

Royster-Clark

PUB-RR-930

November 2012

Royster-Clark
902 Dempsey Road
Monona, WI
Dane County

26.6 acres

Location: On the east side of Madison near the intersection of Cottage Grove Rd. and Hwy. 51/Stoughton Rd.

Utilizing a diverse set of state and federal resources, the City of Madison is transforming a heavily polluted industrial site into a multimillion dollar mixed use development.

History

Built in the late 1940s, the Royster-Clark plant was an expansive industrial facility that produced and mixed granulated fertilizer. Eight structures stood on the site, including a laboratory, a crane, and an eight-story production facility. After a stock acquisition by Agrium U.S. Inc. in 2006, the plant closed and 29 jobs were lost. Even though the site contained historic soil and groundwater contamination, the community and a developer saw potential at the abandoned lot. The once blighted parcel now stands poised for redevelopment.

Investigation and Cleanup

Two forms of contamination have occurred on the site: petroleum leakage and chemical contamination from fertilizer production. In 1990, three leaking underground storage tanks in the south-east corner of the site were removed with the help of PECFA funds. Following tank removal, groundwater monitoring wells were installed, subsequently detecting petroleum volatile organic compound (PVOC) contaminants. Remediation efforts were from 1994 to 1996. In conjunction with these efforts, in 1997 a soil vapor extraction (SVE) system was installed that operated until 1998.



The abandoned facility offered hope for a redevelopment that would return employment opportunities to the community. (DNR photo).

Soil test revealed high concentrations of phosphorus, lead, and nitrogen. An environmental repair (ERP) site investigation was then opened on the facility in 1992 by the DNR and subsequently transferred to the oversight of DATCP.

In 2007, Agrium entered into the voluntary party liability exemption (VPLE) program with the DNR. The program helps to ensure a proper cleanup and limit liability for a prospective buyer. The final phase of cleanup took place in coordination with the demolition of the facility. More than 55,000 tons of nitrogen-contaminated soil were excavated and land spread in the Town of Cottage Grove. Soil not suitable for land spreading was disposed of at Madison Prairie Landfill. With soil remediation complete, groundwater monitoring is underway.

Redevelopment

Plans for the site were agreed upon only after extensive research and planning. First, a market feasibility study was undertaken to inform the decision making process, outlining possible paths for development. A special area plan was undertaken by city planning staff with input from a Royster-Clark Neighborhood Planning



Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "brownfield"



Team, elected officials, various city agencies and community members. The plan laid out an overall vision and goals, ultimately achieving them through the mixed-use development that was chosen.

The proposed development boasts six commercial buildings, a library, four apartment buildings, 25 condos, four two story houses and 50 single family homes. In 2011, the assessed value on the property stood at \$878,500. The expected property value will be in the millions once redevelopment is complete.

Financial, Liability, Technical Assistance

This development came to fruition with the help of federal and state government, local leaders, and private developers. The effective coordination of assistance funds was also necessary to help mediate the \$4 million cost of remediation.

The DNR's Remediation and Redevelopment (RR) Program provided a \$1.5 million Ready for Reuse hazardous substance loan to the city of Madison to help assist with remediation and demolition costs. Additionally, the RR Program project manager provided technical and VPLE assistance throughout the cleanup.

The Wisconsin Economic Development Corporation also aided the cleanup of the site with a \$400,000 Blight Elimination and Brownfield Redevelopment Award.

The City of Madison Economic Development Division has recently recommended the awarding of a \$425,000 Brownfield Remediation/Elimination & Workforce Development (BREWED) grant. The Common Council concurred and the grant was awarded to Ruedebusch Development & Construction provided they uphold the development plans.



One of the additions to the proposed development is a cafe (rendering courtesy of Ruedebusch Development & Construction).

Contacts

Wendell Wojner
Project Manager
DNR Remediation & Redevelopment Program

(608) 275-3297
Wendell.Wojner@wisconsin.gov



Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "brownfield"

