

Tri-Par

PUB-RR-742

October, 2005

Tri-Par

**W61N505 Washington Avenue
Cedarburg, WI
Ozaukee County**

.14 Acres

**Location: In the heart of downtown
Cedarburg, 20 minutes north of
Milwaukee**

A former stone blacksmith shop and gas station, nestled in the small town of Cedarburg, has been cleaned up and redeveloped into a "gateway corner" for one of southeastern Wisconsin's favorite small-town tourist destinations.

History

The Tri-Par property in Cedarburg was historically used for a number of businesses that, over the long-run, created a number of environmental problems. A blacksmith shop operated on the site until the mid-1950s, then sat vacant until it was demolished in 1960. From 1960-1998, the Tri-Par Oil Company operated a gas station on the property. After the gas station closed, the property was used as a gravel parking lot.

Investigation & Cleanup

In January of 1993, the Department of Natural Resources (DNR) requested a site investigation

of the Tri-Par property. The property owner conducted a Phase II Environmental Assessment that revealed petroleum contamination in the soil, groundwater and bedrock, and also discovered seven underground storage tanks.

Along with this contamination, the property's developer also had 1,300 tons of soil contamination cleaned up, and removed all the storage tanks. The former gas station building was also demolished and removed. More than \$270,000 was spent to clean up the site.



The new commercial building on the Tri-Par property, built as an historic replica of the original blacksmith shop that stood at the site until 1960 (photo by Jim Schmidt, DNR).

Redevelopment

A historic replication of the stone blacksmith shop that originally stood on the property was completed in January, 2005. The new building, which re-introduced the historic architecture of the area, not only enhanced Cedarburg's tourist appeal, but also added approximately \$4 million to the community's tax base.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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



The building has approximately 1,500 square feet of retail space on the first floor and a luxury loft apartment of more than 1,000-square-feet on the second floor.

The retail space has been leased by Thierfelder Builders, Inc., a local custom home builder, and A Touch of Heaven, a massage therapy business.

Financial, Liability, Technical Assistance

To date, this site has received more than \$250,000 from the state Petroleum Environmental Cleanup Fund Award (PECFA) Program.

The DNR's Remediation and Redevelopment (RR) Program has also offered additional assistance with starting the cleanup, as well as reviewing site investigation and cleanup work.

Contacts

John Feeney
Project Manager
WI DNR Remediation and Redevelopment
Program
(920) 892-8756 ext. 3023

Clint Gridley
City Administrator
City of Cedarburg
(262) 375-7600

Greg Zimmerschied
Developer
Cornerstone LLC
(262) 375-3919