

# Chilton Uptown Commons

PUB-RR-887

February 2011

## Chilton Uptown Commons

49 W Main Street  
City of Chilton, WI  
Calumet County

.8 Acres

**Location: Central business district  
adjacent to the Manitowoc River**

**The city of Chilton makes a bold  
statement to the community by  
redeveloping four uptown properties  
into a new senior living complex.**

### History

Chilton is an industrious and thriving community in Wisconsin, hosting host a variety of manufacturing industries for more than a century. But, like many smaller communities, a changing economy over the last 30 years began to take a toll on Chilton's Main Street.

City administrators had a vision for redevelopment of the city's central business district and wanted to make a statement that Chilton is a desired place to live and work.

To begin to fulfill their vision, the city agreed to create a redevelopment authority. The next step was to select the right location for development. Leaders chose a four-property section uptown, near the Manitowoc River.

The combined history of activity at this relatively small strip of land dated back to 1908. Businesses included a laundry and bath house, a blacksmith, a farm implement warehouse, a plumbing business, two automobile dealerships and a siding company.

### Investigation and Cleanup

Phase I and Phase II Environmental Site Assessments were conducted on the properties. Assessments were followed by site investigations that included 13 soil borings and six monitoring wells. The investigations showed relatively low levels of polycyclic aromatic hydrocarbon compounds (PAHs) present throughout the property. Volatile organic compounds (VOCs) were found in the soils of the southeast section of the site. Also, low levels of PAH were found in groundwater samples.

A remediation plan was put in place, allowing most contaminated soils to stay on-site and be used as fill. To prevent anyone from coming



*Before redevelopment, this site near uptown Chilton was underutilized, considering its location along the Manitowoc River(photo courtesy city of Chilton).*



Wisconsin Department of Natural Resources  
Remediation and Redevelopment Program

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into contact with the contaminated soil, the soil was capped by the building driveway and parking lot, with the rest being covered with 18 inches of clean soil.

## Redevelopment

During the process of assessment and remediation, the city of Chilton succeeded in marketing the four-property parcel to a private developer. In 2009, the city and developer cut the ribbon on Uptown Commons, a new 40-unit independent senior housing complex, which includes underground parking.

The success of the project has encouraged the city to pursue further redevelopment work, including construction of a nearby parking lot.

## Financial, Liability, Technical Assistance

The DNR's Remediation and Redevelopment (RR) Program assisted the Uptown Commons redevelopment through the award of four Brownfields Site Assessment Grants totaling \$90,150. Additionally, an RR Program project manager provided technical assistance and reviewed the remediation work.

The original group of properties was included in a tax incremental finance (TIF) district, to provide funds for the \$82,280 cleanup. The developer was able to utilize \$438,408 in WHEDA low income housing tax credits for the construction of the complex.

Prior to the redevelopment, the county assessed the value of all four properties at \$241,033. Following completion of Uptown Commons, the new property is valued at is \$2,117,900.

## Contacts

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*The new Uptown Commons senior housing project in Chilton is the centerpiece of the community's downtown renewal project (photo courtesy DNR).*



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