group of lending institutions with the major objectives of; (1) providing a comfort level for lenders in communicating with the Wisconsin DNR and provide understanding of the lender liability exemption available to them, and (2) provide communications to the Wisconsin DNR on lending procedure and lending regulator requirements, obstacles and barriers

- secured the facility and date

- prepared of list of possible candidates for contact

- prepare a list of 4-6 questions for discussion

- long-term plan is that we open communication with the lending institutions that our outreach does not seem to have been able to break and access avenues for providing information when making lending decisions on brownfields properties



## 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)

- Participated in a meeting with representatives from Ashland, Bayfield, Northland College and local organizations to discuss sustainability efforts including Brownfields.
- Met with the Vilas County Forestry Committee to discuss brownfield tools and the potential redevelopment of the Nagel Lumber Company property. Discussed environmental issues associated with the development and WI Plant Recovery Initiative, WPRI Assessment Monies.
- Met with the Ashland County Zoning and the Ashland Land Committee officials to discuss pursuing positive funding approach for several “old dogs” LUST sites.
- Met with the City of Eagle River Administrator regarding potential Site Assessment Grant fit for old Bauer Service Station case.
- Met with Vilas County Board members to review redevelopment opportunities to build on abandoned landfills.

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

- Submitted two remediation redevelopment web story articles titled – Charter Films and Equity Coop/Luck Library
- Submitted significant inventory list of potential brownfield 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.)

- Sent 806 e-mails and 540 mailings to communities and other individuals informing them about the Round 12 Site Assessment Grant Application period.
- Talked via phone with numerous communities and other individuals about brownfields funding and general brownfields information, including:
- Call with Town Clerk for Town of Three Lakes, Oneida Co. Discussion entailed current round of SAG grant application process and possible site fits for future application.
- Contact with North Central WI Regional Planning Commission representative to discuss Brownfield application.
- Talked to an Apostle Island realtor representing the City of Washburn in the potential sale of a contaminated property, the discussion entailed the notation of an off-site liability clarification letter issued to the property and potential liability issues for the purchaser.
- Spoke with an engineer consultant representing a client seeking Technical Assistance and General Liability Clarification process.
- Spoke with a Realtor regarding the former Fort James Paper Mill site in Ashland, conversation entailed the Phase I Environmental Site Assessment status and the results.

- Spoke with representative from WI Counties Association about Brownfield presentation at 2011 conference, with Dept of Natural Resources invited to attend meeting in September.
- Spoke with representing attorney regarding redevelopment of Brotten property in Rice Lake.
- Call with representative from Florence County Economic Development regarding sale and redevelopment of Schneider Iron and Metal property.
- Discussed redevelopment opportunities for contaminated properties with officials in the Village of Bruce.
- Numerous calls with Vilas County officials regarding tax delinquent properties.
- Spoke with Polk County Economic Development Corporation representative regarding the redevelopment of the old hospital complex in the City of Osceola.
- Call with the consultant who is representing the City of Ashland for their \$200K EPA grant, moving forward on Phase 1 ESA for brownfield properties.
- Spoke with private individual who is interested in purchasing the Torrey's Furniture Clinic, Inc. site, discussing Phase I & II environmental site assessment.
- Multiple calls with individual property owners regarding liability issues associated with sale of contaminated property.
- Spoke with individual property owner regarding upcoming Phase I and II environmental site assessment investigation on their property.
- Multiple calls with consultant companies to review funding opportunities for cleanup of brownfield sites.



## 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)

- Presentation at Elkhorn community Rotary Club discussing different environmental concerns. Gave overview of RR Sites map, financial tools available and water table demonstration.
- Met with different municipal officials from city of Horicon about a specific contaminated site in the city. Discussed the different options they have through the DNR to be able to finish the final stages of the project, having limited funds available to them.

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

- Met with property owners to talk about process for obtaining new wells due to TCA contamination from neighboring business
- Met with property owners to introduce idea of vapor intrusion study in their homes – vapors potentially coming from nearby industrial facility
- Met with the Land Use and Planning Committee of the Badger Oversight Management Committee. The primary objective was to familiarize committee with the RR Sites Map tool while explaining several aspects

of the RR program.

- Met with Madison's Municipal Well and Zoning board to discuss different sites and the impact they could potential have on the environment.

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

- Sec. Frank and regional staff welcome Standard Imaging into Green Tier program. RR program project manager serves as single point of contact for the facility.
- Assisted in Brownfield Revitalization tour. Tour featured different brownfield successes in the Dane county area while providing information about different DNR financial tools available.

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

- CLEAN training to volunteer working with city of Madison on different spills in the area. Training was from a response to the news articles which reported the preliminary results of hexavalent chromium being present in Madison municipal wells.
- Training to UW grad students who were interested in learning more about mixed developments at the redeveloped brownfield where the UW Novation campus is now located.



## **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 the Village of Grafton on the Tecumseh site.
- DNR, EPA, City Milw & MMSD meeting about concerns of current condition of Milw. Die Casting
- Green Team meeting with City of West Allis discussion on the Home Juice site.
- Green Team meeting held to discuss Oak Creek Lakefront Properties Common Council; mayor consultants and stake holders.

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

- UW-Milwaukee Eastside Dorms on North Ave.

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

- Discussion with the City of Richfield on SAG Grant and other Brownfield Programs
- Discussion with the Village of Kewaskum on SAG Grant and other Brownfield Programs
- Discussion with the Town of Polk on SAG Grant and other Brownfield Programs
- Discussion with the Town of Barton on SAG Grant and other Brownfield Programs

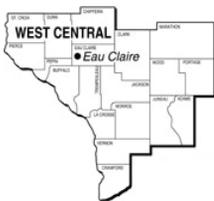
- Discussion with the Village of Saukville on SAG Grant and other Brownfield Programs
- Discussion with the Village of Jackson on SAG Grant and other Brownfield Programs
- Discussion with the Town of Erin on SAG Grant and other Brownfield Programs
- Discussion with the City of Hartford on SAG Grant and other Brownfield Programs
- Discussion with the Town of Raymond on SAG Grant and other Brownfield Programs
- Discussion with the Village of Union Grove on SAG Grant and other Brownfield Programs
- Discussion with the Town of Addison on SAG Grant and other Brownfield Programs
- Discussion with the Racine County on SAG Grant and other Brownfield Programs
- Discussion with the Village of Newburg on SAG Grant and other Brownfield Programs
- Discussion with the Village of Belgium on SAG Grant and other Brownfield Programs
- Discussion with the Town of Belgium on SAG Grant and other Brownfield Programs
- Discussion with the City of Greenfield on SAG Grant and other Brownfield Programs
- Discussion with the Town of Fredonia on SAG Grant and other Brownfield Programs
- Discussion with the City of Glendale on SAG Grant and other Brownfield Programs
- Discussion with the Village of Fox Point on SAG Grant and other Brownfield Programs
- Discussion with the Village of Pleasant Prairie on SAG Grant and other Brownfield Programs
- Discussion with the City of Brown Deer on SAG Grant and other Brownfield Programs
- Discussion with the Village of Bayside on SAG Grant and other Brownfield Programs
- Discussion with the City of Wauwatosa on SAG Grant and other Brownfield Programs
- Discussion with the Village of Shorewood on SAG Grant and other Brownfield Programs
- Discussion with the Village of Whitefish Bay on SAG Grant and other Brownfield Programs
- Discussion with the City of Franklin on SAG Grant and other Brownfield Programs
- Discussion with the Town of Somers on SAG Grant and other Brownfield Programs
- Discussion with the Village of Twin Lakes on SAG Grant and other Brownfield Programs
- Discussion with the Town of Wheatland on SAG Grant and other Brownfield Programs
- Discussion with the Village of Paddock Lake on SAG Grant and other Brownfield Programs
- Discussion with the Village of Genoa City on SAG Grant and other Brownfield Programs
- Discussion with the Village of Silver Lake on SAG Grant and other Brownfield Programs
- Discussion with the Town of Salem on SAG Grant and other Brownfield Programs
- Discussion with the Town of Randall on SAG Grant and other Brownfield Programs
- Discussion with the Town of Brighton on SAG Grant and other Brownfield Programs
- Discussion with the Town of Bristol on SAG Grant and other Brownfield Programs
- Discussion with the Village of Caledonia on SAG Grant and other Brownfield Programs
- Discussion with consultants on the Johnson Bus Site

- Conference meetings with developer, City of Kenosha, Darsi, Jess Coda regarding potential development of part of Uptown Brass project, Kenosha.
- Discussion with new consultant on the Tecumseh Site in Village of Grafton
- Discussion with private owner of Miller Park site as to Grants and funding available.
- Assisting the City of Oak Creek in regards to Brownfield issues.
- Assisting the City of Waukesha with a land fill site issue
- Assisting the City of Milwaukee in regards to Brownfield issues.
- Assisting the City of Kenosha in regards to Brownfield issues.
- Assisting the City of Racine in regards to Brownfield issues.
- Assisting the City of West Bend in regards to Brownfield issues.
- Assisting the City of West Allis in regards to Brownfield issues.
- Talked via phone with numerous communities, consultants, industries and private citizens about the Brownfield's benefits and procedures. This also includes a number of mailings with Brownfield 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 the Town of Pine Grove and Portage County officials regarding Brownfield Site Assessment Grant options on a former salvage yard property

- Meeting with the Jackson County Treasurer regarding communities in the county where tax delinquent properties are suspected of having environmental conditions hindering redevelopment

- Meeting with Jackson County Clerk to review legal and financial aspects of the Remediation & Redevelopment Program and applications to properties of concern in

the county

- Meeting with the Town of Brockway Clerk/Treasurer regarding the Remediation & Redevelopment Program's Site Assessment Grant and Wisconsin Plant Recovery Initiative and their application to sites in the town.
- Meeting with the new Monroe County Corporation Counsel regarding remediation and redevelopment of tax delinquent brownfield properties in the county
- Meeting with the Eau Claire County Treasurer regarding the use of the Remediation and Redevelopment Program tools for three gas stations and one manufacturing plant
- Meeting with the Juneau County Zoning Administrator and Administrator of Forestry and Parks regarding remediation and redevelopment of one brownfield property
- Meeting with the City of New Lisbon Administrator regarding the Remediation and Redevelopment

Program and the possible application of the Site Assessment Grant and the Wisconsin Plant Recovery Initiative to sites in the city

- Meeting with the Village of Necedah Administrator to discuss the Remediation and Redevelopment Program and the possible application of the Site Assessment Grant and the Wisconsin Plant Recovery Initiative to sites in the village
- Meeting with the Wood County Director of Planning and Zoning and Code Administrator regarding the Remediation and Redevelopment Program and the possible application of the Site Assessment Grant and the Wisconsin Plant Recovery Initiative to sites in the county
- Meeting with a Portage County Planner regarding the RR Program with a specific focus on the Site Assessment Grant and the Wisconsin Plant Recovery Initiative and the application of these and other brownfield tools to a new area of the city undergoing redevelopment
- Meeting with the USDA Rural Development Area Specialist for Adams, Clark, Juneau, Marathon, Portage and Wood Counties regarding remediation and redevelopment tools for properties in the six-county area with an emphasis on brownfield outreach to lenders
- Meeting with the City of New Lisbon Administrator, the City Attorney, an environmental consultant, the Department of Commerce Petroleum Environmental Cleanup Fund Award Chief, and 3 DNR staff persons regarding the remediation and redevelopment of a brownfield site in the city
- Remediation & Redevelopment Regional Program Supervisor and Hydrogeologist met with city of Wausau and Marathon County officials regarding recreational trail development in support of a downtown former brownfield area being redeveloped as a commercial business district
- Meeting with the USDA Rural Development Regional Area Director in Stevens Point regarding the Remediation & Redevelopment Program, brownfield sites and a possible joint effort to meet with lenders
- Met with the new city of Stevens Point Administrator and Assistant regarding the remediation and redevelopment program and its applicability to properties in the city
- Met with two landlords regarding remediation and redevelopment of brownfield properties in the Portage County area
- Met with two UW-Extension agents for Portage County regarding the Remediation and Redevelopment Program and its applicability to problem properties in the county
- Met with the Portage County Board of Supervisors Chair and the Village of Plover Administrator regarding the Remediation and Redevelopment Program and its applicability to some of 30 brownfield properties
- Meeting with city of La Crosse officials regarding the pending redevelopment of the former Mobil Oil Terminal site in downtown La Crosse
- Meeting with the city of La Crosse regarding redevelopment of the former Mobil Oil Terminal
- Green Team meeting with the city of New Lisbon, (3) DNR, (1) Commerce and an environmental consultant regarding remediation and redevelopment of a former truck stop on the interstate
- Meeting with USDA-NRCS District Conservationist regarding the Remediation and Redevelopment Program and its applicability to a number of brownfield properties with similar characteristics as a result of tire manufacturing
- Two meetings with the Eau Claire County Parks and Forest Director and the Eau Claire County Planning & Development Land Conservation Acting Director regarding tools in the Remediation & Redevelopment Program

### **Hold Other Meetings**

- Meeting with Edina Realty in the Hudson Office including 20 realtors and two legislators regarding the Remediation and Redevelopment Program
- Meeting with the American First Bank of Hudson regarding specific brownfield properties held by the bank; included discussion of the Lender Liability Exemption, the Off-Site Exemption and General Liability Clarification Letters
- Met with two landlords regarding remediation and redevelopment of brownfield properties in Portage County
- Meeting with Domtar representatives and their environmental consultants regarding remediation and redevelopment of a portion of their property in the city of Rothschild for a WE Energies biomass facility

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

- Presentation and discussion with Wisconsin Towns Association Wood County Unit Meeting with dissemination of materials afterwards
- Presentation to Juneau County regarding the Remediation and Redevelopment Program and the possible application of the Site Assessment Grant and the Wisconsin Plant Recovery Initiative to four brownfield properties in the county
- Presentation and discussion with the Wisconsin Towns Association Pepin and Pierce Joint County Unit meeting

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

- Schaefer Motors Property now Candlewood Suites in La Crosse

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

- Discussion with City of Chippewa Falls Planner regarding remediation of a former gas station in the historic district and redevelopment into a city bike trail
- Discussions with Presto Industries in the city of Eau Claire regarding brownfield remediation in preparation for a building addition to their facility
- Discussion with the Juneau County Health Department official regarding a specific brownfield in the county and the possible application of the Site Assessment Grant and the Wisconsin Plant Recovery Initiative to the site
- Discussion with the City of La Crosse Planner regarding the use of brownfield tools including New Market Tax Credits on a 3-stage brownfield redevelopment project in the city
- Discussions and email to assist the Dunn County Planner in applying for the DNR's Site Assessment Grant for a brownfield site owned by the county in Sand Creek
- Discussion with city of Sparta foundry property owner regarding remediation options as the site is prepared for resale

- Discussion with village of Baldwin, the Bank of Baldwin, AECOM and four DNR staff regarding the use of the Site Assessment Grant and the Wisconsin Assessment Monies award to remediate a former factory in the heart of downtown for redevelopment purposes
- Green Team discussion with a brownfield property owner, new business partner, and Commerce regarding commercial redevelopment of the historic downtown property
- Conference call with the Village of Rothschild President and Administrator regarding remediation and redevelopment of a vacant brownfield site in the village
- Discussion with the Village of Plover Administrator regarding plant closings as well as the remediation & redevelopment of numerous brownfield properties along a DOT corridor
- Conference call with an environmental consultant regarding a dry cleaner site in the city of La Crosse where is vapor mitigation system is being installed concurrently with the redevelopment of the property
- Re News story ideas: 1) La Crosse Riverside I, II and III and 2) La Crosse Candlewood Suites Hotel
- Press releases for regional Site Assessment Grant applications
- Regional newsletter distributed to all mailing lists via email
- Email notifications to a wide variety of constituents for the Wisconsin Plant Recovery Initiative /Award Monies and Brownfield Tax Credit
- In-house Bankruptcy Training from DOJ and DNR attended by all team staff relating bankruptcy procedures to brownfield properties
- Preparation of district-specific information for new legislators' Remediation & Redevelopment Program brochures and inserts
- Preparation of report on the number of acres remediated in the West Central Region for Regional Director
- Wrote an article regarding the Remediation & Redevelopment Program focused on the Wisconsin Plant Recovery Initiative and the Site Assessment Grant Program which was published in the West Central Wisconsin Regional Planning Commission quarterly newsletter.

# Appendix II - WDNR Publication Samples

## Success Story Example

### Refuse Hideaway Landfill

PUB-RR-889

February 2011

#### Refuse Hideaway Landfill

7562 U.S. Highway 14  
Town of Middleton, WI  
Dane County

23 acres

**Location:** A rural area along Highway 14 in Dane County, surrounded by several farms.

**Years of dumping caused contamination at this landfill near Middleton, but a solar energy pilot project is providing a silver lining to this Superfund site.**

#### History

In the mid-1970s, a property owner began operating a licensed landfill along U.S. Highway 14 west of Middleton in south central Wisconsin, aptly named Refuse Hideaway. During its 14 years of operation, Refuse Hideaway received roughly 1.2 million cubic yards of municipal, commercial and industrial waste were dumped on-site. Unlike today's landfills, insufficient barriers were in place to prevent contamination from moving through the layers of waste and migrating into the soil and groundwater.

#### Investigation and Cleanup

In 1988, the Wisconsin Department of Natural Resources (DNR) confirmed that volatile organic compounds (VOCs) were

migrating into the groundwater, including perchloroethene, trichloroethene and vinyl chloride. The migration had already hit three nearby drinking water wells, with other neighboring wells at risk.



*The new solar array at Refuse Hideaway generates as much electricity as the average American home uses in a year (photo courtesy DNR).*

Help came quickly to prevent the further spread of contamination. A state order forced Refuse Hideaway to shut down immediately. Within a year, the site was capped with clay and soil and the DNR installed a methane gas and leachate collection system to try and prevent any further spread of contamination. With these measures in place, DNR project managers evaluated long-term remediation options at the former landfill. In 1992, the state worked with the U.S. Environmental Protection Agency (EPA) to designate Refuse Hideaway a Superfund site and utilize federal resources. On-going remediation at the site would eventually include continued operation of leachate and landfill gas collection systems.



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

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



## Success Story Example (Page 2)

Tests showed that these methods were effective in containing the contaminant plume in the groundwater.

### Redevelopment

While Refuse Hideaway is not an immediate candidate for redevelopment, the site was chosen for a different kind of make over. The DNR's Remediation and Redevelopment (RR) Program chose the former landfill as a pilot project for its Wisconsin Initiative for Sustainable Cleanups (WISC).

The goal of the initiative is to research and implement methods of remediating soil and groundwater contamination that use less energy – thereby reducing the carbon footprint of brownfield sites and saving money in the long run.

Because the landfill site has good sun exposure, a solar array was a natural fit to generate clean power to off-set the needs of the energy-hungry remediation systems. A Madison-based company was hired to install a 44-solar panel array, capable of generating 12,000 kilowatt hours a year. Energy from the system is then returned to the power grid, and the DNR is credited on its next energy bill.

The RR Program will study the outcomes of this solar panel project and see how it could be improved or replicated at other sites. In future years, the energy cost-savings may be great enough to warrant adding additional panels. For now, the panels represent the RR Program's commitment to restoring the health of our soil and groundwater in an environmentally-friendly way.

### Financial, Liability, Technical Assistance

Since the RR Program has been involved in the clean up at Refuse Hideaway, at least \$5 million dollars in state-funded response monies have been spent.

The EPA contributed an additional \$650,000 to help cleanup this Superfund site.

Installation of the photovoltaic system cost \$94,462. Of that money, \$25,134 came from an implementation grant from Focus on Energy, a Wisconsin green energy organization. The remaining cost was covered by the RR Program.

The DNR also receives prime rates for the energy it generates through Madison Gas and Electric's Clean Power Partner Program.

The EPA and National Renewable Energy Laboratory provided the RR Program a \$35,000 grant in the form of contractor services to examine the effectiveness of the solar array and investigate ways to copy any success at other sites in Wisconsin and nationwide.

### Contacts

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# Legislative Outreach Brochure (excerpt)

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

## REMEDIATION AND REDEVELOPMENT



Summit Place, West Allis

- 3,000+ jobs created or retained
- \$30 million investment leveraged

### We Put Properties <sup>^</sup>Back to Work and Wisconsin

Wisconsin's Brownfields Initiative has...

- Created: 7,000+ full-time jobs\*
- Added: \$1.4 billion to the property tax base\*
- Approved: 22,000 site cleanups
- Encouraged: Smart and sustainable growth



\*Source: Wisc. Dept. of Commerce  
dnr.wi.gov/org/aw/tr

PUB-RR-896

WDNR REMEDIATION AND REDEVELOPMENT

## CREATING & RETAINING JOBS

	→	
	→	
	→	

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

## BUILDING PARTNERSHIPS

"This is the first time a state environmental agency has reached out to a company while they were closing a plant to discuss redevelopment opportunities. This is unique in Wisconsin, and the programs we discussed at the meeting may be valuable references to draw on when in conversation with potential buyers."

— Pat Kresnak  
International Automotive Components

"Resolving brownfield projects are not just mathematical practice, but a creative process and Site Assessment Grants and DNR have become part of the "usual suspects" that get us to a solution."

— David Less, City Planner, Manitowoc

"Not only has the redevelopment led to increased jobs and tax base, but it has improved the quality of life in our communities."

— John C. Storlie, Town Chairman Shelby



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WDNR Remediation and Redevelopment Program ✉ 101 S. Webster St., Madison, WI 53707 ✉ 608.267.0543 ✉ 608.267.7646 ✉ [dnr.wi.gov/org/aw/rr](http://dnr.wi.gov/org/aw/rr)