

Brownfields Site Assessment Grant (SAG) Project Summaries Round 7 (2006)

Prepared January 2006 based on information from initial grant applications; corrections or updates to this information should be sent to Shelley Fox (shelley.fox@wisconsin.gov; 608.266.5798)

Taylor County - \$25,000 Grant - SAG 340

Taylor County (population 19,680), located in northern Wisconsin received a \$25,000 Brownfield Site Assessment Grant. The SAG funds will be used to complete Phase I and Phase II environmental site assessments, an NR 716 site investigation and to demolish an abandoned service station and dispenser island at the Main Street property in Gilman. After grant activities are complete, the County plans to conduct remediation activities and sell the property. Currently two developers are interested in developing the site for business purposes. Potential business interests include the expansion of an adjacent restaurant or the development of a small engine business.

Richland County - \$20,000 Grant - SAG 341

Located in southcentral Wisconsin, Richland County (population 18,433) received \$20,000 in Brownfield site assessment grant funds for the Fred Anderson property. The site was a gas station for more than 50 years and funding will be used to complete Phase I and Phase II environmental site assessments as well as remove abandoned containers. Additional SAG funds will be used to demolish the old gas station building. Once grant activities are complete, the property will be used as an addition to the town of Henrietta's Mick Memorial Park.

City of Mineral Point - \$29,320 Grant - SAG 342

The city of Mineral Point (population 2,497), located in southcentral Wisconsin, received a Brownfield site assessment Grant in the amount of \$29,320. The grant funds will assist in the demolition of an abandoned service station. Other grant activities include the removal and disposal of abandoned containers and storage tanks and the completion of a Phase II Environmental Site Assessment. This site has raised public health concerns due to soil and groundwater contamination, and an exposed contaminated soil pile containing carcinogenic substances. After site cleanup is complete, the city anticipates the property will be used for a new city garage.

City of Kaukauna - \$30,000 Grant - SAG 343

Located in northeastern Wisconsin, the city of Kaukauna (population 14,463) received \$30,000 in Brownfield Site Assessment grant funds to complete an NR 716 site investigation at a former dry cleaner. The grant will be used to further investigate

previous findings that the soil and groundwater are contaminated with chlorinated compounds. The former dry cleaner operated until the 1970s, the City acquired the property in 2002 and demolished the building to construct a recreation and skateboard park in 2004.

City of Berlin - \$30,000 Grant - SAG 344

The city of Berlin (population 5,371) located in northeastern Wisconsin, was awarded a \$30,000 Brownfield Site Assessment Grant for demolition and asbestos abatement at the former Lake States Footwear property. The property poses a hazard due to the physical condition of the former Lake States building as well as the materials stored in the building. The city intends to complete site investigation work at the property and based on environmental findings will determine a possible future use.

Town of Westford - \$30,000 Grant - SAG 345

Located in southcentral Wisconsin, the town of Westford (population 1,400) was awarded a \$30,000 Brownfield Site Assessment Grant to conduct a Phase I environmental site assessment on the Wastlick Salvage Yard site. Soil and groundwater testing will be done to determine potential contamination. After assessment and cleanup, the town officials would like to use the property for residential or agricultural purposes.

Village of De Soto - \$24,750 Grant - SAG 346

The village of De Soto (population 366), located on the banks of the Mississippi River in western Wisconsin, received a \$24,750 Brownfield Site Assessment Grant for demolition and Phase I and Phase II environmental assessments. Although remediation had been previously conducted at this former gas station, further investigation is needed before redevelopment can take place. After cleanup, the village plans to put the site to better use for the community.

City of Antigo - \$30,000 Grant - SAG 348

Located in northern Wisconsin, the city of Antigo (population 8,344) was granted \$30,000 in Brownfield Site Assessment funding to complete a Phase II environmental assessment, dispose of abandoned containers and demolish the on-site implement dealership and maintenance building. This site was used as a blacksmith shop for approximately 40 years. The site has been vacant for two years and was also previously used as a farm implement dealership and maintenance shop since 1925. The city of Antigo intends to use the property for private commercial development.

City of Janesville - \$72,901 Grant - SAG 349

The city of Janesville, (population 61,604) located in southcentral Wisconsin, received a Brownfield Site Assessment Grant for \$72,901 to perform demolition, remove and dispose of abandoned containers and complete an NR 716 site investigation. A plating business operated on the property for 12 years. EPA performed a cleanup of plating waste within the building in 1995, but additional sampling is needed to determine if there is any additional remediation needed. After cleanup, the city officials will market the property for light industrial purposes.

City of Edgerton - \$22,495 Grant - SAG 351

Located in southern Wisconsin, the city of Edgerton (population 4,933) was awarded a Brownfield Site Assessment Grant to complete a Phase II environmental assessment. The property has many past uses including a former rail spur staging area. Funds will be used to assess the property for potential contamination associated with these past uses. After investigation and remediation is complete, the site will support a mix of residential and commercial uses that will contribute to a vibrant center of activity in downtown Edgerton.

City of Mauston - \$100,000 Grant - SAG 353

The city of Mauston (population 3740), located in central Wisconsin, received a Brownfield Site Assessment Grant in the amount of \$100,000. This multiple property site is located in the busy downtown commercial district of Mauston. Past industrial operations on the site include food processing, garment manufacturing, and polystyrene foam painting. The SAG funds will be used to perform demolition, complete Phase I and Phase II environmental assessments on the site and remove abandoned, hazardous and petroleum storage tanks. After cleanup, this property will harbor new commercial retail development that the public will have access to through either business or employment opportunities.

Town of Windsor - \$30,000 Grant - SAG 357

Located just north of Madison in southcentral Wisconsin, the town of Windsor (population 5,286) was awarded a \$30,000 Brownfield Site Assessment Grant. The SAG will be used to complete a Phase II environmental assessment and NR 716 Site Investigation. Formerly this site was used as a feed company, lumber yard and the village railroad depot. This former industrial will be cleaned up and converted to open space and a play area.

Village of Waunakee - \$29,500 Grant - SAG 358

The village of Waunakee (population 8,995), located in southcentral Wisconsin received a Brownfield Site Assessment Grant for \$29,500. The grant will be used to conduct Phase I and Phase II environmental assessments on a commercial property at the heart of Main Street in Waunakee. An automotive service garage has operated on the property for more than 80 years. Demolition, asbestos abatement and the disposal of hazardous substance storage tanks will also be funded with the grant. Future use of this site will include a mixture of residential, retail and open space.

Village of Waunakee - \$29,880 Grant - SAG 359

Located in southcentral Wisconsin, the village of Waunakee (population 8,995) received \$29,880 in Brownfield Site Assessment funding to complete demolition, and Phase I and Phase II environmental assessments on a former bus company site. The bus company has operated on the property since the 1960s. The property contains three vacant buildings and has documented petroleum contaminated soil. After grant activities and cleanup are complete, the site will be used for residential, retail and open space.

Town of Windsor - \$29,880 Grant - SAG 360

The town of Windsor (population 5,286), located in southcentral Wisconsin was awarded a \$29,880 Brownfield Site Assessment Grant. The property has a history of varied usage but currently is rented as space for light automotive repairs. Prior to revitalization, the SAG will be used to conduct a Chapter NR 716 Site Investigation on the property. The remainder of the SAG funding will be used for asbestos abatement associated with demolition. Future use of the property may include purchase by a local contractor to house a contracting business.

Redevelopment Authority of Shullsburg - \$29,000 Grant - SAG 361

Located in southwestern Wisconsin, the Redevelopment Authority of Shullsburg (population 1246) received a Brownfield Site Assessment Grant for \$29,000. This site was formerly used as a train depot with coal storage facilities that transported lead, zinc and iron ore. A portion of the site was used as a bulk oil facility. Prior to any redevelopment on the property, Phase I and Phase II environmental assessments will be completed using SAG funds. The remainder of SAG funds will be used to assist with the demolition of existing structures on the site. After site cleanup and demolition, the city would like to redevelop the property for new commercial buildings that could use for business or employment.

Brodhead Community Development Authority - \$79,300 – SAG 362

Located in southern Wisconsin, the Brodhead Community Development Authority (population 3,180) received a \$79,300 Brownfield Site Assessment Grant. The site covers one city block and contains piles of debris, abandoned vehicles and unknown substances. SAG funds will be used to complete Phase II environmental assessment, asbestos abatement, petroleum product storage tank removal, and the demolition of a manufacturing building on site. The property is located where developmental potential is high and after grant cleanup is complete, the property will be transferred to private developers.

Town of Pence - \$17,000 Grant - SAG 364

Located in northern Wisconsin, the town of Pence (population 198) was awarded a \$17,000 Brownfield Site Assessment Grant to perform asbestos abatement associated with demolition. A building on site that was built in 1901 and served as a store and tavern until the 1930's has sat vacant for approximately 25 years. Currently there are abandoned containers in the basement of the building and the attic is insulated with asbestos. After demolition and cleanup, the property will be sold by the town for redevelopment.

City of Clintonville - \$99,799 Grant - SAG 370

The city of Clintonville (population 4,736) located in northeastern Wisconsin, received a Brownfield Site Assessment Grant in the amount of \$99,799 to complete a Phase II environmental assessment, demolition and asbestos abatement. This site is the historic Wisconsin Clock property, used by two businesses to manufacture woodwork such as clocks from 1973 to 2003. Hazardous materials have been identified on site and the buildings are unstable. After cleanup and demolition is complete, the property may be developed for residential use – a potential developer would like to construct three senior-housing apartments on the site.

Douglas County - \$17,500 Grant - SAG 371

Located in northern Wisconsin, Douglas County (population 43,287) received a \$17,500 Brownfield Site Assessment Grant to complete a Phase II environmental assessment and dispose of a petroleum storage tank at the New York building in Superior. The New York building, built in 1886 is considered a cornerstone of downtown Superior and is on the National Register of Historic Places. There is a potential for contamination due to the unknown history of the 10,000-gallon fuel oil tank. After grant activities are complete, the property will be redeveloped into commercial space and senior housing. Renovations will maintain and enhance the existing historic building.

West Bend Redevelopment Authority - \$100,000 Grant - SAG 373

Located in southeastern Wisconsin, the West Bend Redevelopment Authority (population 28,152) was awarded a \$100,000 Brownfield Site Assessment. The SAG will be used to complete a Ch. NR 716 Site Investigation, Phase II environmental assessment, demolition, asbestos abatement and the removal and disposal of three petroleum storage tanks. The former industrial property will then be sold to a private developer for new residential construction, resulting in a property value increase of approximately \$4 million.

City of Merrill Redevelopment Authority - \$30,000 – SAG 374

The city of Merrill (population 10,153) located in northern Wisconsin, received a \$30,000 Brownfield Site Assessment Grant. SAG funds will be used to complete Phase I environmental assessment, a Ch. NR 716 Site Investigation, and demolition with asbestos abatement of a former dry cleaner on site. The former dry cleaner was converted to an antique store in the 1980s and has sat vacant for more than 5 years. City officials would like to develop the property for commercial purposes.

City of Milwaukee - \$23,000 Grant - SAG 375

The city of Milwaukee (population 596,974) received a Brownfield Site Assessment Grant in the amount of \$23,000 to complete a Ch. NR 716 Site Investigation. The property was formerly owned by a plating company until it was acquired by the city. Emergency remediation activities were completed in 1990. The site investigation will be done to further define the extent of contamination at the property. After further definition of environmental impacts at the site, the property will be marketed to manufacturing businesses in the area and redeveloped.

City of Milwaukee - \$13,000 Grant - SAG 377

The city of Milwaukee (population 596,974) received a Brownfield Site Assessment Grant in the amount of \$13,000 to complete a Ch. NR 716 Site Investigation. Past uses of the site include a carriage company, an upholsterer and a plastic furniture cover company. Previous site investigation has identified soil and groundwater contamination. The property is currently a vacant lot on a heavily traveled commercial corridor in an area of Milwaukee that is in need of economic revitalization. After environmental contamination issues have been defined, city officials will market the property for commercial or mixed-use development.

City of Milwaukee - \$29,990 Grant - SAG 378

The city of Milwaukee (population 596,974) was granted a \$29,990 Brownfield Site Assessment Grant to perform demolition on a property that is considered a blighting influence on the neighborhood. The condemned building presents significant health and safety hazards, including evidence of vandalism and illegal dumping on and around the property. After the grant activities are complete, the city will continue to investigate potential environmental contamination and redevelop the property.

City of Milwaukee - \$29,991 Grant - SAG 379

The city of Milwaukee (population 596,974) received a \$29,991 Brownfield Site Assessment Grant to perform grant activities on a property in one of the oldest parts of Milwaukee. The city plans to use SAG funds to demolish a structure that has been vacant for 20 years. Once demolition is complete, the city will likely combine this site with another brownfield located immediately to the south of the property. The properties will then be redeveloped.

City of Milwaukee - \$15,000 Grant - SAG 381

The city of Milwaukee (population 596,974) was granted a Brownfield Site Assessment Grant in the amount of \$15,000 to complete a Ch. NR 716 Site Investigation at a former dry cleaner. Previous environmental assessments on the site have identified contaminants in the soil and groundwater. The SAG funds will be used to further define the extent of this contamination. The property is currently a vacant lot in a heavily traveled commercial corridor. Once the contamination issues have been defined, the city will market the property for commercial or mixed-use development.

City of Milwaukee - \$15,000 Grant - SAG 382

The City of Milwaukee (population 596,974) was awarded a \$15,000 Brownfield Site Assessment Grant to complete a Ch. NR 716 Site Investigation at a former dry cleaner. Previous environmental investigation identified groundwater and soil contamination above DNR regulatory standard. The SAG award will be used to identify the degree of contamination present. After environmental contamination issues have been defined, city officials will market the property for commercial or mixed-use development.

City of Milwaukee - \$14,999 Grant - SAG 383

The City of Milwaukee (population 596,974) received a \$14,999 Brownfield Site Assessment Grant to complete a Ch. NR 716 Site Investigation at a property that has sat vacant for over 25 years. The SAG activities will delineate the nature and degree of

known soil contamination at this former upholstery manufacturing property. City officials are currently working with a developer that plans to construct residential homes in the area.

City of Milwaukee - \$15,000 Grant - SAG 384

The City of Milwaukee (population 596,974) was granted a \$15,000 Brownfield Site Assessment Grant to complete a Ch. NR 716 Site Investigation at a former upholstery manufacturing site. Confirmed contamination has hindered redevelopment on this property for over 25 years. Once the environmental impacts of the site are defined the city of Milwaukee plans to sell the property for development.

Redevelopment Authority of the City of Milwaukee (RACM) - \$29,991 Grant - SAG 386

The Redevelopment Authority of the City of Milwaukee (population 596,974) received a \$29,991 Brownfield Site Assessment Grant to complete a Ch. NR 716 Site Investigation. The property is in a very marketable area, however due to confirmed contamination it has sat vacant for four years. An abandoned industrial building formerly used as a printing facility is located on site. RACM plans to use SAG funds to further define the environmental impacts that are present and market the property for industrial use.

Redevelopment Authority of the City of Milwaukee (RACM) - \$17,000 Grant - SAG 388

The Redevelopment Authority of the City of Milwaukee (population 596,974) received a \$17,000 Brownfield Site Assessment Grant to complete Phase II environmental assessment at a property in the 30th Street Industrial Corridor. The property has been used to dump fill, tires, and dilapidated vehicles posing a threat to area residents. The Phase II Assessment will help RACM determine the environmental impacts present at the site. After the grant activities are complete, city officials will further investigate and market the property for redevelopment purposes.

Redevelopment Authority of the City of Milwaukee (RACM) - \$16,999 Grant - SAG 389

The Redevelopment Authority of the City of Milwaukee (population 596,974) received a Brownfield Site Assessment Grant in the amount of \$16,999. The SAG funds will be used to complete Phase II environmental assessment on a tax delinquent industrial property. The property has been occupied by various industrial operations, including a construction company, paint manufacturer and trucking company. A dilapidated building is located on the property, posing a safety threat to local residents. After grant activities

are completed, RACM will further investigate the contamination and market the property for future redevelopment.

Redevelopment Authority of the City of Milwaukee (RACM) - \$29,992 Grant - SAG 390

The Redevelopment Authority of the City of Milwaukee (population 596,974) received a \$29,992 Brownfield Site Assessment Grant to perform demolition. The site, located on the south side of Milwaukee includes three properties that formerly operated as a freight station for the Chicago Northshore and Milwaukee Railroad. After the demolition of two structures and additional remediation is complete, the property will be redeveloped by Milwaukee Indoor League Soccer, Inc. (MILS). A \$4 million, 85,000 square foot indoor soccer facility with three full-sized fields is planned. The facility will be open to the public, but is principally going to serve the socio-disadvantaged Hispanic youth on the near south side of the city.

Redevelopment Authority of the City of Milwaukee (RACM) - \$29,995 Grant - SAG 391

The Redevelopment Authority of the City of Milwaukee (population 596,974) received a Brownfield Site Assessment Grant in the amount of \$29,995 to assist in demolition activities. Historically the property was used as a brewery and a metal salvage/recycling business. According to previous environmental assessment, the three story brick building on site is impacted with high levels of lead and mercury. This building poses substantial public hazard threats to the public.

Redevelopment Authority of the City of Milwaukee (RACM) - \$29,990 Grant - SAG 392

The Redevelopment Authority of the City of Milwaukee (population 596,974) received \$29,990 in Brownfield Site Assessment funds. The site is located within the 30th Street Industrial Corridor in a busy commercial district. SAG funds will be used to remove underground storage tanks and demolish a building that was once used by a truck company and as an auto repair facility. An underground storage tank will also be removed using SAG funds. After grant activities are complete, city officials plan to sell the property to a private developer placing it back on the tax rolls.

City of Marinette - \$29,880 Grant - SAG 393

Located on the shores of Green Bay (population 102,313) in northeastern Wisconsin, the City of Marinette received a \$29,880 Brownfield Site Assessment Grant. SAG funds will be used to complete Phase II environmental assessment and a Ch. NR 716 Site Investigation at the Colonial Building Property in downtown Marinette. The site was previously used for commercial, retail, residential, and manufacturing purposes. Adjoining properties were used as filling stations and paper box factories. The current property owner intends to restore the existing building for a mix of retail, commercial and residential purposes.

City of Kewaunee - \$75,000 Grant – SAG 395

The city of Kewaunee (population 2,806) located in northeastern Wisconsin received a \$75,000 Brownfield Site Assessment Grant. The Hamechek-Kolckner property has been under industrial operations since the late 1800s and has sat vacant for three years. SAG funds will be used to complete Phase II environmental assessment, Ch. NR 716 Site Investigation, removal of abandoned containers and the demolition and asbestos abatement of buildings on site. City officials plan to use the property for mixed public access/harbor walkway, commercial, and residential redevelopment.

City of St. Francis - \$29,998 Grant - SAG 396

The city of St. Francis (population 8,662) located south of Milwaukee, received a \$29,998 Brownfield Site Assessment Grant to complete a Ch. NR 716 Site Investigation and the removal and disposal of abandoned containers. To insure a thorough investigation, additional SAG activities will include demolition and removal of mature trees, stumps, concrete and footings. The property was historically used as a dump site and currently contaminated soil and buried drums are still present. After grant activities are completed the site may be used for the expansion of the St. Francis Auto Wreckers, Inc. located on an adjacent site.

City of Kenosha - \$29,850 Grant - SAG 397

Located south of Milwaukee, the city of Kenosha (population 90,352) received a Brownfield Site Assessment Grant for \$29,850. Grant funds will be used to complete a Ch. NR 716 Site Investigation, Phase I and Phase II environmental assessments on the crow property located in an urban mixed use area of Kenosha. Historically the site was occupied for wooden crib manufacturing, furniture manufacturing and printing/publishing. Currently the site is a vacant lot and potential environmental site conditions are impeding any potential development. Redevelopment of this property will reduce blighted conditions in the area, increase the tax base and create jobs for the community.

City of Kenosha - \$29,800 Grant - SAG 398

The city of Kenosha (population 90,352) in southeastern WI, received a \$29,800 Brownfield Site Assessment Grant to complete a Ch. NR 716 Site Investigation on the former C & L Industries site. Industrial cleaning operations and barrel manufacturing were historically conducted at the property. Previous environmental investigation determined that there are areas of soil and groundwater contamination on the property, however additional investigation is required before redevelopment can take place. City officials would like to use the site for commercial redevelopment.

City of Kenosha - \$60,000 Grant - SAG 399

The city of Kenosha (population 90,352) located south of Milwaukee, received a \$60,000 Brownfield Site Assessment Grant. The Former Peters North America property was formerly a truck trailer painting company, sintering foundry and Wisconsin Bell. SAG funds will be used to demolish a 13,000 square foot structure on site and to complete a Ch. NR 716 Site Investigation. The site is currently vacant and the extent of potential environmental site conditions is impeding any possible redevelopment. After demolition and remediation, the city officials plan to use the property for a recycling center.

City of West Allis - \$29,750 Grant - SAG 401

The city of West Allis (population 61,254) located in southeastern WI, received a \$29,750 Brownfield Site Assessment Grant to perform site assessments, remove containers and demolish an existing warehouse building at the former Advertoprint Incorporated Property. Previously, portions of the property had been used as an automobile dealership, parking lot, commercial printing operation, and hardware company. The City of West Allis plans to redevelop the site into mixed residential and light commercial/retail/office space.

City of Chilton - \$29,500 Grant - SAG 403

Located in northeastern Wisconsin, the City of Chilton (population 3,708) received a Brownfield Site Assessment Grant for \$29,500. Grant activities will include Phase II environmental assessment and demolition of a vacant building on the former Denmark Distributing Property located along the City's riverfront. The former use of the property by two automobile dealership/service centers draws concerns of potential petroleum contamination. The City plans to revitalize the riverfront area by demolishing blighted buildings and cleaning up environmental contamination. The City would like to plan new development and redevelop existing historic buildings in this area.

City of Cuba City - \$29,800 Grant - SAG 404

Located in southwestern Wisconsin, Cuba City (population 2,156) received a \$29,800 Brownfield Site Assessment Grant to perform demolition and the removal and disposal of abandoned containers and storage tanks. The site that operated as a bulk plant for over four decades ceased operations in 2001. The property is located adjacent to the city-owned Splinter Park and residential structures. Currently the property is in blighted condition with storage tanks, old drums, and abandoned appliances on site. City officials plan to acquire the property, demolish existing structures and add the land to Splinter Park.

Dodge County - \$93,000 Grant - SAG 406

Located in central Wisconsin, Dodge County (population 85,897) received a \$93,000 Brownfield Site Assessment Grant. The SAG will be used to perform Phase II environmental assessment at the Former Metal Fab/QFG Site in Beaver Dam. The contaminated property is located within close proximity to a residential neighborhood, schools, parks and a hospital and has been in industrial use for at least 60 years. City officials plan to redevelop the property resulting in job creation and the return of this property to the tax base.

City of Dodgeville - \$20,000 Grant - SAG 407

Located in southcentral Wisconsin, the City of Dodgeville (population 4,220) received a \$20,000 Brownfield Site Assessment Grant. SAG funds will be used to perform a Phase II site assessment to evaluate environmental and human health risks at the former gas station property. Petroleum tanks were previously removed from the site, but contaminated soil was left behind in 1997 when the property was converted into an ice cream shop (The Ice Cream Dipper). The city plans to demolish the existing building and turn the property into a parking lot or green space.

Winnebago County - \$15,000 Grant - SAG 408

Located in northeastern Wisconsin, Winnebago County (population 156,763) received a \$15,000 Brownfield Site Assessment Grant to perform a Ch. NR 716 Site Investigation at the former American Quality Fibers property. American Quality Fibers began recycling paper and plastics in 1986. Soil and groundwater contamination have been identified on site and additional investigation is needed before completing remediation and redevelopment. Due to the severity of the contamination present, Winnebago County will likely maintain ownership of the property until cleanup has occurred. Suggested developments for the property include use as warehousing, parking area, green space or light manufacturing.