

Marshfield Depot

PUB-RR-795

May, 2008

Marshfield Depot (former Heiting Property)

Marshfield, WI
Marathon County

2.4 acres

Location: Downtown Marshfield

A former railroad yard, including roundhouse and depot, is redeveloped in the heart of downtown Marshfield.

History

This central Wisconsin brownfield property included the former Marshfield Depot, a roundhouse and switching yard, and was operated by various railroad companies starting in 1892. The site became a warehouse facility after the Chicago, St. Paul, Minneapolis and Omaha Railway sold the property in the 1960's.

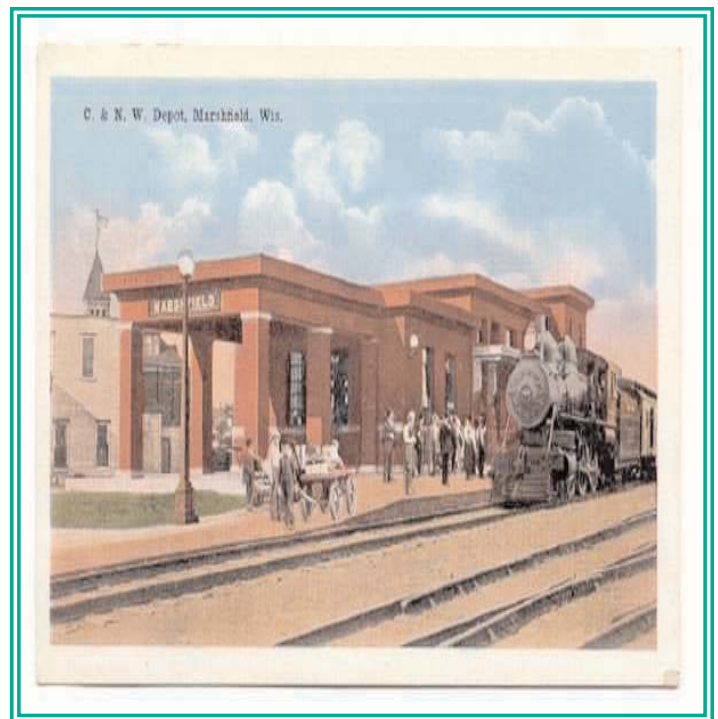
In the 1970s, the roundhouse and railyard were removed and a feed mill and a restaurant/bar called the "End of the Line" operated on the site until they were also removed in 1996. Suspected environmental contamination from historical industrial operations hampered property use and development.

Investigation and Cleanup

Environmental assessment confirmed soil and groundwater contamination. Diesel range

organics (DRO), volatile organic compounds (VOCs), arsenic and lead were all identified in the soil, and some compounds were impacting the groundwater.

Working with Remediation and Redevelopment (RR) Program staff, Marshfield officials decided to restrict public access to the site due to the contaminated soils. Most of the impacted soil was removed and a cap built over the remaining land to protect the public. Natural attenuation, a process allowing biodegradation of petroleum contaminants, was chosen as the cleanup remedy for the groundwater contamination.



Postcard of former Chicago-Northwestern Railroad Depot in Marshfield, later converted to the "End of the Line" restaurant (photo courtesy of Mike Meyers, city of Marshfield).



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
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Marshfield's new Pick 'N Save grocery (photo by Tom Hvizdak, DNR).

The assessed value of the property increased from \$115,300 prior to the grant activities to \$175,000 after the site investigation and cleanup was completed.

Contacts

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Redevelopment

City officials and the Marshfield Area Chamber of Commerce and Industry encouraged private development of the site. Today a 62,000-square-foot Pick 'N Save grocery store now sits on a portion of the former railyard.

Where the depot itself once stood, there is now a mini-mall with four businesses, including a bank, fitness center, tanning facility and dry cleaner. The buildings and parking lot together serve as the cap for the residual contamination. Also, an adjacent hardware store has seen business improve since the completion of the cleanup and redevelopment.

The brownfields cleanup and redevelopment fulfills one of the goals of the city's 1997 downtown redevelopment plan, playing a significant part in stabilizing the south end of the city's historic downtown business district.

Financial, Liability, Technical Assistance

Marshfield applied for and received a \$30,000 DNR Brownfields Site Assessment Grant for Phase I and Phase II Environmental Site Assessments.

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