EPA Section 128(a) Grant Cooperative Agreement: RP-96520007

September 1, 2012 - October 31, 2013 Report
s.128(a) Grant Accomplishments

Crews plant Sixteen hybrid sterile London Planes at the Rodgers' Lab site in Milwaukee as an interim measure while off-site contamination is investigated.

– Details Page 4

WISCONSIN DEPT. OF NATURAL RESOURCES

Environmental Remediation and Redevelopment Program

PUB-RR-955

Photos courtesy: DNR (unless otherwise noted)

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DNR Hyrdogeologist Terry Evanson leads a topic table about vapor intrusion at Consultants' Day 2013.

Introduction

This report summarizes the Wisconsin Department of Natural Resources' (DNR) use of its CERCLA s. 128(a) EPA grant money on its state response program and public record requirements. This is the final report, covering activities during the September 1, 2012 to August 31, 2013 grant period. A 60-day no cost time extension was used to install phytoremediation at a site in Milwaukee. All other 128(a) activities were conducted under the original grant period.

The activities in this report are those included in the approved cooperative agreement work plan. DNR was awarded EPA Section 128(a) funds beginning on September 1, 2003, to enhance its state response program. This federal grant is used to support federal and state programs under the jurisdiction of 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 cleanup actions.

Executive Summary

The RR Program is proud to report we are successfully meeting 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. For us, that means:

- maintaining high-quality, online tools for customers – such as our contaminated property database and web pages;
- bringing brownfields information to communities in every corner of Wisconsin; and,
- offering grant and loan programs that provide valuable resources.

In 2012-2013, our biggest challenges continued to be the redevelopment of closed manufacturing sites and the issue of vapor intrusion. In addition, the DNR has been focusing on promoting green and sustainable remediation. This report chronicles the phytoremediation work completed with this grant funding at the Rodger's Lab site in Milwaukee, the revolving loan fund success stories of the Don Miller and Royster Clark sites in Madison, and our new Vapor Intrusion toolkit. We also highlight our successes with many of our financial programs and outreach efforts, including our track record with Wisconsin Assessment Monies (WAM) and Ready for Reuse programs, EPA grant writing workshops, Consultants Day 2013, and our RR Sites Map redesign.

We hope this report demonstrates the quality work and dedication of the RR Program, whose staff continue to work hard to address the environmental and economic challenges of brownfields.

Kenosha Brass groundbreaking.

Financial Status

On September 12, 2012, EPA awarded DNR $1,124,064 in Section 128(a) funding for the September 1, 2012 to August 31, 2013 grant period. A 60-day no cost time extension was granted in July 2013. The only activity conducted during this time extension was the installation of the phytoremediation at Rodgers' Lab.

With these funds, DNR initiated its tenth consecutive year of utilizing this valuable resource. In accordance with grant accounting information available through the end of July 2013, DNR has fully earned the grant funding for the September 1, 2012 to August 31, 2013 grant period. A more complete accounting will be conducted at the end of the grant period by the DNR's Bureau of Finance. There was no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

Section 1 - Report Period Highlights

Sept. 1, 2012 – Aug. 31, 2013

By The Numbers

CenturyTel Headquarters in La Crosse, redevloped after cleanup of VOCs, SVOC, PCBs and other contaminants. Financial assistance was provided by the City of La Crosse, DNR, and former Department of Commerce.

Phytoremediation Installed to Combat Off-Site Migration at Milwaukee Site

The City of Milwaukee, DNR and EPA have been working to clean up the former Rodger's Lab site, a solvent reclamation and chemical manufacturer, closed since the early 1980s. In 1983, the U.S. EPA declared the property as a hazardous materials emergency cleanup site, and removed approximately 800 55-gallon drums. At the time, officials said it was "the worst hazardous chemical site discovered so far in Wisconsin."

Recently, the DNR awarded the Redevelopment Authority of the City of Milwaukee (RACM) a Wisconsin Assessment Monies (WAM) award to complete investigations activities of off-site migration. In conjunction with the WAM award, the DNR utilized $20,000 of its FY12-13 s. 128(a) funding to install phytoremediation in August 2013 as an interim action at the site. This interim action involved the installation of 16 hybrid sterile London Planes along the southern and western property borders to combat migrating groundwater contamination.

TreeWell Root Sleeve systems, which force the trees to rely on groundwater as opposed to water from shallow surface penetration, were utilized in four of the plantings where investigative results identified chlorinated hydrocarbons in soil in groundwater. In addition, the planting process provided an opportunity to replace contaminated soil with amended backfill, accelerating the degradative process.

After remediation is completed at the Rodgers Lab site, the adjacent property owner would like to purchase the parcel to install a pocket park and urban produce stand as part of a larger green corridor effort.

Above: Phytoremediation planting location preparation at the former Rodger's Laboratory site.

Right: Sixteen hybrid streile London Planes were planted at the Rodger's Lab site to combat migrating groundwater contamination.

Contaminated Gateway Site Converted to $65-Million Redevelopment

The 4.25-acre North 800 Block of East Washington Avenue, in the shadow of Wisconsin's capital building, was in industrial and commercial use since the early 1900s. Peat deposits in site soil borings indicate that prior to development the site was marshy and was subsequently filled with industrial waste including ash and foundry sand. The site was historically used for manufacturing leather products before transitioning in the middle of the century to auto sales and service, auto wrecking with junk areas, used auto parts, a motor freight station, a machine shop and a gasoline station. The city of Madison purchased the site in 2011 when the Don Miller car dealership closed with the intent to remediate and ready this highly visible property for redevelopment.

Between 1983 and 1990, 16 USTs were registered as closed and removed from the block. Several of these tanks resulted in zones of additional remedial activities to industrial standards. Following acquisition by the city, a block-wide Phase II ESA was completed. Soil analytical results showed that the entire block consisted of soil and fill materials containing widespread PVOCs, SVOCs and metals contamination associated with industrial use and former USTs.

The goal for the site was to sufficiently remediate to allow for a mixed-use redevelopment consistent with the city's 2008 East Washington Avenue Capitol Gateway Corridor Plan. The cleanup was supported by a $400,000 hazardous substance grant from the Ready for Reuse to the city of Madison, which also received funds from EPA. The RR Program also provided technical assistance throughout the process.

In June 2013, the city reached a tentative deal on the sale of the site to a developer for a $65 million, 10-story mixed-use project anchored by a 50,000 square-foot grocery store with a rooftop garden. The proposed redevelopment would also include 175 to 240 residential units – including 45 units for lower-income residents. A second phase would provide 22 owner-occupied residences and 65,000 square-feet of retail/commercial/office space.

Above: Don Miller site before demolition and cleanup.

Right: The Constellation, a mixed-use development on the western portion of the site in the background, with cleared eastern parcels being readied for cleanup.

New Hope for an Abandoned Fertilizer Plant

The Royster-Clark plant on Madison's east side was an expansive industrial facility built in the 1940s 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. This once blighted parcel now stands poised for redevelopment.

Two forms of contamination occurred on the site: petroleum leakage and chemical contamination from fertilizer production. Cleanup efforts began in 1990 when LUSTs were removed from the site and continued until recently when the final phase of cleanup took place in coordination with the demolition of the facility. More than 55,000 tons of nitrogen contaminated soil was excavated and land spread. Soil not suitable for land spreading was disposed of at a landfill. With soil remediation complete, groundwater monitoring is underway.

Redevelopment plans for the site were guided by a special area plan undertaken by city planning staff with input from a Royster-Clark Neighborhood Planning Team, elected officials, and community members, and were confirmed through a market feasibility study.

The proposed development includes six commercial buildings, a library, four apartment buildings, 25 condos, four two-story houses and 50 single family homes. Utilizing a diverse set of state and federal resources, the city of Madison is transforming a 27-acre, heavily polluted industrial site into a multimillion dollar mixed-use development.

The 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.

Above: Royster-Clark site prior to demolition and cleanup

Right: A cafe is proposed as part of the larger redevelopment. (Rendering courtesy of Reudebusch Development & Construction)

Section 2 - Public Record Requirements

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).

In addition, the RR Program completed the redesign of our online mapping application, RR Sites Map, with a public launch in August 2013.

Case Closure & BRRTS on the Web

The RR Program recently revised the ch. NR 726 case closure submittal process and the related closure forms using the Lean Six Sigma process. The database team worked to develop tracking procedures and reports that incorporate the new process and continue to help staff and management catalogue new closure submittals to meet the 60-day response process, Smart Regulation (SR), the RR Program established in 2009.

The upgrade included significant changes to integrate a checklist application into the database. The checklist is based on the new forms and records and automates the project manager's completeness review of the submittal. The system also provides automated responses between project management staff, administrative staff and our customers. The new automated system improves customer service by reducing the time it takes customers to receive notice of incomplete submittals and provides consistent responses.

The 2013 – 2015 biennial budget included a provision that transferred management of the Petroleum Environmental Clean-up Fund Award (PECFA) program and its site and claim review staff from the Department of Safety and Professional Services (DSPS) to the Department of Natural Resources' (DNR) Bureau for Remediation and Redevelopment (RR). This program included the transfer of the PECFA primary database application, Tracker; a web-based viewer application, PECFA Database (fka Tracker on the Web) and an online reporting application used by environmental consultants.

It was a significant amount of programming time to move these systems to DNR servers and keep functionality. This move was completed with no disruption in services to our customers or the PECFA staff.

The database development team worked to update hundreds of BRRTS contact records and was able to process and send more than 1,000 letters to participants in the PECFA program, notifying them of the changes and updated contact information.

Table 1- Summary of Public Record Activities

	Mid Year Numbers	End of Year Numbers	End of Year Targets
Total Active LUST & non-Lust Cleanups	3,160	3,135	—
Properties with Active LUST & non-LUST Cleanups	2,972	2,957	—
Completed Site Cleanups this report period	302	437	—
Properties with Completed Cleanups this report period	270	387	300
Acres Ready for Reuse this report period	1,150	2,623	200
Searches Performed on BRRTS on the Web	43,911	88,625	100,000

RR Sites Map Update

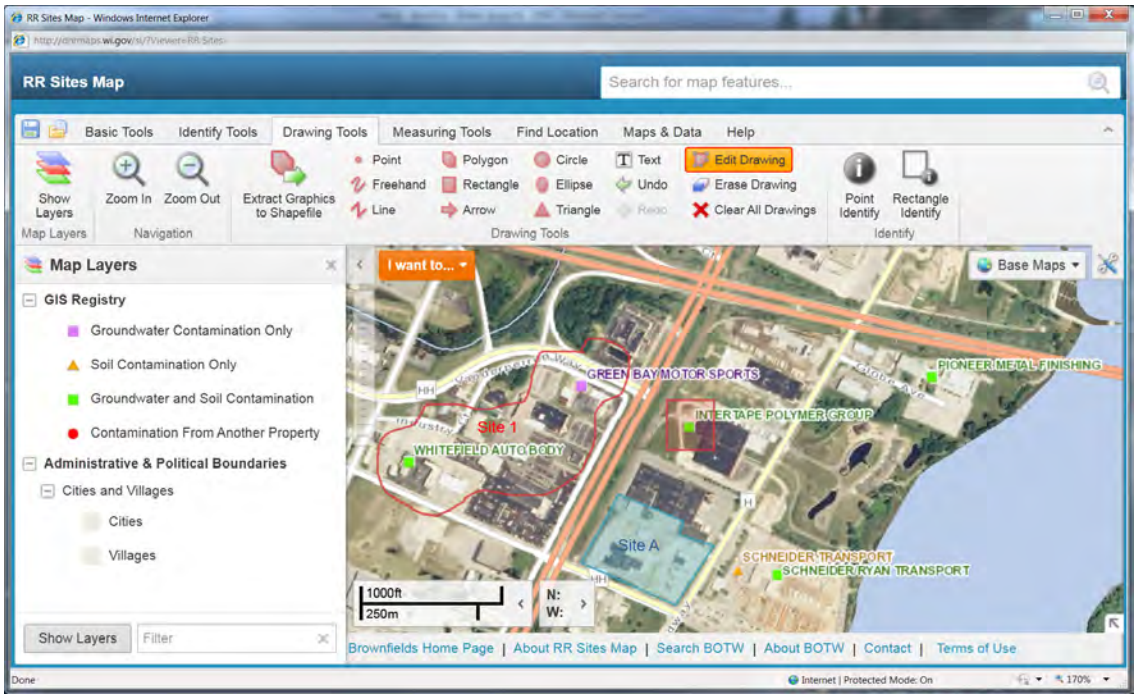
After six months of development and testing, the new RR Sites Map was released to the public in August 2013. RR Sites Map is an interactive, web mapping application that provides information about contaminated properties and other activities related to the investigation and cleanup of contaminated soil or groundwater in Wisconsin. It is part of the DNR's Contaminated Lands Environmental Action Network (CLEAN), an interlinked network of DNR databases tracking information on different contaminated land activities.

Since the beginning of the year, DNR staff has been working to upgrade RR Sites Map into a more user-friendly, intuitive interface. The new application for locating contaminated and cleaned up sites has almost all the same functionality as the former version, plus a number of new features. Some of the new features include:

- enhanced drawing tool options,
- the option to add and save location bookmarks,
- the ability to add shapefiles and CSV files,
- being able to export graphics to a shapefile,
- the option to change measurement units on the fly, and
- the ability to change coordinate systems.

While this new version of RR Sites Map mostly replicates the functionality of the previous application, additional features and other enhancements are slated for a future version. Those updates include more customized "find location" tools, a customized help menu, higher resolution aerial photography, additional years of aerial photography, and more refined map layers.

The next steps include creating a team to discuss refining the data and work on developing tools to make common tasks easier for users. RR Sites Map will also continually develop based on user feedback.



Screenshot of the new RR Sites Map

Section 3 - Oversight and Enforcement

During this reporting period, DNR oversight and enforcement activities include continuing obligation audits and issuance of Wisconsin Plant Recovery Initiative (WPRI) letters.

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 state's cleanup approval letter (known as the "closure letter"). For example, if DNR has approved a cleanup where there is residual contamination under a parking lot, the property owner will be required to maintain the pavement in good condition in order to protect the public. This requirement also applies to all future property owners. Information about this type of continuing obligation is provided to the public in an Internet database that holds the documents (closure letter or deed restriction) that describe the requirements for each piece of property. DNR is legally responsible for maintaining this Internet-based database.

For the reporting period of September 2012 through August 2013, 52 sites were audited to determine compliance with conditions of closure. Since 2004, 482 sites have been audited. Of the 69 requiring follow up, 41 have returned to compliance. 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 a vapor mitigation system required. Since 2004, approximately 6,200 hours have been spent conducting audits, data entry, data evaluation, follow up and database cleanup.

Continuing obligation audits are conducted on contaminated sites that were closed using some type of continuing obligation. The purpose of the audit is to evaluate each site for compliance with the conditions that were set as part of closure, to ensure that the actions taken were effective. The audit consists of a file review, an interview with the site owner (if possible), a site visit, a summary of the results on the RR Closure Compliance Review form, updating the database, and follow up when required.

DNR continues to track continuing obligations through its online database BRRTS on the Web (BotW). This system holds the state's cleanup approval letter, which is the legal mechanism that imposes the continuing obligation on current and future property owners, as well as the audit. BRRTS on the Web and the complimentary online mapping application, RR Sites Map, makes information about continuing obligations available to the public around the clock.

Table 2 - Summary of Oversight and Enforcement Activities

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Audits of Institutional Controls	0	52	25
Staff Hours per Institutional Control Audit	—	9.73 Hours	15 Hours
WPRI Letters Sent	10	17	—

Vapor Intrusion Toolkit

Communicating vapor intrusion (VI) messages to homeowners or others affected by soil gasses seeping into buildings isn't easy. People often respond differently to news of VI than they do to other contamination issues. The very nature of the term "vapor intrusion" suggests something unwanted and unwelcome.

It's that idea that concerned the specialists in the RR Program when DNR began to ramp up its understanding of the VI problems in Wisconsin. Of all the various pieces of the VI puzzle – investigation, delineation, mitigation – communication by responsible parties, consultants, and even our own staff seemed to generate the most concern. And the idea of a "vapor intrusion toolkit" was born.

Several components of toolkit are nearing completion. There are VI fact sheets (see *Appendix II* for examples), template letters that cover a range of topics (introduction, request for access, sampling results), and electronic presentations. Much of the work will eventually be translated into Hmong and Spanish, too. But the toolkit itself will never be a completed work. The intent is to continually revise and polish the documents as people get a feel for them and whether they are successful at addressing concerns of homeowners and others.

The VI toolkit will be a one-stop shop for a variety of communication and outreach components that RPs, consultants, and our own staff can use when reaching out to those affected by vapor intrusion. The letters are especially useful in that they can be customized using fill-in-the-blank macros to suit a particular need.

RR staff anticipate rolling out the toolkit to staff, consultants, and others before the end of the year via webinars and face-to-face meetings.

Above: VI testing at Paragon Electric- Smoke tubes are used to determine if subslab air flow was influenced/ enhance by floor grates open to ambient air.

Left: HPV (high purge volume) subslab testing at Paragon Electric.

Section 4 - Mechanisms and Resources for Public Participation

DNR continues its outreach activities by funding staff to develop outreach materials, maintain comprehensive web pages, 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. DNR's public participation activities fall into two primary areas: public outreach activities and financial assistance to communities.

Public Outreach Activities

Public Participation

>>All full list of public outreach activities can be found in Appendix III.

Brownfield regional outreach staff held more than 130 meetings and/or gave presentations to key brownfield audiences, including local government officials, community organizations, environmental consultants and attorneys, and other interested parties. Staff also made contacts via telephone, email and regular mail with villages, towns and city officials and other stakeholders about state brownfield redevelopment tools. Some of these outreach activities included meetings with:

- City of Milwaukee regarding the Rodgers Lab site and the possible use of green remediation
- City of Janesville and GM to discuss the Janesville GM Assembly Plant
- City of Stevens Point to talk about the remediation and redevelopment of the old CenterPoint Mall into the Mid State Technical College
- City of New Holstein to discuss the Tecumseh Products site
- Interagency meeting at the A.A. Laun facility in Kiel, WI as part of the WPRI program
- City of Oak Creek and EPA about the Peter Cooper/ Connell site

Additional public participation and outreach activities are listed below.

- Hosted Consultants Day 2013 (*see page 14*)
- Conference Outreach – Presented DNR information and/or staffed booths at state and regional conferences, including:
  - Lean Government (Stevens Point- 9/19/12)
  - FET Brownfields Challenges (Pewaukee- 10/29/12)
  - Plant Decommissioning, Decontamination & Demolition Conference (New Orleans- 5/9/213)
  - Brownfields 2013 (Atlanta- 5/15-17/13)
  - Wisconsin APA Annual Meeting (Sheboygan- 6/13/13)
- Continued outreach for DNR's Wisconsin Assessment Monies and Ready for Resue Program (see features on pages 16 and 17 and Appendix II)
- Hosted four EPA Grant Proposal Writing Strategies Sessions in conjunction with TAB and EPA staff for local governments and consultants on Septembet 10, 2012, July 23, 2013, July 24, 2013 and August 14, 2013 (*see page 13)*
- Hosted internal and external trainings on the new case closure process and form that resulted from the program's Lean Six Sigma project (Sept. /Nov. 2012)
- Held two in person meetings of the Brownfields Study Group, an external advisory group to the DNR on brownfields and redevelopment issues (Nov. 2012 and Apr. 2013)

Internet Presence

In this reporting period, four new web page were created: Vapor Intrusion, RR Sites Map Metadata, RR Sites Map Contact, and Petroleum Environmental Cleanup Fund Awards (PECFA) program, which was transferred to the RR Program in July 2013. In addition, existing web pages were updated76 times.

Media Outreach

In this reporting period, DNR participated in the following press/media activities:

- TV Interview with WISC TV Madison
- Release of the Neenah Success Story video
- Press Conference for the Holtz-Krause former landfill site
- Article in the Post Crescent regarding the Mirro site

- Radio interview with WDFL 97.7 discussing the hydrogen sulfide odors from Silver Creek in downtown Ripon
- TV Interview with WKOW TV on Badger Army Ammunition Feasibillity Study
- Article with Ripon Press on public meeting for Silver Creek
- Follow-up article on PBS News Hour report on hexavalent chromium in groundwater
- Press release regarding sale of Domtar Port Edwards Paper Mill
- Articles for Sauk Prairie Star and Baraboo News on Badger Army final determination
- Article for Wausau Daily News on $400k EPA grant for riverfront cleanup
- Press release regarding transfer of PECFA program
- Article for City Pages Local News on Holtz-Krause soccer complex opening
- Article for City Pagse Cover Feature on Wausau's 10-year extension of TID
- Article in Post Crescent on vapor intrusion of Appleton housing facility

Newsletters

DNR produced the following newsletters in this reporting period:

- 16 RR Reports, our electronic newsletter
- 15 affected citizen newsletters for the Jackson Spill
- 6 neighborhood newsletters on Madison Kipp Corporation

Publications

We are continually creating and updating fact sheets and publications to ensure that our customers have accurate information. We have created or updated a total of 122 publications in this reporting period, including:

- Brownfields Redevelopment in Wisconsin: Essential steps and resources for successful redevelopment of brownfields
- Brownfields Funding Matrix
- 30th Street Industrial Corridor- EPA Assessment Funding Final Report
- Vapor Intrusion Quick Facts: What is Vapor Intrusion?
- Vapor Intrusion Quick Facts: Why Test for Vapor Intrusion (*see Appendix I*)
- Vapor Intrusion Quick Facts: What to Expect During Vapor Sampling (*see Appendix I)*

Financial Assistance

Ready for Reuse

>> *See page 16 for more information*

Wisconsin Assessment Monies

>> *See page 17 for more information*

Federal Brownfield Grants

In this reporting period, DNR wrote 24 letters of support for Wisconsin communities wishing to submit EPA brownfields grant applications. In total, DNR, communities and other development groups requested $10.4 million.

These letters supported applications from:

- City of Platteville (Assessment)
- City of Stevens Point (Assessment)
- City of Wausau (Cleanup)
- Marquette County (Assessment)
- City of Racine (Cleanup)
- Jefferson County (Assessment)
- Racine County (Cleanup)
- City of Manitowoc (Revolving Loan Fund)
- Sheboygan County (Assessment)
- City of Oshkosh (Assessment, Cleanup and Revolving Loan Fund)
- City of Green Bay (Assessment)
- City of Wauwatosa (Assessment- Petroleum only)
- City of Milwaukee (Assessment, Cleanup-3, Revolving Loan Fund)

(continued on page 15)

DNR Hosts Four EPA Grant Writing Workshops

The RR Program, along with Kansas State University's TAB program and representatives from EPA Region V, hosted four EPA ARC Grant Writing Workshops this reporting period.

The first, for the FY13 grant cycle, was held on September 10, 2012. The session was held in Fitchburg with four satellite locations in Eau Claire, Milwaukee, Rhinelander and Green Bay.

During this workshop, speakers from the DNR, TAB, EPA and University of Wisconsin-Extension presented information on the EPA Assessment, Revolving Loan Fund and Cleanup (ARC) grants, the proposal process, and state-specific resources. The afternoon consisted of hands-on, small group discussions using real proposal examples.

The seothers were held on July 23, 2013 in Fitchburg, July 24 in Wausau, and August 14 in Waukesha for the FY14 grant cycle.

The agenda for the 2013 workshops was modified slightly from the previosu year. These workshops focused more on grant eligibility and proposal writing, and less on gneral information. A moderated panel was held before lunch, and the afternoon still largely consisted of small group work.

More than 80 people were in attendance between the four workshops. In general, participants felt that the interactive afternoon session and the opportunity to ask specific questions were highlights of the workshops.

Participants work in small groups on evaluating proposal examples.

Participants watch a presentation by TAB instructor Wendy Griswold.

Table 3 - Summary of Public Participation Activities: Outreach			
	Mid-Year Numbers	End of Year Numbers	End of Year Targets
News Releases/Press	5	19	4
Newsletters	20	37	25
Outreach Meetings with Local Governments	64	136	25
New & Updated Publications	54	122	15
New or Updated Web Pages	39	80	20
Web Landing Page Views	7,459	14,616	—

Consultants Day 2013

How do you get nearly 200 people to travel to a small town in central Wisconsin on a cold, spring day? If you guessed "offer them a day-long conference filled with great information from the Wisconsin DNR's Remediation and Redevelopment Program," you're right.

Environmental professionals from the private and public sectors gathered in Stevens Point, Wis. on April 3, 2013 for an event we call Consultants' Day. It's a chance for consultants, DNR and other state agency staff, and other professionals to gather, share a cup of coffee and a meal, and share information on the latest trends affecting R&R in Wisconsin.

It had been nearly a year since a similar event was held, coordinated by DNR staff in the northeast region and attracting a smaller crowd of mostly local consulting firms. April's event was advertised as a statewide meeting and drew an audience from around Wisconsin.

We offered a range of program topics and networking opportunities over the course of the day. General session topics covered vapor intrusion, soil cleanup standards, and an insider's guide to our comprehensive cleanup rule revisions. Breakout sessions offered up even more: vapor intrusion communication and outreach; quality closure submittals; green remediation practices; asbestos, lead and PCB management in decommissioning; acquisition and due diligence; and a variety of current technical issues. We also gave participants to follow up with our speakers in a more intimate setting during a "topic table" session in the afternoon. Our experts and guests used this time to engage in casual "roundtable" discussions of the day's presentations.

We received overwhelmingly favorable reviews for both content and execution and will use the lessons learned at this event to help guide future events with consultants and other stakeholders.

Above: General session at Consultants' Day 2013

Left: Attends discuss Vapor Intrusion with DNR Hydrogeologist Terry Evanson at one of the Consultants' Day topic tables

- City of Janesville (Area-Wide Planning, Revolving Loan Fund)
- Community Development Authority of the City of West Allis (Assessment- Site Specific)
- City of West Allis (Assessment-Site Specific, Assessment- Community Wide)
- City of Two Rivers (Assessment)
- North Central Wisconsin Regional Planning Commission (Area-Wide Planning)

EPA Petroleum Eligibility Letters

In this reporting period, DNR provided 32 eligibility determinations for petroleum assessment or cleanup using an EPA brownfields grant:

- 230/232 West Wisconsin Ave, Neenah
- 110 Main St Neenah
- 900 Water St Racine
- 820 Water St, Racine
- 470, 512, 702, 712, 800, 1010 Water St & 308 4th St, Racine
- 1248 Washington Ave Racine
- 210 East Grand Ave, Wisconsin Rapids
- 55 South River St Janesville
- 2900 & 3010-24 Hopkins St (Century City), Milwaukee
- 2823 Vienna Ave (Century City), Milwaukee
- 2725 Hopkins St (Century City), Milwaukee
- 811 Grand Ave Wisconsin Rapids
- 526 Marquette St Racine
- 1615 Spring St Manitowoc
- N53W23369 Main St, Sussex
- 515 S. River St Janesville
- 1501 W. Center St and 5320, 5314 W. Hampton Ave, Milwaukee
- 2014 Glendale Ave, Howard
- 2015, 1915 17th St and 1700 Phillips St (Shurpac), Racine
- 1231, 1269, 1281, 1287 Mound Ave, Racine
- 3472 N. Teutonia, Milwaukee
- 5555 30th Ave (Kenosha Engine Plant), Kenosha
- 130 2nd St North, Wisconsin Rapids
- 1531 Main St, Marinette
- 102 Water St, Marinette
- 1712 Dixie Road, Neenah
- 1202 North 1st St, Wausau

Federal Tax Deductions

The federal brownfields tax deduction legislation has lapsed. Therefore, no tax deduction letters were written this reporting period.

Ready for Reuse Update

The Brownfields Section of the Remediation and Redevelopment program continued implementing its 2004 Revolving Loan Fund from the EPA during this time period. The RR program received $1.25 million in supplemental funding in 2012, including $750,000 for hazardous substance cleanup and $500,000 for petroleum cleanup. EPA has committed to providing an additional $350,000 for hazardous substance cleanup in 2013.

This year, we approved two hazardous substance loans, one petroleum loan and one hazardous substance grant. We have applications for hazardous substance projects in Milwaukee, Sheboygan, Oak Creek, Prairie du Chien and Wausau, with interest expressed by Stevens Point and Merrill. Several communities, including Green Bay, Cross Plains and Muskego have presented funding requests for petroleum projects. We expect to issue multiple grant and loan awards in the next several months.

Hazardous Substance Loans		
Borrower	**Site**	**Amount**
City of Kenosha	Kenosha Engine Plant	$2,447
City of LaCrosse	Desmond Formal Wear/Kwik Trip	$312,000
Petroleum Loans		
City of Kenosha	Kenosha Engine Plant	$268,000
Hazardous Subgrant Awards		
Grantee	**Site**	**Amount**
City of Oak Creek	Peter Cooper	$375,000

Right: Signage recognizing financial resources used at the Don Miller site.

Below: Kenosha Engine Plant prior to building demolition.

Wisconsin Assessment Monies (WAM) Update

In May 2013, EPA awarded DNR and its coalition partners an additional $600,000 for the Wisconsin Assessment Monies (WAM) program. To date, the initial $1,000,000 EPA Assessment grant used to create the WAM program, plus the FY12 $500,000 grant, has allowed DNR to perform 21 Phase I ESAs, 16 Phase II ESAs, and eight limited site investigations on 31 different properties. The DNR routinely fields requests for WAM Contractor Service awards.

In this reporting period, the RR program received 12 applications for WAM Contractor Services. All applicants were awarded services. The list details the new WAM awards this reporting period.

Hazardous barrels at the Niphos Coatings facility, WAM awardee and site of an EPA Removals Action.

Wisconsin Assessment Monies Awards – Federal s. 104(K) Assessment Funds		
Recipient	Facility	Award
Stevens Point	Lullabye Furniture	Phase I & II
Kenosha	C&L Industrial Cleaners	Limited Site Investigation
Sussex	Former Quality Welding	Phase I & II
Slinger	Niphos Coatings	Phase I & II
Oshkosh	Buckstaff	Phase I & II
Milwaukee	Rodgers Laboratory	Limited Site Investigation & Agronomy Testing
Ripon	Former Smuckers Plant	Limited Site Investigation
Kiel	A.A. Laun Furniture Co.	Phase I & II
Eagle River	Former Finish Line Services	Phase I & II
Berlin	CMERT (Crucible)	Phase I (if necessary, Phase II)
Deerfield	Hilleque Creative Laminates	Phase I & II

Table 4- Summary of Public Participation Activities: Financial			
	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Wisconsin Assessment Monies awards	1	11	—
Ready for Reuse Loans & Grants	0	4	—
EPA Brownfield Grants- Support Letters	24	24	—
EPA Brownfield Grants- Eligibility Determinations	12	32	—
Federal Brownfield Tax Deduction Certifications	—	—	—

Section 6 - Mechanisms for Approval of Cleanup Plans, Verification and Certification

The agency's RR program mechanisms for approval of cleanup plans, verification and certification fall into three primary areas: Completed Cleanups, Redevelopment Assistance Actions, and Liability Exemptions.

Completed Cleanups

In this reporting period, DNR approved 437 completed cleanups at 387 locations. A completed cleanup means that 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 signs and sends a case closure letter to the responsible party after cleanup is done, and the region also enters the case closure information into our database, BRRTS.

Redevelopment Assistance Actions

DNR provided 155 redevelopment assistance actions during this reporting period, helping to remove disincentives to redeveloping contaminated property. The program surpassed our annual goal of 50 assistance actions. Redevelopment assistance includes:

1) general liability clarification letters;

2) liability clarifications for lessees;

3) liability exemptions when contamination originated on another property;

4) lender liability exemptions;

5) approvals to build on abandoned landfills;

6) cleanup agreements for property tax cancellation;

7) cleanup agreements for tax foreclosure reassignment of ownership; and,

8) negotiated agreements

Liability Exemptions

In this reporting period, DNR approved seven new Certificates of Completion (COC) for Voluntary Party Liability Exemptions (VPLEs), exceeding our annual goal.

A VPLE follows a thorough environmental investigation and cleanup at a contaminated property. This fee-based 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 DNR.

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

	Mid-Year Numbers	End of Year Numbers	End of Year Targets
Property Redevelopment Assistance Actions	79	155	50
New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program	13	28	10
New VPLE Certificates of Completion	7	17	5
Cumulative Wisconsin VPLE Certificates	115		—

Appendix I - Rodger's Laboratory Phytoremediation Interim Action Report

AECOM
1555 North River Center Drive, Suite 214
Milwaukee, WI 53212

414.944.6080 tel
414.944.6081 fax

August 28, 2013

Mr. Mark Drews
Bureau of Remediation and Redevelopment
Wisconsin Department of Natural Resources
141 NW Barstow Street, Room 180
Waukesha, Wisconsin 53188

Subject: Phytoremediation Interim Action Report
Former Rogers Laboratories Site
4135 South 6th Street
Milwaukee, Wisconsin
WDNR BRRTS No.: 02-41-000982
FID No: 241288630
AECOM Project 60300741

Dear Mr. Drews,

AECOM Technical Services, Inc. (AECOM) was retained by the Wisconsin Department of Natural Resources (WDNR), utilizing state s.128(a) funding, to implement a phytoremediation interim action at the Former Rogers Laboratories property located at 4135 South 6th Street in Milwaukee, Wisconsin (Site).

The Redevelopment Authority of the City of Milwaukee (RACM) provided AECOM with a conceptual development plan for the Site which identifies areas along the southern and western property boundaries for phytoremediation. Phytoremediation was implemented as an interim measure at the Site while the extent of off-Site impacts is further assessed. This report provides the details of the phytoremediation activities performed at the Site as specified in AECOM's July 23, 2013 *Phytoremediation Interim Action Plan*.

Site Background

The Site was historically occupied by a chemical laboratory that designed and manufactured small batches of organic chemicals and industrial cleaning solvents. In September 1983, the United States Environmental Protection Agency (US EPA) declared the property a hazardous materials emergency cleanup site. The US EPA led removal actions in the 1980's and 1990's which included the removal of drums, containers, underground storage tanks and contaminated soil. In April 2008, RACM retained Giles Engineering Associates, Inc. (Giles) to conduct a Phase I Environmental Site Assessment (ESA) for the property. The Giles Phase I ESA documented the presence of hazardous substances in the soil on the property and the Site as an active WDNR Emergency Repair Program and a Brownfields property.

As a follow-up to the Phase I ESA, Giles performed Phase II and additional investigation activities at the Site from June 2008 through August 2010, which included the drilling of soil borings and installation of groundwater monitoring wells both on- and off-Site. The results of the investigation activities documented the presence of chlorinated and non-chlorinated volatile organic compounds, polynuclear aromatic hydrocarbons, and several metals in soil and groundwater at concentrations above the Wisconsin Administrative Code Chapter NR 720 soil Residual Contaminant Levels and WAC Ch. NR 140 groundwater Preventative Action Limits and/or Enforcement Standards.

In August 2012, RACM retained AECOM to conduct groundwater sampling and complete a site investigation report. AECOM performed groundwater sampling at the Site in September 2012. The results of this groundwater sampling event and prior site investigation activities performed by Giles are documented in AECOM's December 2012 *Site Investigation Report*. In June 2013, AECOM was retained by the WDNR to perform additional investigation and an agronomic assessment as presented in the AECOM June 17, 2013, *Sampling and Analysis Plan* utilizing WAM program funding. In July 2013, WDNR authorized AECOM to proceed with implementation of phytoremediation as an interim action for the Site as described in the AECOM July 23, 2013 *Phytoremediation Interim Action Plan*. This report documents the phytoremediation activities completed at the Site.

Phytoremediation Activities

Site Preparation

Prior to planting, a small number of existing trees/shrubs located within the identified phytoremediation area were removed to facilitate the planting of the new trees. To the extent practical, the majority of the healthy existing trees and vegetation were left in place. The City of Milwaukee coordinated the removal of select trees that did not fit with the planned phytoremediation activities. Site preparation also included clearance of public (calling Diggers' Hotline) and private (contracting Private Lines, Inc.) utilities.

Tree Planting

A total of 16 trees were planted on the Site on August 6 and 7, 2013 by Applied Natural Services, Inc. (ANS) located in Hamilton, Ohio. The trees selected for the Site are hybrid sterile London Planes (a variety of sycamore). The trees are generally spaced approximately 15 feet apart in a single row within the identified phytoremediation area. The layout of the trees is illustrated on **Figure 1**. ANS prepared the tree growing locations (drilled the holes and inserted *TreeWells*® in four locations) on August 6, 2013 and planted the trees on August 7, 2013. The holes were prepared by drilling down 4 to 8 feet below ground surface (bgs) with a skid loader fitted with a 24-inch auger attachment. Approximately 5 gallons of water was added to each of the tree borings before and after planting. A photographic log of the phytoremediation planting activities is provided as **Attachment A**.

Four of the trees (located near groundwater monitoring well MW-1) were planted utilizing *TreeWell® Root Sleeve* technology (a process patented by ANS). A typical *TreeWell*® system diagram is included on **Figure 1.** *TreeWells*® were utilized for tree borings 6,7,8, and 9 (**Figure 1**), based on historical site investigation results identifying chlorinated hydrocarbons in soil and groundwater in these locations and on field observations (olfactory and visual) of impacts while completing the tree borings. The *TreeWell*® units were sized to fit the 24-inch diameter planting holes and extended to 4 feet bgs to force the trees to grow roots downward and consume water from the deeper impacted soils in this area. The *TreeWells*® *are* designed to prevent the trees from consuming significant amounts of water from shallow surface penetration during precipitation events, rather forcing the trees to rely on groundwater from the target strata. The 12 remaining trees within the phytoremediation area were planted by traditional methods, *i.e.* not utilizing *TreeWells*®. A flexible 1.5-inch diameter polyethylene aeration tube was installed inside each tree boring to aid in aeration and adding nutrients (if needed). The aeration tubes were placed to depths of approximately 3 to 4 feet bgs with the tops protruding aboveground several inches. Drill cuttings that could not be incorporated back into the planting holes were mounded around the newly planted trees. Clean top soil was then added over the tree mound. The area around each planted tree will be finished by covering with a 3 to 4-inch layer of landscaping mulch.

The planting process also provided an opportunity to accelerate the degradative processes by the use of amended backfill soil. Soil amendments such as organic matter (topsoil as utilized to compact the tree boreholes), natural and chemical fertilizers, and physical amendments that increase permeability can also help improve phytoremediation processes. ANS added approximately one pound of 10-10-10

(nitrogen-phosphorus-potassium) fertilizer to the bottom of each all the tree boring holes prior to planting. In addition, 2 gallons of vegetable oil was added to tree borings 8 and 9 (**Figure 1**), based on field observations of elevated impacts in these locations. The vegetable oil was added as a soil amendment (carbon source) to create a reducing subsurface groundwater environment. A reducing groundwater environment enhances the breakdown of chlorinated volatile organic compounds (CVOCs) via reductive dechlorination, thus reducing the potential for the trees to potentially uptake deleterious quantities of CVOCs.

It is anticipated that irrigation will be required during the first growing season while the trees establish sufficient root systems. ANS advised that each tree receive approximately 5 gallons of water each, once per week, for at least the next six weeks. The City of Milwaukee will make arrangements for tree watering and upkeep.

Closing

The phytoremediation effectiveness will be assessed utilizing groundwater samples that are collected during on-going site investigation activities at the Site. As phytoremediation is considered a long-term remediation technology that will be utilized as one component of the overall remediation strategy for the Site, no phytoremediation-specific monitoring is proposed at this time.

Please contact either of the undersigned with questions or comments regarding this report.

Sincerely,

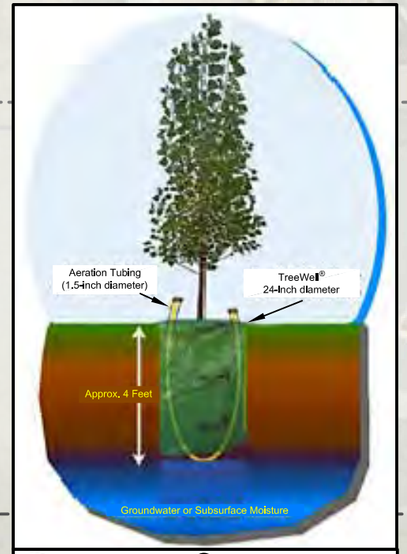
Richard Mazurkiewicz
Senior Hydrogeolgist

Susan Petrofske
Project Manager

Attachments:

Figure 1: Site Plan and *TreeWell*® Detail
Attachment A: Photographic Log

c: Ms. Jenna Soyer – WDNR
Ms. Karen Dettmer – RACM



TreeWell® Diagram

4121 SOUTH 6th STREET
SIMON LANDSCAPE COMPANY, INC.
(PROPERTY OWNED BY DION SIMON INVESTMENTS LLC)

4221 SOUTH 6th STREET
PROPERTY OWNED BY
TOWER VIEW MOBILE COURT

4147 SOUTH 6th STREET
AB AUTO REPAIR
(PROPERTY OWNED BY AK PHOTOGRAPHERS LLC)

SOUTH 6th STREET

GRASS
GRAVEL
ASPHALT
SIDEWALK
GRAVEL AREA
MOBILE HOMES
MOBILE HOMES
FENCE
FENCE
RETAINING WALL
LANDSCAPING
STONE DRAINAGE
FORMER 2,000-GALLON STORAGE TANK
FORMER NEUTRALIZING TANK
FORMER 1,500-GALLON STILL
FORMER DRUM STORAGE AREA
FORMER BUILDING
(RECLAMATION WAREHOUSE)
(SHOP)
(STORAGE)
(STORAGE)
(DMSC)
(SB)
(T)
(T)
(T)
(TP)
(A)
(V)

MW-1 MW-2 MW-3 MW-4 MW-5 MW-6 MW-7 MW-8 MW-9 MW-10 MW-11 MW-12 MW-13 MW-14
PZ-1
GP-1 GP-2 GP-3 GP-4 GP-5 GP-6 GP-7 GP-8 GP-9 GP-10 GP-11 GP-12 GP-13 GP-14 GP-15 GP-16 GP-17 GP-18 GP-19 GP-20
AG-1 AG-2 AG-3
VP-1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

LEGEND:

- APPROXIMATE FORMER ROGERS LABORATORY PROPERTY BOUNDARY
- APPROXIMATE PROPERTY BOUNDARIES
- FORMER BUILDING
- BUILDINGS
- MOBILE HOMES
- GAS — UNDERGROUND GAS UTILITY
- UE — UNDERGROUND ELECTRIC UTILITY
- ST — UNDERGROUND STORM SEWER
- COMM — UNDERGROUND COMMUNICATIONS
- W — UNDERGROUND WATER UTILITY
- FENCE
- GROUNDWATER MONITORING WELL (MW-1)
- PIEZOMETER WELL LOCATION (PZ-1)
- GEOPROBE BORING LOCATION (GP-10)
- GEOPROBE OR TEMPORARY MONITORING WELL LOCATION (GP-4)
- AGRICULTURAL SOIL BORING (AG-1)
- AGRICULTURAL SOIL AND GROUNDWATER SAMPLING LOCATION (AG-2)
- PHYTOREMEDIATION AREA
- PHYTOREMEDIATION TREES (LONDON PLANES) (1)

N

0 15 30 60
SCALE IN FEET

P:\Projects\60300741\900-CAD-GIS\910 CAD_BIM\Rogers Lab.dwg

NO.	DESCRIPTION	DATE	BY

DRAWN BY: rpm
CHECKED BY: sp
APPROVED BY: dh

AECOM
AECOM Environment
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www.aecom.com

Site Plan and TreeWell® Detail
Former Rodgers Laboratory
4135 South 6th Street
Milwaukee, Wisconsin

AECOM PROJECT: 60300741
DATE: 08/07/2013
SCALE: AS NOTED

Figure
1

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project:
Former Rogers Laboratory	4135 South 6th Street Milwaukee, Wisconsin	60300741

Photo:	Date:
1	8/6/2013

Direction Photo Taken:

West

Description:

Photo of western property boundary prior to tree installation.

Photo:	Date:
2	8/6/2013

Direction Photo Taken:

South

Description:

Photo of southern property boundary prior to tree installation.

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project:
Former Rogers Laboratory	4135 South 6th Street Milwaukee, Wisconsin	60300741

Photo:	Date:
3	8/6/2013

Direction Photo Taken:

West

Description:

Tree hole augering.

Photo:	Date:
4	8/6/2013

Direction Photo Taken:

Southeast

Description:

Slotted aeration tubing installation (typical).

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project:
Former Rogers Laboratory	4135 South 6th Street Milwaukee, Wisconsin	60300741

Photo:	Date:
5	8/6/2013

Direction Photo Taken:

East

Description:

TreeWell® root sleeve collar and low density polyethylene TreeWell® (prior to installation).

Photo:	Date:
6	8/6/2013

Direction Photo Taken:

East

Description:

TreeWell® (subsequent to installation).

PHOTOGRAPHIC LOG

Client Name: Former Rogers Laboratory	**Site Location:** 4135 South 6th Street Milwaukee, Wisconsin	**Project:** 60300741

Photo: 7	**Date:** 8/6/2013

Direction Photo Taken:

Southwest

Description:

Adding vegetable oil into tree hole boring (prior to inserting TreeWell®).

Photo: 8	**Date:** 8/7/2013

Direction Photo Taken:

West

Description:

Tree planted with aeration tubes extending out of the ground (typical).

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project:
Former Rogers Laboratory	4135 South 6th Street Milwaukee, Wisconsin	60300741

Photo:	Date:
9	8/7/2013

Direction Photo Taken:

West

Description:

West property boundary with trees planted (three trees are planted along south property boundary).

Photo:	Date:
10	8/7/2013

Direction Photo Taken:

Southwest

Description:

South property boundary with trees planted (thirteen trees are planted along south property boundary).

Appendix II - Vapor Intrusion Fact Sheets

PUB-RR-953
Oct 2013

Wisconsin DNR vapor intrusion quick facts

Why Test for Vapor Intrusion?

Hearing that your property should be tested for vapor intrusion may be a cause for concern to you and your family. Vapor intrusion may be an unfamiliar term; testing requires professionals to enter your home or building; and while you're waiting for results you may be concerned about being exposed to something harmful. Even though nearly every case of vapor intrusion will pose **no immediate threat**, it's often a good approach to get your home tested to determine if there is a cause for concern and if so, to come up with a solution to protect you and your family.

The goal of sampling a residence or business is to eliminate as many of the unknowns as possible and to safely address any concerns.

Here are some factors to consider when deciding to allow access for sampling:

Peace of Mind If there's a chance that vapor or soil gas is seeping into your home or business, testing can determine whether it really is and to what extent. If testing reveals a problem, then steps can be taken to resolve it, making the indoor air you breathe safer for you and your family. Like radon gas, vapors from nearby contamination can be diverted from beneath your home or office building and safely expelled into the outdoors.

You Don't Pay for the Testing The cost of sampling at potentially impacted residences or workplaces is covered by the responsible party (the person or business legally obligated to investigate and remediate the environmental contamination), DNR, DHS, or some other agency. There is no cost to the home or building owner. Vapor sampling will be performed by a professional, and samples will be sent to a specialized lab for analysis.

Trained Professionals and Experts Oversee the Process Multiple state and local agencies often work together to determine if vapor intrusion is a potential health risk in an area. The Department of Natural Resources (DNR), the Department of Health Services (DHS), local health officials, the responsible party and environmental consultants are working together to ensure that quality samples are taken and that all results are given extensive review. It is important to gather the information in order to adequately understand if or where there may be a risk of vapor intrusion in your neighborhood.

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

PUB-RR-954
Oct 2013

Wisconsin DNR vapor intrusion **quick facts**

What to Expect During Vapor Sampling

The sampling procedure for vapor intrusion is performed by professionals. It involves temporarily installing one or more ports into the basement or lowest level of your building, collecting a sample from those ports, and then sending the sample to a specialized lab for analysis. Sampling professionals aim to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

This fact sheet answers some common questions to help you prepare for vapor sampling.

Should I be on site for the sampling?

It's up to you. Sampling professionals will need to be let in to install the testing equipment and collect the samples. The arrangements you make are completely dependent on your availability and comfort level with others on your property.

How many times will sampling professionals enter my property, and how is sampling done?

In general, you should plan on two or three visits over two or three days. While the actual sampling procedure and schedule may vary, the following provides a typical approach:

- The first day includes locating a suitable location(s) for the port(s) installation, then drilling and installing the port(s). This usually takes about an hour or two.
- The second day involves attaching the collection canister(s) to the port(s) to begin collecting the sample(s). A 24-hour indoor air sampling kit may also be set up. This visit will also take an hour or two.
- The third day is a shorter visit to gather all of the sampling equipment and seal off the port(s). Sometimes the port site is left in place in case a sample(s) may need to be collected in the future.

What is there is a crawl space instead of a basement?

If there is a crawl space or a basement with a dirt floor, it is not possible to drill in a probe. In these cases, a sample of air is collected from the crawl space or basement over a 24 hour period. Sometimes a port can be installed in the side wall of the foundation.

Why not take indoor air samples as an alternative to taking sub-slab samples?

Indoor air quality often changes from day to day, creating misleading assumptions about long-term indoor air quality. Indoor air quality may be affected by vapors given off by household and commercial products, including paints, glues, fuels, cleaners, cigarette smoke, aerosol sprays or new carpeting or furniture. Also, any outdoor air that enters indoors may also contain vapors which can alter test results. Therefore, indoor air testing will not necessarily confirm that the vapors in the indoor air are entering a building from underground sources.

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

Appendix III - Public Outreach Activities (March 1- August 31, 2013)

Green Team Meetings

- City of Tomah and potential developer to discuss cleanup of mini mart
- Meeting at Southeast Region headquarters regarding new redevelopment that will be Angelic Bakehouse in Cudahy
- Conference call with Village of Bellevuue to discuss riverwalk redevelopment
- Meeting with responsible party and developer about former Gilbert Paper in Menasha
- City of Chilton to discuss financial and technical assistance available for lots next to Premier Financial Credit Union
- City of Sheboygan Falls to discuss Stern Tanning, Bemis Outlet and Tecumseh plant
- Lake Geneva Utility Commission to talk about funding and liability
- City of Merrill to discuss options for going forward at the Hurd site
- City of Cross Plains and property owner to discuss funding options for Zander Property
- City of Wisconsin Rapids, WEDC, and consultant to discuss necessary actions at RCH Enterprises
- City of New Holstein, EPA, WEDC, and Calumet County to discuss redevelopment strategy at Tecumseh site
- City of Johnson Creek to discuss Johnson Creek Service site
- City of Ashland and consultant to discuss Chicago Iron and Supplies site
- CoStar Group to discuss RR Program and WPRI
- City of De Pere, WEDC, consultant and developer to discuss proposed Walgreens site
- General resource overview meetings with City of Durand, Pepin County, Town of Arkansaw and UW Extension
- AA Laun Furniture Co. as part of WPRI program
- Developer to discuss closure process at Gas 'n Go site in Monona
- Leer, Inc and consultant for a walkthrough of facility in Lisbon for vapor intrusion investigation
- City of Eau Claire, City of Altoona, Eau Claire County and Eau Claire Energy Coop to discuss proposal for solar farm adjacent to headquarters
- City of New Richmond to discuss redevelopment of former landfill into dog park
- Tour of Presidio Square Apartments for vapor intrusion mitigation efforts
- City of Richland Center to discuss reclamation of contaminated properties and liability
- Village of Howard, Brown County, EPA and consultant to discuss redevelopment procedure, availabel resources and actions needed at GB Core
- Vilalge of Turtle Lake to discuss resources for cleanup of creamery
- Village of Athens regarding brownfield tools for closed manufacturing plant
- City of Mauston to discuss redevelopment of Mauston Farmer's Coop
- City of Oak Creek, EPA and consultant to discuss financial resources for Peter Cooper site
- Redevelopment Authority of the City of Milwaukee and Telos, Inc to discuss financial resources available for Telos site
- City of Ladysmith, WEDC, Rusk County, and potential purchaser to discuss financial resources available for EZ Stop
- Sparta Manufacturing and consultant to discuss plans for remediation and VPLE
- City of Waukesha and Village of Menomonee Falls to discuss WAM, WPRI and acquisition of Wisconsin Hardcoat
- City of Wausau, Chamber, and real estate agent to discuss liability and assistance regarding Murray Machinery site
- Phoenix Coaters as part of WPRI program

- RCH Enterprises to discuss lender liability
- Eau Claire area developer to discuss general brownfields tools
- Village of Dousman and consultant to dicuss local site
- Village of Ashwaubenon and WEDC to discuss redevelopment and resources of HMH/ northern riverfront redevelopment site and former Schneider International Maintenance facility
- City of Wausau to discuss DERF project at Kraft Cleaners site
- City of Lake Mills to discuss funding, liability and closure at CPN Corp site
- Monroe County, WEDC and business owner to discuss sites in Town of Byrona nd Village of Wyeville
- Meetings with various realtors in Kendall and Tomah to discuss brownfield tools
- Eau Claire investment realty broker to discuss selling property contiguous to brownfields
- City of Mercer, School District, WEDC, site owner to discuss next steps with regard to Midwest Forest Products site
- Village of Kimberly and WEDC to discuss redevelopment plans, acquisition, and grant options for NewPage Mill
- Sigma Group tour of urban ecology site in Milwaukee's Riverwest Area
- Eau Claire County to discuss tax delinquent sites
- City of Eau Claire on program options for dry cleaner site
- City of Brokaw, WEDC, new owner of Wausau Paper Mill to discuss grant eligibility
- City of Eau Claire and property owner to discuss purchase of gas station and funding options
- ATC Transmission to discuss remediation
- City of Wausau, consultants, and Holtz Krause Steering Committee for weekly progress meeting on Holtz-Krause landfill soccer complex
- City of Marshfield, NiSource and consultant to discuss VPLE program at Columbia Propane site
- Racine County EDC and City of Racine to discuss slum and blight acquisition
- Town of Phelps, Vilas County, UW Extension, and consultant to discuss acquisition and funding options for C.M. Christiansen Pole Yard site
- City of Ladysmith to discuss funding options for various brownfield sites
- AIm Development USA to discuss former NewPage Mill and VPLE
- Kipp/Arcadis to discuss status of Madison Kipp Corp property cleanup
- Richland County Finance Committee to discuss possible WAM sites
- Town of Waterford and Racine County to discuss Marina site
- City of Appleton to discuss possible SAG award at WOW Logistics
- City of Menasha to discuss the Urban Evolutions/Opus Realty site
- Crawford County to discuss fees at Seneca site
- Tomah/EPA to discuss EPA requirements at Fort McCoy

Speaking Engagements

- EPA On-Scene Management Team- Spill Efficiencies and Castle Doctrine (3/14/13)
- Wisconsin Groundwater Associaiton Annual Meeting- Groundwater Concentration Screening Levels to Assess Vapor Intrusion Risk (4/12/13)
- DNR Northeast Integration meeting- Buckstaff as an example of WPRI (4/16/13)
- Tour of Better Brite- Better Brite Background, History and Sampling (4/22/13)
- UW-Madison Geology Class- Contaminated Groundwater and the Vapor Intrusion Pathway (5/1/13)
- MadisonKipp Corporation PCB Excavation Meeting- Proposed excavation & DNR's position (5/8/13)
- DNR Air Management Quarterly Meeting- U.S. EPA Emergency Response Branch Assistance in Wisconsin (5/8/13)
- Plant Decommission, Decontamination & Demolition Conference (New Orleans)- Utilizing State Brownfields Redevelopment Programs (5/9/13)
- County Treasurers Regional Meeting- Fiscal and Legal Tools for Brownfields (5/15/13)

- Brownfields 2013 (Atlanta)- Breaking Bold: Innovation by States (5/15-5/17/13)
- Wisconsin APA Annual Meeting- Panel on South Pier District and Creating Effective Partnerships for Brownfields Redevelopment (6/13/13)
- Dunn County Community Health Coalition- Brownfield Program and Local Sites (6/13/13)
- Badger Army Ammunition Plant Open House (6/26/13)
- Southeast Region Wisconsin Emergency Managers Meeting- Wisconsin Spill Response (7/12/13)
- Siren-Webster Rotary Club- Brownfields Legal & Financial Tools (7/18/13)
- Wood County Towns Association Monthly Meeting- WPRI and Other Tools for Brownfields (7/19/13)
- Farm Technology Days- RR Spills (7/10/13)
- Oneida Compliance Assistance Programs (UST) Basic to Advanced Fuel System Training (7/23-7/24/13)

Workshops & Trainings Hosted

- Consultants' Day 2013- 150 in attendance (4/3/13)
- Brownfields Study Group- 35 in attendance (4/12/13)
- Waterfront Interagency Group- 8 in attendance (7/8/13)
- EPA Grant Writing Workshop: Fitchburg- 14 in attendance (7/23/13)
- EPA Grant Writing Workshop: Wausau- 10 in attendance (7/24/13)
- Agency Interactions (DNR/WEDC/DOA)- 12 in attendance (7/25/13)
- EPA Grant Writing Workshop: Waukesha- 20 in attendance (8/14/13)

Press Events/Articles

- Ripon Press article: Update on Silver Creek Hydrogen Sulfide Investigation (3/24/13)
- Response to PBS NewsHour Story follow-up on Erin Brokovich discussing the inaccuracies in the science presented regarding hexavalent chromium in groundwater (3/26/13)
- Press release on the sale of the Domtar Port Edwards Paper Mill (3/27/13)
- Post Crescent article: Officials to Vent Air at Appleton Housing Facility (5/2/13)
- New Richmond News article: New Richmond Dog Park gets DNR Approval (5/3/13)
- Sauk Prairie Star interview on Badger Army final determination (5/23/13)
- Baraboo News interview on Badger Army final determination (6/5/13)
- Wausau Daily News article: Riverfront Cleanup Gets $400k Boost (6/11/13)
- Milwaukee Journal Sentinel request for manure spills information (6/14/13)
- Press release regarding the transfer of the PECFA program (7/9/13)
- City Pages article: Soccer Complex Bogged Down (7/11/13)
- City Pages article: And Now, the River (regarding Wausau riverfront redevelopment) (7/16/13)
- Ripon Commonwealth Press regarding Ripon's Silver Creek Hydrogen Sulfide situation (7/12/13)

Newsletters

- 3/8/13 Madison Kipp Update
- 3/20/13 Jackson Spill Update
- 3/21/13 Madison Kipp Update
- 3/31/13 Jackson Spill Update
- 4/12/13 RR Report
- 4/26/13 RR Report
- 5/1/13 Jackson Spill Update
- 5/3/13 Madison Kipp Update
- 5/28/13 RR Report
- 6/14/13 Jackson Spill Update
- 6/18/13 RR Report
- 6/21/13 Madison Kipp Update
- 7/8/13 RR Report
- 7/18/13 RR Report
- 7/19/13 Jackson Spill Update
- 8/15/13 RR Report
- 8/29/13 RR Report

Publications (New)

- RR938- Quick Reference Guide to Greener Site Investigation Techniques

- RR937- Quick Reference Guide to Greener Remediation Optimization Techniques
- RR935- Infiltration and Injection Requests
- RR890- Soil Residual Contamination Level Determinations Using the U.S. EPA Regional Screening Level Web Calculator
- RR528- Guidance on Soil Performance Standards
- RR934- Who Should I Contact About Vapor Intrusion Investigations?
- RR5437- Clean Closure Letter Template
- RR940- Wisconsin Statewide Soil Arsenic Background Threshold Levels
- PECFA Documents reformatted and transferred from DSPS: RR941, RR942, RR943, RR944, RR945, RR946, RR948, RR949, 4400-290, 4400-290A, 4400-291, 4400-292, 4400-293, 4400-294, 4400-295, 4400-296, 4400-297, 4400-298, 4400-300, 4400-301
- RR5442- Template Letter- Notice of Intent to Incur Expenses
- RR5440- Addressing Vapor Intrusion Sampling and Mitigation using the Statewide VI Zone Contract
- RR5435- Lender Liability Exemption Denial Model Letter
- RR5420- Model RP Letter- Reopener

Publications (Updated)

- 4400-201 - Off-site Discharge Exemption Request Application
- 4400-237- Technical Assistance and Environmental Liability Clarification Request Form
- RR024- Environmental Services Contractors List
- RR5148- Model Closure Letter- Conditional Closure by Committee or Project Manager
- RR5351 Model Letter: Final Closure by Project Manager (or Committee) with NR 140 Exemption Language
- RR5355- Model Letter: Final Closure by Committee with NR 140 Exemption Language and s. 292.12 Continuing Obligations
- RR5420- Model RP Letter- Reopener
- RR5421- RP Model Letter- New Case
- RR5438- Infiltration/Injection Approval Template
- RR579- Liability Protection for Local Governments and Economic Development Corporations
- RR606- Guidance on Case Closure and the Requirements for Managing Continuing Obligations
- RR630- Why and How to Protect Your Home from Fuel Oil Spills
- RR649- Guidance for Documenting the Investigation of Utility Corridors
- RR661- Insurance fo Voluntary Party Liability Exemption (VPLE) Sites Using Natural Attenuation- Information and Fee Schedule
- RR690- Guidance for Electronic Submittal for the GIS Registry of Closed Remedation Sites
- RR691- Remedaiation and Redevelopment Program Brochure
- RR709- Guidance for Cover Systems as Soil Performance Standard Remedies
- RR712- Smear Zone Contamination
- RR786- PCB Remediation in Wisconsin under the One Cleanup Program Memorandum of Agreement
- RR863- Wisconsin Assessment Monies (WAM)
- RR890- Soil Residual Contamination Level Determinations Using the U.S. EPA Regional Screening Level Web Calculator
- RR912- Contaminated Lands Environmental Action Network (CLEAN)
- RR933- Brownfields Redevelopment in Wisconsin: Essential steps and resources for successful redevelopment of brownfields
- RR5170- Process for Puting Commerce or DATCP Sites on the GIS Registry
- RR5346- Fees and the GIS Registry
- RR671- Using Natural Attenuation to Clean up Contaminated Groundwater
- RR674- Environmental Contamination Basics
- RR709- Guidance for Cover Systems as Soil Performance Standard Remdies
- RR614- Guidance on Natural Attenuation for Petroleum Releases
- RR5330- Closure Denial Letter (Model Letter)
- 4400-270- Wisconsin Assessment Monies (WAM)- Contractor Services Award Invoice for Professional Services
- RR679- Brownfields and Comprehensive Planning

Websites (New)

- RRSM Metadata and RRSM Contact

- PECFA

Websites (Updated)

- Conferences and Workshops
- WAM Main Page, Contractor Services, & Communty Managed Funds pages
- Spills
- Resources for Environmental Professionals
- Hazardous Waste Remediation
- Voluntary Cleanup and the Voluntary Party Liability Exemption
- Wisconsin Ready for Reuse Loan and Grant Program
- Madison Kipp
- Brownfields Study Group
- Federal Brownfields Grants
- Resources for Private Parties
- Environmental Cleanup and Brownfield Redevelopment- Brownfields Main Page
- Intranet- Photo Library, Welcome to MyRR, S&S Team Page, Spills Team Page
- Services and Fees
- Contacts
- Wisconsin Brownfields Coalition
- RR Newsletter
- CLEAN
- Town of Jackson
- RR Sites Map
- Vapor Intrusion
- NR 700 Focus Group