

# Feiler Property

PUB-RR-794

May, 2008

## Feiler Property

County Hwy Z & Duck Creek Drive  
Adams County, WI

2/3 acre

**Location: Castle Rock Flowage**

**A former gas station, grocery store and restaurant/bar in rural central Wisconsin becomes an attractive riverfront property.**

### History

This 1950s gas station was abandoned in 1992 after decades of operation. Since the property was tax delinquent, Adams County officials acquired the property via tax deed, which made the county eligible for the state's local governmental liability exemption. If a community acquires a brownfield via "involuntary" methods -- foreclosure and tax delinquency, for example -- the community receives protection from future liability. The exemption often allows local officials to then pursue investigation and cleanup of a contaminated property, preparing it for redevelopment.

Due to its past use as a gas station, the Feiler property contained underground storage tanks and had asbestos in the abandoned buildings. The buildings were also unstable and unsafe and contained debris and potentially hazardous substances.

## Investigation and Cleanup

County officials received a DNR Brownfields Site Assessment Grant from the Remediation and Redevelopment (RR) Program to conduct the following activities:

- Phase I Environmental Site Assessment;
- demolition of three buildings;
- asbestos abatement associated with the demolition;
- removal of two petroleum underground storage tanks; and
- the removal of three abandoned containers.

Results of the environmental assessment revealed no significant soil or groundwater contamination.

## Redevelopment

Cleared of any environmental contamination concerns, the property was posted by the county



The former Feilder property, which served as a gas station until 1992 (DNR photo).



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

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for auction, requiring a minimum bid of \$17,000. The highest bid was from a local party for \$71,000. Two months later, the new owner sold it to a local limited liability company for \$138,000.

Two vacation homes were placed on the property overlooking the Castle Rock Flowage. The assessed value of the property increased from \$9,300 in 2000 to \$161,400 in 2007.

### **Financial, Liability, Technical Assistance**

Through the RR Program, Adams County received a \$30,000 Site Assessment Grant. Local officials needed only \$13,920 of the grant to properly assess the property, and the remaining funds were reallocated to another project.

Due to the SAG grant, and because there was no significant soil or groundwater contamination, the property was cleared for redevelopment, and the significant increase in assessed value benefiting the economy of the entire county.

The value to county residents is revealed via a note received by one of the project's consultants.

*August 11, 2003*

*Dear Jeff -*

*Thank you on behalf of all our block - for the cleanup project at County Z and Duck Creek Dr.*

*Vision enacted is a wonderful thing - and your activity has truly improved the quality of life in our Adams County neighborhood. Thanks again.*

*Your sidewalk supervisor,  
J.S.*

### **Contacts**

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The former Feiler property after cleanup and redevelopment. The county received a \$30,000 Brownfield Site Assessment Grant from the DNR's Remediation and Redevelopment (RR) Program (DNR photo).

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