

Marshfield Depot

PUB-RR-795

August 2011

Marshfield Depot

641 South Central Avenue
Marshfield, WI
Marathon County

2.4 acres

Location: Downtown Marshfield

A former railroad yard, including roundhouse and depot, is redeveloped in the heart of downtown Marshfield.

History

This central Wisconsin brownfield property included the former Marshfield Depot, a roundhouse and switching yard, and was operated by various railroad companies starting in 1892. The site became a warehouse facility after the Chicago, St. Paul, Minneapolis and Omaha Railway sold the property in the 1960's.

In the 1970s, the roundhouse and railyard were removed and a feed mill and a restaurant/bar called the "End of the Line" operated on the site until they were also removed in 1996.

Suspected environmental contamination from historical industrial operations hampered property use and development.



A view of the former Marshfield Depot and Roundhouse (right) (historical photo).

Investigation and Cleanup

Environmental assessment confirmed soil and groundwater contamination. Diesel range organics (DRO), volatile organic compounds (VOCs), arsenic and lead were all identified in the soil, and some compounds were impacting the groundwater.

Working with Wisconsin Department of Natural Resources (DNR) Remediation and Redevelopment (RR) Program staff, Marshfield officials decided to restrict public access to the site due to the contaminated soils. Most of the impacted soil was removed and a cap built over the remaining land to protect the public. Natural attenuation, a process allowing biodegradation of petroleum contaminants, was chosen as the cleanup remedy for the groundwater contamination.

Redevelopment

City officials and the Marshfield Area Chamber of Commerce and Industry encouraged private development of the site. Today a 62,000-squarefoot Pick 'N Save grocery store



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sits on a portion of the former railyard. The buildings and parking lot serve as the cap for the residual contamination.

The former Heiting property consisted of the switchyard and roundtable. The property was 34% of the current Pick 'N Save Grocery store property and 41% of the building itself.

Other redevelopment was stimulated on a contiguous property where the depot itself once stood. Now there is a mini-mall with four businesses, including a bank, fitness center, tanning facility and dry cleaners. Also, an adjacent hardware store has seen business improve since the new grocery store opened.

The brownfields cleanup and redevelopment fulfills one of the goals of the city's 1997 downtown redevelopment plan, playing a significant part in stabilizing the south end of the city's historic downtown business district.

Financial, Liability, Technical Assistance
Marshfield applied for, and received, a \$30,000 DNR Brownfields Site Assessment Grant for Phase I and Phase II Environmental Site Assessments.

The assessed value of the property was \$115,300 prior to the grant activities. After the site investigation, cleanup and redevelopment, the portion of the property that was the former Heiting property has a 2011 assessed value of \$2,355,200, an increase of \$2,240,900.



Marshfield's new Pick 'N Save grocery (photo by Tom Hoizdak, DNR).

Contacts

Loren Brumberg
Land Recycling Specialist
WDNR Remediation & Redevelopment
Program
(715) 839-3770

Steve Barg
Administrator
City of Marshfield
630 South Central Avenue
Marshfield, WI 54449
(715) 387-6597



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