

Marathon Rubber

PUB-RR-747

November, 2005

Marathon Rubber Products Company

510 & 512 Sherman Street
Wausau, WI
Marathon County

3.2 Acres

Location: Downtown Wausau, west of the Wisconsin River.

The city of Wausau took action to revitalize a low-income neighborhood by transforming a vacant old industrial parcel into a public park and new affordable housing.

History

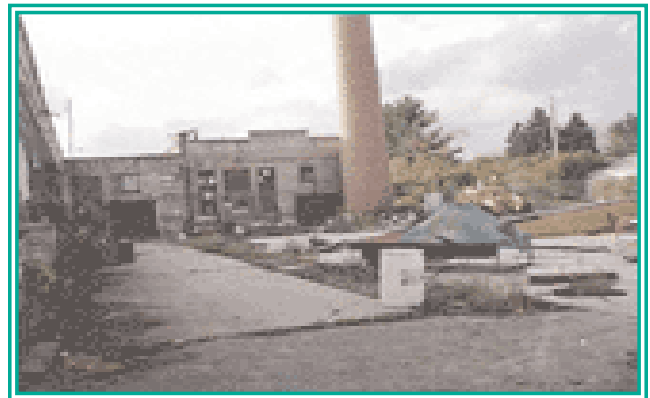
The Marathon Rubber Products factory was used in the manufacturing of rubber footwear and rain gear since the 1920s. The facility was closed in 1999 and left vacant for several years. Once abandoned, the facility was the site of many reported break-ins, and also was a public health concern due to broken glass, asbestos and soil contamination on the property.

Investigation & Cleanup

Assessment and investigation began at the site in 1999. The investigation included removal of three underground storage tanks (USTs) and conducting a partial Phase II Site Assessment.

Tests at the site confirmed that the soil was contaminated with benzene, diesel-range organics, lead and chlorinated compounds. Groundwater monitoring wells also confirmed low levels of chlorinated compounds, though these levels were below state standards.

The potential public health and safety hazards led the city to acquire the property through the condemnation process. After acquisition, the city demolished the building, excavated the contaminated soil and removed the abandoned containers and asbestos.



The Marathon Rubber site prior to cleanup. The company manufactured rubber footwear and rain gear for nearly 70 years (city of Wausau photo).

Redevelopment

Since the cleanup was completed, the property has been redeveloped as a neighborhood park and also includes housing for low- to middle-income families. Participating in construction were members of Wausau Fresh Start, an educational AmeriCorp program employing mostly Southeast Asian youth in construction activities.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

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Two homes have been completed on the property, while two more are under construction and expected to be completed in 2005-06. Once all proposed housing units are completed, the assessed total value of the housing units is \$750,000.



The new neighborhood park after cleanup (photo by DNR).

Contacts

Lisa Gutknecht
Project Manager
WI DNR Remediation and Redevelopment
Program
715-359-6514

David Erickson
Environmental Engineer
City of Wausau
715-261-6536

Financial, Liability, Technical Assistance

The Marathon Rubber site cleanup and redevelopment was made possible by funding from many different areas. In early 2001, the DNR's Remediation and Redevelopment (RR) Program awarded the city a Brownfield Site Assessment Grant in the amount of \$100,000 to conduct additional investigation and demolition.

The city also obtained a \$90,000 Community Development Block Grant through the U.S. Department of Housing and Urban Development (HUD) and matched this grant 100 percent.

Lastly, at the city's request, the DNR issued a general liability clarification letter to assist the city of Wausau and its Community Development Authority in understanding any potential liabilities associated with the site.

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