

Brownfield

SUCCESS STORIES



2.4 acres

TIF district created in 2002

VPLE Certificate of Completion issued in 2013

Assessed value increased \$1.7 million

Overview

Taking a proactive approach to brownfield cleanup and redevelopment paid off nicely for the city of West Bend. The assessed value of a 2.4 acre downtown parcel jumped by about \$1.7 million from 2011-12. Once an eyesore, it's now home to an attractive 36-unit residential townhome apartment complex.

Project History

After creation of a tax incremental financing (TIF) district in 2002, the West Bend Redevelopment Authority (WBRA) purchased 6.25 brownfield acres in a downtown neighborhood for cleanup and redevelopment. Relocation assistance for a few existing businesses and storage facilities was provided.

This stretch of land was once home to numerous industries and commercial enterprises, including a malting company, a grain elevator, an oil and paint manufacturer, a railroad freight yard and an agricultural fertilizer distributor.



Photo courtesy of Natural Resource Technology

In preparation for sale and future use, WBRA razed dilapidated buildings, completed or advanced environmental site assessments and investigations, and excavated areas of petroleum contaminated soil.

In 2010, WBRA sold 2.4 acres to River Bluff Townhomes Limited Partnership, which is owned by St. Paul-based developer Real Estate Equities. Other parcels in the 6.25 acre stretch have also been sold and redeveloped.

Remediation & Redevelopment

After taking title, River Bluff Townhomes LP worked with the Department of Natural Resources to finish cleanup work on their property. They used testing data and site plans from the WBRA investigation, as well as their own reports to conduct remedial actions.

River Bluff Townhomes LP also enrolled in the department's voluntary party liability exemption (VPLE) program. This is an optional process that requires environmental assessment, and cleanup, of the entire property, not just a specific discharge or contamination area on a property. If completed, VPLE offers the maximum amount of liability protection available from DNR.

Nitrogen contamination was found to exist in both soil and groundwater at two areas of the property. Petroleum contamination was present on the south end in both the soil and groundwater. Isolated areas throughout the property had petroleum, lead or arsenic contamination in shallow soils. These issues were all addressed.

River Bluff Townhomes

Downtown West Bend



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



Brownfields - The Land of Opportunity

Properties that sit empty, idle and unproductive because they are, or may be, contaminated are called brownfields. They might need some sort of remedial action before reuse can occur, and this hinders economic or public activity.

For 20 years, Wisconsin has been a national leader in the area of brownfield remediation and redevelopment. Numerous tools and incentives have been developed to help local governments and private parties turn brownfields into green spaces and golden opportunities.

The extra step of environmental investigation and possibly cleanup need not impede what is otherwise a standard real estate situation. These properties can be put back into productive use, and can serve as a catalyst for local economic revitalization. Cleaning up and reusing brownfields is also one of the best ways to improve and protect public health and the environment.

The DNR invites you to be part of a future brownfield redevelopment success story. We strive to be a helpful and enthusiastic partner in the brownfield revitalization process.

Contact us early for assistance.

Contacts and Links

Project Contacts

DNR Project Manager: Dave Volkert, 262-574-2166

Natural Resource Technology Project Manager: Kate Juno, 414-837-3570

The Sigma Group Project Manager: Steve Meer, 414-643-4124

Remediation and Redevelopment Program Contacts

If you have general questions about the RR Program please contact the brownfield specialist in your local DNR regional office - dnr.wi.gov/topic/Brownfields/Contact.html

Helpful Links

Voluntary Party Liability Exemption (VPLE) - dnr.wi.gov/topic/brownfields/vple.html

Financial resources cleanup and redevelopment - dnr.wi.gov/topic/Brownfields/Financial.html

Environmental liability - dnr.wi.gov/topic/Brownfields/Liability.html

Check out more Brownfield Success Stories at

<http://dnr.wi.gov/topic/Brownfields/Success.html> 🔍