

Town of Madison Redevelopment

PUB-RR-737

August, 2005

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2524 - 2642 Rimrock Road
Madison, WI
Dane County

55 Acres

**Location: Adjacent to the Madison's
Beltline near the Rimrock Road Exit.**

From farming to business innovation, the town of Madison's Icke Landfill site has been at the center of activity for more than half a century.

One of the last major undeveloped parcels located close to the city's Beltline (the heavily used highway running along Madison's south side), the Icke Landfill's prime access allows for quick travel time to the east and west sides of town.

These and many other assets led to the cleanup of this former farm-turned-landfill and transformed it into a unique business redevelopment and training center.

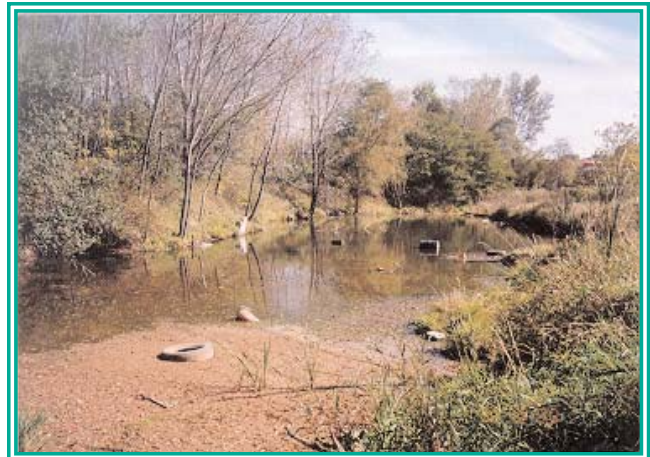
History

Like most of the land in the area prior to 1970, the Icke Landfill property was initially used for

farmland. From the 1970s through the 1980s, the site was slowly transformed into a disposal area for demolition debris, soil material and fly ash. Recently the northern area of the property had also been used for the disposal of soil materials.

Investigation & Cleanup

The property is located adjacent to a residential area, and due to soil contamination from the fly ash and construction debris found in the landfill, any cleanup activities needed to address public health concerns at the property. The fly ash was found to contain cadmium, lead and mercury.



The Icke area before redevelopment. In addition to landfill debris, the site also contained contaminated soil and fly ash (DNR Photo).

In order to address these health concerns, the construction debris was removed from the site prior to the fly ash landfill being capped with a clay cover. The capping of this landfill took place several years prior to redevelopment in order to meet solid waste program regulations.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
<http://dnr.wi.gov/org/aw/rr>



The clay cover will remain to eliminate any potential health impacts to the public.

Redevelopment

The Madison Novation Campus, a 55-acre redevelopment, has been planned for the former landfill property. The Campus will combine a mix of commercial retailers and a job-training center administered by the Madison Area Technical College (MATC).

Current tenants in the Campus' recently completed 400,000 square-foot office space already include CUNA Credit Union, Zimbrick BMW and Mercedes Benz, a law firm, business consultant firm and a daycare.

The Icke Landfill property with adjacent redevelopment is now valued at approximately \$30 million. The Town of Madison will gain approximately 75 additional jobs with the first phase of the Novation Campus development.



The new Zimbrick BMW dealership, located within the Novation Campus (photo by Megan Clemens, DNR).

Financing, Liability & Technical Assistance

In 2000, the Department of Natural Resources (DNR) Waste Program granted the company involved in the redevelopment an exemption to build on the property where solid waste was disposed.

In 2001, developers received a \$400,000 Commerce Brownfields Grant for cleanup activities at the property. In 2001, Dane County received a \$370,000 Economic Development Initiative grant from the U.S. Housing and Urban Development (HUD) to construct the MATC job training center.

In 2003, a portion of the Novation Technology Center Campus also received a \$300,000 Commerce Brownfield grant.

In 2004, the town of Madison received two Brownfield Site Assessment Grants (SAG) totaling \$42,648 from the DNR's Remediation and Redevelopment (RR) Program to work on properties adjacent to the landfill.

Finally, in 2004, the Environmental Protection Agency (EPA) issued two funding awards to the town of Madison, a \$200,000 site assessment grant for environmental testing at the former landfill, and a \$1 million revolving loan fund.

Contacts

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