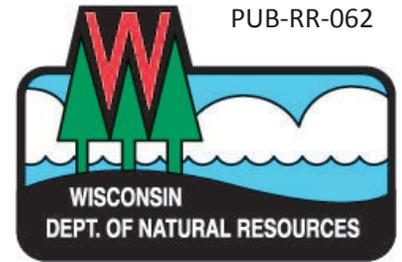
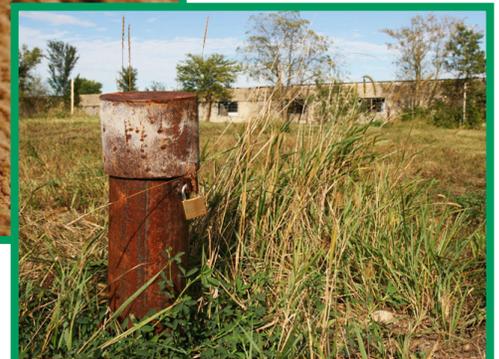


Wisconsin Department of Natural Resources

PUB-RR-062



Remediation and Redevelopment Program



Section 128(a) Grant Accomplishments Report

For the reporting period:
September 1, 2015 - August 31, 2016

EPA Section 128(a) Grant Cooperative Agreement: RP-96520010

Photos courtesy: Wisconsin DNR (unless otherwise noted)

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Wisconsin Department of Natural Resources
Remediation & Redevelopment Program
PO Box 7921
Madison, WI 53707

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Appendix I Public Outreach Activities- September 1, 2015 - August 31, 2016

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 (Wisconsin 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 Wisconsin DNR’s staff have always treated me with respect, and have given me prompt and useful guidance. ”

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

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 final accomplishments report and covers activities during the September 1, 2015 to August 31, 2016 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 support outreach, site discovery and redevelopment tools:

- Hands-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; and
- Green Team Meetings - where tools are packaged and strategies are formed.

Financial Status

On September 16, 2015, the EPA awarded the Wisconsin DNR \$964,053 in s. 128(a) funding for the September 1, 2015 to August 31, 2016 grant period. In accordance with available grant accounting information, the Wisconsin DNR fully expended grant funding for the 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, Wisconsin DNR staff were invaluable. Not only are Wisconsin 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, Wisconsin 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?’ - Wisconsin 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)

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 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.

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

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

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	8	21	2
Outreach Efforts to Promote Site Discovery	2	6	4
Task 2: Oversight and Enforcement			
Trust Funds Spent on Cleanup (Bankruptcy)	\$227,520.91	\$348,265.55	\$1 million at Kenosha Engine Plant
Task 3: Mechanisms and Resources for Public Participation			
News Releases	1	4	3
RR Reports (e-newsletter)	6	13	12
New and Updated Publications	48	69	10
New and Updated Webpages	9	23	20
Green Team Meetings	50	98	30
Public Speaking Events	10	20	10
Workshops/Training Meetings Held	4	7	3
Task 4: Mechanisms for Approval of Cleanup Plans, Verification and Certification			
Audits of Institutional Controls	0	61	25
Staff Hours per Audit	0	7	15
Non VPLE COC Site Closure Decisions	182	337	300
New Applications for VPLE Program	7	8	5
Task 5: Establish and Maintain the Public Record (see pg. 19 for narrative of updates)			
Task 6: Enhance the Response Program or Cleanup Capacity (see pgs. 20 - 23 for narrative of program enhancement updates)			

Ashland Cleanup and Redevelopment in the Wisconsin Natural Resources Board Spotlight

The Wisconsin DNR's Natural Resources Board members got an up close look at the Northern States Power (NSP) Superfund site on the edge of Lake Superior during its August meeting and tour in Ashland. The DNR Remediation and Redevelopment Program and the EPA have been managing work on this lakefront site since contamination was discovered in the late 1980s. Phase I of the cleanup was completed in 2014, with groundwater monitoring continuing for several years. Phase II includes cleaning up impacted sediment near the shoreline, with a "wet dredge" pilot project underway and scheduled to be completed later this year.

During the Board's formal meeting on the second day of its visit, Wisconsin DNR Secretary Cathy Stepp announced that the City of Ashland had received a mix of brownfields redevelopment awards totaling nearly \$450,000. The awards, from DNR's Ready for Reuse and Wisconsin Assessment Monies programs, supported by EPA 104(k) funds, were provided to help the community assess and clean up several properties and get them ready for redevelopment.

Ashland Mayor Debra Lewis addressed the Board during its tour and update of the NSP site and thanked the agency for the grants and awards the City received to assist with cleanup and redevelopment. "Ashland is one of the poorest counties in the state," Lewis said. "I feel like we've been blessed this year."

Stepp called the awards a "win-win" for the community. "There's the environmental cleanup that happens with the help of these awards, and there's the economic development and neighborhood revitalization that is planned locally for the properties once they've been repurposed" Stepp said.



Ashland Mayor Debra Lewis welcomes the Wisconsin DNR Natural Resources Board to Ashland. Also in the photo is James Dunn, Wisconsin DNR, Danielle Kaeding, WI Public Radio, and John Robinson, Wisconsin DNR.



John Robinson, Wisconsin DNR Northern Region RR Supervisor, updates several Wisconsin DNR Natural Resources Board members on the NSP cleanup project in Ashland during the Board's August meeting.

Program Community Outreach Superstar - Cyndi Thomas

Some employees go the extra mile for customers and colleagues. Others doggedly plug away at their job, day in and day out, making incremental progress that adds up to big accomplishments over time. Still others exhibit such an enthusiastic attitude about their professional mission that it positively influences others.

The Remediation and Redevelopment Program is fortunate, and grateful, to have an outreach staff person who does all that and more. Her name is Cyndi Thomas, and she is the community outreach coordinator for west-central Wisconsin. Her position is funded largely by EPA's 128(a) assistance.

"Cyndi is passionate about outreach, and about working with local governments and businesses to improve local communities," says her supervisor Dave Rozeboom. "Her dedication to redevelopment is genuine."

For the past twelve years, Cyndi has affably raised awareness about brownfield revitalization in over 20 counties throughout mostly rural west-central Wisconsin. She spreads a can-do message to local government officials, lenders, lawyers, developers, business owners, real estate agents, and more.

"I enjoy opportunities to share information that empowers local leaders and creative thinkers," says Thomas. "Success stories are very popular for applying the information and making it come alive, especially in the private sector."

A regular presenter and participant in regional conferences and other professional gatherings, Cyndi never misses a chance to promote the benefits of brownfield redevelopment and explain how to get started. She gets results, too.

After hosting an information table at the annual statewide Wisconsin Counties Association Conference last year, Cyndi continues to receive calls from interested county officials she met there. Most recently, the Pepin County Economic Development Director contacted her about applying brownfield tools to a number of sites, and Cyndi has attended two meetings with the Economic Development and Tourism Directors followed by another meeting with the County Administrator.

"I spend a lot of time responding to calls and emails from people who attended a recent conference or presentation, or who were referred by someone else who attended," Thomas says. "I help them research specific sites, let them know what next steps are needed, and look at financial assistance opportunities."

Customer service is clearly Cyndi's forte, and others appreciate it.

"Thank you for sharing your expertise again at this year's Municipal Assessors Institute in La Crosse. From all indications and feedback I received, this was a most successful and beneficial meeting for those attending. Everyone commented favorably on the subjects presented and the high quality of the speakers and the bus trip was a huge success," said Sherry Lee, Institute Program Coordinator.

Cyndi also works hard to maximize the use of her time and the impact of her efforts. "When I have a meeting scheduled away from the office, I also stop to visit with other local officials and private sector parties in the area to make efficient use of the travel time," says Thomas.

"One of the most productive outcomes of my work is the discovery of a new brownfield, that isn't already in the DNR database," says Thomas. "I help get these newly identified sites going."

"I hope to get brownfields addressed, to get them moving from abandoned or underutilized status to new vibrant, active sites in the community," says Thomas. "As a first priority, it is important to address environmental concerns from a public health perspective and consider the impact for future generations."

"What so often drives brownfield assessment and cleanup is an interested business, so for the last few years I've placed an emphasis on providing information to private sector parties such as developers, builders,

lenders, real estate professionals and business owners,” says Thomas. “Making government tools palatable for them has been key.”

A few months ago, following her brownfields presentation at the Rural Workforce Housing Summit, a small town bank president contacted Cyndi to ask for her help regarding a local food co-op that was expanding onto three closed cleanup sites with continuing obligations. The bank president is on the co-op board and wanted to make sure the co-op “does things correctly” as they expand. Cyndi and her project manager colleagues are assisting the co-op, and the new development should be completed later this year.

“My outreach to local governments continues as well, and is still pertinent, because there are always new local officials and because local governments are so often approached by businesses wanting to redevelop properties,” says Thomas. “They need to have a basic understanding of what should happen next, and who to call for help.”

“My hope is that those I talk with will be inspired to talk with others in their communities and in their businesses about brownfield opportunities,” says Thomas. “My bottom line wish is that they are at least aware of the Wisconsin DNR’s brownfield program and the tools that are available and will think of them when they are needed.”

“Cyndi is inspiring, and she has encouraged countless individuals, businesses and communities to seek assistance in realizing redevelopment goals,” says Rozeboom. “She helps spark new redevelopment ideas.”



*Cyndi Thomas, Wisconsin DNR
Brownfields Community Outreach Coordinator
for west-central Wisconsin*

Lights...Camera...Action! “Beans & Brew” Focus of New Brownfield Video

A new Wisconsin DNR video highlights the success of two Wisconsin companies that revitalized their communities by transforming brownfields into multi-million dollar projects.

“Beans & Brew” features Potosi Brewery, the second oldest beer maker in the state, and Colectivo (formerly Alterra) Coffee, a roaster and bakery headquartered in Milwaukee. The two companies both capitalized on a variety of private and public funding sources to help achieve their redevelopment goals, while in turn bringing pride and prosperity back to their neighborhoods.

After 120 years of making a variety of beer, the Potosi Brewery closed its doors in 1972 and fell into disrepair in the years to follow. In 2000, the Potosi Brewery Foundation took shape and vowed to bring the landmark back to glory. Unsalvageable parts of the building were razed in 2003 and lead and arsenic were both found in the soil above state standards. The Wisconsin DNR aided the cleanup with a grant and technical assistance. In 2004, Potosi beat out competition from St. Louis and Milwaukee to become the site of the National Brewery Museum. The nearly \$7.5 million project has transformed Potosi’s main street and has saved a piece of Wisconsin’s cultural heritage.



Steve McCoy – Brewmaster –
Potosi Brewery

If coffee is your thing, Colectivo has you covered. The Milwaukee-based roaster was no stranger to turning around difficult property when it eyed three adjacent brownfields in the city’s Riverwest neighborhood. Extensive cleanup work, with financial and technical help from Wisconsin DNR, took place on the one-acre site and included removing underground tanks, hydraulic lifts and contaminated soil containing chlorinated solvents and petroleum. The nearly \$4 million project utilized reclaimed beams from a local grocery store, tables from a nearby high school and windows from a former warehouse. It now houses the company’s main offices, a bakery, roaster, retail space and a coffee shop.

Production of the video took place over several weeks in the spring of 2016 using Wisconsin DNR’s in-house video production team. To view the video, go to dnr.wi.gov and search “brownfields success.”



Before (top photo) and After (bottom photo) of Colectivo coffee company.



The making of the “Beans & Brew” video – Behind the scenes – Wisconsin DNR videographer Matt Ahrens (center, seated) works with crew and a Wisconsin DNR spokesperson to set up a shot during video production.

Task 1: Timely Survey and Inventory

Inter-bureau Coordination

Waste and Materials Management and Remediation and Redevelopment Integrated Team

The Wisconsin DNR recently identified the need for increased integration between the Waste and Materials Management Program and the Remediation and Redevelopment Program. This internally staffed, cross-program team facilitates increased communication, consistent implementation of respective administrative codes and identification of cross-program issues that need clarification.

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, and the Office of Great Lakes together developed and implemented a unified approach to address issues associated with the investigation, remediation and management of contaminated sediments. Through an established Integrated Sediments Team, the Wisconsin DNR will improve how agency programs collectively work together on sediment sites.

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 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 six specific and targeted efforts directed toward supporting local governments.

These efforts included:

- Partnered with the League of Wisconsin Municipalities to publish an article in its December 2015 magazine on the closing of the Petroleum Environmental Cleanup Fund Award (PECFA) program, with a request/suggestion that any municipality with potential qualified sites contact RR Program staff to get the ball rolling. The League also provided PECFA materials at its annual conference in Milwaukee.
- Shared information with the League of Wisconsin Municipalities, the Wisconsin Counties Association, the Wisconsin Towns Association, Wisconsin Municipal Treasurers and the Wisconsin County Treasurers Association regarding our *Issues & Trends* conference call in March 2016 on General Liability Clarification and Off-Site Exemption Letters, which attracted more than 55 participants to the call.
- Staff participated in four Small Town Forums. Events were held in Elroy, Green Lake, Mercer, and Hammond, communities with less than 1,500 residents facing unique challenges and needs.

Table 2 - Summary of Timely Survey and Inventory Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Interbureau Coordination Meetings	8	21	2
Outreach Efforts to Promote Site Discovery	2	6	4

Continuous Program Improvements Through External Advisory Groups and Internal Integration Efforts

Continuing to work off of recommendations from the 2014 Brownfields Study Group (BSG) Report, both Contaminated Materials Management (CMMEAG) and Contaminated Sediments (CSEAG) external advisory groups met regularly through the grant reporting period.

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. In addition, an internal group produced a number of new forms and procedural documents that will streamline the process of obtaining an approval for exemption under NR 718. We expect that guidance document to be final late this year with roll-out of new associated documents to follow. Internal staff training will start with a cross-program presentation by Remediation and Redevelopment (RR) program staff at the Waste and Materials Management (WMM) program statewide meeting this fall.

As a complement to the NR 718 guidance document, the WMM program concurrently released a new guidance document providing clarification on making a waste determination and defining “clean” soil, two topics that had not been addressed in previous guidance. Both the RR Program and the CMMEAG were involved in the development of this document as well.

The CSEAG met regularly over the past year. Sediment related issues identified in the 2015 BSG report were recently refined and prioritized. The issues include:

- Default Sediment Standard Development
- Site Specific Sediment Standard Development
- Ordinary High Water Mark/Transition Zone Issues
- Continuing Obligations
- Risk Management
- Path Determination and Site Investigation
- Risk Assessment
- Sediment Site Tracking
- Voluntary Party Liability Exemption for Sediment
- Innovative Recommendations



*Dredging at Little Lake Butte des Morts
in Neenah, WI*

The CSEAG will focus efforts on the first three priority issues to develop recommendations, not rules, for Wisconsin DNR consideration. Efforts regarding default and site specific sediment standards will focus on determining whether it is more appropriate to establish numbers/values or an evaluation process for areas with known or perceived impacted sediment, defining the term “to the extent practicable,” risk evaluation, and risk management. OHWM/transition zone efforts will focus on implementation of the definition of sediment enacted March 1, 2016 with the signing of Act 204. The CSEAG is supported by the Wisconsin DNR’s internal cross-program Sediment Integration team.

Internally, the WMM-RR Integration Team continues to meet regularly to address consistency issues between the programs. Topics include landfill liability transfer, 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

Responding to Bankruptcies

The RR Program staff continued to review bankruptcy filings during this reporting period. Eight bankruptcy filings required additional case investigation due to environmental concerns.

The Wisconsin DNR receives notice of pending bankruptcy filings from the state Department of Justice. Program staff compare filing information to the Bureau for Remediation and Redevelopment Tracking System 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.

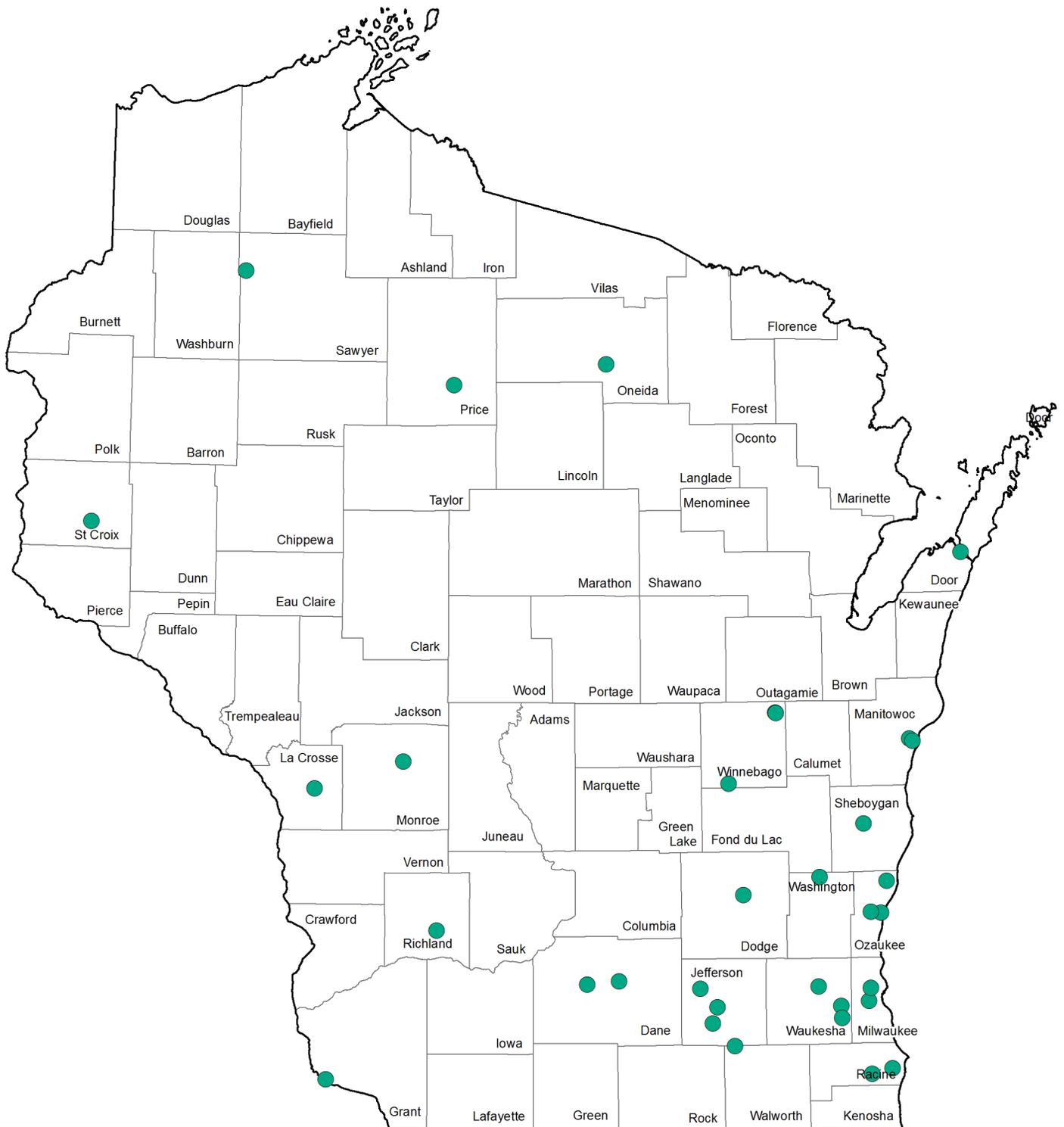
During this reporting period, the Wisconsin DNR identified 31 plant closings for contact and consultation. There were 21 letters sent to closing businesses and communities that identify environmental issues associated with the closings. The letters also outline assistance options and opportunities for repurposing or redeveloping these shuttered sites.

Plant closings included:

1. Eaton Corp. (Pewaukee)
2. Palmer Johnson Yachts (Sturgeon Bay)
3. HyPro, Inc. (Whitewater)
4. W.D. Hoard & Sons Co. (Fort Atkinson)
5. Hamlin, Inc. (Lake Mills)
6. Dairy Farmers of America (Plymouth)
7. Joy Global Surface Mining, Inc. (Milwaukee)
8. Oscar Mayer (Madison)
9. Monsanto Company (Middleton)
10. DTE Stoneman Station (Cassville)
11. Tyson Foods Pepperoni Plant (Jefferson)
12. Richland Foundry (Richland Center)
13. Manitowoc Cranes (Port Washington)
14. Caterpillar Forest Products (Prentice)
15. Publications International Ltd. (Yorkville)
16. Sealed Air Corporation/Diversey (Mt. Pleasant)
17. OEM Fabricators, Inc. (Baldwin)
18. Mexican Accent, LLC (New Berlin)
19. Unimin Corporation (Tomah)
20. Con-Way Freight Terminal (Hayward)
21. Whiting Paper Mill (Menasha)
22. Graphic Packaging International Inc. (Menasha)
23. Foster Needle Co., Inc. (Manitowoc)
24. River Steel Inc. (West Salem)
25. Cascade Purchase Holdings, Inc. (Horicon)
26. Belgium Foundry Corp (Belgium)
27. Arkema Inc. (Saukville)
28. Ohly Americas (Rhineland)
29. Manitowoc Cranes (Manitowoc)
30. Regal Ware (Kewaskum)
31. Exclusive Metal Finishing (Milwaukee)



Wisconsin Plant Recovery Initiative Sites for Reporting Period September 1, 2015 - August 31, 2016



Trust Funds Spent on Cleanup

Projected accomplishments in the work plan include 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, \$348,265.55 in bankruptcy trust funds were spent at the former Chrysler Kenosha Engine Plant. To supplement the trust funds, the Wisconsin DNR finalized 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 past year, 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 is pending for site-wide remedial excavation work. The request is for \$8,318,042.15, and would effectively exhaust the majority of the original \$10M bankruptcy trust fund balance.

Petroleum Eligibility Letters

In this reporting period, the Wisconsin DNR provided 19 eligibility determinations for petroleum assessment or clean up using an EPA brownfields grant:

1. 924 York Street, Manitowoc
2. N570 Railroad Avenue, Sheldon
3. 1208 Oak Street, Baraboo
4. 420 and 520 N. Broadway, Green Bay
5. 2537 W. Hopkins Street and 3424 N. 27th Street, Milwaukee
6. 3025 W Hopkins Street, Milwaukee
7. 3244 Atwood Ave and 115 S. Fair Oaks Avenue, Madison
8. 727 North 8th Street, Sheboygan

9. 215 S. Pinckney Street and 215 Martin Luther King, Jr. Blvd, Madison
10. 100 W. Mason Street, Green Bay
11. 56 Corry Street, Madison
12. 2340 Winnebago Street, Madison
13. 1037 S. 26th Street, Manitowoc
14. 4730, 4820, and 4910 Frontage Road, Town of Wilson, Sheboygan County.
15. 6330 W. North Avenue, Wauwatosa
16. 802/804 N. 7th Street, Sheboygan
17. 1520 & 1536 Clark Street, Racine
18. 308-310 Oak Street, Slinger
19. 303 North Main Street, Sheboygan Falls

Redevelopment Assistance Tools

During this reporting period, the Wisconsin DNR used redevelopment assistance tools 136 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.

Table 3 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Trust Funds Spent on Cleanup (Bankruptcy)	\$227,520.91	\$348,265.55	\$1 million at Kenosha Engine Plant
Responding to Bankruptcies	5	8	—
WPRI Letters Sent	8	21	—
Petroleum Eligibility Letters	9	19	—
Redevelopment Assistance Tools	69	136	—

Stalled Sites and Enforcement

As part of its 2015-2017 Strategic Direction Plan (SDP), the Bureau of Remediation and Redevelopment (RR) prioritized the goal of reducing the number of sites that are stalled within the regulatory process.

The SDP advanced both parts of this goal: resuscitating and moving old stalled sites and preventing the development of new stalled sites. The SDP directs staff to reduce the number of stalled sites by 20 percent, despite program-wide challenges such as limited staffing levels and lapsing funding programs.

To meet these goals, RR staff has teamed up with the Wisconsin DNR's Bureau of Legal Services Environment Enforcement staff to create a strategy that allows RR staff to prioritize both new and stalled sites for closure and pursue an approach to site management that is primarily incentive-based, but also establishes a strong framework for efficiently pursuing enforcement at sites where incentives fail.

Post-closure Property Modification Outreach

Effectively addressing emerging issues and increasing program efficiency is a top goal identified in the Remediation and Redevelopment Program's 2015-2018 Strategic Direction Plan. One action underway to accomplish this goal is the creation of a post-closure toolkit to assist property owners, municipalities and developers.

Post-closure requirements, or "continuing obligations," often come into play when a former brownfield is slated for redevelopment. The property's case closure agreement may require various health and safety precautions, because there is still some residual contamination, and the new owner or developer must seek Wisconsin DNR approval to change or remove those contingencies.

A special task group that includes Wisconsin DNR supervisors, project managers, policy specialists and outreach staff is working to improve the program's outreach efforts regarding the process used to adjust continuing obligations when site conditions, land uses, or boundaries are changing at a property that received a case closure letter from the Wisconsin DNR that includes continuing obligations.

Continuing obligations are site-specific requirements or restrictions designed to minimize exposure to residual contamination following case closure. Typical

Anticipated outcomes include:

- New, updated, and streamlined guidance materials to assist RR project management staff in prioritizing sites for closure and managing sites with an enforcement perspective;
- New materials to assist enforcement staff in understanding the timing of certain technical aspects of the regulatory process;
- Enforcement training sessions tailored to program management staff; and
- Tracking mechanisms to assist staff in individual project management and also to understand the various "types" of stalled sites in further detail on a program-wide basis.

As of September 2016, development of the guidance materials and tracking framework is underway and staff trainings with enforcement professionals are tentatively scheduled to occur statewide in October 2016.

continuing obligations include:

- The use of soil or pavement covers, and structural impediments like buildings to prevent leaching and disruption of the contamination.
- Restricting the use of the property to the cleanup standards complied with to achieve closure.
- The operation and maintenance of a vapor mitigation system inside an affected structure.

Post-closure modifications are changes to a property that received closure approval with one or more continuing obligations. In these situations, Wisconsin DNR approval is required before the changes occur, and the description of the continuing obligation must be redrafted.

The special task group is taking a comprehensive look at all current publications, forms, template letters, web pages, etc., related to post-closure modifications, editing for simplification and improved readability. Already there have been website changes and development of a simplified post-closure face sheet.

The group is also developing an outreach plan to communicate the importance of continuing obligations at closed cleanup sites, and the need to notify the Wisconsin DNR about planned post-closure property modifications.

Another Groundbreaking!

No matter how many you've been to, groundbreaking ceremonies on former brownfields never get old. The combined effort of numerous parties to get to this point is impressive, and it's great to see a deal come together.

One of the most recent such ceremonies took place on Main Street in Sun Prairie, Wisconsin. This small-to-mid-sized city took charge of a former half-acre Marathon gas station site and helped a neighboring business owner acquire the property and ready it for redevelopment.

New development on the site will expand a construction and remodeling company's office and production space, and make it more visible and accessible to local residents. Current facilities are not located on Main Street. A new 6,300 sq. ft. design center should be open for business in the spring of 2017.

EPA's 128(a) funding was involved in this successful revitalization project by way of DNR Green Team meetings, calls and emails with city and county officials, and the remodeling company owner. These communications helped get everyone on the same page, identify key issues and solutions, and clear the way for reuse.

The county treasurer and corporation counsel played a key role in this project, as did the city's economic development team. This outcome is especially impressive because the former owner has, over the years, been reluctant to work with DNR and local governments at other similar properties around the state.

"This site contained a small but undefined environmental issue that was challenging because of a lack of diligence by the responsible party in years past," said DNR Project Manager Wendell Wojner. Multiple efforts by various tenants and third parties to revamp the site were ultimately abandoned.

"Once the city got seriously involved and sought out a way to deal with the site, a course of action was taken to determine the contaminant concerns and follow the rule process toward closure. The matter was then fairly quickly resolved," said Wojner.

The following information was included in a Sept. 7, 2016, article about the groundbreaking ceremony in the Sun Prairie Star newspaper:

After the groundbreaking festivities were completed, City Economic Development Director Neil Stechschulte praised the arduous work to bring the unique tenant to the site located within Tax Increment Finance (TIF) District 11.

"I can't think of a better use on this site, or a better application of Tax Incremental Financing. This project advances every development priority we have for Main Street," Stechschulte said.

"We have removed an abandoned eyesore, remediated a site and obtained DNR approval, enhanced our local tax base, created new jobs, expanded a local business, have an attractive new building on Main Street," the economic development director added, "and secured the future of a local growing business to stay in Sun Prairie for a long time to come."



Photo: Wisconsin DNR project manager Wendell Wojner (second from left) participates in a groundbreaking ceremony at a former brownfield on Main Street in Sun Prairie, WI. With Wendell are (left to right), Msgr. Donald Heiar, Wendell Wojner, Dane County Treasurer Adam Gallagher, Jeremy Woldt, president of Jennings & Woldt Remodeling; Sun Prairie City Council President Al Guyant, Sun Prairie Mayor Paul Esser.

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 95 meetings with customers and hosted 15 workshops and stakeholder group meetings.

Key public participation activities in this reporting period included:

- Hosted nine technical and policy training webinars as part of our *Issues and Trends* webinar series:
 - OMM for Vapor Mitigation Systems (10/07/15)
 - Improved LNAPL Evaluations (11/18/15)
 - Importing Soil to VPLE Sites (01/20/16)
 - Screening Closed BRRS Sites for Vapor Risk - Using DNR Guidance to help Speed Property Transactions (02/03/16)
 - Off-Site Exemption and General Liability Clarification Letters (03/02/2016)
 - NR 718 and the Low Hazard Exemption (04/06/2016)
 - Post-Closure Modifications (05/04/2016)
 - LNAPL Transmissivity (Tn) - How quickly does petroleum product move within aquifers? (06/01/2016)
 - Calculating Background Levels for Common Soil Contaminants (08/03/2016)
- Hosted stakeholder meetings for the following groups:
 - Brownfields Study Group (09/25/15, 02/11/16, 05/12/16)
 - Contaminated Sediments External Advisory Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16, 03/30/16, 04/27/16, 05/25/16, 07/25/16, 08/23/16)
 - Contaminated Materials External Advisory Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16, 03/30/16, 08/15/16)

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 Mercer (09/08/15) and Hammond (09/09/15)
- Two presentations at the Federation of Environmental Technologists conference in Kimberly (09/17/15)
- Wisconsin Counties Association Annual Conference in La Crosse (09/21/15)
- Milwaukee Bar Association (11/18/15)
- Ashwaubenon Public Hearing (01/26/16)
- First Weber Realtors in Stevens Point (02/09/16)
- Monroe County Economic Development Conference in Fort McCoy (02/26/16)
- 13th Annual Women's Business Conference in Eau Claire (04/21/2016)
- Village Board of Little Chute presentation on NR 700 cleanup process, brownfield redevelopment and available brownfield funding options (05/25/2016)
- Career Development Day at Swanson Elementary School in Brookfield. The presentation was titled, "The Edible Landfill" in which the aspects and correlation of both groundwater and landfill use was covered. (05/27/2016)
- Rural Workforce Housing Summit in Sparta to present on residential redevelopment on brownfields and successful housing on brownfield sites. (06/01/2016)
- Volk Fields Small Business Conference to speak about manufacturing redevelopment on brownfields and brownfield redevelopment tools in Wisconsin. (06/16/2016)
- Elm Grove Planning Commission meeting to present on soil and groundwater

contamination related to a bridge project and future development in the village. (07/27/2016)

Web Presence

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

- Brownfields Study Group (updated)
- RR Sites Map (updated)
- Internal Technical Resources (new)
- Internal Petroleum Contamination (new)
- Internal RR Program Tips for STAR (new)
- Internal Office Policies, Resources and Legal (updated)
- Training and Conferences (updated)
- Internal Outreach Library (new)
- RR Program News (updated)

Media Outreach

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

- Open House media event with WBAY, FOX 11 News and Valders Newspaper before the start of the session in the Northeast region. (12/05/2015)
- Article in newspaper about Wisconsin DNR assisting at the former Nagel Lumber Company site. (02/15/16)
- Press release regionally to address remaining contamination through PhytoRemediation at the former Quicfrez site in Fond du Lac despite the \$2 million cleanup effort. (06/17/2016)
- Press release statewide announcing WAM and Ready for Reuse awards to the city of Ashland. (08/03/2016)

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 18 new publications and updated 30 publications during this reporting period. New and updated publications include:

- DNR Case Closure Continuing Obligations: Vapor Intrusion (RR-042)
- Compliance Averaging of Soil Contaminant Concentration Data under CH. NR 720, Wis. Admin. Code (RR-991)
- Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15 (RR-041)
- Model Letter: Remaining Actions Needed (formerly titled Conditional Closure by Committee) (RR-5148)
- Model Letter: Final Closure by Committee with NR 140 Exemption Language and all Continuing Obligations (RR-5351)
- Model Letter: Final Closure for Soil, Groundwater and/or Monitoring Wells Only (RR-5355)
- Post Closure Modifications - Changes to Property Conditions after a State-Approved Cleanup(RR-987)

RR Report Newsletters

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

- 09/21/2015
- 10/02/2015
- 11/13/2015
- 01/05/2016
- 01/06/2016
- 02/10/2016
- 03/21/2016
- 04/25/2016
- 05/23/2016
- 05/25/2016
- 06/22/2016
- 07/13/2016
- 08/24/2016

Table 4 - Summary of Public Participation Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
News Releases	1	4	3
RR Reports (e-newsletters)	6	13	12
New and Updated Publications	48	69	10
New and Updated Webpages	9	23	20
Outreach Meetings (Green Team Meetings)	50	98	30
Public Speaking Events	10	20	10
Trainings/Stakeholder Meetings Held	4	7	3

Successful *Issues & Trends* Series Continues

The Remediation and Redevelopment Program continued the popular *Issues & Trends* outreach events in 2016. The monthly, noon-time conference calls and webinars reached hundreds of environmental professionals and other interested groups during its inaugural 2015 season.

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. Planning for next year will commence in the fall, with input from our stakeholders and staff. During this reporting period, the following presentations were held:

OMM for Vapor Mitigation Systems 10/07/2015

109 distinct lines registered

A discussion on the operation, monitoring and maintenance (OMM) of sub-slab depressurization systems in residential homes. OMM of VI systems is essential to the protection of human health at sites where a vapor risk exists. Examples in this presentation highlight the importance of proper commissioning to verify effectiveness and the long-term OMM expectations to maintain protection of human health in the future.

Improved LNAPL Evaluations 11/18/2015

48 distinct lines registered

A discussion on the use of laser induced fluorescence (LIF) survey data to integrate NAPL distributions with geologic data.

Importing Soil to VPLE Sites 01/20/2016

66 distinct lines registered

A presentation on new guidance to obtain DNR approval prior to bringing soil and other fill materials onto a remediation site enrolled in the Voluntary Party Liability Exemption (VPLE) program.

Screening Closed BRRTS Sites for Vapor Risk – Using DNR Guidance to Help Speed Property Transactions 02/03/2016

88 distinct lines registered

A discussion on how recent agency guidance (DNR Case Closure Continuing Obligations: Vapor Intrusion) can help environmental consultants when they screen closed BRRTS sites for vapor risk.

Off-Site Exemption and General Liability Clarification Letters 03/02/2016

92 distinct lines registered

Environmental professionals know that each contaminated property presents its own unique challenges and opportunities. Staff in the DNR's Remediation and Redevelopment program can help sort through the process, eliminate confusion, and

reveal a clearer path to making redevelopment happen. This *Issues & Trends* training session describes a range of tools and tips for using them.

NR 718 and the Low Hazard Exemption 04/06/2016

107 distinct lines registered

A presentation on the NR 718 process for managing contaminated soil at a location other than a licensed facility approved to accept that waste, including a discussion of the requirements for immediate, interim and remedial actions.

Post-Closure Modifications 05/04/2016

64 distinct lines registered

This presentation includes information on the post-closure modification process and discussion of the examples provided in the draft guidance, Post-Closure Modifications: Covers and Changes in Property Boundaries (RR-987). This draft guidance was sent out for public comment in late December, and is expected to be finalized soon.

LNAPL Transmissivity (Tn) - How quickly does petroleum product move within aquifers? 06/01/2016

58 distinct lines registered

A presentation emphasizing the context of LNAPL Tn values, which provide a practical indication of its utility and limits. Review the various field techniques and required measurements needed to evaluate LNAPL Tn, as well as analyses used to estimate LNAPL Tn under various aquifer conditions.

Calculating Background Levels for Common Soil Contaminants 08/03/2016

60 distinct lines registered

A presentation to review the considerations for sample collection locations and sampling frequencies, as well as calculation methods for successful background level calculation.



Wisconsin DNR staff, Judy Fassbender (left), Michael Prager (middle) and Mick Skwarok (right), present the "Off-Site Exemption and General Liability Clarification Letters" webinar as part of the "Issues & Trends" webinar series.

Engaging Real Estate Lenders in Brownfields Redevelopment Projects

Brownfield redevelopments often depend on real estate lending and financing to succeed; however, environmental liability is only one of many complex and changing areas of business practice, regulatory compliance, and risk assessment that lenders must navigate when deciding to lend. The Wisconsin DNR and the Brownfields Study Group have taken steps to engage local lenders by establishing a forum for input from the lending community regarding the effectiveness of the state's liability exemption for lenders and by renewing outreach efforts to increase awareness of the state's liability exemption for lenders.

The Brownfields Study Group, in its 2015 report, *Investing in Wisconsin*, recommended that a group of agency personnel, lenders, attorneys, and trade organizations meet to evaluate Wisconsin's 20-year-old lender liability exemption law to evaluate whether it remains relevant to evolving lending practices and regulations. Starting in May 2016, this group of professionals has held three public meetings to discuss the various components of the state's lending liability exemption and analyze whether the current exemption is meeting the needs of lenders and the public. The outcomes of these meetings will be submitted to the Brownfields Study Group, which will then consider advancement and implementation of any proposals at a public meeting.

Brownfields 101 Seminar Preparations

Over the past several months, DNR staff in the Brownfields and Outreach Section have been busy preparing for a one-day seminar for local government staff and elected officials, titled *Brownfields 101: Redevelopment Resources for Local Governments*. The event is scheduled for November 2, 2016, in Stevens Point, which is located in central Wisconsin.

A key goal of the seminar is to encourage more communities to take a proactive, can-do approach toward brownfield revitalization. A new brownfields handbook designed especially for local government staff and officials is under development and will be promoted at the event.

Stevens Point mayor Mike Wiza will kick-off the seminar with an overview of recent brownfields transformation in his community. Following that, U.W. - Milwaukee professor Nancy Frank will

In 2016, the Wisconsin DNR updated its guidance materials for lenders and then sought assistance from the Wisconsin Bankers Association (WBA) in reaching bankers and lenders. The WBA responded to the Wisconsin DNR's request with a thorough and outstanding level of support, including:

- Discussing the exemption in Government Relationship conference calls, reaching over 50 bankers;
- Discussing the exemption at Compliance Forums in Stevens Point, Wisconsin Dells, and Milwaukee, reaching near 200 bankers;
- Including exemption information in the WBA Compliance Journal in May 2016, which was emailed to at least 750 bankers and also downloaded by others from the WBA website;
- Authoring articles regarding the exemption for July and August issues of Wisconsin Banker, which is a membership-wide publication; and
- Including the Wisconsin DNR's lender liability guidance in teaching materials for the WBA Loan Compliance School and the WBA Real Estate Compliance School.

Following this success, the Wisconsin DNR will continue to take a partnership approach to reach lenders.

summarize findings of a brownfield economic impact study that she and her colleagues on the Brownfields Study Committee helped fund and initiate.

The rest of the seminar agenda includes a synopsis of Wisconsin cleanup laws, a discussion about brownfield tools and financial assistance opportunities for local governments, model ordinances, green infrastructure, and two separate panels of brownfield developers and local government leaders.

Section 128(a) funding from the EPA is making this seminar possible. It is also crucial for follow-up outreach and assistance to attendees and the planning and realization of similar future events.



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

Completed Cleanups

The Wisconsin DNR approved 337 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 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, the Bureau for Remediation and Redevelopment Tracking System (BRRTS).

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 this type of continuing obligation is publically available on the primary database tracking application, Bureau for Remediation and Redevelopment Tracking System (BRRTS) in a web-based view application, BRRTS on the Web (BOTW).

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, and sites with an industrial land use restriction or a required vapor mitigation system.

For the reporting period of September 1, 2015 through August 31, 2016, 62 sites were audited to determine compliance with conditions of closure. Follow up was required for five of these sites. 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 nine new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs). Eight new applications to VPLE were received, exceeding our annual goal.

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	62	25
Average Staff Hours per Audit	0	7	15
Acres Ready for Reuse	735.80	1,481.50	—
Approved/Completed Cleanups (Closure Decisions)	182	337	300
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	7	8	5
New VPLE Certificates of Completion	4	9	—
Cumulative Wisconsin VPLE Certificates	159	323	—

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 display sites undergoing cleanup or receiving financial or liability assistance 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.

In November 2015, the RR Program launched a mobile ready RR Sites Map application. RR Sites Map Mobile was created with the intent to improve and replace the desktop version running on a Silverlight plugin tool that does not work on mobile devices.

The mobile application has different sets of tools available to users depending on what device is being 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 to allow the user to access the most commonly used tools without being overwhelmed with too much functionality.



The new RR Sites Mobile desktop and tablet version doesn't yet have all the same functionality as the RR Sites Map running the Silverlight plugin tool but should by the end of the year. Development is underway and almost complete. Other recent updates to RR Sites Map include adding separate base maps for surface water, cities and roads.

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 GIS Application RR Sites Map (RRSM).

The database development team, through the efforts of the Documents Management Sub-Team, developed 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 worked to update information on a backlog of more than 600 Spill records. The updating of these records provides staff and the public with more accurate information on the location and causers of spills around the state.

The BRRTS database was updated to capture location information for more than 3,000 properties that have been affected by contamination from another source. Prior this enhancement, this information was only available to staff and the public through RRSM and was not searchable on BOTW. Staff are currently performing quality checks on the data and the next phase of this project will include making the off-site property locations searchable on BOTW.

Table 6 - Summary of Public Record Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Searches Performed in BRRTS on the Web	50,365	104,093	—
Files or Images Downloaded from BRRTS on the Web	25,328	63,061	—
Sites with Active Cleanups	2,841	5,896	—

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. During this grant year, the DNR accepted a \$300,000 amendment to the existing federal Brownfields Revolving Loan Program Cooperative Agreement which was awarded in 2014.

The Wisconsin DNR's RR Program administers the funds as the Ready for Reuse Program. The program offers loans and grants to local governments, tribes and non-profits to help with environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin. The additional \$300,000 award will supplement the Ready for Reuse program and used to remediate properties contaminated with petroleum through contractual services in the form of loans and grants to recipients.

This period, we awarded four grants and one loan:

- Former Chrysler Engine Plant, City of Kenosha: \$1,401,735.38 grant from revolved funds and \$757,000 loan (\$336,730 hazardous, \$420,270 petroleum) funding for ongoing cleanup efforts at the 106-acre site of the former Chrysler Engine Plant. The site is located in a residential area. Cleanup efforts are targeted at the areas of the property with the most severe contamination.
- Mankowski Property: \$200,000 grant (\$183,038.29 hazardous substance, \$16,961.71 revolved funds) funding for this parcel that was once associated with a former auto manufacturing facility. The property is adjacent to a school. Chlorinated solvent contamination in both soil and groundwater will be remediated.
- Roffer's Construction: Two grants of \$200,000 (\$163,270 hazardous substance, \$236,730 petroleum, totaling \$400,000) for cleanup of this former railroad roadhouse property located in a core residential area of Ashland and adjacent to the downtown retail corridor.

Soils contaminated with petroleum fuels and PAHs will be excavated and used for cap repairs at the local landfill. The city plans to include the parcel in a larger redevelopment effort and convert the former industrial property to residential 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 \$2.3 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. Approximately 64 percent of WAM awards have gone to communities with a population less than 10,000.

During this grant reporting period, the Wisconsin DNR received 12 new WAM Contractor Services Award applications and awarded eight. Refer to 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) awarded 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. 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 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 requested Statements of Qualifications (SOQs) from eligible environmental consultants to perform the environmental assessment work. Department staff have started evaluating consultant submittals and will be conducting interviews in late September 2016. The Wisconsin DNR anticipates hiring two to five consultants to perform environmental assessments under this grant. The Wisconsin DNR expects to have consultants hired and ready to begin conducting environmental assessments by November, 2016.



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

LOCATION	FACILITY	AWARDED SERVICES
Blanchardville, WI	Old Dairymen Site	Phase II
Spooner, WI	Spooner Roundhouse	Phase I
Baraboo, WI	St. Mary’s Ringling Manor	Phase I
Land O’ Lakes, WI	Nagel Lumber	Phase I & Phase II
Owen, WI	Owen Manufacturing	Limited Site Investigation
Merrill, WI	Dip Tank Parcel	Phase I
Sheldon, WI	Sheldon Creamery	Limited Site Investigation
Port Washington, WI	Car/Trailer Lot (former Chair Factory)	Phase II
Ashland, WI	Timeless Timber	Phase II
Ashland, WI	Ore Dock	Phase I
Milwaukee, WI	Urban Residential Sites	Phase II (Remedial Action Assessment)
Monona, WI	Monona Riverfront	Phase II

Ashland Waterfront Receives Assistance from DNR Brownfield Redevelopment Awards

Several properties in the northern community of Ashland are poised for redevelopment with the help of cleanup awards from the Department of Natural Resources. The awards are a mix of grants and contractor services totaling nearly \$450,000 to help clean up contaminated properties in the northern Lake Superior community.

“These awards are a win-win for Ashland,” said DNR Secretary Cathy Stepp. “There’s the environmental cleanup that happens with the help of these awards, and there’s the economic development and neighborhood revitalization that is planned locally for the properties once they’ve been repurposed.”

Stepp added that the awards are also good investments for the state. A recent report, “The Economic and Fiscal Impact of Wisconsin’s Brownfields Investments,” commissioned by the Wisconsin Brownfields Study Group, found that for every dollar spent by the state on cleaning up and redeveloping brownfields, \$14 are recovered.

“Cleaning up and redeveloping these properties fits squarely into Ashland’s vision of a vibrant waterfront community,” said Christine Haag, chief of DNR’s Remediation and Redevelopment brownfields section. “After years of serving the community as part of the city’s industrial past, the properties will become integral to the city’s future.”

Getting “Ready For Reuse”

The first two awards are DNR Ready for Reuse grants totaling \$400,000. The city will use the grants to help pay for the removal and disposal of contaminated soil at the former Roffers Construction property, a vacant industrial lot on 12th Avenue in Ashland, just a few blocks from Lake Superior.

Ready for Reuse loans and grants are used for environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin. The former Roffers Construction property has a long history in Ashland, dating back to the late 1800s when it was the site of a railroad roundhouse. Later it was the site of the Ruth Manufacturing Company sawmill and lumber yard. Roffers Construction operated on the site from the 1950s until 2007.

“We’ve been actively working on the property acquisition, demolition of the old structures and planning for the eventual redevelopment of this site for about 14 years,” said Bob Miller, grants administrator for the city. “This final cleanup would not have been achievable without the generous assistance from the Ready for Reuse program. Our goal is the complete transformation of this former heavy industrial site into a residential neighborhood containing approximately 30 new homes. By the end of this year, the site will be clean and the new residential development activities can begin.”

In the last decade, DNR has awarded nearly \$9 million in Ready for Reuse grants or loans to more than 20 communities across the state to help clean up contaminated properties known as brownfields.

Wisconsin Assessment Monies help jump start cleanups

The second set of awards are from Wisconsin Assessment Monies valued at approximately \$45,000. These awards will cover the cost of contractor services to determine to what extent soil or groundwater contamination exists at the former Timeless Timber property, and on a short section of abandoned railroad line between Main Street East and the city’s retired, iconic ore dock.

The grants provide communities with professional environmental assessments of contaminated or potentially contaminated properties and help prepare sites for redevelopment.

The Timeless Timber property was originally developed for residential use in the late 1800s. Around 1965, the property was redeveloped into a manufacturing and industrial site before becoming vacant in 2011.

The shipment of iron ore from Ashland ceased in 1965, but the city’s enormous ore dock on Lake Superior is set to become a feature attraction for the community’s tourism efforts. Part of that area’s redevelopment potential includes the former rail line property that leads to the dock.

“Ashland continues to do great things to reshape the community in the face of changing economic times. We are honored to be part of their efforts,” Haag said. Haag noted that department WAM awards require minimal effort by applicants because there is no financial match or contract administration involved, making it an attractive opportunity for small communities. In many instances, said Haag, WAM awards are also leveraged against other sources of funding to kick-start repurposing efforts on sites that otherwise may be stalled.

Federal Support Letters

The Wisconsin DNR provides letters of acknowledgement for Wisconsin communities that want to submit EPA brownfields grant applications. Combined, Wisconsin communities, the Wisconsin DNR, and other development groups requested \$10.65 million in FY16 federal grant funds.

Acknowledgement letters were provided to:

- City of Wausau (Community-wide Assessment)
- City of Wauwatosa (one Hazardous Substance Assessment and Revolving Loan Fund)
- UW-Eau Claire Blugold Real Estate Foundation, Inc. (two Hazardous Substance Cleanup)
- City of Janesville (Community-wide Assessment)
- City of Eau Claire (Community-wide Assessment)
- City of Green Bay (Revolving Loan Fund)
- City of Racine (Community-wide Assessment)
- City of Milwaukee (three Cleanup, one Community-wide Assessment, one site-specific Assessment and Revolving Loan Fund)
- Forest County Potawatomi Community (Assessment)
- City of Racine RDA (Hazardous Substance Cleanup)
- St. Ann Center for Intergenerational Care (two Hazardous Substance Cleanup)
- City of Shawano (Community-wide Assessment)
- City of Oshkosh (Community-wide Assessment and Revolving Loan Fund)

Table 8 - Summary of Program Enhancement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Wisconsin Assessment Monies awards	2	12	—
Ready for Reuse Loans & Grants	3	5	—
EPA Brownfield Grants - Acknowledgement Letters	22	22	—

Appendix I - Public Outreach Activities
(September 1, 2015 - August 31, 2016)

Green Team Meetings

- Village of Kimberly and developers to discuss additional funding opportunities, liability exemptions, and VPLE. (09/08/15)
- Mercer Downtown Revitalization to discuss grants applied for across multi-agencies and funding sources. (09/08/15)
- City of Kenosha and consultant to discuss former Kenosha Engine Plant and any funding that may be available for the site as well as the progress of the cleanup at the site. (09/08/15)
- A prospective purchaser of a contaminated property (Bay Towel) to discuss liability associated with acquisition, funding options, and development options. (09/09/15)
- An Inter-agency meeting with other DNR bureau personnel about Portage Canal, Segment 1 & related county development to discuss sediment remediation and ways to integrate this effort with the county development plan and keep costs down for all involved. (09/10/15)
- Marinette County Executive Committee to discuss the potential for a VPLE at the Tyco Redevelopment Site and answered basic liability questions. (09/16/15)
- Village of Black Creek to discuss three properties along a former rail bed under consideration for redevelopment into a Veteran's Memorial. Discussion focused on liability exemptions, potential acquisition, WEDC funding and initial assessment of the properties due diligence. (09/18/15)
- Building contractors and consultants in Milwaukee to discuss Park East Property and the environmental issues related to the proposed development of a Bucks training facility on contaminated property. (09/30/15)
- Village of Little Chute about the Sandies Dry Cleaners property to discuss acquisition methods for LGU exemption (primarily condemnation), potential for WEDC SAG & Brownfield Grants, how WDNR state lead money and/or EPA removal money could potentially be used in the future after building demolition and also talked about VPLE. (10/01/15)
- City of Kewaunee about Former Marquette School in Kewaunee to discuss potential funding sources outside of what WDNR and WEDC have to offer as the site does not meet Brownfield funding criteria, how to proceed with EPA removals after site assessment and how WDNR could assist the city. (10/05/15)
- Stadtmueller and Associates about Eagle Flats in Appleton to discuss WEDC SAG and/or Brownfield Grants for redevelopment plans for Eagle Flats at the former CBC Coating. (10/06/15)
- Dunn County Planning & Zoning Administrator to discuss PECFA and Ready for Reuse Petroleum options. (10/06/15)
- A developer about a One Hour Martinizing site currently an open case, looking to split one parcel into three and keep the contamination source segregated on one parcel. Also discussed options of GLC and/or Off-Site Liability letters for the two west parcels and getting into VPLE for the source parcel.
- City of Kenosha and consultant to discuss former Kenosha Engine Plant and any funding that may be available for the site as well as the progress of the cleanup at the site. (10/13/15)
- Village of Germantown Development Coordinator to answer questions about brownfield redevelopment. (10/15/15)
- Manitowoc County about three sites to discuss getting two sites into VPLE and answer questions about concerns. (10/20/15)
- City of Glendale, developers and a consultant about Prange Greenhouses to discuss the status of the existing property, proposed redevelopment and timeline, past and future investigation and timeline, grant funding opportunities and project timelines. (10/30/15)
- Juneau County Economic Development to discuss county PECFA sites; possible WAM sites; and to request another meeting. (11/05/15)
- Black River Falls City Administrator to discuss redevelopment of a brownfield site. (11/05/15)
- Oshkosh Housing Authority to discuss steps toward preparing for renovation of the existing buildings (meeting historical preservation requirements and the potential for grants, primarily WEDC SAG, Brownfield and Idle Site Grants. (11/09/15)
- Village of Webster to discuss potential property redevelopment for Village of Webster Property, and potential of Hoffman Corners/Hoffman Oil for consideration as well. Hoffman is PECFA-eligible. (11/09/15)
- Burnett County Administrator to get PECFA consultant hired and claims in and potential interest by the Village of Webster for purchase of the County's Hoffman Oil property, doing SI and Cleanup. (11/10/15)
- Burnett County Administrator to discuss the Burnett County's agreement to being the lead RP/Claimant for doing SI and Cleanup for two PECFA sites bundled under one PECFA Claim. (11/10/15)
- Village of Germantown and Washington County officials, consultants and developers about the former Jacobus Bulk Plant property to discuss site

- background and continuing obligations and an approach to mitigating vapors. (11/11/15)
- City of Green Bay to discuss multiple sites in Green Bay as the city prepares a RLF application to EPA. (11/18/15)
 - Northfield Booster Club about the Anderson Duffy Property to discuss two gas stations closed in 1989 and 2014, Phase I & ii, Site Investigations, Cleanup and Village redevelopment plans.
 - City of New Holstein/Schneider and Schneider Construction about the Tecumseh site to discuss final details prior to the city acquiring the property. Other discussion was applying for the WEDC Idle Sites grant and some other potential land use interests. (11/24/15)
 - USDA Rural Development and Community Development programs about sites in DNR's west central region to exchange program information. (12/07/15)
 - US Bank in Stevens Point to introduce the RR program, discuss Lender Liability Exemptions, the database and success stories. (12/07/15)
 - First Weber Realtors to introduce DNR's RR Program. (12/07/15)
 - Northfield Booster Club about the Anderson Duffy property to discuss grant writing services from the regional planning commission and redevelopment assistance. (12/15/15)
 - Black River Falls City Administrator about M&E Development Center and Home Oil Bulk Tanks to discuss grant writing services from the RPC and redevelopment assistance from the RD Office were discussed for the 12 acre former industrial brownfield by the freeway and the Winnebago land adjacent to operating industries. (12/15/15)
 - Village of Johnson Creek Village Administrator about a former dry cleaner site to discuss property acquisition and state financial assistance. (12/21/15)
 - City of Baraboo, Ed Geick and Tom Pinion about Ringling Hospital to discuss ownership issues and grant funding opportunities. (01/07/2016)
 - City of Baraboo, Ed Geick and Tom Pinion about Ringling Hospital to discuss grant funding applications and timing, LGU exemption. (01/14/16)
 - City of Baraboo City Administrator about Ringling Hospital to discuss WAM funding. (01/20/16)
 - City of Baraboo, Ed Geick and Tom Pinion about Ringling Hospital to discuss grant funding applications and LGU exemption. (01/26/16)
 - Eric Spirtas, property owner, about the former Mirro Plant #9 in Manitowoc to discuss LGU exemption and property acquisition. (01/27/16)
 - Richland County Property Committee about the Lloyd Cheese Factory to discuss WAM funding. (02/03/16)
 - Vice President of Operations and Compliance at Cloverbelt Credit Union in Marathon County for a lengthy review of the RR Program, exploration of the database, and tool application examples. (02/09/16)
 - BMO Harris Assistant Manager in Marathon County to review legal and financial tools plus the database. (02/09/16)
 - Mayor of Beaver Dam about a former dry cleaner to discuss funding. (02/10/16)
 - Environmental Consultants and developers about the Milwaukee Bucks Arena to discuss pending projects and timeline for Bucks Arena and associated redevelopment in the area. (02/10/16)
 - Realtor in Whitewater to discuss funding. (02/16/16)
 - City of Manitowoc about Mirro-Spirtas to discuss of current SAG grant, potential future grants, WEDC Idle Sites Grant, SAG & Brownfield, DNR WAM and Ready for Reuse funding options and preparation of LGU Liability Exemption letter. (02/18/16)
 - City of Merrill officials about the Hurd property to discuss LGU exemption and project timeline. (02/19/16)
 - RiverHeath principals to discuss RiverHeath/Banta Court Property to discuss the current site status for redevelopment, proposed timeframes of future development. Also discussed timing for closure/VPLE for the Banta Court case on the property. (02/24/16)
 - Village of Deerfield about the Hilleque property to discuss LGU exemption, property acquisition, VPLE, grant opportunities and redevelopment options. (02/24/16)
 - Potential buyer/developer about Wayne Pigment property to discuss a proposed redevelopment with residential use and remedial action plan. (02/24/16)
 - Dodge County and City of Beaver Dam about the Monarch Range property to discuss site history, WAM, Ready for Reuse, WEDC funding options, LGU exemption and redevelopment. (02/26/16)
 - City of Spooner about the Spooner Roundhouse to discuss Phase II report, city plans for acquisition and future use and potential funding sources. (03/03/16)
 - Village of Cambria about the Johnson site to discuss site conditions, past work, property acquisition and future use, LGU exemption and funding. (03/04/16)
 - City of Ashland about Quearm Oil/Superior Water-Logged Lumber to discuss residual soil contamination and a possible WAM application(s). (03/14/2016)
 - City of Sheboygan staff, construction contractor, developer and attorney about a former Boston Store to discuss the environmental aspects of the site,

- planned development for an apartment complex, underground parking garage, parking lot and green space. (03/22/2016)
- City of Janesville about the General Motors plant to discuss demolition, hazardous materials management, the assessment and cleanup process and salvage ordinance. (03/29/2016)
 - City of Kiel about the former Stoelting Plant 1 to discuss the denial of closure, additional work needed and the redevelopment plans into condos and storage units. (03/30/2016)
 - UW-Oshkosh about the Axletech/Meritor site to discuss a possible future mixed use redevelopment of this property for expansion. Discussed closed cases, VPLE COC and what would be needed for post closure modifications. (03/31/2016)
 - Columbia County staff, contract attorney and general engineering department about the Gruber Property to discuss Information on acquisition methods or liability, technical assistance, site status, liability information, other financial tools for brownfields, site specific assessment/cleanup requirements and acquisition methods. (04/04/2016)
 - Milford Town Chair and Jefferson County Parks staff about Milford Motors to discuss Information on financial assistance programs, Information on acquisition methods or liability, site status, liability information, WAM, Ready for Reuse and other financial tools for brownfields. Also talked about site specific assessment and cleanup requirements and the Stewardship fund. (04/07/2016)
 - City of Kenosha and the Boys & Girls Club about the Boys & Girls Club site and neighboring Zizzo site to discuss general information about cleanup and/or brownfields redevelopment, Information on financial assistance programs, technical assistance, updating the cap plan for Boys & Girls Club site, discuss plans for back vacant area and update on Zizzo scrap site next door. (04/14/2016)
 - City of Oak Creek engineer about Oak Creek Lake Vista Community Park at the Former DuPont and EPEC Brownfield Site to discuss the construction of the Lake Vista Community Park/Green Space end use, to be located on the Former DuPont and EPEC Brownfields Sites. The City had submitted a plan for the Park construction and is seeking DNR's assistance. The DNR has requested additional information to complete the review of the Park construction plan. (04/18/2016)
 - City of Neenah staff, attorney and consultant about the Neenah Foundry to discuss general information about cleanup and/or brownfields redevelopment, information on financial assistance programs, information on acquisition methods or liability, discussion on site status, liability information, other financial tools for brownfields, site specific assessment/cleanup requirements, VPLE, and acquisition methods. (04/19/2016)
 - Mr. Al Schwalback, the responsible party, about Advance Screw Products Facility to discuss his proposal for the site cleanup and to provide him with "pathway to closure" assistance. (04/20/2016)
 - City of Merrill staff about the Hurd property to discuss information on financial assistance programs, information on acquisition methods or liability, site status, liability information, site specific assessment/cleanup requirements. (04/21/2016)
 - East Troy Village Board, Village administrator and public works director and members of the public about Trent Tube Plant 3 and off site impacted property known as Loxodromics to discuss general information about cleanup and/or brownfields redevelopment, Information on financial assistance programs, technical assistance, Village is interested in acquisition of property that is impacted by Trent Tube Plant 3. They want off-site letter and wanted to discuss WAM Phase I. (04/25/2016)
 - City of Monona about former One Hour Cleaners to discuss information on financial assistance programs, information on acquisition methods or liability, site status, liability information, Ready for Reuse, other financial tools for brownfields, site specific assessment/cleanup requirements, and acquisition methods. (05/03/2016)
 - City of Oak Creek about Oak Creek Lakefront properties to discuss environmental cleanup and proposed redevelopment along the bluff. The City received a DNR Ready for Reuse loan to help in the cleanup of impacted soil/fill materials at the Oak Creek Storage & Handling Site - Eastern Parcel (part of the approx. 250-acre Lake Front Properties). The targeted soil/fill materials are susceptible to erosion in their current location near the bluff face. The City plans to construct a recreational trail/path after the cleanup. (05/03/2016)
 - City of Monona about the Triangle Redevelopment to discuss funding opportunities. (05/03/2016)
 - City of Janesville to discuss the salvage ordinance. (05/04/2016)
 - Andrew Sexson, the land owner, about Swift Adhesives to discuss completing the on-going cleanup activities and moving the site towards "closure" status and learned who the current property owner is for obtaining a current site status update. (05/11/2016)
 - Mert Scheffler, Nekoosa Port Edwards State Bank

- Branch Manager about Port Edwards to introduce RR Program with packet of fact sheets and discuss Lender Liability Exemption, General Liability Clarification Letter, Wisconsin Assessment Monies, program website and database. (05/11/2016)
- Jerry Johnson, President Booster Club; Avis and Frank Schneider, Salvage property owners about Town of Northfield salvage yard to discuss assessment and cleanup steps needed to address a former salvage yard. (05/16/2016)
 - Village of Allouez administrators, city attorney, developer, WEDC, consultant about Allouez Village Hall (frmr) and Allouez Vil (frmr apt. bldg.) to discuss how developer is working with the village to build an apartment complex across the two VPLE parcels. Discussion was about the sites continuing obligations, the remaining waste of an historic landfill, the exemption to build on historic fill site, the brownfields grants from WEDC. (05/16/2016)
 - Dane County about the Schuepbach property to discuss funding, potential purchase and redevelopment into public use. (05/17/2016)
 - City of Merrill about the Hurd property to discuss project planning, acquisition and liability issues. (05/17/2016)
 - City of Two Rivers about the former Hamilton Co. property to discuss general information about cleanup and/or brownfields redevelopment, information on acquisition methods or liability, site status, liability information, acquisition methods, and redevelopment planning (05/19/2016)
 - City of LaCrosse about Johns Auto property to discuss brownfields tools, site status update and liability issues. (05/19/2016)
 - GZA, Inc. (consultant for RP) about Howard Avenue Property to discuss required environmental cleanup activities in accordance with NR 700 series. (05/23/2016)
 - MMSD, contractor and consultants to discuss MMSD West Basin Retention Pond and issues with soil and groundwater contamination. (05/26/2016)
 - Tim Swiggum, Director City of Owen Community Development Authority about Owen Manufacturing to discuss applicability of Wisconsin Assessment Monies and how to apply brownfield tools towards limiting the liability of future owners. (05/26/2016)
 - Vulcan Materials Corporation (RP) and RP's attorney and owner's attorney about the Foresight Development Property to continue the discussion about reconsideration of the remedial options prior to redevelopment of the property and also to discuss the activities that will directly impact the wetlands on the property. (05/26/2016)
 - Nate Ehalt, Burnett County Administrator, Tim Maloney, Village of Webster Buildings and Land Committee Chair, Patty Bjorklund, Village of Webster Clerk about Hoffman Corners/Hoffman Oil (Fmr) PECFA site in Webster to discuss Site Investigation and Cleanup goals for the PECFA-eligible former bulk petroleum plant in Webster; Burnett County is the RP/Owner (the acquisition of the property is still not clear); and the Village of Webster would like to redevelop the parcel (Main St & Gandy Dancer Trail) for a Village Administrative Govt. Building - Burnett County is willing to transfer property to Village. (05/31/2016)
 - City of Baraboo to discuss a former VPLE site, WPL/Alliant Energy Coal Gas Plant to discuss the redevelopment into the Public Safety and Administration building. (06/09/2016)
 - City of Oshkosh about the former Waite Rug property to discuss general information about cleanup and/or brownfields redevelopment, information on acquisition methods or liability, information on financial assistance programs, site status, liability information, WAM program, Ready for Reuse program and other financial tools for brownfields. (06/21/2016)
 - Potential buyers of the Bedrock Grinding site to discuss funding, potential purchase and redevelopment. (06/21/2016)
 - Jackson County Bank and Northfield Booster Club staff about a site in Black River Falls to Town Chair to discuss tax delinquent feed mill property, taking ownership through 75.17, Wis.Stats. and assessment prior to storage units end use. (06/23/2016)
 - Phelps town chair and town supervisor about the C.M. Christiansen Co. Inc. site to discuss general information about cleanup and/or brownfields redevelopment, information on financial assistance programs, information on acquisition methods or liability, discussion on site status, liability information, other financial tools for Brownfields, site specific assessment/cleanup requirements, Institutional/engineering controls, acquisition methods, and redevelopment planning. (06/29/2016)
 - City of Gillett about the Econo Wash site to talk about the city acquiring the property in ways to obtain the LGU liability exemption and concerns to the city for the down gradient municipal well. (06/29/2016)
 - Pepin County Economic Development to discuss five sites in Pepin County about RR Program information and discuss possible use of available tools for sites in the county. (07/16/2016)
 - General Motors about the GM Plant to discuss initial findings. (07/18/2016)

- City of Spooner about the Spooner Roundhouse to discuss general information about cleanup and/or brownfields redevelopment, information on financial assistance programs, information on acquisition methods or liability, site status, liability information, Ready for Reuse program, other financial tools for brownfields, site specific assessment/cleanup requirement, acquisition methods, redevelopment planning. (07/19/2016)
- Pepin County Administrator, Town of Waterville Chair and Pepin County Economic Development about the Arkansas site in the Town of Waterville to introduce the Remediation & Redevelopment Program and to apply legal and financial tools (LGU Exemption, WAM, Ready for Reuse, WEDC SAG and Brownfields Grant) to addressing a former manufacturing facility that needs demolition and assessment for a possible contiguous business expansion. (07/23/2016)
- City of Durand Administrator to discuss progress on two brownfields sites in the city. (07/23/2016)
- City of Manawa, Waupaca County Economic Development Corp., Developer and property owner about A Sturm & Sons (Old Butter Plant) site to discuss general information about cleanup and/or brownfields redevelopment, information on acquisition methods or liability, site status, liability information, continuing obligations, acquisition methods, redevelopment planning. (07/27/2016)
- Town of Ellison Bay about Gud Klenke's Garage site to discuss liability tools and brownfields tools. (08/17/2016)
- Property owner and consultants about DOR O MATIC Products Corp in Greendale to discuss general information about cleanup and/or brownfields redevelopment, technical assistance, site status, site specific assessment/cleanup requirements. (08/23/16)
- City of West Allis CDA and consultants about the Plating Engineering site to discuss general information about cleanup and/or brownfields redevelopment, information on financial assistance programs, site status, other financial tools for brownfields/cleanup requirements. (08/24/16)
- City of Sun Prairie elected officials, developer and consultant about the Jennings and Woldt site for a meeting for site development. (08/31/2016)
- "Unleashed" (A home school cooperative) to discuss hydrogeologist career and waterfront redevelopment project (10/07/15)
- "Smart Girls Rock" Career Day at Neenah High School (10/20/15)
- Milwaukee Bar Association (11/18/15)
- Ashwaubenon Public Hearing (01/26/16)
- First Weber Realtors in Stevens Point (02/09/16)
- Assessment of Environmental Impact (02/17/16)
- Monroe County Economic Development Conference in Fort McCoy (02/26/16)
- Better Brite Tour at Better Brites sites, a former zinc shop location (04/19/2016)
- 13th Annual Women's Business Conference in Eau Claire (04/21/2016)
- Village Board of Little Chute presentation on NR 700 cleanup process, brownfield redevelopment and available brownfield funding options (05/25/2016)
- Career Development Day at Swanson Elementary School in Brookfield. The presentation was titled, "The Edible Landfill" in which the aspects and correlation of both groundwater and landfill use was covered. (05/27/2016)
- Rural Workforce Housing Summit in Sparta to present on residential redevelopment on brownfields and successful housing on brownfield sites. (06/01/2016)
- Volk Fields Small Business Conference to speak about manufacturing redevelopment on brownfields and brownfield redevelopment tools in Wisconsin. (06/16/2016)
- Youth Tribal Internship in the Keshena-Forestry Center to present various DNR employees talking about their jobs, what they entail and how the path they took to get there. RR Program staff spoke about his education, what is a hydrogeologist, what is groundwater and the way it flows through different types of soil and what is a spill. (07/19/2016)
- Elm Grove Planning Commission meeting to present on soil and groundwater contamination related to a bridge project and future development in the village. (07/27/2016)

Workshops, Trainings & Stakeholder Meetings

Hosted

- OMM for Vapor Mitigation Systems (10/07/15)
- Improved LNAPL Evaluations (11/18/15)
- Importing Soil to VPLE Sites (01/20/16)
- Screening Closed BRRTS Sites for Vapor Risk - Using DNR Guidance to help Speed Property Transactions (02/03/16)
- Full Brownfields Study Group (09/25/15, 02/11/16, 05/12/2016)
- Contaminated Sediments External Advisory

Speaking Engagements

- Small Towns Forum in Mercer (09/08/15) and Hammond (09/09/15)
- Two presentations at the Federation of Environmental Technologists conference in Kimberly (09/17/15)
- Wisconsin Counties Association Annual Conference in La Crosse (09/21/15)

Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16, 03/30/2016, 04/27/2016, 05/25/2016, 07/25/2016, 08/23/2016)

- Contaminated Materials External Advisory Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16, 03/30/2016, 08/15/2016)
- Public meeting for former Marquette School in the City of Kewaunee with WDNR and EPA staff (05/05/2016)
- Public meeting for Kipp neighborhood residents in the City of Madison to discuss the status of remediation and status of surrounding properties. (07/26/2016)
- Public meeting about the Badger Army Ammunition Plant for the neighborhood to discuss the status of activities happening at the plant. (07/27/2016)

Press Events/Articles

- Open House media event with WBAY, FOX 11 News and Valdres Newspaper before the start of the session in the Northeast region. (12/05/2015)
- Groundbreaking ceremony at the former Mirro Plant #3 with DNR staff and DNR Secretary Cathy Stepp. (12/17/15)
- Press release statewide announcing Nagel lumber property's WAM award. (02/09/15)
- Radio interview with WXPB on former Nagel Lumber Company site. (02/12/16)
- Article in newspaper about DNR assisting at the former Nagel Lumber Company site. (02/15/16)
- Press release statewide announcing WAM award at Ringling Manor in Baraboo. (03/08/16)
- Press release statewide announcing three northern Wisconsin communities received Wisconsin Assessment Monies awards. (04/26/2016)
- Press release regionally to address remaining contamination through PhytoRemediation at the former Quicfrez site in Fond du Lac despite the \$2 million cleanup effort. (06/17/2016)
- Press release statewide announcing WAM and Ready for Reuse awards to the city of Ashland. (08/03/2016)

Newsletters – RR Report

- 09/21/2015
- 10/02/2015
- 11/13/2015
- 01/05/2016
- 01/06/2016
- 02/10/2016
- 03/21/2016
- 04/25/2016
- 05/23/2016
- 05/25/2016

- 06/22/2016
- 07/13/2016
- 08/24/2016

Publications (New)

- RR046 - PECFA Update: Tank cleanup reimbursement program sunsets
- RR042 - DNR Case Closure Continuing Obligations: Vapor Intrusion
- RR047a - Usual and Customary Standardized Invoice #18 (July 2015 - December 2015)
- RR047 - Usual and Customary Cost Schedule (UCCS) #18
- RR052b - RR Program RCL Spreadsheet Update - August 2015
- RR991 - Compliance Averaging of Soil Contaminant Concentration Data under CH. NR 720, Wis. Admin. Code
- RR041 - Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15
- RR5492 - Navigating the Vapor Intrusion (VI) Pathway: A Process for DNR Project Management of Cases with Volatile Organic Compounds (VOCs)
- RR5494a - Memo: New Procedures for Requesting Legal Opinions and Assistance
- RR5494b - Request for Legal Services
- RR5474 - Vapor Intrusion Continuing Obligations Applied in DNR Closure Approvals
- RR5497 - Guidance on Reactivating PECFA Site Eligibility for Additional Work
- RR5497a - PECFA Site Reactivation Request Template
- 4400-307 - Mankowski Remediation Project Ready for Reuse Program & State ERP Payment Claim and Worksheet
- RR5496 - Remediation and Redevelopment Interim Training Plan and Program Guidance
- RR058 - Usual and Customary Cost Schedule (UCCS) #19 (January 2016-June 2016)
- RR058A - Usual and Customary Standardized Invoice #19
- RR052c - RR Program's RCL Spreadsheet Update - December 2015
- RR987 - Post Closure Modifications - Changes to Property Conditions after a State-Approved Cleanup
- RR5503 - Lender Checklist (non-EA)
- RR059 - Wis. Stat. § 75.106 Agreement Template
- RR5484 - Template Letter: Notification of Closure Approval for GW only, private well, not affected by contamination
- RR5491 - Template Letter: Notification of Closure Approval for Non-WI DOT ROWs
- RR5480 - Template Letter: Notification of Closure Approval; GW only, municipal service

- RR052d - RR Program's RCL Spreadsheet Update - June 2016

Publications (Updated)

- RR5148 - Model Letter: Remaining Actions Needed (formerly titled Conditional Closure by Committee)
- RR5351 - Model Letter: Final Closure by Committee with NR 140 Exemption Language and all Continuing Obligations
- RR5355 - Model Letter: Final Closure for Soil, Groundwater and/or Monitoring Wells Only
- RR5379 - Bureau of Remediation and Redevelopment Tracking System (BRRTS) Application User Manual
- RR5433 - Letter Matrix
- RR5465 - DNR's Frequently Asked Questions (FAQs): Administrative Completeness Review at Closure, ch NR 726
- RR5448 - Template Letter: Vapor Sample Results Above Screening Level - State Lead
- RR5447 - Template Letter: Vapor Intrusion Sample Results Below Screen Level - State Lead
- RR5446 - Template Letter: Vapor Intrusion Sample Results No Detection - State Lead
- RR5492 - Navigating the Vapor Intrusion (VI) Pathway: A Process for DNR Project Management of Cases with Volatile Organic Compounds (VOCs)
- RR5494a - Memo: New Procedures for Requesting Legal Opinions and Assistance
- RR5494b - Request for Legal Services
- RR5474 - Vapor Intrusion Continuing Obligations Applied in DNR Closure Approvals
- RR5497 - Guidance on Reactivating PECFA Site Eligibility for Additional Work
- RR5497a - PECFA Site Reactivation Request Template
- 4400-226 - Exemption Application for Development at Historic Fill Site or Licensed Landfill (Form 4400-226)
- 4400-295 - PECFA Claim Submittal Checklist (4400-295)
- 4400-286 - Notification of Continuing Obligations and Residual Contamination (4400-286)
- 4400-307 - Mankowski Remediation Project Ready for Reuse Program & State ERP Payment Claim and Worksheet
- RR5496 - Remediation and Redevelopment Interim Training Plan and Program Guidance
- RR058 - Usual and Customary Cost Schedule (UCCS) #19 (January 2016-June 2016)
- RR058A - Usual and Customary Standardized Invoice #19
- RR052c - RR Program's RCL Spreadsheet Update - December 2015
- RR041 - Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15
- RR5420 - Model Letter: RP Letter - Reopener
- RR5421- Model Letter: RP Letter - New Case
- 4400-196 -Lender Liability Exemption Environmental Assessment Tracking (Form 4400-196)
- RR994 - Registered PECFA Consultants
- RR993 - Registered PECFA Consulting Firms
- RR024 - Environmental Services Contractors List
- RR508 - Environmental Liability Exemptions for Lenders and Representatives
- RR024 - Environmental Services Contractors List
- RR5140 - Model Letter: Acknowledgement of Lender Environmental Assessment - No Fee
- RR661 - Insurance for Voluntary Party Liability Exemption (VPLE) Sites Using Natural Attenuation - Information and Fee Schedule (Fact Sheet 13)
- RR5224 - Project Management of DERF Sites
- RR5238 - Checklist for Evaluating Lenders EA Submittals
- 4400-280 - GIS Registry Cover Sheet (Form 4400-280)
- RR5385 - DERF Insurance Claims and the application of Wis. Admin NR 169
- RR5422 - Lender Liability Clarification Model Letter
- RR933 - Brownfields Redevelopment in Wisconsin: Essential steps and resources for successful redevelopment of brownfields
- RR932 - Brownfields Funding Matrix
- RR5440 - Addressing Vapor Intrusion Sampling and Mitigation using the Statewide VI Zone Contract
- RR5482 - RR Document Review and Publishing
- RR604 - Hazardous Spills in Wisconsin

Web Pages (New)

- Petroleum Contamination (Internal)
- Technical Resources (Internal)
- RR Program Tips for STAR (Internal)
- Outreach Library (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)
- Rules and Laws (External)
- Brownfields Study Group (External)
- Jacksons Spill (External) (Archived)
- Madison Kipp (External)
- Cleanup (External)
- Template Letters (Internal)
- LGU (External)
- WAM (External)
- Brownfields Study Group (External)
- Training page (External)