

## Redevelopment

# Success Story



## City of Baraboo, Wisconsin

Wisconsin Department  
of Natural Resources  
101 S. Webster St.  
Box 7921  
Madison, WI 53707-7921

## Information



If you would like more information about the Baraboo City Services Center project, please contact the following people:

### **DNR South Central Region**

Mike Schmoller, 608-275-3303

### **City of Baraboo**

Karl Frantz, City Administrator, 608-355-2715

### **MSA Professionals**

Richard Lyster or Mike Palm, 800-362-4505



### **Web Site and Telephone Access**

The Remediation and Redevelopment web site has many features to assist property owners or local governments. For example, the RR database of contaminated sites is now available on the web to make site investigations easier. The majority of RR publications and other information about brownfields can also be accessed through the RR web site at [www.dnr.state.wi.us/org/aw/rr](http://www.dnr.state.wi.us/org/aw/rr).

### **If you do not have access to the web you can get information about RR by calling the Information Line at:**

800-367-6076 (in-state long distance) or  
608-264-6020 (Madison-area or out-of-state long distance).

This document may contain some information about certain state statutes and rules but does not necessarily include all of the details found in the statutes/rules. Readers should consult the actual language of the statutes/rules to answer specific questions.

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This publication is available in alternative format (large print, Braille, audio tape, etc) upon request. Please call 608-267-3543 for more information.



# Brownfields

## Remediation &



## Baraboo City Services Center



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# Baraboo Steams Ahead with Brownfields Redevelopment

## Project Background

The City of Baraboo was a center for significant commercial and industrial activity in the 19th century. Chicago & Northwestern (C&NW) built a railyard on this property in the 1870s, and by the 1880s it was one of the largest in the state.

C&NW ran the railyard in Baraboo until the 1950s. At that time, a local scrap dealer bought the property and built a large warehouse. A scrapyard operated there until the 1990s. The warehouse was rented in the 1990s to a local earthmoving contractor, who used the property as a staging and repair yard.

## Contamination

Due to the long history of industrial and rail activities at the site, the property's soil and groundwater were contaminated with petroleum constituents, lead, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCB). In almost all areas of the yard, metal, car parts, wood, plastic and other debris were found in the upper three feet of the soil.

## Cleanup

The City of Baraboo performed Phase I and II Environmental Site Assessments on this site in 1997 and 1998. In 2000, the City of Baraboo received a DNR Brownfield Site Assessment Grant and a Commerce Brownfields Grant. These funds were used to acquire property, demolish structures, and remove an underground storage tank (UST). The site has been cleared of all existing buildings, refuse, and railroad debris, and all UST's have been removed. No active soil remediation was necessary, because the DNR allowed for capping the surface of the site with asphalt, gravel, and the building slab, which eliminated exposure to contaminated soil.

## Location

450 Roundhouse Court, Baraboo, Wisconsin

## Community Benefits

Exposure to environmental contaminants eliminated

Blight in the community removed around major tourist attraction (Circus World)

State of the art public services facility built

Consolidated numerous city departments badly in need of new facilities

Site's cleanup and redevelopment will spur further downtown revitalization



Left: The site of the new Baraboo City Services Center had many past uses, such as the scrapyard shown here, which contaminated the site (photo courtesy of MSA Professionals). Right: Construction of the new City Services Center began in 2001 (photo by Jessica Milz, DNR).



Above: The new Baraboo City Services Center was completed in 2002. It is home to the public utility, streets and sanitation, water utility, and parks departments (photo by Jessica Milz, DNR).

## Redevelopment

In 1997, the City of Baraboo announced plans to build a \$5 million public works facility on seven acres of blighted, under-used land in the downtown area, including the former rail yard property. Local officials used condemnation authorities to acquire the properties, making the city eligible for the state's liability exemption for local governments. The liability exemption was created to ease liability fears of local governments trying to cleanup and redevelop brownfields properties, and allowed the city to forge ahead with the project after contamination was discovered on the property.

Today, construction of the new public works facility for four city departments is complete. The building is adjacent to the Circus World Museum, Library, and train loading area. Baraboo officials hope that the site's cleanup and redevelopment will spur more downtown revitalization while discouraging green space development outside the city.

## Financial Assistance

2000: \$30,000 DNR Brownfield Site Assessment Grant

2000: \$250,000 Dept. of Commerce Brownfields Grant

Future PECFA reimbursement possible

## Partners

Angus-Young Associates, Inc.  
Kraemer Bros.

MSA Professionals  
City of Baraboo

WI Department of Commerce

WI Department of Health and Family Services

WI Department of Natural Resources