

Brownfield

SUCCESS STORIES



One acre

165 N Fourth Street

Site Assessment Grant- \$29,000

Property assessment before cleanup - \$28,000

Overview

Environmental site assessment funding from the DNR helped spur the cleanup and redevelopment of a discarded auto dealership property in downtown Platteville. It's now home to the Platteville Police Station.

Project History

This one-acre parcel evolved with the times. Past uses included an ice storage facility and a blacksmith shop in the 1880s, a garage and machine company in the early 1900s, a battery repair business in the 1930s, a gas station in the 1950s and 60s, and an auto dealership that operated from 1948 to 2006.

Being centrally located, this land got lots of use over the years. While beneficial to the local economy, these uses also left their mark in the form of soil and groundwater contamination.

Following the bankruptcy of Stephens Motor Sales, Inc. in 2006, the City of Platteville decided this property was an ideal location for its new police

station. The city had been searching for a site for many years, and recognized this opportunity to not only build a new station in a central location, but to also clean up environmental contamination in the downtown area.

Remediation & Redevelopment

Members of the Platteville Community Planning and Development department contacted DNR to request technical assistance and funding. DNR awarded the City a \$29,900 environmental site assessment grant to complete asbestos abatement, phase I and II environmental site assessments and demolition of the old auto dealership building. Used car parts and old car batteries located on site were also disposed of or recycled before demolition.

Soil was found to be contaminated with volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs) and polycyclic aromatic hydrocarbons (PAHs). These compounds were left behind in part by two underground storage tanks that had been previously removed and two leaking in-ground hydraulic vehicle lifts. In addition, a subgrade waste oil pump and a 275 gallon waste oil underground storage tank were also removed.

The successful cleanup and redevelopment of this property occurred thanks to the collaborative and coordinated work of state government employees and local leaders. The new facility houses the police department, emergency medical technician (EMT) services and community rooms. The building was formally dedicated on October 13, 2010.



Platteville Police Department
Downtown Platteville



Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"



Brownfields - The Land of Opportunity

Properties that sit empty, idle and unproductive because they are, or may be, contaminated are called brownfields. They might need some sort of remedial action before reuse can occur, and this hinders economic or public activity.

For 20 years, Wisconsin has been a national leader in the area of brownfield remediation and redevelopment. Numerous tools and incentives have been developed to help local governments and private parties turn brownfields into green spaces and golden opportunities.

The extra step of environmental investigation and possible cleanup need not impede what is otherwise a standard real estate situation. These properties can be put back into productive use, and can serve as a catalyst for local economic revitalization. Cleaning up and reusing brownfields is also one of the best ways to improve and protect public health and the environment.

The DNR invites you to be part of a future brownfield redevelopment success story. We strive to be a helpful and enthusiastic partner in the brownfield revitalization process.

Contact us early for assistance.

Contacts and Links

Project Contacts

DNR Project Manager: Linda Hanefeld, 608-275-3310

City of Platteville Community Planning & Development Director: Joe Carroll, 608-348-9741

Remediation and Redevelopment Program Contacts

If you have general questions about the RR Program please contact the brownfield specialist in your local DNR regional office - dnr.wi.gov/topic/Brownfields/Contact.html

Helpful Links

Voluntary Party Liability Exemption (VPLE) - dnr.wi.gov/topic/brownfields/vple.html

Financial resources cleanup and redevelopment - dnr.wi.gov/topic/Brownfields/Financial.html

Environmental liability - dnr.wi.gov/topic/Brownfields/Liability.html

Check out more Brownfield Success Stories at

<http://dnr.wi.gov/topic/Brownfields/Success.html> 🔍