

Brownfields Site Assessment Grant (SAG) Project Summaries -- Round 6 (2005)

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 6

Town of Forest -\$25,000 Grant - SAG 264

The town of Forest (population 390), located in northwestern Wisconsin, received a \$25,000 Brownfield Site Assessment Grant to initiate redevelopment on the vacant Glenn Hanson Property. The property was historically a service station with underground petroleum storage tanks that were removed years ago, leaving substantial contamination to the surrounding soil and groundwater. The site has been abandoned for the past 12 years; however a number of parties are interested in redeveloping the land for commercial purposes. The Forest Town Board is supportive of the commercial interest in the property and the land is zoned for commercial/business uses.

City of Rhinelander -\$71,065 Grant - SAG 265

Located in northern Wisconsin, the city of Rhinelander (population 7735) received one Brownfield Site Assessment Grant in the amount of \$41,065 for the Jevne Bulk Plant remediation project to assess the current condition of the property, as well as remove storage tanks, dispose of abandoned containers, and demolish the site's dilapidated structure. The site stood abandoned for the past 5-10 years, and has recently been annexed into the city. The land, although heavily contaminated, provides the city with additional dry, buildable upland-a scarce commodity in Rhinelander, since much of the undeveloped land within the city limits is wetland. Once the environmental integrity of the site has been restored, the land will be sold, possibly for residential real estate.

City of Eau Claire -\$100,000 Grant- SAG 267

The city of Eau Claire (population 62,000), located in northwestern Wisconsin, was granted \$100,000 for demolition and asbestos cleanup of the abandoned Walter Brew House. The Walter Brewing Company was established in 1890 and operated on the site until 1985, after which two other companies owned and operated breweries on the premises until 1997. Subsurface investigations were completed in 1990 and 1992, which resulted in the removal of four underground storage tanks. In 1993 a remedial action plan was initiated, revealing the presence of fuel oil. Asbestos and containers of unknown substance were also found, located inside and surrounding the deteriorating brew house building. The total cost of asbestos abatement and demolition of the brew house is estimated at \$200,000. Once the site is cleaned up, city officials plan to construct public housing to address the needs of low-income families in the area.

Town of Florence - \$100,000 Grant - SAG 269

The town of Florence (population 2319), located along the northern border of Wisconsin, received a \$100,000 Brownfield Site Assessment Grant for environmental assessment, demolition and asbestos abatement on The Chatterbox site in downtown Florence. Past uses of the Chatterbox site-tavern, bowling alley, and hotel-left behind drums of bowling-pin cleaning solvent, fuel oil leaks from an above ground storage tank and asbestos. The Chatterbox is located on the main street of the town of Florence. The building on the property is in extremely poor condition and offers itself to vandalism and intrusions by the general public. The site is still privately owned, but the town of Florence is working on acquiring the property in order to redevelop it into a parking area or town park.

Village of Birchwood - \$30,000 Grant - SAG 272

The village of Birchwood (population 539), located in Washburn County, northwestern Wisconsin, received a \$30,000 Brownfield Site Assessment Grant for environmental assessment, demolition and hazardous material removal at a former service station located on South Main St. The property sits adjacent to residential dwellings and within 500 feet of the Birchwood School. The site is suspected of petroleum contamination due to its history as a service station. In 1995, two underground storage tanks were removed from the property, but no soil closure samples were collected. Also on the property is an abandoned building that contains asbestos and other hazardous materials. The plans for the property following site cleanup and demolition are unknown.

City of Fort Atkinson - \$30,000 Grant - SAG 273

The city of Fort Atkinson (population 74,021), located in South Central Wisconsin, was granted \$30,000 for site investigation of the former Northwestern Manufacturing Company Site. An environmental assessment completed in 2003 by a private contractor revealed the presence of hazardous materials such as lead, volatile organic compounds (VOCs) and arsenic. Currently the property is being used as a public parking lot, and will remain so after cleanup.

City of Wauwatosa - \$30,000 Grant - SAG 275

Located just outside of Milwaukee, the city of Wauwatosa (population 47,271) received \$30,000 for environmental assessment and site investigation of the 69th Street parking lot. Historically, the parking lot was used as a gasoline filling station and is presently located between two operating gasoline stations. In 1991, petroleum contamination was discovered adjacent to the site; however the city has no records of the contamination being cleaned up. Following cleanup it is likely the site will remain a public parking lot.

Town of Fifiel - \$100,000 Grant - SAG 276

The town of Fifiel (population 670), located in Price County in north central Wisconsin, received a \$100,000 Brownfield Site Assessment Grant for environmental assessment, site investigation, and asbestos abatement on the Old Fifiel School site. The property had operated as a school from 1923 until the early 1960s. The building has been consistently vacant since the mid 1970s with the exception of brief uses as a furniture manufacturing facility and a wreath manufacturing site. The vacancy of the building has resulted in vandalism and severe deterioration of the structure. Contamination onsite is uncertain; however, many residents surrounding the property are concerned with the possibility of groundwater contamination. The town plans to redevelop the site after cleanup.

City of Appleton - \$30,000 Grant - SAG 278

Outagamie County received a \$30,000 Brownfield Site Assessment Grant to investigate the Sielaff Andrews Property in the city of Appleton (population 70,000), located in northeastern Wisconsin. Due to the property's past use as a service station, the surrounding soil and groundwater are suspected of contamination. There are also a number of unidentified hazardous materials and several surface spills on the property. Following site investigation, the county plans on removing the current abandoned building and selling the land to a private owner for residential or commercial use.

Winnebago County - \$30,000 Grant - SAG 279

The former American Quality Fibers site in the city of Oshkosh (population 63,000), located in Winnebago County in eastern Wisconsin received \$30,000 for site investigation. There are known contaminants present; however further sampling needs to be done. The site has been vacant for more than eight years since it functioned as a recycling facility, chemical warehouse, and drum refinishing plant. The current structure on the property is deteriorating, and therefore will be demolished following site investigation. Following cleanup, Winnebago County plans to sell the property for use as a warehousing, manufacturing or parking facility.

Village of New Glarus - \$15,175 Grant - SAG 280

The village of New Glarus (population 2,000) received a \$15,175 Brownfield Site Assessment Grant for Phase II environmental assessment of three contiguous parcels covering approximately seven acres just southeast of Madison, Wisconsin. Historically, the sites were used for manufacturing, truck maintenance and warehousing, which has left behind severe soil contamination uncovered through Phase I environmental assessment in 1994. Possible future uses of the parcels include commercial or residential development, with the construction of a bike path and river walk on either side of the property.

City of Green Bay - \$100,000 Grant - SAG 282

The city of Green Bay (population 102,313) received \$100,000 for Phase I, II environmental assessment and site investigation of two contiguous sites-Youngers Redevelopment Site and Admiral Flately Park site-in downtown Green Bay. The sites cover two acres of land in the heart of the city, which is currently undergoing a significant facelift. Due to manufacturing, powerhouse, and fill activities on the adjacent properties, contamination is suspected. Following site investigation and cleanup, the city plans to develop a mixed-use facility on the parcels, which would provide retail shops, residential housing, public access to the riverfront, and the possibility of a hotel.

Burnett County - \$15,250 Grant - SAG 289

Burnett County (population 15,674) was granted \$15,250 for Phase II environmental assessment on the Former Hedlund DX site, located in the town of Siren (population 873) in northwestern Wisconsin. The site was historically a service station, and has been abandoned for the past 11 years. There are a number of abandoned containers on the property as well as an aboveground storage tank, which may have impacted soil and groundwater in the area. The adjoining property owners have expressed interest in purchasing the parcel following cleanup.

City of Racine - \$29,895 Grants - SAG 291, 292

The city of Racine (population 81,855), located on the coast of Lake Michigan in southeastern Wisconsin, received two Brownfield Site Assessment Grants totaling \$59,790 for Phase II environmental assessment and site investigation for the Horlick Redevelopment site. The site was historically used for manufacturing, and multiple underground storage tanks-the conditions of which are unknown-were left behind by a previous owner or operator. From 1877 to the mid 1960s the building housed Horlick's Malted Milk, the first dried milk food producer that successfully marketed its product worldwide. After Horlick's operations ceased the building operated as several different manufacturing companies until 2003. The building has been predominantly vacant for

more than 10 years and sits in an area currently being renovated, known as the Horlick Campus. Following cleanup, the site will serve as a mixed-use site, which will include residential development.

City of Richland Center - \$30,000 Grants- SAG 296

The city of Richland Center (population 5,173), located in southwestern Wisconsin received a Brownfield Site Assessment Grant in the amount of \$30,000 for Phase I and II environmental assessments on the Court Street Mall Project site in downtown Richland Center. The site is located in an area currently undergoing extensive renovations. The historic uses of the sites- parking lot and truck sales and service-have left behind surface spills, a contaminated building, and one or more underground storage tanks. Plans for the area after cleanup include a commercial retail area with a movie theater as well as parking facilities. The project is part of a large-scale community plan to revitalize the economic vitality of Richland Center.

Village of Lomira - \$7,440 Grant - SAG 298

The village of Lomira (population 2,233), located in eastern Wisconsin, was granted \$7,440 for Phase I and II environmental assessments and site investigation on the Schmitz Property. The property was historically used for manufacturing, but has been abandoned for the last 10 years. A building was partially demolished a number of years ago on the property, and the remains still sit on the parcel. There is also an underground storage tank of questionable condition onsite. The Champion Insulation plant has expressed interest in purchasing the property, once it is cleaned up, for expansion of their operation.

Bayfield County - \$2,100 Grant - SAG 299

Bayfield County (population 15,013), located in northern Wisconsin, received a \$2,100 Brownfield Site Assessment Grant for treatment of abandoned containers on the former Cable Union 76 site in the city of Washburn (population 2,299). Historically, the site served as a service station, and drums of sludge remain on the property from the removal of four underground storage tanks. The end use of this property is unknown at this time.

Village of Rosholt - \$50,000 Grant -SAG 301

The village of Rosholt (population 489), located in central Wisconsin received a \$50,000 Brownfield Site Assessment Grant in order to cleanup surface spills and demolish abandoned buildings on the vacant site. Historically, the site was used as an agricultural co-op feed mill, but has sat vacant for the past six years. There are four parcels within the acre of land, and following cleanup, two of the parcels will be used as a public parking lot and the other two parcels will be sold to private owners for future commercial development.

Trempealeau County - \$24,500 Grant - SAG 302

Trempealeau County (population 27,010), located in western Wisconsin, was granted \$24,500 for Phase I and II environmental assessments and site investigation for a former service station site. The property is located near a largely residential area and contains underground and aboveground storage tanks and abandoned building with hazardous materials. The building and materials pose a threat to the neighboring residential area, and the condition of the underground and aboveground tanks is unknown. Once the site is cleaned up, the county would like to sell the property to private owners for residential development.

Chippewa County - \$100,000 Grant - SAG 304

Chippewa County (population 55,195), located in north-central Wisconsin, received a Brownfield Site Assessment Grant of \$100,000 for environmental assessment and site investigation of the Former Hotel Royal property in the city of Stanley, Wisconsin (population 1,857). Historically a hotel operated on the property until 1998, and since then the property has sat vacant. An inspection in 2003 revealed the presence of asbestos in the building, and soil borings in 2004 revealed petroleum contaminated soils. Following environmental assessment and investigation, the county plans to demolish the vacant hotel structure, clean up the petroleum and asbestos, and sell the property to a private owner who intends on developing a restaurant on the property.

Rusk County - \$27,100 Grant - SAG 305

Rusk County (population 15,347) was granted \$27,100 for environmental assessment of the former Jim's Heating and Air Conditioning site in Sheldon, Wisconsin (population 3,835), located in northwestern Wisconsin. Prior to the heating and air conditioning business, numerous service stations and a recycling and scrap operation were the property's previous uses. Underground storage tanks were removed in 1994, which also revealed soil contamination; however it is likely the contaminated soil was never cleaned up. Following environmental assessment and cleanup, the site will be sold to a private owner. However, no interested parties have come forth, so the future use of the property is unknown.

City of Black River Falls - \$30,000 Grant - SAG 306

The city of Black River Falls (population 3,578), located in western Wisconsin, received a \$30,000 Brownfield Site Assessment Grant for environmental assessment and site investigation of the Winnebago South project, which consists of two contiguous properties historically used as petroleum bulk plants. Both parcels have aboveground storage tanks with numerous surface spills and drums of hazardous substances. There are also several buildings on the property that will be demolished, having stood vacant for more than 15 years. Following site cleanup, the city plans to create a park and picnic area with the 0.4 acres.

City of Milwaukee - \$29,990 Grant - SAG 308

The city of Milwaukee (population 596,974) received \$29,990 in Brownfield Site Assessment Grant funds to remove five underground petroleum storage tanks and demolish a vacant building on the 5190 North Hopkins Street site. The site has sat vacant for more than six years, and the building is in severe disrepair. Phase I and II environmental assessments were completed in 2002, which revealed soil contamination; however, removal of the underground storage tanks was not completed at that time and no soil cleanup was conducted. Following tank removal and site cleanup, the city plans to sell the property to a private owner for redevelopment.

City of Milwaukee - \$29,990 Grant - SAG 309

The city of Milwaukee (population 596,974) received \$29,990 in Brownfield Site Assessment Grant funds to complete Phase II environmental assessment on two contiguous properties within the city. The property was historically used for auto repair and light manufacturing; however, both sites have sat vacant for more than seven years as the buildings onsite were condemned and razed by the City Department of Neighborhood Services in the 1990's. Phase I environmental assessment was completed in 2004, and the city wishes to follow up with Phase II site

investigation before selling these properties for the Garfield Park development project. Garfield Park developers wish to acquire these parcels and incorporate them into their plans, which consist of residential and commercial development, along with parking for area residents.

City of Milwaukee - \$29,990 Grant - SAG 311

The city of Milwaukee (population 596,974) received \$29,990 in grant funds for Phase II environmental assessment of the 36th and North Ave. site. The site historically had a number of uses, some of which included a dry-cleaner, paint store and auto repair shop. An underground storage tank was removed from the site in 1999, and Phase I environmental assessment was completed in 2000. The city wishes to conduct Phase II assessment on the property in order to prepare it for development by the North Avenue Community Development Corporation, which plans to build a food court on the property. The food court will utilize green building technologies and will provide a space for new and existing restaurants in the area as a community gathering place.

City of Milwaukee - \$99,990 Grant - SAG 312

The city of Milwaukee (population 596,974) was granted \$99,990 in Brownfield Site Assessment Grant funds for Phase II environmental assessment and building demolition on the 3613 North Palmer Street site. The 1.1-acre property was historically a tannery, machine shop and X-ray manufacturer, and operators left behind four structures which have sat vacant for nearly 13 years. Phase I and II environmental assessments were completed in 2002 and 2004, which revealed soil and groundwater contamination. Grant funds will be used to demolish the vacant buildings and clean up any remaining soil and groundwater contamination before the sale of the property to Medovations, a research-based medical device manufacturing company, which operates on the property adjacent to the site. Medovations plans to expand their current operations through the construction of a shipping and receiving structure and parking lot. The company has also committed to hiring 15 new employees to support their production line as part of the expansion. Cleaning up the North Palmer Street site has allowed Medovations to keep their company headquarters in the city of Milwaukee, and will provide much-needed economic input throughout the coming years.

Redevelopment Authority of the City of Milwaukee - \$29,990 Grant - SAG 314

The Redevelopment Authority of the City of Milwaukee (RACM) received a \$29,990 Brownfield Site Assessment Grant for Phase II environmental assessment of the commercial laundry facility in Milwaukee (population 596,974). The property was historically a tannery and commercial laundry and dry-cleaner, but has sat vacant for the past nine years. Buildings on the property are in disrepair, and the RACM plans to use the grant money for building demolition and removal of underground storage tanks. Following cleanup, Milwaukee officials may foreclose on the property and sell to a private owner for redevelopment.

Redevelopment Authority of the City of Milwaukee - \$29,990 Grant - SAG 315

The Redevelopment Authority of the City of Milwaukee (RACM) received a \$29,990 Brownfield Site Assessment Grant for Phase II environmental assessment and removal of hazardous substance storage tanks on the 2540-2550 North Martin Luther King Drive site in Milwaukee (population 596,974). Phase I environmental assessment was completed in 2003, and

the RACM plans to follow up with Phase II environmental assessment, preparing the property to be marketed and developed into a mixed-use commercial development.

Redevelopment Authority of the City of Milwaukee - \$29,990 Grant - SAG 316

The Redevelopment Authority of the City of Milwaukee (RACM) was granted \$29,990 in Brownfield Site Assessment Grant funds for Phase II environmental assessment of the 3045 West Walnut Street site in Milwaukee (population 596,974). Historically, the site was used for electroplating, and through Phase I environmental assessment in 2002, soil and groundwater contamination were discovered on the property adjacent to the site. The RACM will follow up with Phase II environmental assessment to determine the contamination issues derived from the adjacent site. Once the site is cleaned up, city officials plan to foreclose on the property and sell to a private owner for residential development.

Redevelopment Authority of the City of Milwaukee - \$29,990 Grant - SAG 317

The Redevelopment Authority of the City of Milwaukee (RACM) received a \$29,990 Brownfield Site Assessment Grant for Phase II environmental assessment of the Basil Ryan Property in Milwaukee (population 596,974). The 10.5-acre property historically had many uses, but was most recently used as a metal processing plant, salvage yard and fuel company with a coal yard. Phase I environmental assessment was completed in 2000, and following Phase II environmental assessment, the property will be used as the staging area for the Marquette Interchange, which includes storage of large concrete road structures and rubble from the former roadway, by the Wisconsin Department of Transportation (DOT). Subsequently the site will be redeveloped for private use.

Redevelopment Authority of the City of Milwaukee - \$29,990 Grant - SAG 318

The Redevelopment Authority of the City of Milwaukee (RACM) received \$29,990 in Brownfield Site Assessment Grant funds to complete a Phase II environmental assessment on the 502-504 West Cherry Street property in Milwaukee (population 596,974). The quarter-acre site was historically a salvage yard, but has stood vacant for the past six years. Limited Phase II environmental assessments were conducted in 2004, which revealed contaminants such as lead, arsenic and cadmium. The RACM plans on conducting a comprehensive Phase II for future development of a commercial and residential structure.

Redevelopment Authority of the City of Milwaukee - \$29,990 Grant - SAG 319

The Redevelopment Authority of the City of Milwaukee (RACM) received a \$29,990 Brownfield Site Assessment Grant to demolish vacant buildings and cleanup the environmental contaminants at the Stockyards Redevelopment site in Milwaukee (population 596,974). The site is located in the central part of the Menomonee Valley, an area targeted for cleanup and redevelopment by the state and community leaders of Milwaukee. Known historic uses of the property include a stockyard and coal storage. Structures serving the stockyard remain and will be demolished. Cleanup of coal fill and other hazardous materials will also take place. Following cleanup, the 12.2 acres will be redeveloped into industrial uses and green space for Menomonee Valley businesses and recreational users.

Redevelopment Authority of the City of Milwaukee - \$29,990 Grant - SAG 320

The Redevelopment Authority of the City of Milwaukee (RACM) was granted a \$29,990 Brownfield Site Assessment Grant to conduct Phase II environmental assessment of the 143 East Lincoln Ave. property in Milwaukee (population 596,974). The four-acre site has sat vacant for more than 30 years following its previous uses as a glass manufacturer and railroad storage area. There are currently surface spills and evidence of dumping, so the RACM would like to identify any soil and groundwater contaminants before the property is sold to the Klement's Sausage Company. Klement's Sausage Company plans to use the property to expand their business, and expect to hire 300 additional employees to work at the new facility.

City of Neillsville - \$100,000 Grant - SAG 321

The city of Neillsville (population 2,693), located in central Wisconsin, received a \$100,000 Brownfield Site Assessment Grant for demolition and environmental cleanup of the Former Neillsville Foundry site. The site has been abandoned for the past four years since the ferrous metal foundry operations stopped in 2001. There are large quantities of foundry sand waste and a large vacant building on the property that will be demolished and cleaned up. Following cleanup, the site will be used by the city as a park and public hockey arena.

City of Chilton - \$60,650 Grants - SAG 334, 335, 336

The city of Chilton (population 3,646), located in eastern Wisconsin along the Manitowoc River, was granted three Brownfield Site Assessment Grants totaling \$60,650 for Phase I and II environmental assessments and site investigation of three riverfront properties. The sites were historically used as an auto dealership that has been abandoned for the past 24 years. The properties are part of the city's master plan to redevelop and revitalize their riverfront, introduce new commercial facilities and restore historic city structures. Following site investigation and cleanup, the sites will be used for a public boardwalk along the river, along with parking for area residents and visitors.

City of Delavan - \$29,400 Grant - SAG 337

The city of Delavan (population 8,304), located in southern Wisconsin, was granted \$29,400 for Phase I and II environmental assessments and site investigation of the Ann Street Railroad Corridor Redevelopment site. The site falls within an area-wide Brownfield redevelopment project in the heart of Delavan. Historically, the site was used for metal stamping and in 1999 and 2003 Phase I and II environmental assessments were conducted revealing extensive soil contamination. Buildings will be demolished, and following demolition and assessment, the city plans to use the site as green space, which will provide area residents with a green buffer from the rail lines and commercial district to the south.

City of Grafton - \$29,000 Grant -SAG 338

The city of Grafton (population 4,132), located northwest of Milwaukee, received a \$29,000 Brownfield Site Assessment Grant for Phase I and II environmental assessments and site investigation of the properties located in the Town Square Redevelopment project area. The town is currently planning an area-wide redevelopment project to revitalize the city's downtown. The project site's most recent uses were a lumber yard and printing operation, and prior to that served as a service station, bulk plant, feed and grain mill, and coal storage. Following environmental assessment and cleanup, the site will be used for commercial and

retail center as well as an elderly living facility to revitalize the downtown area and provide housing for the growing senior-citizen population.

Village of Crivitz - \$27,600 Grant - SAG 339

The village of Crivitz (population 1,037), located in northern Wisconsin near the Wisconsin-Michigan border, was granted \$27,600 in Brownfield Site Assessment Grant funds for Phase I and II environmental assessments and site investigation of the 214 Henriette Ave. site. The historic uses of the property are largely unknown, so it is imperative the site receive environmental assessment and site investigation prior to any redevelopment activities. There is also a deteriorating building onsite that will be demolished following assessment. Once the site is suitable for redevelopment, the village will sell the 7.6 acres for commercial, retail and light manufacturing purposes.