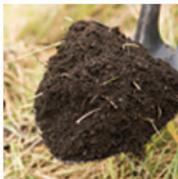
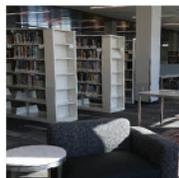




CERCLA SEC. 128(a) GRANT MID-YEAR REPORT



Remediation & Redevelopment Program
Wisconsin Department of Natural Resources



FISCAL YEAR
2019-20

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**Wisconsin Department of Natural Resources
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INTRODUCTION

This final report summarizes the use of CERCLA Sec. 128(a) grant funds by the Wisconsin Department of Natural Resources' (DNR) Remediation and Redevelopment (RR) Program for its state response efforts and public records management system, for the period of October 1, 2019, to March 31, 2020. Activities listed in this report are the equivalent to those identified in Attachment 1 to Cooperative Agreement No. RP-96520014 titled "WDNR's FY19 Work Plan and Time Frames for Accomplishments (Commitments)."

DNR uses the CERCLA Sec. 128(a) grant to support state programs and designated federal programs under the jurisdiction of DNR's RR Program, including:

- High-priority leaking underground storage tanks (LUST);
- RCRA hazardous waste closures and corrective actions;
- State-required cleanups; and
- Voluntary party remediation actions.

Brownfields tools developed and administered through 128(a) grant funding are packaged with assessment contractor services and cleanup funding for greatest leverage.

CERCLA Sec. 128(a) grant funds further support outreach, site discovery and redevelopment tools, such as:

- Hands-on assistance which empowers local governments;
- Voluntary Party Liability Exemption;
- General liability assistance;
- Conferences and training;
- Policy development to address emerging issues;
- Institutional control audits;
- Online site information — public database and interactive maps;
- Public/private partnerships for continuous program improvement; and
- Green Team Meetings — where tools are packaged and strategies are formed.

Note About Reporting Period:

Wisconsin's 128(a) reporting period was previously September 1 through August 30. Following the end of the reporting period ending in August 2019, Wisconsin DNR began following U.S. EPA's fiscal year (October 1 through September 30) for our 128(a) reporting period. Because of this, the month of September 2019 is not included within this mid-year report.

FINANCIAL STATUS

On August 8, 2019, the U.S. EPA awarded the Wisconsin DNR \$949,806 in CERCLA Sec. 128(a) grant funding and a \$20,000 Small Technical Assistance Grant for the October 1, 2019, to September 30, 2020, grant period. In accordance with available grant accounting information, the Wisconsin DNR is on track to fully expend all grant funding by the end of the grant period. There are no slippages, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

REPORTING PERIOD HIGHLIGHTS

Wisconsin DNR effectively puts CERCLA Sec. 128(a) grant funds to work to, among other things:

- Maintain high-quality, online information and resource tools for customers— such as our contaminated property database, GIS map, webpages, publications and more;
- Deliver resources and assistance on contamination, assessment and cleanup to empower Wisconsin communities; and
- Offer grant and loan programs that provide valuable resources.

The Wisconsin DNR's RR Program continues to deliver quality services that address the environmental and economic challenges of contaminated sites to improve Wisconsin communities by returning properties to productive use.

FREQUENTLY USED ACRONYM GUIDE

BRRTS on the Web	BOTW	Spills Electronic Reporting and Tracking System	SERTS
Bureau for Remediation and Redevelopment Tracking System	BRRTS	Vapor Intrusion	VI
Certificate of Completion	COC	Voluntary Party Liability Exemption	VPLE
Local Governmental Unit	LGU	Waste and Materials Management	WA
Project Manager	PM	Wisconsin Economic Development Corporation.....	WEDC
Remediation and Redevelopment Program	RR or RR Program	Wisconsin Assessment Monies	WAM
Brownfields, Outreach and Policy	BOP	Wisconsin Department of Natural Resources	DNR
		Wisconsin Department of Agriculture, Trade and Consumer Protection	DATCP

WORKPLAN ACCOMPLISHMENTS
BY THE NUMBERS

Table 1

	Mid-Year Numbers	End-of-Year Totals	Annual Target
TASK 1 TIMELY SURVEY & INVENTORY			
Enhance Site Discovery Through Inter-Bureau Coordination	1	—	2
Enhance Site Discovery Through Local Government Education	2	—	2
TASK 2 OVERSIGHT & ENFORCEMENT			
Responsible Party Letters Issued	115	—	---
Wis. Plant Recovery Initiative Letters Sent	8	—	---
Bankruptcy Filings Reviewed / Proofs of Claim Filed	56	—	---
Redevelopment Assistance Actions & Tools	55	—	---
TASK 3 MECHANISMS & RESOURCES FOR PUBLIC PARTICIPATION*			
News Releases, Media Events, Articles, Social Media	29	—	3
RR Report Newsfeed Email Announcements	39	—	12
New and Updated RR Publications	36	—	10
New and Updated RR Web Pages	153	—	20
Green Team Meetings	17	—	30
Public Speaking Events	23	—	10
Workshops and Training Meetings	4	—	3
TASK 4 MECHANISMS FOR APPROVAL OF CLEANUP PLANS, VERIFICATIONS & CERTIFICATIONS			
Develop and implement soil management tracking system	ongoing	ongoing	---
Audit Continuing Obligations at Closed Sites	—	—	35
Streamlined and Consistent Case Closure Process	169	—	300
New Voluntary Party Liability Exemption Program Applications	—	—	5
TASK 5 ESTABLISH & MAINTAIN THE PUBLIC RECORD			
Update and Maintain RR Sites Map and BRRTS on the Web	ongoing	ongoing	---
Enhance Data in Public Record	ongoing	ongoing	---
Digitize Site Records in Public Database	ongoing	ongoing	---
TASK 6 ENHANCE RESPONSE PROGRAM CLEANUP CAPACITY			
Hire, Supervise and Manage RR Program Staff to Meet Program Goals	ongoing	ongoing	---
Ensure Cooperative Agreements are Developed and Implemented in Accordance with State and Federal Policies	ongoing	ongoing	---
Implement One Clean-Up Program MOA with Reg. 5 U.S. EPA	ongoing	ongoing	---
Implement Wisconsin Assessment Monies (WAM) Program	ongoing	ongoing	---
Implement Ready for Reuse RLF Program	ongoing	ongoing	---

* Details are available upon request, including event and announcement dates and publication and web page titles.

FEATURE STORIES

Start-to-finish impact for CERCLA Sec. 128(a) funds in Wisconsin

Like phases of the moon, brownfield sites follow regular steps from start to finish. Local actions may wax or wane from time to time, but DNR effectively and persistently uses CERCLA Sec. 128(a) grant funds to encourage and support local governments during every stage of the process.

Successful cleanup and reuse projects are in full view and shine brightly across Wisconsin. The following three examples involved the use of CERCLA Sec. 128(a) funding during different phases of the brownfields revitalization process.

Reuse Planning Phase *Prairie du Chien, WI*

Wisconsin DNR recently sought and received special funding from U.S. EPA through CERCLA Sec. 128(a) to assist the city of Prairie du Chien, a small, rural community in southwestern Wisconsin. (See article on page 7.) One of Wisconsin's oldest cities, Prairie du Chien has a population of 5,653 and is located along the Mississippi River, 60 miles from both La Crosse, WI and Dubuque, IA. Two priority brownfield properties for the city are an abandoned marina and a former dry cleaning facility, each of which has known environmental contamination and few to no response actions to date.

The old commercial dry cleaning facility site is a 9-acre, tax delinquent, blighted property in the middle of a residential neighborhood. Contamination was first reported to Wisconsin DNR in 2008, and the last known remedial action work (a draft site investigation scope report) occurred in 2010. The defunct LLC that has title to this property owes approximately \$367,000 in back taxes, penalties and interest. The city is interested in getting this large eyesore property cleaned up and redeveloped soon.



Reuse Planning Phase: DNR's RR staff help communities like Janesville, WI see potential in a community eyesore.

Wisconsin DNR issued a request for qualifications and bids in compliance with state and U.S. EPA requirements to obtain the services of a private consultant to work with the city to analyze the two brownfield properties in relation to a recently completed trade area market study. The goal is to develop actionable site reuse concepts for the city to pursue. In developing the project scope and bid request document, DNR consulted Worksheet 2 ("Evaluate Potential Property Reuse Options"), from Connecticut's PREPARED Municipal Brownfields Workbook, which was developed in collaboration with U.S. EPA.

The city has now obtained ownership of the property from the county, after many years of discussion, and plans to fully investigate and clean up environmental contamination at this property and return it to productive use as soon as possible.

Cleanup & Redevelopment Collaboration Phase *Brillion, WI*

The City of Brillion, Wisconsin, is a small community with an industrial past. It is located 25 miles from Green Bay, Appleton and Manitowoc. The Brillion Works redevelopment project involves two of the largest industrial companies in the city, Brillion Iron Works and the Ariens Company. Brillion Iron Works was a large foundry and a manufacturer of farm implements that operated for over 100 years until a new owner closed the factory in 2016. Ariens is a manufacturer of lawn mowers and snow blowers and has operated just down the road from Brillion Iron Works for almost 90 years.

The owners of Ariens Company worked with city leaders and DNR to acquire the closed, 140-acre foundry property and develop a plan to transform it into a sustainable and economically vital green development area. The project is now called Brillion Works and has its own website, www.brillionworks.com. The redevelopment plan includes industrial areas, health care sections and ample green space. The development has applied to be enrolled in DNR's Green Tier program and is currently negotiating a charter agreement with DNR. Green Tier is a voluntary program that recognizes and rewards superior environmental performance.

One of the former foundry buildings has already been repurposed and is now used by Ariens for engine testing. Remediation and demolition are ongoing in other areas of the property. All project partners are working together to transform this area of the community into something wonderful. ▶▶



During remediation, things get dirty and the Cleanup & Redevelopment Collaboration Phase is in full swing.

Wisconsin DNR, the city and Ariens have worked together on this effort for over a year, and many 128(a)-supported brownfields staff hours and services have been used. A few examples include:

- Green Team Meetings
- Idle Sites Grant – Wisconsin Economic Development Corporation (\$500,000)
- Voluntary Party Liability Exemption (application expected soon)
- DNR Liability Clarification Letter for the liability protections for the city and tenants
- Environmental Remediation Tax Incremental Financing

Wisconsin DNR has worked closely with the project’s environmental consultant as the site investigation is

conducted and transitions into the remediation phase. Wisconsin DNR has approved a materials management plan and an exemption to build on a historic fill site. This plant closure will lead to jobs and property taxes for the people of Brillion instead of a large brownfields site.

Case Closure & Redevelopment Phase *Madison, WI*

A large, closed fertilizer factory on the east side of Madison, Wisconsin, is being transformed in phases from a blighted eyesore into a bright and inspiring star. The property is located in an up-and-coming, racially diverse, low- to moderate-income area of Madison. The overall project is still in the works, but a few key developments are now complete. These include a beautiful new 20,000 square foot library. The Pinney Branch of the Madison Public Library system was opened in March 2020 and is already a great community asset. The new facility replaced an older library that was deteriorating and only half the size.

More than \$10 million was invested in the library site. This includes many stellar features like an amazing play space, an outdoor relaxation area, a makerspace studio, gender-neutral bathrooms, a drive-thru book drop, and more. Environmental features include energy efficient building design and fixtures, geo-thermal heating and cooling, and innovative uses of reclaimed ash tree wood from local trees that were cut down to stop the spread of the emerald ash borer. The building is also seeking LEED Silver certification. ▶▶

Madison, WI Development Highlights

- Private sector investment as of December 2018 — \$33,000,000
- Public Investment from city of Madison — \$13,000,000
- Road infrastructure and reconstruction
- Library design, planning and construction
- Environmental remediation
- \$820,000 TIF funding to developer
- Temporary construction jobs — 214
- Library jobs — 12 full-time and 14 part-time for approximate 19 FTE
- Jobs at Movin’ Out, an organization that helps people with disabilities live independently — 10 FTE
- 86 unit residential building by Ruedebusch Development & Construction above the library and additional office/retail space
- 71 apartments in affordable housing, including housing for people with disabilities
- 20,000 square foot library and 16,600 square foot office/retail space (not yet occupied)
- Creation of 41 single-family lots; several sold, some homes have been built or are being built



The Royster-Clark redevelopment is an excellent example of RR’s Case Closure & Redevelopment Phase—when blight becomes multi-functional beauty.

The Pinney Branch library is part of a larger urban development area that also includes affordable housing, market-rate apartments, commercial spaces, and single-family homes. The larger 27-acre site that now includes the new library building previously housed the Royster-Clark fertilizer factory, which was closed in 2006. The city of Madison, DNR and the Ruedebusch Development and Construction company worked together for several years on demolition, cleanup and redevelopment matters.

The project received financial and in-kind assistance from the city, along with a \$1.5 million dollar Ready for Reuse Loan funded by the U.S. EPA Brownfields RLF program and managed by DNR. The project also obtained a \$400,000 Brownfields Grant from the Wisconsin Economic Development Corporation (WEDC). The Madison Public Library Foundation helped raise \$1.6 million of the \$10 million project cost. CERCLA Sec. 128(a)-funded DNR services also included multiple Green Team meetings, site visits, liability clarification letters, public hearing appearances, etc. Wisconsin DNR also used CERCLA Sec. 128(a) funding to market and promote the Ready for Reuse program.

In addition to petroleum contamination from leaking underground storage tanks, the site had extensive nitrogen contamination in the soil from years of fertilizer production. The cleanup actions occurred via Wisconsin's Voluntary

Party Liability Exemption (VPLE) program, which provides liability exemptions to current and future owners following a thorough and complete site investigation and remediation effort. The administrative and policy aspects of VPLE are managed by DNR brownfields staff funded by CERCLA Sec. 128a(a) funds.

Through patience and partnerships, residents of this neighborhood have seen phases of work over the years culminating in a new, high-quality community asset. ■



Madison Public Library Pinney Branch is a cornerstone feature in the Royster-Clark redevelopment. Environmental construction efforts include ceilings made from reclaimed local ash trees harvested to halt ash borer infestation.

Small Technical Assistance Grant: Blackhawk Junction reuse study

In FY 2019–20, the U.S. EPA provided \$20,000 in technical assistance funding to Wisconsin DNR. This funding is being used to pay for the services of a private consulting firm to identify realistic, near-term redevelopment opportunities for a large, tax-delinquent and rundown brownfields property in a residential neighborhood in the city of Prairie du Chien. An additional \$5,000 was contributed by the city to further the efforts.

The city has, over the years, been successful in its efforts to clean up and reuse several brownfield properties. This site, however, has been one of its biggest challenges for many years.

In addition to the site reuse study being prepared by the consulting firm, local participation and the sharing of ideas among community residents and leaders has been a top priority. Interested citizens, city staff and other stakeholders are involved in the effort to identify a preferred reuse concept for the property. The study will also identify specific financial

assistance opportunities the city can pursue for cleanup and redevelopment.

Wisconsin DNR's CERCLA Sec. 128(a)-funded staff are engaged in this project through discussions about liability protections, regulatory processes and remediation and redevelopment steps, in addition to the hiring and oversight of the consulting firm preparing the site reuse study. Wisconsin DNR also provided the city with site assessment services at these properties through its U.S. EPA-funded brownfields Wisconsin Assessment Monies awards program (WAM). The WAM-funded Phase II ESA fieldwork was conducted during March 2020.

The consultants are on track to present their redevelopment plan and implementation strategy proposal to the City Council by the end of May 2020. More information about project deliverables and financial status is available in Appendix A. ■

Interest grows in pilot program promoting green manufacturing on brownfields

Wisconsin DNR's Economic Development Green Environment (EDGE) program offers incentives to manufacturing companies that promote the reuse and redevelopment of brownfield sites. In the Fall of 2017, the Wisconsin legislature enacted Act 70, which directs the DNR to establish a pilot program for manufacturers who are eligible for Registration Operation Permits (ROP) for their air emissions. EDGE offers environmental certainty to businesses and developers, supports local economic development and leverages the unique benefits of redeveloping brownfields, which are often in areas with existing infrastructure and access to a skilled workforce.

The pilot program, created by s. 285.675, Wis. Stats., establishes a process to encourage manufacturing facilities to locate on brownfields. The law also requires participants to manage their environmental performance by participating in the state's Green Tier program. Successful participants in the Green Tier program are not required to make changes to the air pollution controls for their stationary source, even with new or modified legal requirements (except for Federal requirements) for 10 years after the Department grants coverage under a ROP.

EDGE provides incentives to Wisconsin's manufacturing economy in three ways:

- Green Tier provides unique benefits for businesses that voluntarily commit to go beyond compliance and strive to achieve superior environmental performance.
- ROP are a type of simplified air permit that are issued to cover air emissions up to certain levels at eligible facilities. These permits are fast and flexible, enabling businesses to avoid additional permitting, and quickly respond to market changes.
- Voluntary Party Liability Exemption provides assurance to businesses that conduct environmental cleanups of contaminated property.

The EDGE program was launched in 2019 and the Department is working with two businesses that applied to participate in the program:

- Brillion Works, LLC — A large equipment manufacturer (Ariens Co.) is redeveloping a foundry. They are cleaning up the site so it can be developed into a green, mixed-use property that will include light manufacturing, a medical clinic, child-care center and park space.
- C.A. Lawton — A foundry that has operated for 140 years has been participating in the Green Tier program since 2013. The company is improving its environmental management system and has requested a newly created Green Tier ROP to help make modifications to its operations without needing an inflexible, large source air permit. ■

Administrative rules changes move ahead

After 12 months of intensive rule drafting with external stakeholders, the RR Program is moving to the next steps in the process for updating Wisconsin Administrative Code chapters NR 700–799, "Environmental Protection — Investigation and Remediation of Environmental Contamination." The RR Program, which is pursuing both the emergency and permanent rulemaking processes, will simultaneously move ahead with each process.

Beginning in February 2019 and ending in January 2020, the RR Program held 12 monthly public "town hall" meetings to encourage public input. At these meetings, staff provided drafting updates in the form of draft rules and policy papers and described the proposed changes. Staff then answered questions and collected comments from attendees.

Following the town hall meetings, throughout February and March 2020, staff incorporated public input,

integrated various rule drafts into two final sets of proposed rules and then sought various internal reviews. Next, the proposed rule changes will move to the succeeding steps in the emergency and permanent rulemaking processes.

As part of Wisconsin's emergency rulemaking process, the smaller portion of the rules that are designated as emergency rules will continue to the next phase in the emergency rulemaking process. The RR Program will propose that the draft emergency rules, which related solely to new financial assurance requirements for certain contaminated sediment sites, be adopted by the Wisconsin Natural Resources Board. If adopted, and subsequently approved by the governor, the emergency rules will go into effect in late summer of 2020. ▶▶

The emergency and permanent rulemaking processes will then merge again when the RR Program holds public hearings in late fall of 2020. Following these hearings, the emergency rules will expire and, pending the governor's approval and state legislative review, will be replaced by the permanent rules as they go into effect in approximately fall of 2020.

The proposed rule revisions, prompted by recent statutory changes and an ongoing need to keep rules current, will ensure code consistency with new statutory language and make sure the rules are clear and up to date. The RR

Program developed the proposed rules in concert with external stakeholders via monthly town hall-style meetings that allowed interested parties ample opportunities to provide suggestions and advice about proposed rule updates and changes.

Additional opportunities for public input will occur as part of the solicitation of economic impacts and public hearings. Meeting documents and updates are always available at dnr.wi.gov/topic/Brownfields/RuleChanges.html. ■

PFAS, Act 101 and firefighting foam

Perfluoroalkyl and polyfluoroalkyl substances (PFAS) are a large group of human-made chemicals that have been used in industry and consumer products worldwide since the 1950s. PFAS have been used specifically in some synthetic Class B firefighting foams, including aqueous film-forming foam (AFFF).

When AFFF is used, it can migrate into groundwater. PFAS accumulate in the groundwater, causing potential health concerns associated with Wisconsin's drinking water resources. To limit groundwater contamination with PFAS from AFFF, the Wisconsin legislature recently acted.

2019 Wisconsin Act 101 was published on February 6, 2020, and is now codified in s. 299.48, Wis. Stats. This new law prohibits the use of Class B and Class A/B firefighting foams with intentionally added PFAS, effective September 1, 2020, except in the following two situations:

1. When used as part of an emergency fire fighting or fire prevention operation; and
2. When used for testing purposes at a testing facility that has implemented appropriate containment, treatment and disposal or storage measures to prevent discharges of the foam to the environment, and does not flush, drain or otherwise discharge the foam into a storm or sanitary sewer.

Additionally, s. 292.11(2), Wis. Stats., requires fire departments to notify DNR immediately when PFAS-containing foams are discharged to the environment.

1. When PFAS-containing firefighting foam is used as part of an emergency firefighting or fire prevention operation, notify DNR immediately or as soon as

practicable without hindering fire fighting or fire prevention operations.

2. When PFAS-containing firefighting foam is used for testing purposes, notify DNR immediately of any discharge of the foam to the environment.

Effective September 1, 2020, fire departments must also retain manufacturers' safety data sheets (SDS) for all Class B and A/B firefighting foams they possess. When reporting foam discharges, fire departments must make the SDS available to DNR for examination.

Wisconsin DNR began the process to promulgate emergency rules during this reporting period, including development of a scope statement. ■



RR staff presented at the Wisconsin State Fire Chiefs Association conferences in February 2020 to discuss issues associated with firefighting foam containing PFAS. Professor Graham Peaslee (pictured) provided information on potential health impacts to firefighters from PFAS exposure.

TASK 1 | TIMELY SURVEY & INVENTORY**Enhance site discovery through inter-bureau coordination**

Workplan output: Regular meetings with Waste Management and other Bureaus to identify sites that may need immediate action or investigation

Waste and Materials Management and Remediation and Redevelopment Integrated Team

The Remediation and Redevelopment Program (RR) continued its collaborative efforts with the Waste and Materials Management (WA) Program to increase site discovery and inter-program coordination. The Integration Team works to ensure consistent, cross-program understanding of issues and implementation of practices that are routinely regulated by staff working with waste and materials management, and remediation and redevelopment administrative codes.

The team met during this reporting period, and small groups continued to resolve outstanding issues. Team members provided support to Wisconsin DNR staff, consultants and responsible parties related to a new soil management guidance document and the contaminated soil tracking process.

During this reporting period, the team continued working to better coordinate landfill regulatory responsibilities between the programs. The team collaborated to develop and begin work on a matrix of future work items, including prioritization of coordination between WA and RR on the WA Program's low hazard exemption in Wis. Admin. Code NR 500 compared to the RR Program's soil management requirements in Wis. Admin. Code NR 700.

The group began work on an issue paper addressing historic fill exemptions (building on an abandoned landfill). The group also planned to develop a future document of frequently asked questions, updates to standard approval templates and a review of existing external guidance documents.

The group also worked on developing issue papers related to dredging of materials, interpretation of sampling results, future changes to NR 718 to include sediment dredged materials, public participation requirements and exemption language as it applies to sediments. This coordinated effort will involve interaction between the WA/RR Integration Team, Office of Great Waters and Integrated Sediments Team.

Integrated Sediments Team

During this reporting period, DNR's RR Program, WA Program, Watershed Management Program and the

Office of Great Waters continued efforts to create a unified approach to address regulatory issues associated with the investigation, remediation and management of contaminated sediments. These efforts are coordinated through Wisconsin DNR's internal cross-program Integrated Sediments Team. By identifying policy issues and developing administrative rules, manual codes, guidance documents and fact sheets, the Integrated Sediments Team works to improve remediation and redevelopment processes. These processes include the investigation, remediation and management of contaminated sediments from dredging projects, environmental cleanups, redevelopment and other construction projects.

Contaminants of Emerging Concern

Wisconsin DNR recently launched an agency-wide effort to research, investigate and address contaminants of emerging concern. Multiple DNR programs, including RR, are involved in this new and evolving effort. Agency goals include information gathering, policy development and the creation of coordinated and effective response procedures. ■

Green Team Assistance— a collaborative approach

In addition to health and safety concerns, environmental contamination raises liability, technical and funding questions. This is especially true for brownfield properties, which often need local government involvement. Green Team meetings are one way that DNR helps local government officials and others navigate these challenges and make progress at brownfield properties.

Wisconsin DNR's Green Team activities are funded by sec. 128(a) monies from U.S. EPA. These meetings bring important parties in the cleanup and redevelopment process together to discuss key issues, answer questions and give everyone a better understanding of a specific project or projects. ▶▶

These meetings are an effective way for local governments, developers, DNR staff and others to evaluate options, plan for and successfully work through a brownfields project. Wisconsin DNR can be a valuable partner in this effort and is eager to supply the help that is needed.

Wisconsin DNR staff are available at these meeting to discuss liability protections, regulatory processes, financial assistance options and other topics that can help local governments and their project partners move efficiently through the acquisition, assessment, investigation, remediation and redevelopment phases. These meeting also let local officials know firsthand who to contact at DNR in the future as their work moves forward and other questions arise.

Green Team meetings are easy to schedule and DNR staff are available anytime. In addition to several brownfield specialists in the central office, DNR has five hydrogeologist project managers stationed around the state with extensive land recycling experience to make in-person meetings possible.

More information is available at dnr.wi.gov/topic/brownfields/GreenTeam.html. ■

Interaction with local governments promotes site discovery

Workplan output: Creation & implementation of outreach efforts to LGUs to aid in discovery of potential sites

Wisconsin DNR's RR Program engages in daily activities to help inform local governments in Wisconsin about the benefits of brownfields site discovery. Dedicated Brownfields, Outreach and Policy (BOP) section staff exist within RR to lead site discovery, communication efforts and implement other brownfields reuse assistance activities. Section staff help local governments navigate all the steps in the brownfields revitalization process.

The DNR appreciates the importance of helping local government staff and officials identify and understand the unique aspects of brownfields. Direct efforts are focused on how to effectively address brownfield-related issues. BOP and other RR staff develop extensive online information resources and printable publications for local governments to access anytime. BOP staff also seek out opportunities to share brownfields information with local governments through presentations at associations' events and similar gatherings. These same DNR staff offer local government staff and officials easy access to and opportunities for individual and group discussions (Green Team meetings) about brownfield issues, options, funding and more.

During this reporting period, in addition to daily brownfields outreach and education efforts, the RR Program took the following specific actions to inform local government staff and officials about brownfields site discovery:

- Staffed a booth in early February 2020 at the Governor's Conference on Economic Development conference and talked directly with several interested

local government officials about how their communities can identify, assess, investigate, cleanup and reuse brownfield properties. Follow-up conversations occurred after the conference with a handful of communities.

- Participated in a Green Team meeting with local government staff and officials in Columbia County regarding a specific brownfields site. Questions from DNR led to a discussion about other sites in the county. Some of the sites are particularly difficult brownfields with significant concerns and multiple obstacles to reuse.

These discussions eventually uncovered additional brownfields assistance need in Columbia County. Another city mentioned in conversation subsequently applied to DNR for environmental assessment assistance through the U.S. EPA-funded Wisconsin Assessment Monies (WAM) program.

WAM will assist the city of Portage with a Phase I assessment, followed by county plans to take title to the property through tax delinquency proceedings and then transferring title to the city. Both the city and county will then be eligible for local government environmental liability exemption. Additional state brownfields funding from WEDC for further site assessment and cleanup work may also be available for this project.

The discovery of this additional site has set positive forward progress in motion for Columbia County and the city of Portage. ■

TASK 2 | OVERSIGHT & ENFORCEMENT**Responding to bankruptcies**

Workplan output: Appropriate and timely response to bankruptcies

Wisconsin DNR receives notice of pending bankruptcy filings from the state Department of Justice. Program staff compare filing information to the Bureau for Remediation and Redevelopment Tracking System (BRRTS) to see if contamination exists at pending bankruptcy sites, either as open remediation projects or closed cleanups with continuing obligations.

When additional case investigation needs arise, the RR Program bankruptcy coordinator solicits input from regional RR staff through a project manager (PM) worksheet. The PM worksheet identifies current and past uses of the listed properties in the bankruptcy filing, contamination concerns (e.g., spills, ongoing cleanups, etc.), whether cleanup work is needed, any Wisconsin DNR money spent at the site(s) along with future action recommendations.

Based on the PM information, a bankruptcy team comprised of RR Program staff and legal staff decide what, if any, actions to take in response to the bankruptcy filing. Possible actions include filing a proof of claim to request a share of the assets for cleanup work or monitoring re-organization plans.

The RR Program staff continues to review bankruptcy filings. There were 56 bankruptcy filings reviewed, with seven of those filings elevated to additional review and correspondence with DNR programs. ■

Responsibility through due diligence and RP letters

Workplan output: Timely issuance of RP letters

Wisconsin DNR uses CERCLA Sec. 128(a) grant funding to support efforts to identify and track brownfield sites by issuing letters to the parties responsible (RP letters) under Wisconsin law for the investigation and cleanup of environmental contamination. This includes the causer of the contamination and any current possessor or controller of the property.

Wisconsin law requires that hazardous substance discharges be immediately reported to DNR. Often, when due diligence efforts include Phase I and/or Phase II assessment work, parties learn that hazardous substances were discharged on the property in the past—and those discharges must be reported. After receiving a notice of a hazardous substance discharge to the environment, the RR Program sends the causer or possessor an RP letter to start the process of investigating the contamination and determining the best way for the site to be remediated. Wisconsin DNR undertakes continuous outreach efforts to remind lenders, local officials, businesses, consultants and others about the notification requirements. During this grant period, Wisconsin DNR sent out a total of 115 RP letters. ■

Wisconsin Plant Recovery Initiative update

Workplan output: The cleanup and revitalization of industrial and commercial facilities that have recently closed

The Wisconsin Plant Recovery Initiative (WPRI) is a Wisconsin DNR effort to help communities expedite the cleanup and revitalization of industrial and commercial facilities that have recently shut their doors.

Each time a company announces a plant closing, the Wisconsin DNR offers to work with company officials and the community affected by the closing to outline the company's responsibilities to safeguard public health and the environment, and discuss the brownfield resources available to both parties to help assess, clean up and redevelop the property. Wisconsin DNR's goal is to organize a Green Team

meeting with the company and comprehensively discuss any obligations associated with air, waste, water and land issues.

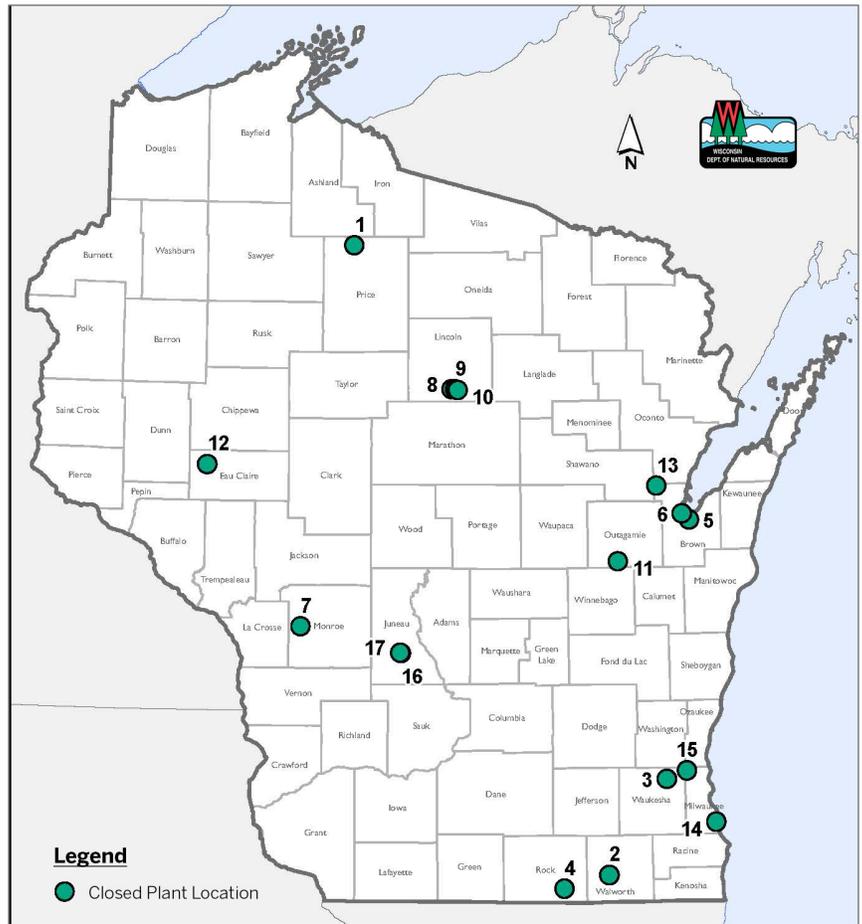
During this reporting period, the Wisconsin DNR identified 17 plant closings for contact and consultation. There were 8 letters sent to closing businesses and communities identifying environmental issues associated with the closings. The letters also outlined assistance options and opportunities for repurposing or redeveloping these shuttered sites. ▶▶

(See next page for a list and map of statewide plant recovery locations.)

Wisconsin Plant Recovery Initiative • Plant Closings

Sites for Reporting Period October 1, 2019 – March 31, 2020

1. Flambeau River Papers (Park Falls, WI)
2. Nestle Sales and Supply Chain Frozen DSD (Delavan, WI)
3. Nestle (Sussex, WI)
4. Regal Beloit America, Inc. (Clinton, WI)
5. Multi-Color Corporation (Green Bay, WI)
6. Georgia Pacific Consumer Operations, LLC (Green Bay, WI)
7. CFS Brands, LLC (Sparta, WI)
8. Semling Menke Company, Inc. (Merrill, WI)
9. Semling Menke Company, Inc. (Merrill, WI)
10. Semling Menke Company, Inc. (Merrill, WI)
11. OEMMCCO, Inc. (Kenosha, WI)
12. Phillips-Medisize (Eau Claire, WI)
13. Marquis Yachts (Pulaski, WI)
14. Everbrite, LLC (South Milwaukee, WI)
15. FPM Heat Treating (Milwaukee, WI)
16. Stroh Die Cast, LLC (Mauston, WI)
17. Stroh Die Cast, LLC (Mauston, WI)



Updates to redevelopment assistance tools

Workplan output: Ensure template documents are up to date and reflect current processes and law

Over the grant period, the Wisconsin DNR provided written redevelopment assistance 55 times. The template documents for the tools listed below are developed, maintained and updated with CERCLA Sec. 128(a) grant funding:

1. General liability clarification letters;
2. Liability clarification letters for lessees;
3. Liability exemption letters for contamination originated on another property;
4. Lender liability exemption letters;
5. Approval letters to build on abandoned landfills;
6. Cleanup agreements to allow cancellation of delinquent property taxes;
7. Cleanup agreements to allow direct assignment of title to third parties during tax foreclosure proceedings;
8. Negotiated cleanup agreements with local governments; and
9. Liability clarification letters for local governments. ■

TASK 3 | MECHANISMS & RESOURCES FOR PUBLIC PARTICIPATION**COVID-19 forces postponement of Consultants' Day 2020, RR Program considers alternatives**

Workplan output: News releases, articles, media events, publications, website updates and other outreach materials. Workplan outputs: Green Team meetings, public speaking appearances, trainings, etc.

Following months of planning, the Remediation and Redevelopment (RR) Program's popular Consultants' Day training events for environmental professionals was postponed due to the Coronavirus pandemic. Staff from the Brownfields, Outreach and Policy Section had been meeting regularly since November and developing plans for the spring events. However, state mandates to practice social distancing eventually led agency leadership, based on the Governor's order to maintain social distancing, to put the events on hold for the foreseeable future. The conferences were to be held on April 29 in Stevens Point and on May 13 in Pewaukee.

This year's event was to feature a keynote address from a respected colleague in Minnesota regarding PFAS contamination and include the option to participate in the Pewaukee conference remotely via live Mediasite broadcast.

Following the announcement that the conferences would be postponed, the event planning team began to discuss several

conference delivery alternatives for managers to consider. Options include:

- Reschedule in-person events to a later date in 2020;
- One-hour/multi-day delivery of topics via Skype, Zoom, Mediasite or conference call;
- Combination of virtual delivery with a regional open house to maintain networking opportunity; or
- Reschedule in-person events for spring 2021 or later.

The RR Program's Outreach Team plans to evaluate these options and make a recommendation to the program's management team to consider for a future event or delivery option. ■

**Coordination with Brownfields Study Group to bring about legislation**

Workplan output: Passage of new state brownfields legislation; Improvement of existing processes and programs; Development of new programs and resources

Members of the Wisconsin Brownfields Study Group and DNR staff met twice during the reporting period. They discussed areas for improvement to the state's brownfield laws, including the Voluntary Party Liability Exemption (VPLE) program. Study Group meetings were held on October 10, 2019, in Oshkosh and on February 21, 2020, in Madison. The Study Group's VPLE and Due Diligence subgroups also met twice during the reporting period, on October 4 and December 2. The VPLE subgroup queried participants in the VPLE program to help shape recommendations to make various changes to s. 292.15, Wis. Stat., including:

- Amending the VPLE statute to address uncertainties regarding the timing and costs of investigative and remedial requirements;

- Revising the statute to provide for screening or sampling of all known hazardous substances and to further define DNR's requirements for approved investigations;
- Retaining VPLE liability exemptions, addressing future risks of known and unknown emerging contaminants, and adding "interim Certificates of Closure;"
- Enhancing statutory authority to ensure enforceable closure requirements; and
- Increasing DNR staff positions and fees to implement changes to the VPLE program. ■

RR Program involved in department-wide website redesign

In May 2019, Wisconsin DNR leadership tasked communications and web staff with the redesign of the department website with a launch target of April 1, 2020. The main purpose of the website redesign was to migrate to a content management system (CMS) that would offer a fresh, contemporary look and more streamlined editing capabilities.

Taking on the sizeable project with its aggressive deadline, the RR Program web coordinator worked with the Environmental Management Division Web Team to first review the program's web pages using the ROT criteria: redundant, outdated or trivial. To expedite this review, a spreadsheet was developed listing web pages and linked or embedded assets, with ROT selection capability available for each entry.

On November 11, 2019, the RR web coordinator delegated each of the 104 RR-specific web pages to program staff considered to be topic experts. Utilizing the ROT spreadsheet topic experts quickly reviewed their assigned web pages for content accuracy and broken links. The web coordinator provided the Division Web Team a detailed web page inventory for the migration process one week ahead of the December 13 deadline. Final review found 51 web pages needing no changes, 14 in need of minor updates, 34 requiring major updates and 5 pages ROT-qualified for deletion.

The RR web staff underwent Drupal training in January 2020 and successfully migrated the RR Program's portion of the department website in early March.

Though the RR Program's web migration deadline was met, DNR as a whole has faced various challenges meeting the April 1 launch date, including technical issues related to staff working from home in compliance with COVID-19 Stay-at-Home orders. The revised tentative launch date for DNR's redesigned, CMS-based website is now set for April 30, 2020. ■

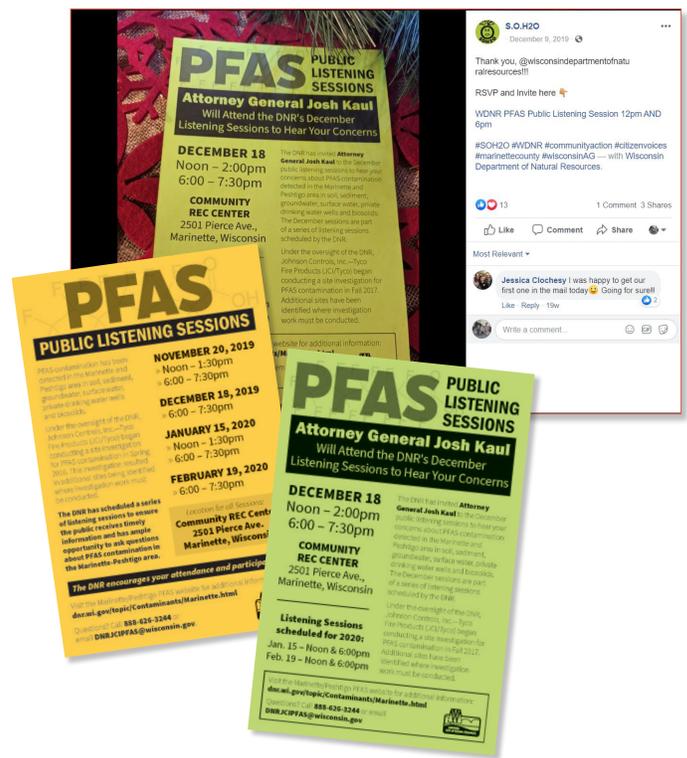
Mass mailing alerts northeast Wisconsin residents of PFAS community meetings

During the Fall of 2019, Brownfields, Outreach and Policy Section staff were instrumental in producing and coordinating two rounds of direct mail efforts. Staff mailed more than 11,000 postcards to residents in the Marinette and Peshtigo areas informing them of public listening sessions related to a local PFAS contamination issue.

The first postcard went to community members in October to announce a general schedule of listening sessions, and the second postcard mailed in November notifying residents of an upcoming listening session that would feature Wisconsin Attorney General Josh Kaul.

The staff designed the postcards in-house. Section staff also identified and provided U.S. Postal Service Every Door Direct Mail (EDDM) mailing information for staff at the Department of Administration print shop, where the postcards were printed and sorted for delivery.

Local residents expressed appreciation for the notices, finding it useful to keep the card as a reminder of upcoming listening sessions. Positive feedback was posted and shared by residents on social media. ■



Public participation and notification for high-profile, high-risk sites

Wisconsin Admin. Code ch. NR 714 requires responsible parties to consider the extent of public notification and participation needed as they conduct response actions under NR 700. Most of the time, responsible parties voluntarily follow NR 714 requirements and request DNR’s participation and feedback during their outreach efforts. However, when necessary, this code also gives the RR Program authority to direct responsible parties as to the type and frequency of public participation and notification, as well as the specific message conveyed to the public. DNR may also conduct the public notification activities when needed.

During this reporting period, the RR Program conducted or assisted with NR 714 public notification and participation activities at several response action sites affecting off-site occupants and property owners, including the following:

- **Former Foundry Site in Southeast Wisconsin** — A large chlorinated solvent plume originating from this facility poses a vapor intrusion risk to a nearby residential neighborhood. The RR Program worked collaboratively with the responsible party and their consultant to plan door-to-door outreach in the potentially affected area and provide informational brochures in both English and Spanish.
- **Starkweather Creek Foam** — During the fall of 2019 a DNR employee on their way to work observed foam in Starkweather Creek near the outfall into Lake Monona. Samples of the foam and surface water indicated the foam was created from PFAS and the waterbody had been contaminated. Fish tissue samples collected later confirmed that fish within the waterbody also

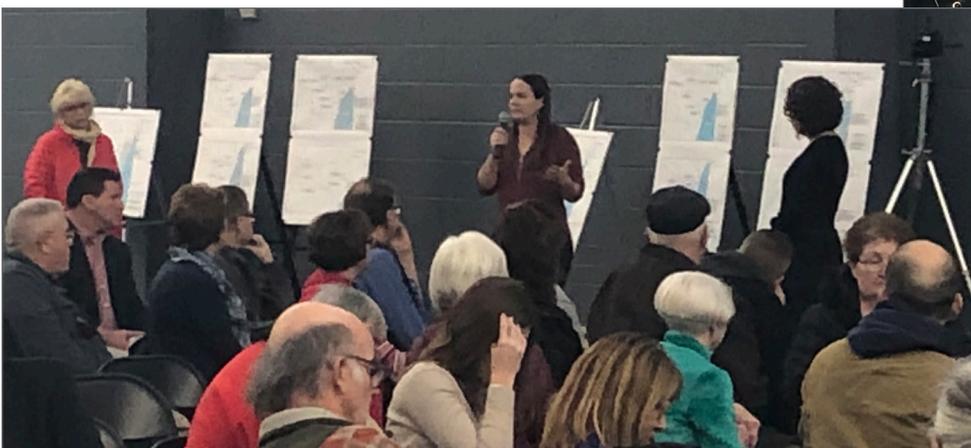
contained elevated levels of PFAS. Wisconsin DNR required notification of all neighboring property owners and occupants of the contamination. In addition, DNR required the installation of signage at all publicly accessible locations along Starkweather Creek. DNR reviewed drafts of the public outreach documents and revised wording on the signs to provide ample notice of the risks to the public.

- **Marinette/Peshtigo** — A groundwater plume contaminated with PFAS spans a wide area in the Marinette and Peshtigo area, affecting numerous private wells. Wisconsin DNR held monthly listening sessions, open to the public, to provide affected citizens and the general public with information regarding the status of the investigation. During the listening sessions, members of the public had the opportunity to ask questions and voice their concerns regarding the investigation. Prior to the listening session, outreach efforts including emails, newspaper advertisements and website updates were completed to raise awareness of the events. ■

▼ Wisconsin DNR has hosted nine listening sessions in Marinette, WI, five during this reporting period. The ‘Open House’ style sessions include presentations by DNR staff about active site investigation activities and opportunities for community members to ask questions about project details.



▲ Wisconsin Attorney General Josh Kaul was invited by DNR to the December 2019 listening session in Marinette, WI to hear community concerns over PFAS contamination.



Rule promulgation: public input wrap-up

In January 2020, the RR Program hosted the last in a series of monthly town hall meetings to gather input while developing proposed revisions to Wisconsin Administrative Code chapters NR 700–799, “Environmental Protection — Investigation and Remediation of Environmental Contamination.” These public meetings allowed staff to incorporate public input during the rule drafting stage prior to the public hearings that are required by the Wisconsin rulemaking process.

During the limited 12-month rule drafting timeframe, RR Program staff provided monthly drafting updates to any interested members of the public via a dedicated web page and email listserv. At the meetings, program staff described the most recent proposed changes and outlined the agency’s thoughts and positions on key issues. Staff then answered questions and collected comments from attendees.

The town hall meetings resulted in proposed rule changes that integrate public input with staff expertise. On average, 12 external stakeholders attended each meeting. In addition

to the meeting discussion and input, about 30 written comments were received by email following meetings. Meetings were publicized in advance in the *RR Report*, the program’s online newsfeed with roughly 4,000 subscribers. In addition, the RR Program sent email announcements to numerous external advisory groups and maintained a listserv for any additional interested persons.

Following completion of the external rule development meetings, DNR will continue seeking public input as part of the rulemaking process. Comments on the economic impacts of the proposed rules will be encouraged, and public hearings will be held. The last step requires review and approval of the proposed rule updates and changes by the Wisconsin Natural Resources Board, the state legislature and the governor.

RR Program rulemaking documents and updates will continue to be available throughout the rulemaking process at dnr.wi.gov/topic/Brownfields/RuleChanges.html. ■

Table 2

Summary of Public Participation Activities*	Mid-Year Numbers	End-of-Year Totals	Annual Target
News Releases, Media Events, Articles, Social Media	29	—	3
<i>RR Report</i> Newsfeed Email Announcements	39	—	12
New and Updated RR Publications	36	—	10
New and Updated RR Webpages	153	—	20
Green Team Meetings	17	—	30
Public Speaking Events	23	—	10
Workshops and Training Meetings	4	—	3

* Details are available upon request, including event and announcement dates and publication and web page titles.

TASK 4 | MECHANISMS FOR APPROVAL OF CLEANUP PLANS, VERIFICATION & CERTIFICATION

Wisconsin DNR approved case closure for 169 cleanup sites during this grant period. Case closure means DNR has reviewed all technical submittals related to the environmental investigation and contaminant remediation activities at a site and found them complete and in compliance with state laws and rules. Case closure requests are thoroughly reviewed by regional technical committees made up of experienced project managers, ensuring the closure request is thoroughly reviewed and monitoring decision consistency in the region and throughout the state. All site actions are documented in DNR's publicly accessible database, [BRRTS](#), and the associated [RR Sites Map](#).

Tracking soil management

Workplan output: Tracking system for on- and off-site soils to track movement of materials and identify final placement of materials

Continued development of the waste materials management process has helped to streamline the request, approval and RR/Waste program coordination. Recent improvements include:

- New internal report function that lists consultants at activities with Action 854—Materials Management Plan Request Received with Fee
- Updates made to support Materials Management tracking, relationships, fee tracking, smart regulation and NR 712 at No Action Required (NAR) Activities. Report generation function updated to include NAR activities. ■

Streamlined and consistent case closure process

Workplan outputs: Implementation of new closure form and process

Over the reporting period, the RR Program has had several small group meetings to continue to update the closure form and associated closure template letters. Consistency and streamlining efforts include:

- Small group work to modify and streamline the current pre-closure notification letters required under NR 725.
- Updates for consistency to code language throughout closure letter templates.
- Continued improvements upon the interactive closure committee review form to streamline tracking of closure decisions.
- Continued small group work on updates to the closure letter templates, including standardized language for continuing obligations upon site closure. ■

Voluntary Party Liability Exemption program evolves

Workplan outputs: Continued implementation of VPLE process

The VPLE program has helped with the redevelopment of approximately 200 brownfield sites across the state of Wisconsin. Although no new applications were received during this reporting period, three Certificates of Completion (COC) were issued. The program has been going through some changes and reevaluations over the past year. Efforts by DNR staff include:

- Working with the Brownfields Study Group to evaluate the program and identify areas of improvement. After more than a year of meetings and discussions, the Brownfields Study Group discussed a proposal developed by a subgroup at its February 21st meeting. The proposal from the subgroup included several recommendations, including increased staffing and providing a pathway for sites with possible PFAS contamination. Staff are continuing to work with the Brownfields Study Group to develop these proposals.
- Developing new state rules that would define a process for implementation of statutory changes that allow for sites with contaminated sediment to obtain the liability exemption through VPLE. These rules were developed with input from stakeholders and the public throughout the fiscal year and are expected to take effect in the summer of 2020.
- Modifying the content and format for the templated documents used for Certificates of Completion.

Wisconsin DNR staff will continue developing VPLE policies while the program keeps moving sites toward a productive reuse. ■

TASK 5 | ESTABLISH & MAINTAIN THE PUBLIC RECORD**Maintain & update RR Program tracking, mapping & submittal applications***Workplan output: Enhanced geo-location and mapping options*

During the past grant year, the RR Program completed an upgrade and many updates to BRRTS, SERTS, Submittal Portal, Internal Dashboard and RR Sites Map, in addition to a few updates to BOTW:

- Upgraded software for BRRTS, SERTS, BOTW, Closure Checklist, Document Uploader and Tracker.
- Developed new Admin application that allows automation staff to make administrative changes in BRRTS, SERTS, BOTW (e.g., manage users, revise reference tables, etc.).

Digitization of Site Records in Public Database*Workplan output: Ongoing activities*

The RR Program continues its implementation of case file records digitization and other efforts to increase public access to data. Over this grant period, the Program Support and Automation teams have tackled more specialized processes, and have focused on improving usability, including the following:

- Ongoing database cleanup: 33 additional federally eligible tanks for Energy Act resulted from NAR site reviews.
- New processes implemented and flagged in BRRTS to better track federally eligible USTs for Energy Act.
- 12,994 uploads to BRRTS (2,271 more than the six months prior to this reporting period).
- E-submittals continue to be received daily.
- Open records requests continue to be fulfilled during pandemic; response actions and language for staff working from home developed and implemented.
- Program support staff are continuing record digitization efforts.
- EM Division implemented the “Compliance Assistance Process.” ■

BOTW

- Added the ability to search Wisconsin DOT sites on BOTW.

RR Sites Map

- Upgraded RR Sites Map to with additional functionality.

BRRTS

- Added a new documentation viewer so staff can easily find user guides.
- Reviewed and cleaned up hundreds of reports to reduce redundancy and archived reports not used.
- Updated document-upload tools to improve efficiencies.
- Updated the Flags user guide to help staff understand how to do better searches.
- Improved data entry windows and tools to make it easier for staff to enter, validate and clean up data.
- Improved search functions and criteria for staff to pare search lists faster (e.g., WI DOT and NR 700 reporting sites).
- Developed new spill module to view more information related to spills.
- Made updates to support Materials Management tracking, relationships, fee tracking, smart regulation, NR712 at No Action Required Activities.
- Updated and improved searchability of Superfund sites.
- Added indicator to clearly demonstrate which documents are available to the public on BOTW.

Submittal Portal

- Upgraded document submittal portal for RPs and consultants use to submit required documents.
- Added functionality to flag reports containing PFAS.
- Added functionality to auto-populate a user’s company name so it doesn’t have to be entered for every submittal.

Internal Dashboard

- Upgraded the internal dashboard for staff to efficiently verify which RPs and consultants are approved to submit documents via the Submittal Portal.
- Added functionality to automatically update changes to users email and login IDs.
- The RR Program’s Automation Team continues to evaluate, modify and update features and functionalities of all applications. ■

Database functionality advances

Many of the applications in the RR Program were developed many years ago and need to be upgraded. The BRRTS succession project is the start of the planning process for modernizing these legacy applications. The plan will focus on upgrading existing applications. The FY20 project objectives include:

- Identifying all inputs, outputs and processes of the RR Program
- Meeting with key staff and creating flowcharts of all the current processes
- Exploring development options and deciding on a development platform
- Evaluating resource needs for development
- Exploring the cost benefit of different development options
- Using all the above information to complete a succession plan with timelines for development ■

TASK 6 | ENHANCE THE RESPONSE PROGRAM CLEANUP CAPACITY

In this reporting period, the Wisconsin DNR provided financial assistance to communities and property owners through the Ready for Reuse and Wisconsin Assessment Monies (WAM) programs, which are funded through grants from U.S. EPA 104k funds. In addition, the RR Program provided support to federal brownfields grant applications by providing letters of acknowledgement.

Implement Ready for Reuse RLF Program

Workplan output: All R4R activities not covered by the RLF CA with U.S. EPA, plus data input for ACRES

Since 2004, the Wisconsin Brownfields Coalition, which includes Wisconsin DNR and several regional planning commissions, has received \$11.254 million in traditional U.S. EPA brownfields revolving loan funds.

Wisconsin DNR's RR Program administers the funds as the Ready for Reuse Program. The program offers loans and sub-grants to local governments, tribes and non-profits to help with environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin.

During this period the Ready for Reuse Program managed ongoing projects funded through our open cooperative agreement (BFOOE01344) and through loan repayment (revolved) funds. Staff continued to work with existing award recipients to move their projects forward including the Village of West Milwaukee, Kenosha and Prairie du Chien.

Both the Prairie du Chien and Village of West Milwaukee projects are nearing completion and are expected to wrap up in the next reporting period.

Staff networked with colleagues from around the country at the National Brownfields Conference in December. They learned new tools and strategies for brownfields development.

Locally, Wisconsin DNR promotes the Ready for Reuse Program through its website, at Green Team meetings, in *RR Report* newsletters and in various publications such as the *Financial Resource Guide for Cleanup & Redevelopment*. As a result, RR Program staff respond to numerous Ready for Reuse general inquiries. This indicates substantial program awareness with target audiences and a strong need for funding. ■

RR Program welcomes new staff

Workplan output: Hire, supervise and manage the RR Program staff to meet program goals.

Bennett Javenkoski joined DNR's RR Program as policy coordinator within the Brownfields, Outreach and Policy section in March 2020. Javenkoski completed a master's program at the La Follette School of Public Affairs at UW-Madison and worked in a variety of government positions at the county, regional, and state level. Javenkoski will be assisting the RR Program with various policy issues from emerging contaminants to rule development. ■

Wisconsin Assessment Monies (WAM) update

Workplan output: All WAM activities not covered by the Assessment CA with U.S. EPA

The Wisconsin Assessment Monies (WAM) Program provides contractor services for environmental assessment at brownfields throughout Wisconsin where closed or closing industrial plants act as impediments to redevelopment. Since 2009, the U.S. EPA has awarded the Wisconsin Brownfields Coalition \$3.3 million in Brownfield Assessment grants, which Wisconsin DNR’s RR Program administers. Awarding contractor services, instead of direct funding, takes the administrative burden of managing a grant off the award recipient, empowering even micro communities to take charge of brownfields.

Wisconsin DNR awards contractor services for Phase I and Phase II environmental site assessments and limited site

investigation work at selected sites. Sites in this program are generally less than 10 acres and have petroleum or hazardous substance contamination that can be assessed for less than \$35,000. Approximately 63 percent of WAM awards have been made to communities with populations of fewer than 10,000 people.

Wisconsin DNR’s RR Program is currently administering two \$600,000 federal site assessment grants from the U.S. EPA. During this grant reporting period, Wisconsin DNR awarded nine new Contractor Services requests and 18 assessments were completed. See Table 3 for a listing of site locations, facilities and awarded services. ■

Table 3

Wisconsin Assessment Monies Awards - 104(k) Assessment Funds		
LOCATION	FACILITY	AWARDED SERVICES
Horicon, WI	Former Gardner Sites	Project not awarded
Green Bay, WI	Fabry Glove	Project not eligible
Edgerton, WI	Lawton Street Site	Phase I & II
Stoughton, WI	Millfab Holley Moulding	Phase II
Oshkosh, WI	Waite Grass Rug Factory	Phase II
East Troy, WI	CMERT	Phase II
Owen, WI	Owen Manufacturing	Phase I
Ashland, WI	Ashland Ore Dock	Phase II
Land O’ Lakes, WI	Nagel Lumber	Phase II
Milwaukee, WI	401 E. Greenfield Site	Phase II
Fitchburg, WI	Index Road Project	Phase I
Janesville, WI	Former Cole Electric Supply	Project not awarded.
Marathon City, WI	Weisenberger Tie & Lumber	Awaiting signed access agreement.
Pittsville, WI	Former Fur Foods/Right-Of-Way	Limited Site Investigation
Winneconne, WI	PDK Properties	Phase I and II
Racine, WI	Imperial Laundry Services	Phase II & Limited Site Investigation
Frederic, WI	Vacant Lot	Limited Site Investigation
Phelps, WI	Northwoods Hospital	Phase I & II
Edgerton, WI	Shoe Factory	Phase I & II
Milwaukee, WI	31st & Galena	Limited Site Investigation
Marinette, WI	Colonial Building Site	Phase II



Berlin, WI	Safeguard	Limited Site Investigation
Allouez, WI	1324 S. Webster Ave and 917-923 Derby Ln	Phase I and II
Eleva, WI	Kitelinger Property	Phase I and II
Janesville, WI	Reflections Plaza Areas A & B	Phase II (BF 00E02369)
Janesville, WI	Reflections Plaza Areas C, D & E	Phase II (BF 00E02369)
Janesville, WI	Reflections Plaza Areas G, H & I	Phase II (BF 00E02369)
Janesville, WI	Reflections Plaza Area F	Phase II (BF 00E02369)
Stoughton, WI	Public Works Garage	Phase II
Appleton, WI	Autotruster	Limited SI
Watertown, WI	905 E. Main Street	Phase I & II (BF 00E02369)
Kenosha, WI	Parcel A	Phase II
Prairie du Chien, WI	Blackhawk Junction	Phase I & II (BF 00E02369)
Chilton, WI	Stoeger's Plating Service	Phase I & II (BF 00E02369)
Manitowoc, WI	Former CN Property	Limited Site Investigation
Watertown, WI	101/107/109/111 W. Main Street	Phase I & II (BF 00E02369)
Watertown, WI	115 & 121 W. Main Street	Phase I & II (BF 00E02369)
Randolph, WI	Graafsma Garage	Phase I & II
Antigo, WI	1020 Edison Street	Limited Site Investigation (BF 00E02369)
Antigo, WI	915 1st Avenue	Limited Site Investigation (BF 00E02369)
Seymour Township, WI	Sherwood Inn	Phase I & II (BF 00E02369)
Portage, WI	114/116 W. Cook Street	Phase I (BF 00E02369)

Federal Acknowledgment Letters

The Wisconsin DNR provides letters of acknowledgment for non-tribal entities applying for U.S. EPA brownfield grants. Combined, Wisconsin communities and other development groups requested over \$5.6 million in FY20 federal grant funds. Acknowledgment letters were provided to:

City of Brillion	Site-specific Brownfields Grant
Kenosha County	Community-wide Assessment
City of Milwaukee	Site-specific Brownfields Grant
City of Manitowoc	Community-wide Assessment
Manitowoc RDA	Site-specific Assessment Grant
City of Fond du Lac	Community-wide Assessment
City of Marinette	Community-wide Assessment
Washington County	Coalition Assessment
Washington County	RLF
Green Bay	RLF
West Allis CDA	Community-wide Assessment
Groundwork Milwaukee	Coalition Assessment

Petroleum Eligibility Letters

In this reporting period, October 1, 2019 to March 31, 2020, the Wisconsin DNR provided nine eligibility determinations for petroleum assessment or cleanup using an U.S. EPA brownfields grant:

1. Former Associated Bank Parking Lot, Green Bay
2. 2001 W. Vliet, Milwaukee
3. Former Shopko Property, 1200 Main Street Stevens Point
4. Sherwood Inn, 400 S 130th Avenue, Fall Creek
5. Schulte's Sanitation Properties, Slinger
6. Dick's Ambulance Service
522 Kettle Moraine Drive South, Singer
7. Brillion Iron Works, Brillion
8. 3100 W. Capitol Drive, Milwaukee
9. 1922 Washington Street, Two Rivers

APPENDIX A

FY 2019-2020 SMALL TECHNICAL ASSISTANCE GRANT

Amount Requested:	\$20,000
Target Small Community:	City of Prairie du Chien, WI. Population 5,653 (Crawford County)
Proposed Project:	Site reuse concepts study to identify realistic near-term redevelopment opportunities for two stalled brownfield cleanup sites that are a high priority for the city
Expected Outcome:	Community education, engagement, and actionable site redevelopment steps
Timeline:	Completion and delivery within one year of receipt of funding (Sept. 1, 2019–Aug. 31, 2020)
Execution:	Private consultant hired through WDNR’s bid process, in accordance with U.S. EPA rules
Outcomes:	City will obtain valuable community input and an actionable brownfields reuse plan. WDNR will gain experience and insights from this exercise that could potentially be used in other communities.

Consultant’s Initially Anticipated Project Schedule

September 1, 2019	Contract period begins
By end of November 2019	Convene initial public meeting
By end of February 2020	Begin development of concept plans
By end of May 2020	Host public open house to gather feedback on site concepts
By end of July 2020	Present final concept plans to Common Council
By August 15, 2020	Provide copies of all final deliverables to Project Coordination Team and billing to DNR

Status of Technical Assistance Project in Prairie du Chien, WI, as of March 31, 2020

Over the past six months, the project has accomplished the following activities supported by the grant:

1. Provided a basic road map for redevelopment of the property, which in turn gave the Redevelopment Authority of the city of Prairie du Chien confidence to acquire the property from Crawford County.
2. Developed commercial, residential and commercial reuse options of the property including basic site plans, development strategies and financing options.
3. Engendered public input through one-on-one meetings with community leaders, city staff, representatives of various city committees and commissions, possible developers and the general public. The public brainstorming session was well attended and highly successful in generating ideas, identifying concerns and facilitating broad concepts for reuse of the site.
4. Identified and engaged several potential developers and tenants/owners in identifying potential uses for the site, the density of such uses and the mix of uses.
5. Outreach with developers and potential users of the site is ongoing and helps to continue to refine how redevelopment may be staged, what design standards may be acceptable and what kind and amount of public and private financing may be needed and when to achieve success.

In addition to the planning effort, a WAM grant is concurrently supporting assessment of the type and extent of the soil and groundwater on the site.

Ongoing uncertainty about property acquisition pushed the original project timeline back about two months. The consultants are now working with the city to explore options for satisfying the final presentation and public meeting requirement in a remote format.

Funding provided by the U.S. EPA grant was \$20,000. Costs incurred through March 31 totaled \$20,072.17, exhausting the \$20,000 U.S. EPA grant. Additional activities will be funded by the city of Prairie du Chien, which provided an additional \$5,000 in leveraged funds for this project.