

# Edgerton Motor Company

PUB-RR-872

May 2010

## Edgerton Motor Company

121 Henry Street  
Edgerton, WI  
Rock County

.33 acres

**Location: A small property in downtown Edgerton, close to businesses and homes.**

**Assistance from the Wisconsin Department of Natural Resources helped turn a run-down former auto dealership into a new fitness club.**

### History

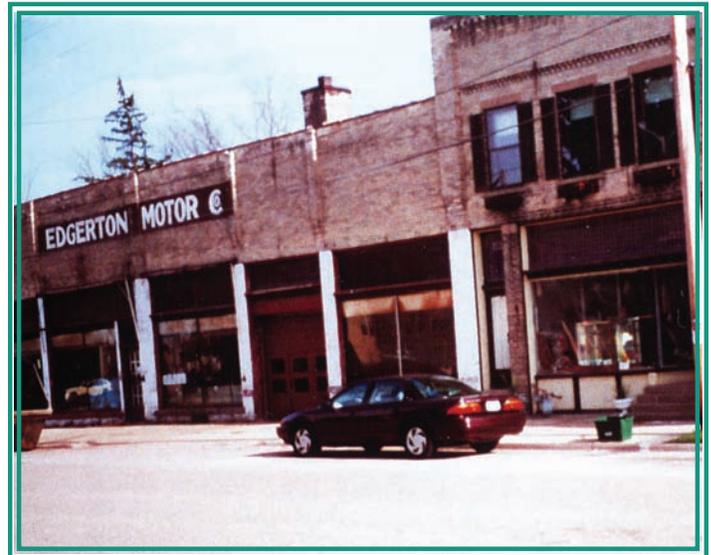
The Edgerton Motor Company was already in the business of selling automobiles in 1912, when it built a large brick building for its dealership in downtown Edgerton. To put that in perspective, the company was selling cars a year before Henry Ford had his famous assembly line up and running.

The company operated the dealership and accompanying repair shop until 1989. It was then sold to a new owner for use as a metal fabrication business. When that business was closed in 1999, the owner used the property for storage, including metal debris and numerous drums.

Seeing that a property in such a prominent area was being underutilized, city of Edgerton officials moved to include it in their master plan for redevelopment.

### Investigation and Cleanup

The city hired an environmental consultant to perform a Phase I and Phase II environmental site assessment on the property. Discussions with former owners revealed that two leaking underground storage tanks (LUST) had been removed from the property in the 1980s, and there was one other LUST still on the property. Plus, the age of the building indicated a strong chance of asbestos contamination.



*The former Edgerton Motor Company was being used to store junk, when the city began looking at redevelopment options (photo courtesy Foth & Van Dyke Consultants).*



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

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



The consultant tested soil and groundwater samples at several locations around the property. Most test sites had no reportable levels of contamination, except for the areas around the existing LUST, where volatile organic compounds were detected in the soil and groundwater. In addition, inspectors hired to test the building for asbestos contamination had a positive test in one location.

Once testing was complete, the building was demolished with proper considerations made for the asbestos. The owner at the time used a Petroleum Environmental Cleanup Fund Award (PECFA) to pay for removal of the remaining 300-gallon LUST.

### Redevelopment

The original intent of city planners was to conduct the assessment of the former Edgerton Motor Company and purchase it following the remediation. However, once the building was demolished and the LUST removed, a real estate developer showed interest and purchased the property.

By working with the Wisconsin Department of Natural Resources' (DNR) Remediation and Redevelopment (RR) Program, the city transformed a building that was rapidly becoming an eye-sore into a thriving local business. The prime downtown location is now home to Sara's Health and Fitness, a locally owned gym and fitness studio.

### Financial, Liability, Technical Assistance

Financial support for redevelopment came in a \$21,000 Brownfields Site Assessment Grant from the DNR's RR Program. These funds helped the city afford the Phase I and Phase II environmental site investigations and demolition. RR staff also provided technical advise and oversight of the remediation effort.



*Following remediation and demolition, a new building was constructed and houses a fitness studio (photo courtesy DNR).*

Additionally, the Wisconsin Department of Commerce contributed \$64,000 in PECFA monies to assist the property owner with the cost of removing the LUST.

Before the redevelopment project was complete, the property was valued at \$65,000. In 2009, the property was valued at approximately \$500,000.

### Contacts

Linda Hanefeld  
Project Manager  
DNR Remediation and Redevelopment Program  
(608) 275-3310  
Linda.Hanefeld@wisconsin.gov



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

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

