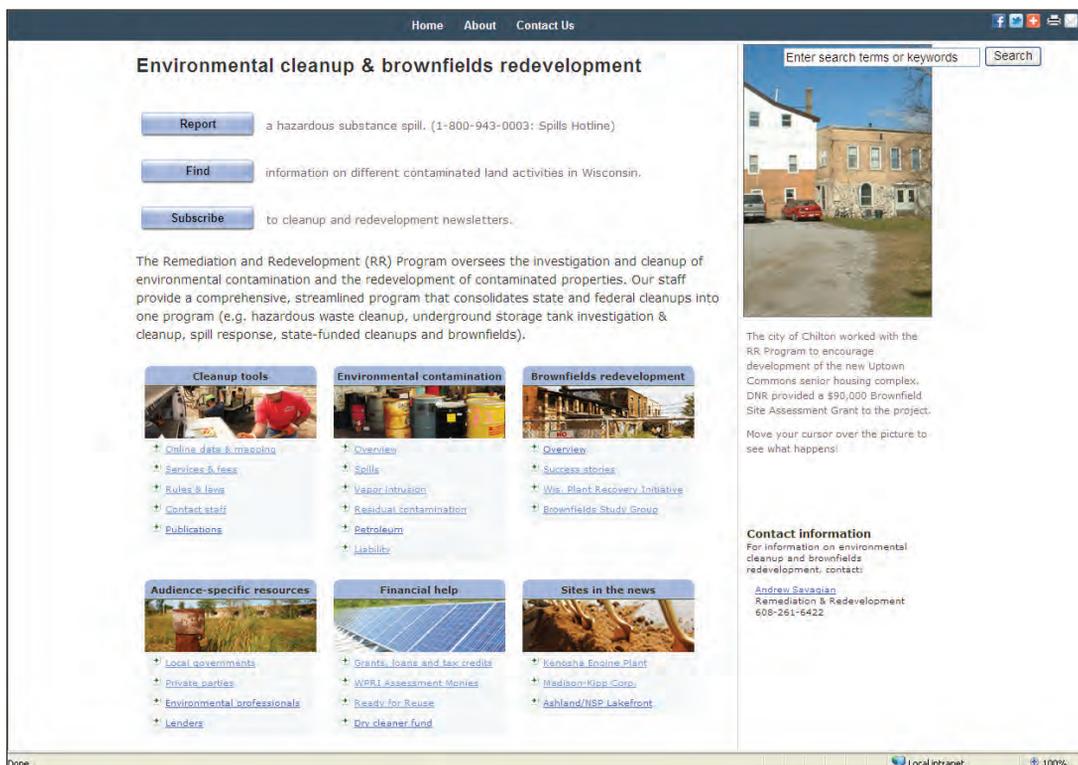


September 1, 2011 - February 29, 2012 Report s.128(a) Grant Accomplishments



*DNR DEBUTS A NEW, MORE CUSTOMER-FRIENDLY WEB DESIGN
- DETAILS PAGE 18*



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Brownfields Specialist Dan Kolberg talks about the tools available to county governments in Wisconsin, during the Wisconsin Counties Association annual meeting.

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 mid-year report, covering activities during the September 1, 2011 to February 29, 2012 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 2011-2012, 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 our track record with Wisconsin's Site Assessment Grant Program, our new Green Remediation Manual, a grant writing workshop, and our newly redesigned web pages.

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.



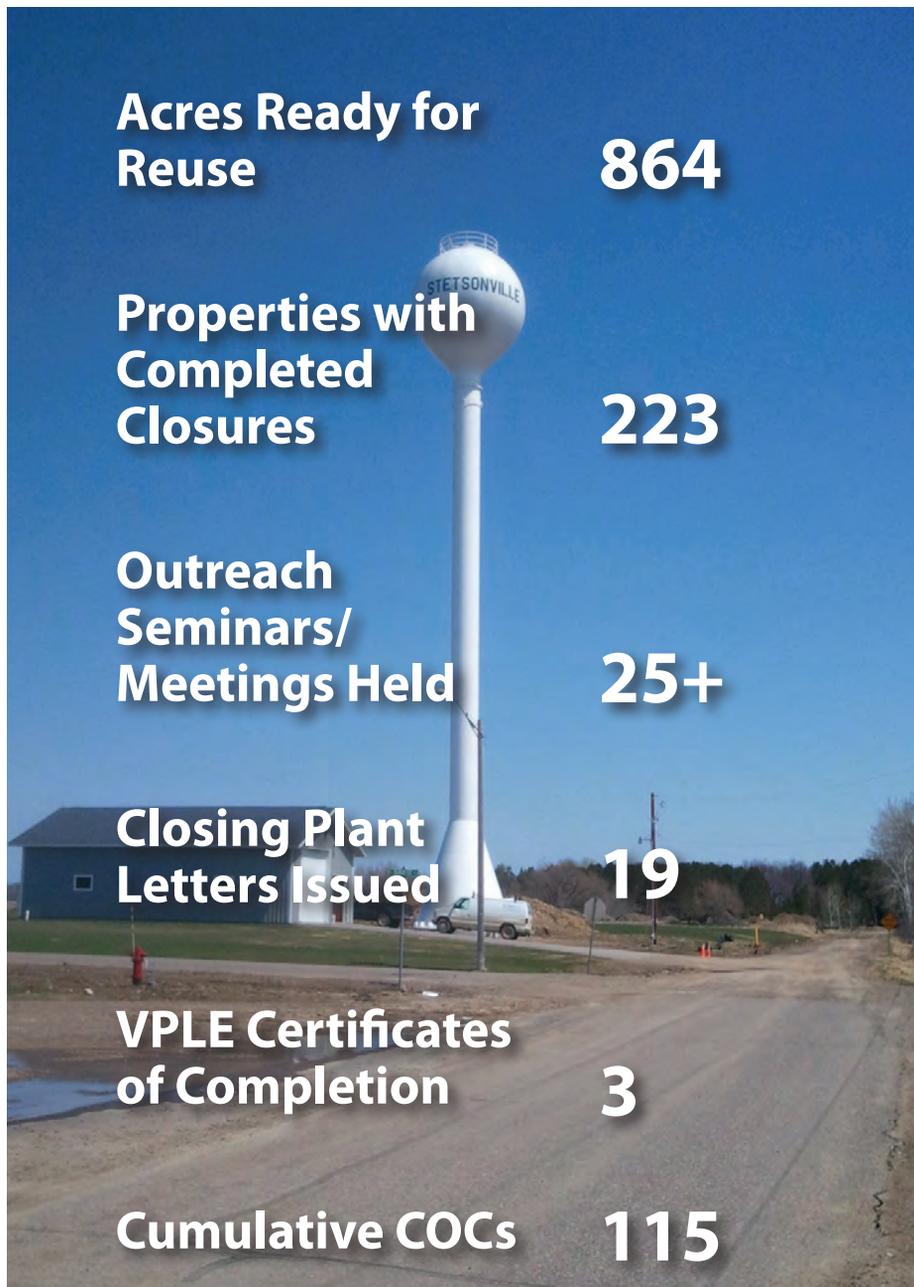
Financial Status

On August 29, 2011, EPA awarded WDNR \$1,176,500 in Section 128(a) funding for the September 1, 2011 to August 31, 2012 grant period. With these funds, WDNR initiated its ninth consecutive year of utilizing this valuable resource. In accordance with grant accounting information available through the end of December 2011, the WDNR has expended approximately \$434,125 in grant funding for the September 1, 2011 to August 31, 2012 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, 2011 – Feb. 29, 2012

By The Numbers



The new Stetsonville municipal water supply system went into service in Fall 2011, with assistance from DNR (photo courtesy MSA Professional Services).

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, the RR Program has assisted in identifying closing plants with the potential for environmental issues. After identification, the plant owner and local government units are sent letters which outline how the RR program can provide technical and financial assistance to assess and clean up the property. Follow-up calls are made to see if the plant contacts have any questions, and green team meetings are arranged, if the local government or plant managers want to discuss these issues in more detail.

During this reporting period:

- 23 plants were identified that could have environmental contamination issues;
- 19 letters were sent by DNR to the closing plant and local government; and,
- roughly 2,497 jobs were impacted by these closings.

In addition to our successful outreach to communities and plant owners, we continue to award portions of our \$1 million EPA Assessment grant, which we set aside for closed manufacturing plants.

Outreach staff took significant steps to alert communities to these funds, especially rural communities, since these funds are easier for smaller local governments to manage.

Central office and field staff spent significant time working with prospective applicants and reviewing applications. During this report period, two applications were accepted (see below) and two others were processed.



A phase I environmental site assessment was performed at the former Monroe Cheese Corporation plant using WPRI Assessment funds. The prospective owners would like to use the building to house a cheese-making museum (photo courtesy: World Cheese Discovery Center).

WPRI Assessment Monies Awards – Federal s. 104(K) Assessment Funds		
Recipient	Facility	Award
Monroe	Monroe Cheese Plant	Contractor Services
St. Francis	D.F. Inc. Site	

Law Change Allows More Sites into Wisconsin's Voluntary Party Cleanup Program

On December 7, 2011, Wisconsin governor Scott Walker signed Senate Bill (SB) 253 (now 2011 Wisconsin Act 103) into law, changing the Voluntary Party Liability Exemption (VPLE) statute to allow additional sites into the program.

The VPLE – s. 292.15, Wis. Stats. – is a process that offers an exemption from the state's Spill and Solid Waste laws if a person fully investigates and remediates a property. Prior to SB 253 becoming law, the voluntary party exemption could be applied to any traditional spill cleanup sites, as well as properties with historic fill areas that were never licensed under the state's Solid Waste law.

Why The Change?

While the old VPLE statute allowed historic fill areas that were never licensed, some brownfield practitioners felt the state needed to broaden the universe of sites eligible to enter the VPLE process to also include a category of licensed solid waste sites. There have been several brownfields that would have made excellent redevelopment projects but were deemed ineligible because of being licensed solid waste sites.

The Brownfields Study Group, a statewide advisory group created in 1998, supported the broadening of the law to include these sites. In addition, based on the DNR's experience in implementing the VPLE, it was evident there were some licensed solid waste sites that could easily and safely be cleaned up under the VPLE process.



Land Recycling Team Leader Michael Prager testifies about the impact of changes to VPLE legislation before a legislative committee (photo courtesy: Wisconsin Eye).

The DNR's Remediation and Redevelopment (RR) Program staff, working with the Study Group and other parties, developed the proposal that became SB 253. The proposal amended the VPLE statute to allow most licensed landfills with discharges of hazardous substances into the VPLE program.

An exception will be those facilities that meet the definition of an "approved facility" – less than 200 sites – as defined in s. 289.01(3), Wis. Stats. Those facilities, usually larger engineered landfills, will not be allowed into the VPLE process.

In addition, even if a property includes a solid waste facility which was not an "approved facility", DNR can not issue a liability exemption if active remedial operation or treatment is required after the site cleanup is approved. These active operations or treatments include groundwater monitoring as well as gas, leachate or groundwater collection or treatment.

During this reporting period, Program staff prepared a list of sites not eligible for VPLE and made it available to the public. Also, the VPLE Application form, guidance documents, and web page were updated to reflect the changes in this new law.

Plant Recovery and the Auto Sector



A view inside the shuttered Kenosha Engine Plant in Kenosha, Wisconsin.

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 Chrysler Engine Plant in Kenosha. The Department of Natural Resources, the Department of Justice, the City of Kenosha, the Old Carco Liquidation Trust, the first lien lenders, the EPA, US Treasury, US Attorneys Office and US Department of Justice entered into a historic bankruptcy agreement. This agreement, which took several months and hundreds of hours of time to negotiate, lays out the roles and responsibilities of the signing parties at the Kenosha Engine until the time that the Trust finishes the demolition work, and transfer title of the plant to the City or to another Trustee, selected by the State.

In entering this agreement, the governmental entities were able to be guaranteed: certain environmental actions would be undertaken by the Trust; a schedule for those actions; clear access authority to enter the site; standards for the condition of the site once title is transferred; clarification that the property title would be transferred without federal government or first lien lender liens on the property; and certain insurance requirements for riggers and salvagers.

This agreement was confirmed by the US bankruptcy court on October 28, 2011, and will be in effect until the Trust transfers the property. At the conclusion of the transfer of title, \$10M in TARP money will be set aside for use by the state and EPA to work toward the clean up of the engine plant. The DNR staff have conducted several site visits, have corresponded regularly with the Trust on compliance issues, and has bi-monthly technical conference calls with the Trust and its consultants.

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. A site investigation was conducted by the Trust, and contamination was discovered. The site received DNR approval and regulatory closure in December of 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 is owned by the City of Janesville. The DNR has also been involved with the city and US EPA in discussion concerning the city's EPA brownfields assessment grant. The DNR is assisting the city and EPA as they identify sites that may have been impacted by GM's shutdown, and are now closed.

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

Community Connections: Top EPA Official Joins DNR to Reach Out on Plant Closings

Just prior to the end of last year's grant period, DNR joined EPA for a listening session with leaders and small-business owners in the village of Crivitz, Wisconsin. The meeting was led by EPA Office of Solid Waste and Emergency Response assistant administrator Mathy Stanislaus, and attended by DNR's Air and Waste Northeast Region program manager Bruce Urben, brownfields specialist Melissa Enoch, and outreach specialist Denise Danelski.



Mathy Stanislaus, US EPA, joins DNR staff for a listening session with local leaders in Crivitz, WI.

Chief among the concerns from northern Wisconsin community leaders, was how to address the growing number of plant closings in the region. These closings are having a giant financial impact on the area, and leave questions unanswered about who will pick-up the tab for the long-term environmental impacts of these facilities.

Additionally, the meeting provided Marinette County leaders a chance to share how they intended to utilize recently-awarded EPA assessment grant funds.

Empowering Community Cleanups: DNR's Track Record of Success with Site Assessment Grants

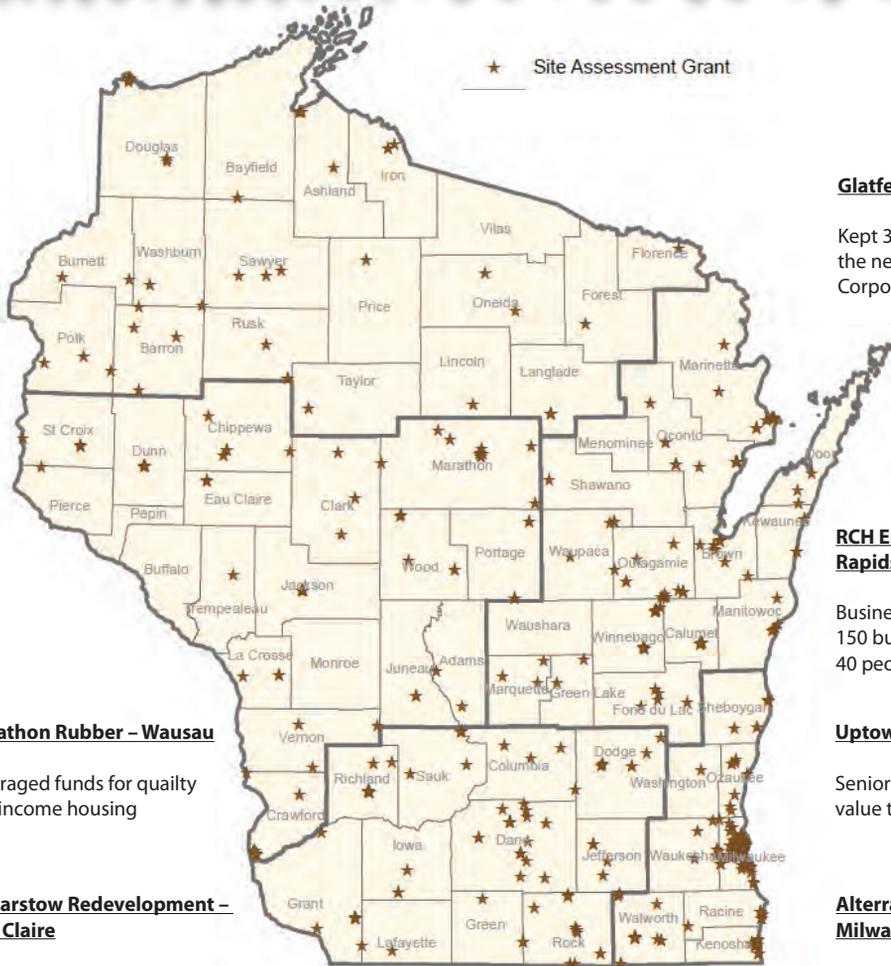
During this reporting period, it was confirmed that DNR will no longer retain state funding and statues that comprise the Brownfields Site Assessment Grant Program. First awarded by DNR in 1999, this relatively small grant program has helped an astounding number of Wisconsin communities assess contaminated properties and begin transformative redevelopment projects.

We are currently working on a report to catalog the success of the program. Here are a few highlights of the amazing work our statewide staff have accomplished.



Wisconsin Department of Natural Resources Site Assessment Grant Program 1999 - 2010	
***** Addressing Brownfields *****	
Product Description	Result
Small & Large Grants Awarded	474
Total \$ Amount Awarded	\$16.5 Million
Individual Communities Helped	WOW! 205

Site Assessment Grant Program: Select Projects



★ Site Assessment Grant

Glatfelter Mill – Neenah

Kept 325+ jobs in Neenah at the new headquarters for Plexus Corporation

RCH Enterprises – Wisconsin Rapids

Business incubator has helped 150 businesses and employees 40 people.

Uptown Commons – Chilton

Senior housing raised property value to \$2.1 million

Alterra Coffee Headquarters– Milwaukee

Created at least 50 full-time jobs Prop. value increased by \$3.5 M

Marathon Rubber – Wausau

Leveraged funds for quality low-income housing

N. Barstow Redevelopment – Eau Claire

Supports 265+ jobs and still growing!

Samples of Success

Potosi Brewery – Potosi

World class brewery museum reviving a classic Wisconsin brand

Cannery Square – Sun Prairie

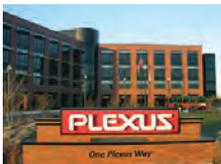
Helped leverage \$20 million for commercial/residential development

Trolley Square – Appleton

Redevelopment removed an eyesore and opened space for local businesses

Summit Place – West Allis

Multi-million dollar redevelopment has created and retained 1000s of jobs



Neenah



West Allis



Wisconsin Rapids



Potosi



Eau Claire

Section 2 - Public Record Requirements

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

The database development team worked to develop tracking procedures and reports that continue to help staff and management catalogue fee and closure based submittals to meet the 60-day response process, Smart Regulation (SR), the RR Program has established.

The team also worked to update hundreds of BRRTS contact records and was able to process and send more than 2,800 Regulatory Reminder Letters on Vapor Intrusion (VI). A Document Uploader Tool was created to assist staff with the upload of electronic copies of these letters and other important documents into BRRTS. These documents will be made available to the public in a future release of BOTW.

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 80,000 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 and search "BRRTS".

WDNR BRRTS on the Web				
BOTW Home >> Basic Search >> Search Results >> Activity Details >> Location Details				
OPEN PANTRY FOOD MART Location Details				
ES&T		GLP		
Location Name	County	City	Region	
OPEN PANTRY FOOD MART		Dane	South Central Region	
FID	EPA ID	SIC Code	NAICS Code	
113312430	WR000035568	NONE	44711	
Owner Type	Constructed	Start Date	Close Date	
PRIVATE	UNKNOWN	03/03/1999	UNKNOWN	
Physical Address	City	State	Zip Code	
1412 PFLAUM RD	MADISON	WI	53716	
Mailing Address	City	State	Zip Code	
1125 LEGION DR	ELM GROVE	WI	53122	
Owners				
OPEN PANTRY FOOD MART OF WISCONSIN	10505 CORPORATE DR STE 101 PLEASANT PRAIRIE, WI 531591605			
Remediation Activities at this Location				
Activity Number	Click to view details	Type	Activity Name	Status
03-13-002855		LUST	OPEN PANTRY FOOD MART	CLOSED
02-12-543024		LUST	CITGO GAS STATION	CLOSED
04-12-040111		SPILL	1412 PFLAUM RD (HISTORIC SPILL)	CLOSED
04-13-216815		SPILL	OPEN PANTRY #656	CLOSED
02-15-281981		NO RR ACTION REQUIRED	OPEN PANTRY FOOD MARTS	NO ACTION

The BRRTS upgrades in this reporting period include:

- building a new database package to consolidate several data quality related procedures;
- adding a link to region details (maps, counties) in BRRTS and BOTW;
- SR auto-acknowledgment upgrades
- creating SR Reports for PMs and managers
- creating Vapor Intrusion (VI) sub-module where options can be reviewed, added or removed;
- adding VI Options Section to BOTW;
- creating new Regulatory Reminder Action Code and entry logic to support VI Letter project;
- modifying BRRTS User Maintenance privileges; and,
- creating a Documents Module Uploader Application.

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 dnr.wi.gov and search “RR Sites Map”.

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. Geo-Location of Contaminated Properties
- C. Evaluating “Old Dog” Sites

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:
 - Assistance in identifying and applying for grant and loan programs to assess contamination concerns;
 - 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.

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 147 sites on the map, on our way to meeting our annual goal of 250.

Evaluating “Old Dog” Sites

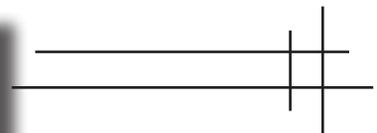
A long standing goal of the RR Program is to keep sites moving towards proper cleanup and closure. The program has historically utilized EPA funds to help achieve this goal, with success.

During this reporting period, WDNR took proactive steps to address stalled sites in our active Southeast Region. In two different sessions, project managers and support staff from around the state converged on our Southeast Region offices for several days to review files which had been stalled and not reported any activity. Files were examined, phone calls made, reports were reviewed and follow-up letters were written. In the end, 66 projects were cleared with no further action required, 188 push action letters were sent out, 36 responsible party letters were sent, 175 updates were made as a result of phone calls and new information received, 9 sites were transferred to the Department of Commerce and 8 sites were closed.

This team effort proved to be an effective approach in moving sites through our cleanup pipeline, and helped clear a backlog of old projects.

Table 1 - Summary of Public Record Activities			
	Mid Year Numbers	End of Year Numbers	End of Year Targets
Total Active LUST & non-Lust Cleanups	3,440	—	—
Properties with Active LUST & non-LUST Cleanups	3,234	—	—
Completed Site Cleanups by WDNR this report period	234	—	—
Properties with Completed Cleanups by WDNR, this report period	223	—	300
Acres Ready for Reuse this report period	864	—	200

Table 2 - Summary of Inventory and Survey Activities			
	Mid-Year Numbers	End of Year Numbers	End of Year Targets
New Properties in BRRS Database this report period	146	—	200
Waste Registry Evaluations this report period	16	—	150
Staff Hours per Waste Registry Evaluation	64 Hours	—	20 Hours
Sites Geo-located on RR Sites Map this report period	147	—	250
Staff Hours per Geo-location	2.5 Hours	—	1.5 Hours
Closed Sites Added to GIS Registry this report period	168	—	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

Additional work this period:

- C. Vapor Intrusion Letters

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 2011 through February 29, 2012, no sites were audited to determine compliance with conditions of closure.

Since 2004, 380 sites have been audited. Of the 50 requiring follow up, 33 have returned to compliance. Database cleanup is needed, as more sites are known to be in compliance. Staff continue to update the database. The types of sites audited have consisted largely of sites closed with some type of cap or cover over residual contamination, and/or

a structural impediment that restricted investigation and cleanup in some areas of the site, and a few sites with an industrial land use restriction. 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 5,600 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.

In the previous reporting period, the Department finalized guidance 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. During this period, RR Program Central Office staff conducted a statewide training on the new guidance for WDNR project managers.

The MOA is on WDNR's web site at dnr.wi.gov (search "One Cleanup Program").

Vapor Intrusion Letters

As briefly mentioned in Section 2, the RR Program worked to raise awareness among responsible parties about the dangers of Vapor Intrusion at contaminated sites. More than 2,800 Regulatory Reminder Letters were mailed to RPs, during this reporting period. The letters reminded RPs of the exposure risk of this new pathway, and referred them to the WDNR's vapor intrusion web page and guidance, for advice on mitigating this pathway.

Table 4 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Audits of Institutional Controls	0	-	50
Staff Hours per Institutional Control Audit	-	-	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

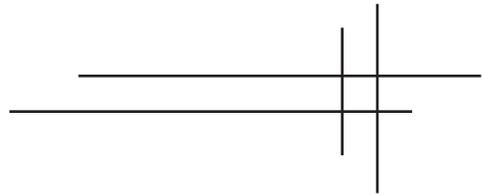
>> See Appendix I for more information

- Public Participation

Brownfield regional outreach staff held more than 30 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 170 village, towns and city officials and other stakeholders about state brownfield redevelopment tools.

Additional public participation and outreach are listed below.

- Conference Outreach – Presented WDNR information and/or staffed booths to state and regional conferences, including:
 - Wisconsin Counties Association (Sept. '11)
 - Milwaukee Bar Association (Oct. '11)
 - Wisconsin Downtown Action Council (Oct. '11)
 - Capital Area Planning Conference (Oct. '11)
 - Land Trust Alliance (Oct. '11)
- Continued outreach for WDNR's WPRI Assessment Funds (See feature on page 4)
- 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.



- Two meetings with private consultants in our Technical Focus Group. The group discussed the draft rule changes to the NR 700 series.
- Held two meetings of the Brownfields Study Group, an external advisory group to the WDNR on brownfields and redevelopment



The Brownfields Study Group at a February 2012 meeting in Madison, WI.

issues.

- Held two community meetings with neighbors regarding contamination at the Madison Kipp Corporation. These meetings give the WDNR a chance to reach out to residents and discuss their concerns regarding vapor intrusion, groundwater contamination and soil contamination at this complex project.

WDNR also utilized the meetings to compile public comments and concerns, and draft a

“Answers to Frequently Asked Questions” document in response. Neighbors were invited to sign-up for an e-newsletter to stay up-to-date with developments in the investigation and cleanup.

- Internet Presence

>> *See page 18 for more information*

- Media Outreach

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

- Announcement of settlement in Kenosha Engine Plant cleanup

- Newsletters

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

- Re News, our quarterly electronic publication
 - Volume 21, Number 3 (September)
 - Volume 21, Number 4 (Winter) – focused on environmental consultant questions (see appendix)
- 5 RR Reports, our biweekly electronic newsletter

- 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 10 new (or substantially updated) publications in this reporting period.

- Appendix A Letter
- Contaminated Lands Environmental Action Network (CLEAN) brochure
- Dry Cleaner Environmental Response Fund (DERF) – Frequently Asked Questions
- Success Story: Expanding the Green Economy via Brownfield Sites
- Guidance on Case Closure and the Requirements for Managing Continuing Obligations

- PCB Remediation in Wisconsin under the One Cleanup Program MOA
- Voluntary Party Remediation and Exemption from Liability Fact Sheet
- WISRR Green and Sustainable Remediation Manual
- WISRR Site-Specific Sustainability Analyses
- West Central Region RR Update

Financial Assistance to Communities

- Ready for Reuse Loans & Grants

>> *See page 19 for more information*

- Urban Reinvestment Initiative

The WDNR, city of Milwaukee and the 30th Street Industrial Corridor Corporation wrapped up their seven-year joint effort in assessing properties in the 30th Street Industrial Corridor. The partners received a total of \$800,000 in funding from EPA to assess brownfield properties and stimulate cleanup and redevelopment in this economically and environmentally challenged area in north-central Milwaukee.

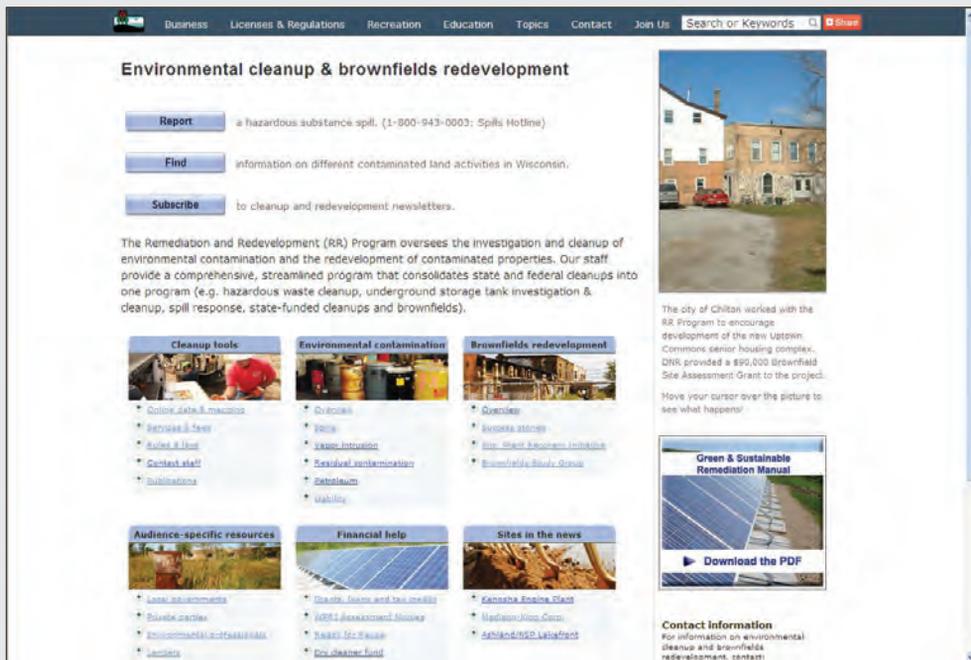
Utilizing the federal funds, the partners completed Phase I environmental site assessments and/or Phase II environmental site assessments, or site investigations at more than 50 properties. The partners will continue to discuss the next steps, including seeking funding and other brownfield tools for the cleanup and redevelopment phases at these sites.

To view this and other 30th Street information, please view the following web page: dnr.wi.gov/org/aw/rr/rbrownfields/corridor.htm

Internet Presence

Providing access to remediation and redevelopment information through our website, remains a top priority for the program.

During this reporting period, outreach staff were engaged in a major, agency-wide effort to redesign the DNR website. We spent many hours revising RR Program pages to conform to the new website's brand plan, which we feel will allow customers to navigate our content better.



A screen shot of the DNR's redesigned web page, focusing on Environmental cleanup and brownfields redevelopment.

A new page was created to host information about the investigation and cleanup of the Madison Kipp Corporation – dnr.wi.gov/topic/brownfields/kipp.html. This page has been invaluable, as the neighbors to this plant are very concerned about the outcome of this investigation. We use this page to post maps, new sampling data, information on public meetings and more. The page has received nearly 1,000 unique page views and has been an effective public communication tool for the DNR.

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.

So far this year, we have approved the two petroleum subgrants and one hazardous substance subgrant listed below.

Ready for Reuse Petroleum Subgrant Award		
Grantee	Site	Amount
City of Madison	Royster-Clark	\$1,500,000
City of Cudahy	Former Iceport Property	\$264,800
City of Kiel	Former Stoelting Property	\$150,000



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. These funds allowed DNR to help eight communities clean up shovel-ready brownfields sites.

During this report period, the last two projects conducting brownfields cleanup using ARRA Ready for Reuse funding have completed work. The RR program expects to have all funds in the ARRA cooperative agreement expended by the end of spring.

Table 5 - Summary of Public Participation Activities: Outreach

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
News Releases	1	—	4
Newsletters	7	—	29
Meetings with Stakeholder Groups	4	—	—
Outreach Meetings with Local Governments	> 25	—	25
New & Updated Publications	10	—	15
New Web Pages (external)	1	—	—
Updated Web Pages (external)	25*	—	20
Web Page Views- RR Program Home Page	10,135	—	—

* During this period, DNR completed the majority of work on a redesigned website, including redesigned RR Program pages

- Federal Brownfield Grants

In this report period, WDNR wrote 33 letters of support for Wisconsin communities wishing to submit EPA brownfields grant applications. In total, WDNR, communities and other development groups requested \$15,213,100.

These letters supported applications from:

City of Oshkosh

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

Bay Lake Regional Planning Commission

- Community-wide assessment, hazardous and petroleum - \$874,000

Village of Ashwaubenon

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

City of Green Bay

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

Redevelopment Authority of the City of Milwaukee

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

City of Wauwatosa

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

Jefferson County

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

Racine County

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

City of Kenosha

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

Marathon County

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

Neenah Community Development Authority

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

Walworth County

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

City of Platteville

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

City of Marinette

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

Brown County Planning Comm.

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

Southwestern Wisconsin Reg. Planning Comm. (SWRPC)

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

Sheboygan County

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

Dickinson County Brownfield Redevelopment Authority

- Community-wide assessment, hazardous and petroleum - \$539,100

Washington County

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

Marquette County

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

City of West Allis

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

City of Madison

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

Wellness Commons, LLC

- Cleanup- \$200,000

City of Wausau

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

- EPA eligibility letters

In this report period, WDNR provided 12 eligibility determinations for petroleum assessment or cleanup using an EPA brownfield grant:

City of Green Bay – October 14, 2011

- 414-416 Dousman Street
- 418 Dousman Street
- 314 North Chestnut Avenue

Redevelopment Authority of the City of Milwaukee – November 11, 2011

- Century City – Area C – 2725 W. Hopkins Street

Redevelopment Authority of the City of Milwaukee – November 11, 2011

- Century City – Area B – 2725 W. Hopkins Street

City of Wausau – November 22, 2011

- 1202 N 1st Street

Marinette County – December 23, 2011

- 2800 Roosevelt Road, Lot 1

Marinette County – December 23, 2011

- 2800 Roosevelt Road, Lot 3

Marinette County – December 23, 2011

- 2800 Roosevelt Road, Lot 4

City of Wisconsin Rapids - February 10, 2012

- 711 E Grand Avenue

City of Wauwatosa – February 28, 2012

- 1825 N. Mayfair Road

City of Wauwatosa – February 28, 2012

- 1901 N. Mayfair Road

- Fed tax deductions

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

- October 10, 2011 for Ms. Cinderella Piotrowski for Jim's Bar, Sheldon
- October 10, 2011 for Mr. James Nelson for former Vicker's Oil property, Ellsworth
- October 11, 2011 for Mr. Michael Lattery for Poplar Golf Course, Poplar
- October 11, 2011 for Mr. Rick Hill for the former Cameron Hardware, Cameraon
- November 8, 2011 for Mr. Roger Heutmaker for Rapid Service Oil, LLC, Roberts
- December 14, 2011 for Mr. Warren Hodge for Wild Card Bar, Turtle Lake

Working with Communities – EPA Grant Writing Seminar with TAB

In October 2011, the RR Program hosted a grant writing workshop for Wisconsin local government community development staff, non-profits and environmental consultants.

We partnered with Dr. Sabine Martin from Kansas State University’s Technical Assistance to Brownfields program to examine the techniques and tools for writing effective grant proposals for EPA Brownfields Grants (ARC grants).

Thirty-six people attended to the day-long session, which was considered a success. In total, 25 groups from Wisconsin submitted requests for EPA ARC grants, for a total of \$14 million.



Table 6 - Summary of Public Participation Activities: Financial

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Ready for Reuse Loans & Grants	3	—	—
EPA Brownfield Grants-Support Letters	33	—	10
EPA Brownfield Grants-Eligibility Determinations	12	—	10
Federal Brownfield Tax Deduction Certifications	6	—	—



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

Other progress this reporting period:

- D. 60-Day Response Plan
- E. Promoting Green Remediation

Completed Cleanups

In this report period WDNR approved 234 completed cleanups at 223 locations, well towards 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 83 redevelopment assistance actions during this reporting period, helping to remove disincentives to redeveloping contaminated property. We already surpassed our annual goal of 50 assistance actions. Redevelopment assistance includes:

- 1) general liability clarification letters;
- 2) liability clarifications for lessees;
- 3) liability exemptions when contamination originated on another property;

- 4) lender liability exemptions;
- 5) approvals to build on abandoned landfills;
- 6) cleanup agreements for property tax cancellation; and,
- 7) cleanup agreements for tax foreclosure reassignment of ownership.

Liability Exemptions

In this report period WDNR approved three new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs), already equaling our annual goal.

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.

60-Day Response Plan

During this reporting period, the RR Program implemented a new responsiveness plan, to address to customer requests in a more consistent and timely manner. This plan sets the goal of responding to all fee-based requests for review within a 60 calendar-day timeframe.

It is our intention to meet this goal every time a customer submits a fee-based request, such as a closure package, a liability clarification letter or a request for technical assistance. Unless a site is extremely complex or the submittal to the DNR is incomplete, the 60-day timeframe is the RR program's goal for responding. The 60-day review clock may stop temporarily if the DNR needs to request and wait for additional information to supplement the original application.

By making this a statewide benchmark, customers can expect a consistent level of service when working with every DNR office in the state.

Promoting Green Remediation

During this reporting period, RR Program staff finalized our new Green and Sustainable Remediation Manual, developed in cooperation with the environmental consulting firm AE COM. This manual gives environmental professionals in Wisconsin a new resource to make environmentally-responsible choices when it comes to cleanup and redevelopment of brownfield sites. It provides a systematic process for evaluating remediation and redevelopment options that consider the overall environmental impact, as well as cost.

An additional document, the Site-Specific Sustainability Analyses (RR-921), examines how real-world implementation of the processes outlined in the GSR Manual could be used at four, state-funded remediation projects.

This manual will hopefully serve as a blueprint for environmental consultants and DNR project managers to develop remedial strategies that incorporate sustainable elements. There is no current requirement for cleanups to meet a sustainable standard, but proposed changes to NR 722, Wis. Admin. Code, do reference the importance of sustainability when considering a remedial option. The Wisconsin Initiative for Sustainable Remediation and Redevelopment team is already working on training DNR project managers on use of the manual in spring 2012, and will likely offer public training opportunities within the coming year.

Green Remediation Manual Cover:

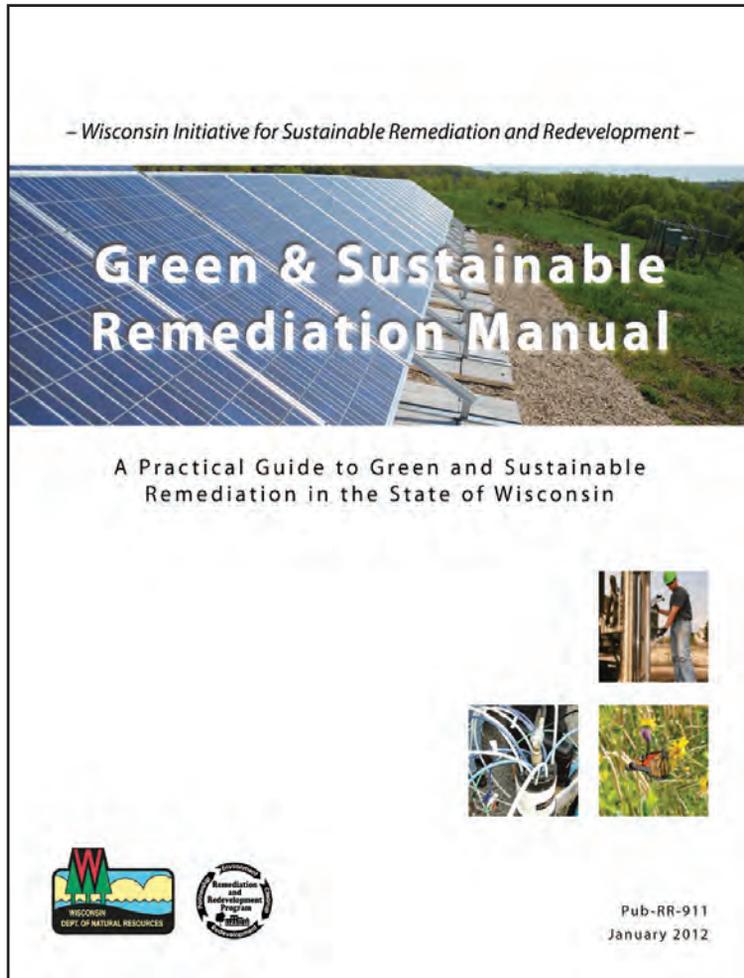


Table 7 - Summary of Mechanisms for Cleanup Approval, Verifications and Certification			
	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Property Redevelopment Assistance Actions	83	—	50
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	3	—	10
New VPLE Certificates of Completion	3	—	5
Cumulative Wisconsin VPLE Certificates	115		—

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 Manitowoc Public Works Director to talk about the LGU Exemption and property acquisition of the Seneca Oil and Lesperance properties.
- Met with the city of De Pere, Brown County Planning and consultant to discuss redevelopment at the O’Keefe properties and the adjacent Richardson Industries.
- Met with the city of De Pere to discuss upcoming redevelopment at the former James St. Inn.
- Met with the village of Adell on acquisition of a property adjacent to the village hall.
- Green Team meeting with the city of Appleton to discuss the Voluntary Party Liability Exemption at the Foremost Farms property, regarding the city’s acquisition in relation to the Ready for Reuse loan application.

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

- Met with a potential purchaser to discuss grant options and development of Seneca Oil and the adjacent Lesperance property in the city of Two Rivers.
- Met with the new Research and Development project manager for the New North, Inc. to discuss the WDNR’s brownfields redevelopment program, reviewing the RR Sites Map and available funding sources.
- Met with a representative from Thermo Fisher Scientific in the city of Two Rivers as a direct result of the WPRI letter to them offering hazardous waste inspections at two of their plants.
- Met with the regional Public Affairs Officer to discuss an outreach proposal to prepare a short series of segments during the television station WBAY’s noon-time community interest segment. Ideas given were; BRRTS On The Web, RR Site map, Property Acquisition and Doing Your Homework (What is a Phase I/ Phase II), “Greener” Cleanup of Properties.
- Met with the owner of Whitefield Industries in the city of Oshkosh to discuss the exit strategy for their plant closing, a direct result of the WPRI letter outreach.

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

- Dedicated substantial time to planning activities for March 29, 2012 Consultant’s Day conference in Oshkosh.

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

- Participated in a tour of Eagle Flats (former Kerwin Paper) in Appleton to a group of approximately 50 5-6th graders studying brownfields, providing information on the contamination and the redevelopment of the site.
- Staffed a booth at the 2011 Wisconsin Conference on Downtown Revitalization in the city of Fond du Lac, drawing attendees from the Main Street programs and Economic Development Corp's throughout the state.
- Presentation to the village of Little Chute regarding the EPA removal action at the former Sandie's dry cleaner site.
- Attended and staffed a booth at the InDevelopment Conference in the city of Appleton, attended by local governments, economic development corp.'s, developers and lenders.
- Met with the Business Lending Group in Appleton, a group of about 25 representatives from local credit unions, talked about and reviewed on-line – BRRTS on The Web, RR Sites Map, lender liability exemption, off-source properties.
- Attended the New North Summit in Green Bay fostering collaboration among private and public sector leaders throughout northeast Wisconsin.

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

Emails to the Northeast region large distribution list on pertinent brownfields items, such as EPA brownfields multi-purpose grants, webinar information, WPRI assessment monies

Conversation with village of Winneconne regarding WAM Contractor Services grant monies: sending them an application and information for an older closed plant in a residential area

Conducted an outreach project to promote WAM Contractor Services grant monies. Contacted UW Extension Community, Natural Resource and Economic Development (CNRED) and Economic Development Corporations in the region sending each an email with attachments and followed up with personal phone calls.

Drafted a story for ReNews on the Appleton Eagle Flats/Kerwin Paper redevelopment site.

Conversation with the city of Green Bay regarding the Bay Towel site and the potential for redevelopment.

Conversation with the city of Green Bay regarding the Fabry Glove Company and a potential property transfer.

Conversation with the city of Green Bay and the Wisconsin Economic Development Corp. regarding redevelopment and potential grant for three parcels at the corner of Chestnut Ave. and Dousman St.

Conversation with a real estate broker and walked him through the usage of BRRTS On The Web.

Story idea on having a local ordinance regarding demolition and removal of salvageable non-structural materials.

Conversation with a potential purchaser of a property in Oshkosh adjacent to a landfill, explaining liability of owning source property vs. off-source property.

Conversation with a realtor to discuss the information found on BRRTS On The Web for a former salvage yard at the corner of Custer and 41st St in the city of Manitowoc.

Conversation with a prospective purchaser of a former industrial property in the village of Suamico, and what the advantage of a GLC letter would do, sending an example.

Conversation with a consultant regarding an apartment building built on a historic fill site and discussed the low hazard exemption and referred them to the Waste and Materials Management program.

Conversation with a lender (First Business Bank) regarding lender liability exemption, tracking form, fees and sent the direct links to everything discussed.

Email with Director of Tomahawk Main Street program regarding the former Site Assessment Grant and who the contact would be now at Wisconsin Economic Development Corporation.

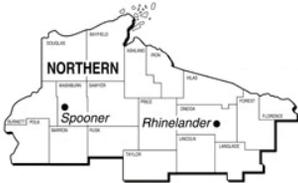
Conversation with a lender (Capital Source) regarding the lender liability exemption and scenarios of when it would come in to play.

Conversation with a developer regarding BRRTS On The Web and RR Sites map providing the links and information.

Conversation with a consultant regarding a potential purchaser for a closed site in Appleton (Hudson Gas Co.), inquiring about a GLC letter and the VPLE process, sending links to this information.

Conversation with a consultant regarding continuing obligations and a closed parcel in the city of Sturgeon Bay.

Conversation with an attorney from Massachusetts looking for clarification on regular closure, VPLE Certification of Completion and the lender liability exemption.



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)

- Green Team meeting with WDNR RR Project Manager, RR Brownfields Specialist, RR Team Supervisor, RR Outreach Leader, Mercer Charter School Board Member, Mercer K-12 School District representative, WI Economic Development Corporation representative regarding the school district potential purchase of an environmental contaminated Brownfield property adjacent to the school in Mercer. Discussion included funding availability, and Brownfield mechanisms to achieve remediation and redevelopment.

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

- Met with the Executive Director of Oneida County Economic Development Corporation to discuss Brownfield tools available for a former machinery and equipment manufacturer property and additional remediation and redevelopment tools applicable for other Brownfield locations in the county.

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

- Drafted preliminary success story article regarding environmental repair and new water supply treatment system installed in the Village of Stetsonville, Taylor County.

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

- Discussion regarding remediation and redevelopment with prospective property buyer of a former automotive center in the city of Port Wing.
- Assisted an Ashland area realtor regarding environmental repair history and potential Brownfield tools available for a property located in the city of Ashland.
- Discussion with Ayers Associates environmental consultant regarding Brownfield tools applicable for a former radiator repair service property in the city of Ashland.
- Phone conversation with an Ayers Associates environmental consultant regarding EPA Brownfield Grants for site investigation and remediation, and pursuing Voluntary Party Liability Exemption on two brownfield parcels located in the city of Ashland.
- Discussion with the city of Eagle River Administrator regarding remediation and redevelopment, financial tools applicable for blight elimination, and local governmental exemption during acquisition of tax delinquent Brownfield properties located in the city.
- Discussion with an American Engineering Testing consultant regarding adjacent Brownfield property to an Environmental Site Assessment project currently being conducted for a business located in the city of Superior.
- Discussion with a Wausau area attorney regarding Remediation and Redevelopment Program, particularly the Voluntary Party Liability Exemption process.
- Discussion with the Vilas County Board Supervisor regarding remediation and redevelopment tools applicable for a tax delinquent brownfield property located in the county.
- Discussion with an US Bank agent regarding potential use of the Great Lakes Legacy Act funding at an environmental repair property located in Douglas County.
- Discussion with Mayor of Merrill regarding Ready for Reuse Grant for a dry cleaner property located in the city of Merrill.
- Discussion with Burnett County Administrator regarding liability protection for local government units, and financial tools available for remediation and redevelopment of a recent tax delinquent property acquisition.
- Discussion with business owner regarding funding tools available to investigate and cleanup a property associated with Leaking Underground Storage Tank contamination located in the town of Dairyland.
- Discussion with private property owner regarding funding tools available to cleanup petroleum contamination on their property located in Douglas County.
- Discussion with Forest County Zoning Administrator regarding funding for cleanup of a former tavern/filling station property located in Forest County.
- Assisted a Minocqua area realtor on how to use BRRTS On the Web and RR Sites Map to identify property with residual environmental contamination.
- Discussion with a Pelican Lake area realtor regarding environmental liabilities associated with contaminated property transfer transactions.
- Discussion with City of Merrill officials regarding an amendment to the Ready for Reuse Grant.
- Discussion with a business agent regarding potential funding sources to address vapor issues at a brownfield property in the City of Ashland.

- Discussion with an attorney associated with the State Bar Association regarding local governmental unit exemption Brownfield tools.
- Discussion with private property owner regarding environmental liability issues associated with a property transfer, located in town of Chetek.
- Discussion with business owner regarding sale of brownfield property with contamination, environmental liability and potential PECFA funding eligibility located in the city of Ashland.
- Conference call meeting with owners of a manufacturing business utilizing Wisconsin Plant Recovery Initiative, Wisconsin Assessment Money regarding their environmental repair case, and potential involvement in the waterfront revitalization goals for the city of Merrill.



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)

- Held 2 neighborhood outreach meetings to discuss clean-up activities at Madison Kipp Corporation
- Held public open house to solicit comments regarding the Badger Army Ammunition Plant's change to groundwater clean-up at Badger
- Met with City of Janesville EPA, & their consultant re EPA Brownfield's redevelopment grant.
- Met with City of Beloit for 202 Shirland Avenue Green Team meeting
- Gave a presentation to the City of Middleton regarding status of Refuse Hideaway LF – potential development near contamination plume
- Met with potential purchasers of a former cheese factory in Monroe – WAM applicant

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

- Nov. 21, 2011 Give presentation to 4th grade students on Geology at Core Knowledge Charter School in Verona.
- Attended Royster Demolition Ceremony
- Attended weekly meetings at Royster (beginning in Jan.)
- Ready for Reuse meeting for the former Don Miller property
- Meeting to discuss Byrns Property for potential redevelopment
- Meeting with city of Madison reps. to discuss the Central Park area of Madison
- Talked with RP, bankers, realtors and prospective purchasers of 6420 Bridge Road, Madison, regarding the potential for chlorinated vapor intrusion at the at property.
- Met with prospective purchaser to discuss redevelopment of a former waste water treatment facility in the town of Burke
- Met with consultant and new owner of a former manufacturing facility in Mayville to discuss outstanding

environmental issues

- Met with consultant new to work at the former Gardner manufacturing facility. Site has chlorinated vapor intrusion issues and extent/degree of all media contamination needs to be defined.

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

- Gave a presentation to a University of WI, Madison, Soil Science class to discuss contamination and its impact on redevelopment

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

- Met with reported for TV interviews for to discuss work at both Madison Kipp and Badger Army
- Attended Beaver Dam Lofts open house – property was ARRA recipient, money used to investigate removal of UST – cleared way for redevelopment into low/mixed income apts/rent to own.

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

- Royster Cleared for Development
- Edgerton Oasis spill

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

- Telephone – discussed Phase I & II as it relates to a potential property transaction in Mineral Point
- Telephone – took a consultant on tour of RR Sites Map to assist in evaluating potential contamination sources for redevelopment of Judge Doyle Square project in Madison.
- Talked with several banks regarding foreclosure of contaminated properties and options available to them.
- Several telephone conversations with SCR communities, regarding Wisconsin Plant Recovery Initiative Assessment Funds (WAM)

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)

- Intergovernmental Cooperation Council of Milwaukee County, over view of the WPRI program & LGU exemptions
- Bishop's Creek wants to buy 3000 west Hampton Ave, and put a parking lot on it and then in the future rezone it.
- City of Kenosha officials and consultants, Discussed future field work at former Chrysler Kenosha Engine Plant, also funding Lust Trust Fund (stimulus), State Funded Response, Ready for Reuse and other funding sources.
- City of Kenosha officials and consultants. Discussion of existing site conditions, work planning and funding sources for work.

- City of Kenosha discussion of Ready for Reuse loan and other funding.
- Discussion with City of Elkhorn on possible funding for Brownfields.
- Meeting with the City Elkhorn on the Elkhorn Metal Finishers & Former Frank Holton Co. site
- Discussion with the City of Brookfield, redevelopment of the Quebecor World site on Bluemound Rd.
- Meeting with the City Elkhorn on the Getzen Instruments site.
- Meeting with the City of Kenosha Regarding Kenosha Engine Plant at the Waukesha Service Center.
- Meeting with Village of Brown Deer with the Community Development Director on the Hillcrest Site.
- City of Elkhorn, Former Arrow Products Building 201 W. Centralia Street, WAM Grant & Ready for Reuse.

Hold Other Meetings

- Meeting with the City of Brookfield on the Quebecor World site and other sites.
- Meeting with St. Frances on the WAM Program & appropriation of funding for a Phase I & Phase II, DF Inc. Site.
- Contacted Kenosha Area Business Alliance, Inc. and discussed WPRI & WAM opportunities.
- Contacted SEWRPC on the details of the WPRI & WAM Program.
- Contacted the Waukesha County, UW-Community Resources Department Head and discussed the WPRI & WAM Programs, also the advantages of using the BRRTS database.
- Contacted the UW-Kenosha County Extension office and discussed WAM & WPRI, plus other Grants & Funding

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

- Heart & Hope Success Story Former site for a restaurant, single family residences, a blacksmith shop, and wagon shop.
- Former Dunkin Donuts, now West Allis Cheese & Sausage Shoppe Café & Deli
- Franklin Square Apts

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

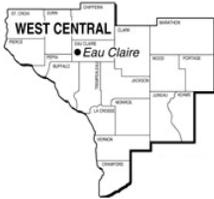
- Assisting the City of Oak Creek in regards to Brownfield issues.
- Assisting the City of Waukesha with a land fill site issue
- Assisting the City of Milwaukee in regards to Brownfield issues.
- Assisting the City of Kenosha in regards to Brownfield issues.
- Assisting the City of Racine in regards 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 City of La Crosse regarding the redevelopment of two large brownfields

- Meeting with the City of Eau Claire regarding the remediation and redevelopment of a former manufactured gas plant site located in a park along the river in the downtown

- Meeting with the Clark County Treasurer regarding Remediation and Redevelopment tools (WPRI and VPLE) resulting in suggestions to visit three communities
- Meetings with the Eau Claire County Treasurer and the Tax Assessor regarding two contiguous brownfield sites in which a buyer has shown interest
- Meeting with Village of Withee officials regarding remediation and redevelopment tools
- Meeting with City of Owen officials regarding remediation and redevelopment tools
- Meeting with the Dunn County Corporation Counsel and the County Planner regarding remediation and redevelopment tools and their application to three sites in the county
- Meeting with the City of Durand Administrator regarding remediation and redevelopment tools as applicable to the city
- Meeting with the Monroe County Treasurer regarding WPRI and all remediation and redevelopment tools applicable to tax delinquent brownfields in the county
- Meeting with the City of Viroqua Administrator regarding WPRI and all remediation and redevelopment tools
- Meeting with the Vernon County Treasurer regarding remediation and redevelopment tools available to the county and municipalities who could benefit from the information
- Meeting with the Marathon County Planner to review and apply tools of the Remediation and Redevelopment Program to a number of sites in the county, including plants
- Meeting with the Village of Rothschild President regarding the application of the Remediation and Redevelopment Program tools to two sites
- Meeting with the City of Mosinee Administrator regarding remediation and redevelopment tools and their application to brownfields in the city
- Meeting with the City of Stevens Point Zoning Administrator regarding the use of remediation and redevelopment tools for a closed plant and another brownfield in the city
- Meeting with the Eau Claire County Senior Planner regarding remediation and redevelopment options on

two brownfields in the county

- Meeting with the Bank of Baldwin, environmental consultant, potential buyer and the Village of Baldwin to discuss redevelopment of the Jongquist former food plant and WPRI project
- Meeting with the City of Alma Clerk and Economic Development regarding the application of remediation and redevelopment tools on three properties
- Meeting with the Buffalo County Treasurer regarding the use of remediation and redevelopment tools in the county
- Meeting with the Village of Boyd President about the application of remediation and redevelopment tools to two brownfields (including one plant) for business expansion
- Meeting with the Eau Claire County Treasurer regarding the cleanup and redevelopment of a brownfield property.
- Meeting with the Village of Rothschild President regarding remediation and redevelopment of a brownfield in a prominent commercial location in the village
- Meeting with the city of Wausau and an industrial business owner regarding the application of remediation and redevelopment tools for their properties in a downtown redevelopment area along the river
- Two WDNR staff met with the City of Owen Mayor, the Community Development Authority Director, and their environmental consultant regarding remediation of a former millwork site for an interested anaerobic digestion business
- Meeting with the City of Wausau administrator, economic development staff and environmental consultant to discuss cleanup and redevelopment strategies for two riverfront brownfield properties
- Two WDNR staff met with the Village of Gays Mills Recovery and Development Director regarding options for remediation and redevelopment without the WDNR's Site Assessment Grant for which they had applied
- Meeting with the City of Mondovi Administrator regarding the Remediation & Redevelopment Program tools available to address brownfield issues in the city
- Meeting with the Eau Claire County Planning and Development Director regarding financial and legal tools to address two brownfields currently owned by the county
- Meeting with the Eau Claire County Corporation Counsel regarding financial and legal tools to address two brownfields currently owned by the county
- Two WDNR staff met with the Village of Baldwin Administrator, a banker, an engineer, an environmental consultant, and two representatives from an interested business to review the results of the Wisconsin Assessment Monies Grant and discuss options for remediation in light of the intended redevelopment, an expansion of an existing business
- WDNR Land Recycling Specialist and a WDNR Project Manager met with a community action group including four elected state officials, the Wausau Area Chamber of Commerce President and the Membership Official, the Village of Brokaw President, a Public Works official and their environmental consultant regarding the Wausau Paper Mills, LLC Brokaw Paper Mill plant closing and remediation and redevelopment options
- Meeting with Wausau Papers, LLC, the City of Wausau, and their environmental consultants regarding the former Brokaw Paper Mill plant closing and remediation and redevelopment options
- Meeting with the City of New Richmond Director of Planning and a former manufacturing facility owner regarding the remediation and redevelopment of the property in response to half a dozen interested buyers

and application of the tools to two other brownfields in the city

Hold Other Meetings

- Meeting with interested buyer of current brownfield property in the City of Eau Claire
- Meeting with a business owner regarding use of the Federal Brownfields Tax Deduction and WDNR VPLE Program to clear areas of their property for expansion
- Meeting with a real estate broker regarding financial and legal tools for moving brownfield sites forward with a focus on two properties
- Meeting with the Community Development Director and the Executive Director of the Eau Claire Area Hmong Mutual Assistance Association regarding remediation and redevelopment tools for properties in their region
- Meeting with a business owner in the City of Wittenberg regarding remediation needed for a redevelopment expansion
- Meeting with the Executive Director of the Vernon Economic Development Association regarding financial and legal tools to address specific brownfields in the county
- Meeting with business owners in the City of Eau Claire interested in a potential new business on a brownfield site in the city
- Meeting with the Executive Director of a City of Eau Claire non-profit needing to expand and interested in three brownfield properties contiguous to the non-profit center
- Visits to four realty companies; met with two realtors and set up future presentations for their office staff regarding brownfield remediation and redevelopment tools for properties in the region.
- Meeting with the Braun Intertec La Crosse Office and the Kwik Trip Relocation Coordinator regarding remediation and redevelopment tools and their application to situations and sites
- Meeting with Edina Realty staff in their Eau Claire Office regarding remediation & redevelopment tools, examples, and database with good discussion
- Meeting with Vice President of Park Bank in the city of La Crosse regarding remediation and redevelopment tools for brownfields in the region
-

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

- Staffed a booth at the Exploring Regional Economic Opportunities Conference sponsored by six regional organizations in the Village of Warrens

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

- Regional newsletter distributed to all mailing lists via email
- E-mail notifications to a wide variety of constituents for the Wisconsin Plant Recovery Initiative, the Voluntary Party Liability Exemption, the Federal Brownfields Tax Deduction, and Lease Liability Clarification Letters

- Regional brownfields redevelopment activities compiled for the Department Leadership Team Report
- Assisted with development of one edition of the Re News newsletter and one edition of the RR News online newsletter
- Discussion with City of Stevens Point engineer regarding remediation and redevelopment of a brownfield property
- Discussion with realtor concerning private well contamination on brownfield site in St. Croix County
- Discussion with the city of New Richmond Administrator regarding redevelopment of former city landfill into dog park
- Discussion with buyer interested in purchasing home in the Special Well Casing Area, a brownfield area in St. Croix County
- Discussion with a potential buyer/realtor/developer concerning a number of brownfield properties in the Special Well Casing Area in St. Croix County
- Discussion with well driller about redevelopment issues on areas of known contamination in St. Croix and Pierce Counties
- Several discussions over two months with the attorneys of a private party regarding the transfer of a brownfield property in the city of Stevens Point
- Discussion with potential buyer of brownfield property in the village of Baldwin
- Conference calls with plant owner, construction company and potential new owner regarding liability issues with the sale of the property
- Assistance provided to a paper mill plant regarding remediation and redevelopment for expansion to include a biomass facility
- Assistance to a new business owner of a brownfield site in the City of Stevens Point regarding remediation and redevelopment options
- Several conversations during Thanksgiving week with a construction company interested in remediation and redevelopment of a brownfield property in the city of Wausau
- Discussion with home buyer of brownfield property in the Special Well Casing Area of St. Croix County
- Provided redevelopment assistance to Juneau County regarding two remediated brownfield sites
- Discussion with buyer regarding remediation and redevelopment of old gas station in St. Croix County
- Discussion with environmental consultant regarding frac sand exploration in Chippewa, Dunn, Pepin, Pierce and St. Croix Counties
- Four WDNR staff met by conference call from Madison, Eau Claire and Baldwin with the village of Baldwin, their village attorney and environmental consultant regarding a former manufacturing facility, which had received and Wisconsin Plant Recovery Grant, and was being transferred from the bank to the village.
- Discussion with owner of closed brownfield site in the City of River Falls regarding cap maintenance requirement for business redevelopment

Appendix II - WDNR Publication Samples

Success Story Example – Green Energy Brownfields

Expanding the Green Economy via Brownfied Sites

PUB-RR-916

September 2011

The state of Wisconsin has a long reputation as a national leader in protecting the environment. In the 21st Century, Wisconsin continues to lead the way when it comes to the new "green economy": companies producing energy efficient and sustainable products.

In the Department of Natural Resources, the Remediation and Redevelopment Program has also long been on the forefront of sustainability. We promote responsible growth by encouraging the cleanup and redevelopment of abandoned, underused, and environmentally contaminated properties (known as brownfields), rather than the development of greenspace. Brownfields can be transformed into a wide variety of commercial, industrial and residential uses. There is extra cause for celebration when a Wisconsin-based company chooses a brownfield redevelopment to grow their green-tech business.

See for yourself what great things can happen when the two come together.

CalStar Green Brick Plant – Caledonia

Southeast Wisconsin has a long history in the brick-making business, with its famous "Cream City" brick. Now the CalStar company of Caledonia is writing a new chapter in that history by utilizing green technology to create bricks using much less energy.

Then: The current CalStar plant was formerly home to Young Radiator, a company that build radiators and heat exchangers from the early 1970s to the early 1990s. Assessment of the property revealed volatile organic compounds (VOCs) in the soil, and some polycyclic aromatic hydrocarbon (PAH) contamination in the groundwater. Remediation work is still ongoing.

Now: In 2010, CalStar opened their Caledonia plant to build green bricks and pavers – the first such plant in the nation. The company uses fly ash from a nearby We Energies power plant to create special bricks which take 85% less energy to create and use 45% recycled material. These brick are now sold wholesale and at large home retailers in several Midwest states. The first year of business was deemed so successful the company chose to move its headquarters to Wisconsin.



Access to the fly ash used in its brickmaking process made Wisconsin a perfect partner for CalStar (photo courtesy DNR).

Website: www.calstarproducts.com

Orion Energy Systems – Manitowoc

In the effort to reduce dependence on fossil fuels, a strong case can be made for both finding new sources of energy (e.g. solar, wind, etc.) and increasing the energy efficiency of the products we already use. Enter Orion Energy Systems – which has a manufacturing facility in Manitowoc, building energy efficient lighting systems, direct-use renewables and energy management controls,



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Success Story Example (Page 2)

as well as bundling application-specific engineered solutions, including photovoltaic and urban wind.

Then: Orion operates in a building that was once one of the many Mirro Aluminum factories in Manitowoc. Mirro built aluminum pots and pans in Wisconsin, until the work was moved overseas.

Now: Orion manufactures state-of-the-art high-performance fluorescent high-bay lighting systems, integrated wireless energy management system and direct-use renewable solar light pipes in addition to bundling application-specific engineered solutions including photovoltaic and urban wind.

Orion Energy received national attention when President Obama visited the facility in 2011, during a tour of companies creating green jobs. He praised the company's efforts to "sharpen America's competitive edge all around the world."



An employee demonstrates the technology of Orion Energy Systems to President Barack Obama during a 2011 tour (photo courtesy Orion Energy).

Website: www.oesx.com

Natural Green Farms – Racine

The gloomy walls of a closed, downtown manufacturing plant seem entirely at odds with the fresh air of a country farm. Yet the two now have something in common, as the phenomenon of urban agriculture is breaks new ground metaphorically instead of literally. In Racine, Natural Green Farms is a company riding this movement, managing to grow both fish and vegetables indoors.

Then: The farm operates in the former JI Case building near downtown Racine. It was constructed from brick and timber in 1900 and expanded in 1940. Case Plow Works was the original tenant, but the facility was used by several companies as storage space, before lying vacant.



Basil grows in rows of support trays fed by running water at Natural Green Farms in Racine (photo courtesy DNR).

Now: Filling a portion of the building is Natural Green Farms: a locally-owned company, trying to be among the companies revolutionizing agriculture, through sustainable urban farming. Look inside and you'll see rows upon rows of growing herbs and tilapia swimming in fish tanks. The process for raising the greens, takes less water and land than traditional farming, plus, it takes less energy to ship it to market. Being located in Racine is "perfect" for the owner, who notes that there are 13 million potential customers within 100 miles of his farm.

Website: www.naturalgreenfarms.com



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ReNews – Consultant’s Edition (cover page)



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Special Issue: Focus on Environmental Consultants

The Remediation and Redevelopment (RR) Program is dedicating this entire issue of ReNews to our assessment and cleanup partners: environmental consultants. We strive to work as a team and respond to your questions, concerns and submittals in a way that helps you get the job done for your client. This newsletter features a variety of tips and reminders from our staff. We want to help you hit the necessary points to make our interactions as speedy and positive as possible; whether you are trying to achieve site closure, awaiting a liability clarification, applying for a grant, or need other assistance.

We asked RR Program project managers across the state what advice they have to give about what helps them get the job done more efficiently. They answered the call to tell us what they like to see cross their desk. We hope some of this is helpful, and welcome your feedback as well.

Please note that any recommendations here should be considered helpful hints, unless supported by state statutes, NR 700 code, or RR Program guidance documents.





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