

# Tractor Lot East

PUB-RR-877

May 2010

## Tractor Lot East

518 S. Second Street  
La Crosse, WI  
La Crosse County

1.2 Acres

**Location: Near downtown La Crosse,  
within one block of the Mississippi  
River.**

**The city of La Crosse took the lead to  
redevelop an abandoned industrial site  
and turn it into an active office complex.**

### History

As early as 1862, the former Tractor Lot East in La Crosse was home to railroad depot where steel and lumber companies shipped their goods. In addition, the Heileman Brewing Company used the northwest portion of the site between 1940 and 1963 as a depot for shipping their Old Style beer. Besides on- and off-loading products, a coal shed was kept on the site as well. From 1973 until its current redevelopment, the lot was covered only with gravel and was used for parking.

In 1992, the city of La Crosse purchased the property from the Heileman Brewing Company for \$240,000.



*A parking lot at the new River Crossing Square acts as a cap to contain residual soil contamination (photo courtesy DNR).*

### Investigation and Cleanup

With an eye towards redeveloping the property, the city conducted Phase I and II site assessments in 1998 to determine the condition of the soil after a long history of railroad activity.

Three groundwater monitoring wells were installed. Results yielded low levels of arsenic, lead and polycyclic aromatic hydrocarbons (PAH's). Levels of contaminants found in the groundwater were below state standards for protection of public health and the environment. No action was required based on these groundwater results.

Soil samples from 12 borings showed levels of lead and arsenic exceeding the state direct contact standards. As a preventative measure, the soils were capped in place with pavement



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to prevent any human exposure, and also to prevent contaminants from moving to the groundwater.

### **Redevelopment**

In 2000, the city began building a two-story office building on the property. The River Crossing Square building is part of the La Crosse Industrial Park. It currently houses the Newport Group and Hawkins, Ash, Baptie & Co, LLP, totaling more than 80 employees.

The pavement cap serves as a 134-stall parking lot for the building.

### **Financial, Liability, Technical Assistance**

Project management for the assessment and closure process was provided by the Wisconsin Department of Natural Resources' (DNR) Remediation and Redevelopment (RR) Program. Final closure - with a continuing obligation to maintain the parking lot cap - was granted in 2003.

The property was purchased by the city of La Crosse in 1992 for \$240,000. It was subsequently sold in 2008 and its assessed value in 2009 was \$3,644,200.

### **Contacts**

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*The new redevelopment now includes an office building for more than 80 people (photo courtesy DNR).*



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