

Wisconsin Department of Natural Resources Remediation and Redevelopment Program



Section 128(a) Grant Mid-Year Report

For the reporting period:
September 1, 2016 - February 28, 2017

EPA Section 128(a) Grant Cooperative Agreement: RP-96520011



Photos courtesy: Wisconsin DNR (unless otherwise noted)

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Introduction

This report summarizes the use of CERCLA Section 128(a) grant funds by the Wisconsin Department of Natural Resources (Wisconsin DNR) for its state response program and public record requirements. This is the mid-year report and covers activities during September 1, 2016 to February 28, 2017. 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 Wisconsin 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) grant funding are packaged with assessment contractor services and cleanup funding for greatest leverage.

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

- 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.

Financial Status

On September 21, 2016, the EPA awarded the Wisconsin DNR \$964,053 in s. 128(a) funding for the September 1, 2016 to August 31, 2017 grant period. The Wisconsin DNR expects to fully earn all grant funding by the end of the grant period. There is no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

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 specified in our cooperative agreement with the EPA.

We strive daily to keep our position as a national leader in brownfields policy, innovation and cleanup. The Wisconsin DNR uses s. 128(a) funds to:

- Maintain high-quality, online tools for customers – such as our contaminated property database and webpages;
- Bring resources and assistance on

contamination, assesment and 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 Wisconsin 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.

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	12		2
Outreach Efforts to Promote Site Discovery	2		4
Task 2: Oversight and Enforcement			
RP Letters Issued	151		---
WPRI Letters Sent	6		---
Proofs of Claim Filed	3		---
Amount of Bankruptcy Funds Spent	\$10,294.77		---
Redevelopment Assistance Actions	62		---
Task 3: Mechanisms and Resources for Public Participation			
News Releases/Media Events/Articles	2		3
RR Reports (e-newsletter)	8		12
New and Updated Publications	31		10
New and Updated Webpages	16		20
Green Team Meetings	55		30
Public Speaking Events	12		10
Workshops/Training Meetings Held	16		3
Task 4: Mechanisms for Approval of Cleanup Plans, Verification and Certification			
Audits of Institutional Controls	---		25
Staff Hours per Audit	---		12
Acres Ready for Reuse	531		---
New VPLE Program Applications	3		5
New VPLE COCs	3		---
Cumulative VPLE COCs	167		----
Non VPLE Site Closures/Approved Cleanups	148		300
Task 5: Establish and Maintain the Public Record (see pg. 18 for narrative of updates)			
Task 6: Enhance the Response Program or Cleanup Capacity (see pgs. 19 - 20 for narrative of program enhancement updates)			

Wisconsin Department of Natural Resources' Brownfields Program Draws 150 to Statewide Conference

Brownfields redevelopment pays off and the Wisconsin DNR can assist with your project.

That was the gist of the message delivered Nov. 2, 2016 at the Stevens Point, WI Holiday Inn as the RR Program's Brownfields and Outreach Section hosted "Brownfields 101: Redevelopment Resources for Local Governments." This one-day conference covered a range of land recycling issues, but without the technical topics often reserved for other events. Throughout the day, participants heard from developers, researchers, local government colleagues and others about the tools and strategies to capitalize on underused or abandoned properties. Most of the nearly 150 attendees were public sector employees and elected officials.



Program staff and guest speakers presented several topics relevant to local governments during the day-long conference. Among them:

- The positive economic impacts of brownfields investments revealed in a recent study commissioned by the Wisconsin Brownfields Study Group;
- The fundamentals of Wisconsin's clean up law;
- The various tools and services the Wisconsin DNR has available to communities to assist with turning around brownfields;
- Federal resources for brownfields redevelopment;
- The use of green infrastructure for storm water management at brownfields;
- And success stories from four communities and three private developers that the DNR has helped – or is helping – turn around troubled properties.

Margaret Renas from the Delta Institute, through the TAB program, presented the federal resources and green infrastructure topics.

Support from 128a funding allowed the Wisconsin DNR to host this conference for local governments, which helped meet work plan objectives Task 1: Timely Survey and Inventory and Task 3: Mechanisms and Resources for Public Participation. The DNR is following up with participants through Green Team meetings where site-specific strategies are discussed, and through other types of assistance.

Participant feedback was overwhelmingly positive and the RR Program is already planning another conference specifically for local government leaders in 2018.



Participants pack the room at the first "Brownfields 101: Redevelopment Resources for Local Governments" conference in Stevens Point, WI.

Program Managers Take a Meet and Greet Tour of Northern Municipalities

“Brownfields are throughout the state. Many northern Wisconsin communities recognize brownfields as opportunities and are actively engaged in helping them realize a new purpose.” says Christine Haag, the Remediation and Redevelopment (RR) Program’s brownfields section chief regarding her recent tour of counties and cities across the northern part of the state.

With the DNR’s northern region RR team supervisor, John Robinson, and a handful of others from the program, the group paid nearly a dozen visits to local elected officials over three days. Some of the gatherings took place at sites that are waiting for cleanup and redevelopment; some took place at sites that are already underway. It was a chance for RR Program representatives to refresh old acquaintances and build new relationships. Local officials were grateful for the visits and the chance to tell their story and, in some cases, share the excitement of their success as they were actively redeveloping a site.



(l to r) Dave Rozeboom (West Central Region Team Supervisor, DNR); Christian Schock (Director, Wausau Planning Community & Economic Development); Matt Thompson (DNR project manager); John Robinson (Northern Region Team Supervisor, DNR). Wausau’s East Riverfront Redevelopment Area along the Wisconsin River. Remediation of this former industrial corridor was funded in part with EPA brownfields funds through a subgrant from the DNR’s Revolving Loan Fund, known as Ready for Reuse. This riverfront area will be redeveloped into active public green space, and mixed uses including commercial and residential.

Wisconsin DNR Secretary Tours Merrill Brownfields

Wisconsin DNR Secretary Cathy Stepp led a “Cabinet on the Road” tour of Merrill, WI last November. The group paused for a photo in front of the River Bend Trail, a bicycling and walking path that winds its way along the Wisconsin River and passes through a handful of brownfield cleanup sites that the City and DNR have teamed up to address, including the former Hurd Manufacturing property. Stepp called helping to clean up and redevelop old manufacturing sites a “...rewarding part of our agency.”

Gov. Scott Walker kicked off the most recent Cabinet on the Road series in July, 2016 as a way for the administration to hear directly from citizens about important matters affecting their communities.



(L to R): Christine Haag, DNR; David Johnson, City of Merrill; Ken Maule, Merrill Area Development Corporation; DNR Sec. Stepp; John Robinson, DNR; Marie Steenlage, WEDC; Gary Hartwig, Merrill Area Development Corporation; Tim Weber, WEDC; John Gozdzialski, DNR.



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

Former Mirro #3 Industrial Plant Transformed, Downtown Manitowoc Area Benefits

An abandoned factory in downtown Manitowoc is now remediated and renovated for use as the new Artist Lofts apartment complex. This beautiful facility includes 40 apartments, a gallery, an exercise room, laundry facilities, indoor parking and more. Military veterans and others in need of affordable housing are especially valued residents.

Wisconsin DNR staff worked with the developer and the city of Manitowoc to launch this brownfield project, and get the cleanup effort completed. The parties met many times and the Wisconsin DNR provided both technical assistance to create a pathway to closure, and liability clarification information to help structure development plans. The EPA's 128(a) funding support helped make this possible.

Vapor mitigation systems and other controls were installed during renovation. The first-floor indoor parking garage has a new ventilation system to mitigate both car exhaust and soil gas vapors. The old elevator shaft is sealed to eliminate a preferential pathway for vapors to migrate into the complex. All other environmental issues have also been addressed.



Green Team Assistance for Local Governments

Contaminated land often raises liability concerns, technical issues and funding questions. The DNR's "Green Team" meetings bring important parties in the cleanup and redevelopment process together to discuss issues, answer key questions and give everyone a better understanding of the project at hand. DNR staff are available to discuss liability protections, regulatory processes and financial assistance available for the investigation, remediation and redevelopment of the contaminated property.

Green Team meetings are an effective and efficient way for local governments and others to evaluate options, plan for and work through a brownfield project.

Green Team works with Edgerton on three brownfields

At a December 2016, Green Team meeting with city of Edgerton officials and Wisconsin Economic

Development Corporation partners, the DNR's brownfields staff outlined investigation, cleanup and redevelopment tools for three distinct and locally vexing brownfield properties. Topics of discussion included liability protections for local governments, the basic assessment through closure process, funding assistance opportunities, and more.

The city of Edgerton is a small community in south-central Wisconsin. The city Administrator has many responsibilities. Brownfield remediation and redevelopment is not an everyday activity. The DNR's ability to provide in-person expert assistance, and ongoing follow-up help, for busy local officials is valuable and overall much appreciated.

Many successful brownfield redevelopment projects in Wisconsin start with a local Green Team meeting. Sec. 128(a) funding from the EPA helps make this possible.

Task 1: Timely Survey and Inventory

Inter-bureau Coordination

Waste and Materials Management and Remediation and Redevelopment Integrated Team

The Wisconsin DNR continued efforts to increase integration between the Waste and Materials Management Program and the Remediation and Redevelopment Program through this internally staffed, cross-program team. During this reporting period, members of the team held joint training sessions in each region of the state to facilitate increased communication and consistent implementation of soil management regulation carried out by both programs.

The Integration team works to ensure consistent implementation of issues that are routinely regulated by staff working with waste and materials management, and remediation and redevelopment administrative codes.

Integrated Sediments Team

During this reporting period, the Wisconsin DNR's Remediation and Redevelopment Program, Waste and Materials Management Program, Watershed Management Program and the Office of Great Waters continued their efforts to create a unified approach to address issues associated with the investigation, remediation and management of contaminated sediments. These efforts were coordinated through the Wisconsin DNR's internal cross-program Integrated Sediments Team.

The Integrated Sediments Team works to identify policy issues, and develop administrative rules, manual codes, guidance documents, and fact sheets to improve processes associated with the investigation, remediation and management of contaminated sediments from dredging projects, environmental cleanups, redevelopment and other construction projects.

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 two specific and targeted efforts directed toward supporting local governments.

These efforts included:

- A meet and greet tour of Northern Wisconsin municipalities in October 2016 by RR Program managers over a three day timeframe. Program managers met with local officials, regional planning commissions and others to build new relationships, enhance existing relationships and educate municipalities on the brownfields redevelopment tools available through the Wisconsin DNR.
- A statewide conference on Nov. 2, 2016 with messages and information targeted at local government officials. This **Brownfields 101** conference provided local government officials with strategies and tools to help them and their communities revitalize underused or abandoned properties. The event drew more than 100 local leaders and featured speakers from the Wisconsin DNR, EPA's TAB program, academia, private development, and local governments.

Table 2 - Summary of Timely Survey and Inventory Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Interbureau Coordination Meetings	12		2
Outreach Efforts to Promote Site Discovery	2		4

Continuous Program Improvements Through External Advisory Groups and Internal Integration Efforts

During this reporting period, the Contaminated Materials Management (CMMEAG) and Contaminated Sediments (CSEAG) external advisory groups continued efforts to address the recommendations from the 2015 Brownfields Study Group Report.

The CMMEAG provided recommendations that produced a revised draft of guidance related to NR 718, the Administrative Code that regulates soil and waste management at remediation and redevelopment sites. Internally, work continued on this guidance document and related forms. We expect that guidance document to be final early this year with roll-out of new associated documents to follow. Internal staff training started with a cross-program presentation by Remediation and Redevelopment (RR) program staff at the Waste and Materials Management (WMM) program statewide meeting this past fall.

As a complement to the NR 718 guidance document, the WMM program will concurrently release a new guidance document providing clarification on making a waste determination, a topic that had not been addressed in previous guidance. Both the RR Program and the CMMEAG are involved in the development of this document as well.

The CSEAG met throughout the reporting period and discussions continued to focus on issues identified in the 2015 Brownfields Study Group Report. The Wisconsin DNR made following determinations during the reporting period:

- Wis. Stats. § 292 and the Wis. Admin. Code § NR 700 rule series apply to contaminated sediment.
- The Wisconsin DNR plans to develop guidance that would have numeric cleanup guidelines that responsible parties could elect to use for more simple or straightforward sediment cleanups. The numbers would be based on guidance and would not be enforceable. Additional possible options such as the use of engineering controls, sediment covers or site-specific numbers will also be considered.
- The Wisconsin DNR will not develop numeric guidelines for “reportable” concentrations of hazardous substance or environmental pollution nor will it develop numeric guidelines for what concentration of contaminants in sediment trigger a Wis. Admin. Code § NR 716 site investigation.
- The distinction between Wis. Admin. Code § NR 347 and Wis. Admin. Code § NR 716 with respect to sediment sampling, investigation and management.
- The appropriate actions a person must take in the event contamination is discovered in sediment.
- The applicability of Wis. Admin. Code § NR 718 with respect to the management of contaminated sediment.
- The Wisconsin DNR’s Watershed Management Program will continue to make ordinary high water mark determinations.

These determinations were communicated to the CSEAG and are supported by the Wisconsin DNR’s internal cross-program Integrated Sediments Team.

Internally, the WMM-RR Integration Team continues to meet regularly to address consistency issues between the programs. Topics include landfill liability, low hazard exemption/NR 718 exemption approval coordination, historic fill exemptions, tracking consistency, no action required determinations, and coordination of the Wisconsin Plant Recovery Initiative program.

Task 2: Oversight and Enforcement

Trust Funds Spent on Cleanup

Projected accomplishments in the work plan include the Wisconsin DNR's oversight of bankruptcy trust fund dollars spent on environmental remediation. For this grant period this included overseeing spending \$1,000,000 at the former Chrysler Kenosha Engine Plant.

During this reporting period, \$10,294.77 in bankruptcy trust funds were spent at the former Chrysler Kenosha Engine Plant. To supplement the trust funds, the Wisconsin DNR previously issued a loan to the city of Kenosha for \$757,000 and a subgrant for \$1,613,273 from federal brownfields 104(k) funds for cleanup activities. Over the reporting period, the Wisconsin DNR, the EPA and the city of Kenosha have focused attention on spending 104(k) funds on the highest priority work to ensure that funds are spent within the loan and subgrant periods, leaving bankruptcy funds for the next phase of cleanup.

A work authorization request was approved for site-wide remedial excavation work. The request is for \$8,318,042.15, and will effectively exhaust the majority of the original \$10M bankruptcy trust fund balance.

Enforce Responsibility and Due Diligence through Issuance of RP Letters

This year the Wisconsin DNR is using 128a grant funding to support our 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 contaminated properties.

Wisconsin law requires that any hazardous substance discharges be reported to the state. Often when someone is doing due diligence and a Phase II assessment is performed, they learn that there was a hazardous substance discharged on the property in the past. Sending the RP letters starts the process to investigate the contamination and determine the best way for the site to be remediated appropriately.

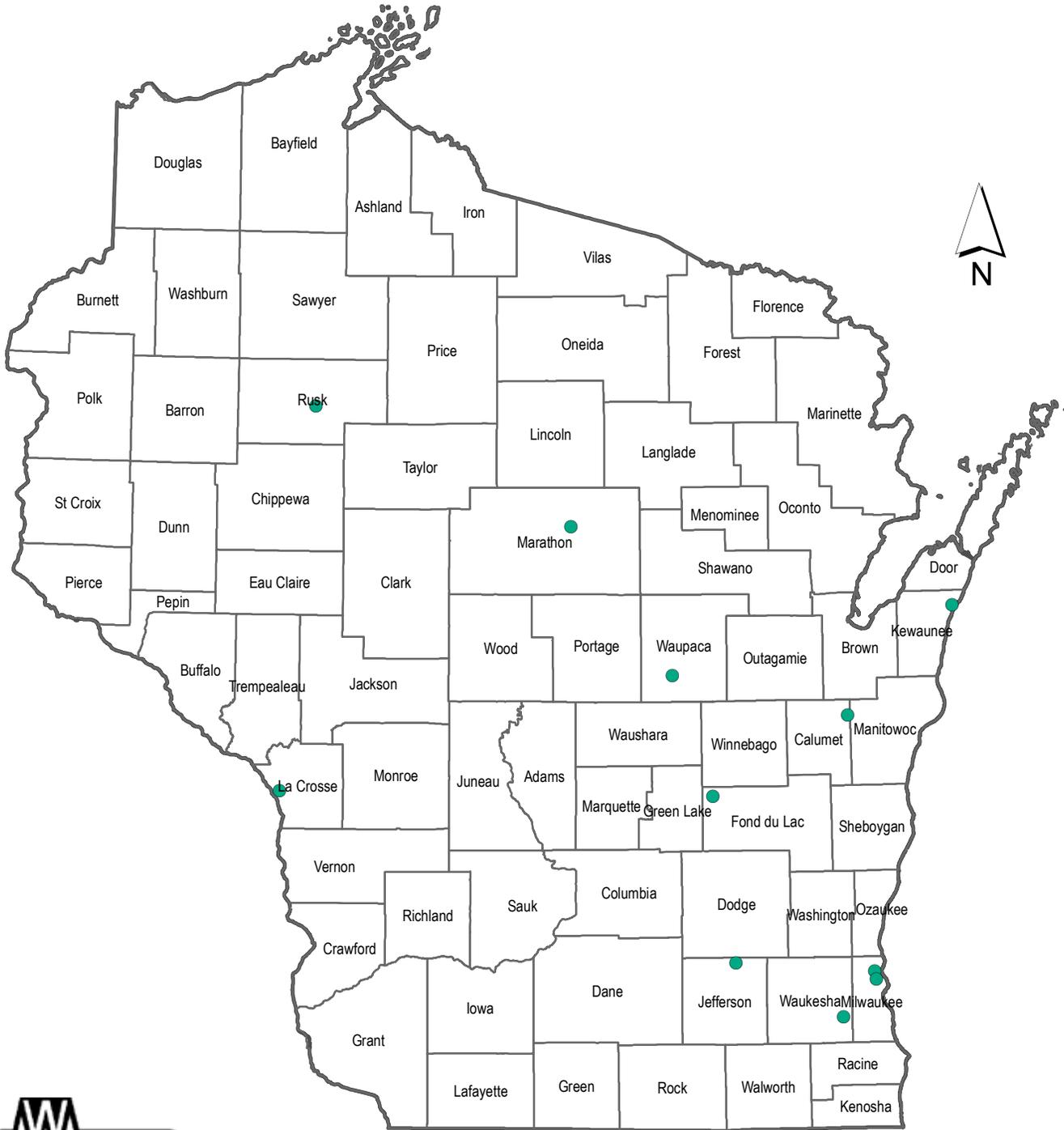
The Wisconsin DNR has undertaken outreach efforts to remind lenders, businesses, consultants and others about these notification requirements. During this period, the Wisconsin DNR sent out 151 RP letters.

Redevelopment Assistance Tools

During this reporting period, the Wisconsin DNR provided written redevelopment assistance 62 times. The template documents for the tools listed below are developed, maintained and updated with 128(a) 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.

Wisconsin Plant Recovery Initiative Sites for Reporting Period September 1, 2016 - February 28, 2017



Created by: Raquel Sanchez
Date: 03/13/2017

Responding to Bankruptcies

The RR Program staff continued to review bankruptcy filings during this reporting period. Three bankruptcy filings (proofs of claim) required additional case investigation due to environmental concerns.

The Wisconsin DNR obtains 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 at open remediation projects or at closed sites 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 or not 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 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.

Wisconsin Plant Recovery Initiative

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. The Wisconsin DNR’s goal is to organize a Green Team meeting with the company and comprehensively discuss any Wisconsin DNR obligations associated with air, waste, water and land issues.

During this reporting period, the Wisconsin DNR identified 11 plant closings for contact and consultation. There were six letters sent to closing businesses and communities that identify environmental issues associated with the closings. The letters also outline assistance options and opportunities for repurposing or redeveloping these shuttered sites. The remaining five closing businesses will receive letters during the next reporting period if environmental issues are identified during the triage checklist process.

Plant closings included:

1. Spirit Manufacturing (New Berlin)
2. Brillion Iron Works (Brillion)
3. Owens Corning Conwed Facility (Ladysmith)
4. Gannett Publishing Services (Waupaca)
5. TreeHouse Private Brands (Ripon)
6. Masonite Corporation (Kewaunee)
7. Gossen Corporation Facility #1 (Glendale)
8. Gossen Corporation Facility #2 (Glendale)
9. McKesson Corporation (La Crosse)
10. River City Distribution (Watertown)
11. Gannett Publishing Services (Wausau)

Table 3 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Trust Funds Spent on Cleanup (Bankruptcy)	\$10,294.77		---
RP Letters Issued	151		—
Redevelopment Assistance Tools	62		—
Proof of Claims Filed	3		—
WPRI Letters Sent	6		—

Certificate of Completion Issued for Large Madison Brownfield

After more than 200 environmental reports and approvals over the course of ten years, the Wisconsin DNR issued a final Certificate of Completion for the former Royster-Clark facility in Madison. The Certificate of Completion was issued in March 2017 when the Wisconsin DNR approved the final investigation and remedial action and provided a liability exemption through the Voluntary Party Liability Exemption (VPLE) program.

The 27 acre Royster-Clark facility was once a fertilizer factory operating from 1952 until it closed in 2006. In 2011, Ruedebusch Development and Construction (RDC), a Madison-based real estate developer, purchased the property and took on the task of cleanup and redevelopment of the unique project.

The cleanup included contamination from leaking underground storage tanks and the excavation of more than 50,000 tons of nitrogen-contaminated soil removed from the site. The property went through extensive meetings, planning and approvals from the neighborhood association and the city of Madison. The redevelopment, some of which is already complete, includes affordable housing, market rate apartments, and commercial development, including a new public library branch and potential grocery store. The project also includes 50+ lots ready for single family homes.

The cleanup project benefited from several financial incentives including the Wisconsin DNR's Ready for Reuse program, which is funded through a RLF brownfields grant from the EPA, Wisconsin Economic Development Corporation grants, and funding from the city of Madison.



Above: The Royster Clark facility sits vacant from 2006 until 2011.



Above: Demolition at the Royster Clark facility in 2011.



Above: Acknowledgement sign of provided funding during remediation.



Above: Phase one of redevelopment nears completion during the fall of 2015.

Task 3: Mechanisms and Resources for Public Participation

The Wisconsin DNR's Remediation and Redevelopment Program supports 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 Wisconsin 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 55 meetings with customers and hosted 16 workshops and/or stakeholder group meetings.

Key public participation activities in this reporting period included:

- Brownfields 101: Redevelopment Resources for Local Governments seminar (11/02/2016)
- Open House in City of Manitowoc/Former Newton Town Gravel Pit Site (12/03/2016)
- Howards Bay Public Meeting (01/24/2017)
- Hosted six technical and policy training webinars as part of our *Issues and Trends* webinar series:
 - LNAPL Saturation Concepts (09/07/16)
 - Writing Clear Maintenance Plans for Sites with Continuing Obligations (10/05/16)
 - Organic Chemistry Refresher - Petroleum & Chlorinated Solvents (11/09/16)
 - Hazardous Waste Determinations and Management Options at Remediation Sites in Wisconsin (12/07/2016)
 - PCB Remediation in Wisconsin: How PCB Sample Results are Used, Cleanup Options and Steps (01/11/2017)
 - Environmental Issues for Demolition: Asbestos, Lead, PCBs and More (02/08/2017)
- Hosted stakeholder meetings for the following groups:
 - Brownfields Study Group (10/07/2016, 02/10/2017)
 - Contaminated Sediments External Advisory Subgroup (09/19/2016, 10/24/2016, 01/18/2017, 02/08/2017)
 - Contaminated Materials External Advisory Subgroup (09/12/2016)

Speaking Engagements

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

- Small Towns Forum in Eagle (09/15/16)
- City of Shell Lake Entrepreneurism/Innovation for Business (09/20/2016)
- Remediation Workshop in Wauwatosa (09/22/2016)
- Underground Storage Tank Boot Camp (09/27/16)
- WEDC Regional Group (10/04/16)
- Wisconsin DNR's Waste Water Program Statewide Meeting (10/05/16)
- Wisconsin Elevator Symposium (10/13/16)
- Pepin/Pierce Joint Towns County Unit Meeting (10/20/16)
- UW Parkside Class (10/25/2016)
- Jackson County Towns Association County Unit Meeting (11/03/2016)
- Decorah Elementary School (11/18/2016)
- Monroe County Economic Development Conference (02/22-23/2017)

Web Presence

In this grant period, the following webpages were developed or updated:

- Internal Vapor Intrusion (new)
- Internal Safety (new)
- Brownfields Study Group (update)
- RR Sites Map (update)
- Internal Office Policies, Resources and Legal (update)
- Training and Conferences (update)
- RR Program News (update)
- Training page (update)
- Internal Training Page (update)

- Rules and Laws (update)
- Brownfields Study Group (update)
- Internal WPRI (update)
- Internal Template Letters (update)
- Cleanup (update)
- Vapor Intrusion for Professionals (update)

Media Outreach

In this grant period, the Wisconsin DNR participated in the following:

- TV Report interviewing Roxanne Chronert, RR Program Supervisor, in NE Wisconsin regarding mercury spill incidents throughout the state and about the dangers of breathing in mercury vapors (12/09/2016)
- TV Report interviewing Keld Lauridsen, Hydrogeologist, about general interest in a large vacant property and discussion of what would commonly happen for a potentially contaminated site (01/17/2016)

Publications

We continually create and update fact sheets and publications to ensure that our customers have accurate information. During this grant reporting period, we created nine new publications and updated 22 publications. New and updated publications include:

- RR Program Outreach Plan 2016-2018 (RR-5509)
- Frequently Asked Questions about the Voluntary Party Liability Exemption (VPLE) (RR-057)
- Steps to take when Reasonable Access is Denied for Vapor Intrusion Investigation or Mitigation (RR-5507)
- Approval to Proceed in the Voluntary Party Liability Exemption (RR-5131)
- Checklist for Evaluating Lenders EA Submittals

(RR-5238)

- NR 728.11 Model Notice of Contamination - (RR-5318)
- Insurance for Voluntary Party Liability Exemption (VPLE) Sites Using Natural Attenuation - Information and Fee Schedule (RR-661)
- Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know (RR-671)
- Brownfields and Comprehensive Planning (RR-679)
- Dry Cleaner Environmental Response Fund (DERF) Program Highlights (RR-882)
- Dry Cleaner Environmental Response Fund (DERF) - Site Investigation Bid Forms and Bid Summary (Form 4400-233)
- Dry Cleaner Environmental Response Fund (DERF) - Site Investigation Bid Cover Sheet Instructions (RR-717)

RR Report Newsletters

The Remediation & Redevelopment Program published the *RR Report* newsletter on the following dates:

- 09/01/2016
- 09/29/2016
- 10/19/2016
- 11/18/2016
- 12/12/2016
- 01/26/2017
- 02/16/2017 (PECFA Edition)
- 02/23/2017

Table 4 - Summary of Public Participation Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
News Releases/Press Events or Articles	2		3
RR Reports (e-newsletters)	8		12
New and Updated Publications	31		10
New and Updated Webpages	16		20
Outreach Meetings (Green Team Meetings)	55		30
Public Speaking Events	12		10
Trainings/Stakeholder Meetings Held	16		3

Successful *Issues & Trends* Series Becomes Outreach Staple

The *Issues & Trends* outreach events, hosted by the Remediation and Redevelopment Program, is a popular series of monthly, noon-time conference calls and webinars that reached hundreds of environmental professionals and other interested groups now in the third year of implementation.

The *Issues & Trends* series is a major part of the RR Program's commitment to reaching out to its stakeholders and partners on a regular basis.

During this reporting period, the following presentations were held:

LNAPL Saturation Concepts 09/07/2016

76 distinct lines registered

A discussion about core-based saturation measuring, including new technologies that allow much improved imaging of LNAPL accumulations, especially as it pertains to recoverability and residual saturation concepts.

Writing Clear Maintenance Plans for Sites with Continuing Obligations 10/05/2016

51 distinct lines registered

This presentation strived to provide environmental professionals with tools for writing maintenance plans that are easy for responsible parties to understand and implement. Recommendations were offered on personalizing the maintenance plan template according to "Maintenance Plan Example Template for a Straightforward Site," DNR publication RR-980 and Maintenance Plans for Vapor Mitigation Systems/ Vapor Intrusion Response Actions/Vapor Barriers," DNR publication RR-981.

Organic Chemistry Refresher - Petroleum & Chlorinated Solvents 11/09/2016

52 distinct lines registered

The 1.5 hour session was presented by Marquette University assistant professor Llanie Nobile, PhD. She discussed the volatility, solubility and reactivity of gasoline mixtures (fresh and weathered). Dr. Nobile then continued with volatile organic compounds, in particular – chlorinated solvents. Nomenclature and reactivity of chlorinated VOC's were also covered.

Hazardous Waste Determinations and Management Options at Remediation Sites in Wisconsin 12/07/2016

68 distinct lines registered

An overview of the RR Program's "Guidance for Hazardous Waste Remediation," with concentration on hazardous waste and contained out

determinations, contaminated media management options and DNR review procedures. The Program provided this training in part to respond to inquiries regarding guidance implementation and agency review procedures, including who has responsibility for making certain decisions. It also provided an introduction for those who aren't familiar, and a refresher for those who are.

PCB Remediation in Wisconsin: How PCB Sample Results are Used, Cleanup Options and Steps 01/11/2017

51 distinct lines registered

This webinar provided an overview of PCBs in Wisconsin, including a discussion of the "One Cleanup Program" agreement between DNR and EPA. When PCB contamination is discovered at a cleanup site, Federal Toxic Substances and Control Act (TSCA) requirements can apply. The approach to cleanup may differ from that of sites governed only by Wisconsin's NR 700 process, but Wisconsin DNR has an agreement with the EPA to lead the cleanup at many TSCA regulated sites. The presentation outlined what Responsible Parties need to do when PCBs are discovered and how to work with the DNR and EPA to conduct the cleanup in the most efficient and cost-effective way.

Environmental Issues for Demolition: Asbestos, Lead, PCBs and More 02/08/2017

78 distinct lines registered

Ed Lynch, the Wisconsin DNR's Hazardous Waste Section Chief, provided an overview of requirements for managing hazardous materials as part of renovation and demolition projects. The DNR's Asbestos Coordinator Mark Davis and Mark Chamberlain, Air Management Specialist, provided an overview on Wisconsin Administrative Code NR 447 "Control of Asbestos Emissions." When facilities are undergoing renovation or demolition and asbestos containing materials could be disturbed, the requirements of the EPA's National Emissions Standards for Hazardous Air Pollutants (NESHAPS) apply. The presentation discussed the asbestos inspection, notification and disposal requirements for demolition/renovations projects involving commercial/industrial facilities.

Lake Superior - Howards Bay Clean Up Moving Forward

A collaborative multi-year, multi-agency effort to clean up sediment contamination in Howards Bay, an inlet near the confluence of the St. Louis River and Lake Superior, is making good progress. Dredging, treatment and disposal plans for the spring of 2018 are nearing completion.

Howards Bay, located between Superior, WI and Duluth, MN, is within an EPA designated Great Lakes Area of Concern. For the past 100-plus years, it has been the home of a series of shipyards, commercial shipping operations, grain terminals and other industrial operations. Sediment in the bay is contaminated with elevated levels of lead, polycyclic aromatic hydrocarbons from petroleum, mercury and tributyltin. The approximate size of the Howards Bay project area is 300 acres.

Fraser Shipyard is a current and long-time resident of Howards Bay, as is Cenex-Harvest States (CHS). Both companies are leaders in their fields and important to the regional economy.

Plans to dredge Howards Bay are designed to both clean up sediment contamination and deepen the navigable channel leading to the dry docks. This will benefit the city of Superior and the businesses operating in the Bay.

The project is a collaboration among the EPA, U.S. Army Corps of Engineers, Wisconsin DNR, the city of Superior and Fraser Shipyard. All parties are involved in planning, funding and implementation.

The Wisconsin DNR participated in a January public open house presentation about the project. This informational meeting was held in the city of Superior and well attended by local residents.

Wisconsin DNR's Remediation and Redevelopment (RR) Program is involved in planning for and overseeing the proper disposal of contaminated dredged materials. Work is underway to secure local approval to use contaminated sediment to improve the current cap/cover on a closed nearby landfill owned by the city of Superior.

The Wisconsin Point Landfill closed in 1977 and is experiencing some uneven settling issues, causing various drainage problems. An improved, thicker cap/cover would improve drainage and also make the site usable for recreational activities like hiking and possibly a dog park. Disposing of the contaminated sediment in this way will, compared to disposal at an active landfill, save a lot of money. The savings will be used as part of the contributions required of the non-federal sponsors (Wisconsin DNR, Fraser Shipyard and the city of Superior).

Wisconsin DNR's brownfields staff, supported by the EPA's 128(a) grants, worked with the RR and Water programs to create two public hearing posters explaining the site and the opportunity to beneficially use the contaminated sediments. RR Program project manager Chris Saari and team supervisor John Robinson participated in the open house.



Task 4: Mechanisms for Approval of Cleanup Plans, Verifications and Certifications

Completed Cleanups

The Wisconsin DNR approved 148 completed cleanups in this reporting period. A completed cleanup means that the Wisconsin 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 statewide 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 approved. The region also enters the case closure information into the Wisconsin Remediation and Redevelopment Database (WRRD).

Audits of Institutional Controls

Owners of property in Wisconsin with residual contamination are responsible for maintaining any environmental continuing obligations. The Remediation and Redevelopment (RR) Program establishes continuing obligations and defines these obligations in either the closure letter or in deed restrictions for sites closed before June 2006. For example, if the Wisconsin DNR approved a cleanup where residual contamination continues to exist under a parking lot, the property owner is required to maintain that parking lot to certain standards. This requirement also applies to all future property owners. Information about continuing obligations is publically available on the WRRD.

The Wisconsin DNR conducts audits to evaluate sites with continuing obligations for compliance. The types of sites audited have consisted largely of closed sites with some type of cover over residual contamination;

a structural impediment that restricted investigation and cleanup in some areas of the site; sites with an industrial land use restriction; or sites where a vapor mitigation system is required.

For the reporting period of September 1, 2016 through February 28, 2017, no sites were audited to determine compliance with conditions of closure. Audits generally occur in the spring and summer months.

Since 2004, approximately 654 sites have been audited; a few sites have been audited more than once. As of September 2016, 92 sites have required follow up and 69 have returned to compliance. RR Program staff continually update the database as more sites return to compliance.

Voluntary Party Liability Exemptions

In this grant period, the Wisconsin DNR approved three new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs). Three new applications to VPLE were received.

A VPLE follows a thorough environmental investigation and cleanup at a contaminated property. This 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 Wisconsin 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	0		25
Average Staff Hours per Audit	0		12
Acres Ready for Reuse	531		—
Approved/Completed Cleanups (Closure Decisions)	148		300
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	3		5
New VPLE Certificates of Completion	3		—
Cumulative Wisconsin VPLE Certificates	167		—

Task 5: Establish and Maintain the Public Record

RR Sites Map

RR Sites map is an internet accessible mobile and desktop mapping application. The primary purpose of RR Sites Map is to display the sites that are undergoing or have completed cleanup or have received financial or liability assistance, which are listed on BRRTS on the Web (BOTW). Each site links directly to related information in the database. RR Sites Map also contains other relevant data that is either useful in finding a property or that is relevant to a cleanup.

The current RR Sites Map desktop version will soon retire and be replaced with the mobile ready version compatible on desktops, tablets and mobile devices. The application has different sets of tools available to users depending on what device is used to access the application. The desktop and tablet version have the most comprehensive tool set due to more screen space available. The handheld version is basic in order to allow the user access to the most commonly used tools without getting overwhelmed with too much functionality on a small screen.

The updated version of RR Sites Map will have the same capability, plus a few new tools, including a tool to compare air photos side by side and a search tool that allows the user to search by site name or site



number. The updated RR Sites Map will be coming out in April 2017.

Bureau for Remediation and Redevelopment Tracking System

In this reporting period, the Remediation and Redevelopment program completed upgrades to the primary database, the 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 GIS Application RR Sites Map (RRSM).

The database development team, through the efforts of the Documents Management Sub-Team, are developing a process to capture and make more documents publicly accessible through BOTW. This includes documents that are stored in our State Records Center. Since the effort began in October 2015, almost 13,000 documents have been uploaded and nearly 800 of those include the entire file. This reduces file storage costs and eases staff time spent responding to file review requests. It also minimizes customer costs by reducing travel to Wisconsin DNR offices and copying costs.

The database development staff also worked to update information on a backlog of more than 600 Spill records. These update provide staff and the public with more accurate information on the location and causers of spills around the state.

Table 6 - Summary of Public Record Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Searches Performed in BRRTS on the Web	50,245		—
Files or Images Downloaded from BRRTS on the Web	51,081		—
Sites with Active Cleanups	3,044		—

Task 6: 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.

Ready for Reuse Update

Since 2004, the Wisconsin Brownfields Coalition, which includes the Wisconsin DNR and several regional planning commissions, has received \$10.245 million in traditional EPA Revolving Loan Funds.

The 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 staff continued to work with existing award recipients to move their projects forward. Work under two awards at the Roffers' Property in Ashland concluded and the city has put out a Request for Proposals for redevelopment of the site. The city plans to include the parcel in a larger redevelopment effort and convert the former industrial property to residential and mixed use.

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

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 EPA has awarded the Wisconsin Brownfields Coalition \$2.7 million in Brownfield Area-Wide Assessment grants, which the Wisconsin 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 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. An estimated 68 percent of WAM awards have gone to communities with populations of less than 10,000 people.

During this grant reporting period, the Wisconsin DNR received four new WAM Contractor Services Award applications. Two awards have been made and one is pending. See Table 7 for a listing of site locations, facilities and awarded services.

Assessment Funds and Statements of Qualifications

In May 2016, the U.S. Environmental Protection Agency (EPA) announced the award of a \$600,000 federal site assessment grant to the DNR's RR Program on behalf of the Wisconsin Brownfields Coalition (comprised of the Wisconsin DNR and Wisconsin Regional Planning Commissions). The grant will be used to perform Phase I, Phase II environmental assessments, and Wis. Admin. § NR 716 site investigations. \$480,000 will be directed to sites with potential or known hazardous substance contamination. In October, 2016 the DNR received the funds from the EPA. Using these hazardous substances funds, the Wisconsin DNR estimates conducting approximately 10 Phase I assessments, that are compliant with the requirements of All Appropriate Inquiry and ASTM Standard E1527-13, 12 Phase II environmental assessments; and up to six Wis. Admin. § NR 716 limited site investigations.

The Wisconsin DNR will focus the remaining funds on sites with potential or known petroleum contamination. The petroleum assessment funds are anticipated to fund an estimated three Phase I assessments, three Phase II assessments, and one site investigation.

During this reporting period, the Wisconsin DNR completed its review of eligible environmental consultants to perform the environmental

assessment work under this new grant. Department staff conducted interviews in September 2016. As a result of this review and interviews conducted, the Wisconsin DNR selected the following consultants to perform the environmental assessments under this grant:

1. AECOM (1555 N. River Center Drive, Suite 214, Milwaukee, WI, 53212)
2. The Sigma Group (1300 West Canal Street, Milwaukee, WI 53233)
3. Bay West (Five Empire Drive, Saint Paul, MN 55103)
4. Ramaker & Associates (855 Community Drive, Sauk City, WI 53583)

As of February 28, 2017, two of the consultants have received EPA approval of their updated Quality Assurance Project Plans (QAPPs). The remaining two consultants hope to receive EPA approval of their QAPPs by the end of May 2017.



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

LOCATION	FACILITY	AWARDED SERVICES
FY 16 Assessment Funds (BF 00E02021): Funds were available October 2016		
Horicon, WI	Former Garnder Sites	Additional information needed prior to award.
Green Bay, WI	Fabry Glove	Not eligible.
Edgerton, WI	Lawton Street Site	Award pending.
Stoughton, WI	Millfab Holley Moulding	Awarded. Phase II likely to begin in Spring 2017.
Oshkosh, WI	Waite Grass Rug Factory	Awarded. Phase II being scoped.

Petroleum Eligibility Letters

In this reporting period, the Wisconsin DNR provided 11 eligibility determinations for petroleum assessment or clean up using an EPA brownfields grant:

1. 531 Broadway, Green Bay
2. 101 & 210 Main Street, 235 Wisconsin, and 120 Church Street, Neenah
3. 239 Arndt Street, Green Bay
4. 212 Johnson and 217 Main Street, Hartford
5. 1512 Washington Street, Manitowoc
6. 205 North 8th Street, Manitowoc
7. N116 W16261 and N116 W16257 Main Street and the Squire Drive parcel, Germantown
8. Slinger Foundry Parking Lot, Slinger
9. Former Gehl Co. Property, Main and Water Streets, West Bend
10. 1843 North 30th Street, Milwaukee
11. 1031 Maryland Avenue, Sheboygan

- City of Green Bay (Community-wide Assessment)
- Washington County (Brownfields Coalition Assessment)
- City of Janesville (Community-wide Assessment)
- Forest County Potawatomi Community (Assessment)
- City of Wauwatosa (Community-wide Assessment)
- Southwestern Regional Planning Commission (Brownfields Coalition Assessment)
- City of Eau Claire (Community-wide Assessment)
- City of Manitowoc (Community-wide Assessment)
- Community Development Authority of the City of Manitowoc (Site Specific Assessment)
- Bay-Lake Regional Planning Commission (Community-wide Assessment)
- UW - Eau Claire Blugold Real Estate Foundation (Two Hazardous Materials Cleanups)
- City of Racine (Community-wide Assessment)
- Redevelopment Authority of the City of Milwaukee (Two Clean-up, Community-wide Assessment and Site Specific Assessment)

Federal Acknowledgement Letters

The Wisconsin DNR provides letters of acknowledgement for Wisconsin communities that want to submit EPA brownfields grant applications. Combined, Wisconsin communities and other development groups requested \$5.42 million in FY17 federal grant funds.

Acknowledgement letters were provided to:

- City of Wausau (Community-wide Assessment)
- Sheboygan County (Community-wide Assessment)

Table 8 - Summary of Program Enhancement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Ready for Reuse Loans and Grants	0		—
Wisconsin Assessment Monies Awards	2		—
Petroleum Eligibility Letters	11		—
EPA Brownfield Grants - Acknowledgement Letters	19		—

Appendix I - Public Outreach Activities
(September 1, 2016 - February 28, 2017)

Green Team Meetings

- 09/07/2016 - City of Sparta, Sparta Manufacturing site with Co-Administrators and Community Development Director and Treasurer
- 09/07/2016 Monroe County sites in Monroe County with Corporation Council, Assistant Corporation Counsel; Treasurer
- 09/16/2016 - Morgan Partners, WEDC about the Jeld-Wen Property with WEDC and Morgan Partners
- 09/20/2016 - Proposed College-Howell Self Storage Site in Oak Creek, WI with Stantec Consultants; SSV Developers; Anderson Commercial; Godfrey & Kahn; - Friebert, Finerty & St. John
- 09/23/2016 - Polar Ware – Solvents site in Sheboygan with WEDC, current property owner's attorney and interested potential purchaser
- 10/04/2016 – a site in Watertown with Watertown Civil Staff Engineer, Zoning Administrator, City Engineer, Common Council member
- 10/04/2016 – a site in Fennimore with Mayor Ryan Boebel and the Director of Public Works
- 10/06/2016 - Beaver Cleaners (dry cleaning) site in Beaver Dam with Mayor Tom Kennedy, City Attorney, City Engineer, property owner/heir, MSA Engineering, and a member of the Beaver Dam Community Theater
- 10/14/2016 - City of Eau Claire sites with lender representative at Wells Fargo
- 10/18/2016 - Several sites in Menomonie area in the western and northern regions of Wisconsin with a staff from USDA-Rural Development Western Region
- 10/19/2016 – a site in Dunn County with Farm Service Agency
- 10/19/2016 - Black River Falls sites with the Executive Director Chamber of Commerce
- 10/20/2016 - Salvage yard and an old feed mill in Town of Northfield with the President of the Booster Club
- 10/21/2016 - Dunn County sites with the Registrar of Deeds
- 10/26/2016 - Oak Creek Storage & Handling (Eastern Portion) site in Oak Creek with City Administrator; City Attorney; City Attorney; City Engineer
- 10/26/2016 - RR Donnelly Property in Menasha with WEDC and City of Menasha
- 10/28/2016 - Delafield Landfill site in Delafield with Delafield City Administrator
- 11/01/2016 - Schneider Iron & Metal Inc. site in Aurora Florence County with Chairperson Town of Aurora, Clerk, Supervisor, Fire Chief, P.E. Coleman Engineering, and Keller Inc.
- 11/04/2016 - Former New Paige Mill Site (Aim Development) in Kimberly with Village of Kimberly (LGU, future property owner), consultant for storm water, consultant for remediation & redevelopment
- 11/07/2016 - Fmr Gardner Manufacturing/Kansas St. Site/Davidson Property with Mayor Steve Neitzel, DPW Supervisor, Econ. Dev. Dir., (World Series of Baseball, GM of Gardner Manufacturing, and Gardner
- 11/14/2016 - two sites in the City of Bloomer with the City Clerk/Treasurer
- 11/14/2016 - City of Bloomer with a Realtor with Adventure North Realty
- 11/14/2016 - three sites in the City of Colfax with the Clerk Treasurer
- 11/15/2016 - Green Bay & Western RR Co and Riverfront Property: Shipyard Project in Green Bay with Stantec Consulting
- 11/17/2016 – sites in Marshfield with a Realtor with First Weber Realty
- 11/17/2016 - Mfg plant in Auburndale with the Vice President of Pioneer Bank
- 11/17/2016 - three sites in Marathon City with the City Administrator
- 11/17/2016 - Buckstaff Property in Oshkosh with the City of Oshkosh
- 11/18/2016 - A Sturm & Sons - Old Butter Plant in Manawa with WEDC, City of Manawa and Waupaca County Economic Development Corporation
- 11/22/2016 - Northfield salvage yard and feed mill in the Town of Northfield with President of the Booster Club and USDA RD
- 11/29/2016 - Brillion Iron Works site in the City of Brillion with WEDC and City of Brillion
- 11/30/2016 - two properties in Spring Valley with Spring Valley Clerk/Treasurer
- 11/30/2016 – site in River Falls with the Vice President or the Royal Credit Union
- 11/30/2016 - Manufacturing plant in River Falls with the Vice President of the First National Bank
- 12/01/2016 - Salvage yard and a feed mill site in Northfield with USDA RD; and Northfield
- 12/01/2016 – a site in Watertown with the Economic Development Director; City Engineer; and Assistant Engineer
- 12/02/2016 - Coakley Property/Former Tannery site in the City of Sheboygan with the current property owner, prospective purchaser, Young Enterprise Society and WEDC
- 12/03/2016 - a site in Sparta with the Chief Credit Officer at Union National Bank
- 12/03/2016 - a site in Jackson County with Garrett Nix, Corporation Council (Weld Riley)
- 12/03/2016 - Jackson County with April Schoolcraft, GIS Specialist with Jackson County

- 12/07/2016 - Nunn Bush Manufacturing Co (former) in Edgertown with the City Administrator; Cedar Corp. consulting; WEDC
- 12/14/2016 - Klenke Garage in Ellison Bay with Town of Liberty Grove
- 01/31/2017 - Old Safeguard Property in Berlin with WEDC and the City of Berlin
- 01/31/2017 - Berlin (Grede) Foundry in City of Berlin with WEDC, City of Berlin, and Real Estate Agent for Foundry
- 02/03/2017 – site at 7123 & 7124 Hwy 73, in York, WI with representatives from Dane County, Town of York Chairman, and WEDC
- 02/09/2017 - Former New Paige Mill in Kimberly with the Village of Kimberly
- 02/15/2017 - N. Bookend Redevelopment Site in Hartford with WEDC, City of Hartford, Stantec, Developer and First National Bank
- 02/16/2017 - Larsen Green site in Green Bay, WI with City of Green Bay, Stantec, and WEDC
- 02/22/2017 – a site in the Monroe County Regional Area with a potential investor
- 02/22/2017 – sites in general in the Monroe County Regional Area with a Business Consultant
- 02/23/2017- site in New Lisbon with the Executive Director of New Lisbon Chamber of Commerce
- 02/23/2017 a site in Monroe County/Monroe County Regional Area with a Broker/Owner at First Choice Realty
- 02/27/2017 - two sites in Sand Creek with the owner of Gilberts of Sand Creek and a consultant
- 02/27/2017 - brownfield sites on rail in New Auburn with the Clerk Treasurer
- 02/27/2017 – two sites in Bloomer and the surrounding area with the Deputy Clerk/Treasurer City of Bloomer

Speaking Engagements

- 09/15/2016 - Small Town Forum in Eagle, WI
- 09/20/2016 - City of Shell Lake at the Shell Lake Center for the Arts
- 09/22/2016 - Remediation Workshop in Wauwatosa, WI
- 09/27/2016 - Underground Storage Tank Boot Camp at the Radisson, Green Bay
- 10/04/2016 - WEDC Regional Group at the Eau Claire Phoenix Park Royal Credit Union
- 10/05/2016 - DNR Waste Water Statewide Meeting in Wisconsin Dells
- 10/13/2016 - Wisconsin Elevator Symposium in Lake Geneva
- 10/20/2016 - Pepin/Pierce Joint Towns County Unit Meeting in Plum City

- 10/25/2016 - UW-Parkside Class at UW-Parkside
- 11/03/2016 - Jackson County Towns Association County Unit Meeting in Black River Falls
- 11/18/2016 - Decorah Elementary School in West Bend
- 02/22-23/2017 – Monroe County Economic Development Conference

Workshops, Trainings & Stakeholder Meetings Hosted

- 09/12/2016, 10/17/2016, 11/28/2016, 02/01/2016 – Contaminated Materials Management Advisory Group meeting
- 09/19/2016, 10/24/2016, 01/18/2016, 02/08/2016 – Contaminated Sediments Advisory Group meetings
- 10/07/2016, 02/10/2017 - Brownfields Study Group Meetings
- 11/02/2016 - Brownfields 101: Redevelopment Resources for Local Governments seminar
- 12/03/2016 - Open House in City of Manitowoc/ Former Newton Tn Gravel Pit Site
- 01/24/2017 – Howards Bay Public Meeting
- Hosted six technical and policy training webinars as part of our Issues and Trends webinar series:
 1. LNAPL Saturation Concepts (09/07/16)
 2. Writing Clear Maintenance Plans for Sites with Continuing Obligations (10/05/16)
 3. Organic Chemistry Refresher - Petroleum & Chlorinated Solvents (11/09/16)
 4. Hazardous Waste Determinations and Management Options at Remediation Sites in Wisconsin (12/07/2016)
 5. PCB Remediation in Wisconsin: How PCB Sample Results are Used, Cleanup Options and Steps (01/11/2017)
 6. Environmental Issues for Demolition: Asbestos, Lead, PCBs and More (02/08/2017)

Press Events/Articles

- 12/09/2016 – TV Report interviewing Roxanne Chronert, RR Program Supervisor, in NE Wisconsin regarding mercury spill incidents throughout the state and about the dangers of breathing in mercury vapors
- 01/17/2016 – TV Report interviewing Keld Lauridsen, Hydrogeologist, about general interest in a large vacant property and discussion of what would commonly happen for a potentially contaminated site

Newsletters – RR Report

- 09/01/2016
- 09/29/2016
- 10/19/2016

- 11/18/2016
- 12/12/2016
- 01/26/2017
- 02/16/2017 (PECFA Edition)
- 02/23/2017

Publications (New)

- RR Program Outreach Plan 2016-2018 - RR5509
- Frequently Asked Questions about the Voluntary Party Liability Exemption (VPLE) - RR057
- Steps to take when Reasonable Access is Denied for Vapor Intrusion Investigation or Mitigation - RR5507
- Note to File Template - Access Denied for vapor intrusion investigation or mitigation - RR5508
- Governor's Council Dry Cleaner Environmental Response Program 5 Year Program Evaluation – 2016 - RR063
- Usual and Customary Cost Schedule (UCCS) #21 (January 2017-June 2017) - RR068
- Usual and Customary Cost Schedule (UCCS) #21 (January 2017-June 2017) - RR068A
- Usual and Customary (U&C) Task Reference Guide - RR069

Publications (Updated)

- Lender Liability Exemption Environmental Assessment Tracking - Form 4400-196
- Environmental Services Contractors List - RR024
- Immediate Reporting Required for Hazardous Substance Spills - RR560f
- General Liability Clarification Letters (Fact Sheet 11) - RR619
- Approval to Proceed in the Voluntary Party Liability Exemption - RR5131
- Insurance for Voluntary Party Liability Exemption (VPLE) Sites Using Natural Attenuation - Information and Fee Schedule - RR661
- Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know - RR671
- Brownfields and Comprehensive Planning - RR679
- Dry Cleaner Environmental Response Fund (DERF) Program Highlights - RR882
- Dry Cleaner Environmental Response Fund (DERF) - Site Investigation Bid Forms and Bid Summary (Form 4400-233)
- Dry Cleaner Environmental Response Fund (DERF) - Site Investigation Bid Cover Sheet Instructions - RR717
- Checklist for Evaluating Lenders EA Submittals - RR5238
- NR 728.11 Model Notice of Contamination - RR5318

- Superfund Site Assessment Site Selection Process - RR5323
- Dry Cleaner Environmental Response Fund (DERF) - Bid Requirements - RR750
- Wisconsin Ready for Reuse Program - Hazardous Substance Loans and Grants - RR753
- Ready for Reuse Program - Hazardous Substance Loan and Grant Application - Form 4400-238
- GIS Registry Cover Sheet Form - Form 4400-280
- Wisconsin Ready for Reuse Program - Petroleum Loans and Grants - RR867
- Kenosha Engine Plant Investigation and Cleanup - RR894
- Lender Liability Clarification Model Letter - RR5422
- When is Indoor Air Sampling Necessary at Sites with a Possible Vapor Intrusion Pathway? - RR5427
- Advance Installment Payment Plans for Closure and GIS Review - RR5432
- Report on Impact of Exemptions from Liability - RR929
- Guidance for EPA Removals - RR5458
- Brownfields Assessment and Cleanup Grants: Application for Petroleum Eligibility Determination- Form 4400-304
- Phone Call or In-Person Visit Regarding Vapor Intrusion Sampling or Mitigation - RR5478
- Property Access Request for Vapor Intrusion Sampling or Mitigation - RR5479
- Registered PECFA Consultants - RR994
- Registered PECFA Consulting Firms - RR993
- RR Document Review and Publishing - RR5482

Web Pages (New)

- Vapor Intrusion (Internal)
- Safety (Internal)

Web Pages (Updated)

- Brownfields Study Group (External)
- RR Sites Map (External)
- Office Policies, Resources and Legal (Internal)
- Training and Conferences (External)
- RR Program News (External)
- Brownfields Study Group (External)
- Training page (Internal)
- Training page (External)
- Rules and Laws (External)
- Brownfields Study Group (External)
- WPRI (Internal)
- Template Letters (Internal)
- Cleanup (External)
- Vapor Intrusion for Professionals (External)