

Wisconsin Assessment Monies (WAM) Contractor Services Awarded to the Racine Redevelopment Authority

On June 24, 2014, the Wisconsin Department of Natural Resources (DNR) awarded Wisconsin Assessment Monies (WAM) Contractor Services to the Racine Redevelopment Authority for Phase II environmental activities for the Machinery Row Redevelopment Project, a 20-acre site with a long history of manufacturing along the Root River.

This downtown riverfront area has housed several industrial facilities including J.I. Case Company and Western Publishing. The site has been underutilized since the 1970s and is currently occupied by two large warehousing facilities (the Olson property and Jensen Metals) and the Azarian Marina. The City and County are working with Financial District Properties out of Davenport, Iowa to redevelop the riverfront properties into a \$65 million mixed use project. The redevelopment is the largest in Racine's history and will include opening the riverfront back up to the public. This WAM award will assist the public-private partners with completing due diligence in preparation for acquisition of the property and serve as leverage for other redevelopment funding.



The color-shaded areas above represent the properties of the Machinery Row development project. Top two photos show warehouses on the property. (Images courtesy of Symbiont)

The WAM program, administered by DNR's Remediation and Redevelopment Program, provides local governments, closing businesses and potential buyers with no-cost Phase I and Phase II environmental assessments at closed or closing industrial sites to help ready them for reuse or redevelopment. These awards are not grants, they are no-cost consulting services to the recipient, and therefore require minimal effort by the awardee. This program is especially useful for small towns because there is no match or project administration involved.

Applications can be submitted for the program at any time. Eligible sites include closed or closing manufacturing plants and vacant land with a history of manufacturing. Gas stations, dry cleaners, salvage yards and agricultural co-ops are not eligible. For more information, visit dnr.wi.gov/topic/brownfields/wam.html.

For more information on WAM or the Remediation and Redevelopment Program in Wisconsin, contact Darsi Foss, WDNR Bureau Director for Remediation and Redevelopment, at 608-267-6713.