



PUB-RR-992

Wisconsin Department of Natural Resources

s.128(a) Grant Accomplishments Report

For the reporting period: September 1, 2013 - August 31, 2014

EPA Section 128(a) Grant Cooperative Agreement: RP-96520008

The RiverHeath redevelopment in Appleton is a model of cooperative partnerships.

– Details Page 10



Photos courtesy: DNR (unless otherwise noted)

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Appendix II Public Outreach Activities- September 1, 2013 - February 28, 2014



DNR staff lead a discussion on vapor intrusion during 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, 2013 to August 31, 2014 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.

Financial Status

On September 20, 2013, EPA awarded DNR \$1,097,945 in Section 128(a) funding for the September 1, 2013 to August 31, 2014 grant period.

With these funds, DNR initiated its 11th consecutive year of utilizing this valuable resource. In accordance with grant accounting information available through the end of January 2013, DNR has fully expended grant funding for the September 1, 2013 to August 31, 2014 grant period. There was no slippage, work plan problems, cost overruns or adverse conditions to report, per 40 CFR Part 31.40.

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I. Report Period Highlights

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.

The DNR has been focusing on leaning case closure and other processes. This report chronicles the success stories of the RiverHeath redevelopment in Appleton and the new Driftless Distillery in Baraboo, the program's work with the Wisconsin Safe Gardens Workgroup and the Brownfields Study Group, and development of a 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, hosting technical training webinars, and our targeted outreach to local governments.

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.

Table 1. Workplan Accomplishments by the Numbers

| | Mid Year Numbers | End of Year Numbers | End of Year Targets |
|---|------------------|---------------------|---------------------|
| Task 1: Timely Survey and Inventory | | | |
| Interagency Meetings on Joint Efforts | 2 | 2 | 2 |
| Outreach Efforts to Promote Site Discovery | 3 | 8 | 4 |
| Task 2: Oversight and Enforcement | | | |
| Responsible Party Letters | 147 | 289 | 100 |
| Bankruptcy Proof of Claim Filings | 0 | 0 | 3 |
| Task 3: Mechanisms and Resources for Public Participation | | | |
| News Releases | 5 | 14 | 3 |
| RR Reports (e-newsletter) | 9 | 16 | 12 |
| New Publications | 17 | 80 | 10 |
| Web Page Updates | 64 | 134 | 20 |
| Green Team Meetings | 51 | 108 | 40 |
| Public Speaking Events | 21 | 45 | 10 |
| Workshops/Stakeholder Meetings Held | 25 | 63 | 3 |
| Task 4: Mechanisms for Approval of Cleanup Plans, Verification and Certification | | | |
| Audits of Institutional Controls | 0 | 63 | 25 |
| Staff Hours per Audit | — | 12 | 15 |
| Closure Decisions | 209 | 393 | 300 |
| New Applications for VPLE Program | 8 | 11 | 5 |
| Task 5: Establish and Maintain the Public Record (see pg. 14 for narrative of accomplishments) | | | |
| Task 6: Enhance the Response Program or Cleanup Capacity (see pgs. 15 & 16 for narrative of program enhancement accomplishments) | | | |

Wisconsin's Safe Gardens Workgroup

The siting of community gardens has been increasing in Wisconsin in recent years. These gardens provide tremendous benefits to the gardeners and the public is served by the nutritious foods. As the popularity of these gardens spreads, especially urban gardens, questions arise with regards to the safety of these gardens. Some of the questions revolve around the following: does my garden have soil contamination, are the vegetables safe to eat, should I test my gardens soil, who should I contact with questions about soil quality, etc.?

Seeing a need, DNR's Remediation and Redevelopment Program initiated a group to address some of these concerns and help answer some of the questions raised. This group, called the WI Safe Garden Soils Workgroup, began meeting in the summer of 2013. The workgroup is made up of the following organizations: University of Wisconsin-Extension, Wisconsin Department of Health Services, 16th Street Community Health Center of Milwaukee, Wisconsin DNR, University of Wisconsin (professors/researchers) and the City of Milwaukee.

The purpose of the Wisconsin Safe Garden Soils Workgroup is to improve public health in Wisconsin relative to gardening by reducing or eliminating gardening-

related exposure to contamination, and by increasing or promoting access to fresh vegetables, outdoor exercise and community interaction.

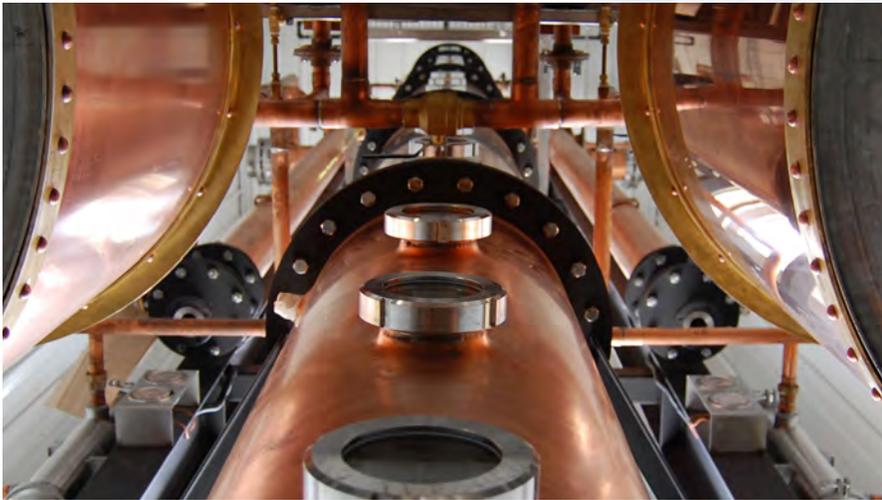
Many of the WI Safe Garden Soils Workgroup participants are also part of the Growing Healthy Soils for Healthy Communities pilot project. Project coordinators are testing the feasibility of integrating principles of community based participatory research (CBPR) with environmental site assessment methods to explore the relationship between residential backyard gardening and lead exposure in children and families. This project, taking place in Milwaukee, is comprised of the following entities:

- Medical College Of Wisconsin
- Sixteenth Street Community Health Center
- University of Wisconsin-Madison
- Walnut Way Conservation Corporation

The project team will build from initial research findings and hopes to complete the groundwork necessary to formulate policy recommendations that support the deployment of risk reduction strategies, including soil testing, among Milwaukee residents engaged in urban gardening.



Community garden at 6th Street and Howard Avenue in Milwaukee.



Baraboo's new Driftless Glen Distillery.

From Waste to Whiskey - Baraboo's Driftless Glen Distillery

Nestled alongside the Baraboo River ran lumber yards, paper mills and the winter home of the Ringling Brothers Circus. In time the landscape changed, plants closed—the travelling circus became a circus museum, and the City of Baraboo was left with a legacy of brownfields. However, thanks to help from EPA grants, state assistance, and proactive Baraboo community members, the city is experiencing a new era of progress through brownfield redevelopment.

The march to redevelop Baraboo started with the people. Spurred by the previous work a Citizens Group for Waterfront Revitalization completed in 2001, the City of Baraboo commissioned the Baraboo Riverfront Redevelopment Area Plan for the Baraboo River, which was completed in 2006. With a number of sites along the River identified as potential spots for redevelopment, the City applied for and received \$200,000 each in assessment grants for petroleum and hazardous substances on September 26, 2007.

Empowered by these grants, the city conducted a phase one ESA on the former waste transfer site in November of 2008 and safely took ownership of the site in 2009. A phase two environmental site assessment and NR 716 site investigation followed where low levels of PAHs, VOCs

and metals were found. In consultation with DNR, the City determined that the safest and most fiscally responsible course of action was to demolish the site and place 18 inches of clean soil over the contaminated soil.

With the site clean, the City applied for the DNR's voluntary party liability exemption (VPLE), a certification that ultimately helped attract a buyer who did not have the time or resources to perform an environmental cleanup. That buyer, the Driftless Glen Properties LLC, agreed to construct a \$5 million dollar artisan distillery and restaurant on the site aided by \$291,000 in financial assistance from a TIF district that was setup for the riverfront redevelopment.

The buyer cites Baraboo's strong community, the riverfront location and preexisting tourism as being determining factors in making the decision to purchase the site. If the site had not been clean, Driftless says that they would have looked elsewhere to build their facility. The distillery, which will produce four different alcohols and source their ingredients locally, will employ around 20 people when it is set to open in the late fall. It will stand as a testament to the power of community activism, state and federal commitment to LGUs and the local people's faith in self-determination.



Above: Jennifer Borski, WDNR Project Manager, stands next to the “Borski Boardwalk” plaque at the RiverHeath redevelopment. Right: The new RiverHeath mixed use development.

RiverHeath Redevelopment and the Borski Boardwalk

Through extraordinary vision, the RiverHeath neighborhood is becoming a vision for all to see. The property is a 16-acre site along the Fox River in Appleton with a history of over 100 years of multiple industrial uses. Significant environmental, logistical and financial hurdles did not deter the developer, Tanesay Development, from pursuing their vision. These hurdles were overcome in cooperation with local, state and federal government and other partners.

Multiple contaminant releases and disagreement between past property owners/causers complicated the situation. Historic releases included; sodium dichromate, titanium iron sulfate, ligno-sulfate, fuel, metals and historical fill waste from owners and operators of the property. Environmental investigation began in 1998 and all operations ceased by 2000. All stakeholders met with DNR in 2002. Significant remediation was performed in 2003 removing tons of chromium impacted soil. However, a stalemate between all responsible parties followed. After much litigation, an agreement was reached in 2006. As part of the settlement, Shaw Environmental Liability Solutions (SELS), became the voluntary party under the Voluntary Party Liability Exemption Program to address all the releases on site and obtain the Certificate of Completion (COC), which transfers to future owners.

During the involvement of SELS, RiverHeath, LLC became interested in the vacated property, purchased the property in 2008, and the property was issued the COC

on October 23, 2009. Significant DNR involvement during the VPLE process, working with SELS, RiverHeath, and the City of Appleton moved this process forward.

RiverHeath began development in 2010. The U.S. Green Building Council accepted RiverHeath into the Neighborhood Development Pilot Program. They were also selected by the U. S. Department of Energy to receive a grant for installation of an innovative geothermal exchange system, heating and cooling the buildings in the neighborhood.

RiverHeath began creating their neighborhood by constructing seven townhomes on the southern triangle of the acreage within close proximity to downtown and surrounded by greenspace and water. The developer completed the Evergreen building in July 2014 - a four-story building with retail on the ground level, 26 condos on the upper floors and green roofs. In addition, there is the publicly-accessible riverwalk, the “Borski Boardwalk,” named by the developer as homage to Jennifer Borski, the DNR project manager. The developer said this project would not have happened without all her assistance. Future phases of development will include additional condos and amenities.

The vision shall continue for RiverHeath to be a place to live, work and play in Appleton, embracing this beautiful natural setting.

Brownfields Study Group Works on Recommendations

After eight months of concerted effort, the Wisconsin Brownfields Study Group has assembled a far-reaching list of recommendations for state policymakers, DNR leaders and staff to consider. Legislative, administrative and fiscal proposals are included. All are intended to advance and improve remediation and redevelopment efforts in Wisconsin.

To develop these recommendations, the Study Group split up into six subgroups with the following roles:

- Economic Impact - tasked with commissioning an independent study on the economic impact of brownfield remediation and redevelopment in Wisconsin
- Financial- tasked with reviewing existing public and private funding programs and financial tools, and investigating additional options for brownfield remediation and redevelopment
- Liability - tasked with looking at tools to address sites with challenging responsible party issues, investigating incentives for addressing issues voluntarily, and liability exemption tools
- Local Government - tasked with looking at local government-specific brownfields issues and tools, including taxes, liability protections, funding and public health

Below: The Local Government Subgroup meets to discuss several issues including acquisition of brownfields properties. Right: John Antaramian, chair of the Financial Subgroup, leads a discussion on TIF issues.



- Technical - tasked with reviewing a variety of technical issues including vapor intrusion, soil management and PCBs, and identifying policy development needs
- Waterfront Revitalization - tasked with working to address the multitude of issues surrounding brownfield redevelopment along waterfronts

The Brownfields Study Group is an external advisory group to the DNR. It was first convened in 1999, at the direction of the state legislature, and has been an effective and collaborative partner ever since. Ongoing communication and input from group members has strengthened and enhanced Wisconsin's brownfields program over the years.

The Study Group is made up of attorneys, academics, consultants, community leaders, environmental advocates, local government officials and more. It typically meets two to three times a year. DNR staff provides administrative support.

The Study Groups recommendations, along with any dissenting opinions, will be compiled and printed as a public report by January 2015.

II. Timely Survey and Inventory

Inter-bureau Coordination

The WPRI Coordinator established an interagency workgroup to better coordinate the identification of facility closures and tracking of ownership changes. The workgroup is made up of staff from the DNR’s Air, Waste, Remediation and Redevelopment Programs, Office of Communication and the Office of Business Support, Science and Sustainability.

During the kick-off meeting of the workgroup, staff discussed program content available to closing businesses so that they can figure out environmental requirements in the decommissioning or re-purposing of the business site. The workgroup pinpointed gaps and plans to put together a communication strategy to better manage plant closing alerts, assistance needed and data integration.

Education to Promote Site Discovery

The RR Program works on educating local governments about brownfield site discovery on a daily basis. 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 Program undertook eight specific education efforts targeted toward local governments.

In September, RR staff worked with the League of Wisconsin Municipalities to develop a short, continuing education brownfields seminar for the Wisconsin Assessors Institute. More than 50 people attended the seminar. The seminar focused on the availability of legal and financial tools and local government integration. The group got a first-hand presentation from an area city planner, including a bus tour of local brownfields sites. Organizers appreciated the effort and stated that they looked forward to more opportunities for discussion.

Also in September, RR staff presented at the Municipal Treasurers of Wisconsin conference in Eau Claire. Nearly 150 people took part in a presentation titled Brownfield Tools for Local Governments. Staff at this event worked one-on-one with a dozen communities following the presentation, answering specific questions about possible projects. One city’s finance director engaged DNR staff for an hour with questions geared toward helping his community turn around five brownfield sites.

The DNR furthered reached out to municipalities by attending or speaking at the following events:

- Wisconsin League of Municipalities Conference
- Wisconsin Municipal Professionals Webinar

In addition to outreach to municipalities, the DNR has been working to reach out to county staff to further county-city collaboration on brownfields efforts. Specifically, during this reporting period, the DNR has:

- Invited Adam Gallagher, Dane County Treasurer to help shape policy and tools as a member of the Brownfields Study Group. Although Adam is new to the group, the Program has been working with him on several brownfields projects in Dane County over the last year.
- Held a focus group for attorneys at the County Corporate Counsels Conference (5/1/14) to discuss the tools available to protect against county liability when acquiring sites through tax foreclosure.
- Presented a panel discussion at the Wisconsin Counties Association (6/11-6/12/14) focused on liability issues, tax agreements, financial possibilities and cleanup of sites.

Table 2 . Summary of Timely Survey & Inventory Activities

| | Mid-Year Numbers | End of Year Numbers | End of Year Targets |
|--|------------------|---------------------|---------------------|
| Interbureau Coordination Meetings | 2 | 2 | 2 |
| Outreach Efforts to Promote Site Discovery | 3 | 8 | 4 |
| New Site Locations this reporting period | 130 | 261 | — |

III. Oversight and Enforcement

Enforcing Responsibilities

A responsible party is an individual or entity who causes a discharge of a hazardous substance or who possesses or controls a hazardous substance which is discharged. Under Wisconsin's Spill Law, a responsible party is legally required to notify the DNR of the discharge and to investigate and remediate the environment.

The DNR enforces responsibility through issuance of responsible party letters. These letters outline legal responsibilities for addressing the contamination. The letter asks the responsible part to hire a qualified environmental consultant to submit a work plan that details how the degree and extent of contamination will be determined.

The DNR may also initiate enforcement actions against a responsible party, if lack of response or progress warrants.

For the reporting period of September 1, 2013 through August 31, 2014, the DNR issued 291 responsible party letters.

Responding to Bankruptcies

The RR program staff reviewed 85 bankruptcy filings during this reporting period. DNR staff is alerted to pending bankruptcy filings by the Wisconsin Department of Justice. RR staff compare filing information to the Bureau of Remediation and Redevelopment Tracking System (BRRTS) to identify if any contamination issues exist, such as current remedial projects or continuing obligations. If further investigation is warranted, the Bankruptcy Coordinator solicits input from regional staff in the form of a Project Manager worksheet. The PM worksheet identifies current and past uses of the site involved, contamination concerns (e.g., spills, ongoing cleanups, etc.), whether or not cleanup work is needed, any money that has been spent by the program at the site(s), and a recommendation for future action.

Based on the information gathered, a Bankruptcy Team made up of Regional and Central office staff, as well as legal staff, decide what actions to take in response to the bankruptcy filing (e.g., file a proof of claim, monitor re-organization plans, etc.).

Six bankruptcy filings were processed through this extensive review (PM worksheet, Bankruptcy Team Meeting, etc.).

Wisconsin Plant Recovery Initiative

A decrease in plant closing announcements continued during this reporting period. There was an average of

one closing announced each month. During this reporting period 27 closings were announced. Letters have gone out for 18 of these closings. For two of the closing plants, letters were not sent because the closing was processed through DNR's bankruptcy procedures. Letters for the other facilities are in the process of being finalized and mailed. The DNR was alerted to 10 closings between July 1, 2014 and August 31, 2014. Closings announced or discovered:

1. Thermo Fisher (Sun Prairie)
2. Dairyland Power (Alma Center)
3. Glen Oak Lumber (Montello)
4. Diversified Machine (Milwaukee)
5. Ruan Transport (WI Rapids)
6. VyMac Corp (Whitewater)
7. Allens (Pulaski)
8. Allens (Oconto Falls)
9. Tramont Corporation (Humboldt Blvd., Milwaukee)
10. Tramont Corporation (Chase Ave., Milwaukee)
11. American Superconductor
12. Saputo Cheese USA, Inc.
13. Cenveo Corporation
14. Omya, Inc.
15. Techline USA (Waunakee)
16. Land O' Lakes (Denmark)
17. Lakeview Farms (Bristol)
18. Pittsville Homes, Inc. (Pittsville)
19. Cops Distribution Center (Stevens Point)
20. G3 Industries (Menomonee Falls)
21. ArcRon, LLC (Menomonee Falls)
22. Black Earth Meat Market, LLC (Black Earth)
23. Cargill Meat Solutions Corporation (Milwaukee)
24. Grammer, Inc. (Hudson)
25. Plymouth Tube, Co. (East Troy)
26. Merrick's, Inc. (Union Center)
27. FIS (Milwaukee)

Redevelopment Assistance Actions

DNR provided 136 redevelopment assistance actions during this reporting period, helping to remove disincentives to redeveloping contaminated property:

- 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

Petroleum Eligibility Letters

In this reporting period, DNR provided 22 eligibility determinations for petroleum assessment or cleanup using an EPA brownfields grant:

- 100 Main St, Green Bay
- 603 Grand Ave, Rothschild
- 1248 Washington Ave, Racine
- 2402 & 2408 Franklin St, Manitowoc
- 11528 W Rogers St, West Allis
- 109 N Adams St, Green Bay

- 101 N Adams St, Green Bay
- 227 E Walnut St, Green Bay
- 1425 N Memorial Dr, Racine
- 2537 W Hopkins St, Milwaukee
- 3424 N 37th St, Milwaukee
- 2642 W Hopkins St, Milwaukee
- 2330 16th St S, Wisconsin Rapids
- 2578 Wauwatosa Ave, Wauwatosa
- 331 12th Ave S, Wisconsin Rapids
- 3355 County Road S (Cassel), Marathon County
- 201 Main St, Green Bay
- 827/829 East Washington Ave, Madison
- 707 Rethke Ave, Madison
- 709 Rethke Ave, Madison
- Machinery Row project (Racine), Wisconsin DNR
- 1512 Washington Street, Manitowoc

Table 3 - Summary of Oversight and Enforcement Activities

| | Mid-Year Numbers | End of Year Numbers | End of Year Targets |
|-----------------------------------|-------------------------|----------------------------|----------------------------|
| Responsible Party Letters Sent | 147 | 291 | 100 |
| Bankruptcy Proof of Claim Filings | 0 | 0 | 3 |
| WPRI Letters Sent | 6 | 18 | — |
| Redevelopment Assistance Actions | 70 | 136 | — |
| Petroleum Eligibility Letters | 15 | 22 | — |



Kenosha Engine Plant Update

The former Chrysler Engine Plant property is located in the heart of Kenosha in southeast Wisconsin. The plant first opened for automobile production in 1902, housing Nash Motors, and was part of Kenosha's long-standing history in auto manufacturing.

The engine plant was shut down in 2010 following the bankruptcy of the Chrysler Corporation. Old Carco, a liquidation bankruptcy trust, owned the property after the Chrysler bankruptcy proceedings were finalized in May 2010. In October 2013, an agreement was reached with the state of Wisconsin, city of Kenosha, the United States Government, JP Morgan Chase (the first lien holder of the property), and the Old Carco Liquidation Trust for property abandonment. This agreement also committed \$10 million to an escrow account to support environmental cleanup of the property, which is estimated at more than \$30 million. In February 2014, Old Carco Liquidation Trust abandoned the former engine plant, and the City of Kenosha accepted title.

Because the degree and extent of contamination that exists at the Kenosha Engine Plant property was unknown at the time of bankruptcy, the DNR worked with the City, Wisconsin Department of Health Services and EPA to assess the level of contamination in and around the property. In 2010 and 2011, the EPA conducted a soil vapor study

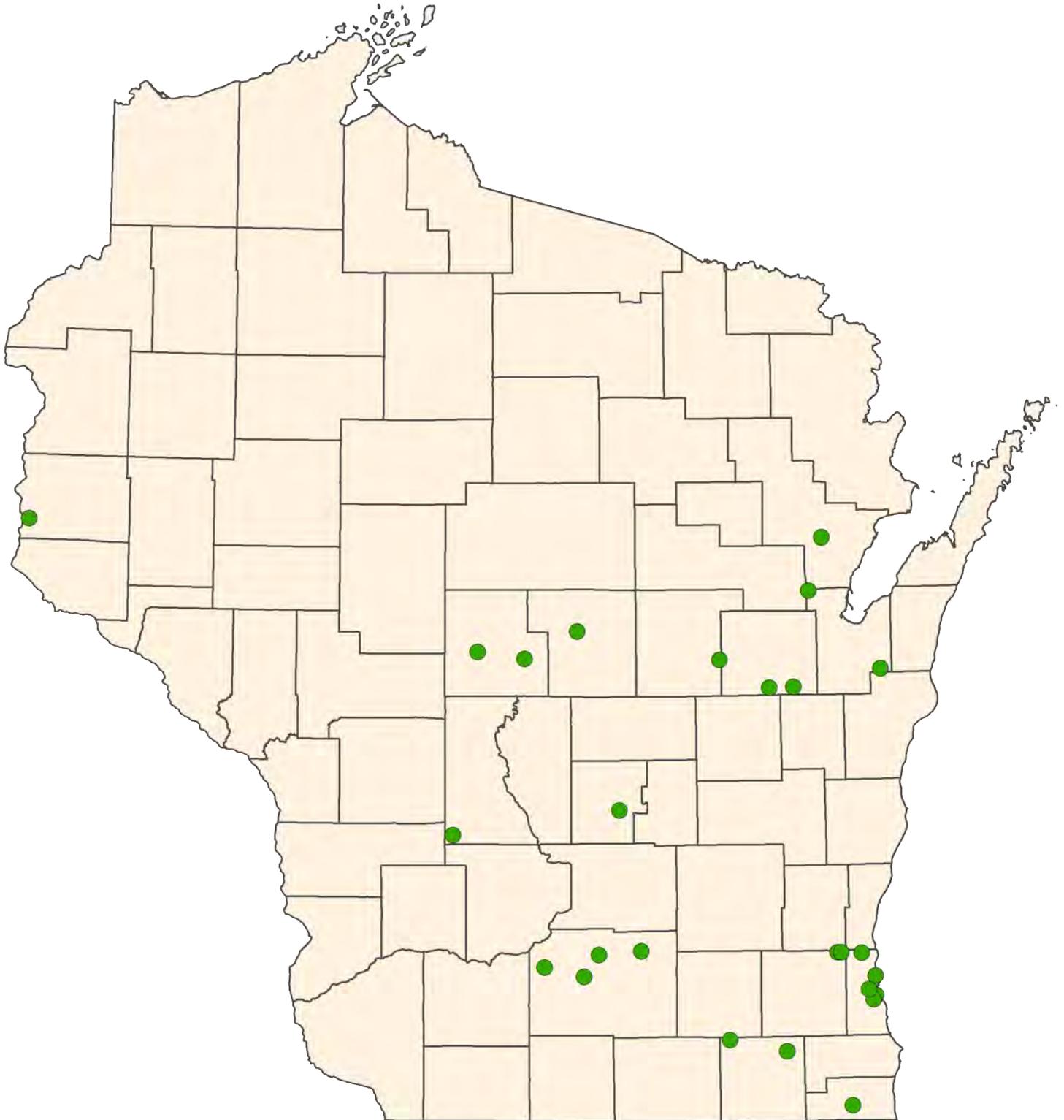
around the property to determine if contaminant vapors in the soil and groundwater at the plant were posing a vapor intrusion risk to the neighboring properties. The EPA's study determined that the adjacent properties were not at risk from contaminant vapors from the Kenosha Engine Plant property.

Prior to declaring bankruptcy, the Chrysler Corporation conducted a number of investigative and clean-up actions often associated with the development of new buildings on the site. Following acquisition by the City in February, DNR and EPA worked with the City to outline a scope of work for a full site investigation to evaluate the magnitude and extent of impacted soil and groundwater, as well as pre-design testing of source areas for the purpose of designing interim actions. The City has already conducted interim remedial action to address petroleum product that was floating on the groundwater at the site.

To date, the type of soil and groundwater contamination found on site includes petroleum; chlorinated solvents, including trichloroethene, benzene and toluene; hydraulic fluid; and metals, including lead, chromium and zinc.

DNR will continue to work closely with the City and EPA as remedial options are identified and an action plan is developed.

WPRI Sites for this Reporting Period September 1, 2013 - August 31, 2014



IV. 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. A full list of public outreach activities can be found in Appendix II.

Public & Stakeholder Participation

Brownfield staff held more than 100 meetings with customers and hosted workshops and stakeholder group meetings.

Key public participation in this reporting period included:

- Held 11 webinars for RR staff (geared toward new employees) covering a variety of need to know topics and issues
- Hosted six webinars to introduce and discuss the changes to the NR 700 Rule revisions
- Hosted three technical training webinars as part of our new "Issues and Trends" webinar series:
 - Applicability of the Hazardous Waste Rules to Cleanups (3/6/14)
 - The New Phase I Environmental Site Assessment Standard (4/17/14)
 - DNR Guidance on Cover Systems as Soil Performance Standard Remedies (5/28/14)
- Hosted stakeholder meetings for the following groups:
 - Full Brownfields Study Group (11/22/13, 2/27/14, 5/23/14, 7/24/14)
 - Brownfields Study Group Subgroups - 29 meetings between March and September 2014
 - PECFA Stakeholders Group (11/4/13,
 - Commercial Developers Roundtable (12/5/13)

Speaking Engagements

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

- Small Town Downtown Forums (9/5/13, 9/10/13, 9/19/13, 8/14/14, 8/26/14)
- Municipal Assessors Institute (9/12/13)
- Wisconsin Municipal Treasurers (9/28/13)
- Environment 2013, 29th Annual FET Conference (10/31/13)
- Plant Decommissioning, Decontamination & Demolition Seminar (Baltimore, MD 11/7/13)
- Western FET Conference (4/2/14)
- Corporate Counsels Conference (5/1/14)
- Wisconsin Lenders Conference (5/15/14)
- Wisconsin Counties Association Conference (6/11/14-6/12/14)

Web Presence

In this reporting period, the following new webpages were created:

- Vapor Intrusion (external)
- PECFA (internal)
- Brownfields Study Group Report (external)

Existing web pages were updated 80 times.

Media Outreach

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

- Television and newspaper coverage of Town of Newton Open House
- 13 Press Releases, including:
 - Prairie du Chien receives DNR brownfields funds to assess former tool and die (10/8/14)
 - State brownfields task force celebrates 15 years, legacy as model stakeholder group (12/17/13)
 - DNR flagship funding guide for brownfields updated in 2014 (1/7/14)

The DNR's RR Program also launched a new "In the news" website where the program can post and tweet articles and news that may not have gone out in a statewide press release. In addition, all ARC grant subawards given out by the DNR are highlighted on this page. Some of these articles have included:

- DNR Brownfields Program helps Kenosha land millions for cleanup work at former Chrysler Engine Plant (2/13/14)
- Partnering up to clean up a piece of Milwaukee's industrial history (4/17/14)
- DNR receives \$1 million EPA Award (5/29/14)

Newsletters

DNR produced the following newsletters in this reporting period:

- 16 RR Reports, our electronic newsletter
- 1 affected citizen newsletters for the Jackson Spill
- 9 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 60 new publications and updated 115 publications in this reporting period. New publications included:

- "Contained Out" Values for PCE, TCE and Vinyl Chloride (RR-969)
- VI Quick Facts: Why Test for Vapor Intrusion? (RR-953)
- VI Quick Facts: What to Expect During Vapor Sampling (RR-954)
- Understanding Chemical Vapor Testing Results (RR-977)
- Tips and Reminders for a Complete Closure Submittal (RR-979)
- Environmental Contamination and Your Real Estate (RR-973)
- River Bluff Townhomes Brownfields Success Story (RR-978)

New internal guidance included:

- Guidance for EPA Removals (RR-5458)
- Open Records Requests- Additional Guidance for RR (RR-5449)
- R&R Spills Communication Plan Template (RR-5452)
- Infiltration/Injection Requests- DNR Internal Review and Approval Process (RR5472)

In addition, DNR staff have been working on an improved process for collecting public input on new and significantly revised guidance documents.

Site-Specific Outreach

When a situation at an individual site warrants, the RR Program conducts site-specific outreach efforts. Site-specific outreach this reporting period included:

Badger Army Ammunition Plant (BAAP): Remediation and Redevelopment Regional Supervisor Linda Hanefeld provided an update and answered questions regarding the groundwater cleanup at the former artillery propellant manufacturing plant. The "clean-up status" meeting was held at the Sauk City Library in early December, 2013. The installation is well along the way to becoming the Sauk Prairie Recreation Area. Since remediation began in earnest in 1998, more than 1,400 buildings have been razed, miles of piping and electrical cable have been removed, and tons of soil and groundwater have been cleared of hazardous contamination.

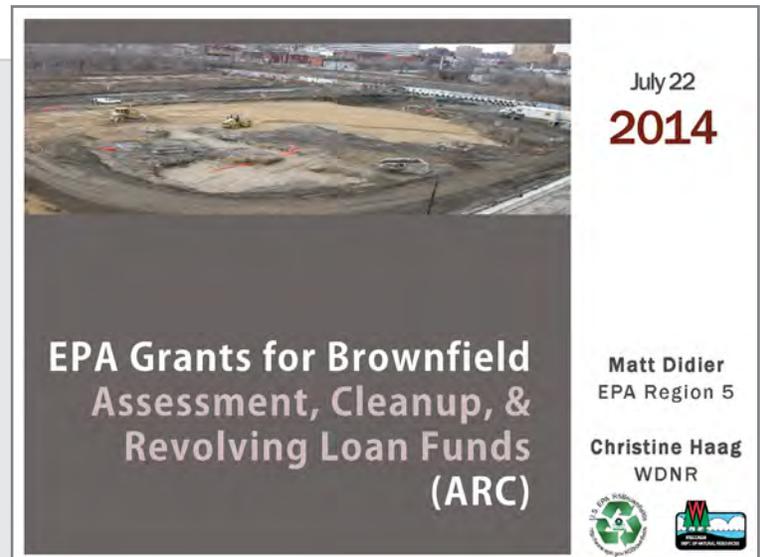
Town of Jackson Spill: Nearly two years ago, a pipeline ruptured near the Town of Jackson in southeastern Wisconsin, spilling roughly 55,000 gallons petroleum products into the soil and groundwater. Since then, Wisconsin DNR has maintained a site-specific webpage to help communicate to residents in the affected neighborhoods. The latest pipeline spill update was posted to the page on October 1, 2013, informing residents of changes to the water sampling schedule in part of the affected area.

Newton: On Saturday, December 7, 2013, nearly 100 people attended an open house sponsored by the Wisconsin Department of Natural Resources to learn and talk about recently discovered groundwater contamination near the Town of Newton. The source of the contamination appears to be an old gravel pit where the City of Manitowoc was disposing a variety of liquid industrial waste in the 1960s and 1970s. Other possible sources of contamination are being investigated. The event garnered local television and newspaper coverage.

Madison- Kipp Corporation: Madison-Kipp Corporation (MKC)- located in a residential area on Madison's east side – has been in the business of making precision parts for autos and other vehicles since 1902. Up until 1989, chlorinated degreasers were commonly used at the site. In 1994, Wisconsin DNR named MKC the responsible party and has been providing regulatory oversight on the clean-up project since then. Regional DNR staff conduct routine outreach to MKC neighbors. The Department has provided electronic "neighborhood updates" on the agency website and via electronic newsletter seven times since Sept. 1, 2013. Copies of all electronic documents are also placed in a neighborhood library for easy access.

EPA Grant Writing Workshop

As with years past, the RR Program, with the help of EPA Region V and Kansas State University TAB, hosted an EPA Grant Writing Workshop. This workshop, held on July 22, 2014 at our Fitchburg office, brought together attendees from consulting, local government and non-profits to learn about the ARC grant process and tips for writing successful grants. This year's workshop was also available through webinar, and the video will be available on the RR Program's website through the end of the year.



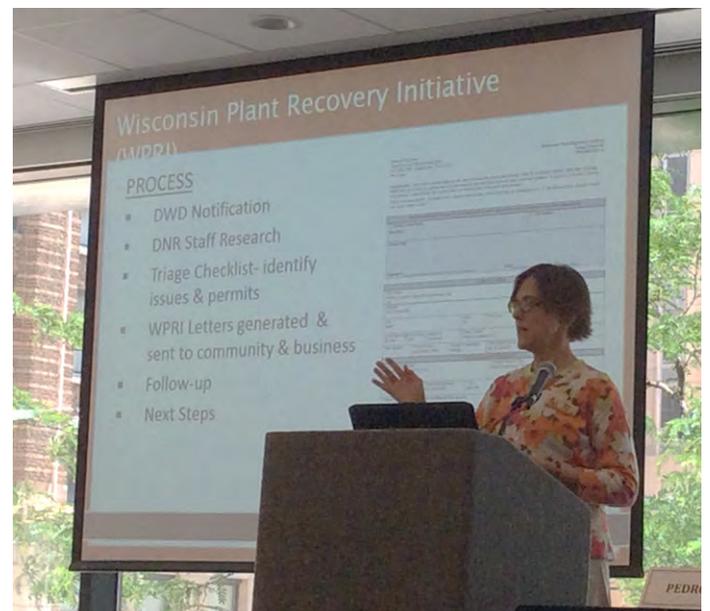
The WDNR and EPA teamed up to give a basic overview of EPA ARC grants and how the state fits into the process.

Exceeding Expectations: DNR Reaches Out to Customers

The RR Program continues to emphasize outreach and goes above and beyond our year-end outreach goals for 128(a) funds. With staff dedicated to outreach in both our central office as well as our five regions, the program is able to coordinate efforts to targeted audiences. Remediation and Redevelopment technical staff also regularly participate in outreach activities, from individualized Green Team meetings to speaking at conferences and hosting open houses.

DNR Brownfield staff continue to seek ways to improve customer service and increase outreach impacts. Some of the efforts undertaken or started this reporting period include:

- Development of an online survey to collect feedback on the effectiveness of Green Team meetings
- Development of an improved system for collecting public input on new guidance
- Assisting the Brownfields Study Group with development of an economic impacts report
- Inclusion of improved customer service and outreach in the Bureau for Remediation and Redevelopment strategic plan



Darsi Foss, Director of the Bureau for Remediation and Redevelopment, talks about the benefits to small communities of the Wisconsin DNR's WPRI and WAM programs (Superfund Brownfields Symposium, ASTWMO, Denver, June 2014)

DNR Launches Vapor Intrusion Toolkit

A comprehensive toolkit of vapor intrusion communication materials has been developed to increase the consistency and effectiveness of communications between DNR, responsible parties and the public. Efforts are underway to promote widespread use of these new resources.

The new template letters and fact sheets are designed to help staff and consultants communicate with affected property owners in plain, easy-to-understand language from initial contact through sampling and mitigation. One even addresses the issue of environmental contamination and real estate value. The fact sheets can be used in conjunction with template letters or as stand-alone documents.

DNR updated and improved its vapor intrusion web pages for environmental professionals, and created a new page specifically for the general public. Procedural guidance is in place to direct staff when property access is a problem. An all-purpose vapor intrusion slide-show presentation has been created for use at public forums, and recommendations for community outreach activities are available.

Anticipating the needs and concerns of affected property owners and the community at large is critically important whenever vapor intrusion is involved. Clear and useful communications are essential for a successful investigation

and mitigation effort. DNR’s continued partnership with the state Dept. of Health Services and the new VI Toolkit go a long way towards increased protection of public health and the environment.



A sub-slab vapor sampling system.

Table 4 - Summary of Public Participation Activities:

| | Mid-Year Numbers | End of Year Numbers | End of Year Targets |
|---|------------------|---------------------|---------------------|
| News Releases | 5 | 14 | 3 |
| RR Reports (e-newsletters) | 9 | 16 | 12 |
| New Publications | 17 | 60 | 10 |
| New & Updated Web Pages | 64 | 134 | 20 |
| Outreach Meetings (Green Team Meetings) | 51 | 108 | 40 |
| Public Speaking Events | 21 | 45 | 10 |
| Trainings/Stakeholder Meetings Held | 25 | 63 | 3 |

V. Mechanisms for Approval of Cleanup Plans, Verifications and Certifications

Completed Cleanups

In this reporting period, DNR approved 223 completed cleanups at 209 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.

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 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 on the Web.

DNR staff conduct audits generally once a year to evaluate a portion of these sites for compliance with the continuing obligations. For the reporting period of September 1, 2013 through August 31, 2014, 63 sites were audited to determine compliance with conditions of closure.

Since 2004, approximately 540 sites have been audited; a few sites have been audited more than once. As of September, 2014, 85 sites have required follow up and 53 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. Approximately 6,700 hours have been spent conducting audits, data entry, data evaluation, follow up and database cleanup.

Voluntary Party Liability Exemptions

In this reporting period, DNR approved five 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 Activities

| | Mid-Year Numbers | End of Year Numbers | End of Year Targets |
|---|------------------|---------------------|---------------------|
| Audits of Institutional Controls | 0 | 63 | 25 |
| Average Staff Hours per Audit | — | 12 | 15 |
| Acres Ready for Reuse | 740 | 1,841 | — |
| Approved Cleanups (Closure Decisions) | 209 | 393 | 300 |
| New Requests to Enter Voluntary Party Liability Exemptions (VPLE) Program | 8 | 11 | 5 |
| New VPLE Certificates of Completion | 5 | 12 | — |

VI. 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. It is part of DNR’s Contaminated Lands Environmental Action Network (CLEAN), an interlinked network of DNR databases tracking information on different contaminated land activities.

RR Sites Map underwent a redesign and software upgrade in August 2013 to make the application more user-friendly and intuitive. 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 including enhanced drawing tool options, bookmarks, ability to add shapefiles and CSV files, ability to export to a shapefile, and measurement and coordinate options.

Since the roll-out of the new release in August 2013, there have been a few enhancements to RR Sites map, including a software upgrade, a search municipality tool, higher resolution photography, a search PLSS tool, symbology improvements and updates to the help menu. A software upgrade that will include a more modern look will be implemented in October 2014.

The team is now working on a mobile friendly version of RR Sites Map. As part of the development of the mobile application new layers were created to improve performance. Once tested these new layers will also be part of the desktop version of the application. The mobile application is currently being tested in development and is planned to be available to the public by the end of the 2014 calendar year.

BRRTS

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).

Over 20,000 documents and images are now available to download through BOTW. These include: closure letters, redevelopment assistance letters, department site audits, spill documentation and even entire files. Items that are available through BOTW do not require the use of a department Open Records request form. This can save our customers time and cost as they conduct property transactions and environmental assessments.

The RR Program recently revised ch. NR 700 of the Wisconsin Administrative Code. One revision included a requirement that responsible parties (or their representatives) provide the program with an update on site progress on a semi-annual basis. The database development team worked to implement a completely automated, web-based reporting system. The system sends an email containing a unique reporting ID to parties listed as contacts in our database. When the report is submitted, the DNR Project Manager is automatically notified by email and a copy of the report is automatically updated in our BRRTS and BOTW systems. This new process will help staff, management and the public to better identify sites that are not being responsive.

Table 6- Summary of Public Record Activities

| | Mid Year Numbers | End of Year Numbers | End of Year Targets |
|--|------------------|---------------------|---------------------|
| Searches Performed in BRRTS on the Web | 45,548 | 91,541 | — |
| Sites with Active LUST & non-LUST Cleanups | 3,090 | 3,048 | — |
| Locations with Active LUST & non-LUST Cleanups | 2,909 | 2,876 | — |

VI. Enhance Response Program or Cleanup Capacity

In this reporting period, DNR provided financial assistance to communities and property owners through the Ready for Resue and Wisconsin Assessment Monies Programs. In addition, the RR Program provided letters of acknowledgement/support to applicants of federal brownfields grants.

Wisconsin Assessment Monies (WAM)

Update

To date, EPA has awarded DNR and its coalition partners with \$2.1 million for the Wisconsin Assessment Monies (WAM) program. This funding has allowed DNR to perform 31 Phase I ESAs, 26 Phase II ESAs, and nine limited site investigations at 42 different sites. The DNR continues to hear from interested parties regarding the program and receives applications on a monthly basis.

In this reporting period, the RR Program received 14 applications for WAM Contractor Services. Twelve awards were made. Awards were made for Phase I, Phase II and limited site investigation activities at various types of sites including major waterfront redevelopment projects, small downtown vacant properties, a non-profit disabled housing facility, and a former manufacturing plant on an historic island in the Mississippi River, just to name a few. Table 7 shows all sites awarded contractor services this reporting period.

Out of the two applications that did not receive an award, one withdrew because of access issues. The other was not awarded due to prioritization of dwindling funds.



Above: Former Safeguard property in Berlin (courtesy City of Berlin). Below: Sharon Foundry in Sharon (courtesy AECOM).



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

| LOCATION | FACILITY | AWARDED SERVICES |
|------------------|--------------------------|------------------------------|
| De Pere | Former O’Keefe Property | Site Investigation |
| Chilton | Former Chilton Plating | Phase I & II |
| Racine | Machinery Row | Site Investigation |
| Berlin | Former Safeguard | Phase I & II |
| Medford | Former S&B Upholstery | Phase I & II |
| Ashwaubenon | Truck Equipment | Phase I & II |
| Milwaukee | Solar Paints | Site Investigation |
| Milwaukee | Super Steel | Site Investigation |
| Prairie du Chien | National Decorated Metal | Site Investigation |
| Sharon | Sharon Foundry | Phase I & II |
| Milwaukee | Clare Central | Phase I & Site Investigation |
| Prairie du Chien | Prairie Tool & Die | Site Investigation |

Ready for Reuse Update

The Brownfields Section of the Remediation and Redevelopment (RR) program continued implementing its 2004 and 2012 Revolving Loan Fund awards from the EPA during this time period. The RR program received \$7.245 million in funding between 2004 and 2010, including \$6 million for hazardous substance cleanup and \$1.245 million for petroleum cleanup. In 2012 and 2013, the RR program received an additional \$1.6 million in revolving loan fund monies. In 2014, EPA awarded a new cooperative agreement with \$1 million in FY14 RLF funding.

This year, we awarded one hazardous substance loan and three hazardous substance subgrants:

- City of La Crosse, Former La Crosse Footwear, \$250,000 (Loan)
- City of Wausau, Riverfront Redevelopment, \$151,171 (Grant)
- City of Prairie du Chien, Block 43 North Gateway, \$130,000 (Grant)
- City of Stevens Point, Former Lullabye Furniture, \$155,737 (Grant)

Program staff promote DNR’s RLF program, known as Ready for Reuse, through multiple outreach media. As a result, we responded to numerous general inquiries about Ready for Reuse over the past year, indicating that awareness of the program is growing and the need for funding is strong. Efforts are made to assist potential applicants with the development of applications and to ensure that projects are “ready to go.”

We also provide significant support to existing loan and grant recipients and actively encourage progress toward project completion.

Federal Support Letters

The DNR also provided letters of support/ acknowledgement for Wisconsin Communities wishing to submit EPA brownfields grant applications. In total, DNR, communities, and other development groups requested \$12.1 million. Support letters were written for:



Above: Former La Crosse Footwear site in La Crosse, WI.

- City of Stevens Point (Assessment)
- City of Oshkosh (Assessment, RLF)
- Sheboygan County (Assessment)
- City of Wauwatosa (RLF)
- City of Two Rivers (Assessment)
- City of Wausau (Assessment, RLF)
- Washington County (Assessment)
- City of Janesville (RLF)
- City of Marinette (Assessment)
- Marquette County (Assessment)
- City of Kenosha (Assessment)
- Jefferson County (Assessment)
- City of West Allis (Assessment- Community & Site-Specific)
- Redevelopment Authority of the City of Milwaukee (3 Cleanup, RLF)
- City of Racine (Assessment)

| Table 8- Summary of Program Enhancement Activities | | | |
|--|------------------|---------------------|---------------------|
| | Mid-Year Numbers | End of Year Numbers | End of Year Targets |
| Wisconsin Assessment Monies awards | 6 | 10 | — |
| Ready for Reuse Loans & Grants | 1 | 4 | — |
| EPA Brownfield Grants- Support Letters | 24 | 24 | — |

Appendix I - Vapor Intrusion Toolkit Examples

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

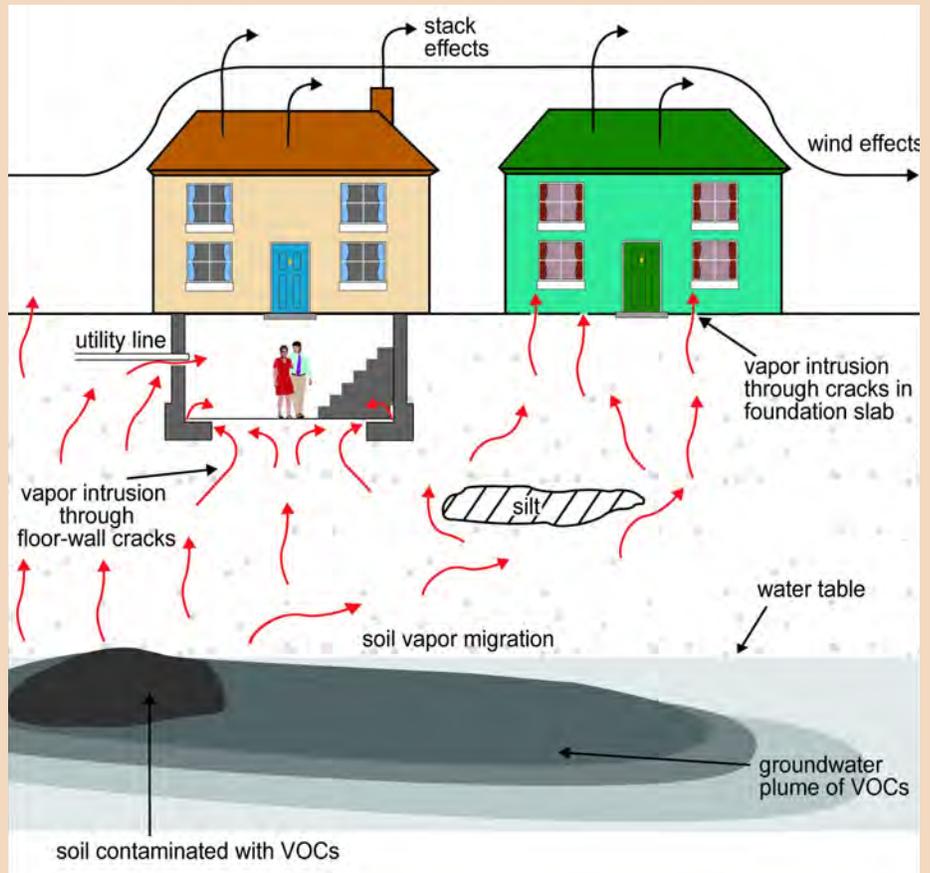
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR’s Remediation and Redevelopment (RR) Program’s Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

Why Test for Vapor Intrusion?



Vapor intrusion is likely an unfamiliar term to you, and hearing that your property should be tested for possible chemical vapor intrusion may cause you some concern. That is understandable, and this information sheet is designed to answer basic questions many people have. Please refer to DNR PUB-RR-892, “What is Vapor Intrusion?” for a summary discussion of the term “vapor intrusion.”

Most cases of vapor intrusion will pose no immediate threat to your health and safety. However, when other neighborhood properties are contaminated, it is wise to get your home or building tested to determine if there is any cause for concern. If potentially harmful chemical vapors are detected inside your home or building, the Department of Natural Resources (DNR), working in collaboration with other health and environmental professionals, will help you come up with a solution to protect you and your family.

Please consider the following factors when deciding whether to allow access for sampling:

Peace of mind

If there’s a chance that chemical 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 soil or groundwater contamination can be diverted from beneath your home or office building and safely expelled into the outdoors, thus improving air quality inside your home or building.

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

Who pays for testing?

You didn’t cause this problem, so you don’t have to pay for testing just as long as you allow reasonable and timely access to have testing done. The cost of sampling at potentially impacted residences or workplaces, like yours, is covered by the responsible party (the person or business legally obligated to investigate and clean up the contamination). In some cases, it’s paid for directly by DNR, the Department of Health Services (DHS), or some other agency. 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 DNR, 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.

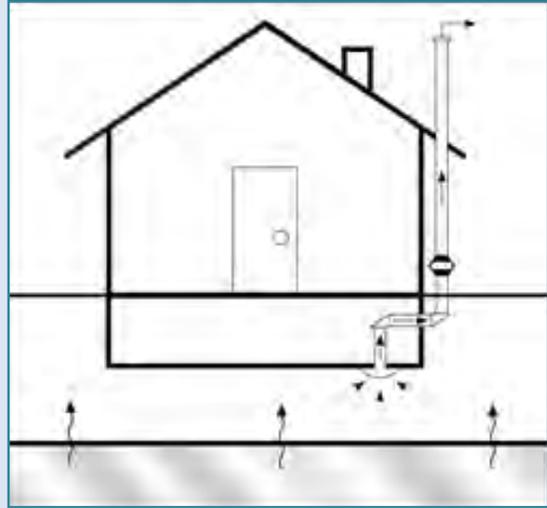


A simple, cost effective solution exists

If vapor intrusion is a problem in a house or building, it can generally be solved by installing a vapor mitigation system. These sub-slab depressurizing systems are similar to those used to eliminate radon gas underneath homes, and have been used for years in a safe and effective manner. If the source of the vapor is tied to a responsible party, they will often pay to have a system installed at your home. The annual upkeep and operation of a typical system is generally less than \$100 per year, mostly for electricity. These annual costs are typically the responsibility of the homeowner.

How will I know if the vapors have been eliminated?

After a vapor mitigation system is installed, follow-up testing of indoor air typically takes place three to six months later. The systems are usually considered permanent fixtures of the building. In cases where the source of the vapor is completely eliminated, the systems should no longer be needed.



If potentially harmful chemical vapor intrusion is detected in a home or business, the most common solution is to install a sub-slab depressurization system. This system captures and redirects soil vapors from below the building foundation before they enter the indoor air. Vapors are vented outside of the building where they disperse into the air and are rendered harmless.

Sub-slab depressurization systems also prevent radon from entering homes, which is an added health benefit in radon-prone areas.

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search “Vapor.” For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

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Appendix II - Public Outreach Activities
(March 1, 2014- August 31-2014)

Green Team Meetings

| DATE | AUDIENCE | SITE | TOPIC/DISCUSSION |
|------------|--|---|--|
| 04/01/2014 | City of Wausau | Kraft Cleaners | Indoor air sampling and vapor mitigation |
| 04/02/2014 | City of Wauwatosa | Thurner Heat Treating | Redevelopment area to address slum and blight conditions |
| 04/07/2014 | WEDC / Officials from Racine, Racine County, Rep. Mason, prospective developer, Vandewalle | RootWorks – Machinery Row | RootWorks overview, status and goals for Machinery Row; Technical and financial resources for implementation of RootWorks plan |
| 04/07/2014 | City of Green Bay | | "Brownfields 101" for the new Economic Development person |
| 04/07/2014 | City of Chilton | Chilton Plating | Liability clarification and available resources for cleaning up tax delinquent site |
| 04/08/2014 | Eagle Supply & Plastics (Appleton) - potential purchaser/developer | Eagle Supply & Plastics | Historic Fill Exemption, VPLE, continuing obligations, purchase option scenarios |
| 04/09/2014 | City of De Pere | Former O'Keefe Properties | Next steps for investigation and available funding sources |
| 04/09/2014 | City of Gillett | Econo Wash | Availability of funds and progress at site |
| 04/09/2014 | Lake Geneva Utility, WEDC | Lake Geneva Utility Commission | brownfields funding |
| 04/10/2014 | Cuba City/ City Council | Kessler Cleaners | liabilities/investigation/funding of site |
| 04/14/2014 | Conference Call/City of Monona | "triangle project" along Yahara River | waterfront initiative pilots |
| 04/28/2014 | Fitchburg/Simon Property: AKA Kessler Cleaners | Kessler Cleaners | funding availability, cleanup |
| 04/30/2014 | Madison/ Developers | Mautz Block | financial assistance and a general discussion of the best approach for the development team |
| 04/30/2014 | Fitchburg/ Developers | Stark Automotive | Redevelopment concerns, WEDC funding |
| 05/06/2014 | Racine, Racine County | Machinery Row | Machinery Row environmental assessment and cleanup |
| 05/06/2014 | Middleton (conf. call) | Herbrand S&G | Acquisition issues |
| 05/12/2014 | City of Wausau, consultant | Wausau Riverfront Redevelopment project | Meeting to discuss progress of the Riverfront properties' assessments and remedial action alternatives |
| 05/12/2014 | Town of Byron, Village of Wyeville, Monroe County Solid Waste | Town of Byron/Wyeville Landfill | Feasibility of expanding cranberry beds onto landfill |
| 05/19/2014 | City of Appleton | Neenah Paper | Historical contamination, VPLE, exemptions for expansion of project |
| 05/21/2014 | City of Berlin | Former Safeguard property | LGU exemption, slum and blight, WAM funding |
| 05/28/2014 | Fitchburg/Middleton officials | Hebrand Sand and Gravel | Land transfer and liability |
| 06/05/2014 | Village of Sussex | Quality Welding | Potential funding sources and cleanup concurrent with daylighting of creek |

| | | | |
|------------|--|--|--|
| 06/09/2014 | Milwaukee Metro Sewerage District | Century City | Potential funding sources for stormwater project at Century City |
| 06/12/2014 | Village of Grantsburg | Former D&J Manufacturing | Funding options and liability tools |
| 06/23/2014 | City of Monona | Kettle Cafe | potential options to spur redevelopment |
| 06/30/2014 | JAMF Software | North Barstow Redevelopment | Preview of redevelopment |
| 06/30/2014 | City of Wisconsin Rapids, RCH, EPA Region 5 Removals | RCH Enterprises | Discussion of removals action, vapor intrusion assessment and mitigation |
| 06/30/2014 | City of Chilton, prospective purchaser | Chilton Plating (former) | Potential redevelopment, funding options, cleanup needs |
| 06/30/2014 | Marinette County | Marinette Central Broadcasting | Environmental issues |
| 07/01/2014 | Environmental consultant for Viant Crane | Former GE Railcar site | Redevelopment of site |
| 07/14/2014 | Frank Productions | Madison Dairy | Potential redevelopment |
| 07/16/2014 | Winnebago County | Glatfelter | Possible redevelopment into dog park |
| 07/18/2014 | City of Racine, Racine County | Machinery Row | Coordination between RR and Water |
| 07/21/2014 | City of Baraboo | St. Mary's Ringling Hospital | Potential funding for assessment and demolition |
| 07/22/2014 | Chippewa Falls | Chippewa Falls Downtown Redevelopment | Remediation and redevelopment planning for downtown redevelopment |
| 07/23/2014 | City of Superior, Guardian Pest | Former Amoco Terminal Site | Liability and redevelopment |
| 07/23/2014 | Village of Wonewoc | Wonewoc Bakery | General brownfield tools |
| 07/23/2014 | City of Tomah | Old lumber company, railroad sites, adjacent landfill property | Meeting with new City Administrator to discuss various Tomah brownfields |
| 07/23/2014 | City of Black River Falls | M&E Development Center | Legal and financial tools |
| 07/31/2014 | Development Association (non-profit) | Peavy/Globe Elevator | Redevelopment and available tools |
| 08/05/2014 | City of Green Bay | Brown County Sheriff Parking Garage | Grant opportunities |
| 08/07/2014 | City of Appleton | Valley Auto Parts | Proposed redevelopment |
| 08/12/2014 | City of Platteville | Former Pioneer Ford Site | redevelopment/acquisition |
| 08/12/2014 | City of Lancaster | Ellensboro Town Store | funding availability/cleanup |

Speaking Engagements

| DATE | NAME OF EVENT (LOCATION) | TITLE/TOPIC |
|------------|--|---|
| 04/02/2014 | Western FET Conference (Eau Claire) | Multiple presentations by technical staff |
| 04/01/2014 | NWTC student group and their teacher (Tour) | Better Brite Tour |
| 05/01/2014 | County Corporate Counsels Conference (Delavan) | Focus Group for Corp. Counsels |
| 05/07/2014 | EPA Region 5 All-States Conference (Chicago) | Lead multiple discussions |

| | | |
|------------|---|--|
| 05/15/2014 | Wisconsin Lenders Conference (Wisconsin Dells) | Tools for Lenders and Interested Private Parties (Booth) |
| 06/11/2014 | WI Counties Association (Oshkosh) | RR Program/Brownfields (Booth) |
| 06/12/2014 | WI Counties Association (Oshkosh) | RR Program-Brownfields, Liability, Agreements |
| 06/19/2014 | Clark County Economic Development Corporation (Loyal) | Brownfields: Legal and Financial Tools |
| 06/19/2014 | Wisconsin Municipal Professionals (Webcast) | Green and Sustainable Remediation |
| 06/25/2014 | RiverHeath "Grand Opening" (Appleton) | RiverHeath Grand Opening and Boardwalk naming dedication (Borski Boardwalk) to Jennifer Borski |
| 07/10/2014 | DOT Traffic Incident Management Enhancement (TIME) Meeting (DeForest) | DNR Spill Response |
| 07/10/2014 | DOT TIME Meeting (Sparta) | DNR Spill Response |
| 07/14/2014 | Presentation to several WI, MN and MI tribes in Odanah | Underground Storage Tank Basic to Advanced Fuel System Training |
| 07/24/2014 | DOT TIME Meeting (Milwaukee) | DNR Spill Response |
| 08/06/2014 | Wisconsin State Fair (West Allis) | RR Program Overview |
| 08/14/2014 | Small Towns Downtown Forum (Potosi) | Brownfields Tools |
| 08/26/2014 | Small Towns Downtown Forum (Coloma) | Brownfields Tools |
| 08/27/2014 | Royster Clark Open House | Environmental Status of Royster Clark Redevelopment and How it Affects Neighbors |

Events/Groups Hosted

| DATE | EVENT/GROUP HOSTED | DESCRIPTION OF EVENT |
|------------|--|--|
| 04/02/2014 | Financial Subgroup | 1st subgroup meeting |
| 04/04/2014 | Technical Subgroup | 1st subgroup meeting |
| 04/14/2014 | Waterfront Subgroup | 2nd subgroup meeting |
| 04/15/2014 | Liability Subgroup | 2nd subgroup meeting |
| 04/16/2014 | Financial Subgroup | 2nd subgroup meeting |
| 04/16/2014 | Issues & Trends Webinar: ASTM Phase I Webinar (Internal) | Presentation by Paul Zovic on ASTM Phase I standards |
| 04/16/2014 | Issues & Trends Webinar: ASTM Phase I Webinar (External) | Presentation by Paul Zovic on ASTM Phase I standards |
| 04/16/2014 | UMRBA Train Derailment Tabletop Exercise | Simulation of a train derailment south of LaCrosse along the Mississippi River facilitated by Ann Whelan (USEPA) and Dave Hokanson (UMRBA) |
| 04/17/2014 | Local Government Subgroup | 2nd subgroup meeting |
| 04/22/2014 | Economic Impact Subgroup | 2nd subgroup meeting |
| 04/25/2014 | Technical Subgroup | 2nd subgroup meeting |
| 04/28/2014 | Waterfront Subgroup | 3rd subgroup meeting |
| 04/30/2014 | Financial Subgroup | 3rd subgroup meeting |
| 05/01/2014 | Liability Subgroup | 3rd subgroup meeting |
| 05/07/2014 | Local Government Subgroup | 3rd subgroup meeting |

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| 05/09/2014 | Technical Subgroup | 3rd subgroup meeting |
| 05/12/2014 | Waterfront Subgroup | 4th subgroup meeting |
| 05/14/2014 | Financial Subgroup | 4th subgroup meeting |
| 05/16/2014 | Liability Subgroup | 4th subgroup meeting |
| 05/20/2014 | Economic Impact Subgroup | 3rd subgroup meeting |
| 05/23/2014 | Brownfields Study Group Meeting | Review draft subgroup issues & recommendations |
| 05/28/2014 | Issues & Trends: DNR Guidance on Cover Systems as Soil Performance Standard Remedies | Discussing RR-709 |
| 06/05/2014 | Economic Impact Subgroup | 4th subgroup meeting |
| 06/12/2014 | Technical Subgroup | 4th subgroup meeting |
| 06/23/2014 | Local Government Subgroup | 4th subgroup meeting |
| 07/02/2014 | Financial Subgroup | 5th subgroup meeting |
| 07/02/2014 | Financial Subgroup | 5th subgroup meeting |
| 07/08/2014 | Liability Subgroup | 5th subgroup meeting |
| 07/10/2014 | Oneida Tribe- Land, Law & Environment | Presentation by Jeff Mears & Rebecca Webster at the NER July Team meeting |
| 07/15/2014 | Economic Impact Subgroup | 5th subgroup meeting |
| 07/21/2014 | Economic Impact Subgroup | 6th subgroup meeting |
| 07/22/2014 | EPA Grant Writing Workshop | Yearly grant writing workshop |
| 07/24/2014 | Brownfields Study Group | Full BSG meeting to discuss issue papers |

Press Releases/News Articles

| DATE | TYPE | TITLE |
|------------|--------------------------------------|--|
| 04/10/2014 | Press release/News Tab | Partnering up to clean up a piece of Milwaukee's industrial history |
| 04/17/2014 | Possible future newspaper article | Buckstaff property in the city of Oshkosh |
| 04/22/2014 | Press release/News Tab | Prairie du Chien nets DNR brownfield grant to help cleanup property, develop Block 43 Gateway Project |
| 04/24/2014 | Article (various trade publications) | Spring is time for spills and cleanup. Do you know who to call? |
| 05/27/2014 | Press Release/News Tab | WAM Contractor Services awarded to the City of Medford |
| 05/29/2014 | Press release/ News Tab | DNR Receives \$1 million EPA award |
| 06/17/2014 | Press release/News Tab | City of Berlin receives DNR-funded assessment |
| 06/17/2014 | Article (various trade publications) | Responding to a Spill? Call the Spills Hotline Immediately |
| 06/20/2014 | Article (Daily Reporter) | Salvaging Proposal Raises Theft Concerns |
| 06/27/2014 | Press Release/News Tab | WAM Contractor Services awarded to Racine Redevelopment Authority |
| 07/02/2014 | Article (HRT News) | Costly cleanup, growing number of contaminated wells |
| 07/28/2014 | Article (Ripon Commonwealth Press) | DNR will not take action of Silver Creek smell- DNR's reason: no major threat to human health, environment |
| 08/26/2014 | Press Release/News Tab | De Pere, Chilton receive awards to start cleanup of contaminated properties |
| 08/29/2014 | News Tab | Wisconsin's Brownfields Study Group to gauge economic impact of contamination cleanup and redevelopment |

New Publications

| DATE | PUBLICATION # | TITLE |
|------------|---------------|--|
| 04/01/2014 | RR5467 | Process for PECFA Usual and Customary Cost Approvals |
| 04/03/2014 | RR5468.docx | Administrative Withdrawal of Closure Request Template |
| 04/04/2014 | RR953 | Why Test for Vapor Intrusion? DNR vapor intrusion quick facts. |
| 04/04/2014 | RR954 | What to Expect During Vapor Sampling - DNR vapor intrusion quick facts. |
| 04/07/2014 | RR977 | Understanding Chemical Vapor Testing Results |
| 04/08/2014 | RR970.docx | Agreement for Assumption of Responsibility for Monitoring Wells |
| 04/10/2014 | RR979 | Tips and Reminders for a Complete Closure Submittal |
| 04/22/2014 | RR5469.docm | Closure Denial Notification Template |
| 04/22/2014 | RR973 | Environmental Contamination and Your Real Estate |
| 04/22/2014 | RR5472 | Infiltration/Injection Requests - DNR Internal Review and Approval Process: |
| 04/23/2014 | RR5470 | Enforcement of Spill Notification Violations |
| 04/24/2014 | RR981 | Maintenance plans for vapor mitigation systems/vapor intrusion/vapor intrusion response actions/vapor barriers |
| 04/24/2014 | RR980.docx | Maintenance Plan Example Template for a Straightforward Site |
| 04/24/2014 | RR983 | Improve your closure request: maintenance plans and maps |
| 04/25/2014 | RR5448.docm | Template Letter: Vapor Sample Results Above Screening Level - State Lead |
| 04/25/2014 | RR5444.docm | Template Letter: Introduction of VI Issue to Neighborhood - State Lead |
| 04/25/2014 | RR5456.docm | Template Letter: Access Agreement to Test for Vapor Intrusion - State Lead |
| 04/25/2014 | RR5447.docm | Template Letter: Vapor Intrusion Sample Results Below Screen Level - State Lead |
| 04/25/2014 | RR5446.docm | Template Letter: Vapor Intrusion Sample Results No Detection - State Lead |
| 04/28/2014 | RR958.docm | Template Letter: Introduction to Vapor Intrusion Issue in Neighborhood |
| 04/28/2014 | RR961.docm | Template Letter: Vapor Intrusion Sample Results Below Screening Level |
| 04/28/2014 | RR960.docm | Template Letter: Vapor Intrusion Sample Results No Detection |
| 04/28/2014 | RR962.docm | Template Letter: Vapor Intrusion Sample Results Above Screening Level |
| 05/01/2014 | RR5473 | Guidance on Administratively withdrawing a case closure request |
| 05/01/2014 | 4400-243k | Kenosha Engine Plant Remediation Project Ready for Reuse Program and State ERP Payment Claim and Worksheet |
| 05/01/2014 | 4400-243b | Kenosha Engine Plant Remediation Project Bankruptcy Escrow Fund Payment Claim and Worksheet |
| 05/09/2014 | RR976.docm | Template Letter: Access Agreement to Sample for Vapor Intrusion |
| 05/28/2014 | RR988.docx | Model Ordinance for Removal of Non-Structural Materials from Vacated Buildings |
| 06/03/2014 | RR5445.docm | Template Letter: Vapor Intrusion Mitigation System Installation - First Request |
| 06/03/2014 | RR5443.docm | Template Letter: First Request for Access for Vapor Intrusion Sample |

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| 06/03/2014 | RR5466.docm | Template Letter: Second Request for Access for Vapor Intrusion Sample |
| 06/03/2014 | RR5471.docm | Template Letter: Second Request for Access to Install Vapor Intrusion Mitigation System. |
| 06/03/2014 | RR5457.docm | Access Agreement for Installation of Vapor Mitigation System |
| 06/03/2014 | RR5477.docm | Template Letter: Third and Final Request for Access for Vapor Intrusion Sample |
| 06/03/2014 | RR5476.docm | Template Letter: Third and Final Request for Access to Install Vapor Intrusion Mitigation System. |
| 06/04/2014 | RR978.pdf | River Bluff Townhomes Brownfield Success Story |
| 07/11/2014 | RR5478 | Verbal Property Access Request Process for Vapor Intrusion Sampling |
| 07/11/2014 | RR5479 | Off-Site Property Access for Vapor Intrusion Sampling and/or Mitigation at RP-led Investigations and Cleanups |
| 07/25/2014 | RR986 | Sub-Slab Vapor Sampling Procedures - Vapor Sampling |
| 08/08/2014 | RR5481 | PECFA Cost Separation Methodologies |

Updated Publications

| DATE | PUBLICATION # | TITLE |
|------------|---------------|---|
| 04/04/2014 | RR892.pdf | What is Vapor Intrusion? DNR vapor intrusion quick facts. |
| 04/08/2014 | RR967 | NR 700 Site Investigation Process and Timeline flowchart |
| 04/22/2014 | RR910.pdf | Kewaunee Marsh Cleanup Project: Responding to an Historic Arsenic Spill (Brochure) |
| 04/23/2014 | RR5442.docm | Template Letter - Notice of Intent to Incur Expenses |
| 04/23/2014 | RR5440 | Addressing Vapor Intrusion Sampling and Mitigation using the Statewide VI Zone Contract |
| 04/24/2014 | RR606.pdf | Guidance on Case Closure and the Requirements for Managing Continuing Obligations |
| 04/29/2014 | RR5413.pdf | RR Program Policy and Legal Refresher |
| 05/05/2014 | RR691.pdf | Remediation and Redevelopment Program Brochure |
| 05/14/2014 | RR024.pdf | Environmental Services Contractors List |
| 05/14/2014 | RR5070.pdf | Direct Push Technology Boring Abandonment |
| 06/09/2014 | RR5340.docm | Model Letter: Approval - Non-Bid Actions (DERF) |
| 06/09/2014 | RR5344.docm | Model Letter: Denial of Interim Action Proposal (DERF) |
| 06/09/2014 | RR5342.docm | Model Letter: Approval - Variance (DERF) |
| 06/09/2014 | RR5341.docm | Model Letter: Approval - Bid Actions (DERF) |
| 06/09/2014 | RR5343.docm | Model Letter: Request for More Information - Consultant Selection (DERF) |
| 06/09/2014 | RR933.pdf | Brownfields Redevelopment in Wisconsin: Essential steps and resources for successful redevelopment of brownfields |
| 06/11/2014 | RR5235.docx | Liability Clarification Letter for a Prospective Purchaser of Property with Off-site Contamination |
| 06/25/2014 | RR5234.docx | Summary of Environmental Conditions No Further Site Assessment under NR 716 (Sample GLC Letter) |
| 06/26/2014 | RR5421.docx | RP Model Letter - New Case |
| 07/07/2014 | RR989 | Usual and Customary Cost Schedule (UCCS) #16 |
| 07/07/2014 | RR558.pdf | Wisconsin Spill Reporting Requirements |
| 07/07/2014 | RR604.pdf | Hazardous Substance Spills in Wisconsin |

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| 07/07/2014 | RR559.pdf | DNR Staff Provide Spill Response and Support |
| 07/28/2014 | RR5225.pdf | Guidance for Determining Who is Responsible Under the Spill Law |
| 08/01/2014 | RR5356.pdf | Hazardous Substance Spills and WPDES Permitted Discharges Response Guide |
| 08/11/2014 | RR5380.doc | Continuing Obligation Cover Letter (for Affected Property Owners) |
| 08/13/2014 | RR710.pdf | Mechanical and Chemical/Biological Spill Response Methods |
| 08/14/2014 | RR005.pdf | Superfund Sites in Wisconsin |
| 08/14/2014 | RR671.pdf | Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know |
| 08/14/2014 | RR752.pdf | Dry Cleaner Environmental Response Fund (DERF) - QBS for Consultant Selection |
| 08/18/2014 | RR5070.pdf | Direct Push Technology Boring Abandonment |
| 08/18/2014 | RR5224.pdf | DERF for Dummies |
| 08/18/2014 | RR5385.pdf | Consultant Selection Requirements in ch. NR 169, WI Adm. Code; Insurance Claims for DERF sites |
| 08/18/2014 | RR5386.pdf | Procedure for requesting Silica-lined 'Summa' canisters from the State Laboratory of Hygiene |
| 08/18/2014 | RR5427.pdf | When is Indoor Air Sampling Necessary at Sites with a Possible Vapor Intrusion Pathway? |
| 08/18/2014 | RR5349.pdf | DERF Completeness Checklist for RA Bids |
| 08/18/2014 | RR5401.pdf | Defining Roles of Department of Health Services (DHS) and DNR in Vapor Intrusion Investigations |
| 08/19/2014 | RR5181.pdf | When to Public Notice a Meeting |
| 08/21/2014 | RR5184.pdf | Quick Reference Guide to Natural Degradation of Chlorinated Solvents |
| 08/21/2014 | RR183.pdf | Guidance for Design, Installation and Operation of Groundwater Extraction and Product Recovery Systems |
| 08/21/2014 | RR185.pdf | Guidance for Design, Installation and Operation of Soil Venting Systems |
| 08/21/2014 | RR5203.pdf | DNR Cost Recovery Against Persons Exempt from Spill Law Response Actions |
| 08/21/2014 | RR5382.pdf | Cooperative Agreement Between Wisconsin Department of Natural Resources (DNR) and Wisconsin Department of Transportation (DOT) |
| 08/26/2014 | RR882.pdf | Dry Cleaner Environmental Response Fund (DERF) Program Highlights |
| 08/28/2014 | RR5131.doc | Approval to Proceed in the Voluntary Party Liability Exemption |

Newsletters

| RR REPORT | | MADISON KIPP | |
|-----------|------------|--------------|------------|
| | 04/14/2014 | | 04/08/2014 |
| | 05/07/2014 | | 06/09/2014 |
| | 05/28/2014 | | 08/25/2014 |
| | 06/09/2014 | | 08/26/2014 |
| | 08/18/2014 | | |

| New Webpages | |
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| DATE | WEBPAGE |
| 06/16/2014 | Vapor Intrusion |
| Updated Webpages | |
| 04/04/2014 | BOTW |
| 04/01/2014 | Brownfield study group Report |
| 04/02/2014 | Internal Training page |
| 04/04/2014 | Federal Tax |
| 04/08/2014 | Fees |
| 04/08/2014 | Madison Kipp |
| 04/11/2014 | Superfund |
| 04/15/2014 | PECFA |
| 04/23/2014 | ESA |
| 04/28/2014 | Internal Spills page |
| 04/30/2014 | Conference and trainings |
| 05/15/2014 | Environmental Professionals |
| 05/15/2014 | BSG Report |
| 05/15/2014 | Conference and trainings |
| 05/27/2014 | My RR homepage |
| 05/27/2014 | News |
| 05/27/2014 | Site assessment team (intranet) |
| 05/28/2014 | RR Sites Map |
| 05/28/2014 | BOTW |
| 05/28/2014 | Spills Intranet |
| 06/06/2014 | Success stories |
| 06/06/2014 | EPA Grants |
| 06/10/2014 | Madison Kipp |
| 06/11/2014 | PECFA |
| 06/11/2014 | BSGReport |
| 06/15/2014 | Spills Intranet |
| 06/16/2014 | Vapor Intrusion for environmental professionals |
| 06/16/2014 | Conference and trainings |
| 06/17/2014 | News |
| 06/18/2014 | Brownfield study group |
| 06/18/2014 | Conference and trainings |
| 06/18/2014 | Environmental Professionals |
| 06/19/2014 | Vapor Intrusion Intranet |
| 06/27/2014 | Brownfields study group |
| 06/27/2014 | News |

