

September 1, 2011 - August 31, 2012 Report s.128(a) Grant Accomplishments



SEPTEMBER 2011 MARKED THE END OF THE 30TH STREET CORRIDOR PROJECT, A SIX-YEAR COLLABORATION BETWEEN THE WISCONSIN DNR, EPA AND CITY OF MILWAUKEE.

- DETAILS PAGE 8



Table of Contents

	Introduction	1
	Executive Summary	2
	Financial Status	2
<hr/>		
1	Report Period Highlights	
	By the Numbers	3
	<i>Feature: Wisconsin Plant Recovery Initiative Two Year Report</i>	4
	<i>Feature: Grant Administration Report: A Track Record of Success</i>	5
	<i>Feature: Wisconsin Plant Recovery Initiative Assessment Monies (WAM)</i>	6
	<i>Feature: Success Story: Milwaukee's 30th Street Corridor</i>	8
<hr/>		
2	Public Record Requirements	
	Searchable Electronic Database	10
	BRRTS on the Web Update	10
	RR Sites Map Update	11
<hr/>		
3	Timely Inventory and Survey	
	Proactive Site Discovery	12
	Geo-Location of Contaminated Properties	12
	Evaluating "Old Dog" Sites	12
	Table 1- Summary of Record Activities	13
	Table 2- Summary of Inventory and Survey Activities	13
<hr/>		
4	Oversight and Enforcement	
	Audits of Institutional Controls	14
	Streamlining- One Cleanup Program	15
	Table 4- Summary of Oversight and Enforcement Activities	15
	Vapor Intrusion Letters	15



5 Mechanisms and Resources for Public Participation

Public Outreach Activities 16

Feature: Internet Presence 18

Feature: Consultant’s Day in the Northeast 19

 Table 5- Summary of Public Participation Activities: Outreach 19

Financial Assistance to Communities 21

Feature: Ready for Reuse 23

 Table 6- Summary of Public Participation Activities: Financial 23

6 Mechanisms for Approval of Cleanup Plans, Verification and Certification

Completed Cleanups 24

Redevelopment Assistance Actions 24

Liability Exemptions 24

60-Day Response Plan 25

Promoting Green Remediation 25

 Table 7- Summary of Mechanisms for Cleanup Approval 25

Feature: RR Program’s Lean Six Sigma Project 26

Appendices

Appendix I: WDNR Regional Brownfield Outreach Reporting 27

 Northeast Region 27

 Northern Region 30

 South Central Region 32

 Southeast Region 33

 West Central Region 35

Appendix II: Examples of Publications 42



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 an end-of-year report, covering activities during the September 1, 2011 to August 31, 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 continued 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 (WPRI), and our efforts to prevent closed manufacturing facilities from becoming a next generation of brownfields. We also highlight our successes, with many of our financial programs and outreach efforts including our track record with WPRI Assessment Monies (WAM) and Ready for Reuse programs, our partnership with the City of Milwaukee on the 30th Street Industrial Corridor Project, our Lean Six Sigma streamlining project, and our annual day long workshop held for consultants in our Northeast region.

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.



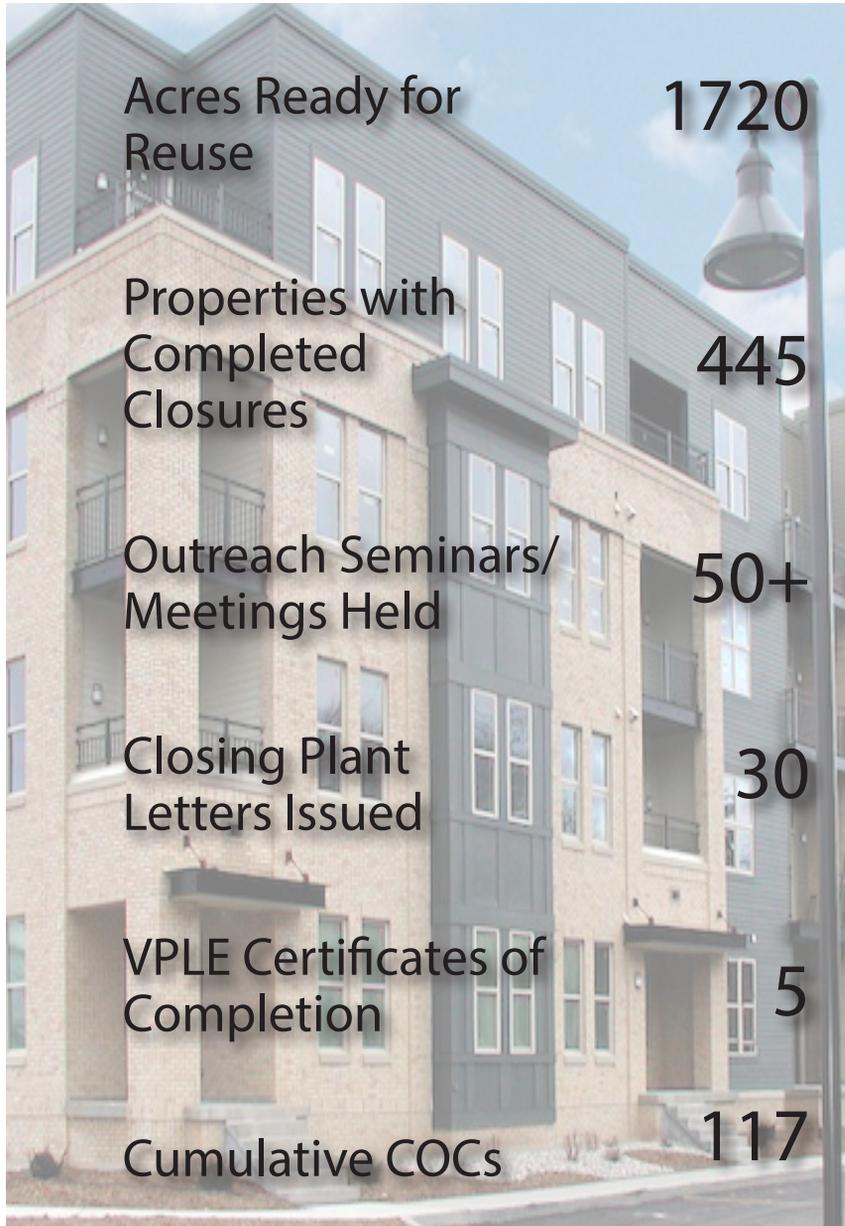
Financial Status

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 June 2012, the WDNR has expended approximately \$941,000 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 the by WDNR's Bureau of Finance. WDNR expects to fully earn the grant by the end of the grant period. There was no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

Section 1 - Report Period Highlights

Sept. 1, 2011 – Aug. 31, 2012

By The Numbers



The Landing at Eagle Flats is the first project in a large development on the site of the former Kerwin Paper in Appleton.

Wisconsin Plant Recovery Initiative Two Year Update

The DNR's Remediation and Redevelopment program continues its efforts in stemming the tide of new brownfield properties from occurring. This endeavor is primarily accomplished through the Wisconsin Plant Recovery Initiative (WPRI). WPRI was created in 2010 as a response to the increase in industrial and manufacturing plant closures due to the economic downturn. The Initiative aims to proactively address potential economic and environmental impacts of closing plants.

Over this reporting period (September 1, 2011 through August 31, 2012) 40 plants were identified as potentially having environmental contamination issues. The closing of these plants affected nearly 4,000 jobs.

In May, 2012 the Wisconsin Plant Recovery Initiative Two Year Report was released. The report chronicles the initiatives reach in preventing new brownfield sites. Highlights of the report include the following:

- DNR staff responded to more than 100 closing plants with known or possible environmental issues. These closings directly impacted nearly 10,000 jobs.
- Over the past two years, approximately 25% of the plants included in the WPRI were

successfully re-purposed or redeveloped.

- Reaching out to property owners and communities when a plant closing is announced, to offer tools and advice, can expedite the return of these sites into productive use.
- U.S. EPA Brownfield Assessment Funds provide a crucial incentive to review the environmental conditions of a site and move the site forward.
- Partnerships are an effective mechanism in accelerating the recovery of closed plants
- Small successes can have a big impact. Even if a redevelopment doesn't occur right away, the foundation laid by WPRI, provides the necessary tools to make it happen when the time is right.
- Communication with local governments creates opportunities. Assistance provided during a plant closing, often leads to dialogue regarding other properties within the community.

The outcomes detailed in the report clearly show that WPRI has been a successful initiative and should be continued into the future.



Phase I and Phase II environmental site assessments were performed at the former Semling and Menke facility in Merrill, WI using WPRI Assessment Monies. The site is part of the City of Merrill's waterfront redevelopment efforts (photo courtesy: Short, Elliot and Hendrickson, Inc.).

Grant Administration Report: A Track Record of Success

As mentioned in the 2011-2012 Mid-Year Report, it was confirmed that DNR will no longer retain state funding and statutes that comprise the Brownfields Site Assessment Grant (SAG) 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. This program was moved to the state Wisconsin Economic Development Corporation.

During this reporting period, the RR Program collected data on the successes of the SAG Program and published a report titled *Grant Administration in the RR Program: A look at our success and the case for future funding*. It was found that, over the 11 years of DNR administration, the SAG Program provided 474 grants to 205 different communities, totaling \$16.5 million.

In addition to the SAG Program, the Grant Administration report also touches on the many other grant programs successfully managed by the RR staff including the Green Space Grants, Ready for Reuse Grants and Loans, Wisconsin Plant Recovery Initiative Assessment Monies, the Brownfields Environmental Site Assessment Program, Sustainable Urban Development Zone grants, and others. These programs have provided over \$13 million in awards for assessment, cleanup, and redevelopment.

The RR Program has a very strong foundation for creating and sustaining grant programs based on:

- the ability to combine financial, technical, acquisition and liability tools in one agency for one-stop redevelopment assistance;
- the availability of technical and regional staff stationed statewide to provide personalized advice to communities and businesses;
- the creation of grant programs that allow for quick and efficient awarding;
- building strong relationships with communities and environmental consulting firms; and
- experience in balancing small and large community needs.

Remediation & Redevelopment Program



Grant Administration in the RR Program

A look at our success and the case for future funding



"Wisconsin DNR provided the city with the initial impetus to move forward on its redevelopment plans."

– Shawn Reilly, Development Director City of Chilton

PUB-RR-924
June 2012



Wisconsin Plant Recovery Initiative Assessment Monies (WAM)



Phase I and II ESAs were performed at D.F. Inc. Site in St. Francis, WI. (photo courtesy: The Sigma Group).

In 2009, the US EPA awarded the Wisconsin Brownfields Coalition (WBC) a \$1 million Brownfield Assessment Grant. The Remediation and Redevelopment Program administers this grant as part of the Wisconsin Plant Recovery Initiative, and uses these funds to aid local governments and others in investigation of brownfields throughout the state. Ninety percent of the \$1 million was earmarked for Community-Managed Funds and Contractor Services Awards assessment projects.

applicants and reviewing applications. In this reporting period, 12 applications were awarded contractor services (see below). All \$1 million of the 2009 Assessment Grant is currently allocated to projects in the WAM program.

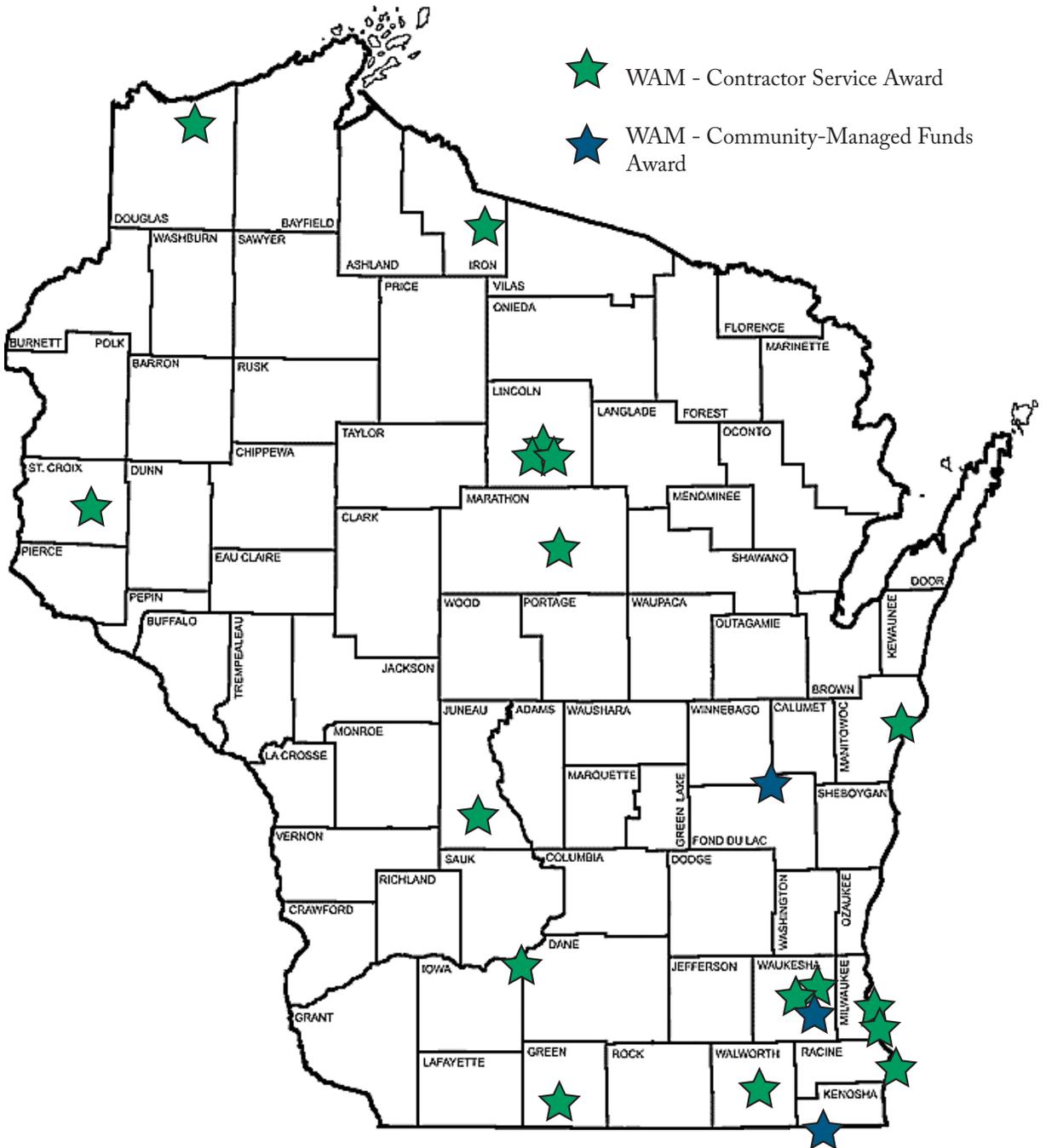
In May 2012, the US EPA awarded the Wisconsin Brownfields Coalition an additional \$500,000 Assessment Grant. These monies will be used to fund projects in the Contractor Services Awards program.

Over this reporting period, central office and field staff spent significant time working with prospective

WPRI Assessment Monies Awards – Federal s. 104(K) Assessment Funds		
Recipient	Facility	Award
Monroe	Monroe Cheese Plant	Phase I & II
St. Francis	D.F. Inc. Site	Phase I & II
Pewaukee	Vander Heyden Dox Block	Phase I & II
Elkhorn	Oak Communications	Limited Site Investigation
Merrill	Hurd (Prospect Street Facility)	Phase II
Poplar	Torrey Furniture Clinic	Phase I & II
Elm Grove	TAPCO	Phase I
West Allis	Milwaukee Ductile Iron	Phase I & II
Two Rivers	White & Lesperance Properties	Phase I & II
Mauston	Leo Fronk Property	Phase I & II
Shofield	Melron Corp.	Phase I & II
Mercer	Midwest Forest Products	Phase I & II

WAM Awards

(September 2010- July 2012)



Success Story: Milwaukee's 30th Street Corridor



The former Esser Paint site is a classic example of the complexity surrounding the redevelopment of urban brownfields. The 5-acre former paint and stained glass manufacturing site sat vacant for a decade before the City of Milwaukee took ownership of the site through property tax foreclosure in 2009.

September 2011 marked the end of a six-year collaboration between EPA, WDNR and the Redevelopment Authority of the City of Milwaukee (RACM) to assess brownfields in Milwaukee's 30th Street Industrial Corridor (the Corridor). The Corridor is a five-mile long, half mile wide strip located in north-central Milwaukee. In the past, foundries, tanneries, breweries and motor manufacturers thrived in the area and employed nearly 40 percent of neighborhood residents. Today the factory buildings remain, but a great share of the manufacturing jobs are gone. City of Milwaukee staff estimate that there are over 200 brownfields located in or adjacent to the Corridor alone. With high crime, high unemployment and significant environmental issues, it made sense for federal, state and local actors to team up and share resources to develop an area-wide brownfields approach.

The WDNR played a pivotal role in securing federal funds to conduct environmental assessments of brownfields in the Corridor. WDNR secured two EPA Area-Wide Brownfields Assessment grants, one for \$400,000 in 2005 and another \$400,000 grant in 2007. With these funds, Phase I environmental site assessments (ESAs) were completed at 49 sites in the

Corridor, 36 leaking underground storage tanks were pulled, 246 soil borings and 114 wells were advanced/placed and approximately 18 acres were assessed.

The funding allowed the project team to triage sites in the Corridor and to move quickly on those sites that needed immediate attention. In some instances, the Phase I findings suggested serious environmental concerns and the partners decided to move into Phase II ESAs. Phase II ESAs were conducted on a total of 24 properties. At 18 of those properties, site investigation work is complete and the properties are ready for cleanup and redevelopment. At the remaining sites, work is ongoing utilizing other funding sources. In other cases, however, the Phase I's showed a low risk, allowing the city to move the site closer to marketing. In all cases, the assessment work provided valuable information to both the city and the WDNR.

With the completion of the DNR-City project, there is of course plenty of brownfields work remaining in the 30th Street Industrial Corridor. The next steps for the city and DNR will focus on what's needed at the priority sites, including moving some to the full investigation and/or cleanup stage while

preparing some of the lesser contaminated properties – e.g. those that did not require Phase II ESAs – for potential redevelopment. Additionally, RACM has placed a strong emphasis on revitalizing the Century City and Esser Paint sites. Redeveloping these “catalytic projects” will be very important to the overall success of the Corridor brownfields strategy for the city, DNR and EPA. In addition, the city and DNR will continue to reach out and develop partnerships with Corridor residents, businesses, community organizations and other key players to prioritize a new set of brownfields in need of assessment work.



Residents from the 30th Street Corridor discuss their concerns at a breakout session during the Open House in 2008.

Key Accomplishments

Supported with EPA Brownfields Assessment Funds in the 30th Street Industrial Corridor

- Phase I ESAs performed on 49 properties totaling 41 acres
- Phase II ESAs performed on 24 properties totaling 18 acres
- 36 tanks pulled
- \$2.7 million additional funding leveraged
- 41 of 55 properties assessed were removed from the city’s tax delinquent list

Section 2 - Public Record Requirements

In this reporting period, the Remediation and Redevelopment program completed 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), that 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.

BRRTS on the Web Update

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. Public access to the database is through BRRTS on the Web, on-line at dnr.wi.gov and search "BRRTS".

The BRRTS upgrades in this reporting period include:

- Built a new database package to consolidate several data quality related procedures
- Added link to region details (maps, counties) in BRRTS and BOTW
- Modified BRRTS User Maintenance privileges
- Created Vapor Intrusion (VI) sub-module where options can be reviewed, added or

removed.

- Added VI Options Section to BOTW
- Created new Regulatory Reminder Action Code and entry logic to support VI Letter project
- Created Documents Module Uploader Application
- Created SR Reports for project managers and team supervisors
- Created SR auto-acknowledgment action log module to allow edits to some of the acknowledgment attributes
- Made significant changes to the database logic used to process and summarize actions for SR performance measure calculations
- Updated SR tracking to include certain Voluntary Party Liability Exemption (VPLE) milestones
- Created reports for project managers to

- identify sites that requiring a Continuing Obligations Audit
- Updated the tracking for reasons monitoring wells were not properly abandoned
- URLs that reside in the BRRTS Documents module (i.e. EPA NPL pages) may now be opened from the Activity Detail Documents section of BOTW
- Updated BOTW to match the new department standards
- Created consolidated help page for BOTW
- Created method to log BOTW usage

RR Sites Map Update

The RR program is also starting the initial phase of a project to migrate our web mapping application (RR Sites Map) to a new platform. The RR program is required by State Statute (s. 292.12(3)) to maintain a database of sites with residual contamination. RR Sites Map (and it's included layer, the "GIS Registry") serves this function as well as providing the public and regulated community with information about various activities at contaminated sites in Wisconsin, to assist with the investigation, cleanup and eventual re-use of those lands.

The project will include designing the updated web application and adding updates and enhancements to the current application.



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 992 sites on the map, far exceeding our annual goal of 250.

Evaluating “Old Dog” Sites

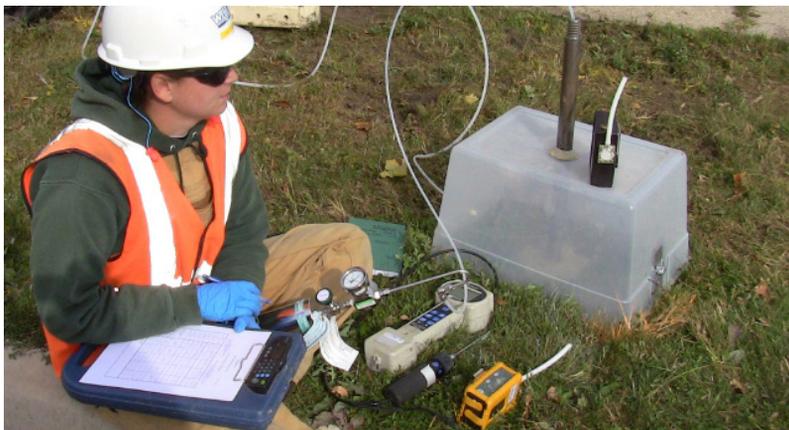
A long standing goal of the RR Program is to keep sites moving towards proper cleanup and closure. The program has historically utilized EPA funds to help achieve this goal, with success.

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 for two or more years. 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 Wisconsin Economic Development Corporation (WEDC) 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	3,313	—
Properties with Active LUST & non-LUST Cleanups	3,234	3,112	—
Completed Site Cleanups by WDNR this report period	234	471	—
Properties with Completed Cleanups by WDNR, this report period	223	445	300
Acres Ready for Reuse this report period	864	1720	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	328	200
Sites Geo-located on RR Sites Map this report period	147	992	250
Staff Hours per Geo-location	2.5 Hours	1.5 Hours	1.5 Hours
Closed Sites Added to GIS Registry this report period	168	325	500



Section 4 - Oversight and Enforcement

WDNR oversight and enforcement activities fall into two primary areas:

- A. Continuing Obligation Audits
- B. Streamlining - One Cleanup Program
- 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 August 2012, 52 sites were audited to determine compliance with conditions of closure.

Since 2004, 432 sites have been audited. Of the 59 requiring follow up, 34 have returned to compliance. Staff continue to update the database as more sites return to compliance. 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 6,000 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.

WDNR continues to implement continuing obligations through its unique on-line Contaminated Lands Environmental Action Network (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, as well as the audit. 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

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.

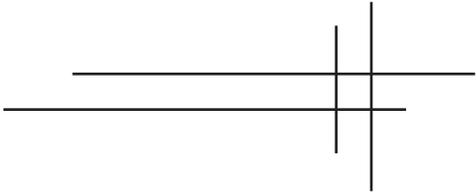
Table 4 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Audits of Institutional Controls	–	52	50
Staff Hours per Institutional Control Audit	–	8.55	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 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

Public Participation

>> See *Appendix I* for more information

Brownfield regional outreach staff held more than 80 meetings and/or gave presentations to key brownfields audiences, including local government officials, community organizations, environmental consultants and attorneys, and other interested parties. Staff also made contacts via telephone, email and regular mail with more than 250 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)
 - Wisconsin County Treasurers (Mar. & Jun. '12)
 - National Brownfields Conference (Apr. '12)
 - State Coalition for Remediation of Dry Cleaners (May '12)
- Continued outreach for WDNR's WPRI

Assessment Monies (see feature on page 6)

- 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 (see feature on page 23)
- Hosted an EPA Grant Proposal Writing Strategies Session in conjunction with TAB and EPA staff for local governments and consultants (Oct. '12)
- Held webinar training on Green and Sustainable Remediation (Feb. '12)
- Held one in person meeting and two subgroup conference call meetings of the Brownfields Study Group, an external advisory group to the WDNR on brownfields and redevelopment issues
- Held several meetings with the Madison Kipp neighborhood and involved stakeholders including a Vapor Intrusion presentation, one-on-one meetings (with Department of Health) for residents, and a roundtable discussion for lenders and realtors regarding how off-site contamination affects real-estate transactions

WDNR also utilized the meetings to compile public comments and concerns, and draft a "Answers to Frequently Asked Questions" document in response. Neighbors continue to receive e-newsletters to stay up-to-date with developments in the investigation and cleanup.

Internet Presence

>> *See page 18 for more information*

Media Outreach

In this reporting period, WDNR issued four news releases including:

- Announcement of settlement in Kenosha Engine Plant cleanup
- Announcement of webpage for public on the status of the Town of Jackson gasoline spill

Newsletters

WDNR produced the following newsletters in this reporting period:

- Re News, our quarterly electronic publication
 - Volume 21, Number 3 (September)
 - Volume 21, Number 4 (Winter) – focused on environmental consultant questions
 - Volume 22, Number 1 (March)
- 12 RR Reports, our bi-weekly electronic newsletter
- 1 Town of Jackson Spill Update Newsletter
- 21 Madison-Kipp Neighborhood Update Newsletters

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 have created or updated a total of 30 publications in this reporting period, including:

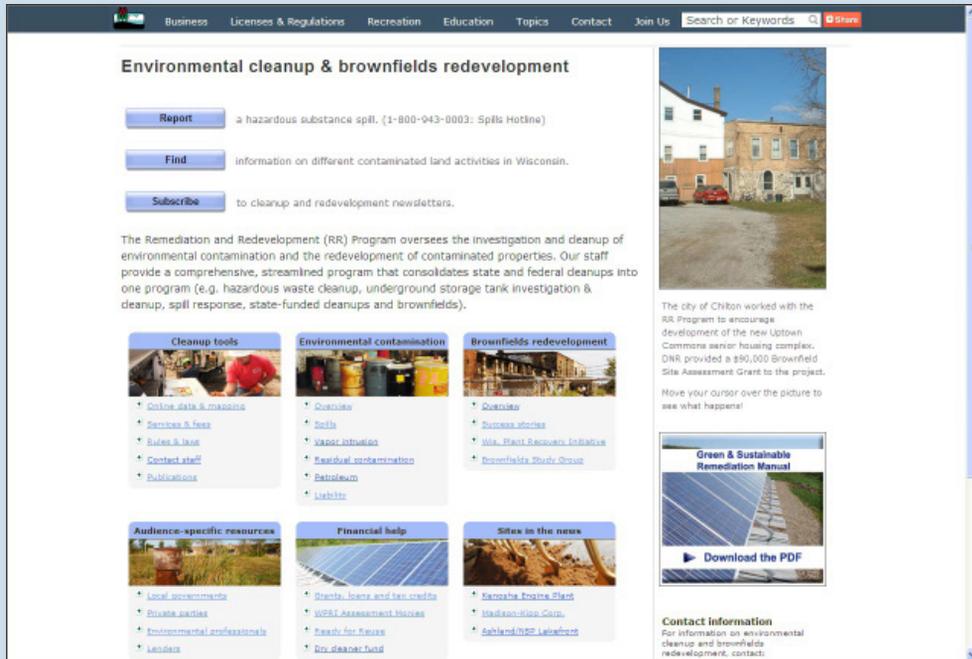
- Wisconsin Plant Recovery Initiative (WPRI) Two Year Report
- WISRR Green and Sustainable Remediation Manual
- Contaminated Lands Environmental Action Network (CLEAN) brochure
- Grant Administration Report in the RR Program

- What Homeowners, Lenders and Realtors Should Know About Off-Site Contamination (Fact Sheet)
- Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin (Fact Sheet)
- 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
- Wisconsin Plant Recovery Initiative Assessment Monies (WAM) (Fact Sheet)
- Voluntary Party Remediation and Exemption from Liability (Fact Sheet)
- WISRR Site-Specific Sustainability Analyses
- Off-Site Contamination- How Does it Affect My Property (Fact Sheet)
- General Liability Clarification Letters (Fact Sheet)
- Wisconsin Ready for Reuse Program- Petroleum Loans and Grants (Fact Sheet)
- Wisconsin Ready for Reuse Program- Hazardous Loans and Grants (Fact Sheet)
- Environmental Liability Exemptions for Lenders and Representatives (Fact Sheet)

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.

In addition, several new site-specific pages were created to host information about the investigation and cleanup- including the Town of Jackson Pipeline Spill. This page has been invaluable to communicate up-to-date information to residents in the Town of Jackson, as many private wells near the spill have had detects of gasoline compounds above health advisory levels. We use this page to post maps, new sampling data, drinking water advisories, information on public meetings and more. The page received over 2,500 page views between August 3, 2012 (when the page went live) and August 31, 2012 and has been an effective public communication tool for the DNR.

Consultants' Day in the Northeast

Northeast Region RR program sponsored a full-day conference for environmental consultants. The agenda was developed using responses to an on-line pre-conference survey sent to consultants requesting topics of interest.

In attendance were 105 consultants, DNR staff and representatives from the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Topics presented throughout the day included Wisconsin's Initiative for Sustainable Remediation & Redevelopment (WISRR), vapor intrusion, continuing obligations, due diligence and acquisition, and proposed NR700 rule changes.

The conference also featured a side table on the use of the Residual Contaminant Level (RCL) calculator, where DNR staff demonstrated how to utilize and navigate the electronic RCL calculator. This hands-on display was well received by consultants.

The highlight of the day was the Café Court session. Consultants were seated at seven tables, with seven moderators rotating through each table



discussing individual topics. Topic moderators provided a brief summary of their topic and then answered questions from the consultants. At 10-minute intervals, the moderators proceeded to their next table, eventually moving through all seven tables. Topics for the tables included vapor intrusion, closure request and review, lender liability issues and other exemptions, spill response, Voluntary Party Liability Exemption (VPLE), e-waste, and federal grant opportunities and financial options.

The RR Program is currently planning a statewide Consultants' Day to be held in Spring 2013.

Table 5 - Summary of Public Participation Activities: Outreach

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
News Releases	1	5	4
Newsletters	7	37	29
Meetings with Stakeholder Groups	4	—	—
Outreach Meetings with Local Governments	> 25	>50	25
New & Updated Publications	11	30	15
New Web Pages (external)	1	65	—
Web Landing Page Views	10,135	14,812	—

Financial Assistance to Communities

WPRI Assessment Monies

>> See page 6 for more information

Ready for Reuse Loans & Grants

>> See page 23 for more information

30th Street Corridor Initiative

>> See page 8 for more information

Federal Brownfield Grants

In this reporting 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 Commission

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

Southwestern Wisconsin Regional Planning Commission (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 reporting period, WDNR provided 30 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
- 2800 Roosevelt Road, Lot 3
- 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
- 1901 N. Mayfair Road

Redevelopment Authority of the City of Milwaukee – March 20, 2012

- 1693 N Water Street
- 1701 to 1721 N Water Street

Redevelopment Authority of the City of Milwaukee – March 21, 2012

- 3020 Fond du Lac Avenue

Redevelopment Authority of the City of Milwaukee – April 2, 2012

- 2713 W Richardson Place

City of Racine – April 3, 2012

- 512 6th Street
- 522 6th Street

City of Manitowoc- April 16, 2012

- 828 Memorial Drive

Wisconsin Department of Natural Resources, Ready for Reuse- April 4, 2012

- 35 Copeland Avenue, La Crosse

Marinette County- May 10, 2012

- N6817 Left Foot Road, Crivitz

Wisconsin Department of Natural Resources, WPRI Assessment Monies- May 31, 2012

- 1910 20th Street and 2022 School Street, Two Rivers

Redevelopment Authority of the City of Milwaukee – June 1, 2012

- 2320 Burleigh Street
- 5750 W Fond du Lac Avenue
- 2100 N Holton Street
- 4503 N Hopkins Street

Redevelopment Authority of the City of Milwaukee – June 15, 2012

- 1635 W North Avenue

City of Janesville- July 11, 2012

- 1114 Rockport Road

City of Wisconsin Rapids- July 26, 2012

- Commerc Drive and 48th Street

Marinette County- August 22, 2012

- 326 Main Street, Wausaukee

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
- March 2, 2012 for Mr. Jim Mohr for Tidy Cleaners & Laundry, Green Bay
- March 26, 2012 for Mr. Jeffrey Metz for N Glantz and Sons, Inc., Wauwatosa
- April 3, 2012 for Ms. Juli Kaufman for 538 S 2nd Street, Milwaukee

Federal tax deductions

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

- October 10, 2011 for Ms. Cinderella

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 \$1.25 million in supplemental funding in 2012 - \$750,000 for hazardous substance cleanup and \$500,000 for petroleum cleanup.

This year, we have approved two hazardous substance loans, one petroleum loan, three petroleum substance subgrants, and one hazardous substance subgrant.

Hazardous Loans		
Borrower	Site	Amount
RDA City of Appleton	Foremost Farms	\$300,000
City of Kenosha	Kenosha Engine Plant	\$924,129.26
Petroleum Loans		
City of Kenosha	Kenosha Engine Plant	\$618,696.91
Petroleum Subgrant Awards		
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
Hazardous Subgrant Awards		
City of Madison	Former Don Miller	\$400,000
CDA of West Allis	1501 S. 113th St.	\$100,000
City of La Crosse	Former Patros Steel	\$250,000



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.

All ARRA funds awarded in 2009 have been expended and DNR expects to close out the Cooperative Agreement by September 30, 2012.

Table 6 - Summary of Public Participation Activities: Financial

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
WPRI Assessment Monies	2	12	—
Ready for Reuse Loans & Grants	3	9	—
EPA Brownfield Grants- Support Letters	33	33	10
EPA Brownfield Grants- Eligibility Determinations	12	30	10
Federal Brownfield Tax Deduction Certifications	6	9	—



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 reporting period WDNR approved 471 completed cleanups at 445 locations, exceeding 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 BRRTS. We are using our state funds to develop and enhance this element of our program.

Redevelopment Assistance Actions

WDNR provided 163 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 reporting period WDNR approved five new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs), 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 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 (GSR) Manual. This manual gives state staff and 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 ch. 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 hosted a training for DNR project managers on use of the manual in the spring of 2012.

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	163	50
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	3	20	10
New VPLE Certificates of Completion	3	5	5

RR Program's Lean Six Sigma Project: Streamlining How Cleanups Receive Final DNR Approval

The Remediation and Redevelopment (RR) program is part of the new “let’s get LEAN” initiative at the DNR. The RR program focused on the front-end part of the closure request process. The goals of the project were to: (1) eliminate “waste” from our approval process and to (2) “streamline” the information collected to only what is needed to consistently make a technical and regulatory decision. The DNR believes that it has achieved those goals with its new closure approval process.

Processing requests for approvals of clean ups (i.e., case closure) is a major feature of the business services the Remediation and Redevelopment program provides. The reviews to determine approval are to be completed in 60 days from receipt, with an acknowledgement letter going out in 10 working days at the beginning of the process. The DNR approves at least 300 closure requests annually.

Of those submitted to the DNR, at least 50% or more are “incomplete.” Those submittals are missing key pieces of information, such as maps, deeds, tables, figures, etc. (see graph for data.) The high percentage of “incomplete” submittals slows down the process for both the consultant and the DNR. In addition, each region processed the requests differently, with some requests going directly to the project manager (PM), while other regions route all their closure packages first through the environmental program associates (EPAs), who then sends the relevant pieces to the PM.

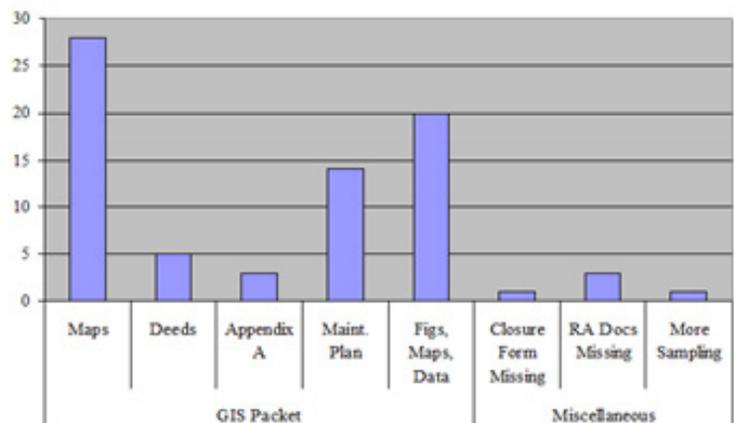
The team focused on two issues: (1) narrowing and clarifying the information that should be part of the closure request package sent in

by consultants; and (2) developing a consistent, regional process for getting the relevant portions of the closure package to the PMs and EPAs as quickly as possible.

The team completed its work in July 2012, and its recommendations include the following:

- Create an administrative “completeness” check point at beginning of process.
- Create one statewide process to be used by all 5 DNR regional offices.
- Ensure that closure information will be sent to the correct DNR staff on Day 1.
- Provide that the customer will receive administrative “completeness” notice by Day 10.
- Allow for the review of technical information to commence 20 days earlier.
- Implement an e-submittal and e-payment system in place within a year.
- Re-image the closure application form to remove redundant/outdated information.
- Consolidate 2 forms into one single, fillable form.

The new process and form will go into effect at the beginning of December 2012.



Most common reasons for “incomplete” closure packages

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 Menasha and representative from the RR Donnelley company to discuss the city acquiring their facility closing on Anhaip St. and utilizing WPRI/WAM funds for completing a Phase I/II.
- Green Team meeting with the city of Green Bay, a construction company, lender and perspective purchaser regarding properties on the corner of Dousman and Chestnut streets, using EPA Brownfield Assessment funds.
- Green Team meeting with Anchor Bank and their legal counsel for Fox Valley Laundry in Oshkosh regarding lender liability exemption issues and the wife of the deceased owner signing an agreement for Anchor Bank to be the agent for the property.
- Met with the city of De Pere, Brown County Planning and a consultant to discuss future development of the O’Keefe sites and the redevelopment and potential to use WPRI funds for Richardson Industries and the EPA BF Assessment Grant that Brown County holds.
- Met with city of De Pere to discuss redevelopment of City Soil Piles.
- Met with Brown County Planning and consultant to discuss development at Karcz Ford and Wery Properties and possible use of the EPA Brownfields Assessment grant.
- Met with the Calumet County Administrator, Emergency Government Director and the US EPA to tour the Schmalz Superfund site and discuss redevelopment of the parcels.
- Met with the city of Oconto Industrial Development Committee to discuss Kelly Pickle property and future redevelopment.
- Green Team meeting with the city of Two Rivers, WEDC and the owner of the Formrite Company regarding a redevelopment proposal of a motel/restaurant on the Formrite’s former site, discussing WAM contractor services, Site Assessment Grant and other WEDC grants, VPLE program and acquisition of the property by the city.
- Green Team meeting with WOW Logistics, the responsible party of an adjacent site with an ongoing investigation and cleanup and the Appleton Community Development Director to discuss lease liability, technical assistance and VPLE.
- Green Team meeting in the village of Winneconne for a possible resort project along the Fox River. In attendance were the village president, administrator, public works director, legal counsel, financial accounting director, DNR and WEDC, discussing liability, grants, acquisition and the LGU exemption.

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

- Met with University of WI-Oshkosh staff, a consultant and developer regarding the redevelopment of the

former Deltox Rug site with plans to build a Welcome Center.

- Meeting with a group of developers for possible redevelopment of the Jeld Wen properties in Oshkosh, discussing the continuing obligations.
- Met with a prospective developer for the former Door County Coop in Sturgeon Bay with a proposal of a marina/restaurant.
- Met with a consultant, WEDC and a developer regarding a property in Gillett that has PAH impacts in wood waste material to see if there were options for removal to redevelopment the property and discussing possible grants/loans.
- Met with a potential buyer and legal counsel, a developer and legal counsel, consultant for the developer and Wisconsin Public Service Corporation (owner), regarding selling a portion of a former MGP plant property to be used for a parking lot, discussing the liability issues.
- Met with the Regional Account Manager and one of the Community Account Managers in our region from WEDC to discuss grants, brownfields and working together for Green Team meetings.

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

- Attended a training session on a web tool that the Wisconsin Economic Development Corp (WEDC) has for statewide available commercial sites, building and demographic data – they would work with us to add brownfield sites.
- Held the northeast region Consultant’s Day at the Reeve Memorial Union - UW-Oshkosh, a full day conference, including; Wisconsin’s Initiative for Sustainable Remediation & Redevelopment (WISRR), vapor intrusion leak detection testing for sub-slab sampling and vapor intrusion communication testing, continuing obligations, brownfields – due diligence and acquisition and lender/client relationships, proposed NR700 rule changes and a Café Court session that consisted of seven moderators at seven tables with pertinent subjects giving a brief overview of the subject followed by questions and answers, rotating every 10 minutes, for 105 attendees.

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

- Presented to the Geology Club of the Weis Earth Science Museum in Menasha – “So You Want to be a Geologist” – and talked about the different aspects working in the Remediation & Redevelopment program entails.

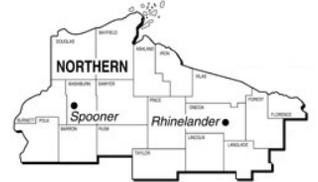
Other Brownfields Outreach Activities (e.g. provide Re News story ideas or write articles, help with other RR publications, make phone calls, etc.)

- Conversation with a property owner in Sheboygan Falls regarding redevelopment on a site on the DNR GIS Registry, discussing vapor mitigation systems and General Liability letters.
- Conversation with the city of Green Bay Economic Development director regarding Wisconsin Brownfields Insurance Program on some VPLE sites.
- Conversation with a lender regarding Lender Liability Exemption at a site in Sturgeon Bay and another in Kewaunee
- Conversation with a construction company on the use of the new DNR website and searching the Remediation & Redevelopment webpage.
- Email with the DNR Office of Communications to also review news releases and webpages for economic redevelopment, downtown revitalization, plant closings, smart growth and land use

stories to include in the Daily New Summary sent out.

- Conversation with the city of Shawano regarding acquisition of the old Franklin School property and the liability exemption of acquiring through tax delinquency from the county.
- Conversation with the city of Berlin regarding a developer's agreement for an ER TIF on the former David White property and potential redevelopment on contaminated sites on W Broadway Street.
- Prepared a map to a community based organization of brownfield sites within 20 miles of the village of Hortonville, Outagamie County for forming a solar coop and seeking possible acquisition by the village.
- Conversation with Brown County Planning on a dump site and possible grants.
- Attended a listening session with WEDC for review of the Operations Plan and working in conjunction through business and community assistance, such as grants and exemptions.
- Attended a public meeting for the city of Manitowoc EPA Brownfield Site Assessment grant and provided information on liability and off-site exemptions, federal AAI and the contiguous landowner defense.
- Conversation with a lender regarding the off-site exemption and a perspective purchaser's liability and continuing obligations.
- Discussion with the city of Green Bay regarding Wisconsin laws on due diligence in acquiring property, the LGU exemption and VPLE Certificate of Completions.
- Discussion with a potential purchaser of the Bend Industries property in Appleton and the VPLE process, also some instruction in navigating the BOTW database.
- Discussion with a legislative staff member from Senator Liebman's office regarding the status of Mirro/Newell Rubbermaid site in Manitowoc and the quarter of a million dollars in grants to the city from state and federal sources, also reviewed BOTW in looking up other sites.
- Discussion with a lender that will be seeking a licensee clarification letter (similar to a lease liability letter) to lease a parking lot at a former manufacturing gas plant (MGP) in the Superfund Alternatives program.
- Discussion with the city of Green Bay and a potential purchase of Bay Towel-Chlorinated, a former dry cleaner, interested in redevelopment into a chiropractor office/gym.
- Took new "After" photos for some of the older success stories.
- Wrote a success story for ReNews on the Eagle Flats in Appleton, occupying the former Kerwin Paper site.
- Attended a ribbon cutting ceremony at Eagle Flats – The Landing and River Walk Place – on the former Kerwin Paper site.
- Assisted a private party looking at a piece of property listed as a former landfill, sending information on development at historic fill sites and licensed landfills and gave some BOTW searching information.
- Emails to the northeast region large distribution list on pertinent brownfields items, such as; webinars on feedback to the EPA assessment, revolving loan fund and cleanup grants for 2013 process, and for local governments interested in renewable energy projects to be built on brownfield properties, grant writing workshop for communities interested in the EPA ARC grants.

- The New North added a link to DNR Remediation & Redevelopment program and a paragraph about the tools and assistance available for brownfields redevelopment under economic development.
- Drafted a green sustainable remediation (GSR) article for the Eagle Flats site in Appleton at the former Kerwin Paper site.



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 the current owner, the potential buyer, and Lincoln County Economic Development Corporation representative regarding a potential sale of a former millwork property located in the city of Merrill, discussed land use restrictions and Wisconsin Plant Recovery Initiative funding source to conduct Phase I ESA.
- Participated in a Green Team meeting with EPA, CDC representatives, Douglas County Health Department to discuss the Remediation and Redevelopment program, and to share information about the ATSDR-Agency for Toxic Substances and Disease Registry Brownfields/Land Reuse Action Model federal program and the EPA Brownfields Assessment Grants relating to public health indicators.
- Participated in a Green Team meeting with Village of Turtle Lake officials and WI Economic Development Corporation representative regarding a former creamery business located in the village. Discussed future redevelopment possibilities, WI Plant Recovery Initiative program, and Ready for Reuse potential funding sources available to remediate and redevelop the brownfield property.
- Participated in a Green Team meeting with Price County officials and WI Economic Development Corporation representative regarding LGU exemption and potential funding sources available to conduct an environmental assessment of a long standing tax delinquent brownfield property located in the community of Brantwood.

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

- Met with a consultant retained by a financial institution to conduct Phase I & II ESA regarding foreclosure of two environmental contaminated properties located in the Ashland area.
- Met with the Ashland County Administrator and Land Description Dept. representative regarding the County’s acquisition of a tax delinquent property in the city of Mellen discussed potential funding sources, federal stimulus funds, PECFA eligibility.
- Met several times with the Town of Jacobs officials and Ashland County Board representative to discuss a former fuel/convenience mart brownfield property located in the town of Glidden regarding the Town’s potential acquisition of the property via tax foreclosure contingent on funding source, and local governmental unit exemption.
- Met with the city of Ashland Administrator, City Building Inspector, City Planner and WI Economic Development Corporation representative to discuss the City’s ongoing redevelopment plans, and funding sources for environmental repair site known as Beaser Avenue development that is part of an

awarded EPA Brownfields Grant.

- Met with a business owner, Ashland County Health Department and WI Economic Development Corporation representatives to evaluate remediation and redevelopment tools and funding sources available for a business property that has vapor intrusion issues.
- Met with the Ashland County Administrator, Highway Commissioner, Tax Lister, Zoning Administrator, and Land Committee regarding the County's proposed acquisition via tax foreclosure of a former filling-station. Discussed potential ARRA funding source, and local governmental unit liability exemption tools available for the brownfield site located in the city of Mellen.
- Met with a relator/developer regarding remediation and redevelopment tools and funding sources applicable for a brownfield property impacted with petroleum contamination.
- Met with US Forest Service representative to discuss potential funding source and opportunities to address former dumps located on Forest Service land.
- Met with representatives from refinery and energy companies located in northern WI to discuss approaches in addressing sites with residual contamination on their company properties.
- Met with the City of Eagle River Administrator to discuss remediation and redevelopment tools, LGU exemption, the All Appropriate Inquiry standard and potential funding sources available for City's acquisition of a tax delinquent brownfield property located in the city.

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

- Superior Area Hockey Association site Brownfield remediation and redevelopment success story.

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

- Talked via phone and email with numerous communities and other individuals about brownfields funding and general brownfields information, including:
 - Spoke with representatives from a track materials company about their potential purchase and future land use of an open brownfield site, located in the city of Superior with ongoing remedial action taking place, and aspects of hazardous waste monitoring.
 - Phone call with an attorney retained by a financial institution regarding pending foreclosure acquisition of a former travel center brownfield property located in the Ashland area, discussed remediation and redevelopment tools.
 - Spoke with consultant representing a buyer regarding potential liability issues with associated acquisition of a former bulk plant property located in the city of Bayfield.
 - Spoke with a Bayfield area attorney working with both the responsible party and potential buyer of a petroleum bulk plant located in the city of Superior, discussed future redevelopment tools and strategies, liability issues, and PECFA eligibility.
 - Assisted a consultant completing a Phase II ESA for the City of Ashland as part of an awarded EPA Brownfields Grant, discussed future redevelopment issues and maintenance cap associated with residual contaminated soil.
 - Talked with environmental consultant conducting a Phase I ESA of a former grocery store property located in city of Ashland regarding the property having railroad tow line land use history. Discussed remediation and redevelopment tools applicable.
 - Talked with a newspaper reporter researching material for a story regarding vapor intrusion,

focused on how many sites exist in WI and how the effects of vapor intrusion impacts brownfield properties.

- Phone calls with Medford City Attorney related to remediation and redevelopment tools liability protection applicable for local government units regarding the City's acquisition of a tax delinquent brownfield property.
- Phone discussion with Town of Phelps officials related to environmental liability issues associated with the Town accepting a brownfield property as a gift.
- Spoke with a private citizen regarding potential urban greenspace/community garden development on brownfield property located in the Town of Stettin.
- Phone calls with the Florence County Economic Development Director about the sale and potential liability issues of a former iron/metal business brownfield property.
- Phone call with the Rusk County Economic Development official regarding potential reuse of a brownfield environmental repair site located in Ladysmith.
- Phone conversations with a Merrill area gas/convenience store business owner regarding potential liability issues and PECFA funding eligibility, associated with property sale transaction.

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)

- Talked with Sauk County officials and WEDC about liability and financial assistance in regards to the redevelopment of two delinquent properties, Ward's Garage and Templin.
- Talked with City of Baraboo concerning VPLE redevelopment of a former coal gas site
- Talked with county and town representatives to finalize site closure activities of Ellenboro Store site

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

- Met with Badger RAB to give presentation on the process DNR uses to close sites
- Met with UW-Platteville, the RP, and several consultants to discuss implications of purchasing a former dry cleaner for a new UW building
- Met with private developers and consultant to advise redevelopment of a PECFA site as a retail outlet
- Met with Axley LLP and developer to discuss VPLE development of a former unlicensed landfill site
- Met with Klinke Cleaners, city officials and school officials concerning vapor intrusion affecting a nearby school
- Met with Baraboo Day Care to discuss refinancing and GIS registry issues
- Met with local developer and DSPS to discuss clean-up of former bulk petroleum storage as part of property redevelopment

- Met with lenders and realtors as part of Kipp contamination concerns
- Met with Kipp officials, Arcadis, DOH and DOJ representatives to discuss the ongoing site testing, improving the coordination of community outreach and the future of the site
- Met with property owner, banker, city officials to discuss contamination/vapor concerns at commercial property
- Ongoing work with Madison and Dane County regarding potential old dry cleaner/vapor intrusion concerns

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

- Participated in statewide WISRR training

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

- Public input open house for the Sauk Prairie Rec. Area.
- Vapor Intrusion presentation given to Kipp neighborhood
- Held one-on-one meetings with residents and the DOH concerning vapor intrusion health risks
- Glasen Trial, disputed property transaction

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

- Royster Clark success story and template completed

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

- Coordinated well abandonment efforts at a county owned test plot for sludge land spreading
- Provided copy of closure letter to developer for redevelopment project
- Telephone- provided guidance on the phone regarding case closure of site for redevelopment
- Provided guidance for construction in area potentially affected by contamination

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)

- Spoke with Victoria Flowers Environmental Specialist - Brownfield Coordinator Oneida Tribe of Indians of Wisconsin about the former Erie Manufac Plant in Milwaukee. Using injection of soybean oil and microbes to enhance bioremediation. Provided a few maps and groundwater information. Also discussed the possibilities of a VPLE for this site.
- Discussion with Kevin P. O'Brien, Environmental Compliance Manager, Milwaukee County, Department of Transportation and Public Works about Kletzch Perk on Green Bay Road in Glendale. Various funding options and closure aspects were discussed. Talked about requirements for redesigning the property, was an Amoco Station #19681.

- MSOE soccer field/parking structure project- Nancy Ryan, Tom Wentland and Pam Mylotta, met with representatives for MSOE regarding their environmental planning for the upcoming soccer field/parking structure project. Discussed WPRI and Ready for Reuse programs and followed up with the website providing more information.
- Meeting with owner, Hussein Govani & consultant, Kenneth W. Wein, on the Commercial Properties , 1544-1578 W. National Ave. Discussed possible combined VPLE process, as was done at the DuPont site.
- Meeting with EPA and consultant on the Oak Creek DuPont site.
- Meet with the Village of Grafton, the consultant and attorney, on the Tecumseh Products site.
- Conference call with City of Kenosha officials to discuss an on-going Brownfields project in Kenosha - the Outokumpu site. Review of possible Ready for Reuse loans.
- Call about funding for KEP. Participants Frank Pacetti, Shelly Billingsley with City of Kenosha, John Antaramian consultant for City, Darsi Foss, Mark Gordon, Shelley Fox & Dave Volkert with WDNR. Discussion of LUST Stimulus funding, WAM funding and potential Ready for Reuse.
- Conference call regarding VPLE program for Western Industries site in Menomonee Falls. Tom Hoffman with Village of Menomonee Falls, Rich Gnat (village's consultant) with KPRG, John Blaha with developer Ryan Company, Mark Miller with Liesch (consultant for Ryan Co., Michael Prager and Dave Volkert with WDNR.
- Call regarding community outreach for KEP. Discussed webpages, possible community meeting, and possible common council meeting. Participants Shelly Billingsley with City of Kenosha, John Antaramian consultant for City, Rob Thibedeaux, Liz Evans with DHS, Mark Melotik with Kenosha Co. Health Dept., Andrew Savagian, Darsi Foss & Dave Volkert with WDNR.
- Discussion with St. Francis about DF, Inc., WAM Site Assessment.
- Rodgers Lab Site - Site Remedy Discussion with City of Milwaukee and adjacent landowner, including discussion of GSR

Hold Other Meetings

- Meeting with the EPA & Consultant on the Oak Creek EPEC Polymers property. Followed up with information on "CLEAN" and BRRTS on the Web.
- Discussed residential contamination issues with Jerry Braatz from the UW-Extension, and funding that might be out there. Advised Jerry to contact Al Rabin (WEDC) and John Stibal (West Allis).
- Meeting Wednesday August 22, 2012, with a reporter (Kate Golden) from the Wisconsin Center for Investigative Journalism (Wisconsin Watch), based in Madison, on the Oak Creek sites
- Phone call with Emily Eggleston with JS Milwaukee, discussed the Brownfield Program for Milwaukee in detail. Followed up by email with a number of websites that showcase our Milwaukee area RR sites.
- Discussion of remaining sampling required. Meeting with consultant for the City. Pressed Steel Tank - RP is City of West Allis
- UP Railroad – Site Investigation (additional steps needed)- meeting with consultant and RP.
- Marina Cliffs – Met with EPA and Condo Assoc. to discuss continuing obligations

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

- Senior Family Housing on one acre of land sold to Bishop's Creek Family Housing from Bishop's Creek Community Development in 2009.

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

- Working with a private party on the former Clark Oil Station in Pewaukee.
- 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)

- Green Team Meeting with five DNR Remediation and Redevelopment Program staff along with six other DNR staff from other programs met with the City of Wausau Environmental Engineer and the Holtz Krause Steering Committee and their attorney and consultants to discuss applicability of the Holtz Krause Landfill to the Voluntary Party Liability Exemption (VPLE) Program and development of a soccer field complex on the cap of the landfill (three meetings).
- Green Team meeting with city of Mauston Administrator, Wisconsin Economic Development Corporation Community Development Manager, and Lenorud Recycling business owner currently renting a brownfield property regarding brownfield tools to assist with cleanup and redevelopment for purchase, expansion and job creation
- Meeting with West Central Regional Planning Commission planner regarding environmental concerns in St. Croix County on a brownfield moving into redevelopment
- Meeting with a planner from the West Central Regional Planning Commission regarding environmental concerns on a brownfield in the City of Stevens Point moving into redevelopment
- Green Team Meeting with 4 DNR staff, Wausau Region Chamber of Commerce, Marathon County Development Corporation, Village of Brokaw, and Wausau Paper Mills, LLC concerning closure of the Brokaw Paper Mill under the Wisconsin Plant Recovery Initiative (3 meetings)
- Meetings with Director of Public Works in the Village of Lyndon Station regarding brownfield tools and

their possible application to five sites in the village

- Meeting with the City of Mauston Administrator regarding the possible use of the Wisconsin Plant Recovery Initiative Program for an plant in the city, and liability on a city brownfield with an interested buyer
- Meeting with the City of Marshfield Administrator regarding the Remediation and Redevelopment Program
- Meeting with the City of Marshfield Director of Planning and Zoning regarding the use of brownfield tools on two properties in the city
- Meeting with the City of Black River Falls Administrator regarding interested buyer on a brownfield in the city
- Meeting with Jackson County Land Conservationist regarding remediation and redevelopment tools including the database
- Meeting with the Village of Port Edwards Clerk regarding the remediation and redevelopment tools, the database and concerns regarding brownfields in the village
- Meeting with the Wood County Corporation Counsel regarding remediation and redevelopment tools, liability exemptions, liability exemption and the database
- Meeting with the UW-Extension, Marathon County Office regarding tools for the remediation and redevelopment of brownfields and the possibility of a joint presentation to the community
- Meeting with Eau Claire County Board Supervisor for the Town of Union at a brownfield site
- Meeting with the Eau Claire County Conservationist regarding brownfield issues on a number of sites
- Meeting with the Village of Necedah Administrator regarding the use of remediation and redevelopment tools applicable to two sites in the village, one of which was a manufacturing facility
- Meeting with the Town of Necedah Chairman regarding a blighted former manufacturing facility in the town and the possible application of remediation and redevelopment tools
- Meeting with the St. Croix County Treasurer regarding brownfield remediation and redevelopment tools with work on the database on specific properties
- Meeting with the City of Hudson Finance Director regarding tools for remediation and redevelopment of brownfields in the city
- Meeting with the City of Hudson Chamber of Commerce regarding brownfields tools for redevelopment
- Meeting with the City of Black River Falls Administrator regarding possible use of a Lease Letter for an interested developer and buyer for a brownfield site while undergoing a remedial process by the responsible party
- Meeting with the Jackson County Registrar of Deeds regarding tools for remediation and redevelopment of brownfield properties in the county
- Meeting with the City of Mauston Administrator regarding cleanup tools for a former manufacturing site receiving a WAM monies; referral to a local business on a brownfield
- Meeting with the Village of Wonewoc Administrator regarding a brownfield site in the village's historic downtown that is being foreclosed on and tools the village has at their disposal to assist with turnaround and redevelopment

- Meeting with the Crawford County Economic Development Director, Village of Seneca officials and their environmental consultant regarding closure of a long-term brownfield site and redevelopment as a Veterans Memorial at the center of their downtown
- Meeting with Village of Granton officials and their environmental consultant regarding acquisition, liability exemption and redevelopment of a brownfield site into a welcoming park for their village
- Meeting with City of Eau Claire officials and their environmental consultant regarding the remediation and restoration of an old brownfield site in a prominent city park
- Meeting with the City of Mauston Administrator regarding assessment and cleanup tools for two brownfield properties, one with an interested buyer
- Meeting with the Director of Public Works for the Villages of Oakdale and Wyeville regarding two brownfield properties and the use of remediation and redevelopment tools
- Meeting with the Marathon County Board of Supervisors regarding the approval of purchase of a former landfill for the purpose of redevelopment into soccer fields and use of the Voluntary Party Liability Exemption

Hold Other Meetings

- Presentation to First Weber Realty Office in the City of Mauston regarding brownfield tools including lender exemption, other liability protection tools, success stories and the database
- Meeting with the Three Bears Lodge husband-and-wife developer team regarding remediation and redevelopment tools and their application to brownfield sites
- Meeting with All Title Services, Inc. representative in the city of Eau Claire regarding remediation and redevelopment tools; referral to meet with three IT staff
- Meeting with ReMax Certified Distressed Property Expert regarding remediation and redevelopment tools and their application to two sites; request for a presentation
- Meeting with the Northwest Realtors Association Education Chair regarding remediation and redevelopment tools
- Meeting with appraisal service regarding the Remediation & Redevelopment Program database and the Lender Liability Exemption
- Meeting with a realtor from Eau Claire Realty regarding remediation and redevelopment tools as applicable to three sites in the region; request for a presentation
- Meeting with Farmers State Bank regarding remediation and redevelopment tools for a brownfield site on which the bank is foreclosing
- Meeting with owner of Lenorud Services, Inc. regarding tools available to the private sector to assess and clean up a brownfield property, which they currently rent and would like to own and expand their business on
- Meetings with three administrative members of the Northwest Regional Realtors Association regarding and RR Program presentation through their education program in 12 counties
- Meeting with a realty group regarding groundwater contamination concerns on a large acreage for multiple home redevelopment including review of the brownfields database
- Meeting with Juneau County Title Company regarding the brownfields database and other tools from the Remediation and Redevelopment Program and setting up a presentation

- Meeting with Castle Rock Realty regarding the brownfields database and other tools from the Remediation and Redevelopment Program and setting up a presentation to staff
- Meeting with the Bank of Mauston regarding Remediation and Redevelopment Program tools to assist them with a new voluntarily acquired brownfield property

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

- Presentation regarding the Wisconsin Initiative for Sustainable Cleanups to WDNR joint regional (37 counties) in-person staff meeting
- Presentation regarding Financial and Legal Tools for Brownfields Redevelopment to WDNR joint regional (37 counties) in-person staff meeting
- Presentation to the Adams County Towns Association County Unit Meeting regarding brownfield tools including the Wisconsin Plant Recovery Initiative, success stories, financial and liability tools

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

- Submitted success story from Hudson former dry cleaner now Seasons on the St. Croix Art Studio and Gallery for the WDNR Air & Waste Division Annual Report

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

- Completed update on six Site Assessment Grant sites for statewide report
- Submitted two stories for the Air & Waste Division Annual Report
- Wrote article on Site Assessment Grant Program for Re News
- Wrote article on phytoremediation for Re News newsletter
- Organized day long, in-person regional WDNR Remediation and Redevelopment Program staff meeting in coordination with Sustainability on Brownfields training
- Email notifications to a wide variety of constituents for the EPA Grant Proposal Workshop
- Regional brownfields redevelopment activities compiled for the Department Leadership Team Report regularly
- Attended meeting of the Brownfields Study Group with other brownfields outreach team members
- Discussions and emails with supervisor and regional director regarding the outreach of the Remediation and Redevelopment Program to other programs within the DNR
- The West Central District Director facilitated a meeting at the Wausau Service Center with seven DNR staff from various programs to brainstorm ideas intended to assist the Village of Brokaw and minimize impacts from the Brokaw Paper Mill plant closing. Discussion about such issues as the loss of revenue to the Village resulting from the plant closing, the future of leachate management from paper mill landfill cells, the need to continue pumping the contamination plume cutoff well, water supply issues, wastewater and storm water runoff issues, and others.
- Four DNR staff in two meetings reviewed a request for a Wisconsin Plant Recovery Initiative Assessment Monies for a closing manufacturing plant in the City of Schofield; the grant was awarded

- Discussion with environmental consultant regarding continuing obligation requirements on a City of Menomonie brownfield site that is a mall with an interested buyer
- Discussion and emails with the Wood County UW-Extension Community Resource Agent regarding the Wisconsin Plant Recovery Initiative
- Discussion with Buffalo County UW Extension Director regarding the Wisconsin Plant Recovery Initiative and cleanup tools for plant sites
- Discussion with Crawford County UW Extension Economic Development Agent about the Wisconsin Plant Recovery Initiative and other brownfields tools
- Discussion and emails with the Marathon County UW-Extension Community Resource Development Agent regarding the Wisconsin Plant Recovery Initiative and brownfield cleanup and liability tools
- Discussion with Director of West Central Wisconsin Regional Planning Commission regarding the new Wisconsin Plant Recovery Initiative and monies available through grants
- Three DNR Remediation and Redevelopment Program staff held a conference call with a Holtz Krause Steering Committee attorney and consultant regarding the remediation of the landfill into a soccer field
- Discussion with Eau Claire County staff about water for redevelopment of an area with groundwater contamination near Foster
- Discussion with Adams County UW Extension Director regarding the Wisconsin Plant Recovery Initiative
- Discussions and email with the City of New Richmond Director of Development regarding the possible application of the Wisconsin Plant Recovery Initiative to two sites in the city and other brownfield tools
- Discussions with the Secretary of the Adams County Towns Association regarding brownfield tools for the private sector including lender liability
- Discussions with the Wood County Treasurer regarding redevelopment of a former brownfield site and use of remediation and redevelopment tools for other brownfield properties
- Discussions with environmental consultant to expedite closure of a brownfield property in the Village of West Salem to facilitate resale to an interested buyer
- Conference call including three DNR staff and the Holtz Krause Steering Committee attorney and consultant regarding issues for the landfill to enter the Voluntary Party Liability Exemption Program
- Conference call for Sky Park Landfill in the City of Eau Claire with representatives from EPA, National Renewable Energy Lab (NREL), Xcel, Phillips Plastic and the City of Eau Claire regarding the renewable energy assessment to be completed by EPA and NREL on the Sky Park Landfill to determine if solar energy would work at the property
- Discussion with the Juneau County Treasurer regarding the possible use of remediation and redevelopment tools on three brownfields in the county with follow up email to the county grant writer regarding liability tools
- Discussion with banker regarding commercial property transfer of a brownfield in the Village of Deer Park with continuing obligations
- Discussion with the City of Black River Falls Administrator regarding cleanup fund options for a brownfield in the city with an interested developer and business

- Discussion with the Vernon County Treasurer regarding the use of liability tools on a brownfield the county owns for the purpose of leasing the property
- Discussion with the St. Croix County Treasurer regarding a long-time tax delinquent brownfield acreage in the county; scheduled follow-up meeting
- Discussion with the City of New Richmond Director of Planning regarding the application of legal and financial tools on three brownfield sites in the city
- Discussion and email with Cary Auctions, Inc. regarding remediation and redevelopment tools including database
- Discussion with an Environmental Engineer for Cummins, Inc. regarding remediation and redevelopment options for a site owned by the company in the City of Black River Falls with an interested buyer
- Discussions with bank director whose bank is foreclosing on a brownfield property in the village of Wonewoc with emails and mailings
- Discussion with village of Wonewoc Administrator regarding brownfield property in the village
- Discussion with an environmental consultant regarding a hospital expansion in the City of Hudson on a brownfield site
- Discussions with the Village of Boyd President regarding the use of remediation and redevelopment tools on three properties in the village with parties interested in business expansion
- Discussion with Clark County Treasurer's Office regarding Remediation and Redevelopment Program tools including a review of the database
- Discussion and emails with the Wisconsin Downtown Action Council Director regarding the incorporation of brownfields tools into their work with Wisconsin downtowns
- Discussion with the Mississippi River Regional Planning Commission Director regarding EPA Grant Training
- Discussion with the West Central Wisconsin Regional Planning Commission Director regarding EPA Grant Training
- Discussion with environmental consultants regarding the EPA Grant Training
- Discussion with the Administrator of the City of New Richmond regarding the city's notable number of participants in the Green Tier Program including one company that achieved Tier 2 and discussion of the remediation and redevelopment tools applied to two properties in the city
- Discussion with the Administrator of the City of Cornell about remediation and redevelopment options for a brownfield in their industrial park with an interested buyer
- Series of discussions with the City of New Richmond Director of Development regarding construction of a dog park on an abandoned landfill
- Communications with the City of Mauston Administrator and legal representative regarding an interested developer of a brownfields site in the city
- Discussion with the City of Schofield attorney regarding redevelopment of a brownfield in the city
- Communications to expedite closure of a brownfield farm site in Vernon County to facilitate resale to interested buyer
- Weekly, sometimes daily, calls regarding redevelopment options in the Towns of Hudson, Star Prairie and Warren for homes or other development on a brownfield area undergoing remediation

- Discussion with the City of Pittsville Clerk regarding the Wisconsin Plant Recovery Initiative and its application to a former manufacturing site in the city
- Discussion with the Corporation Counsel of Vernon County regarding remediation and redevelopment tools for two properties in the county, both with interested buyers

Appendix II - WDNR Publication Samples

Fact Sheet Example

WHY AND HOW TO

PUB-RR630

August 2012

WHY SHOULD HOMEOWNERS BE CONCERNED ABOUT FUEL OIL SPILLS?

• Throughout the state, there are a number of significant discharges of fuel oil associated with the delivery of fuel. These problems include pumping fuel into inappropriate pipes (i.e. septic tanks, pipes that are no longer connected to a fuel tank in a home, monitoring wells), pumping fuel into structurally unsound tanks, or pumping fuel too quickly into empty tanks.

• Petroleum product spills detrimentally affect the environment by harming vegetation and wildlife. They pose a risk to human health by irreversibly polluting groundwater, septic systems and private wells. Homes may be made uninhabitable for months or years due to persistent odors or possible fire hazards. Clean up of even minor releases can cost thousands of dollars.

• Not every spill can be adequately prevented. If a spill does occur, start clean up as soon as possible. Be sure to contact your insurance company for financial assistance. Hazardous substance spills must be reported to the DNR's 24-hour toll-free hotline 1-800-943-0003. The DNR recommends that you hire a trained environmental consultant to assist you with cleanup.

• For more information on the spills program, visit the Department of Natural Resources website at dnr.wi.gov, search: "spills".

• For more information on the above ground storage tank regulations, cleanup and safety, visit the Department of Safety and Professional Services website at dps.wi.gov, search: "residential fuel oil".

PROTECT YOUR HOME FROM FUEL OIL SPILLS

1. In late October 1997, a local oil distributor emptied 100 gallons of fuel oil into a basement oil tank with a disconnected line. Items in the basement as well as flooring and walls were flooded with oil before the substance leaked into the sump pump basin. Clean up cost \$105,000.

2. A church donated 300 gallons of fuel oil to a needy family in their congregation. When the family's dilapidated above ground storage tank was filled to capacity, it burst open and spilled fuel oil to the sandy soils around and under their home. Soils had to be excavated from around the home and hand dug from below the home. The spill occurred just 15 feet away from the family's private well which is being sampled for contamination on a quarterly basis.

3. The Marinette county wastewater treatment facility observed an unknown petroleum product draining into their plant. The product was traced back to a basement storage tank in a private residence. The tank's faulty valve discharged 100 gallons of heating oil into the basement and sanitary sewer. Cleanup cost \$4,000.

4. A rusted out above ground storage tank at a summer home allowed oil to leak out and kill vegetation around the tank. The spill necessitated excavation of surrounding soil. The home's foundation absorbed some product and cannot ever be adequately cleaned up.

5. In May 1999, an above ground storage tank's supporting stand sank into the ground causing the tank to fall over and spill 125 gallons of gasoline. A contractor was hired to excavate and stockpile contaminated soil. It took over four months for the gasoline to evaporate and the area to be made ready for backfilling.

6. Possible groundwater and surface water contamination occurred in Door County when a defective oil tank spilled. A newly installed 274 gallon tank developed a leak that released 129 gallons of fuel oil. Clean up costs totaled \$15,000.

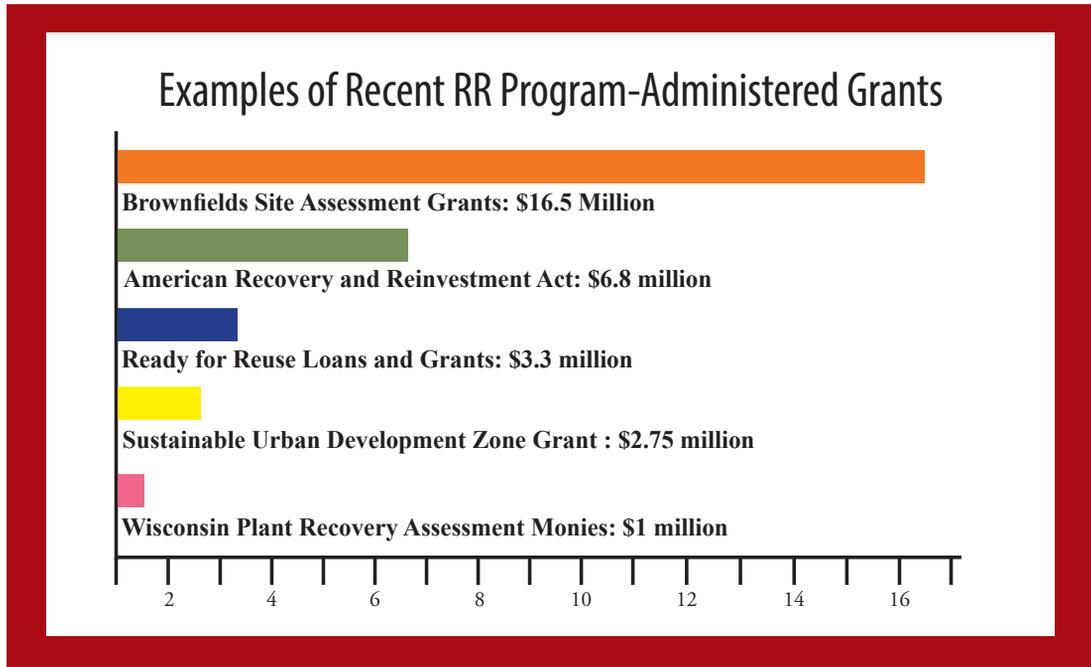


Wisconsin Dept. of Natural Resources
PO Box 7921, Madison, WI 53707
dnr.wi.gov



Report Example- Grant Administration Report

4 | GRANT ADMINISTRATION REPORT



Here's some of what Wisconsin's community leaders have to say about working with DNR's RR Program

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

– David Less, City Planner, Manitowoc

"Without this program, the county would not have done this site assessment and could not have sold this property."

– Karen J. Kubisiak, Treasurer, Wood County

"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

"These projects have not only improved the urban environment we live in, they have generated significant increases in job creation and property tax value. Many of these benefits would never be realized without state assistance."

– Dave Misky, Asst. Executive Dir., Redevelopment Authority of the City of Milwaukee



WDNR Remediation and Redevelopment Program ✉ 101 S. Webster St., Madison, WI 53707 ✉ 608.267.0543 ✉ 608.267.7646 ✉ dnr.wi.gov, Search: Brownfields