RE NEWS

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INSIDE

RR Program's Database Gets a New Look!

The Remediation and Redevelopment (RR) Program recently upgraded BRRTS on the Web, the Department of Natural Resources' (DNR) on-line database for contaminated properties.

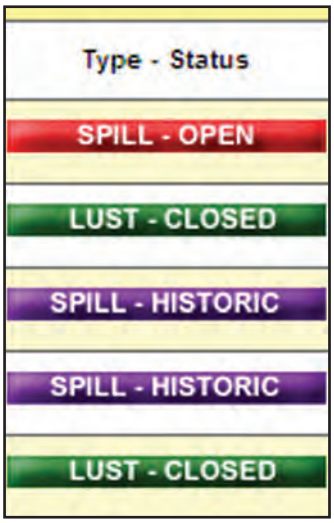
The database is the agency's main source of information for all RR Program contaminated property activities in the state. There are more than 60,000 activities in BRRTS on the Web. The original BRRTS database – which stands for "Bureau for Remediation and Redevelopment Tracking System" – was created in the 1980s, and the RR Program created the on-line version of BRRTS in 2000.

What's New?

With BRRTS on the Web, users can search for cleanups that are underway or completed. Included in this data is information on the types of contaminants found at properties, what impacts these contaminants may have on the property's soil and groundwater, any assessment and/or cleanup work completed, and DNR project manager contact information.

With the new version of BRRTS on the Web, visitors to the upgraded database will also see:

- a cleaner, easier-to-read "search results" page, including new colors to help users more clearly see the status of a specific activity, including which sites are "Open," "Closed," or "Spills";



- a new feature allowing a user to click on their web browser's "Back" key and keep all their previous search information; users can also click on the "breadcrumb function" at the top

– Continued on Page 3

Case Example: How a Developer Worked with DNR to Respond to a Mysterious PCB Discovery

When you think of what a "classic" brownfield would look like, the former Mirro manufacturing facility in Manitowoc certainly qualifies. Comprised of approximately 17 buildings of various heights and ages, this enormous complex takes up an entire city block, with a series of tunnels and walkways connecting various sections.

From 1898 to 1986, the property was used to manufacture aluminum products, including Mirro aluminum cookware. Mirro manufacturing ceased in 1986, but corporate and engineering offices were maintained until 2001 under the under Newell-Rubbermaid company. Like any aging brownfield structure, without constant maintenance, the facility progressively deteriorated into a somewhat haunting structure.

In 2006, E J Spirtas Manitowoc, LLC, purchased the former Mirro plant with a grand plan for redevelopment. However, even just getting to the demolition phase took time and money. Spirtas used original building plans to survey and redraw all 900,000-square feet

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Crews cleanup PCB contamination at the former Mirro facility (photo courtesy DNR).

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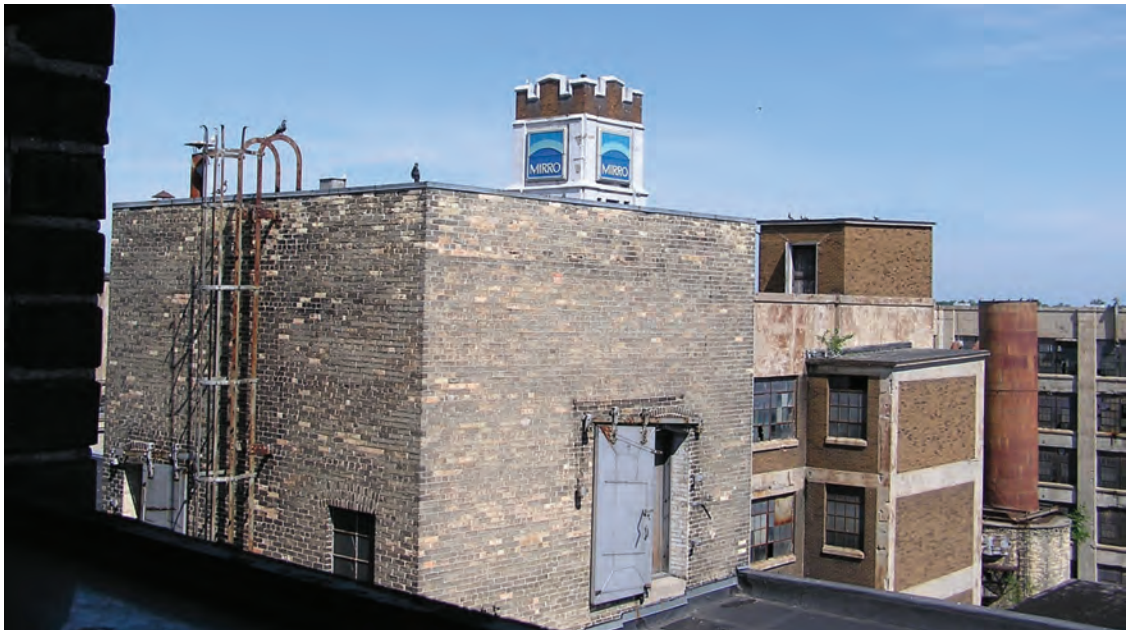

A combination of factors, including a surprise discovery of PCBs, delayed redevelopment work at the former Mirro complex in Manitowoc (photo courtesy DNR).

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in preparation for deconstruction and redevelopment activities. The building needed security upgrades immediately in order to protect public safety. There were numerous broken windows and structural concerns around the outside of the building, and the interior fire suppression system was not in working order.

Along with these added expenses, the economic crisis hit in 2008. Interested investors where nowhere to be found, and the original redevelopment effort stalled.

During this time, the developer looked for support from government resources by partnering with the the Wisconsin Department of Natural Resources (DNR), the Environmental Protection Agency and the city of Manitowoc. A DNR Site Assessment Grant (SAG) and an EPA Targeted Brownfield Assessment were awarded to the city to help determine the scope of contamination. Additionally, environmental inspections for asbestos, fire safety, lead-based paint and chlorinated solvents, were continuing with support from the state and federal grants.

Despite best efforts during extended delays, there were circumstances that led to vagrancy and vandalism. In 2010, state and local officials discovered approximately twenty-six 16-gallon drums of oil during a building walkthrough. The drums were found in two substation areas housing transformers, and contained oil contaminated by polychlorinated biphenyls(PCBs). Photos of the substations proved that the drums had not been there previously. It appeared that someone attempted to drain the oil from the transformers, perhaps for the purpose of stealing scrap materials. During the process, contaminated oil leaked onto the wood flooring in the vicinity of the substations and the loading dock.

Analytical results of the drummed transformer oil and a floor drain in the loading dock indicated PCBs at a high level range. Department staff informed Spirtas that these drums needed to be properly containerized and disposed of as soon as possible.

Spirtas hired a hazardous waste treatment and disposal company, and conducted the work under EPA oversight. Working through 90-degree days, Spirtas' contractor effectively got the job done in July 2011. Liquid waste was transferred to 55-gallon drums. The PCB-contaminated wood flooring was pried off of the concrete floor and loaded into roll-off boxes. In addition, miscellaneous mercury-containing switches were dismantled and boxed up. All these waste streams were labeled for pickup and appropriate disposal. The concrete floors were double washed/rinsed and marked for separate handling during building deconstruction. Finally, all liquids used in washing/rinsing and the liquids in the sump below the floor drain of the loading dock were pumped, emptied and properly disposed of, and wipe samples were collected for PCB analyses to verify that the cleaning was effective.

With the emergency effectively addressed, plans are now in place for deconstruction of the building, starting with a short-term removal effort of 50,000 square feet of flooring to be reused in a corporate office development.

"In the grand scheme of things this is a small effort that exemplifies the most significant message that the EPA and NIAGARA/Manitowoc Development stand for: Reduce, Reuse, Recycle," Spirtas noted. "The symbolism of this effort–while financially small–will be very exciting."

Spirtas also observed that bringing the right people on board can definitely help mitigate the risks associated with acquiring a brownfield property, but sometimes it's best to expect the unexpected.

In the case of the former Mirro site in Manitowoc, being blindsided with an unexpected appearance of a toxic waste problem, it meant addressing the problem to protect both public health and the environment.

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of the web page, which lists all the previous pages they've visited; prior to this change, users had to re-enter all their original search information;

- grouping of activities at the same location; this new feature will make it easier for the user to identify which activities in their search results are at the same location and/or facility, because activities at the same location are now grouped and shown with the same background color;
- a "Financial Category" drop-down menu in Advanced searches lets users see which sites have received financial assistance from the DNR;
- new "pop up" information on all Basic and Advanced searches, helping the user learn about the different ways in which they can search BRRTS on the Web; and
- several helpful changes to the "Activity Detail" page, including:
  - o if activities once separate in the database are now grouped together, BRRTS on the Web has new information showing the user which activities and data have been changed and grouped together;
  - o additional "pop up" information under the "On GIS Registry?" subheading;
  - o more information to help contact project managers if the user had additional site-specific questions; and,
  - o an added Quick Response (QR) matrix bar code, allowing direct transfer of information to wireless devices (e.g. smart phones, iPads, etc.). If the user has a smart phone or other wireless handheld device, they can scan the code with readily available QR scanning software, and the page, map or pdf will open on their handheld device.

Please Note!

Users should be aware that the upgrade does not change RR Sites Map, a GIS-based mapping system that shows different layers of information from BRRTS on the Web. Both databases are part of the Contaminated Lands Environmental Action Network (CLEAN), which also connects to landfill data from the DNR's Waste & Materials Management Program's Solid & Hazardous Waste Information Management System (SHWIMS) and petroleum data from the Department of Safety and Professional Services (petroleum data was formerly housed with the Wisconsin Department of Commerce).

We hope you like the new look! Of course, if you are experiencing any problems with BRRTS on the Web, RR Sites Map, or are having trouble with any other aspect of CLEAN, please contact Andrew Savagian at 608-261-6422, or andrew.savagian@wisconsin.gov.

RR Report Rewind: Top Headlines in Review

Going Beyond Sustainable Cleanups

The Wisconsin DNR's Remediation and Redevelopment (RR) Program is broadening the scope of Wisconsin's Initiative for Sustainable Cleanups (WISC), in order to tackle a number of larger environmental issues. The goal of encouraging greener remediation will now be included in a comprehensive effort to promote the environmentally-friendly redevelopment of brownfields and more sustainable practices throughout the RR Program.

The refocused initiative will be known as the Wisconsin's Initiative for Sustainable Remediation and Redevelopment (WISRR), with a revised mission: "to promote environmentally- and socioeconomically-responsible practices throughout the Remediation and Redevelopment Program."

This broader approach will still focus on sustainable cleanups. The RR Program will continue to work on guidance to outline energy-saving and eco-friendly practices at remediation sites. Additionally, we will increase efforts to advocate for redevelopment plans which emphasize eco-friendly construction and the use of green energy (solar, wind, etc.) where appropriate.

As part of this change, the WISRR team recently submitted letters of support to four Wisconsin communities seeking to research alternative energy options at contaminated sites, through EPA's RE-Power America's Lands Initiative. Check back with our website and newsletters for more information as WISRR continues to release findings and recommendations.

Neenah Earns DNR Award for Redevelopment Success

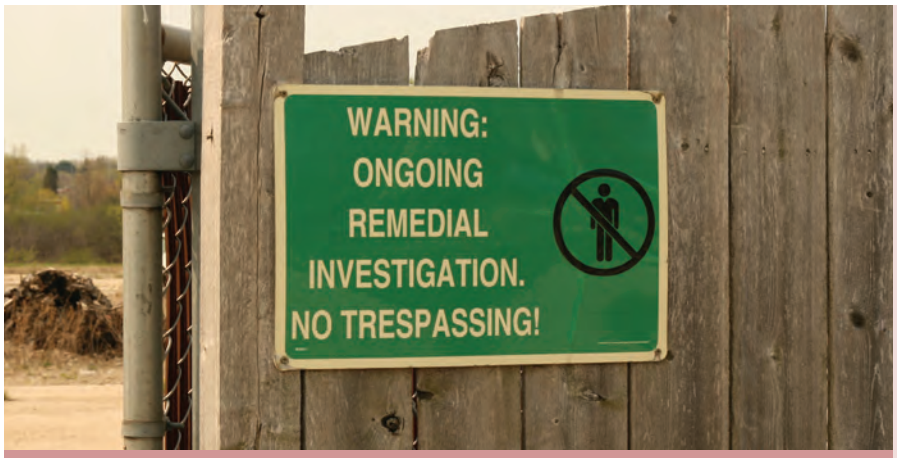
The city of Neenah and the Community Development Authority (CDA) for the city of Neenah have been awarded a regional Wisconsin Department of Natural Resources (DNR) annual Natural Resources Award. The award is presented by the DNR's Northeast Regional Office in Green Bay.

"This award recognizes Neenah's and the CDA's commitment to environmental protection and job creation through the cleanup and redevelopment of contaminated properties in the heart of the community," said Jean Romback-Bartels, Acting Northeast Region Director.

In announcing the award, Romback-Bartels highlighted the redevelopment of contaminated parcels in downtown Neenah that were historically used for industry and commerce, including the Plexus World Headquarters and Alta Resources developments. The community worked with multiple DNR programs and utilized many brownfields tools to create a pattern of successful redevelopments.

DNR's Acting Northeast Region Director Jean Romback-Bartels (second from right) congratulates representatives from Neenah and DNR (photo courtesy DNR).

RR Program Recovers More Than $1 Million in Cleanup Costs in FY 2011



Technical Report

In Fiscal Year 2011 (FY '11), the RR Program continued a successful effort to recover taxpayer funds used for the cleanup of spills and contaminated properties.

The RR Program utilizes state dollars for cleanups when responsible parties are unknown, unwilling or unable to pay for the cleanup themselves. After addressing the contamination issues at these "orphaned" sites, the Program attempts to recover those costs through a number of ways, including enforcement and legal actions.

From July 1, 2010 to June 30, 2011, the RR Program recovered $1,016,324.27. These FY '11 funds are deposited into the state's Environmental Management Account (EMA) or the Environmental Fund Segregated Account, where the funds are targeted for cleaning up specific properties. In FY11, the Program recovered:

- $212,851 in state funds used for spills cleanups;
- $404,808 in environmental repair settlements (longer-term state cleanups);
- $12,672 under Superfund consent decrees; and
- approximately $385,900 used for other site-specific cleanups.

Since 1992, the RR Program has recovered nearly $23 million in taxpayer money used for the cleanups of spills and contaminated properties. For more information about the RR Program's cost recovery efforts, please contact Tim Panzer at 608-267-2465, or timothy.panzer@wisconsin.gov.

Spill Blotter

DNR Spill Coordinators Train for Major Incidents

In July, RR Program spill coordinators Roxanne Chronert and Jason Moeller participated in a practice exercise in Green Bay involving a three milliongallon "spill." The faux spill was part of the U.S. Venture Worst Case Scenario Spill Exercise, set up at the mouth of the Fox River.

The DNR's spills staff, other spill responders from U.S. EPA, U.S. Coast Guard, Wisconsin Department of Transportation, local health and public works officials, state spill cleanup contractors and area first responders also participated in the event.

The exercise helped officials plan for a possible future spill, practice clean-up techniques, work on coordinating activities among a wide group of agencies and organizations, and learn new lessons in spill response and prevention.

Many Thanks To Larry Fox!

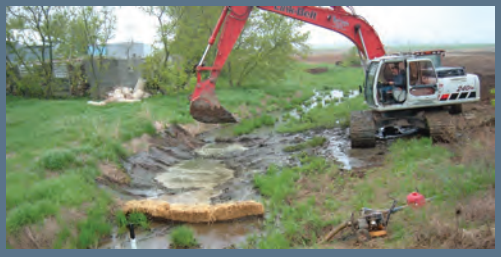
Larry Fox retired after nine years as the SER back-up Regional Spills Coordinator. In addition to his spill duties, Larry served as the Statewide Spills Cost Recovery Specialist, seeking reimbursement from responsible parties. Under the Emergency Response contract, companies work on behalf of the Wisconsin Department of Natural Resources (DNR) to clean up emergency spills and other types of hazardous substance contamination. The DNR may seek cost recovery from the spiller for the clean-up actions. Over the course of nine years Larry successfully cost recovered over $800,000. A majority of the money recovered is returned to the general revenue fund. Best wishes for your next venture, Larry!

Dana Dennis, DNR RR Fiscal Specialist in Madison, will be taking over the duties as the Statewide Spills Cost Recovery Specialist. Welcome Dana!

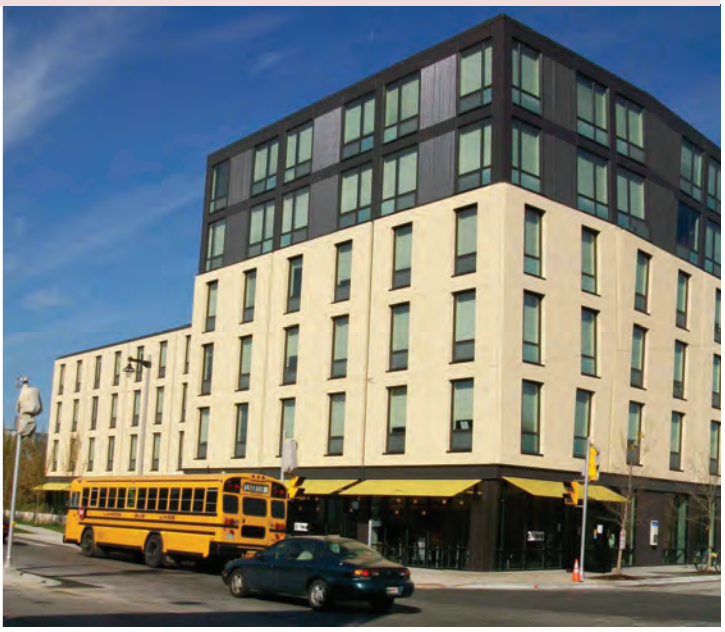
Truck Rollover Spills Fuel Outside of Wausau

Early morning on August 5, a tanker traveling on State Highway 51 near Wausau drove into a median and eventually rolled on it's side. Approximately 400-600 gallons of diesel spilled from the truck's dome covers. However, thanks to quick action by first responders and cleanup crews, most of the diesel was captured and there were no impacts to waterways or public drinking sources. The RR Program's Tom Kendzierski was the Spill Coordinator responding to this incident in central Wisconsin.

Manure Spill in Outagamie County



Last May, a broken manure dragline was the reason approximately 3,000 gallons of manure ended up in a ditch off a county road near Seymour in Outagamie County. According to law enforcement officials, there were no lasting environmental impacts because the farmer was able to pump and scoop the manure out of the ditch. The RR Program's Northeast Region Spill Coordinator Jason Moeller was on the scene.



UWM's new RiverView and Cambridge Commons are neighboring residence halls, both on former brownfield sites (photos courtesy DNR).

UW-Milwaukee Residence Halls

Since industrial developments tend to be grouped together, one neighborhood will often be home to several contaminated properties. String many contaminated properties together, and you can have a depressed section of town with stagnant development.

The flip side of this is that once an interested party comes along, the size and scope of change in an area can be even bigger and bolder, than when a community is just focused on one property.

A wonderful example of a neighborhood sprouting multiple brownfields redevelopments is along east North Avenue in Milwaukee. Situated next to the Milwaukee River, these properties provided a unique opportunity for the right buyer: which happened to be the University of Wisconsin-Milwaukee's (UWM) Real Estate Foundation. On the hunt for space to construct new residence halls for its growing student population, the Foundation created a plan to cleanup and redevelop both locations.

Work started on the west side of the river, with the Riverview Residence Hall. The site was formerly used as a storage area for Milwaukee County, but had a long history of industrial use, stemming from it's location along the famous "Beerline B" railroad route. Wisconsin Coal and Ice and Hometown Oil were among the businesses operated during the 100 years of industry at the property.

The city of Milwaukee led much of the redevelopment effort, working with an environmental consultant to address polycyclic aromatic hydrocarbons (PAHs) and metals contaminating the soil. Some of the contaminated soils were excavated and moved to a hazardous waste landfill, while other soils were allowed to remain capped by the new building and parking lot.

With remediation work complete, the UWM Real Estate Foundation was able to complete the redevelopment component of the project in a short period of time. The resulting RiverView Residence Hall opened in 2008. An impressive six-story complex, complete with 131 student quarters, dining facilities, a fitness center, laundry and study lounges, the hall can host up to 475 students. Cost of the redevelopment was approximately $23 million.

In the end, RiverView proved to be a template for the Foundation's next, more ambitious project: Cambridge Commons Residence Hall. The project began on the neighboring brownfields property, directly across the river. This site also had a long history of industrial and commercial use, and was last used by the Hometown Oil company. Cleanup of the property involved removal of leaking underground storage tanks (LUSTs) and disposal of some contaminated soils.

Cambridge Commons is a beautiful, energy-efficient, mixed-use building, which opened to students in 2010. The hall can accommodate 700 students in high-end suites, and also includes classrooms and space for three retail businesses.

Green design was paramount for architects, and the residence hall achieved a rare Leadership in Energy and Environmental Design (LEED) Gold designation after completion. Among the eco-friendly features of the Cambridge Commons are two green roofs, a monitor that lets students view how much power they're using, and a 20,000-gallon tank to collect all rainwater on the property.

Staff Updates

Jessica Coda

Jessica Coda is leaving the RR Program to work as a Business Sector Specialist with DNR's Cooperative Environmental Assistance Program. Jessica worked for the program for two periods for more than 11 years, playing a large role in much of our brownfields and outreach work, including developing our web content, success stories, managing our publications, helping manage the Brownfields Site Assessment Grants and launching and managing our Ready for Reuse Program. Best wishes Jess!

Scott Johnson

Scott Johnson joins the RR Program as a hydrogeologist in our South Central Region. A recent graduate of the UW-Madison's hydrogeology master's program, Scott will be responsible for project-managing remedial activities at sites that have been identified by DOT pre-construction sampling as being contaminated. Welcome Scott!

Hank Kuehling

Hank Kuehling has rejoined the RR Program, to assist as a project manager for Badger Army Depot remediation work. He will be working out of our South Central Region office in Fitchburg. Welcome back Hank!

Bob Strous

Bob Strous has returned to the RR Program to assist the Brownfields and Outreach Section in our Madison central office. He will be managing the federal Ready for Reuse revolving loan fund program and other projects. Welcome back Bob!

Erin Endsley

Hydrogeologist Erin Endsley is moving from our Eau Claire Office in West Central Region to our Superior office in Northern Region.

Larry Fox

Southeast Region Spills Coordinator Larry Fox retired after working with the RR Program for nine years. See Page 4 for details on his efforts.

Need More In-Depth Advice? Contact the RR Program

Seek Ready for Reuse Funding
– Bob Strous: 608.266.2699

Discuss Local Government Liability
– Dan Kolberg: 608.267.7500

Seek Plant Recovery Funding
– Melissa Enoch: 608.266.9263

Set Up a Green Team Meeting or Get General Information
– Andrew Savagian: 608.261.6422

Find a Contact in Your Region
– RR Staff Contact Page

dnr.wi.gov/org/aw/rr

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