

## **Brownfields Site Assessment Grant (SAG) Project Summaries -- Round 5 (2004)**

Prepared October 2006 based on information initial grant applications; corrections or updates to this information should be sent to Melanie Jacobs, melanie.jacobs@dnr.state.wi.us, 608-267-3859

### **Round 5**

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#### **City of Kaukauna - \$30,000 Grant - SAG 161**

The city of Kaukauna (population 14,121), located in northern Wisconsin, received \$30,000 in Brownfield Site Assessment Grant funds for site investigation of the former Gunderson Cleaners site. Historically the property operated as a dry cleaner, which contaminated the soil with chlorinated solvents. Contamination was discovered in 2002 following a Phase II environmental assessment. After cleanup, the city plans to develop a skateboard park or parking lot with a storm-water basin.

#### **City of Hillsboro - \$5,000 Grant - SAG 163**

The city of Hillsboro (population 1,304), located in southwestern Wisconsin, received \$5,000 in Brownfield Site Assessment Grant funds for a Phase II environmental assessment of the former East Hagenah Lumber Company property. The site was historically used as a lumberyard, and underground and aboveground storage tanks as well as hazardous materials and surface spills are present on the property. Phase I environmental assessment was completed in 2003, and the city wishes to follow up with Phase II in hopes of turning the 5.5-acre property into a public campground.

#### **City of Manitowoc - \$32,912.00 Grant - SAG-167**

The City of Manitowoc (population 34,053), received a \$32,912 Brownfield Site Assessment Grant for Phase II Environmental Assessment and Chapter NR 716 Site Investigation to be completed at the Musial Paint Finishes property in Manitowoc. The approximately 3 acre site historically housed the former Mirro Aluminum facilities and was recently purchased by Musial Paint Finishes, Inc. (MPF). This site which is surrounded by a mix of industrial and residential property has potential soil and groundwater contamination. A Phase I Site Assessment completed in 2003 identified petroleum oil and potential chlorinated degreasing solvents at the property. MPF is an industrial painting contractor and intends to redevelop the property creating 16 manufacturing jobs in the Manitowoc area.

#### **City of West Allis-\$29,900 Grant – SAG 168**

The city of West Allis (population 60,192), located in Milwaukee County, was granted \$29,900 for site demolition. The properties benefiting from this Brownfield Site Assessment grant are known as the 100 properties development. The 100 properties development is part of West Allis' most comprehensive urban renewal project, The Six Points/Farmers Market Redevelopment Project. Low level soil, groundwater contamination and asbestos have been identified at these properties. After demolition and site cleanup, the City of West Allis plans to construct a multi-family apartment building with retail space on the first floor. This development will help address a heavy demand in the West Allis area for affordable housing.

#### **City of West Allis- \$32,890 Grant - SAG-169**

The city of West Allis (population 60,192) located just West of Milwaukee, received \$32,890 in Brownfield Site Assessment funds to complete a Chapter NR 716 Site Investigation on the Novak Site (Lime Pit). Air Reduction Company occupied this 11.61 acre site for nearly 50 years manufacturing carbide gas and leaving behind the byproduct "lime slurry". In addition, the

property was historically used as a waste storage and transfer facility and oil/hazardous waste trucking terminal. This site has many environmentally hazardous conditions and potential soil and groundwater contamination present. The City of West Allis envisions redeveloping the site for light industrial uses which they estimate could create more than 200 jobs.

**City of West Allis - \$99,900 Grant - SAG 171**

The city of West Allis (population 60,192), located in Milwaukee County, was granted a \$99,900 Brownfield Site Assessment Grant for site investigation and building cleanup of the sites known as the 700 Properties. The sites are four contiguous properties located within the boundaries of a large urban renewal project, known as the six points farmers market, consisting of residential and commercial structures. Phase I and II environmental assessments were completed in 2002, and following site investigation and cleanup, the city plans to incorporate the 5.75 acres into the project. The city estimates pre-cleanup worth of the properties at \$13 million, and post-cleanup worth approximately \$50 million

**City of Brodhead - \$29,500 Grant - SAG 172**

The city of Brodhead (population 3,095), located in southern Wisconsin, received a \$29,500 Brownfield Site Assessment Grant for Phase I and II environmental assessments and building cleanup on the Walder Property Redevelopment. The 1.9-acre property was historically used for manufacturing operations and a salvage yard but has since been abandoned. A partially demolished manufacturing building remains and hazardous materials are littered throughout the property, making the site a danger for area residents. The end use of the property, following cleanup, is unknown; however, due to the surrounding residential areas it is likely that the site will be redeveloped into residential and/or commercial structures.

**Winnebago County - \$30,000 Grant - SAG 175**

Winnebago County (population 156,753), located in northern Wisconsin, received \$30,000 in Brownfield Site Assessment Grant funds for site investigation and building cleanup of the former American Quality Fibers site in the city of Oshkosh (population 63,237). The property has been vacant for the past 20 years, and its previous uses were chemical warehousing, drum refinishing and auto storage. A partially demolished building remains as well as an underground storage tank and extensive soil and groundwater contamination. The end use of the site is unknown.

**City of Neenah - \$30,000 Grant - SAG 176**

The city of Neenah (population 24,629), located in southern Wisconsin, received a \$30,000 Brownfield Site Assessment Grant for Phase II environmental assessment on the Canal Street Redevelopment. The site is comprised of four contiguous properties, which will be used to create a river-walk with green space and parking in the downtown area. Historically, the properties were used as a service station and manufacturing plant, leaving behind foundry sand and other hazardous materials throughout the site. There is also an abandoned building, which will be demolished and redeveloped into a parking lot to serve the city's residents and visitors.

**Town of Washington - \$22,600 Grant - SAG 178**

The town of Washington (population 904), located in southern Wisconsin, received a \$22,600 Brownfield Site Assessment Grant at the Ripley Property for Phase I and II environmental

assessments and site investigation. The site was historically used as a service station, and operators have left behind an underground storage tank, surface spills, and a contaminated building. Following cleanup, the town plans to construct a public parking lot for area visitors and residents.

**City of Wisconsin Dells - \$66,000 Grant - SAG 180**

The city of Wisconsin Dells (population 2,444), located in south-central Wisconsin, was granted \$66,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments of the Old Railroad Property site. The property was previously used as a railroad yard, agricultural co-op and petroleum bulk plants. This 10-acre site remains littered with surface spills and aboveground storage tanks. Following cleanup the city plans to create a large public park along the Wisconsin River.

**City of Glendale - \$30,000 Grant - SAG 184**

The city of Glendale (population 13,181), located in Milwaukee County, received \$30,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and site investigation of the United States Postal Service (USPS) Carrier Annex Project site. The current USPS carrier annex is located in the Bayshore Mall Redevelopment area, so a suitable site was required for USPS carrier annex relocation before the Mall project could continue. Prior uses of this vacant property included a glove manufacturing plant and a landfill. Foundry sand, surface spills, fly ash, and other hazardous materials are suspected to remain onsite. Following cleanup, the USPS facility will be relocated to this site.

**Village of Bangor - \$30,000 Grant - SAG 194**

The village of Bangor (population 583), located in western Wisconsin, received a \$30,000 Brownfield Site Assessment Grant for Phase I and II environmental assessments of the Bangor Dutch Creek Redevelopment site. The property was historically used as a brewery, manufacturing plant, and feed mill. There are surface spills, underground and aboveground storage tanks and a contaminated building onsite. Following cleanup, the village plans to redevelop the area for commercial use, preserving the streetscape of the village and providing public access to Dutch Creek.

**City of Kenosha - \$29,500 Grant - SAG 197**

The city of Kenosha (population 92,871), located in southeastern Wisconsin, was granted \$29,500 in Brownfield Site Assessment Grant funds for site investigation of the C&L Industrial Cleaners site. Phase I and II environmental assessments were completed in 2000 and 2001, which revealed hazardous substances in the soil and groundwater. Surface spills and hazardous materials in drums remain on the property. The future use of the property is unknown.

**Whitewater Community Development Authority - \$100,000 Grant - SAG 204**

The city of Whitewater's Community Development Authority (WCDA), located in southern Wisconsin (population 14,120), received a \$100,000 Brownfield Site Assessment Grant for Phase I and II environmental assessments and site investigation of the 26-acre North Jefferson Street Redevelopment area. The grant project is comprised of three contiguous properties. Former uses of these sites include a foundry, hospital, and wastewater treatment plant. Foundry sand and surface spills remain on the property. Following environmental assessment and

cleanup, the city plans to purchase the properties and redevelop the large space into mixed-density housing as well as a parking lot and open space.

**City of Manitowoc - \$30,000 Grant - SAG 205**

The city of Manitowoc (population 34,080), located in eastern Wisconsin, was granted a \$30,000 Brownfield Site Assessment Grant for site investigation and building cleanup of the 100 Maritime Drive property. The site was historically used for manufacturing, and foundry sand and industrial waste remain on the property. Phase I and II environmental assessments were completed in 2000 and 2001, which revealed substantial soil contamination. Once the site is cleaned, the city plans to sell the property to a private owner for development of an office building structure with apartments and parking.

**City of Ashland - \$100,000 Grant - SAG 206**

The city of Ashland (population 8,397), located in Northern Wisconsin, was granted \$100,000 in Brownfield Site Assessment Grant funds for site investigation and asbestos abatement of the former Frank Tomlinson Construction Company property. The property is part of a larger redevelopment project in the central business district, and has already undergone Phase I and II environmental assessments in 2002 and 2003. Historically, the site was used as machine storage, a flour mill and varnishing room. A large blighted building contaminated with asbestos remains and will be demolished following site investigation. A development plan may involve a multifamily housing project that would include the Roffers Construction (SAG 67) and Chicago Iron & Supply (SAG 68) parcels.

**Redevelopment Authority of the city of Racine - \$70,000 Grants – SAGs 207, 208, 209**

The Redevelopment Authority of the city of Racine (RACR) (population 80,266) received three Brownfield Site Assessment Grants totaling \$70,000 for site investigation and building demolition on three contiguous properties. The properties historically operated as Jacobsen/Textron manufacturing, and Phase I and II environmental assessments revealed contaminated soil and groundwater in 2003. The three contiguous properties equal approximately 15 acres and due to a limited amount of land left for development within the city limits, Racine officials would like to redevelop the vacant properties into a business park. Underground and/or aboveground tanks remain on the property and the blighted building contains hazardous materials. Site investigation, building demolition and site cleanup will make this valuable property available for the redevelopment.

**City of Kaukauna - \$16,667 Grant - SAG 210**

The city of Kaukauna (population 14,121) received \$16,667 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the Telulah Canal property. The 15-acre property was historically used for pulp and paper production, but has sat vacant since 2001. Underground and aboveground storage tanks remain, as well as surface spills and contaminated buildings. The site runs along the Canal River, which currently offers numerous outdoor recreation activities for area residents. Following environmental assessment and cleanup, the city plans to redevelop the property into a park and bike/jogging path along the river.

**Town of Ojibwa - \$29,000 Grant - SAG 211**

The town of Ojibwa (population 267), located in northern Wisconsin, received \$29,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments of the former salvage yard and grocery store property. The town suspects numerous other unknown uses due to the aboveground storage tank, surface spills and drums of hazardous materials throughout the property. The buildings are partially demolished, creating a potentially dangerous area for surrounding residents. The future use of the property is unknown at this time.

**City of River Falls - \$30,000 Grant - SAG 215**

The city of River Falls (population 12,967), located in northwestern Wisconsin near the Minnesota boarder, received \$30,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and site investigation of the former Skoglund-Heutmaker Former Bulk Plant property. The bulk plant operators left behind underground storage tanks, surface spills and contaminated buildings. Following site investigation and cleanup, city officials plan to use the property for greenspace along a pre-existing bike path following site investigation and cleanup.

**Chippewa County - \$30,000 Grant - SAG 218**

Chippewa County (population 55,195), located in northwestern Wisconsin, received a \$30,000 Brownfield Site Assessment Grant for Phase II environmental assessment and building demolition on the Chippewa Falls Bi-Products II site in Chippewa Falls (population 12,708). The 9.3-acre site was historically used for animal rendering and grease refining operations, but has sat vacant since 2002. There are underground and aboveground storage tanks, along with surface spills and a wastewater seepage lagoon. Following cleanup, the county hopes to sell the property to a private owner; however the type of redevelopment is unknown at this time.

**Brown Deer Community Development Authority - \$39,000 Grant - SAG 219**

The Brown Deer Community Development Authority (BDCDA), located in the city of Brown Deer (population 12,031) in Milwaukee County, was granted \$39,000 in Brownfield Site Assessment Grant funds for site investigation and demolitions at the Teutonia Enhancement Project site. The property was historically a carwash and service station. The most recent use of the building was as a restaurant, from 1978 through 2001 a variety of different restaurants operated out of this site. The property has sat vacant since 2001. Remaining on the property is an underground storage tank and abandoned building contaminated with asbestos. The BDCDA is uncertain about the future use of the property, however it may be used for a parking lot or office structures to serve employees of the Professional Golf Association (PGA) US Bank Championship tournament held in the area every year.

**Village of Thiensville - \$30,000 Grant - SAG 221**

The village of Thiensville (population 3,176), located in southeastern Wisconsin, received \$30,000 in Brownfield Site Assessment Grant funds for Phase II environmental assessment on the Gilbert Shoe Company property. The site was historically used for shoe manufacturing and storage, but has sat vacant since 2003. Phase I environmental assessment was completed in 2003, which revealed an underground storage tank and surface spills. Following site cleanup,

the village plans to work with a private developer to redevelop the land for multifamily housing.

**Village of Fredonia - \$30,000 Grant - SAG 222**

The village of Fredonia (population 903), located in eastern Wisconsin, received a \$30,000 Brownfield Site Assessment Grant for site investigation of land in the Fredonia Industrial Park property. Past uses of the site include manufacturing and barrel waste storage, which have left behind surface spills and drums of hazardous materials. Historic releases of TCE have been confirmed from two properties on this site. The site investigation will help ensure that the remaining properties within the Fredonia Industrial Park remain productive.

**Village of Oregon - \$29,500 Grant - SAG 224**

The village of Oregon (population 8,037), located outside of Madison, Wisconsin, received \$29,500 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and investigation of the Hitching Post and Meriter sites. The properties were historically used as a service station and car dealership and later as a medical office. Six underground storage tanks remain on the properties and sampling in 2002 revealed soil contamination. Following cleanup, the village plans to redevelop the properties as mixed-use structures with retail, residential and office space.

**City of Boscobel - \$30,000 Grant - SAG 225**

The city of Boscobel (population 3,191), located in southwestern Wisconsin, was granted \$30,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and site investigation of the Evergreen Trailer Park Redevelopment site. The property may have been historically used as a bulk plant, and surface spills, drums of hazardous materials and contaminated buildings likely remain. After cleanup, the city plans to construct a child daycare center as well as a senior living facility on the 2.1-acre property.

**City of Oconto Falls - \$30,000 Grant - SAG 226**

The city of Oconto Falls (population 2,813), located in northeastern Wisconsin, was granted \$30,000 in Brownfield Site Assessment Grant funds for site investigation of the former Malcomson Oil site. The property was historically used as a petroleum bulk plant, and surface spills and underground and aboveground storage tanks remain. A Phase II environmental assessment was completed in 2001, revealing petroleum contamination in the soil. Following cleanup, the city plans to redevelop the property as a public water and light utility facility, which would be an expansion of the current utility in operation on an adjacent property.

**Town of Madison - \$42,738 Grant - SAGs 228, 230**

The town of Madison (population 7,005), located in south central Wisconsin, was granted \$42,738 in Brownfield Site Assessment Grants for Phase II environmental assessment of Brownfields properties located in the Novation Technology Campus. The properties were historically used for auto repair, bulk plant operations and other uses. After environmental cleanup, the town plans to construct a high-tech industry and commercial center on the 3-acre properties.

**City of Richland Center - \$30,000 Grant - SAG 232**

The city of Richland Center (population 5,173), located in southwestern Wisconsin, received \$30,000 in Brownfield Site Assessment Grant funds for site investigation and cleanup of the site

which is located in the Orange Street Commons redevelopment area. The property was historically used as a salvage yard and recycling center, and the previous operator left surface spills, fly ash, an aboveground storage tank and contaminated buildings. The site is part of a large-scale redevelopment project and as such will be incorporated into a redevelopment plan that will provide substantial amounts of new office space for city use.

**Town of Hamburg - \$21,000 Grant - SAG 236**

The town of Hamburg (population 1,085), located in central Wisconsin, was granted \$21,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and investigation of the former Jack's Bar site. The property was historically used as a bar, convenience store and post office, but has since been abandoned. Surface spills, underground and aboveground storage tanks and a contaminated building remain. Following cleanup, the town plans to redevelop the property as residential space.

**Jackson County - \$30,000 Grant - SAG 239**

Jackson County (population 19,100), located in western Wisconsin, received \$30,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and site investigation of the Winnebago North site in the city of Black River Falls (population 3,578). The property was used as a bulk plant in the past, and an aboveground storage tank remains. Following cleanup, the county plans to use the half-acre property as green space with a bike/walking trail for area residents.

**Village of Ashwaubenon Community Development Authority - \$30,000 Grant - SAG 243**

The village of Ashwaubenon's Community Development Authority (population 17,168), located outside of Green Bay, Wisconsin, received \$30,000 in Brownfield Site Assessment Grant funds for Phase II environmental assessment and investigation of the Pedestrian Way Redevelopment site. The property was historically used for manufacturing and construction operations, and underground and aboveground storage tanks and hazardous materials remain. A Phase I environmental assessment was conducted in 2002, which revealed petroleum contamination in the soil. Following cleanup, the 2.75-acre property will be used as a pedestrian thoroughfare and village park as part of the village's plan to create a community center and green space for its residents. It is intended to link the shopping area located to the south with the Resch Center, Shopko Hall, Brown County Veterans Memorial Arena, and Lambeau Field.

**Village of Ashwaubenon Community Development Authority - \$30,000 Grant - SAG 246**

The village of Ashwaubenon's Community Development Authority (population 17,168), located outside of Green Bay, Wisconsin, received \$30,000 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and site investigation of the Tilleman Property. The property's past uses are largely unknown, however village officials suspect it was used as a fill area for river dredging. Surface spills, abandoned containers of hazardous materials and contaminated buildings remain on the property. The property is part of the village's waterfront redevelopment project, which will yield office buildings, a restaurant and 40 residential units.

**Redevelopment Authority of the City of Milwaukee - \$30,000 Grant - SAG 247**

The Redevelopment Authority of the City of Milwaukee (RACM) (population 596,974), received \$30,000 in Brownfield Site Assessment Grant funds for cleanup of the 620 South 44<sup>th</sup> Street property. The property was historically used as a salvage yard, and surface spills,

aboveground storage tanks and contaminated buildings remain. A Phase II environmental assessment was completed in 2002, which revealed groundwater contamination. Following cleanup, the city plans to redevelop the property as green space with public access to the adjacent Hank Aaron State Trail.

**Redevelopment Authority of the City of Milwaukee - \$30,000 Grant - SAG 248**

The Redevelopment Authority of the City of Milwaukee (RACM) (population 596,974), was granted \$30,000 in Brownfield Site Assessment Grant funds for site investigation of the former OMC Facility property. The property was historically used for manufacturing operations, and surface spills and underground storage tanks remain. A Phase II environmental assessment was conducted in 2004, which revealed substantial soil and groundwater contamination. Following cleanup, the city officials plan to sell the property to a private owner for industrial use.

**Redevelopment Authority of the City of Milwaukee - \$29,999 Grant - SAG 251**

The Redevelopment Authority of the City of Milwaukee (RACM) (population 596,974), was granted \$29,999 in Brownfield Site Assessment Grant funds for the 2674-2682 South Kinnickinnic Avenue site. The properties were historically used for paint, tire, battery, gas and oil sales. Surface spills and contaminated buildings remain throughout the properties. Following cleanup, the city plans to sell the property to a private owner for commercial redevelopment.

**Redevelopment Authority of the City of Milwaukee - \$30,000 Grant - SAG 252**

The Redevelopment Authority of the City of Milwaukee (RACM) (population 596,974), was granted \$30,000 in Brownfield Site Assessment Grant funds for the Stadium Business Park site. The property was historically used for Ampco Metal Company Foundry manufacturing operations and also served as a landfill. Surface spills, underground storage tanks, foundry sand and a transformer remain on the property. Environmental assessments were conducted which revealed soil and groundwater contamination. The City of Milwaukee provided \$2.4 million for demolition and remediation. Following cleanup, a private developer will turn the 17.63-acre site into a business park with office and warehousing facilities, which will provide an estimated 400 new jobs in the area and \$6 million in future tax revenue.

**Redevelopment Authority of the City of Milwaukee - \$29,999 Grant - SAG 254**

The Redevelopment Authority of the City of Milwaukee (RACM) (population 596,974), was granted \$29,999 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the 3009 North Humboldt Blvd. site. The property was historically used for auto sales and a dry cleaning business. Surface spills and hazardous materials remain on the property. Site investigation was completed in 2003, which revealed soil and groundwater contamination. Following cleanup, city officials plan to sell the property to a private owner for commercial redevelopment.

**City of Milwaukee - \$29,999 Grant - SAG 255**

The city of Milwaukee (population 596,974), was granted \$29,999 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the 4227 North Teutonia Avenue site. The property was historically used as a service station and surface spills and six underground storage tanks remain. Following cleanup, the city plans to sell the property to a private owner for use as a convenience store.

**City of Milwaukee - \$30,000 Grant - SAG 256**

The city of Milwaukee (population 596,974), was granted \$30,000 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the 3326 West Capitol Drive site. The property historically provided lawn services and surface spills and underground storage tanks remain. Following cleanup, the city plans to sell the property to a private owner for commercial use.

**City of Milwaukee - \$30,000 Grant - SAG 257**

The city of Milwaukee (population 596,974), was granted \$30,000 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the 3613 North Palmer Street site. The property was historically a machine shop and tannery. Surface spills and underground storage tanks remain on the property. Phase I environmental assessment was conducted in 2002, but it is unknown what the property will be used for following cleanup.

**City of Milwaukee - \$30,000 Grant - SAG 258**

The city of Milwaukee (population 596,974), was granted \$30,000 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the Robert G. Betz Trust Property. The property was historically used for asphalt batch operations as well as a salvage yard, but has since been abandoned. Surface spills, underground storage tanks and hazardous materials remain. EPA Superfund Program conducted a removal action on the property in 2001. Following cleanup, the city plans to sell the property to a private owner for use in a large business park redevelopment project.

**City of Milwaukee - \$29,999 Grant - SAG 262**

The city of Milwaukee (population 596,974), was granted \$29,999 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the 4522-4530 West Lisbon site. The properties were historically used for auto repair, plumbing and heating and warehouse operations, but have since been abandoned. Surface spills and underground storage tanks remain. Phase I and II environmental assessments were conducted in 2000 and 1996, which revealed soil contamination. Following cleanup, the city plans to sell the property to a private owner for redevelopment as a restaurant.