

# Redevelopment

# Success Story



## City of Oshkosh, Wisconsin

Wisconsin Department  
of Natural Resources  
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# For More Information



If you would like more information about the Radford redevelopment, please contact the following people:

**DNR Northeast Region**  
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**STS Consults, Inc.**  
Paul Timm, 920-235-0270

**City of Oshkosh**  
Jackson Kinney - Director of  
Community Development  
920-236-5055

**Coldwell  
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Dennis Schwab, 920-582-0141

**Portside Properties**  
Fran Shefchik, 920-426-1544



### 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 contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240

This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



# Remediation &

# Brownfields



## Radford Village & Marion/Pearl Avenue Redevelopment



PUB-RR-701 2003

# Oshkosh Properties Get New Lease On Life

## Project Background

This 10-acre site is located in downtown Oshkosh, about 500 feet northeast of the Fox River. At various times in the property's history, a paper mill, lumber company and foundry were located on approximately seven acres of the site. The foundry company, Universal Foundry, went bankrupt in the early 1980s and the property remained vacant and abandoned for 15 years.

The other three acres were home to the Radford Company, a wood product distribution plant. The main building was used for storage, small businesses, and a temporary home of the Oshkosh City Library until the building was demolished in 2000.

## Contamination & Cleanup

Like many brownfield sites in Wisconsin, the Oshkosh properties had difficult contamination issues that created stumbling blocks for redevelopment. The Radford parcel had one Leaking Underground Storage Tank (LUST), which was removed in 1994. The Universal Foundry parcel had several LUSTs and solvent spills in addition to foundry sand waste. Petroleum and lead contaminants were found in the soil on both parcels. Several Phase I and II environmental assessments were performed at the site in the 1980s and 1990s. During the construction and redevelopment of the property in 2001, contaminated soils were removed and a central courtyard was designed as a cap to further address exposure to remaining lead contamination.

The city utilized the Voluntary Party Liability Exemption (VPLE) program, which limits the city's future liability, on the Radford parcel. The city is pursuing a VPLE certificate for the Universal Foundry property as well.

## Location

Marion/Pearl Avenue Redevelopment Area, City of Oshkosh

## Community Benefits

- Eliminated exposure to environmental contaminants
- Built housing for university students
- Cleaned up and redeveloped two abandoned industrial sites that were local eyesores
- Built new retail center that provides jobs, services and recreation for nearby community
- Provided a needed infill project in downtown Oshkosh



Left: The Radford Company site was a serious blight in the city of Oshkosh. (Photo courtesy of STS Consultants, Inc.) Right: Demolition of the Universal Foundry Building, another local eyesore, took place in 2000. (Photo courtesy of STS Consultants, Inc.)



The new Radford Village is home to UW-Oshkosh students. The courtyard seen here serves as a cap to protect people from exposure to lead contamination that remains in the soil.

(Photo by Michelle Syring, DNR)

## Redevelopment

The city of Oshkosh acquired the Radford parcel in 1991 and the Universal Foundry parcel in 1999. The city erected an apartment complex, called Radford Village, for University of Wisconsin-Oshkosh students. The remaining area of the property will be redeveloped as open space and a commercial site for the neighboring community. This area will contain a restaurant, bank, and launderette.

Between land acquisition, demolition, environmental investigation, remediation, and utilities and street work, the city of Oshkosh has invested approximately \$4.7 million in this project.

Further redevelopment of this downtown area along the Fox River is currently part of the city's comprehensive plan.

## Financial Assistance

2002: \$250,000 DNR Sustainable Urban Development Zone Program

2000: \$200,000 EPA Site Assessment Grant

2000: \$180,000 Dept. of Commerce Brownfields Grant

Tax Incremental Financing (TIF)

## Partners

Coldwell Banker Schwab Realty  
Portside Properties

STS Consulting  
City of Oshkosh

WI Department of Commerce  
WI Department of Natural Resources