

September 1, 2010 - August 31, 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

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 full-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 and multiple user-friendly upgrades to the DNR's on-line contamination database, BRRTS on the Web.

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.



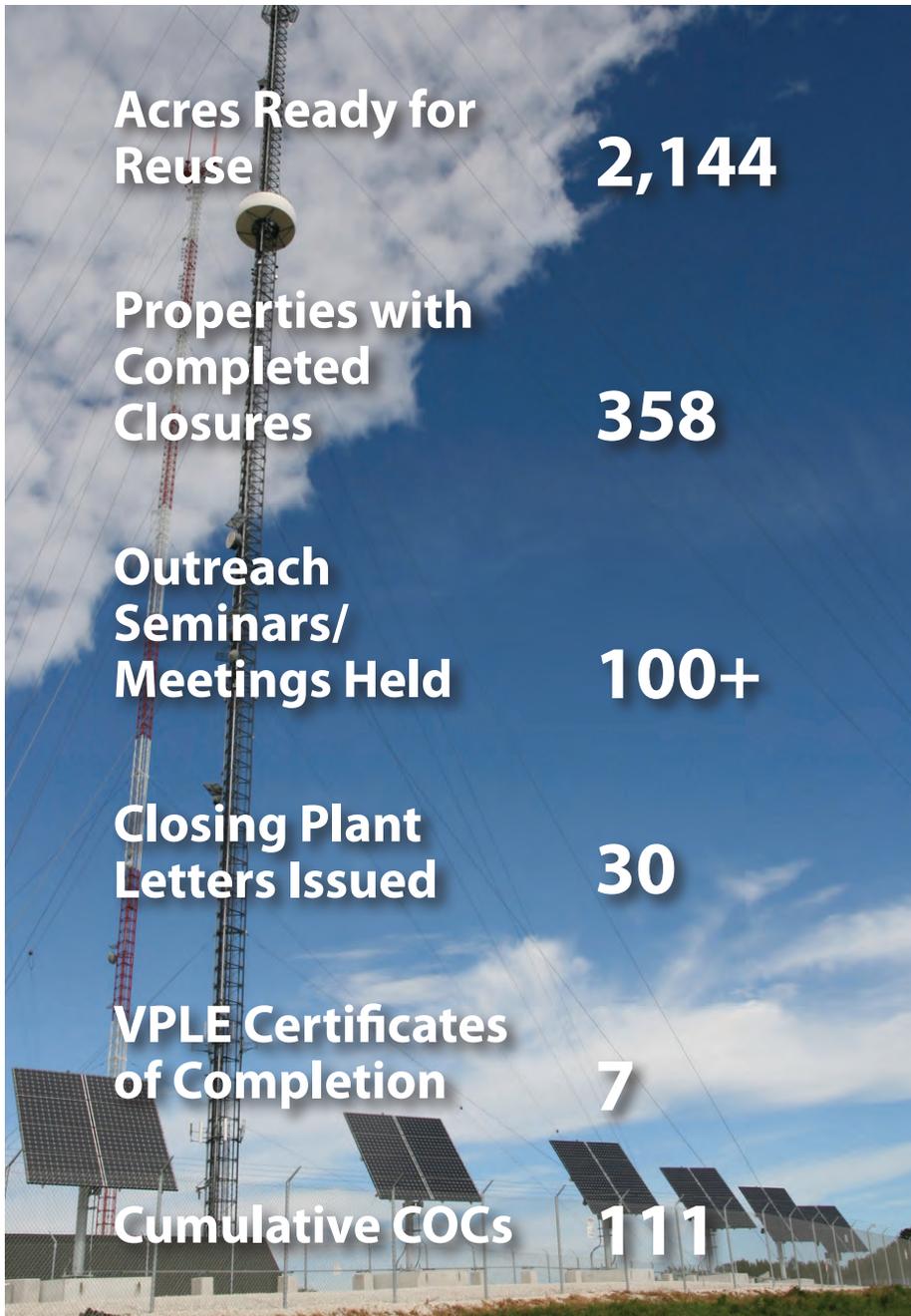
Financial Status

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 July 2011, the WDNR has expended approximately \$1,141,000 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 – Aug. 31, 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 closure 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 an empty industrial facility with real or perceived contamination.

Since the creation of the Wisconsin Plant Recovery Initiative (WPRI) in March 2010, 86 plants have been assisted via letters identifying environmental issues that need to be addressed prior to the plant closing. The RR program has held green team meetings for 18 of these plants to discuss available resources as well as to provide technical assistance. These meetings have often included staff from a number of programs at WDNR in order to help the plant owners and communities get answers to their cross-program issues at one time.

During this reporting period, the program continued its strong support for our award winning initiative. Staff worked to expand WPRI by partnering with other state and local programs to assist communities and closing plants. These new partners include the Wisconsin Economic Development Corporation (formerly the Wisconsin Department of Commerce), and the Wisconsin Workforce Development Boards (a partner organization of Department of Workforce Development). Staff continue to work with the RR Program's external advisors, the Brownfields Study Group, on responding to local concerns regarding these closures. The e-mail on the next page 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 \$500,000 in "community-managed" WPRI assessment monies to three communities with closed, large industrial facilities. Additionally, five plants in four communities have 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 was 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

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	
Waukesha County	Former Dox Blox Plant	
Merrill	Development & Licensing Property	

Plant Recovery and the Auto Sector

Staff in the RR Program have dedicated hundreds of hours to providing assistance to communities and sites impacted by the decline of the auto-industry, suppliers, and other impacted businesses. In conjunction with EPA, this assistance has been in the form of project management, stakeholder meetings, liability assistance and grant and loan assistance. It is the WDNR's premise that an increase in collaboration between the agency and these communities can foster sound solutions that promote economic development while protecting human health and the environment.

The bulk of this work has been directed toward 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 60 conference calls and meetings to discuss the assessment, investigation and remediation of the plant, including a meeting in May with the Kenosha Unified School District.

In 2011, EPA conducted soil and groundwater vapor sampling around the perimeter of the Engine Plant and neighboring city-owned properties. The city's environmental consultants also conducted additional soil and groundwater sampling in and around the Engine Plant. Further sampling work is currently underway. 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 – 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, which is included in the bankruptcy. It requires an environmental assessment and potentially a cleanup. The WDNR has been working with the trustee and consultants to approve the budget for the site and work plan in 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.

Other Auto-Related Sites - Statewide

The RR program has also provided direct assistance to the following sites also impacted by the decline in the auto industry:

- Tower Automotive, Milwaukee
- Delphi, Oak Creek
- International Automotive Components, S 31st Street, Sheboygan
- International Automotive Components, Muth Court, Sheboygan
- Federal Mogul, Schofield

President Obama Tours Brownfields Success Stories



President Barack Obama joins Skana Aluminum CEO Tom Testwuide and others, during a tour of Maniwoc 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 Maniwoc 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 Maniwoc 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).

RR Program’s Web-Based Tracking System Update

This August, the Remediation and Redevelopment (RR) Program released an update to BRRTS† on the Web (BOTW), which provides information related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin available online.

† Bureau for Remediation and Redevelopment Tracking System

The tracking system, first provided to the public in 2000, contains information on over 72,000 environmental contamination cleanups and ongoing investigations (called “activities”) at more than 54,000 physical locations. Additionally, BOTW links to 62,000 activities cataloged by other DNR programs via the Solid and Hazardous Waste Information Management System (SHWIMS). These activities include landfills, hazardous waste transporters and treatment facilities.

Using BOTW

When searching for activities using BOTW, note that RR activities are categorized into seven distinct types:

- Abandoned Container (AC)*
- Leaking Underground Storage Tank (LUST)*
- Environmental Repair (ERP)*
- Spills*
- General Property Information (GP)
- Liability Exemption (VPLE); and,
- No Action Required by RR Program (NAR).

(*) Activities marked with an asterisk are further defined by status (open, closed or conditionally closed).

Type - Status
SPILL - OPEN
LUST - CLOSED
SPILL - HISTORIC
SPILL - HISTORIC
LUST - CLOSED

For each activity, you will find the following information (when available):

- information on the type of contaminant;
- resulting real or potential environmental impact;
- chronological listing of actions that have occurred;
- persons or organizations linked to the activity;
- and/or,

- location and other information specific to the type of activity.

What’s New?

This most recent update of BRRTS on the Web includes the following significant new features and information to improve the user interface:

Financial Information

BOTW now includes records from sixteen financial categories, covering DNR-administered grant funds and cleanup costs recovered by the agency. This data is available on the Activity Details page.

Categories include:

- Spill Response Cost Recovery;
- Ready for Reuse Grants;
- State-Funded Response Costs;
- DERF Reimbursements; and,
- other financial activities.

Users may also search by financial category from the Advanced Search tab.

Documents

Users will no longer be required to go to RR Sites Map—the program’s GIS-based mapping system—to view and download GIS Registry Packets. These PDF packets are now accessible directly from BOTW on the Activity Details page. Future planned updates will expand the availability of document types to include photos taken at Spill cleanups, closure letters and many others.

Basic and Advanced Search Criteria

BOTW now features a simplified look with mouseover help pop-ups for each criterion field, improved error checking and retention of previous criteria when returning from a search yielding no results.

Search Results

- The improved design includes new features for

search results, such as:

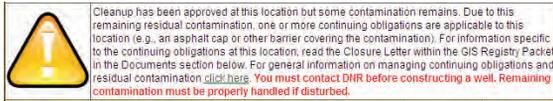
- new visual indicators combining activity type and current status;
- start and end dates for applicable activity types;
- grouping of activities at same physical location, using a common background color; and,
- improved performance—results are returned in less time.

Also, if an activity is removed due to consolidation with another, a user searching by the original Activity Number will be directed to the consolidated or surviving activity.

Activity Details

The Activity Details page is less cluttered and easier to read in this new update. Changes include:

- latitude and longitude are now shown for activities that have been geo-located;
- improved linkage to Google Maps, which more accurately display the location of the property, and balloon pop-ups which now display the Activity Number and name;
- a visual indicator and informational banner indicators, identifying Closed Activities with residual contamination and continuing obligations; and,



- mouse-over pop-up help for some items and sections.

Users will also notice the dynamically generated Quick Response (QR) codes at the bottom of the Activity Details page. Using a smartphone (e.g. iPhone, Droid) or other device equipped with QR reader software, you may scan these codes from a screen or printed page to download the BOTW Activity Details page URL (i.e. web address), Google Maps URL or GIS Registry Packet (PDF) document URL.



Location Details

When viewing Location Details using BOTW, activities listed at each location now include start and end dates. Also, clicking on an activity in this list opens the Activity Details page in a new window allowing multiple activities to be open simultaneously and eliminating navigation confusion.

Other

- Users are encouraged to use the improved and simplified breadcrumb navigation aids, which appear as links across the tops of most BOTW pages. This provides a better alternative than use of your web browser’s “back” and “forward” buttons.
- As mentioned earlier, previously entered search criteria will be retained when returning from other pages, if the navigational breadcrumbs are used.
- Users should notice improved error and session timeout handling.

We hope you like the new release! Of course, if you are experiencing any problems with BRRTS on the Web or RR Sites Map, please contact Andrew Savagian at 608-261-6422, or andrew.savagian@wisconsin.gov.

Section 2 - Public Record Requirements

In this reporting period, the Remediation and Redevelopment program completed a major upgrade of the primary database tracking application, Bureau For Remediation and Redevelopment Tracking System (BRRTS) – *see full report on page 9*. The upgrades 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. 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 72,000 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.

WDNR BRRTS on the Web

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

OPEN PANTRY FOOD MART
Location Details

EPA ID		SIC Code	
Location Name	County	Region	
OPEN PANTRY FOOD MART	Dane	South Central Region	
FID	EPA ID	SIC Code	NAICS 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 531581599

Remediation Activities at this Location			
Activity Number	Type	Activity Name	Status
03-13-002855	LUST	OPEN PANTRY FOOD MART	C L O S E D
03-13-043834	LUST	CITGO GAS STATION	C L O S E D
04-13-040111	SPILL	1412 PFLAUM RD (HISTORIC SPILL)	C L O S E D
04-13-218815	SPILL	OPEN PANTRY #559	C L O S E D
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.

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.

Staff finished 368 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.

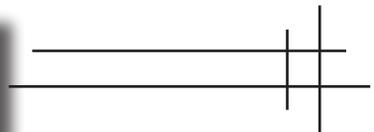
Those locations where there are no environmental impacts from historic waste disposal are being added to a historic landfill database. The end product of these reviews will help the public understand the risks associated with these waste disposal sites, ease property transactions and redevelopment, help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

Geo-Location of Contaminated Properties

WDNR staff geo-locate contaminated properties in Wisconsin so that they may be displayed on our RR Sites Map. In this report period we located 538 sites on the map, surpassing 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	3,929	3,660	—
Properties with Active LUST & non-LUST Cleanups	3,700	3,452	—
Completed Site Cleanups by WDNR this report period	181	388	—
Properties with Completed Cleanups by WDNR, this report period	165	358	300
Acres Ready for Reuse this report period	1,117	2,144	200

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	160	300	200
Waste Registry Evaluations this report period	168	368	150
Staff Hours per Waste Registry Evaluation	15.7 Hours	6.71 Hours	20 Hours
Sites Geo-located on RR Sites Map this report period	276	538	250
Staff Hours per Geo-location	1.25 Hours	1.2 Hours	1.5 Hours
Closed Sites Added to GIS Registry this report period	362	442	500



Section 4 - Oversight and Enforcement

WDNR oversight and enforcement activities fall into two primary areas:

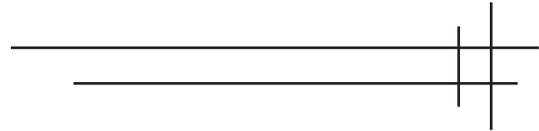
- A. Audits of Institutional Controls
 - Continuing Obligations for Land Use Controls
- B. Streamlining - One Cleanup Program

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 database that holds the documents (closure letter or deed restriction) that describe the requirements for each piece of property. WDNR is legally responsible for maintaining this Internet-based database.

For the reporting period of September 2010 through August 2011, 50 sites were audited to determine compliance with conditions of closure. Follow up was required on 6 of these sites. Since September 2010, staff spent approximately 640 hours conducting the audits, data entry, follow-up, evaluation of the past year's data and database cleanup. The average time spent per audit was approximately 12 hours.

Since 2004, 379 sites have been audited. Of the 50 requiring follow up, 29 have returned to 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, a structural impediment that restricted investigation and cleanup in some areas of the site, and sites with an industrial land use restriction or a vapor mitigation system required. Since 2004, approximately 5600 hours have been spent conducting audits, data entry, data evaluation, follow up and database cleanup.

Continuing obligation audits are conducted on contaminated 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 Department finalized guidance in June 2011 that provides detailed direction on how Responsible Parties and WDNR staff should work with EPA on PCB remediation cases in order to comply with the provisions contained in the One Cleanup Program MOA.

The MOA is on WDNR's web site at dnr.wi.gov/org/aw/rr/cleanup/ocp.htm.

Table 4 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Audits of Institutional Controls	4	50	50
Staff Hours per Institutional Control Audit	36.5 Hours	12.8 Hours	15 Hours

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*

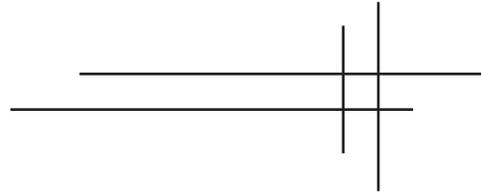
- Public Participation

Brownfield regional outreach staff held more than 100 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 86 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 newspapers and in publications sponsored by state-wide local government organizations.

- Outreach with WPRI Assessment Monies (WAM) – the RR Program received \$1 million in WPRI Assessment Monies (WAM) for 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 eight communities: Baldwin, Kenosha, Mazomanie, Merrill, Milwaukee, New Holstein, Racine, and Waukesha County.
- Conference Outreach – Presented WDNR information and/or staffed booths to state and regional conferences, including EPA's National Innovations Conference in Madison in November 2010, the Wisconsin County Corporation Councils Conference in April 2011, and the Wisconsin Towns Association Door County Chapter meeting in August 2011.
- 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 million awarded to communities to clean up and reuse brownfields.
- Produced 16 brownfield success stories for use on the web and in program newsletters, annual reports and for other time-critical outreach needs.

- Two meetings with private consultants in our Technical Focus Group. The group discussed the draft rule changes to the NR 700 series, including: NR 706 (hazardous substance discharge notification and source confirmation requirements); NR 708 (immediate and interim actions); NR 724 (remedial and interim action design, implementation, operation, maintenance and monitoring requirements); and NR 728 (enforcement and compliance authorities).
- Awarding the DNR's Northeast Regional Office annual Natural Resources Award – A regional news release in 2011 was sent to more than 100 media outlets, along with an announcement on the RR web page, in the RR Program e-newsletters and other outreach tools. The award was given to the community of Neenah for its brownfields redevelopment success.

- 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.
- Announcing funding for the former Trent Tube site and naming of the site's environmental trustee – A state-wide news release in 2011 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 Trent Tube site is part of the RR Program's efforts to sites affected by bankruptcy and downward turns in the automobile industry.

- Newsletters

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

- Re News, our quarterly electronic publication
 - Volume 20, Number 3 (September)
 - Volume 20, Number 4 (December)
 - Volume 21, Number 1 (March)
 - Volume 21, Number 2 (June)
- 17 RR Reports, our biweekly electronic newsletter.

- Internet Presence

During this time period, outreach staff updated 103 existing pages.

We did not create many new web pages during this time period, due to an impending website redesign for the Wisconsin Department of Natural Resources. Three pages added, included:

- Kenosha Engine Plant Investigation & Cleanup <http://dnr.wi.gov/org/aw/rr/kenosha/index.htm>
- Kenosha Engine Plant Questions & Answers <http://dnr.wi.gov/org/aw/rr/kenosha/info.htm>
- Kenosha Engine Plant Timeline <http://dnr.wi.gov/org/aw/rr/kenosha/time.htm>

- 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 24 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
- Vapor Intrusion: What to Expect if Vapors from Soil and Groundwater Contamination Exist on My Property
- PCB Remediation in Wisconsin under the One Cleanup Program Memorandum of Agreement
- Kenosha Engine Plant Investigation and Cleanup (Fact Sheet)
- Kewaunee Marsh Cleanup Project: Responding to an Historic Arsenic Spill (Brochure)
- Environmental Liability Exemptions for Lenders and Representatives (Fact Sheet 5)
- Environmental Services Contractors List
- Superfund Sites in Wisconsin
- Ampco Foundry Success Story
- Ashland Precision Products Success Story
- Bliffert's Lumber & Fuel Company Success Story
- Candlewood Suites Success Story
- Charter Films Success Story
- Chilton Uptown Commons Success Story
- Chiquita Processed Foods Success Story
- DeForest Parks Automotive Success Story
- Kane Place Lofts Success Story

- Marshfield Depot Success Story
- Refuse Hideaway Landfill Success Story
- Riverview Hospital Expansion Success Story
- UW Milwaukee Cambridge Commons Success Story
- Viroqua Food Cooperative
- 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.

However, funds allocated for these awards were transferred to the new Wisconsin Economic Development Corporation (WEDC) by the Wisconsin Legislature. The WDNR is in talks with WEDC over how these funds will be awarded to Wisconsin communities.

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 and includes the complete list of grant awardees.

- Green Space and Public Facilities Grants

For nine years, the Remediation and Redevelopment Program administered a well-utilized grant program

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	4
Newsletters	10	21	29
Meetings with Stakeholder Groups	1	5	—
Outreach Meetings with Local Governments	> 50	75	25
New & Updated Publications	17	28	15
New Web Pages (external)	0	3	—
Updated Web Pages (external)	74	103	20
Web Page Views- RR Program Home Page	13,513	26,557	—
BRRTS on the Web Page Views	1,651,713	— *	35,000

* Data for BRRTS on the Web & RR Sites map page views is no longer available, due to DNR staffing shortfalls

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.

Funding for this program was eliminated by the Wisconsin Legislature in 2011.

More information about these grants is on our Green Space and Public Facilities grant web page at dnr.wi.gov/org/aw/rr/rbrownfields/greenspace_grant.htm.

- Urban Reinvestment Initiative

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

The partners 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 Fall 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.

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>.

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 DNR 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.

In April 2011, the full Brownfields Study Group met in Madison to cover many similar topics, including a revisiting of landfill site issues, a discussion of changes to state brownfields grant programs, requirements of All Appropriate Inquiry and Phase I Environmental Assessments, revisions to the NR 700 rule series, and potential creation of a state brownfields tax incentive.

A sub-group of the Brownfields Study Group met twice to further explore the creation of a state brownfields tax incentive. Another sub-group met once to discuss including some historic landfill sites in the VPLE program.



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

- Federal Brownfield Grants

In this report period, WDNR wrote 29 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

Wisconsin WDNR – October 20, 2010,

- 1700 Phillips Avenue, Racine, WI

City of Baraboo – October 21, 2010

- 206-0881 Briar Street

Wisconsin WDNR – October 25, 2010,

- 1030 6th Avenue, Baldwin, WI

Wisconsin WDNR – November 2, 2010

- 3319 W Center Street, Milwaukee, WI

City of West Allis – December 8, 2010

- 11500 W Oklahoma Avenue

Wisconsin WDNR – January 25, 2011

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

Brown County Planning Commission – January 25, 2011

- 162 West Pulaski Street

- Fed tax deductions

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

- In this report period, WDNR provided seven 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
- April 21, 2011 for Mr. Daniel J. Burns, III for the former Plainwell Tissue Landfill, Washington
- April 21, 2011 for Mr. Merrick Fruchtman for 6502 W North Avenue, Wauwatosa
- June 28, 2011 for Mr. Douglas Berry for 1730 State Street, Racine
- August 1, 2011 for Mr. William H. Nuehring for the Inn Between property, N6386 County Rd I, Tony

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

Additionally, RR Staff evaluated the following applications for completeness and eligibility:

Applications Evaluated		
Grantee	Site	Amount
City of Marinette	Postorino/500 Mann St.	\$59,000
City of West Allis	1501 W. 113th St.	\$100,000
City of Fond du Lac	Rueping Leather	\$1,063,053 - Loan
City of Cudahy	Former Iceport Property	\$264,800
City of Kiel	Former Stoelting Property	\$150,000
City of Kenosha	Kenosha Engine Plant	\$1,000,000 - Loan
City of Madison	Royster-Clark	\$1,500,000 - Loan

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, reporting grant activities to EPA and monitoring cleanup progress.



Table 6 - Summary of Public Participation Activities: Financial			
	Mid-Year Numbers	End of Year Numbers	End of Year Targets
WDNR Site Assessment Grants	0 *	0 *	45
WDNR Green Space & Public Facilities Grants	0 †	0 †	5
Ready for Reuse Loans & Grants	1	1	—
EPA Brownfield Grants-Support Letters	29	29	10
EPA Brownfield Grants-Eligibility Determinations	12	31	10
Federal Brownfield Tax Deduction Certifications	3	7	—

* Grant funds transferred from WDNR to Wisconsin Economic Development Corporation in state budget

† Grant funds eliminated in state budget

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 388 completed cleanups at 358 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 141 redevelopment assistance actions during this reporting period, helping to remove disincentives to redeveloping contaminated property. We 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 8 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.

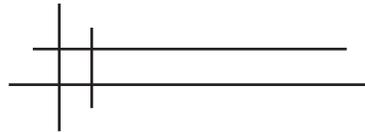


Table 7 - Summary of Mechanisms for Cleanup Approval, Verifications and Certification			
	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Property Redevelopment Assistance Actions	71	141	50
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	7	11	10
New VPLE Certificates of Completion	5	7	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
- Met with the city of Two Rivers to discuss applying for WPRI Assistance contractor managed grant monies for a former bulk plant that had an EPA removal action 20 years ago
- Met with the city of Two Rivers to discuss downtown riverfront development near a vacating industrial building
- Meeting with the village of Adell to discuss redevelopment alternatives on a property acquired through friendly condemnation
- Met with the city of Two Rivers to discuss the potential closing of a manufacturing plant and leaving a large 100 year old building and their option for redevelopment assistance

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
- Held a Lender Focus Group meeting in Oshkosh inviting six members of the lending community from across the northeast region, including banks and credit unions to educate ourselves as how they transact loans and foreclosures on contaminated properties and to discuss the Lender Liability Exemption, using pre-prepared six question format
- Participated on the interview panel with the city of Manitowoc in choosing a consultant for their EPA brownfield assessment grant

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

- Participated as a panelist at the Sustainable Remediation Forum in Chicago providing outreach on the Wisconsin Initiative for Sustainable Remediation and Redevelopment
- Attended and had a booth at the InDevelopment Conference in Green Bay – a conference to encourage eco-

conomic 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
- Presentation to Door County Wisconsin Towns Association County Unit Meeting in the Sevastopol town hall, which included 30 attendees, the subject being “Brownfield Solution – Variety of State and Federal Tools for Communities”
- Attended the Marinette County EPA stakeholder meeting in Crivitz for discussion of the recently awarded EPA brownfield assessment grant to Marinette County – presentations were given by staff from Bonestroo (consultant) and staff from WDNR, along with display material and publications. Also present and to encourage discussion and ask questions was the assistant EPA Administrator from the Office of Solid Waste and Emergency Response. About 15 members of the public were present.

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

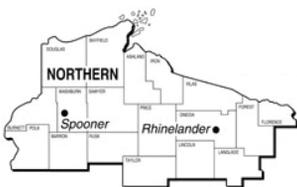
- secured the facility and date

- 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

- Toured brownfield properties in Manitowoc County with the project manager to take photos and education on current remedial activities and status of the redevelopments.
- Drafted a Re News story on a PCB oil Voluntary Cleanup at a former Mirro facility in Manitowoc
- Phone call with a potential investor/lessee on an active on-going redevelopment site to discuss lease liability clarification
- Conference call with East Central Regional Planning Commission, Center for Land Use Education and UW-Extension to work with them on the brownfield components of a proposed HUD Sustainable Communities Regional Planning grant
- Phone call with a bank on a foreclosed property discussing a technical assistance letter for more detail on probable work to be done and also the Lender Liability Exemption
- Email to a mortgage company on how to use BRRTS On the Web and RR Sites Map with a summary highlighting items of interest
- Phone conversation with the city of Marinette on an abandoned property and applying for the Ready for Reuse grant
- Phone conversation with a bank regarding a property that went through bankruptcy and the bank acquired on whether to utilize the Lender Liability Exemption or do the remediation work necessary



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.
- Met with the City Administrator of Rice Lake, their representing Attorney, and Consultant regarding potential redevelopment of two environmental repair cases; Northwest Transport/Brotten, Johnson Truck Body property.
- Met with the City of Merrill Mayor, City Attorney, Finance Representative and City Consultant to discuss potential funding sources for the former Modern Cleaners, and other Brownfield redevelopment projects along the Wisconsin River corridor.

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

- Met with a realtor and the adjacent property owner to the Flambeau Oil/Schraufnagel Auto Glass site in Park Falls regarding liability clarifications and how it applies to adjacent property; and future impact if the property were to be sold.

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.
- Call with the Ashland County Tax Lister regarding the County's efforts to pursue tax foreclosure on environmental repair cases Mellen Mart and Glidden Food Mart.
- Spoke with a representative from DNL Corporation concerning Brownfields clean-up opportunities for their old Anson & Gilkey lumber mill which is adjacent to SEMCO window/door manufacture located in Merrill.
- Phone and email contact with a consultant working at moving redevelopment forward for the Tower Milkhouse case in the City of Superior.
- Call with a representative from RJS Construction Group regarding their purchase of the former Amoco Oil Terminal site, with associated redevelopment of contaminated property, located in Superior.
- Spoke with an individual who prospects to purchase the Bablick Self Serve gas station in Butternut, discussed Spill Law, liability issues, and the process for cleanup of petroleum contamination.
- Talked with a representative who is part of a redevelopment firm that is working with the city of Superior regarding two former gas station sites that are being redeveloped into new a CVS Pharmacy.
- Email contact with a consultant representing the city of Ashland seeking information assistance regarding two environmental repair cases adjacent to Kenwood Terrace Mobile Home Park.
- Email contact with a realtor and consultant regarding clarification of potential contaminated properties in the vicinity of 3rd St in Ladysmith
- Conversed by email with a consultant regarding the status of the Elbo Room UST site located in the city of Superior.

- Spoke with an Attorney representing the estate of the former Interstate Trucking Company inquiring on how to achieve case closure for the site located in Lincoln County.
- Spoke with a representative from the RiverBank regarding the status of UST tank removal investigation for the Carlson Evergreen property in relationship to the bank's foreclosure on the site, located in Polk County.
- Spoke with the lessee of the former O'Brien Mobile station of Superior, regarding the liability issues related to purchasing the site that is currently going through bankruptcy.
- Spoke with an individual who is purchasing property in northern Bayfield County, and has concerns about potential agriculture-related contaminants being present in the soil.
- Spoke with an attorney to discuss liability clarification letter/tools available to bank associated with foreclosure at Triumph Twist Drill company located in Rhinelander.
- Spoke with an attorney representing Beazer at the Kopper Facility in Superior, discussed accessing Great Lakes Legacy funds for betterment project associated with Crawford Creek.
- Spoke with the Florence County Economic Development Director regarding the reuse and redevelopment of the Schneider Iron and Metal facility into a business incubator. Discussed long term maintenance responsibilities associated with the cap at the site.
- Spoke with a developer, discussed legal issues associated with the redevelopment of Voyager Crossing in Burnett County.
- Spoke with a property owner from Phelps, discussed issues associated with building on historic landfill areas.
- Spoke with representative for the Wisconsin Counties Association, discussed and finalized Brownfield presentation at September Counties Association meeting.
- Spoke with a business owner interested in acquiring the Nagel Lumber Company in Vilas County, discussed environmental issues at site and potential funding sources to assist in remediation and redevelopment of site.
- Held numerous calls with the Vilas County Board of Supervisors, regarding the tools available to aid in the reuse of the Nagel Lumber Company.
- Spoke with City of Superior Planner, discussed grants and tools available to the city for redevelopment of remediation sites.
- Spoke with the City of Ashland Engineer, discussed funding tools available associated with the investigation and cleanup of a city parking lot that had leaking underground storage tanks.
- Spoke with a consultant, discussed Green Tier...
- Spoke with a Town of Phelps representative, discussed redevelopment and liability associated with Town's acquisition of the former CM Christiansen wood treatment facility.
- Spoke with the Vilas County Board representative, discussed potential redevelopment of a tax delinquent parcel in City of Eagle River.
- Spoke with the City Administrator of Rice Lake, discussed liability issues associated with the City's acquisition of the Barden property.
- Spoke with consultants, discussed issues and approaches to building on abandoned landfills.
- Spoke with a developer, discussed liability and redevelopment tools associated with a property in Iron River.



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.
- Green Team Meeting with Sun Prairie City officials dealing with WPRI on Wisconsin Cheesman's plant and other vacant properties.
- Attended public information meetings for contamination issues at the Madison Kipp Wabesa Street site
- Met with representatives of Horicon to discuss vapor issues associated with contamination from a former manufacturing facility whose contamination was discovered as part of SAG-funded work
- Continue to work with Dodge County to address PCB contamination associated with a bankrupt manufacturer

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.
- Met with reps from Porchlight regarding building on a former fill site in Madison
- Met with reps of Sauk County to discuss LGU exemption and funding options for two tax-delinquent, rural properties.
- Met several times with representatives of Royster Clark in attempts to identify funding sources for demolition/clean-up/redevelopment of site

Hold Conferences , Trainings, etc. (i.e. local government trainings, consultant days)

- Participated in outreach session for Jefferson County

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.

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

- Beloit Ace Hardware, RR News Article

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.
- Walked realtor through RR Sites Map for documents on a property he wanted to sell
-
- Worked with property owner in understanding continuing obligations at a brownfield property he owns and wants to sell.
- Developed a prototype brochure for the general public for using BRRTS on the web
- Spoke with radio station regarding redevelopment plans for the former Mautz Paint site
- Talked with a consultant from Florida regarding spills reporting requirements and types of response actions the DNR could provide for his client



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.
- Green team meeting with Oak Creek to discuss the Redevelopment of the Delphi property
- Conference call, Green Team Meeting, -- with City officials & attorneys -- general discussion about former Chrysler Kenosha Engine Plant, included talk about funding, particularly Ready for Reuse Grant.
- Green team Meeting on the 250-acre lakefront redevelopment Lakeview Village project in Oak Creek.

- Green Team Meeting - Milwaukee Guest House Urban Garden Project
- Green team meeting with EMD Crop BioScience - Milwaukee, WI
- Green Team Meeting on Century City Lofts Apartments, near the former Tower Automotive site, on Milwaukee's north side
- Meeting at Kenosha Unified School District (KUSD) offices. Participants - KUSD officials, City of Kenosha officials, Kenosha County Health Dept. representative, Wisconsin Department of Health reps, DNR reps (Darsi, Jess C. Andrew S. & Dave V.) Discussed Work completed at site by EPA Removals Program in the vicinity of former Chrysler Kenosha Engine Plant and former Mankowski property, which is adjacent to KUSD Bain Elementary School. Discussed future work at both locations. Also discussed possible public meeting and combined meeting with Kenosha City Council and Kenosha County Board
- Green Team Meeting with the City of Wauwatosa Community Redevelopment Director, site 6734/6738 W. North Avenue,
- Green Team meeting with the City of St. Frances to discuss community redevelopment.
- Green Team meeting with the City of South Milwaukee to discuss the Wall-Mart site.
- Green Team meeting with City of Franklin to discuss the issues with the closed T-Shirt Inc. Site.
- Meeting with at Waukesha Service Center. Participants - City of Kenosha officials and consultants, DNR reps (Darsi, Mark Gordon, Jess C. & Dave V.) Discussed environmental conditions at former Chrysler Kenosha Engine Plant, future field work and funding Lust Trust Fund (stimulus) and other funding sources
- Green Team meeting with City Of West Allis, ARCADIS, & AECOM, plans for the Gray Iron & Mykonos
- Green Team meeting for Phil's 66/Grace Church Site, discussed well installation for completing the SI, remediation of the GW, barrier installation, and vapor intrusion evaluation
- Contacted Lakeside Communities on the EPA ongoing Great Lakes Restoration Initiative.

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

- Attended the 2011 APA-WI/WI-ASLA Annual Conference
- Presentation for the Petroleum Marketers Association

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

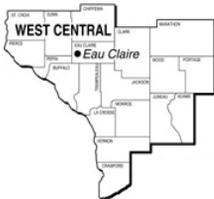
- UW-Milwaukee Eastside Dorms on North Ave.

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

- Attended the Franklin Square Opening Block Party
- Assisted City of Wauwatosa by providing informal feedback on an assessment they performed using Brownfield's funding
- Provided minor technical and policy assistance on a development and potential VPLE project in Kenosha

- 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.
- 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 Praise 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
- Meeting with Eau Claire County Senior Planner regarding remediation and redevelopment tools applicable to two brownfield properties in the county
- Meeting with Village of Baldwin administrators regarding remediation and redevelopment tools for a brownfield site in the village
- Meeting with a banker regarding the use of a general liability clarification letter to move a brownfield property in the city of River Falls towards redevelopment
- Meeting with Dunn County Corporation Counsel regarding Remediation & Redevelopment Program tools and their application to a brownfield owned by the county
- Meeting with the City of Eau Claire Business Assistance Specialist giving an overview of RR Program tools and discussing their application to brownfields in the city
- Meeting with Juneau County officials regarding the redevelopment of a brownfield site they own in the county
- Green Team meeting with a DNR Land Recycling Specialist and a Project Manager, the city of Owen Mayor and the Redevelopment Authority Director, two environmental consultants and a Wisconsin Economic Development Corporation representative (the latter, by phone) regarding the remediation and redevelopment of a former manufacturing plant for a new manufacturing business with expected employment of 40 jobs
- Meeting with the city of Cornell Administrator regarding remediation and redevelopment program tools and their application to two properties in their city, one in their full industrial area
- Meeting with Portage County Planner regarding remediation and redevelopment tools as applicable to specific county properties
- Meeting with the Eau Claire County Treasurer and another meeting with the Eau Claire County Senior Planner regarding two brownfields, one which the county now owns
- Meeting with the city of Chippewa Falls Planner regarding remediation and redevelopment tools for the city
- Meeting with the Chippewa County Senior Planner regarding legal and financial tools for remediation and redevelopment of properties in the county

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
- Meeting with ERCO Worldwide in the city of Port Edwards regarding the development and sale of property contiguous to their facility
- Meeting with an environmental consultant regarding remediation and redevelopment tools and their application to three sites in Dunn and Eau Claire Counties
- Meeting with two businesspersons interested in expansion and/or relocation on two brownfield sites in the city of Eau Claire
- Meeting with business owner in the city of Menomonie regarding remediation and redevelopment tools available for the business
- Meeting with an insurance agent/ businessperson regarding purchase and redevelopment of a former dry cleaners site in the city of Eau Claire
- Meeting with a manufacturer in the city of Cornell interested in the remediation and redevelopment of a brownfield property contiguous to his industrial property
- Meeting with a businessperson in Soldiers Grove interested in remediation and redevelopment possibilities of two brownfield properties

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
- Brownfields presentation to Monroe County Emergency Management Committee and visitors regarding remediation & redevelopment tools for the county; collaboration with the DNR Spills Coordinator
- Booth at Wisconsin County Treasurers statewide meeting in Eau Claire; spoke with about 30 treasurers, distributed 35 packets, plus brochures and other flyers
- Presented to a regional meeting of the Federation of Environmental Consultants (about 65) held in the city of Eau Claire regarding brownfield remediation and redevelopment tools; three project managers attended and answered questions also
- Demonstration of a sand model showing UST soil contamination by a project manager for middle and high school students at the Eau Claire Florian Gardens 'Cluster A' Career Day
- Presentation and discussion with the Town of Union regarding the remediation and redevelopment program and its application to brownfields in their town
- Booth at Wisconsin County Treasurers annual conference held in Eau Claire; spoke with over 30 treasurers;

distributed more than 20 packets plus other information

- Booth for the Wisconsin Municipal Clerks Association annual statewide conference held in the Wisconsin Dells; spoke with more than 40 clerks; gave out 35 packets plus other information; outreach to three banks and one engineering firm

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

- Schaefer Motors Property now Candlewood Suites in La Crosse
- Moxness Products now American Science & Technology (Wausau)
- Viroqua Whey Plant now Viroqua Food Cooperative (Viroqua)
- Heiting Property now Pick-N-Save Grocery Store – Update (Marshfield)
- Quality Wood Treatment now Universal Forest Products and Wolf Machine (Prairie du Chien)
- Phoenix Steel/Xcel Energy now Royal Credit Union/Phoenix Park Update (Eau Claire)
- National Auto Salvage now Building Industry businesses (7) Update (Onalaska)

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
- Regional newsletter distributed to all email lists
- Regional brownfields redevelopment activities compiled for the Department Leadership Team Report
- Preparation of district-specific information for new legislators' Remediation & Redevelopment Program brochures and inserts
- Hosted ten high school students for Junior Achievement Job Shadow Day
- Regional stories (2) appeared in Re News quarterly statewide newsletter (Shaefer Property now Candlewood Suites – La Crosse; Eleva Mill Pond Spill)
- Green Team conference call with the Village of Rothschild Administrator and the Department of Commerce regarding the remediation and redevelopment of a brownfield with an interested buyer that would result in the expansion of two businesses
- Discussion with property owner in the Town of Hudson regarding resale of a brownfield property with contamination
- Discussion with City of Mauston Administrator and the Greater Mauston Area Redevelopment Corporation regarding specific brownfield sites and potential funding options
- Discussion with an appraiser regarding property with contamination in the Town of Hudson and its resale
- Discussion with a construction/architectural firm regarding redevelopment in the form of an ambulance building on a brownfield site in the city of Mauston resulting in recommendation for a General Liability Clarification Letter
- Discussion with the new Monroe County Community Resource Development Agent regarding remediation and redevelopment tools as applicable to brownfields in the county
- Discussion with an estate attorney for a brownfield property in the Village of Hustler regarding the remediation and redevelopment of the site

- Discussion with buyer of an industrial building in the City of River Falls regarding remediation and redevelopment issues and tools
- Discussion with an environmental consultant regarding use of remediation and redevelopment tools as applicable to a brownfield property in the city of Menomonie
- Discussion regarding remediation and redevelopment tools with the landowner interested in resale of a property with monitoring wells contiguous to a landfill in the City of New Richmond
- Discussion with the buyer of a closed brownfield property in the city of River Falls regarding remediation and redevelopment tools and strategies
- Discussion with an environmental consultant regarding the applicability of remediation and redevelopment tools for moving a brownfield site with tanks in the city of Eau Claire to redevelopment
- Discussion with property owner considering the sale value of the property in Dunn County in the vicinity of a site being transformed into a sand fracking operation
- Discussion with an environmental consultant regarding remediation of approaches to a DOT bridge redevelopment in Pierce County
- Discussion with the Dunn County Planner regarding remediation & redevelopment of a site the county owns in the Village of Sand Creek
- Discussion with an environmental consultant regarding remediation and redevelopment of a closed underground storage tank property in St. Croix County
- Discussion with a realtor regarding a client's interest in redeveloping a property with contamination in St. Croix County
- Discussion with Monroe County Solid Waste Coordinator regarding a brownfield property in Monroe County
- Discussion regarding remediation and redevelopment with the buyer of a contaminated property in the City of Hudson
- Discussion with an environmental consultant regarding moving a closed industrial brownfield in the Village of Baldwin to redevelopment
- Discussion with the owner of a commercial property with underground tanks regarding remediation of the property for resale and redevelopment in Pierce County
- Discussion with a Senior Planner at the North Central Wisconsin Regional Planning Commission regarding brownfield properties in two counties where EPA grants were applied for but not awarded
- Discussion with the City of Wisconsin Rapids Mayor regarding remediation & redevelopment tools for brownfields in the city
- Discussion with Monroe County Solid Waste Coordinator regarding brownfields in the county
- Discussion with an environmental consultant regarding a remediation and redevelopment strategy for a contaminated property being redeveloped by the City of Hudson
- Discussions with the Village of Sand Creek business owner interested in redevelopment of a local brownfield
- Discussion with Monroe County Extension Community Resource Development Agent regarding remediation and redevelopment tools and their application to brownfields in the county

- Discussion with a Planner from the North Central Regional Planning Commission regarding brownfield sites in their ten-county area
- Discussion with city of La Crosse officials regarding remediation and redevelopment strategies for two large prominently located brownfield sites
- Discussion with the Eau Claire County Health Department regarding remediation and redevelopment tools for brownfield properties in Foster.

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.

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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 [^]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



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