Transformation:
Downtown Stevens Point

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Brownfields
Contamination

• The presence or the perceived presence of contamination limits opportunities for sites within a community

• Lack of interest by developers due to the uncertainty

• Contaminated sites are unproductive, and can be a drain on a community, especially in regards to aesthetics and tax revenue

• Contaminated sites may pose safety concerns

• Challenging to redevelop the sites because of uncertainty and funding
Redevelopment Opportunities

• Stevens Point has decided to take these challenges head-on

• Funding support from WDNR and WEDC was a critical component

• Two projects within the downtown:
  o Mall Redevelopment
  o Former Lullabye Furniture Factory
Mall Redevelopment

- Three brownfield contamination issues in one:
  - Dunrite Drycleaners Soil Removal and Vapor Extraction
  - Normington Drycleaners Vapor Extraction
  - Mid-State Technical College Vapor Mitigation System
Mall Redevelopment
Mall Redevelopment

Photo Taken from Google Maps
Mall Redevelopment
Funding Received

• Mall Redevelopment
  o Department of Commerce/WEDC - CDBG-ED - $750,000
  o WEDC - Site Assessment Grant (SAG) - $34,500
  o WEDC - Brownfields Grant - $178,500
Lullabye Furniture
Funding Received

- Former Lullabye Furniture Factory
  - WDNR - Wisconsin Assessment Monies (WAM) – Phase I and Phase II
  - WDNR - Ready for Reuse Funds - $155,737 (original), increased to $200,000 (amended)
Lessons Learned

• Get creative, both in terms of the project and funding for the project
• Expect the unexpected, and then some – keep your long-term goals in mind
• Speak with WDNR or WEDC representatives early to see what options exist for your community
Thank You!

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