

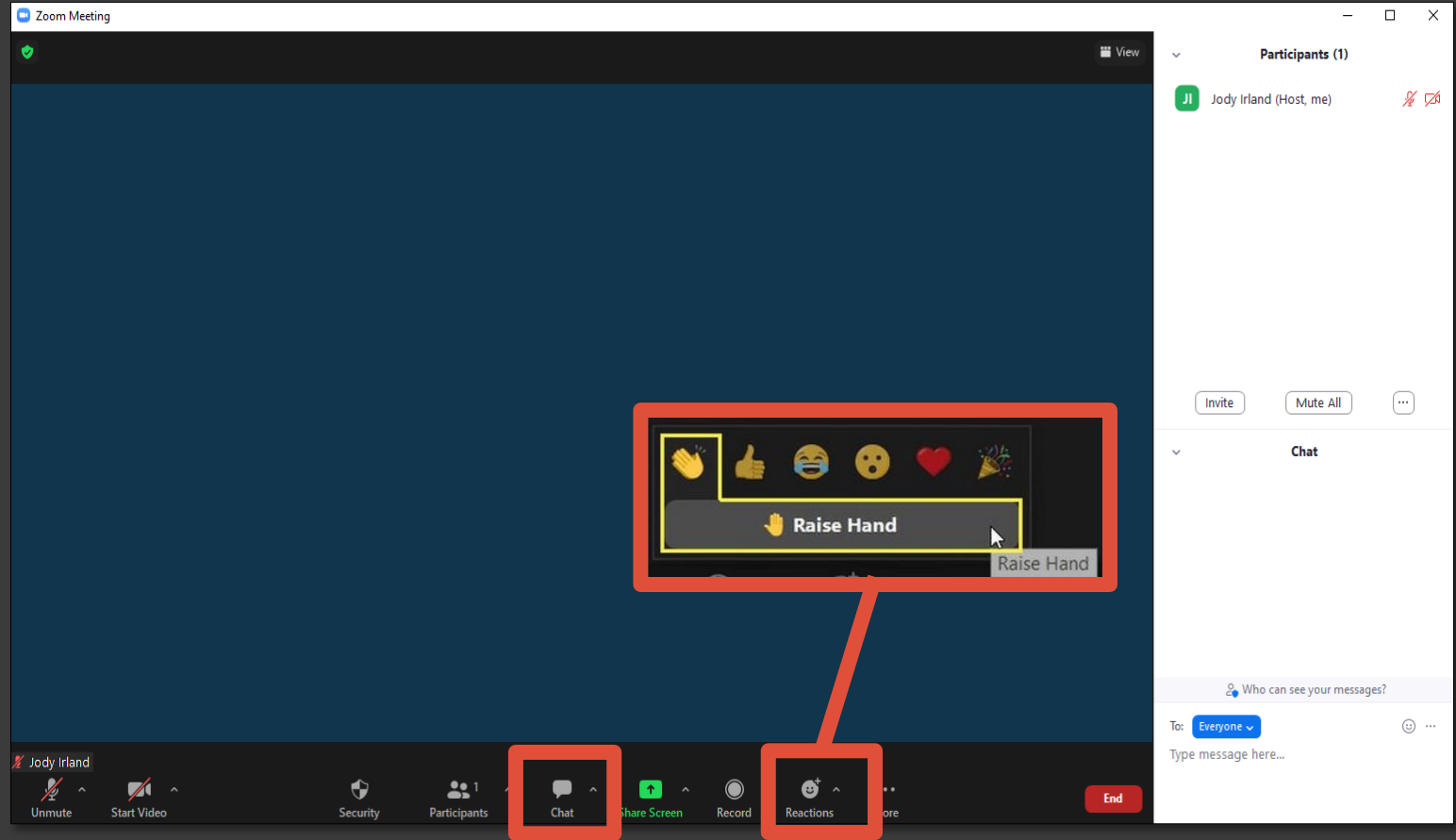


Issues & Trends

**Ready for Reuse (RFR)
Revolving Loan Fund Program**

Zoom Logistics

- All attendees muted
- To comment or ask questions, use **chat** or **raise hand**
- Send questions to **Gena Larson**
- Q&A session open at end of presentation



📹 Today's recording will be available at dnr.wi.gov, search "RR Training Library"

Public Input Opportunities Coming Soon

- RR-933 Brownfields Redevelopment in WI
- RR-055 – Local Government Liability Exemption
- RR-508 – Environmental Liability Exemptions for Lenders and Representatives



Public Input Opportunities Coming Soon

- RR-979 Tips and Reminders for a Complete Closure Request
- RR-982 Post Closure Modifications
- RR-983 Improve your Closure Request: Maintenance Plans and Maps
- RR-800 Vapor Intrusion Guidance



Public Input Opportunities

The screenshot shows the Wisconsin Department of Natural Resources website. The header includes the DNR logo and navigation links for HUNTING, FISHING, PARKS, CLIMATE, ENVIRONMENT, FORESTRY, LICENSES, NEWS, ABOUT, and CONTACT. The main content area is titled "REMEDIATION & REDEVELOPMENT PROGRAM PUBLIC NOTICES". It contains text about public notices and comment opportunities, with links to external advisory groups and training presentations. A sidebar on the right lists "Brownfields: Redevelopment Opportunities" with links to RR Report Newsfeed, Find Contaminated Land Activities, Request Green Team Assistance, Submit Files Related to ch. NR 700, Wis. Adm. Code, Report a Spill, and Environmental Contamination & Cleanup. Below this is a "Related Links" section with a link for "For Environmental Professionals".



dnr.wisconsin.gov/topic/brownfields/publicnotices.html



Subscribe to RR Report Newsfeed for Email Notifications

dnr.wisconsin.gov/topic/Brownfields/News.html

Remediation and Redevelopment External Advisory Group

- **Friday, April 14, 2023**
 - Registration on the RR EAG webpage
 - Attend in person at the DNR Green Bay Office



SIGN UP FOR UPDATES:

dnr.wisconsin.gov/topic/brownfields/rreag





Gena Larson
Brownfields Program and Policy
Specialist



Steps for Redevelopment of Brownfields



DNR Financial Programs:



Steps for Redevelopment of Brownfields



DNR:	Green Team Meetings	Wisconsin Assessment Monies	Ready for Reuse
WEDC:		Site Assessment Grants (SAG)	Brownfield & Idle Sites Grants
EPA:	Technical Assistance	104k Assessment Grants	Cleanup Grants & Revolving Loan Funds
KSU TAB:	Planning/Visioning/Community Engagement, Funding ID & Grant Writing, Economic Feasibility		
Local Assistance:		Acquisition of Brownfields	TIF

Eligible Activities

Wisconsin Assessment Monies (WAM):

- Phase I and II environmental site assessments
- Site investigation (NR 716)
- Remedial action plans (NR 722)

Ready for Reuse:

- Soil management (open and closed sites)
- Excavation of contaminated material
- Soil vapor extraction system installation (passive and/or active)
- Cap placement
- Groundwater treatment



Eligibility

Both

- Must be a brownfield
- Community interest & involvement – municipal resolution
- Applicant cannot be causer of contamination
- Property not subject to RCRA corrective action

WAM:

- Municipal or private applicant
- No out-of-pocket expenses

Ready for Reuse:

- 22% funding match secured
- Municipal applicant
- Must demonstrate CERCLA liability defense (e.g., Phase I ESA prior to acquisition)



Ready for Reuse

- ▣ 22% funding match secured
- ▣ Must demonstrate CERCLA liability defense (e.g., Phase I ESA prior to acquisition)
- ▣ **Complete site investigation**

#29 Former Royster-Clark Plant- go to dnr.wi.gov, search “Brownfields Success Stories”

Funding Options

Ready for Reuse

0% interest loan

*Up to 30% loan forgiveness



Eligible Activities – Cleanup



- ▣ Preparation/Finalization of the remedial action plan
- ▣ Cleanup actions
- ▣ Short-term site monitoring



Eligible Activities – Cleanup

- ❑ Environmental consulting fees
- ❑ Public participation costs
- ❑ DNR fees



Eligible Activities – Post-closure

- ▣ **Soil management/NR 718 approved activity**
- ▣ **Soil vapor extraction system installation**

2018 RFR Award Recipient - St. Feriole Island, Prairie du Chien



Example Site
Small, Rural Town



Example Site - Large, urban site

Royster-Clark Plant

Madison, Wisconsin



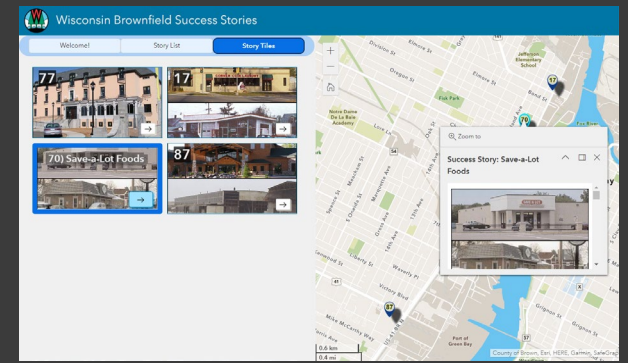
Brownfields Success Stories



dnr.wisconsin.gov/topic/Brownfields/Success.html

Is your success story missing?

Email Jody.Irland@wisconsin.gov to add your brownfields success story!



Wisconsin Brownfield Success Stories
DNR R&R Program

Welcomel
Story List
Story Tiles

Communities all across Wisconsin have successfully investigated, cleaned up and redeveloped many of their contaminated properties. Better yet, many of these redevelopment projects resulted in uses which make their communities a better place to be. We've highlighted some of the most interesting projects from our partnerships with local governments and private parties to showcase the eye-opening transformations that can happen when we work together to clean up Wisconsin brownfield sites.

About this map

This interactive map shows the locations of many successful brownfield redevelopment sites across the state. Click on a location shown on the map to see more information and media for that site. Many include side-by-side, before-and-after images to showcase the eye-opening transformations in many Wisconsin communities, some even include DNR produced videos.

How to get started exploring

- Click on any point on the map to learn more about a brownfield redevelopment success.
- Click above on "Story List" to see an alphabetical list of all of the success stories in the state.
- Click on "Story Tiles" to see thumbnail images of the success stories.
- Explore the map and learn about these great success stories!

How to find more information

Check out the Remediation and Redevelopment [Brownfields Success Stories webpage](#).

Check out the [R&R Brownfields webpage](#).

#65
River Bluff Townhomes - West Bend

Overview:
Taking a proactive approach to brownfield cleanup and redevelopment paid off nicely for the city of West Bend. The assessed value of a 2.4-acre downtown property jumped by about \$1.7 million from 2011-12. Once an eyesore, it's now home to an attractive 26-unit residential townhome apartment complex situated near the Milwaukee River; numerous restaurants, a museum, cinema, and other businesses.

Project history:
This area of downtown West Bend had been home to numerous industries and commercial enterprises, including a malting company, a grain elevator, an oil and paint manufacturer, a railroad freight yard and an agricultural fertilizer distributor.

Efforts to clean up downtown West Bend began in 2002 when a tax incremental funding (TIF) district was created. The creation of TIF districts have stimulated industry development, increased employment opportunities, improved water and sewer systems

#66
Candlewood Suites

Overview:
One brownfield redevelopment led to another in La Crosse. The result is a new extended-stay hotel and a growing business district. With the help of DNR technical and liability clarification assistance, local jobs were created, and property value quadrupled.

Project history:
Copeland Avenue in La Crosse is a long stretch of Wisconsin Highway 53 with a variety of commercial businesses on one side and a wetland on the other. In 2006, developers turned a former brownfield site on the avenue into a retail strip, accompanied by a Festival Foods grocery store.

As a result of this redevelopment, another developer was inspired and saw the area as an opportunity for new growth. The developer targeted two properties just north of Festival Foods for redevelopment. The properties were considered underutilized; a used car dealership and night club took up only small portions of the properties and there were dilapidated buildings.

Remediation & Redevelopment:
Site investigation revealed polycyclic aromatic hydrocarbons (PAHs) and lead in the soil and groundwater, as well as benzopyrene along the river and wetlands. The ground was raised in elevation by 4 feet with clean fill material bringing the area up out of the floodplain.

Three types of remedial action were used- soil excavation, engineering and institutional controls, and natural attenuation. Using the three techniques provided for both technical and economic feasibility, and assured compliance with public health and environmental standards.

RFR Process

1. READY

to apply &
begin cleanup
activities

- ▣ Site Assessment work complete/DNR approval under Wis. Admin. Code ch. NR 716
- ▣ Secure funding to finish the cleanup within two years
- ▣ Prepare a budget for award-eligible activities
- ▣ Document eligibility as
 - **Applicant** – no CERCLA liability
 - **Property** – meets federal brownfield definition
- ▣ Prepare a municipal resolution

RFR Process

2. Award made

...congrats!

- ▣ Sign Loan Agreement
- ▣ Kick-off meeting with DNR staff -- DNR staff will work closely with you to **begin implementing** the project.
 - ▣ *Do not start any cleanup immediately upon award.*
- ▣ EPA-mandated 30-day public comment period

Go to dnr.wi.gov, search “Materials for Borrowers and Grantees”



RFR Process

3. During Award Period

- ▣ Comply with all Federal Terms and Conditions
 - Quarterly reporting
 - worker protection (Davis Bacon)

Go to dnr.wi.gov, search “Materials for Borrowers and Grantees”

Important Points

- ❑ **Applicant selects and hires qualified environmental consulting firm**
- ❑ **Applicant doesn't need to take title to the property**

#61 Quality Wood- go to dnr.wi.gov, search "Brownfields Success Stories"

Ready for Reuse Can Work For You!

- ✓ Opportunity to leverage funding
- ✓ Ability to execute community vision – take control

Contact us to start a conversation about your site-specific needs!

Gena Larson

 (608) 400-9215

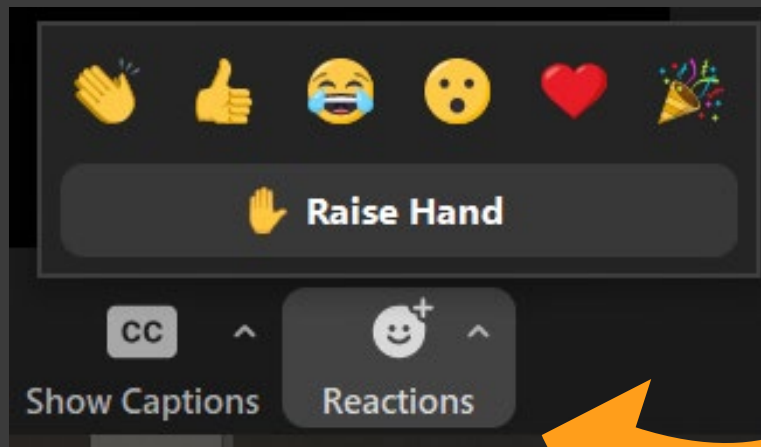


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Questions?

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THANK YOU!

CONNECT WITH US

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"WILD WISCONSIN:
OFF THE RECORD"