

Wisconsin Department of Natural Resources Remediation and Redevelopment Program



s.128(a) Grant Accomplishments Report

For the reporting period:
September 1, 2014 - August 31, 2015

EPA Section 128(a) Grant
Cooperative Agreement: RP-96520009



This former Nagel Lumber site in rural Land O' Lakes is undergoing assessment with Wisconsin Assessment Monies in partnership with the Vilas County Economic Development Corporation. Brownfields tools developed and administered through 128(a) are packaged with assessment contractor services and cleanup funding for greatest leverage.

Photos courtesy: DNR (unless otherwise noted)

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Appendix I Public Outreach Activities- September 1, 2014 - August 31, 2015

Nationally Renowned Program

“I’ve been a consultant for approximately 30 years, and practice all over the United States. My work entails site assessments and remediation of contaminated soils and groundwater, with the goal being closure. I’m licensed in nine states, and have worked with many regulators across the nation in these efforts.

Of all the states, I’ve been most impressed with the Wisconsin Department of Natural Resources (DNR). I’ve found that its approach to site assessment and cleanup to be straight-forward, logical, and transparent. Its use of prescriptive forms have saved me much time (and my clients much money) in preparing documents. The DNR’s staff have always treated me with respect, and have given me prompt and useful guidance.

This week I traveled from California to attend the DNR’s Consultants’ Day. As typical of the DNR, I found the experience valuable and useful in my work. The seminar was professional, efficient, and covered many of the issues I work with. The seminar is yet another way the DNR stands out as an exemplar agency.”

Jeremiah D. Jackson, PhD, PE
Senior Principal Engineer
J2Environmental, LLC

Introduction

This report summarizes the use of CERCLA s. 128(a) grant funds by the Wisconsin Department of Natural Resources (DNR) for its state response program and public record requirements. This is the final report and covers activities during the September 1, 2014 to August 31, 2015 grant period. The activities in this report are those identified in the approved cooperative agreement work plan.

This federal grant is used to support federal and state programs under the jurisdiction of the DNR's Remediation and Redevelopment (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) are packaged with assessment contractor services and cleanup funding for greatest leverage.

EPA 128(a) grant funds outreach, site discovery and redevelopment tools:

- Hand-on assistance which empowers local governments
- Voluntary Party Liability Exemption
- Technical and 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
- Green Team Meetings - where tools are packaged and strategies are formed

Financial Status

On August 18, 2014, the EPA awarded the DNR \$1,000,000 in Section 128(a) funding for the September 1, 2014 to August 31, 2015 grant period. In accordance with available grant accounting information, the DNR fully expended grant funding for the September 1, 2014 to August 31, 2015 grant period. There was no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

Wisconsin DNR Helps Small Communities

“As small communities, we are often rich in creativity to conceptualize projects but poor in capital and capacity to implement them. In Prairie du Chien’s case in undertaking multiple, complex brownfield projects, DNR staff were invaluable. Not only are DNR staff a wealth of information, they are also unbiased advocates for our projects. They give us the technical support to undertake good projects but are more than willing to advise us to do more homework when our projects are poorly thought out. When it comes to brownfield projects, DNR staff are our utility infielders. No matter what we throw at them - need for information, advice on next steps or best practices, financial assistance, or just an honest response to the question ‘are we crazy to take on this project?’ - DNR staff respond quickly, efficiently, and with a desire to make our small communities better places to live and work.”

-- Dave Hemmer, Mayor, Prairie du Chien (pop. 5,911)

I. Report Period Highlights

The RR Program is proud to report that we continue to successfully meet the requirements to earn our federal funding dollars, as set out in our cooperative agreement with EPA.

We strive daily to keep our position as a national leader in brownfields policy, innovation and cleanup. For us, that means:

- maintain high-quality, online tools for customers – such as our contaminated property database and webpages;
- bring resources and assistance on contamination cleanup to empower communities in every corner of Wisconsin; and
- offer grant and loan programs that provide valuable resources.

This report reinforces our belief that the DNR 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.

“Wisconsin’s brownfields program is the envy of the nation.”

- Larry Kirch
Development Director
Apache Junction, AZ
(Former LaCrosse, WI City Planner)

Table 1 - Workplan Accomplishments by the Numbers

	Mid-Year Numbers	End of Year Totals	Annual Target
Task 1: Timely Survey and Inventory			
Interagency Meetings on Joint Efforts	2	2	2
Outreach Efforts to Promote Site Discovery	5	8	4
Task 2: Oversight and Enforcement			
Trust Funds Spent on Cleanup (Bankruptcy)	---	SEE NARRATIVE ON PAGE 9	\$1 million at Kenosha Engine Plant \$500,000 at Crucible Materials
Task 3: Mechanisms and Resources for Public Participation			
News Releases	3	7	3
RR Reports (e-newsletter)	7	14	12
New & Updated Publications	48	76	10
New & Updated Webpages	41	82	20
Green Team Meetings	61	84	30
Public Speaking Events	10	21	10
Workshops/Stakeholder Meetings Held	6	15	3
Task 4: Mechanisms for Approval of Cleanup Plans, Verification and Certification			
Audits of Institutional Controls	1	53	25
Staff Hours per Audit	14	8	15
Non COC Site Closure Decisions	192	375	300
New Applications for VPLE Program	6	27	5
Task 5: Establish and Maintain the Public Record (see pg. 16 for narrative of accomplishments)			
Task 6: Enhance the Response Program or Cleanup Capacity (see pgs. 17 and 18 for narrative of program enhancement accomplishments)			

Certificate of Completion Allows City of Middleton to Create New Community Park

On April 30, 2015, the City of Middleton received a Certificate of Completion through the DNR Voluntary Party Liability Exemption Program. This certificate allowed the city to begin construction on a new park. Local resident Lucille Taylor, 82, donated \$100,000 to develop the Harvey John & Lucille Taylor Memorial Park and leaving a legacy for area children and families. The Middleton native, who started her career as a cleaning lady, made savvy investments and lived a frugal lifestyle, which afforded her the ability to save and subsequently donate the funds for the construction of a state-of-the-art park.

The property is historically known as Herbrand Sand and Gravel Pit, which operated as a sand and gravel quarry. During the 1970s and into the early 1980s, the site also operated as a construction and demolition landfill receiving wastes primarily generated in construction and demolition projects, although some additional types of wastes were added into the landfill, including auto shredder fluff.

In the past, licensed landfills were not eligible for VPLE, but in 2011, the law changed to allow sites like this one to qualify for the Voluntary Party Liability Exemption Program. The law changes stemmed from discussions with the Wisconsin Brownfields Study Group, which receives support from Federal 128(a) grant funds. In addition, the 128(a) grant provides the funds for administration of the VPLE program.

Between 1996 and 2015, DNR staff performed various site investigations, including an extensive site assessment. The DNR worked with the city and a local developer to make the determination that there were no groundwater contamination or methane concerns, and designed a cover for the waste to minimize any environmental impacts. After the DNR approved the cleanup and issued a Certificate of Completion, the city had the liability protection needed to proceed with property acquisition and development of the park. Once the 11.2 acre park is complete, it will include the largest playground in Middleton, walking and biking trails and three football fields.



Throwing a shovel of bark mulch into the air during the ground breaking festivities for the new Harvey John & Lucille Taylor Memorial Park are (L to R) Alder Gurdip Brar, Alder JoAnna Richard, Linda Hanefeld of DNR, Leif Hubbard (Chair of Middleton's Park, Recreation & Forestry Commission), Donor Lucille Taylor, Mayor Kurt Sonntag, and Susan West (Common Council President). Photo by Jeff Martin/JMAR Foto-Werks.

Brownfields Study Group

In the nearly 21 years since the passage of Wisconsin’s Land Recycling Act, Wisconsin’s brownfields initiative has become a national leader in the field of cleanup and redevelopment. A large part of that success is due to the Wisconsin Department of Natural Resources’ (DNR) partnership with the Brownfields Study Group (BSG). This independent and external advisory group – with members representing local governments, environmental consulting firms, industry associations, law firms, non-profits and academia – works with the DNR to strengthen brownfield policy and administrative procedures.

The BSG was created in 1998 to examine how Wisconsin could increase the number of contaminated properties cleaned up and put back into productive use.

Brownfields Study Group Partnership Key to Success

During much of 2014, the BSG and interested stakeholders spent hundreds of hours developing proposals to enhance an already vibrant brownfields program. These proposals are in the published document, *Brownfields Study Group, 2015 Report, Investing in Wisconsin, Reducing Risk, Maximizing Return*. This 80-page document focuses on issues related to liability relief and property access; tools for local governments; technical issues; financing; and waterfront revitalization. While this report is not a product of the DNR, it does provide recommendations for how the DNR can improve its delivery of services that impact brownfields cleanups. Department staff assisted the various sub-groups creating the report by organizing and coordinating meetings, taking notes, answering policy and technical questions, and compiling the recommendations into the report’s final form.

Creation of the Contaminated Sediments External Advisory Group (CSEAG)

Within this report, the BSG identified a number of issues associated with contaminated sediments and recommended the creation of an external advisory group. In spring 2015, the DNR created the Contaminated Sediments External Advisory Group (CSEAG), with members representing local governments, law firms, consulting firms, utilities, environmental groups and other parties with an interest in sediment issues. Representatives from other DNR programs and state and federal agencies also participate.

The purpose of this external advisory group is to provide input to the DNR’s Remediation and Redevelopment Program and the Office of the Great Lakes regarding issues, concerns and opportunities associated with contaminated sediment. The DNR is looking to the CSEAG to provide constructive feedback on topics associated with the investigation, remediation and management of contaminated sediments resulting from dredging projects, environmental clean-ups, redevelopments and other construction projects.

The CSEAG and the DNR will work collaboratively to find timely, workable, economical and safe solutions for the on-site and off-site management of contaminated sediments. It is anticipated that the CSEAG will work closely with another recently created DNR external advisory group, the Contaminated Materials Management Advisory Group.

Members of both groups look forward to working together to accomplish a long and wide-ranging list of tasks.



Brownfields Study Group meeting, 2014.

Wisconsin DNR's Natural Resources Board Gets Up-close at River City's Cleanups and Redevelopments

The Wisconsin DNR's Remediation and Redevelopment Program can point to numerous cleanup successes across the state. This is especially true in La Crosse, where the program – with public and private partners in this city on the Mississippi River – have come together over the years to clean up more than 300 sites and put nearly 200 acres back into productive use. Brownfield redevelopment is important in this city, which is landlocked by picturesque bluffs on one side and the mighty Mississippi River on the other.

On a picture-perfect day in late June, the DNR's Natural Resources Board (NRB) got a first-hand look at a handful of those successes during a half-day brownfields tour, held as part of the NRB's



The former La Crosse Footwear property.

visit and official meeting in the city. The NRB heard cleanup and redevelopment highlights involving 11 sites during three separate stops along the tour, illustrated by short presentations from DNR staff, developers and local officials. The DNR has spent approximately \$1.6 million in the River City, helping turn brownfields into parks, housing, civic centers, and commercial and retail properties. Estimates put the redeveloped property value of the 11 sites visited at roughly \$282 million.

Department staff helped organize the tour, including a presentation to the NRB and civic leaders, accompanied by handouts highlighting each site's major accomplishments and investments.



DNR Project Manager Doug Joseph (left) discusses brownfields cleanup and redevelopment in La Crosse with members of Wisconsin's Natural Resources Board.

Shooting Ranges and Lead Concentrations

One of the Wisconsin DNR's responsibilities, beyond providing hunting opportunities, is to protect, manage, and enhance Wisconsin's environmental ecosystems. In January 2015, the DNR published new guidance, RR-5486, to provide direction on addressing adverse environmental impacts of lead that result from some outdoor activities.

Lead levels may be concentrated, such as within the shot fall area of sport shooting ranges, or widely dispersed throughout the landscape by other recreational activities. In areas of concentrated shooting, lead must be managed appropriately to minimize the impacts on the environment and wildlife. Failure to properly manage lead concentration also creates potential legal risks and liabilities for range operators.

The DNR's guidance identifies best management practices for shooting ranges and urges adoption of these practices. The DNR also formed a Lead Work Group to address the impacts of lead that is more broadly discharged to the environment through various recreational activities.



A handful of the tons of lead shots recovered at a Wisconsin shooting range. Photo from Mark Hoffman, Milwaukee Journal Sentinel.

II. Timely Survey and Inventory

Inter-bureau Coordination

Waterfront redevelopment projects are inherently complex and require assistance from various DNR programs, sometimes with overlapping and competing requirements. The RR Program is leading an inter-agency effort to make waterfront redevelopment decisions predictable, fair and timely through consistent policies and coordinated regulatory process.

Within the DNR, several programs beyond the Remediation and Redevelopment Program are involved with this effort, such as the Office of Great Lakes and the Waste and Materials Management Program. Outside of the DNR, agencies such as the departments of Transportation and Administration, also participate. This inter-bureau coordination effort is moving forward toward piloting a new process around the state as the initial preparatory work is now complete.

Another noteworthy inter-bureau coordination effort is with the Waste and Materials Management Program to develop several new guidance documents related to the management of contaminated soils and granting fee waivers for voluntary waste removals under new legislation.

Education to Promote Site Discovery

The RR Program works to educate local governments about brownfield site discovery on a daily basis. The DNR recognizes the importance of educating local officials on the broad points of brownfield redevelopment, including assessments, site investigation and clean-up, as well as the intricacies of involuntary property acquisition. During this reporting period, the RR Program undertook eight specific education efforts targeted toward local governments.

This year’s efforts included:

LGU Exemption & Property Acquisition (03/04/2015)
Presenter: Dan Kolberg, P.E.

Discussion focused on state and federal liability exemptions available to local governments considering acquisition of contaminated property. Topics included the precautions LGUs should take in acquiring properties through the eight approved methods listed in the state’s Spill Law, what liability exemptions can and can’t do, and how these exemptions may impact plans to redevelop and reuse property.

Lender Liability Exemption & Relationships to LGU Property Acquisitions (05/06/2015)
Presenter: Dan Kolberg, P.E.

Discussion focused on state and federal liability exemptions available to lenders considering acquisition/foreclosure of contaminated property, the precautions lenders should take when acquiring and working with properties through the methods listed in the state’s Spill Law. and possible complications when a local government is interested in acquiring the same property that an exempt lender already owns.

Navigating Voluntary Party Liability Exemption (VPLE) (08/05/2015)
Presenter: Michael Prager

Wisconsin’s VPLE program allows an individual, business or unit of government that conducts an environmental investigation and cleanup of a contaminated property – following state requirements with the oversight of DNR staff – to receive an exemption from future environmental liability. Discussions highlighted emerging issues in the program and common questions and concerns.

Table 2 - Summary of Timely Survey & Inventory Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Interbureau Coordination Meetings	2	2	2
Outreach Efforts to Promote Site Discovery	3	8	4

III. Oversight and Enforcement

Responding to Bankruptcies

The RR Program staff reviewed 111 bankruptcy filings during this reporting period. The 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 to see if contamination issues exist, such as current remediation projects or 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 or not cleanup work is needed, any 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 actions to take in response to the bankruptcy filing. Typical active responses include filing a proof of claim to request a share of the assets for cleanup work, monitoring re-organization plans, and other related actions. During this reporting period, DNR staff processed seven bankruptcy filings through this extensive review process.

Wisconsin Plant Recovery Initiative

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

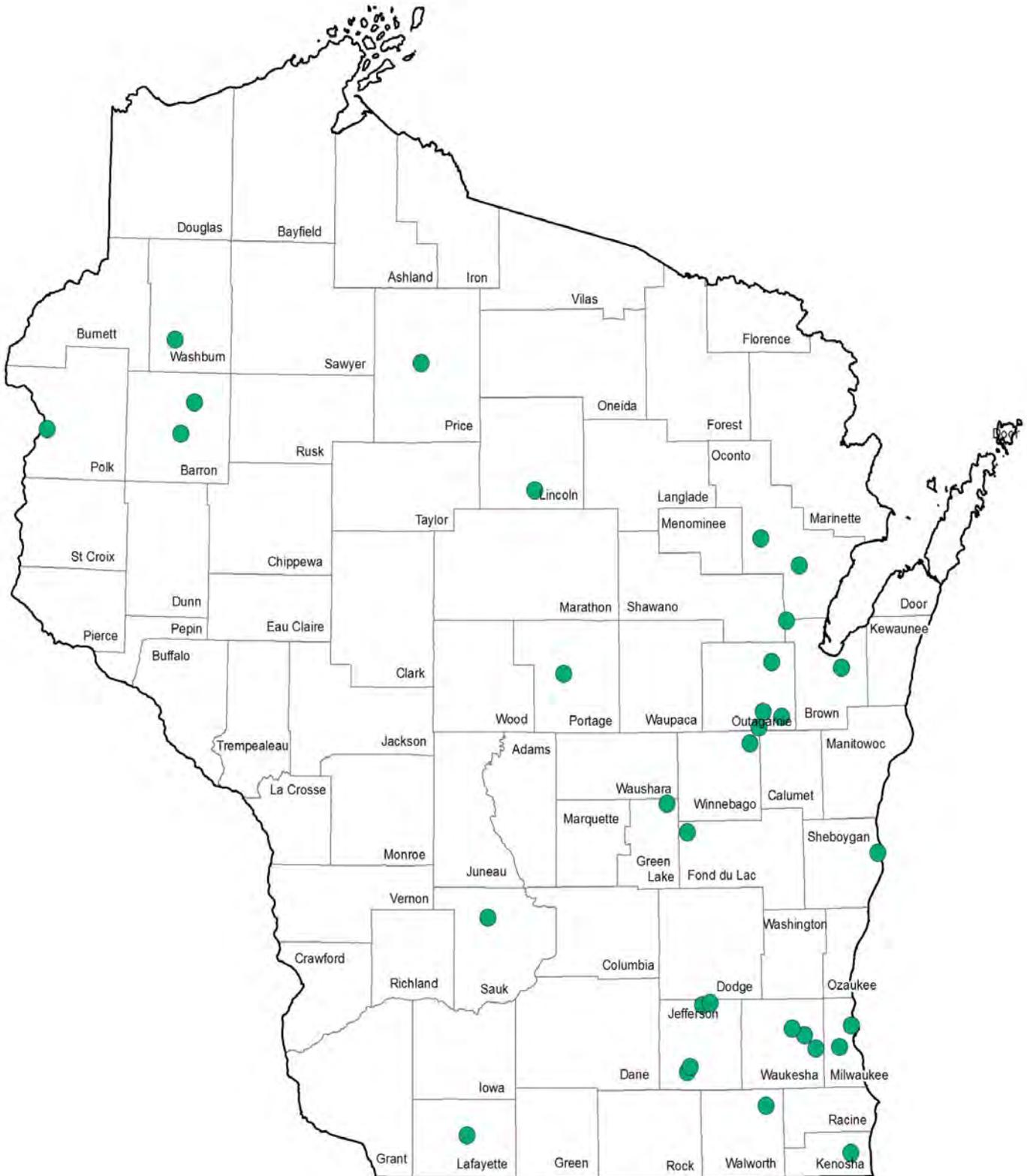
Each time a company announces a plant closing, the DNR offers to work with company officials and the community affected by the closing, to outline the company's responsibilities to safeguard public health and the environment, and discuss the brownfield resources available to both parties to help assess, clean up and redevelop the property. The DNR's goal is to organize a Green Team Meeting with the company and comprehensively discuss any DNR obligations associated with air, waste, water, and land issues.

During this reporting period, the DNR identified 33 plant closings for contact and consultation. There were 25 letters sent to closing businesses and the communities that identify environmental issues associated with the closings, assistance options and opportunities for repurposing or redevelopment of these shuttered sites.

Plant closings included:

1. Excel, Inc. (Green Bay)
2. Innogistics (Green Bay)
3. Xten (Kenosha)
4. Multi-Color Corporation (Watertown)
5. Lakeside Foods (Seymour)
6. Weir Minerals Linatex (St. Croix Falls)
7. Merkle-Korff Industries (Darlington)
8. Mitera Group (Brookfield)
9. Mid Valley Industries (Kaukauna)
10. Dean Foods (Sheboygan)
11. Timeline Vinyl Products (Merrill)
12. Van Handel Excavating, Inc. (Grand Chute)
13. Rollcast, LLC, dba Advance Die Cast Company (Milwaukee)
14. North American Finishing (Suring)
15. Delmonte (Pulaski)
16. Delmonte (Oconto Falls)
17. Valmet, Inc. (Appleton)
18. Hampton Products (Shell Lake)
19. Erik Buell Racing (East Troy)
20. Toy's Scrap & Salvage (Rice Lake)
21. McCain Foods USA, Inc. (Fort Atkinson)
22. Infracore Manufacturing Corporation (New Berlin)
23. Conagra Cookie Plant (Ripon)
24. The Oilgear Company (Milwaukee)
25. Golden County Foods, Inc. (Plover)
26. Nexeo Solutions (Menasha)
27. Grede Foundry (Berlin)
28. Kadinger's Auto Salvage (Barron)
29. Loeb Lorman Metals, Inc. (Fort Atkinson)
30. Loeb Lorman Metals, Inc. (Reedsburg)
31. Loeb Lorman Metals, Inc. (Watertown)
32. Georgia-Pacific Wood Products LLC (Phillips)
33. Eaton Corporation (Pewaukee)

Wisconsin Plant Recovery Initiative Sites for Reporting Period September 1, 2014 - August 31, 2015



Site-Specific Oversight

Projected accomplishments in the work plan include the DNR’s oversight of bankruptcy trust fund dollars spent on environmental remediation at two large sites. For this grant period this included overseeing spending \$1,000,000 at the former Chrysler Kenosha Engine Plant and \$500,000 at the former Crucible Materials (Trent Tube) facility.

During this reporting period, \$664,207 in bankruptcy trust funds were spent at the former Chrysler Kenosha Engine Plant. Although the trust fund spending goal for the engine plant was not met, the overall spending goal was exceeded. In addition to the trust funds, during the grant period \$1,148,666 in federal brownfields 104k funds and Wisconsin state funds were spent on cleanup activities at the former Chrysler Kenosha Engine Plant. The DNR, the EPA and the City of Kenosha focused attention on spending 104k and state funds on the highest priority work to prevent these funds from lapsing.

During this reporting period, considerable cleanup activities took place at the former Trent Tube Plant 1 and Plant 3. The Crucible Materials Corporation Environmental Remediation Trust (CMERT) has spent approximately \$2 million on cleanup at these plants since it was created in 2011. In 2014, another responsible party identified by CMERT and the DNR took over paying for and conducting remediation activities at Plant 1 and Plant 3. The other responsible party spent approximately \$370,000 on Plant 1 and \$157,000 on Plant 3 during this reporting period for a total of \$527,000. In the future, the DNR expects most cleanup funds for Plant 1 (Plant 3 cleanup is complete) will be paid by this other responsible party.

Petroleum Eligibility Letters

In this reporting period, the DNR provided 26 eligibility determinations for petroleum assessment or clean up using an EPA brownfields grant:

- 11528 Rogers Street, West Allis
- 110 S. Water Street, Janesville

- 730 S. 8th Street, Sheboygan
- 350 First Street North, Wisconsin Rapids
- 360 First Street North, Wisconsin Rapids
- 3301-3311 W. Lisbon Avenue, Milwaukee
- 4101 & 4131 North 31st Street, Milwaukee
- 118 3rd Street East, Ashland
- 828 Memorial Drive, Manitowoc
- 6526 W. North Avenue, Wauwatosa
- 1520 & 1536 Clark Street, Racine
- 8807 W. North Avenue, Wauwatosa
- 1301 Erie Avenue, Sheboygan
- 716 Harrison Street, Neenah
- 9480 Watertown Plank Road, Wauwatosa
- West of the 900 block of 1st Street, Wausau
- 400-406 Main Street, Marathon City
- 1002 S. Whitney Way, Madison
- 801-819 E Washington Ave & 806 & 820 E Main St, Madison
- 729 South 8th Street, Sheboygan
- 1590 Shawano Ave, Green Bay
- 321 N Broadway, Green Bay
- 325 N Broadway, Green Bay
- Adjacent to 1301 Erie Ave, Sheboygan
- 1102 North Sherman, Madison

Redevelopment Assistance Actions

The DNR provided 154 redevelopment assistance actions during this reporting period, helping to remove disincentives to redeveloping contaminated property:

1. general liability clarification letters;
2. liability clarifications for lessees;
3. liability exemptions when contamination originated on another property;
4. lender liability exemptions;
5. approvals to build on abandoned landfills;
6. cleanup agreements for property tax cancellation;
7. cleanup agreements for tax foreclosure reassignment of ownership; and,
8. negotiated agreements.

Table 3 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Trust Funds Spent on Cleanup (Bankruptcy)	—	SEE NARRATIVE ABOVE	\$1 million at Kenosha Engine Plant \$500,000 at Crucible Materials
WPRI Letters Sent	11	25	—
Petroleum Eligibility Letters	14	26	—
Redevelopment Assistance Actions	71	154	—

Kenosha Engine Plant Update

Located in the heart of Kenosha in southeast Wisconsin is the former Chrysler Engine Plant property. The plant first opened for automobile production in 1902, and was part of Kenosha's long-standing history in automobile manufacturing.

In 2010, the engine plant shut down after the Chrysler corporation declared bankruptcy. A liquidation bankruptcy trust, Old Carco, owned the property after the Chrysler bankruptcy proceedings became final in May 2010. In October 2013, the State of Wisconsin, City of Kenosha, the United States Government, JP Morgan Chase (the first lien holder of the property), and the Old Carco Liquidation Trust reached a property abandonment agreement. This agreement committed \$10 million to an escrow account to support environmental cleanup of the property, estimated at more than \$30 million. In February 2014, Old Carco Liquidation Trust abandoned the former engine plant, and the City of Kenosha accepted title.

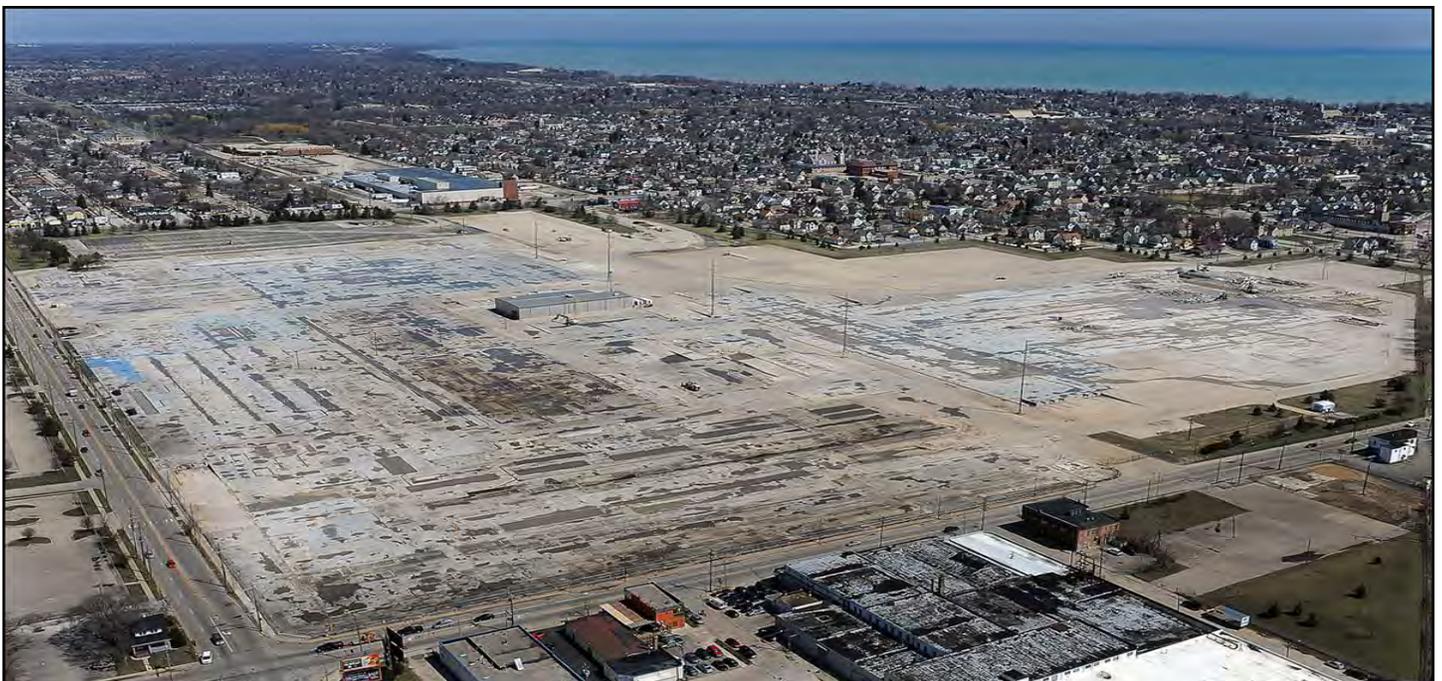
Following acquisition of the property by the city, the DNR and the EPA worked with the city to outline a scope of work for a full site investigation to evaluate the degree and extent of impacted soil and groundwater, as well as pre-design testing of source areas for the purpose of designing interim

actions. The city conducted interim remedial action to address petroleum product floating on the groundwater at the site and continues to operate the groundwater recover systems that were installed by Chrysler.

The city's site investigation is nearly complete. To date, the type of soil and groundwater contamination found on site includes petroleum; chlorinated solvents, including trichloroethene; benzene and toluene; hydraulic fluid; and metals, including lead, chromium and zinc.

The DNR continues to work closely with the City of Kenosha and the EPA on remediation of the site. In this past year, the city completed the Remedial Action Options Report, which was approved by the DNR. Soil remediation by excavation and landfill disposal was initiated in the southwest corner of the site. The city is preparing work plans for additional soil remedial excavations in other areas of the site and for pilot testing of groundwater injection remedial technologies.

The cleanup is funded in part through a loan to the city from the DNR's Ready for Reuse program, which provides subgrants and loans using EPA brownfields Revolving Loan funds.



Kenosha Engine Plant property after building demolition. Photo from Kenosha News by Bill Siel.



*Left: Drilling rig between equipment inside Plant 3. Right: Geoprobe drilling injection points.
Photos provided by CMERT from Avanti Environmental Group.*

Cleanup at Former Trent Tube Facility in East Troy Continues After Bankruptcy

Trent Tube operated as a steel tubing manufacturing plant in East Troy from 1941 until the mid-1990s, when operations moved to other facilities. The business operations left extensive amounts of heavy metals and chlorinated solvents in the soil, groundwater and sediment which contaminated the area properties and the adjacent Honey Creek. In 1998, the buildings were razed.

Cleanup activities continued at the site until Crucible, the parent company that owned the facility, filed for bankruptcy in 2009. In 2011, the State of Wisconsin successfully secured approximately \$3.8 million through bankruptcy proceedings for the cleanup. In addition, the State was also able to develop an environmental trust to control the properties and manage the cleanup. Since then, with oversight from the DNR, the Crucible Materials Corporation Environmental Remediation Trust (CMERT) has made considerable progress cleaning up the site.

There were two separate sites in need of cleanup when the trust gained control – Plant 1 and Plant 3. Well before declaring bankruptcy, Crucible sold Plant 3 to another company called Plymouth Tube. A condition of the sale was that Crucible, and later

the trust, was responsible for this site's cleanup. The trust paid over \$500,000 to complete the cleanup of Plant 3. This site received closure from the DNR in January 2015 and as a result, Plymouth Tube paid the remainder of an outstanding promissory note to the trust a month later.

The cleanup of Plant 1 continues. To date, the trust has appropriated more than \$1.5 million toward the cleanup of this property. Some cleanup actions include operating a pump and treat remedial system; and implementing and maintaining an innovative phytoremediation system to limit the spread of groundwater contamination.

After some time, it was clear that funds were insufficient to complete the cleanup of Plant 1 and prepare the property for sale and development. Fortunately, the DNR and the trust identified another company who shared responsibility for the contamination and that company has since agreed to complete the cleanup of Plant 1. Federal 128(a) grant funds were used to support the DNR's efforts to seek cleanup funds in the bankruptcy proceedings, develop oversight of the trust, and conduct responsible party research.

IV. Mechanisms and Resources for Public Participation

The Wisconsin DNR's Remediation and Redevelopment Program continues its outreach activities by funding staff to develop outreach materials, maintain comprehensive webpages, coordinate Green Team meetings with interested communities, make presentations, market state and federal brownfield grants and loans, and coordinate the work of the Wisconsin Brownfields Study Group. The DNR's public participation activities fall into two primary areas: public outreach activities and financial assistance to communities. A full list of public outreach activities is in Appendix I.

Public and Stakeholder Participation

Brownfield staff held 84 meetings with customers and hosted 15 workshops and stakeholder group meetings.

Key public participation in this reporting period included:

- Hosted eight technical and policy training webinars as part of our "Issues and Trends" webinar series:
 - Vapor Intrusion Outreach "Toolkit" (10/15/14)
 - LGU Exemption and Property Acquisition (3/4/15)
 - Keeping Lenders and LGUs out of Trouble at Contaminated Properties (5/6/15)
 - DNR Case Closure: Vapor Intrusion Continuing Obligations (6/3/15)
 - Soil Management Requirements under NR 718 (7/1/15)
 - Averaging Soil-Contaminant Concentration Data (7/15/15)
 - Vapor Intrusion Attenuation Factors and EPA's VI Guidance (7/29/15)
 - Navigating the Voluntary Party Liability Exemption (VPLE) Program (8/5/15)
 - Continuing Obligations Pre- and Post-Closure (9/2/15)
- Hosted stakeholder meetings for the following groups:
 - Full Brownfields Study Group (10/24/14, 2/27/15, 5/29/15)
 - Contaminated Sediments External Advisory Group (5/1/15 and 7/9/15)
 - Contaminated Materials External Advisory Group (5/1/15 and 7/9/15)

Speaking Engagements

Staff gave presentations to key brownfields audiences, including local government officials, community organizations, environmental consultants, attorneys, and other interested parties.

- State Bar of Wisconsin Annual Environmental Law Update Seminar in Madison (09/15/14)
- Federation of Environmental Technologists conference in Kimberly (09/18/14)
- Natural Gas Utilities group meeting in Madison (10/15/14)
- ASTM Conference on Greener Cleanups in Chicago (11/18/14)
- Career Day at Martin Elementary School's 5th Grade class (04/21/15)
- Natural Resources Board meeting in La Crosse (06/23/15)

Consultants' Day 2015 Presentations

Department staff presented information and expectations related to key aspects of the NR 700, Wis. Adm. Code, rule series. The series of presentations below cover expectations for case closure, the newest guidance documents, emerging issues and more.

- Reporting Requirements: NR 700.11, NR 706, NR 708 and NR 716.05 Common Mistakes and Helpful Hints - Soil, Groundwater & NAPL/NR 716
- Common Mistakes and Helpful Hints - Vapor Intrusion
- Managing Contaminated Soil and Waste Materials - NR 718, NR 500
- Soil Standard Determination Methods and Processes
- Site Closure - Tips and Concerns
- Post Closure Modifications and Reopeners

Web Presence

In this reporting period, the following new webpages were created:

- My RR Intranet Home Page (internal)
- Administrative Page
- Internal Home Page
- Internal WAM & Ready for Reuse Page
- Internal Template Letters Page
- Internal WPRI Page
- WAM and Ready for Reuse
- Template Letters – Intranet
- Internal Training Page
- DERF Resources – Intranet (internal)
- Training Library
- Vapor Intrusion

Media Outreach

In this reporting period, DNR participated in the following:

- Seven press releases, including:
 - DNR Awards La Crosse \$250,000 for Cleanup at Former Manufacturing Site (10/2/14)
 - Spooner Receives DNR Award to Aid Former Railroad Property (3/24/15)
 - Former Blanchardville Creamery/Cheese Packager Eyed for Redevelopment Receives DNR Award (8/31/15)
 - Barron County and Turtle Lake Receive DNR Brownfields Awards (8/31/15)

Newsletters

DNR produced the following newsletters in this reporting period:

- 14 RR Reports, our electronic newsletter
- One neighborhood newsletters on Madison Kipp Corporation

Publications

We are continually creating and updating fact sheets and publications to ensure that our customers have accurate information. We have created 16 new publications and updated 60 publications during this reporting period. New publications included:

- Neenah Downtown Redevelopment Success Story (RR-995)
- Platteville Police Station Success Story (RR-990)
- Responsibility for Operation, Maintenance, and Monitoring of Vapor Mitigation Systems Prior To and After Case Closure (RR-5485)
- Environmental Issues Associated with Outdoor Shooting Ranges (RR-5489)
- DNR Case Closure Continuing Obligations: Vapor Intrusion (RR-042)

Table 4 - Summary of Public Participation Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
News Releases	3	7	3
RR Reports (e-newsletters)	7	14	12
New & Updated Publications	48	76	10
New & Updated Webpages	41	82	20
Outreach Meetings (Green Team Meetings)	61	84	30
Public Speaking Events	10	21	10
Trainings/Stakeholder Meetings Held	6	15	3

Consultants Days and Monthly Webinars

The Remediation and Redevelopment Program’s commitment to educating its stakeholders is evident in the planning and execution of two major outreach initiatives during the last year: Consultants’ Day 2015 and a recurring schedule of monthly webinars and conference calls.

The RR Program wrapped up a busy April with nearly 300 environmental consultants participating in two Consultants’ Day conferences held during the month. Both conferences – one in Stevens Point, the other in Pewaukee – addressed numerous regulatory issues encountered during cleanups under the NR 700 rules series, in chronological order, from opening a case to closure to potential reopeners.

Consultants’ Day is held every two years. In 2013, only one conference was held in Stevens Point. With the addition of the Pewaukee conference, WDNR more than doubled the attendance seen in the previous offering. And of the nearly 100 post-conference evaluations received, high praise for both events has been nearly unanimous.

These conferences are one of the best examples of the RR Program’s commitment to keeping customers current and informed on issues that affect them and their livelihood. In 2016, the RR Program intends to hold a similar conference for local government officials and other non-technical stakeholders.

Not all of the program’s outreach to stakeholders is done in person. Since October, 2014, we’ve presented seven online webinars and conference calls. This *Issues & Trends* series takes place on the first Wednesday of the month, during the typical noon lunch break, and lasts for about an hour. We’ve covered technical and non-technical topics, and have had 50-100 participants per event. We have a full schedule of topics through the end of the year and into early 2016. Planning for the upcoming year is already underway.



Wisconsin DNR staff, Pam Mylotta, presents to a packed room at the first Consultants’ Day conference in Stevens Point.



Wisconsin DNR staff, Michael Prager (left) and Mick Skwarok (right), present the “Navigating the Voluntary Party Liability Exemption (VPLE) Program” webinar as part of the “Issues and Trends” webinar series.

“Thank you for your presentation, which was a helpful refresher on VPLE. If the department is questioning the benefit of such presentations, I go on record as finding the Issues & Trends presentations to be a convenient and worthwhile method of allowing practitioners to keep abreast of important guidance interpretations and current policy position of the Department on the topics presented.”

Bill Scott
Partner at Gonzalez, Saggio, Harlan
Attorneys at Law

V. Mechanisms for Approval of Cleanup Plans, Verifications and Certifications

Completed Cleanups

In this reporting period, the DNR approved 375 completed cleanups. A completed cleanup means that the DNR has reviewed all relevant technical submittals related to environmental investigation and contaminant remediation activities and found them complete. In many cases, the regional office uses a technical committee to ensure consistency in case closure decisions.

The regional hydrogeologist assigned to the case signs and sends a case closure letter to the responsible party after cleanup is done. The region also enters the case closure information into our database, BRRTS.

Audits of Institutional Controls

Owners of Wisconsin property with residual contamination are responsible for maintaining any environmental continuing obligations. These are established by the RR program, and are defined in the closure letter. For example, if the DNR has approved a cleanup where there is residual contamination under a parking lot, the property owner will be required to maintain that parking lot to certain standards. This requirement also applies to all future property owners. Information about this type of continuing obligation is provided to the public on BRRTS on the Web.

Department staff conduct audits to evaluate select sites for compliance with the continuing obligations. For the reporting period of September 1, 2014

through August 31, 2015, 53 sites were audited to determine compliance with conditions of closure. Our experienced and efficient program staff were able to complete the audits with an average of eight hours per audit instead of the projected 15 hours per audit.

Staff continue to update the database as more sites return to compliance. The types of sites audited have consisted largely of sites closed with some type of cap or cover over residual contamination, a structural impediment that restricted investigation and cleanup in some areas of the site, and sites with an industrial land use restriction or a vapor mitigation system required.

Voluntary Party Liability Exemptions

In this reporting period, DNR approved eight new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs), exceeding our annual goal.

A VPLE follows a thorough environmental investigation and cleanup at a contaminated property. This fee-based option is provided in state law and removes future liability for the specified response action. The Certificate of Completion can be passed along to future owners of the property. The certificate can help with real estate transactions where prospective purchasers have concerns about contamination, assuring them that the entire property has been cleaned up to the satisfaction of the DNR.

Table 5 - Summary of Mechanisms for Cleanup Approval, Verifications and Certification Activities

	Mid Year Numbers	End of Year Totals	Annual Targets
Audits of Institutional Controls	1	53	25
Average Staff Hours per Audit	14	8	15
Acres Ready for Reuse	896.4	1590.8	—
Approved/Completed Cleanups (Closure Decisions)	192	375	300
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	16	27	5
New VPLE Certificates of Completion	6	8	—
Cumulative Wisconsin VPLE Certificates	153	155	—

VI. Establish and Maintain the Public Record

RR Sites Map

RR Sites Map is an interactive, web mapping application that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin. It is part of the DNR’s Contaminated Lands Environmental Action Network (CLEAN), an interlinked network of DNR databases that track information on different contaminated land activities.

A new RR Sites mobile application is under development that will allow users to access remediation and redevelopment site data while in the field through handheld and tablet devices. The user can zoom into an area to find site locations and data or use the “find me” or “follow me” tools to instantly zoom to their location and have the application move with the user as they drive or walk around.

This updated mobile application offers different sets of tools to users depending on what type of device accesses the application. The desktop and tablet versions have the most comprehensive tool sets because there is more screen space available. The handheld version’s tool set is more basic giving the user access to only commonly used tools in order to avoid getting overwhelmed with too much functionality.

The current desktop version of RR Sites Map runs on a plugin tool called Microsoft Silverlight which does not work on mobile devices. The Silverlight plugin tool is also slated to sunset in the next two years. The mobile friendly version of RR Sites Map (based on HTML5 technology) will replace the current desktop application. Although the new RR Sites Mobile desktop and tablet versions do not have all of the same functionality as the current Silverlight version, the DNR expects that in the coming year most of the same tools will be available in the mobile version.

Bureau for Remediation and Redevelopment Tracking System

In this reporting period, the Remediation and Redevelopment program completed upgrades to the primary database tracking application, Bureau for Remediation and Redevelopment Tracking System (BRRTS). These items add functionality to the application, and include many features which will support future additions to our web-based viewer application, BRRTS on the Web (BOTW) and our web-mapping application, RR Sites Map.

The database development team worked with the spills team to update the Spills Electronic Report Tracking System (SERTS). The system is used by regional spill coordinators, wardens, duty officers and spill response hotline staff to report on responses to spills. Spill information is tracked in BRRTS and available to the public on BOTW. The improvements included: improved web form reporting, simplified/improved application and database logic, improved deployment technology and more efficient upload times and QA features.



Table 6 - Summary of Public Record Activities

	Mid Year Numbers	End of Year Totals	Annual Targets
Searches Performed in BRRTS on the Web	48,472	101,086	—
Files or Images Downloaded from BRRTS on the Web	15,713	31,275	—
Sites with Active Cleanups	3,048	3,075	—

VII. Enhance Response Program or 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 programs. In addition, the RR Program provided support to federal brownfields grant applicants by providing letters of acknowledgement.

Wisconsin Assessment Monies Update

The Wisconsin Assessment Monies (WAM) Program provides contractor services for environmental assessment at brownfields sites 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 \$2.1 million in Brownfield Area-Wide Assessment grants, which the DNR’s RR Program administers. Awarding services rather than funding takes the administrative burden of managing a grant off the award recipient, empowering even micro communities to take charge of brownfields.

The 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. Nearly 50 percent of WAM awards have gone to communities with a population of less than 10,000.

During this grant reporting period, the DNR received nine new WAM Contractor Services Award applications and awarded six. Furthermore, three awards were made to past awardees for projects needing additional assessment work (e.g., additional Phase II). Refer to Table 7 for a listing of site locations, facilities and awarded services.

Assessment Success Story:

TL Creamery, Turtle Lake (Pop. 1,050)

This blighted, contaminated site was a diaper factory and creamery that left behind VOCs, PAHs, PCBs in soil and groundwater. The property is in the “downtown” area, with commercial businesses, residences and a recreational trail adjacent.

Phase I and II assessments through Wisconsin Assessment Monies sparked interest by a furniture retailer and a powdered milk manufacturer in expanding their operation at this site.



TL Creamery Site, Turtle Lake

Table 7 - Wisconsin Assessment Monies Awards - 104(k) Assessment Funds

LOCATION	FACILITY	AWARDED SERVICES
Milwaukee	Krieger Site	Site Investigation
Chetek	*Beckman Property	Phase I & II
Turtle Lake	Former Turtle Lake Creamery	Phase I & II
Spooner	Spooner Roundhouse	Site Investigation
Blanchardville	Former Old Dairyman Site	Phase I & II
Land O’ Lakes	Nagel Lumber	Phase I & II
Medford	Former S&B Upholstery	Site Investigation
De Pere	*Former O’Keefe Property	Phase II
Milwaukee	*Solar Paints	Site Investigation

* Awarded services in 2013-2014 with additional award in 2014-2015.

Ready for Reuse Update

During this reporting period, the RR Program’s Brownfields Section continued implementing the U.S. EPA’s Revolving Loan Fund awards.

Since 2004, the Wisconsin Brownfields Coalition, which includes the Wisconsin DNR and several regional planning commissions, has received \$9.845 million in traditional EPA Revolving Loan Funds. The DNR’s RR Program administers the funds as the Ready for Reuse Program. The program offers loans and grants to local governments and non-profits to help with environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin.

This year, we awarded one hazardous substance loan and one petroleum sub grant:

- City of La Crosse: \$250,000 hazardous substance loan to complete the cleanup at the former La Crosse Footwear manufacturing plant. The site is now closed and is being redeveloped for commercial uses and low-income housing.
- Village of Sussex: \$200,000 petroleum sub-grant to complete the cleanup of historic soil contamination around a failing below-ground, culverted section of Spring Creek in the downtown business district.

The 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 which indicates high program awareness and a strong funding need.

RR Program staff work hard to assist potential applicants with application development to ensure projects are “ready to go.” Staff also provide significant support to existing loan and grant recipients and actively encourage progress toward project completion.

Federal Support Letters

The DNR provides letters of support and acknowledgement for Wisconsin communities that want to submit U.S. EPA brownfields grant applications. Combined, Wisconsin communities, the DNR, and other development groups requested \$6.7 million in federal grant funds.

Support letters provided to:

- City of Oshkosh (Area-wide Assessment)
- City of Manitowoc (Area-wide Assessment)
- Racine County (Area-wide Assessment)
- City of Racine RDA (Cleanup)
- Town of Arcadia (Assessment)
- City of Eau Claire (Area-wide Assessment)
- Impact Seven Non-profit, Ashland (Cleanup)
- City of Janesville (Area-wide Assessment)
- City of Shawano (Area-wide Assessment)
- City of Wausau (two Cleanup, one Assessment)
- City of Wauwatosa (Area-wide Assessment)
- City of West Allis (three Assessment)
- City of Milwaukee Redevelopment Authority (three Cleanup, one Area-wide Assessment)

Ready for Reuse Success Story: Block 43, Prairie du Chien (Pop. 5,914)

A grant to the Prairie du Chien RDA allowed for the cleanup of a downtown site known as Block 43. Following site closure, the construction of a True Value Hardware store opening in fall of 2015 will result in a \$1 million increase to tax base and 21 jobs in this rural community where 42.6% of the population is low to moderate income and the median household income is \$13,500 below state average.

Table 8 - Summary of Program Enhancement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Wisconsin Assessment Monies awards	6	9	—
Ready for Reuse Loans & Grants	1	2	—
EPA Brownfield Grants- Support Letters	20	20	—

Appendix I - Public Outreach Activities
(September 1, 2014 - August 31, 2015)

Green Team Meetings

- City of Grafton to discuss demolition of a closed foundry and redevelopment preparation.
- Wood County Economic Development Committee to discuss legal and financial tools.
- Barron County and Town of Crystal Lake to discuss assessment and cleanup of Bentz Motors site.
- City of Merrill to discuss funding sources for Hurd site.
- Dodge County to discuss transfer of Monarch Range to the City of Beaver Dam.
- City of Madison to discuss multiple brownfields issues related to Yahara River Corridor.
- City of Rice Lake to discuss project management for a lakefront parcel.
- Barron County to discuss liability and funding related to a former canning factory site.
- Barron County to discuss assessment, cleanup and redevelopment of Broten property.
- Barron County to discuss a former city landfill property.
- Barron County to discuss 3rd party purchase and redevelopment of a former cheese factory property.
- Monroe County UW-Extension; brownfields overview.
- City of La Crosse to discuss liability and funding for a former sawmill property.
- Property owner and prospective owner in City of Ashwaubenon to discuss VPLE process.
- City of Racine and Racine County to discuss assessment, VPLE and funding for Machinery Row project.
- Eau Claire County to discuss cleanup and redevelopment of a former gas station property.
- Anchor Bank manager to discuss lender liability exemption, lease letters and BRRTS.
- City of Arcadia to discuss Arcadia landfill property and redevelopment options.
- Marinette County Association for Business & Industry to discuss funding and redevelopment.
- Nonprofit organization to discuss redevelopment of former Arcadia landfill property.
- City of Menasha to discuss funding, tech assistance and ownership of Realty Opus property.
- Clark County to discuss property acquisition and redevelopment of two brownfield properties.
- Juneau County to discuss brownfield tools and funding opportunities, along with BRRTS.
- City of Mayville to discuss LGU liability exemption and funding assistance for former gas station property.
- Village of Unity to discuss EPA Removals Program and technical needs.
- Dunn County to discuss LGU liability exemption and property disposition issues.
- Town of Sand Creek to discuss possible redevelopment at former Homer Oil property.
- Northwestern Bank of Eau Claire and Chippewa Falls to discuss lender liability exemption and brownfields.
- Village of Winneconne to discuss brownfields and a bridge project, along with funding opportunities.
- City of Kaukauna and Outagamie County to discuss business expansion on Wisconsin Chrome site.
- City of Jefferson to discuss brownfields funding and redevelopment options.
- Cuba City to discuss city and family trust cooperation for reuse of a former dry cleaner.
- Well Fargo Bank of Eau Claire to discuss the lender liability exemption and general brownfields issues.
- Beloit College and Alliant Energy to discuss redevelopment of the Beloit Powerhouse site.
- City of Verona to discuss Kettle Café site and a pathway to development.
- City of Wausau to discuss site investigation of a riverfront redevelopment project.
- Village of Waunakee to discuss assessment and cleanup at the former Alloy Casting Corp. property.
- City of Middleton to discuss liability issues associated with the Herbrand site.
- City of Grafton to discuss assessment and cleanup funding.
- City of Wausau to discuss next steps at the former Kraft Cleaners property.
- City of Pittsville to discuss assessment funding and demolition at a former manufacturing facility property.
- City of Pittsville follow-up meeting on funding and demolition activities.
- US Army Corps of Engineers and WI Air National

- Guard to discuss Volk Field removal actions under the Military Munitions Response Program.
- City of Two Rivers to discuss Thermo Fisher – Two Rivers property.
 - City of Janesville to discuss downtown riverfront redevelopment plans.
 - Village of Mt. Horeb to discuss redevelopment of a former gas station property.
 - Columbia County to discuss five brownfield properties along Portage Canal and redevelopment.
 - Village of Winnecone to follow-up on previous meeting and discuss assessment funding opportunities.
 - Kimberly Clark Corporation to discuss the VPLE program and a historic fill site.
 - National Park Service to discuss remediation options at lighthouse areas on Apostle Islands.
 - City of Spooner to discuss assessment, funding and status of former roundhouse property project.
 - City of Ashland to discuss cleanup options and funding for a former Roffers Construction property.
 - Dunn-Rite Cleaners in Wausau to discuss off-site investigation of vapor issues.
 - AECOM to discuss the former Lullaby property in Stevens Point and cleanup options for this city project.
 - Brownfield owner and potential purchaser; former North Hudson Rail Shops property.
 - City of Platteville to discuss VPLE and local government liability exemptions related to the Pioneer Ford property.
 - Columbia County to discuss redevelopment of some brownfields for municipal buildings.
 - Village of Johnson Creek to discuss local government liability exemption, assessment funding and redevelopment options.
 - Village of Blanchardville to discuss liability, acquisition, funding and redevelopment.
 - Columbia County follow-up to further discuss the local government liability exemption, assessment and redevelopment along the Portage Canal.
 - City of Oshkosh to discuss funding opportunities for assessment and cleanup of a lakefront property.
 - University of Wisconsin Eau Claire, and University of Wisconsin Eau Claire Foundation officials; DNR Air, Water Regulations & Zoning, Water Resources, Solid Waste, and RR regarding a 22-acre Menomonie Street site.
 - WEDC Community Account Manager, the North Hudson Rail Shops (National Historic Registry) property owner, an interested buyer and his consultant to discuss funding options.
 - Stevens Point Community Development Director, and AECOM consultant to discuss the Lullabye property's entry into the VPLE process, to identify the next steps and work on formulating a plan.
 - Village of Wyeville and Town of Byron to discuss jointly owned landfill and liability issues.
 - Columbia County to discuss Portage Canal Properties.
 - Columbia County/Legis/DOT/WEDC to discuss Portage Canal Properties.
 - Blanchardville to discuss Old Dairyman's Building.
 - Mirro-Manitowoc to discuss condemnation, liability clarification and cleanup.
 - City of Ashland to discuss Ashland waterfront development opportunities on Lake Superior.
 - Dept. of Transportation, City of Superior to discuss Treeland Trees DOT project
 - City of Oshkosh to discuss redevelopment of a lakefront property.
 - Chard International, LLC to discuss redevelopment plans, funding and interest in VPLE program.
 - City of Ashland to discuss using waste materials from the Roffers Construction Co (Fmr) site and re-using it for alternative final cover on the City of Ashland LF, to keep positive drainage due to some settlement issues with the final cap.
 - City of De Pere to discuss redevelopment plans for the former O'Keefe property.
 - Volk Field Air National Guard Base in Juneau County to discuss removal actions of munitions debris and lead-contaminated soil from several areas of the base.
 - AECOM to discuss Lullabye property Ready for Reuse grant modifications based on the discovery of additional contamination.
 - Stevens Point RDA and environmental consultant to discuss additional soil contamination around Lullabye site and modifications moving forward.

- Wausau CDA and REI, City's environmental consultant, to discuss the Wausau Energy site.
- City of Manitowoc to discuss and learn about various methods of property acquisition.
- Village of Kimberly to discuss proposed development plans for AIM Development (former Kimberly Mill).
- Oneida Tribe to discuss tribal sites within Oneida boundaries and removal from BOTW/RR Sites map.
- City of Sun Prairie and Dane County to discuss LGU property acquisition issues and opportunities for a former gas station.
- City of Baraboo to discuss technical, PECFA and acquisition issues related to 325 Lynn Street.
- Vilas County Economic Development Corp. and Mattson Land Company to discuss the Nagel Lumber property and assessment funding options.
- City of Rhinelander to discuss grant opportunities and property acquisition issues.
- City of Prairie du Chien and WEDC to discuss cleanup options and redevelopment of the IOCO/Parker PECFA site for a new library.
- City of Chippewa Falls and environmental consultant to discuss remediation of former Chieftain Oil.
- Charter Bank, Eau Claire to discuss PECFA eligibility deadline and email follow-up.
- Theda Care to discuss how to look for brownfields sites using various tools, funding options and a general overview of the RR Program and working with brownfields.
- Village of Winneconne to discuss current property status, review options and resources and information about a LGU Liability Exemption.
- City of New Holstein to discuss current environmental and VPLE status of various BF properties, options and resources and potential acquisition through LGU Liability Exemption.
- Prairie (10/08/14)
- Natural Gas Utilities group meeting in Madison (10/15/14)
- Clark County Lender conference presentation (11/05/14)
- Upper Mississippi River Basin Association meeting in La Crosse (11/11/14)
- Department of Transportation meeting in northeast region (11/12/14)
- ASTM Conference on Greener Cleanups in Chicago (11/18/14)
- Hazardous Waste RCRA Training Seminar in Kimberly (01/15/15)
- DATCP tank inspection training session in Madison (01/28/15)
- Groundwater Model Training Workshop in Mount Horeb (01/30/15)
- Wisconsin Association of Hazardous Materials Responders conference in Stevens Point (02/12/15)
- EPA OSC Training in Angola, Indiana (03/12/15)
- Career Day at Martin Elementary School's 5th Grade class (04/21/15)
- Wisconsin Towns Association Pierce County Unit Meeting (04/22/15)
- NWTC Environmental Students at the Better Brite site in DePere (04/30/15)
- DOT Traffic Incident Management Enhancement (TIME) meeting in Wautoma (05/06/15)
- Tribal Owner/Operator Training & UST Boot Camp in Green Bay (05/18/15)
- Milwaukee Bar Association Environmental Law Section (06/10/15)
- FEMA Conference: Operation Safe Delivery – Tabletop Exercise in Onalaska (06/10/15)
- Natural Resources Board meeting in La Crosse (06/23/15)
- Governor's Conference on Highway Safety in Wisconsin Dells (08/26/2015)
- Small Town Forum in Green Lake (08/26/2015)

Speaking Engagements

- State Bar of Wisconsin Annual Environmental Law Update Seminar in Madison (09/15/15)
- Federation of Environmental Technologists conference in Kimberly (09/18/14)
- Inspire Me Community Service Expo in Sun

Workshops, Trainings & Stakeholder Meetings Hosted

- Small Town Downtown Forum in Grantsburg (09/10/14)
- Customer Appreciate Day in Eau Claire (09/10/14)
- Small Town Downtown Forum in Mellen

- (09/12/14)
- Menomonee Valley and Reed Street Yards Tour with City of Milwaukee (09/24/14)
- Upper Mississippi River Basin Association Simulated Oil Spill Exercise (10/02/14)
- Town of Newton Contaminated Wells Open House (12/06/14)
- Brownfields Study Group (10/24/14; 02/27/14)
- Local Government Unit (LGU) Exemption Webinar (03/04/15)
- Consultants' Day Conference in Stevens Point (04/15/15)
- Upper Mississippi River Basin Association and US EPA Regions 5 & 7 Combined Meeting in St. Charles, Missouri (04/21 – 04/23/15)
- Consultants' Day Conference in Pewaukee (04/29/15)
- Lender/LGU Webinar (05/06/15)
- Case Closure: VI Continuing Obligations Webinar (06/03/15)
- Operation Safe Delivery Tabletop Exercise (06/10 – 06/11/15)
- Soil Management Requirements under NR718 Webinar (07/01/15)
- Contaminated Materials Management and Contaminated Sediments Advisory Group (05/01/15; 07/09/15)
- Ashview Terrace Apartment tenants, Health Effects Of PCB Contamination at the apartment property (08/20/2015)

Press Events/Articles

- Press conference and ground-breaking ceremony for Festival Foods and Galaxie apartment complex in Madison (09/16/14)
- Press release announcing Ready for Reuse grant award to La Crosse for cleanup at a former manufacturing site (10/02/14)
- The Land of Brownfields: The 30th Street Corridor can't succeed unless the contaminated land is healed. The process is already underway. Fifty story of a series from UrbanMilwaukee.com
- Press release announcing grant award to Stevens Point for cleanup at a former manufacturing site (10/14/14)
- TV news interview of a RR Program project manager at the Town of Newton community open house (11/19/14)

- Press Release on DNR and Village of Cross Plains cooperation to cleanup and redevelop a brownfield property (12/09/14)
- Capital Times article on Zanders Creamery property being cleaned up and redeveloped
- Journal Sentinel article on Oak Creek cleanup and redevelopment plans
- Watertown Daily Times story on a brownfield site demolition

Newsletters

- 09/03/14 RR Report
- 10/09/14 RR Report
- 11/12/14 Madison Kipp Neighborhood Update
- 11/12/14 RR Report
- 11/18/14 RR Report
- 12/17/14 RR Report
- 01/29/15 RR Report
- 02/25/15 RR Report
- 03/30/15 RR Report
- 04/30/15 RR Report
- 05/27/15 RR Report
- 06/18/15 RR Report
- 07/07/15 RR Report
- 07/23/15 RR Report
- 08/18/15 RR Report

Publications (New)

- RR995 – Neenah Downtown Redevelopment Success Story
- RR992 – Wisconsin Department of Natural Resources s. 128(a) Grant Accomplishments: 2013-2014 End of Year Report
- RR990 – Platteville Police Station Success Story
- RR5482 – RR Program Document Review and Publishing Guidance
- RR5485 – Responsibility for Operation, Maintenance, and Monitoring of Vapor Mitigation Systems Prior To and After Case Closure
- RR963 - PECFA Promissory Note
- RR5486 – Environmental Issues Associated with Outdoor Shooting Ranges
- RR5487 – Shared Drive Photo Library Reference Guide for Outreach Staff
- RR5488 – Memo: Statewide Remediation and Redevelopment Work-related Procedures

- RR5489 – Quick Legal Citation Reference Guide
- RR5490 – Template Letter: Potential for Cost Recovery
- RR5494a – Memo: New Procedures for Requesting Legal Opinions and Assistance
- RR5494b – Request for Legal Services
- RR5492 – Navigating the Vapor Intrusion (VI) Pathway: A Process for DNR Project Management of Cases with Volatile Organic Compounds (VOCs)
- RR046 – PECFA Update: Tank cleanup reimbursement program sunsets
- RR042 – DNR Case Closure Continuing Obligations: Vapor Intrusion
- RR5474 – Vapor Intrusion Continuing Obligations Applied in DNR Closure Approvals

Publications (Updated)

- RR674 – Environmental Contamination Basics
- RR679 – Brownfields and Comprehensive Plans
- RR5375 - Green Team Meeting Procedures
- 4400-226 - Exemption Application for Development at Historic Fill Site or Licensed Landfill Form
- 4400-226a - Expedited Exemption Application for Development at Historic Fill Site or Licensed Landfill Form
- RR636 - Dry Cleaner Environmental Response Fund (DERF) - Requirements to Reduce your Risk of a Release
- RR753 - Wisconsin Ready for Reuse Program - Hazardous Substance Loans and Grants
- RR784 - Dry Cleaner Environmental Response Fund (DERF) - Frequently Asked Questions
- RR867 - Wisconsin Ready for Reuse Program - Petroleum Loans and Grants
- RR5326 - Support Letter for the Federal New Market Tax Credit Program
- RR5333 - Example Letter of a Phase I & II Review with Options for Closure
- RR5394 -RR Program Annual Conference Planning
- RR5132 - Guide to the Voluntary Party (VPLE) Process
- RR024 - Environmental Services Contractors List
- RR4004 - Fees for Technical and Redevelopment Assistance at VPLE sites
- RR5179 - Guidance on ‘No Further Action Letters’ and ‘General Liability Clarification Letters’
- RR5191 - Publications to Include with Responsible Party Letters
- RR699 - Understanding Chlorinated Hydrocarbon Behavior in Groundwater: Investigation Assessment and Limitations of Monitored Natural Attenuation
- RR977 - Understanding Chemical Vapor Testing Results
- RR894 - Kenosha Engine Plant Investigation and Cleanup
- RR5193 - RR Publication and Guidance Primer
- RR5395 - RR Program Guidance and Publication Routing Slip (Orange slip)
- RR786 - PCB Remediation in Wisconsin under the One Cleanup Program Memorandum of Agreement
- 4400-178 - Application & Instructions for Voluntary Party Liability Exemption Form
- 4400-201 - Off-Site Discharge Exemption Request Application Form
- RR5359 - Final Appeals Right Notice Language
- 4400-194 - Remediation Site Progress and Operation, Maintenance, Monitoring and Optimization Report Form
- RR994 - Registered PECFA Consultants
- RR993 - Registered PECFA Consulting Firms
- RR5351 - Model Letter - Final Closure by Committee with NR 140 Exemption Language and s. 292.12 Continuing Obligations
- RR5355 - Model Letter - Final Closure for Soil, Groundwater and/or Monitoring Wells COs Only
- RR5433 - Letter Matrix
- RR5132 - Financial Guide to the Voluntary Party (VPLE) Process
- RR5486 - Environmental Issues Associated with Outdoor Shooting Ranges
- RR965 - Summary of Changes to the ch. NR 700 Series of Administrative Rules
- RR5419 - Model Certificate of Completion (COC) for Voluntary Party Liability Exemption (VPLE) Program - Partial Cleanup Template
- RR5397- Wisconsin Plant Recovery Initiative (WPRI) Staff Procedures
- RR5414 - Determination of Responsible Party for Hazardous Substance Spills Occurring on Indian Reservations or Indian Lands (Tribal)
- RR024 - Environmental Services Contractors List

- RR994 - Registered PECFA Consultants
- RR993 - Registered PECFA Consulting Firms
- RR186 - Guidance for the Design, Installation and Operation of In Situ Air Sparging Systems
- RR5233 - Model Letter: PRP Letter
- RR024 - Environmental Services Contractors List
- RR5153 - Model Letter: No Further Action
- 4400-202 - Case Closure Request Form
- RR5437 - Template Letter: Clean Closure
- RR556 - Guidelines for the Management of Investigative Waste
- RR5440 - Addressing Vapor Intrusion Sampling and Mitigation using the Statewide VI Zone Contract
- RR994 - Registered PECFA Consultants
- RR993 - Registered PECFA Consulting Firms
- 4400-286 - Notification of Continuing Obligations and Residual Contamination Form
- 4400-232 - Continuing Obligation Review Form
- RR5242 - Instructions for Completing the Continuing Obligations Audit Form
- RR5330 - Model Letter: Closure Denial
- 4400-237 - Technical Assistance and Environmental Liability Clarification Request Form
- RR5420 - Model Letter: RP Letter – Reopener
- RR5379 - Bureau of Remediation and Redevelopment Tracking System (BRRTS) Application User Manual
- 4400-286 - Notification of Continuing Obligations and Residual Contamination Form

Web Pages (New)

- My RR Intranet Home Page
- Administrative Page
- Intranet Home Page
- Intranet WAM & Ready for Reuse Page
- Intranet Template Letters Page
- Intranet WPRI Page
- WAM and Ready for Reuse
- Template Letters – Intranet
- Internal Training Page
- DERF Resources – Intranet
- Training Library
- Vapor Intrusion

Web Pages (Updated)

- Spills Team
- Conference and Trainings
- Site Assessment Team
- WAM
- Vapor Intrusion
- EPA Grants
- WISRR Team
- Standards and Streamlining Forms
- RR Management Team
- Introduction to Cleanups
- Intranet Ready for Reuse
- My RR Intranet
- RR Program Home Page
- Standards and Streamlining Teams
- DERF Team
- Environmental Professionals
- BRRTS on the Web
- RR Sites Map
- Environmental Laws
- Internal Training page
- Spills Intranet Page
- Site assessment team (intranet)
- Brownfield Study Group
- Madison Kipp
- Conference and trainings