

St. Brendan's Inn

PUB-RR-859

February, 2010

St. Brendan's Inn

234 S. Washington Street
Green Bay, Wisconsin
Brown County

2.16 Acres

Location: In the heart of Green Bay's downtown entertainment area, on the Fox River Trail.



The Green Bay Transit Garage before being redeveloped into St. Brendan's Inn and Johnson Bank (photo courtesy DNR).

Environmental hurdles can be identified, discussed and resolved when everyone is working toward the same redevelopment goal.

History

The former Green Bay Transit Garage was used as a car barn for the Green Bay trolley system by the Wisconsin Public Service Corporation in the 1920s. In 1937, the city converted it to a bus garage until 2001, when the city moved the garage a new location.

Investigation & Cleanup

Contamination occurred from two 10,000 gallon leaking underground storage tanks (LUST) and a 500 gallon waste oil LUST. Soil contamination included petroleum, metals and chlorinated solvents and there was groundwater contamination of benzene and naphthalene.

Remediation activities hit a delay with the notification that the former transit garage was the site of Augustine de Langlade's trading

post and home in 1745. At that time, the area would have been inhabited mostly by the Menominee Tribe, so burial grounds were a potential concern. After consulting with the Wisconsin State Historical Society, the DNR was informed this was not the case and work was able to continue.

Another unexpected surprise surfaced in the form of a buried railcar on-site. It was contaminated with fly ash and likely used to store fuel. No petroleum was encountered, so 71 tons of fly ash was removed, the railcar top was sawed off, filled, sealed and capped with an asphalt parking lot.

The entire building was razed to access contamination and assist with redevelopment. At completion of the entire project, approximately 3,148 tons of contaminated soil from the site were removed and disposed at a landfill. Groundwater monitoring wells were installed on-site.



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
<http://dnr.wi.gov/org/aw/rr>



Redevelopment

The Johnson Bank building is a 31,500 square foot building erected on part of the site, costing approximately \$4.1 million. It houses the bank and various commercial businesses.

Another portion of the site now hosts St. Brendan's Inn, a 28-room inn, restaurant and pub. The nearby location of a convention center and riverfront development were an attractive draw for this facility. The approximate cost was \$3.6 million.



St Brendan's Inn replicates the charm of an Irish inn along the banks of the Fox River in Green Bay (photo courtesy DNR).

Financial, Liability, Technical Assistance

This site received Sustainable Urban Development Zone (SUDZ) funding in the amount of \$485,714 for site investigation and cleanup.

Petroleum Environmental Cleanup Fund Award (PECFA) monies were also received for tank cleanup and the site is located within a Tax Incremental Finance (TIF) district.

Contacts

Kristin DuFresne
Project Manager
WDNR Remediation and Redevelopment Program
920-662-5443
Kristin.DuFresne@wisconsin.gov

Rob Strong
City Planning Director
City of Green Bay
920-448-3413



Wisconsin Department of Natural Resources
Remediation and Redevelopment Program

PO Box 7921, Madison, WI 53707
<http://dnr.wi.gov/org/aw/rr>

