

Wisconsin Department of Natural Resources



Remediation and Redevelopment Program



Section 128(a) Grant Mid-Year Report

For the reporting period:
September 1, 2015 - February 29, 2016

EPA Section 128(a) Grant Cooperative Agreement: RP-96520010



Photos courtesy: Wisconsin DNR (unless otherwise noted)

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Nationally Renowned Program

“I’ve been a consultant for approximately 30 years, and practice all over the United States. My work entails site assessments and remediation of contaminated soils and groundwater, with the goal being closure. I’m licensed in nine states, and have worked with many regulators across the nation in these efforts.

Of all the states, I’ve been most impressed with the Wisconsin Department of Natural Resources (WDNR). I’ve found that its approach to site assessment and cleanup to be straight-forward, logical, and transparent. Its use of prescriptive forms have saved me much time (and my clients much money) in preparing documents. The WDNR’s staff have always treated me with respect, and have given me prompt and useful guidance.”

Jeremiah D. Jackson, PhD, PE
Senior Principal Engineer
J2Environmental, LLC

Introduction

This report summarizes the use of CERCLA Section 128(a) grant funds by the Wisconsin Department of Natural Resources (DNR) for its state response program and public record requirements. This is the mid-year report and covers activities during the September 1, 2015 to February 29, 2016 grant period. The activities in this report are those identified in the approved cooperative agreement work plan.

This federal grant is used to support federal and state programs under the jurisdiction of the DNR's Remediation and Redevelopment (RR) Program, including:

- high-priority leaking underground storage tanks (LUST);
- RCRA hazardous waste closures and corrective actions;
- state-required cleanups; and
- voluntary party remediation actions.

Brownfields tools developed and administered through 128(a) are packaged with assessment contractor services and cleanup funding for greatest leverage.

EPA 128(a) grant funds support outreach, site discovery and redevelopment tools:

- Hands-on assistance which empowers local governments
- Voluntary Party Liability Exemption
- Technical and liability assistance
- Conferences and training
- Policy development to address emerging issues
- Institutional control audits
- Online site information - public database and interactive maps
- Public/private partnerships for continuous program improvement
- Green Team Meetings - where tools are packaged and strategies are formed

Financial Status

On September 16, 2015, the EPA awarded the Wisconsin DNR \$964,053 in s. 128(a) funding for the September 1, 2015 to August 31, 2016 grant period. The agency expects to fully earn the grant by the end of the grant period. There is no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

Wisconsin DNR Helps Small Communities

“As small communities, we are often rich in creativity to conceptualize projects but poor in capital and capacity to implement them. In Prairie du Chien’s case in undertaking multiple, complex brownfield projects, WDNR staff were invaluable. Not only are WDNR staff a wealth of information, they are also unbiased advocates for our projects. They give us the technical support to undertake good projects but are more than willing to advise us to do more homework when our projects are poorly thought out. When it comes to brownfield projects, WDNR staff are our utility infielders. No matter what we throw at them - need for information, advice on next steps or best practices, financial assistance, or just an honest response to the question ‘are we crazy to take on this project?’ - WDNR staff respond quickly, efficiently, and with a desire to make our small communities better places to live and work.”

Dave Hemmer, Mayor, Prairie du Chien (pop. 5,911)

Report Period Highlights

The RR Program is proud to report that we continue to successfully meet the requirements to earn our federal funding dollars, as set out in our cooperative agreement with EPA.

We strive daily to keep our position as a national leader in brownfields policy, innovation and cleanup. The Wisconsin DNR uses s. 128(a) funds to:

- maintain high-quality, online tools for customers – such as our contaminated property database and webpages;
- bring resources and assistance on contamination cleanup to empower communities in every corner of Wisconsin; and
- offer grant and loan programs that provide valuable resources.

This report reinforces our belief that the Wisconsin DNR RR Program continues to deliver quality services that address the environmental and economic challenges of contaminated sites to improve Wisconsin communities by returning properties to productive use.

“Wisconsin’s brownfields program is the envy of the nation.”

- Larry Kirch
Development Director
Apache Junction, AZ
(Former City Planner, LaCrosse, Wisconsin)

Table 1 - Workplan Accomplishments by the Numbers

	Mid-Year Numbers	End of Year Totals	Annual Target
Task 1: Timely Survey and Inventory			
Interagency Meetings on Joint Efforts	8		2
Outreach Efforts to Promote Site Discovery	2		4
Task 2: Oversight and Enforcement			
Trust Funds Spent on Cleanup (Bankruptcy)	\$227,520.91		\$1 million at Kenosha Engine Plant
Task 3: Mechanisms and Resources for Public Participation			
News Releases	1		3
RR Reports (e-newsletter)	6		12
New and Updated Publications	48		10
New and Updated Webpages	9		20
Green Team Meetings	50		30
Public Speaking Events	10		10
Workshops/Training Meetings Held	4		3
Task 4: Mechanisms for Approval of Cleanup Plans, Verification and Certification			
Audits of Institutional Controls	0		25
Staff Hours per Audit	0		15
Non VPLE COC Site Closure Decisions	182		300
New Applications for VPLE Program	7		5
Task 5: Establish and Maintain the Public Record (see pg. 16 for narrative of updates)			
Task 6: Enhance the Response Program or Cleanup Capacity (see pgs. 17 and 18 for narrative of program enhancement updates)			

Under Construction - Artist Lofts in Former Industrial Plant

A transformation is underway in downtown Manitowoc. An abandoned factory of the former Mirro Aluminum Cookware Company is being restored and developed as the Artist Lofts apartment complex. The new facility will become a home for veterans and people in need of affordable housing.

A well-attended groundbreaking ceremony took place on December 17, 2015, and Wisconsin DNR Secretary Cathy Stepp was one of the featured speakers at the event. She noted that the cleanup and revitalization of this property was especially satisfying given the local historical value of the site and the ability to reuse the building.

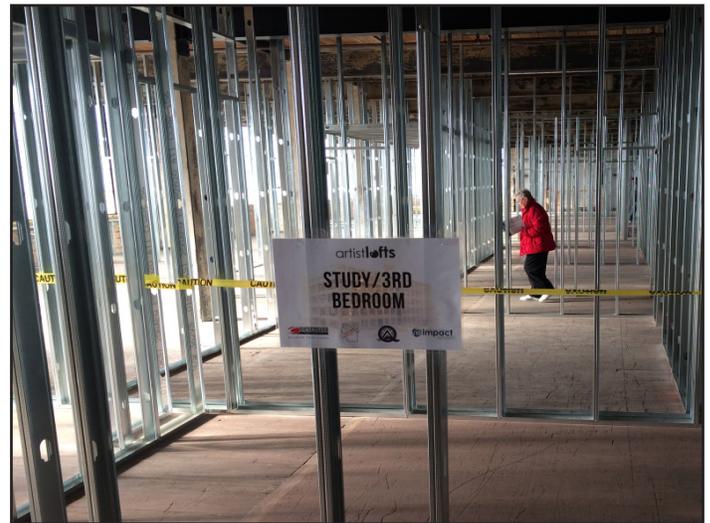
Building renovation plans include numerous historic preservation elements as the five-story structure is converted into an apartment complex with 40 units, indoor parking, laundry facilities, art gallery space and an exercise room. Veterans, and their families, are being targeted as preferred residents for a quarter of the 40 units.

Wisconsin DNR worked with the developers and the city of Manitowoc to get this brownfield project going, and participated in numerous meetings throughout the process. The parties met many times and the Wisconsin DNR provided both technical assistance to create a pathway to closure and liability clarification to solidify development plans.

The cleanup case at the site is still open and will likely receive closure after the construction is complete, as the majority of remaining environmental work is related to vapor controls that will be installed during construction.

The first-floor indoor parking garage will have a ventilation system to mitigate both car exhaust and soil gas vapors. The elevator shaft will be sealed to eliminate a preferential pathway for vapors to migrate into the complex.

City officials and local residents are both very excited about the project. If construction stays on schedule, tenants can start moving in by late spring of this year.



The site is a former manufacturing facility that will be renovated into a low to moderate income multi-family apartment complex, with an artist loft/gallery, and parking garage.

(L) Paint palette handed out to speakers at the ceremony and the parties involved in the project.

(R) Second floor designs for different rooms of the apartment units.

Study Finds State Investments in Brownfields Yield Return

For nearly 20 years, the Wisconsin Brownfields Study Group and the Wisconsin DNR's brownfields program have worked together to make land recycling in the Badger state one of the best programs in the country. Over the years, Wisconsin DNR's Remediation and Redevelopment Program staff have supported the Brownfields Study Group in various ways, providing logistical support for two to three meetings each year, helping the working groups with organization and clerical assistance, and maintaining the Group's Internet page.

In collaboration with the Wisconsin Economic Development Association Institute, the Study Group recently commissioned a report on the economic benefits of brownfields redevelopment in Wisconsin. The November 2015 study, conducted by the Fiscal and Economic Research Center at UW–Whitewater, found that from 1998 to 2014, \$1 of state funding for the environmental investigation and cleanup of vacant and underutilized properties leveraged more than \$24 in private sector spending. Additionally, the report finds:

- Industrial and manufacturing is the leading re-use sector (9.6 million sq. ft. of new or renovated space).
- Office and technology is the leading job producer sector (14,700 permanent employees in complete or underway projects).
- 29,500 direct new and retained permanent jobs; 53,800 direct and indirect jobs generated in complete or underway projects. 9,100 more jobs are anticipated.
- State, local and federal assistance and investments to brownfields has generated \$3.3 billion in direct investment and generated \$6 billion total in direct and indirect investment (completed or underway projects).

The study confirms what has long been contended among legal, fiscal, construction and regulatory experts: Brownfields redevelopment is big business in Wisconsin.

While the survey itself was not a Wisconsin DNR product, the brownfields program does plan to use this study and its results in outreach efforts to community leaders and local government officials considering redevelopment projects in their cities.



Brownfields Economic Impact Study report cover

- An executive summary is available at www.uww.edu/Documents/uww/FERC-brownfields-report.pdf
- A full version of the Economic and Fiscal Impact of Wisconsin's Brownfields Investments, complete with methodology, documentation, footnotes and appendices, is available at www.uww.edu/ferc/completed.

Task 1: Timely Survey and Inventory

Inter-bureau Coordination

Waste and Materials Management and Remediation and Redevelopment Integrated Team

The Wisconsin DNR identified the need for increased integration between the Waste and Materials Management Program and the Remediation and Redevelopment Program. This internally staffed cross-program team facilitates increased communication, consistent implementation of respective administrative codes and identification of cross-program issues that need clarification.

The Integration team works to ensure consistent implementation of issues that are routinely regulated by staff working with waste and materials management and remediation and redevelopment administrative codes.

Integrated Sediments Team

During this reporting period, the Remediation and Redevelopment Program, Waste and Materials Management Program and Water Program together developed a unified approach to address issues associated with the investigation, remediation and management of contaminated sediments through an established Integrated Sediments Team to improve how we collectively work together on sediment sites.

The Integrated Sediments Team works to identify policy issues, develop guidance documents, administrative rules, manual codes, fact sheets and other related information to improve internal/external processes associated with the management of contaminated sediments from dredging projects, environmental cleanups, redevelopment and other construction projects.

Education to Promote Site Discovery

The RR Program works to educate local governments about brownfield site discovery on a daily basis. The DNR recognizes the importance of educating local officials on the broad points of brownfield redevelopment, including assessments, site investigation and clean-up, as well as the intricacies of involuntary property acquisition. During this reporting period, the RR Program undertook two specific and targeted efforts directed toward supporting local governments.

These efforts included:

- Partnered with the League of Wisconsin Municipalities to publish a one-page article in its December 2015 magazine on the closing of the Petroleum Environmental Cleanup Fund Award (PECFA) program, with a request/suggestion that any municipality with potential qualified sites contact RR Program staff to get the ball rolling. The League also provided PECFA materials at its annual conference in Milwaukee.
- Shared information with the League of Wisconsin Municipalities, the Wisconsin Counties Association, the Wisconsin Towns Association, Wisconsin Municipal Treasurers and the Wisconsin County Treasurers Association regarding our *Issues & Trends* conference call in March 2016 on General Liability Clarification and Off-Site Exemption Letters.

Table 2 - Summary of Timely Survey and Inventory Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Interbureau Coordination Meetings	8		2
Outreach Efforts to Promote Site Discovery	2		4

Task 2: Oversight and Enforcement

Responding to Bankruptcies

The RR Program staff continued to review bankruptcy filings during this reporting period. Five bankruptcy filings required additional case investigation due to environmental concerns.

The Wisconsin DNR receives notice of pending bankruptcy filings from the state Department of Justice. Program staff compare filing information to the Bureau for Remediation and Redevelopment Tracking System to see if contamination issues exist, such as current remediation projects or continuing obligations.

When additional case investigation needs arise, the RR Program Bankruptcy Coordinator solicits input from regional RR staff through a Project Manager (PM) worksheet. The PM worksheet identifies current and past uses of the listed properties in the bankruptcy filing, contamination concerns (e.g., spills, ongoing cleanups, etc.), whether or not cleanup work is needed, any WDNR money spent at the site(s), along with future action recommendations.

Based on the PM information, a Bankruptcy Team comprised of RR Program staff and legal staff decide what actions to take in response to the bankruptcy filing. Possible actions include filing a proof of claim to request a share of the assets for cleanup work or monitoring re-organization plans.

Wisconsin Plant Recovery Initiative

The Wisconsin Plant Recovery Initiative (WPRI) is a Wisconsin DNR effort to help communities expedite the cleanup and revitalization of industrial and commercial facilities that have recently shut their doors.

Each time a company announces a plant closing, the WDNR offers to work with company officials and the community affected by the closing, to outline the company's responsibilities to safeguard public health and the environment, and discuss the brownfield resources available to both parties to help assess, clean up and redevelop the property. The Wisconsin DNR's goal is to organize a Green Team Meeting with the company and comprehensively discuss any Wisconsin DNR obligations associated with air, waste, water and land issues.

During this reporting period, the Wisconsin DNR identified 15 plant closings for contact and consultation. There were eight letters sent to closing businesses and communities that identify environmental issues associated with the closings. The letters also outline assistance options and opportunities for repurposing or redeveloping these shuttered sites. Seven more letters were in process at the end of this reporting period and will be included in the next report.

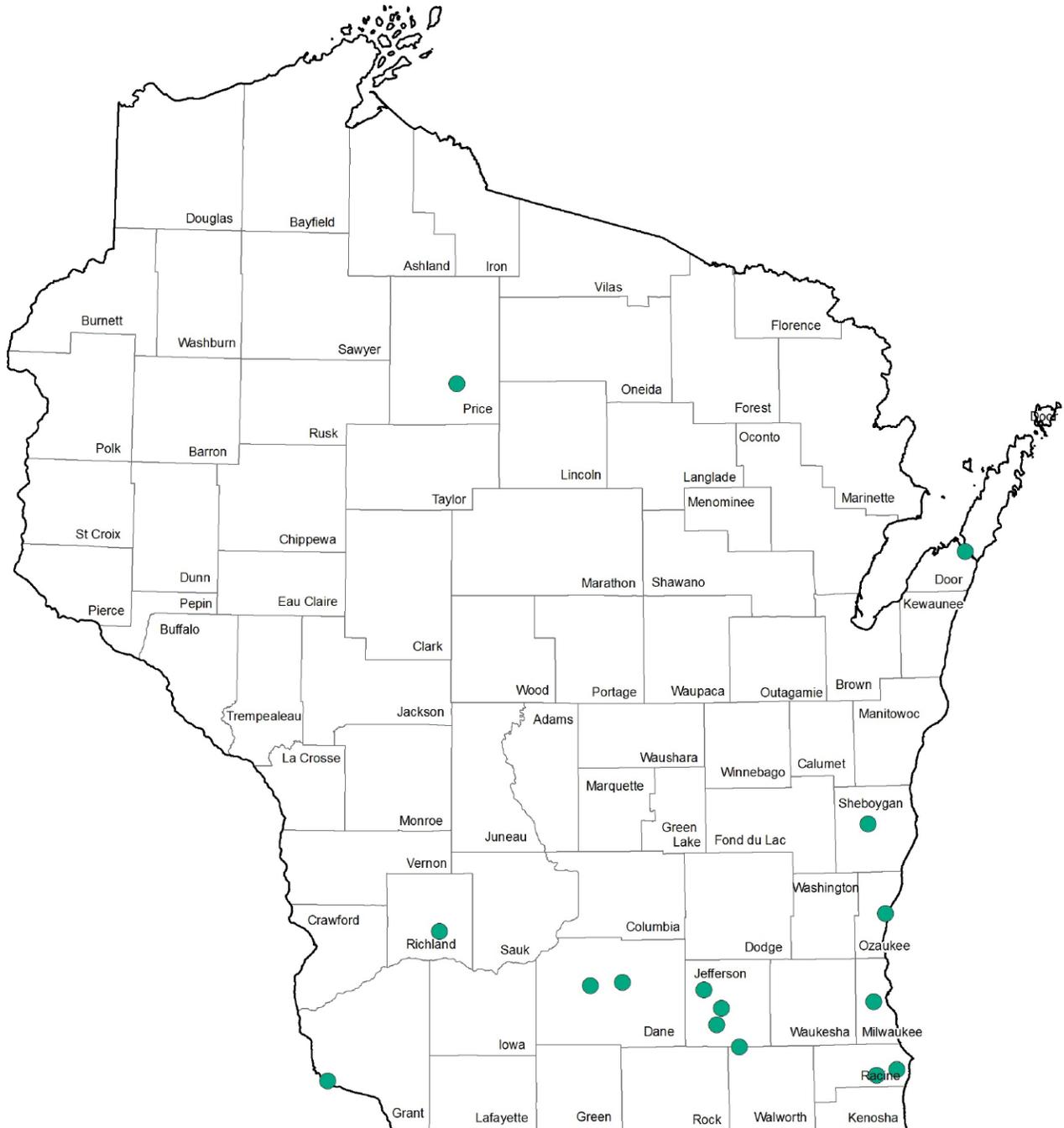
Plant closings included:

1. Palmer Johnson Yachts (Sturgeon Bay)
2. HyPro, Inc. (Whitewater)
3. W.D. Hoard & Sons Co. (Fort Atkinson)
4. Hamlin, Inc. (Lake Mills)
5. Dairy Farmers of America (Plymouth)
6. Joy Global Surface Mining, Inc. (Milwaukee)
7. Oscar Mayer (Madison)
8. Monsanto Company (Middleton)
9. DTE Stoneman Station (Cassville)
10. Tyson Foods Pepperoni Plant (Jefferson)
11. Richland Foundry (Richland Center)
12. Manitowoc Cranes (Port Washington)
13. Caterpillar Forest Products (Prentice)
14. Publications International Ltd. (Yorkville)
15. Sealed Air Corporation/Diversey (Mt. Pleasant)



The Wisconsin DNR identified 15 plant closing during the first half of the grant period.

Wisconsin Plant Recovery Initiative Sites for Reporting Period September 1, 2015 - February 29, 2016



Trust Funds Spent on Cleanup

Projected accomplishments in the work plan include Wisconsin DNR’s oversight of bankruptcy trust fund dollars spent on environmental remediation. For this grant period this included overseeing spending \$1,000,000 at the former Chrysler Kenosha Engine Plant.

During this reporting period, \$227,520.91 in bankruptcy trust funds were spent at the former Chrysler Kenosha Engine Plant. To supplement the trust funds, the Wisconsin DNR finalized a loan to the city of Kenosha for \$757,000 and a subgrant for \$1,613,273 from federal brownfields 104k funds for cleanup activities. The Wisconsin DNR, the EPA and the city of Kenosha will continue to focus attention on spending 104k funds on the highest priority work to ensure that funds are spent within the loan and subgrant periods.

Petroleum Eligibility Letters

In this reporting period, the WDNR provided nine eligibility determinations for petroleum assessment or clean up using an EPA brownfields grant:

- 924 York Street, Manitowoc
- N570 Railroad Ave, Sheldon
- 1208 Oak Street, Baraboo
- 420 and 520 N. Broadway, Green Bay
- 2537 W. Hopkins Street and 3424 N. 27th Street, Milwaukee
- 3025 W Hopkins Street, Milwaukee
- 3244 Atwood Ave and 115 S. Fair Oaks Ave, Madison
- 727 North 8th Street, Sheboygan
- 215 S. Pinckney St and 215 Martin Luther King, Jr. Blvd, Madison

Redevelopment Assistance Tools

During this reporting period, the Wisconsin DNR used redevelopment assistance tools 69 times. The template documents for these tools listed below, are developed, maintained and updated with 128(a) funding. Items in bold font were updated during this reporting period.

1. General liability clarification letters;
2. Liability clarification letters for lessees;
3. Liability exemption letters for contamination originated on another property;
4. **Lender liability exemption letters;**
5. Approval letters to build on abandoned landfills;
6. Cleanup agreements to allow cancellation of delinquent property taxes;
7. Cleanup agreements to allow direct assignment of title to third parties during tax foreclosure proceedings;
8. Negotiated cleanup agreements with local governments; and
9. **Liability clarification letters for local governments.**



Table 3 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Trust Funds Spent on Cleanup (Bankruptcy)	\$227,520.91		\$1 million at Kenosha Engine Plant
Responding to Bankruptcies	5		—
WPRI Letters Sent	8		—
Petroleum Eligibility Letters	9		—
Redevelopment Assistance Tools	69		—

Northwoods Community to Benefit From State Brownfields Award

A rural Vilas County community stands to benefit from a Wisconsin DNR brownfields award to help clean up an abandoned, contaminated property.

The former Nagel Lumber property operated in the Land O'Lakes area for more than half a century before closing its doors in 2005. Since then, the 130 acre site has sat idle and is deteriorating.

The Wisconsin DNR's Wisconsin Assessment Monies (WAM) award, valued at approximately \$30,000, comes in the form of contractor services for assessing conditions at the site, and will help the Vilas County Economic Development Corporation determine if the property contains any contamination in the soil or groundwater.

"This award may help make the difference between this historic property sitting idle and vacant or getting cleaned up and realizing a new purpose," said Christine Haag, chief of Wisconsin DNR's Brownfields Section. "It's especially helpful in smaller communities where resources are stretched thin."

Administered by the Wisconsin DNR Remediation and Redevelopment Program, WAM awards provide communities like Land O'Lakes with professional environmental assessments of contaminated properties, helping them to turn the site around and get it ready for a new use.

Collaboration in Kenosha

In partnership with the city and county of Kenosha, located in southeastern Wisconsin, the Wisconsin DNR helped coordinate the cleanup of an abandoned, tax delinquent four-acre industrial brownfield. This long-stagnant site sits in the middle of a low-income, minority neighborhood.

When remediation is complete, the property will be transferred to a neighboring community school and put to good use. The school itself was built on a remediated brownfield.

When no viable responsible party could be located, the Wisconsin DNR hired a consulting firm to conduct a site investigation at the property. Primary chemicals of concern include trichloroethylene, cis-1,2-dichloroethylene, and vinyl chloride in soil and groundwater.

The Wisconsin DNR worked with the city and county

Haag said WAM applications require minimal effort by local governments, because there is no financial match or project administration involved, making them attractive opportunities for small communities. In many instances, WAM awards are also leveraged against other sources of funding to kick-start repurposing efforts on sites that may have been underutilized for many years.

Applications can be submitted for a WAM award at any time, although funds are limited. Eligible sites for funding include closed or closing manufacturing plants, or vacant land with a history of manufacturing. Gas stations, dry cleaners, salvage yards and agricultural co-ops are not eligible.

The WAM program is funded by an EPA brownfields assessment grant to the Wisconsin Brownfields Coalition.



Former Nagel Lumber property in Land O' Lakes

to create an intergovernmental agreement outlining timing and responsibility for response actions, oversight, monitoring, and more. Thanks to support from the EPA, Wisconsin DNR was also able to provide a 104(k) ARC award to assist the cleanup effort.

American Motors Corporation, followed by Daimler Chrysler, previously used this property to store vehicles that were assembled at the Kenosha plant. When the manufacturing plant shut down, the property was sold to Mann Engineering, Ltd Employee Pension Fund, in 1990, for industrial use. The parcel has been tax delinquent since 2004.

The Wisconsin DNR's involvement, supported by 128(a) and 104(k) funding, helped to make this cleanup project happen. It is highly unlikely the project would be in progress now without the US EPA's financial support.

Voluntary Party Liability Exemption Program Helps Transform Brownfield into New Apartments on the Milwaukee River

In October 2015, the WDNR awarded a second Certificate of Completion for the cleanup of the former Pfister and Vogel Tannery in the city of Milwaukee. This eight acre property on Water Street that overlooks the Milwaukee River has transformed over the last 10 years. The property, once home to a tannery for over 100 years, was most recently operated by U.S. Leather Inc. In 2000, the company declared bankruptcy and the facility closed, leaving the property without a viable responsible party to pay for the necessary remediation.

The Mandel Group, an award winning builder and developer of urban residential projects, with experience on other brownfields, encountered their most significant brownfield in terms of cleanup needs and private investment when they took on this project. As part of the demolition of the tannery buildings, 25,000 tons of concrete was crushed, recycled and reused as part of the development.

The cleanup of the PAHs, chromium, chlorinated solvents and fuel oil contamination included the excavation of more than 10,000 cubic yards of

impacted soil. The first phase of the project received a Certificate of Completion in 2011 and the second in October 2015. The WDNR issues a Certificate of Completion after a completed environmental cleanup in the Voluntary Party Liability Exemption (VPLE) program. The Wisconsin DNR uses the s. 128(a) grant funding to manage the VPLE program, conduct outreach and policy development, and develop program guidance.

The first two phases of this development included 238 apartments and several retail tenants. The Mandel Group is now in the next phase of the \$200 million project, which includes more apartments and an organic grocery store. The developer also worked with the city to obtain a Brownfields Green Space and Public Facilities grant from the Wisconsin DNR to do a cleanup in the area along the river, which is now used as a public river walk.



Pfister and Vogel Tannery Property Before



*The North End Development After
Photo courtesy of The Sigma Group*

Task 3: Mechanisms and Resources for Public Participation

The Wisconsin DNR's Remediation and Redevelopment Program supports its outreach activities by funding staff to develop outreach materials, maintain comprehensive webpages, coordinate Green Team meetings with interested communities, make presentations, market state and federal brownfield grants and loans, and coordinate the work of the Wisconsin Brownfields Study Group. The Wisconsin DNR's public participation activities fall into two primary areas: public outreach activities and financial assistance to communities. A full list of public outreach activities is in Appendix I.

Public and Stakeholder Participation

Brownfield staff held 50 meetings with customers and hosted 16 workshops and stakeholder group meetings.

Key public participation activities in this mid-year reporting period included:

- Hosted four technical and policy training webinars as part of our *Issues and Trends* webinar series:
 - OMM for Vapor Mitigation Systems (10/07/15)
 - Improved LNAPL Evaluations (11/18/15)
 - Importing Soil to VPLE Sites (01/20/16)
 - Screening Closed BRRTS Sites for Vapor Risk - Using DNR Guidance to help Speed Property Transactions (02/03/16)
- Hosted stakeholder meetings for the following groups:
 - Brownfields Study Group (09/25/15, 02/11/16)
 - Contaminated Sediments External Advisory Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16)
 - Contaminated Materials External Advisory Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16)

Speaking Engagements

Staff gave presentations to key brownfields audiences, including local government officials, community organizations, environmental consultants, attorneys, bankers, and other interested parties.

- Small Towns Forum in Mercer (09/08/15) and Hammond (09/09/15)
- Two presentations at the Federation of Environmental Technologists conference in Kimberly (09/17/15)
- Wisconsin Counties Association Annual

Conference in La Crosse (09/21/15)

- “Unleashed” (A home school cooperative in Appleton) to discuss career as a hydrogeologist and a local waterfront redevelopment project (10/07/15)
- “Smart Girls Rock” Career Day at Neenah High School (10/20/15)
- Milwaukee Bar Association (11/18/15)
- Ashwaubenon Public Hearing (01/26/16)
- First Weber Realtors in Stevens Point (02/09/16)
- Assessment of Environmental Impact (02/17/16)
- Monroe County Economic Development Conference in Fort McCoy (02/26/16)



Wisconsin DNR staff member, Danielle Wincentzen, presents at the Federation of Environmental Technologists conference.

Web Presence

In this reporting period, the following webpages were developed or updated:

- Brownfields Study Group (updated)
- RR Sites Map (updated)
- Internal Technical Resources (new)
- Internal Petroleum Contamination (new)
- Internal RR Program Tips for STAR (new)
- Internal Office Policies, Resources and Legal (updated)
- Training and Conferences (updated)
- Internal Outreach Library (new)
- RR Program News (updated)

Media Outreach

In this reporting period, the Wisconsin DNR participated in the following:

- Open House media event with WBAY, FOX 11 News and Valdres Newspaper before the start of the session in the Northeast region. (12/05/2015)
- Groundbreaking ceremony at the former Mirro Plant #3 with DNR staff and DNR Secretary Cathy Stepp. (12/17/15)
- Press release statewide announcing Nagel Lumber property’s WAM award. (02/09/15)
- Radio interview with WXPB on former Nagel Lumber Company site. (02/12/16)
- Article in newspaper about Wisconsin DNR assisting at the former Nagel Lumber Company site. (02/15/16)

- Model Letter: Remaining Actions Needed (formerly titled Conditional Closure by Committee) (RR-5148)
- Model Letter: Final Closure by Committee with NR 140 Exemption Language and all Continuing Obligations (RR-5351)
- Model Letter: Final Closure for Soil, Groundwater and/or Monitoring Wells Only (RR-5355)
- Bureau of Remediation and Redevelopment Tracking System (BRRTS) Application User Manual (RR-5379)
- DNR’s Frequently Asked Questions (FAQs): Administrative Completeness Review at Closure, ch NR 726 (RR-5465)
- Vapor Intrusion Continuing Obligations Applied in DNR Closure Approvals (RR-5474)
- Guidance on Reactivating PECFA Site Eligibility for Additional Work (RR-5497)
- Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15 (RR-041)

Publications

We continually create and update fact sheets and publications to ensure that our customers have accurate information. During this grant reporting period, we created 18 new publications and updated 30 publications during this reporting period. New and updated publications include:

- PECFA Update: Tank cleanup reimbursement program sunsets (RR-046)
- DNR Case Closure Continuing Obligations: Vapor Intrusion (RR-042)
- Compliance Averaging of Soil Contaminant Concentration Data under CH. NR 720, Wis. Admin. Code (RR-991)
- Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15 (RR-041)

RR Report Newsletters

The Remediation & Redevelopment Program published the RR Report newsletter in this reporting period on the following dates:

- 09/21/2015
- 10/02/2015
- 11/13/2015
- 01/05/2016
- 01/06/2016
- 02/10/2016

Table 4 - Summary of Public Participation Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
News Releases	1		3
RR Reports (e-newsletters)	6		12
New and Updated Publications	48		10
New and Updated Webpages	9		20
Outreach Meetings (Green Team Meetings)	50		30
Public Speaking Events	10		10
Trainings/Stakeholder Meetings Held	4		3

Successful *Issues & Trends* Series Continues

The Remediation and Redevelopment Program finalized plans to continue the popular *Issues & Trends* outreach events in 2016. The monthly, noon-time conference calls and webinars reached hundreds of environmental professionals and other interested groups during its first season its inaugural 2015 season.

In its second year, vapor intrusion issues are once again covered in multiple sessions, along with background contaminant levels, NAPL transmissivity testing, and post-closure modification issues. The sessions begin at noon on the first Wednesday of each month (except July), with RR Program staff and guests presenting current “hot topics” for environmental consultants and others who work with cleanups and brownfield redevelopment.

The *Issues & Trends* series is a major part of the RR Program’s commitment to reaching out to its stakeholders and partners on a regular basis. Planning for next year will commence in the fall, with input from our stakeholders and staff. During this reporting period, the following presentations were held:

OMM for Vapor Mitigation Systems 10/07/2016 *109 distinct lines registered*

A discussion on the operation, monitoring and maintenance (OMM) of sub-slab depressurization systems in residential homes. OMM of VI systems is essential to the protection of human health at sites where a vapor risk exists. Examples covered in this presentation highlight the importance of proper commissioning to verify effectiveness and the long-term OMM expectations to maintain protection of human health in the future.

Improved LNAPL Evaluations 11/18/2015 *48 distinct lines registered*

A discussion on the use of laser induced fluorescence (LIF) survey data to integrate NAPL distributions with geologic data.

Importing Soil to VPLE Sites 01/20/2016 *66 distinct lines registered*

A presentation and discussion on new guidance to obtain DNR approval prior to bringing soil and other fill materials onto a remediation site enrolled in the Voluntary Party Liability Exemption (VPLE) program.

Screening Closed BRRTS Sites for Vapor Risk – Using DNR Guidance to Help Speed Property Transactions 02/03/2016 *88 distinct lines registered*

A discussion on how recent agency guidance (DNR Case Closure Continuing Obligations: Vapor Intrusion) can help environmental consultants when they screen closed BRRTS sites for vapor risk.

Off-Site Exemption and General Liability Clarification Letters 03/02/2016 *92 distinct lines registered*

Environmental professionals know that each contaminated property presents its own unique challenges and opportunities. Staff in the DNR’s Remediation and Redevelopment program can help sort through the process, eliminate confusion, and reveal a clearer path to making redevelopment happen. This *Issues & Trends* training session describes a range of tools and tips for using them.



Wisconsin DNR staff, Judy Fassbender (left), Michael Prager (middle) and Mick Skwarok (right), present the “Off-Site Exemption and General Liability Clarification Letters” webinar as part of the “Issues and Trends” webinar series.

“As a professional with 24 years of experience in environmental consulting and having worked in multiple states, I feel Wisconsin DNR’s monthly Issues & Trends training webinars provide timely updates and assistance with navigating the complexities of the seemingly ever-changing regulatory process. The DNR presenters provide valuable information, both technical and administrative, that allows me to better serve my clients. All in all, one of the best outreach programs the Wisconsin DNR (or any other state regulatory agency) has implemented.”

Christopher H. Valcheff
Senior Project Manager
True North Consultants, Inc.

Lender Outreach Updates

Wisconsin’s liability exemption for lenders who engage in lending activities at brownfield properties is over 20 years old. The Wisconsin DNR trained staff and developed numerous outreach items to inform and assist lenders. A corresponding set of internal checklists, templates and procedural guidance documents are also in place.

Over the past few months, following the retirement of a long-time lender specialist, several Wisconsin DNR staff reviewed, analyzed and revamped all of the lender liability materials. Notes, ideas and suggestions from way back, and more recent, were considered and integrated as appropriate.

Content was double-checked and revised, with an eye towards clear and concise communication. Designs and layouts were freshened up and the whole package of lender materials revitalized.

With these updates now in hand, the Wisconsin DNR is proactively re-engaging with the state’s lending community to encourage collaboration, educate and assist a new generation of lending professionals.

Lender involvement is crucial for most brownfield remediation and redevelopment projects in Wisconsin. Sec. 128(a) funding from EPA helps Wisconsin DNR keep in touch with lenders, and ensures that our outreach materials and internal processes remain in top-notch condition.



Photo courtesy of EPA website

Wisconsin DNR Prepares New Guidance on Brownfields Redevelopment

The Wisconsin DNR issued a new guidance document targeted for consultants, local governments and businesses titled, “Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15.” This document provides an outline of the appropriate practices to follow before bringing soil and other fill materials onto a remediation site enrolled in the Voluntary Party Liability Exemption (VPLE) program, under Wis. Stats. § 292.15.

The Wisconsin DNR prepared this guidance in part due to recommendations from the Brownfields Study Group. The Wisconsin DNR shared a draft of the document with stakeholders and modified the

document based on their input. The guidance outlines a process that will help to insure that the sites that go through an intensive investigation and cleanup are not contaminated again when the property prepares for redevelopment. The guidance also provides a clear, predictable process so brownfields site users can plan ahead and successfully reuse these properties.



Photo courtesy of EPA website

Task 4: Mechanisms for Approval of Cleanup Plans, Verifications and Certifications

Completed Cleanups

The Wisconsin DNR approved 182 completed cleanups in this reporting period. A completed cleanup means that the Wisconsin DNR has reviewed all relevant technical submittals related to environmental investigation and contaminant remediation activities and found them complete. In many cases, the regional office uses a technical committee to ensure consistency in case closure decisions.

The regional hydrogeologist assigned to the case signs and sends a case closure letter to the responsible party after cleanup is done. The region also enters the case closure information into our database, the Bureau for Remediation and Redevelopment Tracking System (BRRTS).

Audits of Institutional Controls

Owners of Wisconsin property with residual contamination are responsible for maintaining any environmental continuing obligations. These are established by the RR program, and are defined in the closure letter. For example, if the Wisconsin DNR has approved a cleanup where there is residual contamination under a parking lot, the property owner will be required to maintain that parking lot to certain standards. This requirement also applies to all future property owners. Information about this type of continuing obligation is provided to the public on BRRTS.

Department staff conduct audits to evaluate select

sites for compliance with the continuing obligations. For the reporting period of September 1, 2015 through February 29, 2016, no sites were audited to determine compliance with conditions of closure. Audits generally occur in the spring and summer months.

Staff continue to update the database as more sites return to compliance. The types of sites audited have consisted largely of sites closed with some type of cap or cover over residual contamination, a structural impediment that restricted investigation and cleanup in some areas of the site, and sites with an industrial land use restriction or where a vapor mitigation system is required.

Voluntary Party Liability Exemptions

In this reporting period, the Wisconsin DNR approved four new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs). Seven new applications to VPLE were received, exceeding our annual goal.

A VPLE follows a thorough environmental investigation and cleanup at a contaminated property. This option is provided in state law and removes future liability for the specified response action. The Certificate of Completion can be passed along to future owners of the property. The certificate can help with real estate transactions where prospective purchasers have concerns about contamination, assuring them that the entire property has been cleaned up to the satisfaction of the Wisconsin DNR.

Table 5 - Summary of Mechanisms for Cleanup Approval, Verifications and Certification Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Audits of Institutional Controls	0		25
Average Staff Hours per Audit	0		15
Acres Ready for Reuse	735.80		—
Approved/Completed Cleanups (Closure Decisions)	182		300
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	7		5
New VPLE Certificates of Completion	4		—
Cumulative Wisconsin VPLE Certificates	159		—

Task 5: Establish and Maintain the Public Record

RR Sites Map

RR Sites Map is an interactive, web mapping application that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin.

A new RR Sites mobile application allow users to access remediation and redevelopment site data while in the field through handheld and tablet devices. The user can zoom into an area to find site locations and data or use the “find me” or “follow me” tools to instantly zoom to their location and have the application move with the user as they drive or walk around.

This updated mobile application offers different sets of tools to users depending on what type of device accesses the application.



The desktop and tablet versions have the most comprehensive tool sets because there is more screen space available. The handheld version’s tool set is more basic giving the user access to only commonly used tools in order to avoid getting overwhelmed with too much functionality.

The current desktop version of RR Sites Map runs on a plugin tool called Microsoft Silverlight which does not work on mobile devices. The Silverlight plugin tool is also slated to sunset in the next two years. The mobile friendly version of RR Sites Map (based on HTML5 technology) will replace the current desktop application. Although the new RR Sites Mobile desktop and tablet versions do not have all of the same functionality as the current Silverlight version, the DNR expects that in the coming year most of the same tools will be available in the mobile version.

Bureau for Remediation and Redevelopment Tracking System

In this reporting period, the Remediation and Redevelopment program completed upgrades to the primary database tracking application, Bureau for Remediation and Redevelopment Tracking System (BRRTS). These items add functionality to the application, and include many features which will support future additions to our web-based viewer application, BRRTS on the Web (BOTW) and our GIS Application RR Sites Map (RRSM).

The database development team, through the efforts of the Documents Management Sub-Team, developed a process to capture and make more documents publicly accessible through BOTW. This includes documents that are stored in our State Records Center. Since the effort began in October 2015, almost 13,000 documents have been uploaded and nearly 800 of those include the entire file. This reduces file storage costs and eases staff time spent responding to file review requests. It also minimizes customer costs by reducing travel to WDNR offices and copying costs.

The database development staff worked to update information on a backlog of more than 600 Spill records. The updating of these records provides staff and the public with more accurate information on the location and causers of spills around the state.

The BRRTS database was updated to capture location information for more than 3,000 properties that have been affected by contamination from another source. Prior this enhancement, this information was only available to staff and the public through RRSM and was not searchable on BOTW. Staff are currently performing quality checks on the data and the next phase of this project will include making the off-site property locations searchable on BOTW.

Table 6 - Summary of Public Record Activities

	Mid-Year Numbers	End of Year Totals	Annual Targets
Searches Performed in BRRTS on the Web	50,365		—
Files or Images Downloaded from BRRTS on the Web	25,328		—
Sites with Active Cleanups	2,841		—

Task 6: Enhance Response Program or Cleanup Capacity

In this reporting period, the Wisconsin DNR provided financial assistance to communities and property owners through the Ready for Reuse and Wisconsin Assessment Monies programs. In addition, the RR Program provided support to federal brownfields grant applicants by providing letters of acknowledgement.

Ready for Reuse Update

During this reporting period, the RR Program’s Brownfields Section continued to implement the EPA’s Revolving Loan Fund awards.

Since 2004, the Wisconsin Brownfields Coalition, which includes the Wisconsin DNR and several regional planning commissions, has received \$10.245 million in traditional EPA Revolving Loan Funds. The Wisconsin DNR’s RR Program administers the funds as the Ready for Reuse Program. The program offers loans and grants to local governments, tribes and non-profits to help with environmental cleanup of hazardous substances or petroleum at brownfields throughout Wisconsin.

This period, we awarded two grants and one loan:

- Former Chrysler Engine Plant, City of Kenosha: \$1,401,735.38 grant from revolved funds and \$757,000 loan (\$336,730 hazardous, \$420,270 petroleum) funding for ongoing cleanup efforts at the 106-acre site of the former Chrysler Engine Plant. The site is located in a residential area. Cleanup efforts are targeted at the areas of the property with the most severe contamination.
- Mankowski Property: \$200,000 grant (\$183,038.29 hazardous substance, \$16,961.71 revolved funds) funding for this parcel that was once associated with a former auto manufacturing facility. The property is adjacent to a school. Chlorinated solvent contamination in both soil and groundwater will be remediated.

The Wisconsin DNR promotes the Ready for Reuse Program through its website, at Green Team

meetings, in *RR Report* newsletters, and in various publications such as the *Financial Resource Guide for Cleanup & Redevelopment*. As a result, RR Program staff respond to numerous Ready for Reuse general inquiries which indicates high program awareness and a strong funding need.

Wisconsin Assessment Monies Update

The Wisconsin Assessment Monies (WAM) Program provides contractor services for environmental assessment at brownfields sites throughout Wisconsin where closed or closing industrial plants act as impediments to redevelopment. Since 2009, the EPA has awarded the Wisconsin Brownfields Coalition \$2.1 million in Brownfield Area-Wide Assessment grants, which the Wisconsin DNR’s RR Program administers. Awarding services rather than funding takes the administrative burden of managing a grant off the award recipient, empowering even micro communities to take charge of brownfields.

The Wisconsin DNR awards contractor services for Phase I and Phase II environmental site assessments, and limited site investigation work at selected sites. Sites in this program are generally less than 10 acres and have petroleum or hazardous substance contamination that can be assessed for less than \$35,000. Nearly 50 percent of WAM awards have gone to communities with a population less than 10,000.

During this grant reporting period, the Wisconsin DNR received six new WAM Contractor Services Award applications and awarded two. We are currently working on additional awards. Refer to Table 7 for a listing of site locations, facilities and awarded services.

Table 7 - Wisconsin Assessment Monies Awards - 104(k) Assessment Funds

LOCATION	FACILITY	AWARDED SERVICES
Blanchardville, WI	Old Dairymen Site	Phase II
Baraboo, WI	St. Mary’s Ringling Manor	Phase I

Federal Support Letters

The Wisconsin DNR provides letters of acknowledgement for Wisconsin communities that want to submit EPA brownfields grant applications. Combined, Wisconsin communities, the Wisconsin DNR, and other development groups requested \$10.65 million in FY16 federal grant funds.

Acknowledgement letters were provided to:

- City of Wausau (Community-wide Assessment)
- City of Wauwatosa (one Hazardous Substance Assessment and Revolving Loan Fund)
- UW-Eau Claire Blugold Real Estate Foundation, Inc. (two Hazardous Substance Cleanup)
- City of Janesville (Community-wide Assessment)
- City of Eau Claire (Community-wide Assessment)
- City of Green Bay (Revolving Loan Fund)
- City of Racine (Community-wide Assessment)
- City of Milwaukee (three Cleanup, one Community-wide Assessment, one site-specific Assessment and Revolving Loan Fund)
- Forest County Potawatomi Community (Assessment)
- City of Racine RDA (Hazardous Substance Cleanup)
- St. Ann Center for Intergenerational Care (two Hazardous Substance Cleanup)
- City of Shawano (Community-wide Assessment)
- City of Oshkosh (Community-wide Assessment and Revolving Loan Fund)

Table 8 - Summary of Program Enhancement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Wisconsin Assessment Monies awards	2		—
Ready for Reuse Loans & Grants	3		—
EPA Brownfield Grants - Acknowledgement Letters	22		—

Appendix I - Public Outreach Activities
(September 1, 2015 - February 29, 2016)

Green Team Meetings

- Village of Kimberly and developers to discuss additional funding opportunities, liability exemptions, and VPLE. (09/08/15)
- Mercer Downtown Revitalization to discuss grants applied for across multi-agencies and funding sources. (09/08/15)
- City of Kenosha and consultant to discuss former Kenosha Engine Plant and any funding that may be available for the site as well as the progress of the cleanup at the site. (09/08/15)
- A prospective purchaser of a contaminated property (Bay Towel) to discuss liability associated with acquisition, funding options, and development options. (09/09/15)
- An Inter-agency meeting with other DNR bureau personnel about Portage Canal, Segment 1 & related county development to discuss sediment remediation and ways to integrate this effort with the county development plan and keep costs down for all involved. (09/10/15)
- Marinette County Executive Committee to discuss the potential for a VPLE at the Tyco Redevelopment Site and answered basic liability questions. (09/16/15)
- Village of Black Creek to discuss three properties along a former rail bed for redevelopment into a Veteran's Memorial. Discussion focused on liability exemptions, potential acquisition, WEDC funding and initial assessment of the properties due diligence. (09/18/15)
- Building contractors and consultants in Milwaukee to discuss Park East Property and the environmental issues related to the proposed development of a Bucks training facility on contaminated property. (09/30/15)
- Village of Little Chute about the Sandies Dry Cleaners property to discuss acquisition methods for LGU exemption (primarily condemnation), potential for WEDC SAG & Brownfield Grants, how WDNR state lead money and/or EPA removal money could potentially be used in the future after building demolition and also talked about VPLE. (10/01/15)
- City of Kewaunee about Former Marquette School in Kewaunee to discuss potential funding sources outside of what WDNR and WEDC have to offer as the site does not meet Brownfield funding criteria, how to proceed with EPA removals after site assessment and how WDNR could assist the city. (10/05/15)
- Stadtmueller and Associates about Eagle Flats in Appleton to discuss WEDC SAG and/or Brownfield Grants for redevelopment plans for Eagle Flats at the former CBC Coating. (10/06/15)
- Dunn County Planning & Zoning Administrator to discuss PECFA and Ready for Reuse Petroleum options. (10/06/15)
- A developer about a One Hour Martinizing site currently an open case, looking to split one parcel into three and keep the contamination source segregated on one parcel. Also discussed options of GLC and/or Off-Site Liability letters for the two west parcels and getting into VPLE for the source parcel.
- City of Kenosha and consultant to discuss former Kenosha Engine Plant and any funding that may be available for the site as well as the progress of the cleanup at the site. (10/13/15)
- Village of Germantown Development Coordinator to answer questions about brownfield redevelopment. (10/15/15)
- Manitowoc County about three sites to discuss getting two sites into VPLE and answer questions about concerns. (10/20/15)
- City of Glendale, developers and a consultant about Prange Greenhouses to discuss the status of the existing property, proposed redevelopment and timeline, past and future investigation and timeline, grant funding opportunities and project timelines. (10/30/15)
- Juneau County Economic Development to discuss county PECFA sites; possible WAM sites; and to request another meeting. (11/05/15)
- Black River Falls City Administrator to discuss redevelopment of a brownfield site. (11/05/15)
- Oshkosh Housing Authority to discuss steps toward preparing for renovation of the existing buildings (meeting historical preservation requirements and the potential for grants, primarily WEDC SAG, Brownfield and Idle Site Grants. (11/09/15)
- Village of Webster to discuss potential property redevelopment for Village of Webster Property, and potential of Hoffman Corners/Hoffman Oil for consideration as well. Hoffman is PECFA-eligible. (11/09/15)
- Burnett County Administrator to get PECFA consultant hired and claims in and potential interest by the Village of Webster for purchase of the County's Hoffman Oil property, doing SI and Cleanup. (11/10/15)
- Burnett County Administrator to discuss the Burnett County's agreement to being the lead RP/Claimant for doing SI and Cleanup for two PECFA sites bundled under one PECFA Claim. (11/10/15)
- Village of Germantown and Washington County officials, consultants and developers about the former Jacobus Bulk Plant property to discuss site

- background and continuing obligations and an approach to mitigating vapors. (11/11/15)
- City of Green Bay to discuss multiple sites in Green Bay as the city prepares a RLF application to EPA. (11/18/15)
 - Northfield Booster Club about the Anderson Duffy Property to discuss two gas stations closed in 1989 and 2014, Phase I & ii, Site Investigations, Cleanup and Village redevelopment plans.
 - City of New Holstein/Schneider and Schneider Construction about the Tecumseh site to discuss final details prior to the city acquiring the property. Other discussion was applying for the WEDC Idle Sites grant and some other potential land use interests. (11/24/15)
 - USDA Rural Development and Community Development programs about sites in DNR's west central region to exchange program information. (12/07/15)
 - US Bank in Stevens Point to introduce the RR program, discuss Lender Liability Exemptions, the database and success stories. (12/07/15)
 - First Weber Realtors to introduce DNR's RR Program. (12/07/15)
 - Northfield Booster Club about the Anderson Duffy property to discuss grant writing services from the regional planning commission and redevelopment assistance. (12/15/15)
 - Black River Falls City Administrator about M&E Development Center and Home Oil Bulk Tanks to discuss grant writing services from the RPC and redevelopment assistance from the RD Office were discussed for the 12 acre former industrial brownfield by the freeway and the Winnebago land adjacent to operating industries. (12/15/15)
 - Village of Johnson Creek Village Administrator about a former dry cleaner site to discuss property acquisition and state financial assistance. (12/21/15)
 - City of Baraboo, Ed Geick and Tom Pinion about Ringling Hospital to discuss ownership issues and grant funding opportunities. (01/07/2016)
 - City of Baraboo, Ed Geick and Tom Pinion about Ringling Hospital to discuss grant funding applications and timing, LGU exemption. (01/14/16)
 - City of Baraboo City Administrator about Ringling Hospital to discuss WAM funding. (01/20/16)
 - City of Baraboo, Ed Geick and Tom Pinion about Ringling Hospital to discuss grant funding applications and LGU exemption. (01/26/16)
 - Eric Spirtas, property owner, about the former Mirro Plant #9 in Manitowoc to discuss LGU exemption and property acquisition. (01/27/16)
 - Richland County Property Committee about the Lloyd Cheese Factory to discuss WAM funding. (02/03/16)
 - Vice President of Operations and Compliance at Cloverbelt Credit Union in Marathon County for a lengthy review of the RR Program, exploration of the database, and tool application examples. (02/09/16)
 - BMO Harris Assistant Manager in Marathon County to review legal and financial tools plus the database. (02/09/16)
 - Mayor of Beaver Dam about a former dry cleaner to discuss funding. (02/10/16)
 - Environmental Consultants and developers about the Milwaukee Bucks Arena to discuss pending projects and timeline for Bucks Arena and associated redevelopment in the area. (02/10/16)
 - Realtor in Whitewater to discuss funding. (02/16/16)
 - City of Manitowoc about Mirro-Spirtas to discuss of current SAG grant, potential future grants, WEDC Idle Sites Grant, SAG & Brownfield, DNR WAM and Ready for Reuse funding options and preparation of LGU Liability Exemption letter. (02/18/16)
 - City of Merrill officials about the Hurd property to discuss LGU exemption and project timeline. (02/19/16)
 - RiverHeath principals to discuss RiverHeath/Banta Court Property to discuss the current site status for redevelopment, proposed timeframes of future development. Also discussed timing for closure/VPLE for the Banta Court case on the property. (02/24/16)
 - Village of Deerfield about the Hilleque property to discuss LGU exemption, property acquisition, VPLE, grant opportunities and redevelopment options. (02/24/16)
 - Potential buyer/developer about Wyane Pigment property to discuss a proposed redevelopment with residential use and remedial action plan. (02/24/16)
 - Dodge County and City of Beaver Dam about the Monarch Range property to discuss site history, WAM, Ready for Reuse, WEDC funding options, LGU exemption and redevelopment. (02/26/16)

Speaking Engagements

- Small Towns Forum in Mercer (09/08/15) and Hammond (09/09/15)
- Two presentations at the Federation of Environmental Technologists conference in Kimberly (09/17/15)
- Wisconsin Counties Association Annual Conference in La Crosse (09/21/15)
- "Unleashed" (A home school cooperative) to discuss hydrogeologist career and waterfront redevelopment project (10/07/15)
- "Smart Girls Rock" Career Day at Neenah High School

(10/20/15)

- Milwaukee Bar Association (11/18/15)
- Ashwaubenon Public Hearing (01/26/16)
- First Weber Realtors in Stevens Point (02/09/16)
- Assessment of Environmental Impact (02/17/16)
- Monroe County Economic Development Conference in Fort McCoy (02/26/16)

Workshops, Trainings & Stakeholder Meetings

Hosted

- OMM for Vapor Mitigation Systems (10/07/15)
- Improved LNAPL Evaluations (11/18/15)
- Importing Soil to VPLE Sites (01/20/16)
- Screening Closed BRRTS Sites for Vapor Risk - Using DNR Guidance to help Speed Property Transactions (02/03/16)
- Full Brownfields Study Group (09/25/15, 02/11/16)
- Contaminated Sediments External Advisory Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16)
- Contaminated Materials External Advisory Subgroup (09/16/15, 10/23/15, 11/16/15, 12/14/15, 02/08/16)

Press Events/Articles

- Open House media event with WBAY, FOX 11 News and Valders Newspaper before the start of the session in the Northeast region. (12/05/2015)
- Groundbreaking ceremony at the former Mirro Plant #3 with DNR staff and DNR Secretary Cathy Stepp. (12/17/15)
- Press release statewide announcing Nagel lumber property's WAM award. (02/09/15)
- Radio interview with WXPB on former Nagel Lumber Company site. (02/12/16)
- Article in newspaper about DNR assisting at the former Nagel Lumber Company site. (02/15/16)

Newsletters – RR Report

- 09/21/2015
- 10/02/2015
- 11/13/2015
- 01/05/2016
- 01/06/2016
- 02/10/2016

Publications (New)

- RR046 - PECFA Update: Tank cleanup reimbursement program sunsets
- RR042 - DNR Case Closure Continuing Obligations: Vapor Intrusion
- RR047a - Usual and Customary Standardized Invoice #18 (July 2015 - December 2015)
- RR047 - Usual and Customary Cost Schedule (UCCS)

#18

- RR052b - RR Program RCL Spreadsheet Update - August 2015
- RR991 - Compliance Averaging of Soil Contaminant Concentration Data under CH. NR 720, Wis. Admin. Code
- RR041 - Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15
- RR5492 - Navigating the Vapor Intrusion (VI) Pathway: A Process for DNR Project Management of Cases with Volatile Organic Compounds (VOCs)
- RR5494a - Memo: New Procedures for Requesting Legal Opinions and Assistance
- RR5494b - Request for Legal Services
- RR5474 - Vapor Intrusion Continuing Obligations Applied in DNR Closure Approvals
- RR5497 - Guidance on Reactivating PECFA Site Eligibility for Additional Work
- RR5497a - PECFA Site Reactivation Request Template
- 4400-307 - Mankowski Remediation Project Ready for Reuse Program & State ERP Payment Claim and Worksheet
- RR5496 - Remediation and Redevelopment Interim Training Plan and Program Guidance
- RR058 - Usual and Customary Cost Schedule (UCCS) #19 (January 2016-June 2016)
- RR058A - Usual and Customary Standardized Invoice #19
- RR052c - RR Program's RCL Spreadsheet Update - December 2015

Publications (Updated)

- RR5148 - Model Letter: Remaining Actions Needed (formerly titled Conditional Closure by Committee)
- RR5351 - Model Letter: Final Closure by Committee with NR 140 Exemption Language and all Continuing Obligations
- RR5355 - Model Letter: Final Closure for Soil, Groundwater and/or Monitoring Wells Only
- RR5379 - Bureau of Remediation and Redevelopment Tracking System (BRRTS) Application User Manual
- RR5433 - Letter Matrix
- RR5465 - DNR's Frequently Asked Questions (FAQs): Administrative Completeness Review at Closure, ch NR 726
- RR5448 - Template Letter: Vapor Sample Results Above Screening Level - State Lead
- RR5447 - Template Letter: Vapor Intrusion Sample Results Below Screen Level - State Lead
- RR5446 - Template Letter: Vapor Intrusion Sample Results No Detection - State Lead
- RR5492 - Navigating the Vapor Intrusion (VI)

Pathway: A Process for DNR Project Management of Cases with Volatile Organic Compounds (VOCs)

- RR5494a - Memo: New Procedures for Requesting Legal Opinions and Assistance
- RR5494b - Request for Legal Services
- RR5474 - Vapor Intrusion Continuing Obligations Applied in DNR Closure Approvals
- RR5497 - Guidance on Reactivating PECFA Site Eligibility for Additional Work
- RR5497a - PECFA Site Reactivation Request Template
- 4400-226 - Exemption Application for Development at Historic Fill Site or Licensed Landfill (Form 4400-226)
- 4400-295 - PECFA Claim Submittal Checklist (4400-295)
- 4400-286 - Notification of Continuing Obligations and Residual Contamination (4400-286)
- 4400-307 - Mankowski Remediation Project Ready for Reuse Program & State ERP Payment Claim and Worksheet
- RR5496 - Remediation and Redevelopment Interim Training Plan and Program Guidance
- RR058 - Usual and Customary Cost Schedule (UCCS) #19 (January 2016-June 2016)
- RR058A - Usual and Customary Standardized Invoice #19
- RR052c - RR Program's RCL Spreadsheet Update - December 2015
- RR041 - Obtaining DNR Approval Prior to Use of Imported Soil and Other Fill Materials on Voluntary Party Liability Exemption Sites, Wis. Stats. §292.15
- RR5420 - Model Letter: RP Letter - Reopener
- RR5421- Model Letter: RP Letter - New Case
- 4400-196 -Lender Liability Exemption Environmental Assessment Tracking (Form 4400-196)
- RR994 - Registered PECFA Consultants
- RR993 - Registered PECFA Consulting Firms
- RR024 - Environmental Services Contractors List

Web Pages (New)

- Petroleum Contamination (Internal)
- Technical Resources (Internal)
- RR Program Tips for STAR (Internal)
- Outreach Library (Internal)

Web Pages (Updated)

- Brownfields Study Group (External)
- RR Sites Map (External)
- Office Policies, Resources and Legal (Internal)
- Training and Conferences (External)
- RR Program News (External)