

# Hawthorn Melody

PUB-RR-813

January, 2009

## Hawthorn Melody

220 E. Clay St.  
Whitewater, WI  
Walworth County

9 Acres

**Location: Near downtown Whitewater,  
between Tripp Lake and Whitewater  
Creek.**

**A once empty milk processing facility is  
revitalized into an attractive lakeside  
condominium community in  
Whitewater.**

### History

Since before World War I, milk trucks had made their way from Whitewater-area farms to the Hawthorn Melody milk processing plant. For decades the plant served as a valuable employer, providing a number of jobs to the community.

When Hawthorn Melody dissolved in 1992, no one came forward to take charge of the property, and it quickly fell into disrepair. Dilapidated and asbestos-ridden buildings had residents cringing and potential developers looking elsewhere. The site was abandoned for eight years and became not just an eyesore but also a community safety hazard, since many of the



The Hawthorn Melody property in 1998. The site served as a milk processing facility from 1913 until 1992 (photo by Hank Kuehling, DNR). Costs for initial investigations of the property were covered by the DNR Brownfields Environmental Site Assessment Program (BEAP).

buildings were unsafe and not easily accessible to the public.

Early on, teams with the U.S. Environmental Protection Agency (EPA) moved in to make sure the site was safe. In 1994, several under- and above-ground storage tanks were drained of oil, fuel and cleaning agents. Smaller containers of oil and chemicals were disposed, and a mercury spill cleaned up.

In 2000, Walworth County took control of the property through tax delinquency and sold it to the city of Whitewater.



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

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## Investigation and Cleanup

When inspectors began examining the former dairy site in 1998, it was not spilt milk they were crying over. Site assessments showed soil and groundwater from low level concentrations of volatile organic compounds (VOC's) and polycyclic aromatic hydrocarbons (PAH's). Most likely this contamination came from small spills during filling of storage tanks and possible oil leaks from machinery and vehicles.

Fortunately, no other contamination was discovered, and DNR staff had all the storage tanks removed.

## Redevelopment

A clean slate helped entice Teronomy Builders to buy the property and transform it from an industrial complex to a thriving neighborhood. Water's Edge Condominiums is made up of two 16-unit apartment buildings and 16 ranch-style condominiums along Tripp Lake and Whitewater Creek. Revitalization has not only improved the look and health of the neighborhood, but the site also provides significant tax revenues for the community. The property has an assessed value of more than \$3.5 million.

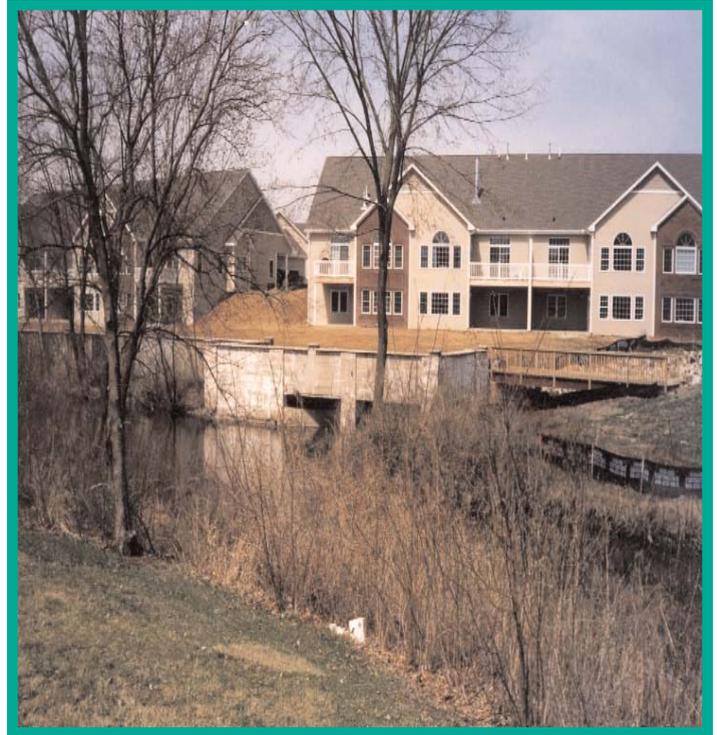
## Financial, Liability Technical, Assistance

Costs for Phase I and II Environmental Site Assessments were covered under the DNR's Brownfield Environmental Assessment Program (BEAP) .

## Contacts

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New condominiums on the former Hawthorn Melody site in 2004. This view also shows the riverwalk and retaining wall, which was constructed using part of the oldest Hawthorn Melody building (photo by Hank Kuehling, DNR).

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