

Waunakee Stokely Canning

PUB-RR-783

November, 2007

Waunakee Stokely Canning

301 East Third Street
Waunakee, WI
Dane County

13.5 acres

**Location: Downtown Waunakee, near
Six Mile Creek**

The village of Waunakee partnered with an innovative developer to turn a dangerous brownfield into a bustling community center.

History

This Waunakee industrial property had operated as a canning factory since 1924. By early 1997, the canning factory still employed 25 full-time and 300 seasonal workers and shipped four million cases of vegetables in one year. In September 1997, Chiquita purchased the property for \$110 million, and in 1998 the factory closed its doors. The brownfield was located near a school, and local children frequented the property's vacant areas. Local police were routinely called to deal with vandals.

Investigation & Cleanup

Two 10,000 gallon underground storage tanks were removed in 1990. One tank contained unleaded gas and the other contained unknown material. Testing surrounding the tanks revealed



The Stokely Canning site prior to redevelopment. Opened in 1924, the site operated for more than 70 years before closing in 1998 (DNR photo).

soil contamination, and 340 tons of soil were excavated and disposed of in the Turtle Creek Landfill in Delevan.

Monitoring wells showed benzene, toluene, ethylbenzene, naphthalene, and xylene concentrations that exceeded state groundwater quality standards. Further investigation also revealed diesel range organics (DRO) and low level concentrations of polycyclic aromatic hydrocarbons (PAHs) in the soil.

A dual soil vapor extraction system and groundwater recovery well treated approximately 217,000 gallons of water, and removed about three pounds of petroleum hydrocarbons from the groundwater and 111 lbs from the soil.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
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By January 2005, the village had cleaned up the site and received closure from the DNR. Due to residual groundwater contamination, the site was listed on the DNR Remediation and Redevelopment (RR) Program's GIS Registry of Closed Remediation Sites.

Redevelopment

In 2001, Cannery Row, Inc., acquired the property and proposed 77 senior housing units. A private/public partnership between Cannery Row and the village of Waunakee provided a community center and a stormwater retention basin designed to manage runoff into Six Mile Creek, which feeds into Lake Mendota.

The Village Center offers a wide range of facilities and programs for the entire community. The Center includes nutrition, lounge and wellness areas for seniors, as well as community classrooms, arts and crafts space, a multi-use gymnasium, walking track, exercise area and community meeting rooms.

Today the beautiful Cannery Row development has eight full-time employees and 15 part-time positions. The blighted property, previously valued at \$500,000, is now worth approximately \$12 million. The Village Center replaced an abandoned and unsightly factory with a source of community pride and activity.

Financial, Liability, Technical Assistance

The village received funding assistance totaling more than \$1.2 million from a variety of sources:

- \$100,000 DNR Brownfield Site Assessment Grant (2003);
- \$60,000 Commerce brownfield grant (2002);
- \$625,000 DNR Non-Point Source Grant (2002);
- \$150,000 DNR Stewardship grant (2003); and
- \$293,500 in U.S. Housing and Urban Development (HUD) Community Development Block grants (2002 and 2003).



The Stokely property after redevelopment. The site now hosts the Waunakee Village Community Center and 77 senior housing units (DNR photo).

The community also created a fifteen year Tax Increment Finance District (TIF) to help pay for infrastructure costs. The village's Community Development Authority (CDA) also provided tax-exempt bonds to reduce the financing costs of the redevelopment project.

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