

Kettle Lakes Cooperative/Feed Mill

PUB-RR-816

January, 2009

Kettle Lakes Cooperative/ Feed Mill

219 Appleton Street
Plymouth, WI 53703
Sheboygan County

1 Acre

**Location: A mostly-residential
neighborhood in downtown Plymouth**

**Plymouth-area farmers had been coming
to this local feed mill for decades, but as
times changed, DNR assistance helped
the city give this polluted downtown
property a clean new beginning.**

History

Since 1914, generations of farmers had geared-up and gassed-up at the downtown Plymouth feed mill. The agricultural cooperative sold most everything a farmer needed -- feed, grains, supplies, diesel and gas, as well as fertilizers and pesticides.

However, the chemicals that made Sheboygan County farms grow and prosper posed risks to the land on which they were being stored. Four underground and five above-ground petroleum storage tanks were housed on the property by the time leaks were discovered in 1991.



The former Kettle Lakes Coop prior to cleanup (DNR photo). The site operated as a feed mill in Plymouth for more than 75 years.

Kettle Lakes Cooperative operated the feed mill until it closed. Over time, it became a neighborhood blight. Lack of security meant trespassers could be exposed to safety and health hazards at the property. In addition, soil contamination was so high it impacted area groundwater above state standards, adding another health and environmental threat to the community.

Plymouth officials took ownership of the property in 2005 with an eye for including it in the city's downtown revitalization project, with help from the DNR's Remediation and Redevelopment (RR) Program and the Department of Commerce.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
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Investigation and Cleanup

Contamination at the feed mill was first discovered and reported to the DNR in 1991. Petroleum products leaked from storage tanks and spills occurred during the loading and unloading of fuel. In some spots, the spilled material was still present in the soil.

A "Green Team" consisting of DNR and Commerce staff met with city officials, consultants, private developers and the property owner to discuss the problems and decide on the best ways to revitalize the site.

All above- and underground storage tanks were removed from the property. Two major excavations then removed much of the site's contaminated soil.

Redevelopment

Once the property was cleared for new development, the city rezoned the land for residential use and sold it to a private developer.

Today, the former feed mill site is a place several families call home. Several multi-family housing units have been constructed to provide affordable downtown housing and increased tax revenue. Asphalt driveways and parking lots act as barriers to protect against exposure to any residually contaminated soil.

Financial, Liability, Technical Assistance

In addition to RR Program staff serving as project managers for the property, cleanup of the former Kettle Lakes Cooperative Feed Mill came at a cost of nearly \$850,000. Of that money, \$748,000 was provided by Commerce via a Petroleum Environmental Cleanup Fund Award (PECFA), and \$100,000 stemmed from a Commerce brownfields grant.

Contacts

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The former Kettle Lakes brownfield (DNR photo). The new multi-family housing units now provide affordable downtown housing to Plymouth residents and help increase the local tax base.

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