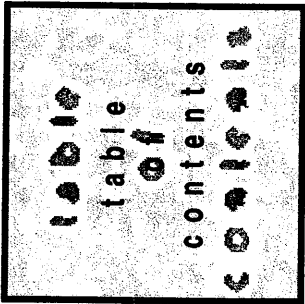


**commerce**  
**commerce**  
**business**  
**initiative**  
**initiative**

Annual Report #1  
December, 1998

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As we approach the next century, the Department of Commerce is poised to lead our state's efforts to redevelop brownfields. Governor Thompson and the Legislature gave the charge to our Department to administer the cornerstone of the Brownfields Initiative - a \$10 million grant program. The mission of our Brownfields Grant Program is to provide businesses and communities with the opportunity to restore abandoned or under-utilized, environmentally-contaminated properties to productive use.

A little over a year has elapsed since the program was signed into law. In that time, the Department of Commerce has laid a foundation for successfully

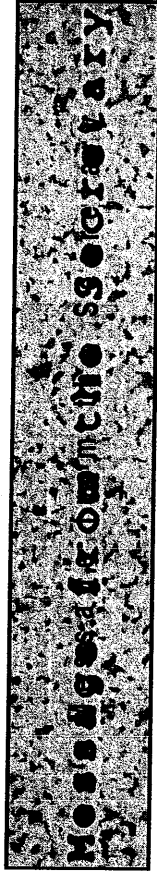
redeveloping and cleaning up our state's brownfields. I am pleased to present to you our first annual report on the progress of the Brownfields Grant Program. In the first year, we awarded \$10 million to 26 projects throughout the state. We held two rounds of competition in making these awards. The benefits that will result from revitalizing these brownfields include:

- ✓ The return of 321 acres of abandoned or under-used, environmentally-contaminated sites into healthy, prosperous properties.
- ✓ An increase in property tax values of more than \$160 million, meaning increased tax revenue for communities.
- ✓ The creation of more than 2,800 jobs.

As you review this annual report, I am confident you will agree the state's investment in this program has already attained a level of success that merits your continued support.



**Brenda J. Blanchard**  
Secretary

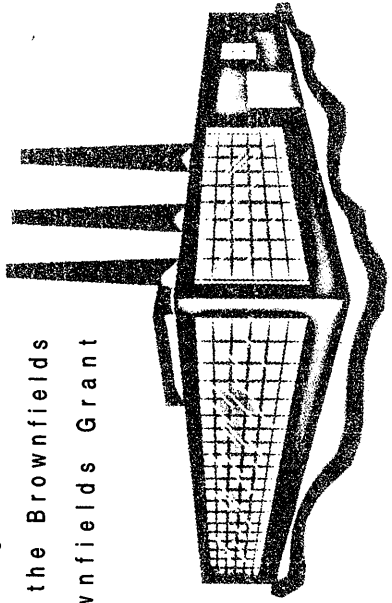


It is estimated that 8,000 brownfield sites exist across Wisconsin. These brownfield sites plague both small and large cities as health threats and burdens to communities. The lost tax revenue from these sites could

potentially be over \$100 million each year. Many of these brownfields are abandoned for decades and become dilapidated, unsafe eyesores.

**PROG Program Background Ound**

There are many advantages to redeveloping brownfields: urban renewal, creation of jobs and tax revenue, a healthier environment, and reduced pressure on greenfield development. For these reasons, the State of Wisconsin enacted new measures and programs as part of the Brownfields Initiative in the 1997-1999 biennial budget to foster redevelopment. One of the pillars of the Brownfields Initiative is the \$10 million Brownfields Grant Program, administered by the Department of Commerce. Each fiscal year the grant program is authorized to distribute \$5 million.

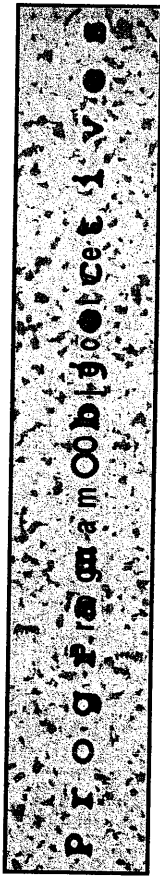


The goals of the Brownfields Grant Program are established in Section 560.13 of the Wisconsin Statutes. The following criteria are used to make awards:

- ✓ The potential of the project to promote economic development in the area.
- ✓ Whether the project will have a positive effect on the environment.
- ✓ The amount and quality of the applicant's contribution to the project.
- ✓ The innovativeness of the proposal for remediation and redevelopment.

Applicants can be a person, municipality, or local development corporation. To be eligible, applicants must determine whether the party

responsible for the contamination is able to pay for cleanup costs. In order to assure that the grants are evenly distributed to small and large communities, the Grant Program is required to award seven grants each fiscal year to communities with populations under 30,000.



The grant program annually distributes \$5 million between three grant levels, each with a corresponding percentage match to be supplied by the applicant.

## Grant Distribution

Level 1 - Grant size up to \$300,000. Applicants are required to provide a 20% match. \$750,000 is dedicated to this level.

Level 2 - Grant size between \$300,001 and \$700,000. Applicants are required to provide a 35% match. \$1,750,000 is dedicated to this level.

Level 3 - Grant size between \$700,001 and \$1,250,000. Applicants are required to provide a 50% match. \$2,500,000 is dedicated to this level.

The grants can be used for two primary activities: redevelopment or remediation costs. Redevelopment activities include things such as acquisition costs, demolition and rehabilitation of existing facilities. Remediation costs include activities such as investigation, cleanup and monitoring of groundwater and soil contamination.

**81**  
Applicants  
Requested  
**\$38,369,549**

**26**  
were awarded  
**\$10,000,000**

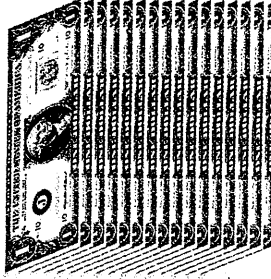
The Brownfields Grant Program had a total of \$10 million to award over the 1997-1999 biennium. Two rounds of competition were held between April and November, 1998. The first round of competition was held in April. A total of \$5 million of grants was awarded in June to 14 projects. The second round of competition was held in August and resulted in \$5 million of grants being awarded in October to 12 projects.



The 26 grant projects will have a significant impact for communities, both economically and environmentally:

- ✓ The return of 321 acres of abandoned or under-used environmentally contaminated sites into clean, viable properties.
- ✓ An increase of over \$160 million in taxable property values.
- ✓ The creation of 2,800 new jobs after the sites have been redeveloped.

**\$16** increase in taxable property value



**\$1** Brownfield Grant



**F**or the first two rounds of competition, 81 projects requested a total of \$38,369,549 for assistance with redevelopment and remediation activities.



While many projects merited funding, 26 could be funded

3 Applications

Combination

using the \$10 million appropriated for the Brownfields Grant Program. Statistics on applicant type and community size are as follows:

9 Applications

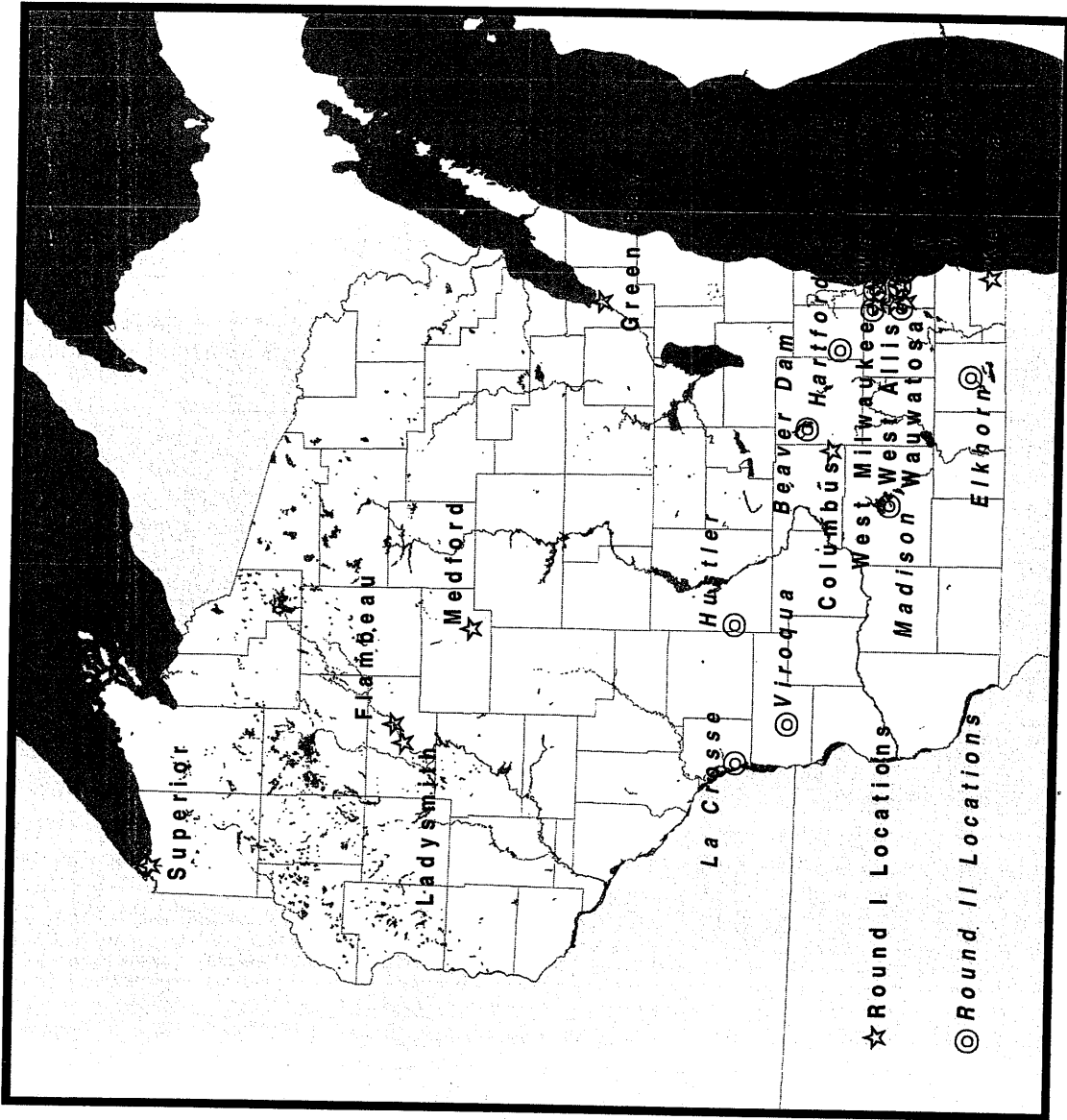
- ✓ A total of 39 projects were located in communities with a population under 30,000.
- ✓ Municipalities submitted 31 of the 81 applications.
- ✓ Persons submitted 38 of the 81 applications.
- ✓ Local development corporations submitted 9 of the 81 applications.
- ✓ A combination of municipality, person or local development corporation submitted 3 of the 81 applications.

31 Applications

38 Applications



**Brownfields  
Brownfields  
Graphic  
Locations  
Locations**



☆ Round I Locations  
⊙ Round II Locations

# Round II Competition

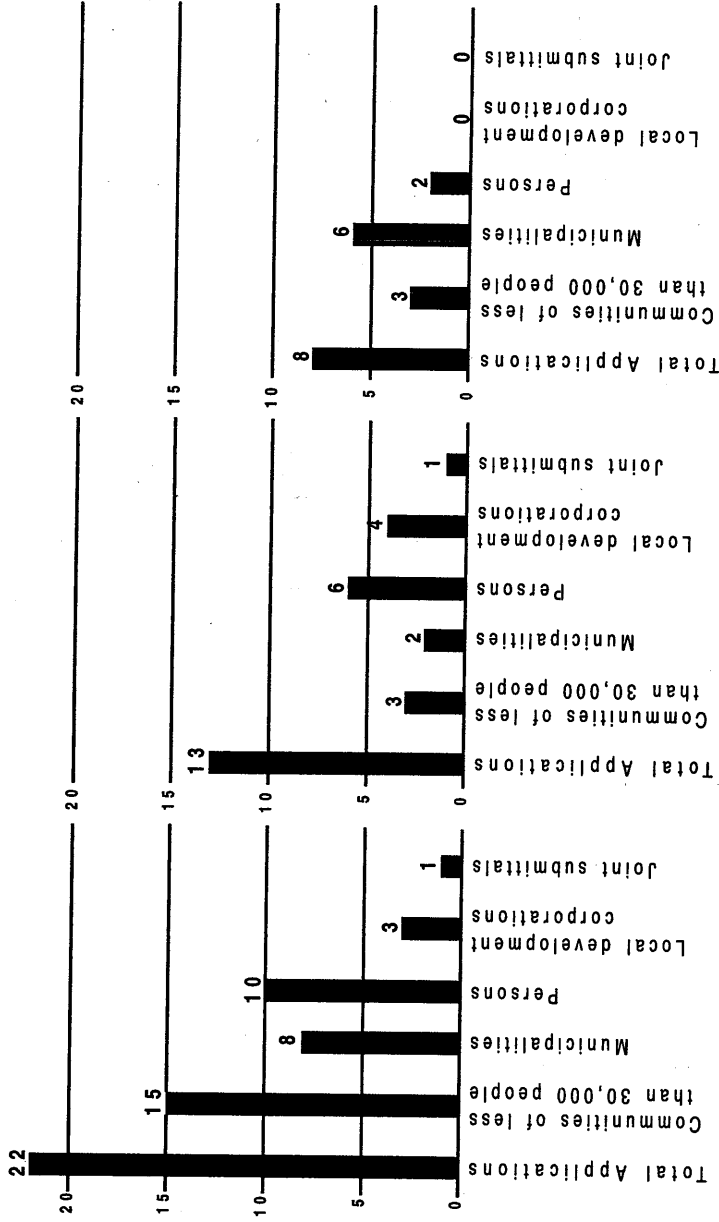
The first round of competition resulted in awards for the following 14 projects, listed by location, which received a total of \$5 million (a "▲" indicates the project community has a population under 30,000):



## Round I Funds

Location	Project	Award
1. Glendale	Silver Spring Dr. Redevelopment Project	\$850,000 ▲
2. Kenosha	Harborpark Redevelopment	\$850,000
3. Green Bay	Riverfront Redevelopment	\$800,000
4. Wauwatosa	Outpost Natural Foods	\$300,000
5. Milwaukee	Former Solar Paint Property	\$400,000
6. Milwaukee	Metals Processing Property	\$400,000
7. West Allis	Former MPS Site	\$200,000
8. West Milwaukee	Former Mobile Blasting Site	\$390,000 ▲
9. West Milwaukee	Former Inryco/Babcock Property	\$260,000 ▲
10. Superior	Former Northend Property	\$100,000 ▲
11. Columbus	Former Metalfab Property	\$167,000 ▲
12. Medford	Former Doberstein Property	\$150,000 ▲
13. Ladysmith	Former Aluminum Processing Property	\$100,000 ▲
14. Flambeau	Former Balco Site	\$ 33,000 ▲

# Round I General Summary



Grants under

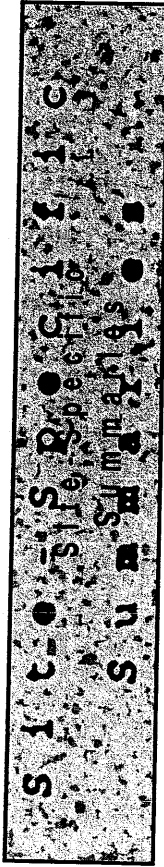
\$300,000

Grants between

\$300,001 and \$700,000

Grants between

\$700,001 and \$1,250,000



**Award: \$850,000**

**Increase in Property Value: \$20 Million**

**Job Creation: 150 retail**

**Applicant: City of Glendale**

## **Glendale - West Silver Spring Drive Redevelopment**

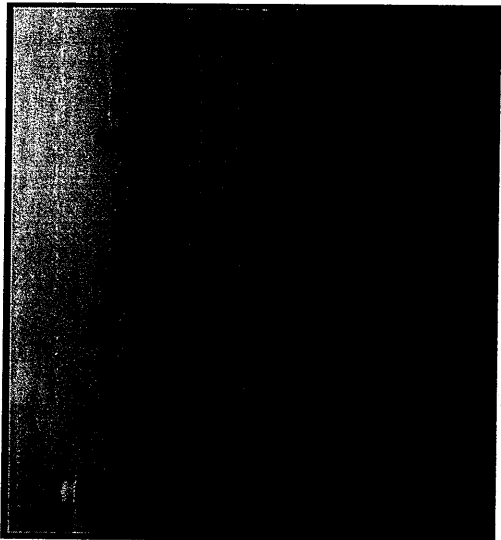
**Location: West Silver  
Spring Drive, Glendale,  
Milwaukee County**

**Acres: 26**

**Project Details:** The Commerce Brownfields Grant will provide the necessary funding to revitalize the West Silver Spring Drive Redevelopment Corridor. Funding will be used to eliminate the environmental threats caused by soil and groundwater contamination affecting 19 properties. Local contributors have committed \$20 million for primarily retail and office facilities, which will create up to 150 jobs. The project is slated for completion for late 1999.

**History:** Many of the properties along the Silver Spring Corridor were used for machine shop operations, lumber mills, dry cleaning and vehicle repairs. None of the former companies are operating, and the city is unable to recover any compensation for environmental cleanup costs.





**Award:** \$850,000

**Increase in Property Value:** \$55 million

**Job Creation:** 275 commercial and retail

**Applicant:** City of Kenosha

**Location:** Downtown Lakefront, Kenosha,  
Kenosha County

**Acres:** 42.5

**Project Details:** The Kenosha Harborpark  
Development Project is a 69-acre site  
along Lake Michigan. The Commerce

Brownfields Grant will provide funding  
for an integrated site barrier from contamination, a critical cleanup and  
redevelopment component of this project. About \$80 million will be spent  
for retail, commercial, residential development, tourist  
attractions and public facilities. The entire Harborpark  
Redevelopment is scheduled for completion in the  
summer of 2000.

**History:** For the past 100 years, manufacturing and  
automobile production businesses have occupied the properties. The  
business operations contributed to the environmental contamination of the  
properties with chemicals that threaten drinking water, groundwater, and  
Lake Michigan.

## **Kenosha-Harborpark Redevelopment**

**Award: \$800,000**

**Increase in Property Value: \$35 million**

**Job Creation: 265 retail, commercial, office**

**Average Wage: \$7.00 per hour**

**Applicant: City of Green Bay**

**Location: West shore of the Fox River, downtown Green Bay, Brown County**

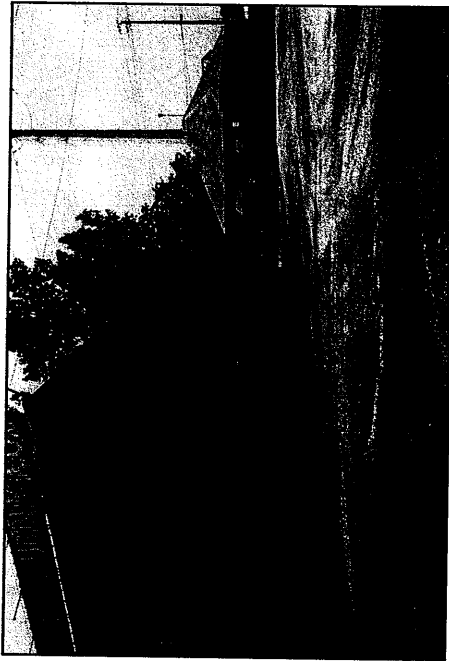
**Acres: 15**

**Project Details:** The Commerce Brownfields Grant will be used to initiate the redevelopment of several brownfields properties along the Fox River that were formerly used for coal storage. The Grant funding will be the necessary linchpin, enabling the City of Green Bay to

move forward on redevelopment plans. The City expects a minimum development worth \$30 million. One of the developments being considered is a smaller version of Chicago's Navy Pier. Anticipated completion date is the fall of 1999.

## **Green Bay - Riverfront Development**

**History:** Coal residues pervade the site from former bulk coal storage. The City of Green Bay purchased the property in 1994. It has remained vacant and unused to date.



**Award: \$300,000**

**Increase in Property Value: \$1.79 million**

**Job Creation: 135 jobs, entry and management**

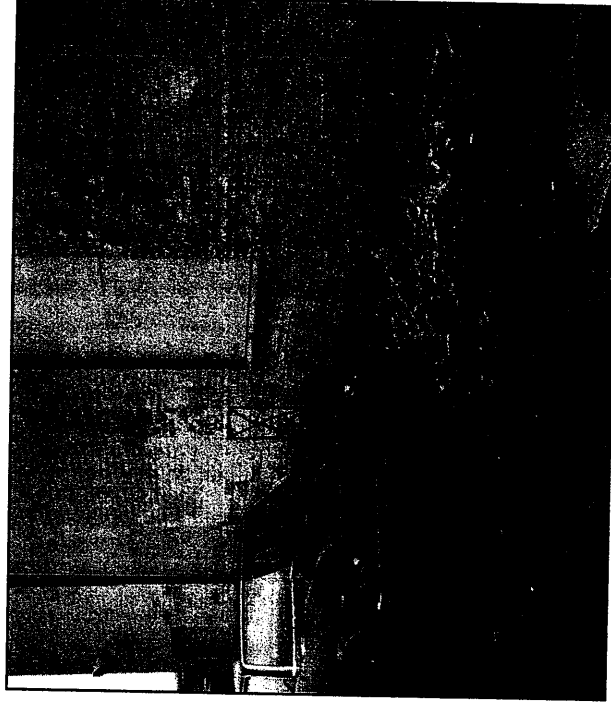
**Average Wage: \$9.33 per hour**

**Applicant: Joint - Wauwatosa Economic Development Corporation,  
City of Wauwatosa and Outpost Natural Foods Cooperative**

**Location: 1257 North 70<sup>th</sup> Street, Wauwatosa, Milwaukee County**

**Acres: 1.5**

**Project Details:** The Commerce Brownfields Grant will create 135 new jobs and augment the combined efforts of the City of Wauwatosa, Outpost Natural Foods, and the Wauwatosa Economic Development Corporation. An Outpost Natural Foods store will be developed on a vacant brownfield in downtown Wauwatosa. The property is part of the Wauwatosa Business Improvement District and the East State Street Corridor Planning Area. Commerce funds will be used to remediate the soil and groundwater that has been contaminated with by-products from former industries.



**History:** The property was formerly used for chemical processing, machine shops and metal fabrication. The most recent occupant shut down operations in 1990. All of the former businesses that operated on the property are bankrupt or dissolved.

## **Wauwatosa - Outpost Foods**

**Award: \$400,000**

**Increase in Property Value: \$680,000**

**Job Creation: 50 manufacturing**

**Average Wage: \$10.39 per hour**

**Applicant: Marshall Erecting Inc.**

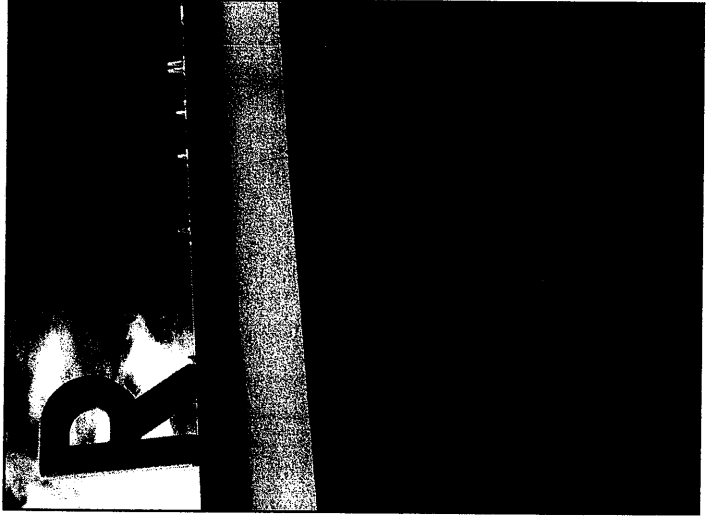
**Location: 5375 South 9<sup>th</sup> Street, Milwaukee,  
Milwaukee County**

## **Milwaukee - Former Solar Paint and Varnish Property**

**Acres: 6.4**

**Project Details:** The Commerce Brownfields Grant will provide funding critical to the cleanup and redevelopment of the former Solar Paint and Varnish site. A private firm, Marshall Erecting Inc., will expand its current operations onto this property and immediately add 38 jobs. The project consists of renovating the existing building and remediating soil and groundwater contamination in order to develop the site into a manufacturing facility, warehouse, and office. The project will be completed in 1999.

**History:** Former paint and varnish manufacturing operations caused the soil and groundwater to be contaminated with chemical solvents. The property has been abandoned and tax delinquent since 1995. The EPA conducted an emergency removal action of hazardous materials stored at the site.







**Award: \$400,000**

**Increase in Property Value: \$25,000**

**Job Creation: five jobs created, 25 retained**

**Average Wage: \$11.50 per hour**

**Applicant: 30<sup>th</sup> Street Industrial Corridor Corporation**

**Location: 3148 W. Auer Street, Milwaukee**

**Acres: 1.2**

**Project Details:** The Commerce Brownfields Grant will be used to retain 25 jobs at the Metals Processing Company (MPC), located in Milwaukee's central city. The brownfield is located within an area called the 30<sup>th</sup> Street Industrial Corridor that has fallen victim to changing market demands since 1970. From 1972 to 1990, 59% of manufacturing jobs left the Corridor. Consequently, the rate of unemployment for Milwaukee's urban core has increased, especially among minorities. MPC, one of the few companies to withstand the emigration of manufacturing jobs, employs 23 people, of which 65% are African-American. The Grant will allow the Company to expand onto the adjacent brownfield by eradicating soil and groundwater contamination. Completion is expected in 2000.

**History:** A national oil company operated a bulk oil facility on this property until 1967. MPC bought the property intending to expand its operations. In 1990, MPC unsuccessfully brought suit against the oil company, leaving MPC with the burden of remediating chlorinated hydrocarbons such as vinyl chloride.

## **Milwaukee - Metals Processing**

**Award: \$200,000**

**Increase in Property Value: \$3 million**

**Job Creation: 50 - clinical staff and physicians**

**Average Wage: \$12.00 per hour**

## **West Allis - Former MPS Site**

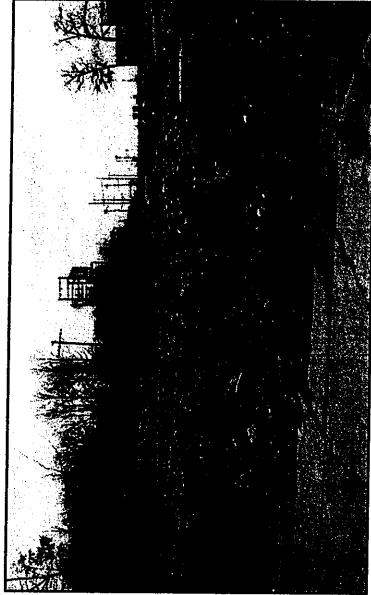
**Applicant: City of West Allis**

**Location: 801 South 70<sup>th</sup> Street, West Allis, Milwaukee County**

**Acres: 3.89**

**Project Details:** A \$3-million, 28,000-square-foot medical clinic and office will be constructed and occupied by the spring of 1999 as a result of the Commerce Brownfields Grant. The dilapidated buildings on this former printing and manufacturing facility have been demolished, and the site will undergo cleanup activities. The Brownfields Grant award will be used to fund the cleanup of soil and groundwater contaminated by chlorinated solvents.

**History:** The property was formerly used by several companies for printing operations.





**Award:** \$390,000

**Increase in Property Value:** \$1,700,000

**Job Creation:** 98 manufacturing

**Average Wage:** \$10.00 per hour

**Applicant:** Village of West Milwaukee

**Location:** 1604 South 43<sup>rd</sup> Street, West Milwaukee, Milwaukee County

**Acres:** 3.3

**Project Details:** A local manufacturing firm will expand onto this property after extensive PCB, pesticides and several other hazardous substances are removed from the former Mobile Blasting facility. The Commerce Brownfield Grant will be used to clean the contaminated soil and groundwater. The cleanup and construction of a 45,000 square foot manufacturing facility will be finished in June of 1999. In an unprecedented resolution, Milwaukee County has agreed to forgive \$120,000 in delinquent taxes to help expedite the redevelopment of this brownfield.

## **West Milwaukee - Former Mobile Blasting Property**

**History:** The property has remained vacant and tax delinquent since 1988. The abandoned building was condemned and ordered for demolition in 1994. The building still remains as an eyesore and more importantly, it has harbored vandalism, graffiti, and illegal dumping of materials.

**Award: \$260,000**

**Increase in Property Value:  
\$10,085,000**

**Job Creation: 130 light manufacturing**

**Average Wage: \$13.96 per hour**

**Applicant: Donald Kubenik, DWK  
Investments, LLC**

**Location: 3839 and 4000 West  
Burnham Street, West Milwaukee,  
Milwaukee County**

**Acres: 43**



**Project Details:** The Commerce Brownfields Grant will provide the essential funding to further the redevelopment of a 43-acre brownfield in the Village of West Milwaukee into a light manufacturing complex. The applicant, DWK Investments, LLC, has already redeveloped three acres of the site and has created 45 full-time jobs. The project has excellent transportation access due to its proximity to Highway 41, Interstate 94, and adjacent rail lines. Project completion is scheduled for the spring of 2000.

## **West Milwaukee - Former Inryco/Babcock Wilcox Property**

**History:** The last business on this site shut down in 1983. The property has been tax delinquent since 1995. The deteriorating, vacant buildings have harbored criminal activities, and caused a decline in the aesthetics of the surrounding neighborhood. The former owners have spent \$8 million to cleanup chlorinated solvents used for manufacturing purposes.

**Award: \$100,000**

**Increase in Property Value: \$250,000**

**Job Creation: Ten manufacturing**

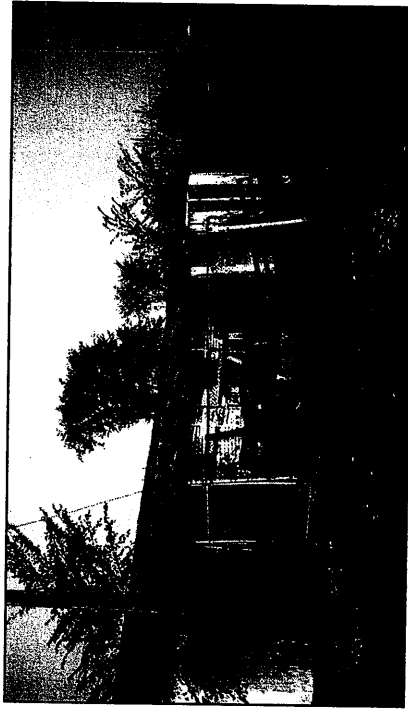
**Average Wage: \$23.00 per hour**

**Applicant: City of Superior and  
Redevelopment Authority of the City of Superior**

**Location: 802 John Avenue, Superior, Douglas County**

**Acres: 0.5**

**Project Details:** The Commerce Brownfields Grant will provide the funding necessary to redevelop this brownfield property located in downtown Superior. A local manufacturing firm will expand its business by investing \$250,000 to construct a building and adding ten new manufacturing jobs. The City of Superior will acquire the property, raze the building that is beyond repair, and conduct cleanup activities. The grant will fund the cleanup of the contaminated soil.



**History:** The property has been used for salvage since 1988. Previously, the property had several uses that may have caused the extensive metals contamination including lumber processing, coal storage, and a salvage yard.

**Award: \$167,000**

**Increase in Property Value: \$300,000**

**Job Creation: 33 light manufacturing**

**Average Wage: \$10.00 per hour**

## **Columbus - Former Metalfab Site**

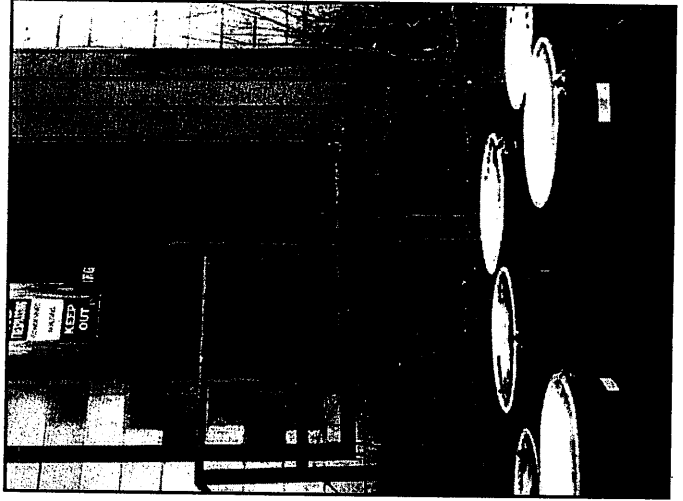
**Applicant: Columbia County/City of Columbus**

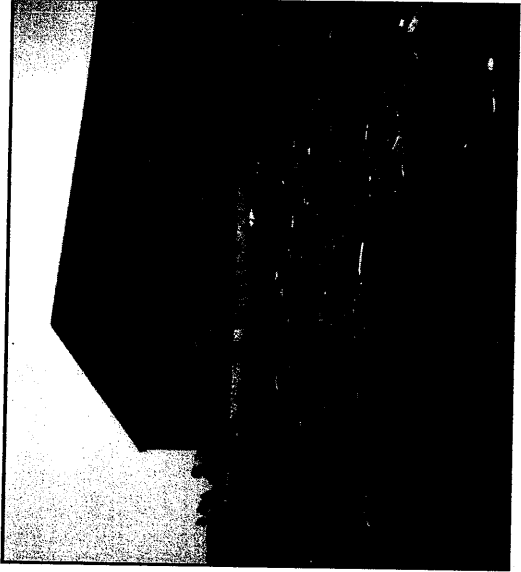
**Location: 240 Birdsey Street, Columbus, Columbia County**

**Acres: 2.36**

**Project Details:** The Commerce Brownfields Grant will provide the necessary funding to accommodate an existing 37,000-square-foot building for the expansion of a local ceramics company. The building is in disrepair, but does not need to be demolished. The Grant will be used to eliminate environmental contamination, primarily PCB's, in the soil and groundwater and some remaining abandoned containers. It will also be used for renovating the deteriorating building.

**History:** The site served as a metal fabrication and finishing facility from 1950 until 1989. It has been vacant and tax delinquent since 1989. Columbia County will be taking title to the property and working with the City of Columbus and a local developer to further the redevelopment of this brownfield.





**Award:** \$150,000  
**Increase in Property Value:** \$500,000  
**Job Creation:** 25  
**Average Wage:** \$8.50 per hour  
**Applicant:** Taylor County  
**Location:** W6617 Highway 64, Medford,  
Taylor County  
**Acres:** 45.65 acres

**Project Details:** Taylor County has title to this property and plans on leasing it; with an option to purchase, to a business after the building is renovated and an interim cleanup is established. The Commerce Brownfields Grant will be used for the interim cleanup activities and for renovating the deteriorating building. An interested local business is considering expanding operations and investing \$100,000 in improvements within two years of occupancy.

## **Medford - Former Doberstein Site**

**History:** The property was formerly used for wood treatments and as a saw mill. It has been abandoned and tax delinquent for a decade. Arsenic from the wood treatment operations has contaminated both the soil and groundwater.

**Award: \$100,000**

**Increase in Property Value: \$300,000**

**Job Creation: 25 transportation**

**Average Wage: \$16.00 per hour**

**Applicant: City of Ladysmith**

**Location: 1407 Barnett Rd, Ladysmith, Rusk County**

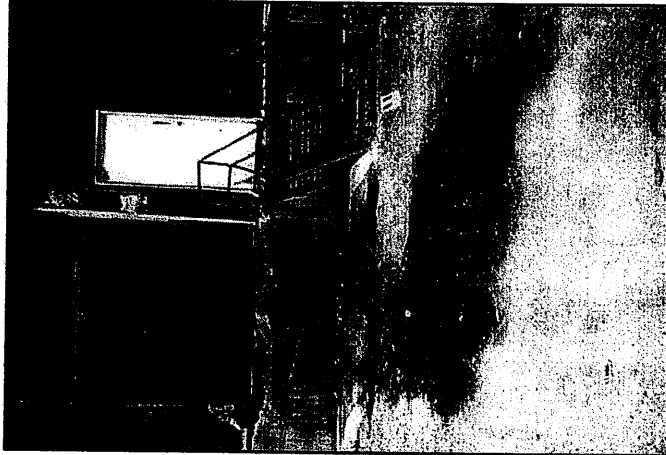
**Acres: 2.69**

**Project Details:** The Commerce Brownfields Grant will be used to redevelop this contaminated industrial property and allow a new trucking firm to occupy a currently damaged 9,600-square-foot building. The cleanup and redevelopment of this brownfield will remove a

blighted eyesore and provide economic and tax revenue benefits to the City of Ladysmith. Rusk County's unemployment rate is the second highest in Wisconsin.

## **Ladysmith - Former Aluminum Processing Facility**

**History:** The property was used by an aluminum processing company, now defunct, which contributed arsenic and cadmium to the soil and groundwater.





**Award: \$33,000**

**Increase in Property Value: \$200,000**

**Job Creation: 17 manufacturing**

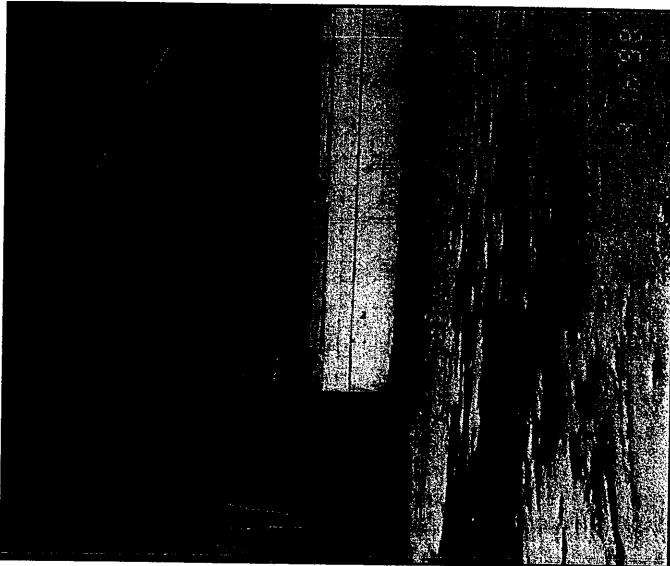
**Average Wage: \$8.00 per hour**

**Applicant: Rusk County**

**Location: STH 27, Town of Flambeau, Rusk County**

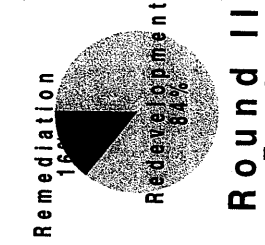
**Acres: 3**

## **Flambeau - Former Balko Facility**



**Project Details:** The Commerce Brownfields Grant will fund repairs to the former Balko Trailers facility (18,000 square feet) in the Town of Flambeau. Rusk County plans to acquire the brownfield site and market it for industrial use. Rusk County has the second highest unemployment rate in Wisconsin. The restoration of the facility will create much-needed jobs. The Grant is leveraging a US Department of Agriculture grant to assist the County in redeveloping the Balko property.

**History:** The facility has been vacant for three years due to its environmental problems. Solvent wastes drained behind the building in the 1970's have left concentrated soil contamination.



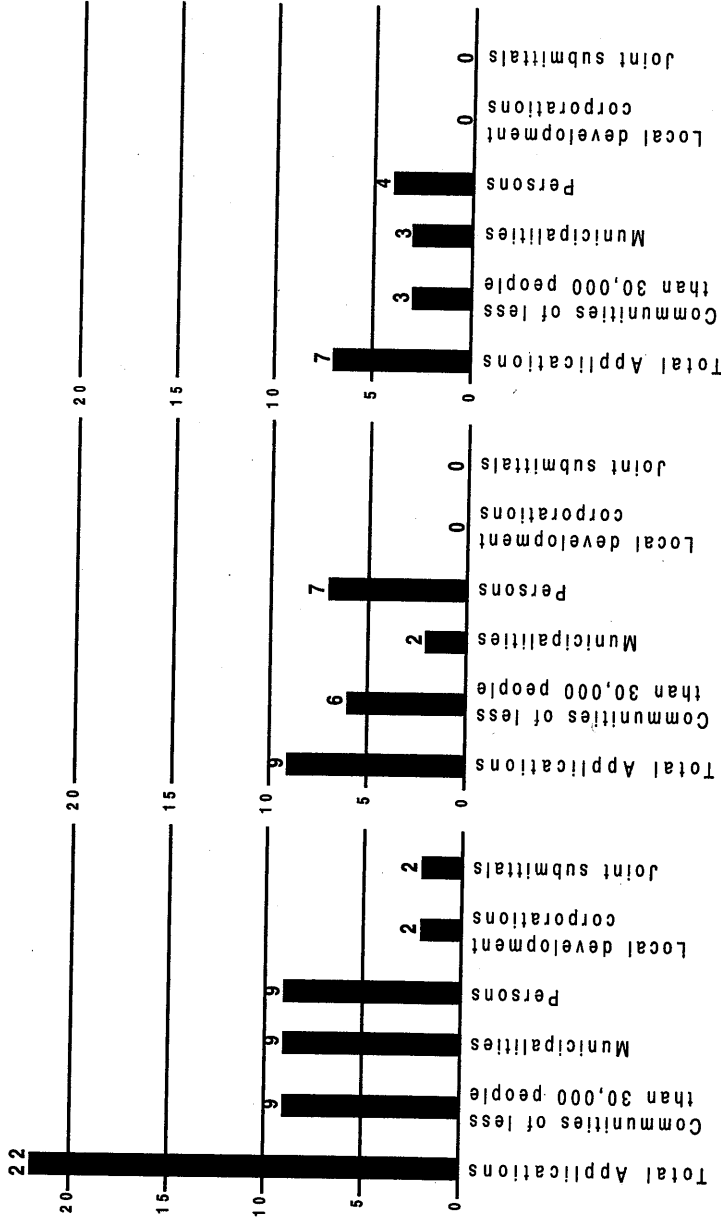
### Round II Funds

The second round of competition resulted in grant awards to the following 12 projects, listed by location (a "▲" indicates the project community has a population under 30,000):

## Round II Competition

Location	Project	Award
1. La Crosse	Riverside Redevelopment Project	\$ 1,000,000
2. Madison	Nakoma Plaza	\$ 750,000
3. Hartford	Helgesen Industries	\$ 750,000 ▲
4. Beaver Dam	Former Metalfab Site	\$ 550,000 ▲
5. Milwaukee	Milwaukee Forge	\$ 450,000
6. Brookfield	Former Cortec Site	\$ 400,000 ▲
7. West Allis	Washington Street	\$ 350,000
8. Milwaukee	Sigma Environmental Inc.	\$ 155,000
9. Glendale	Glendale Technology Center	\$ 240,000 ▲
10. Hustler	Hotel Hustler	\$ 50,000 ▲
11. Elkhorn	Former Getzen Musical Facility	\$ 240,000 ▲
12. Viroqua	Former Viroqua Whey Site	\$ 65,000 ▲

# Round II General Summary



Grants under \$300,000      Grants between \$300,001 and \$700,000      Grants between \$700,001 and \$1,250,000



**Award: \$1,000,000**

**Increase in Property Value: \$9,400,000**

**Job Creation: 95 service created, 300 service retained**

**Average Wage: \$15.00 per hour**

**Applicant: City of La Crosse**

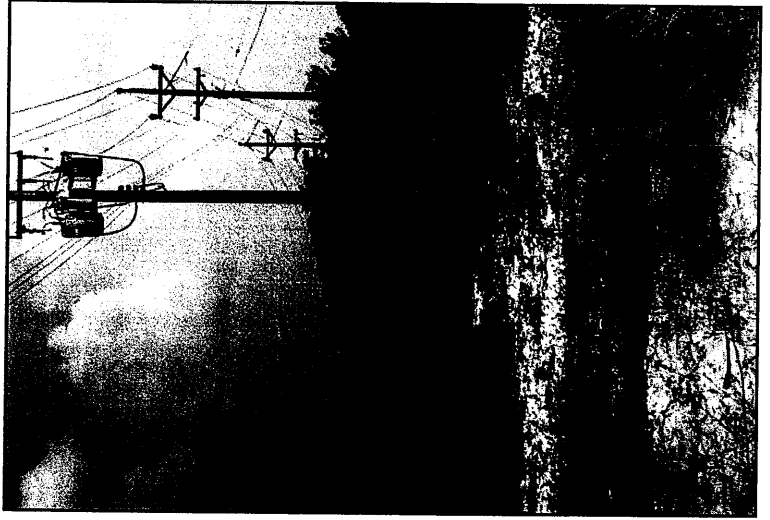
## **La Crosse - Riverside Redevelopment**

**Location: La Crosse Riverside  
Redevelopment**

**Acres: 12**

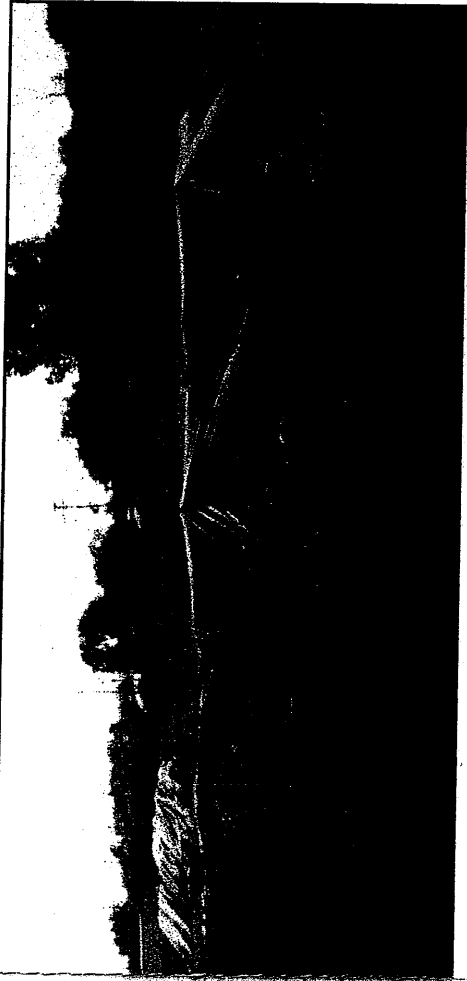
**Project Summary:** The Commerce Brownfields Grant will be used by the City of La Crosse to purchase a portion of the Riverside Redevelopment project area so that Century Telephone Enterprises, Inc. can locate its Midwest regional headquarters there. Century Telephone Enterprises, Inc., a major telephone utility, will construct a 65,000-square-foot office building. The company will consolidate 300 employees at this site and create an additional 95 new jobs. The project will increase the property value from the current \$600,000 to over \$10 million after redevelopment.

**History:** The site comprises over 12 acres. Several past activities have contributed to environmental contamination, including its use as a railyard, manufacturing site, and an auto salvage yard. The groundwater is contaminated with heavy metals and the soil is contaminated with arsenic and petroleum.



**Award: \$750,000**

**Increase in Property Value: \$5 million**



**Job Creation: 610 retail/  
commercial**

**Average Wage: \$10.75 per hour**

**Applicant: Home Depot U.S.A.,  
Inc.**

**Project: Madison, Nakoma Plaza**

**Acres: 33**

**Project Summary:** Home Depot U.S.A., Inc. will receive a \$750,000 Brownfields Grant to assist in the redevelopment of the Nakoma Plaza site and the Fiore Coal and Oil Company property to the immediate south. Home Depot plans a multi-use project that includes a Home Depot home improvement facility and other complementary retail and commercial stores. It is estimated the project will create at least 600 jobs, 200 of which are at Home Depot. The addition of the Fiore property allows for a proposed traffic management plan intended to ease the traffic flow in the area. The company expects the project cost to exceed \$15 million.

**History:** The property has soil and groundwater contamination through its former uses as a fuel storage and distribution facility, cement plant, drycleaning store, equipment rental facility, and tire and muffler shop.

## **Madison - Nakoma Plaza**

**Award: \$750,000**

**Increase in Property Value: \$3,963,100**

**Job Creation: 125 manufacturing**

**Average Wage: \$13.00 per hour**

**Applicant: Helgesen Leasing, LLC.**

**Location: 105 Marine Drive, Hartford**

**Acres: 30**



**Project Summary:** Helgesen Leasing, LLC, will use a \$750,000 Commerce Brownfields Grant to assist in the acquisition and renovation of the former Mercury Marine manufacturing facility in Hartford. The applicant will renovate an existing 252,000-square-foot building including replacing the roof, repaving the parking lot, updating the electrical and lighting systems, and installing air makeup, loading docks and electrical/air line drops. The jobs to be created include press brake operators, laser operators, welders, painters, engineers, clerks, supervisors, and material handlers. The project is a solid economic development for the City of Hartford as it will rehabilitate an existing vacant manufacturing facility and create 125 new well-paying jobs.

## **Hartford - Former Mercury Marine Facility**

**History:** Mercury Marine has assumed the costs of the investigation and remediation activities that are ongoing at the site.

**Award: \$450,000**

**Increase in Property Value: \$562,000**

**Job Creation: 20 manufacturing**

**Average Wage: \$15.26 per hour**

**Applicant: Milwaukee Forge Company**

**Location: 3270 South 3<sup>rd</sup> Street, Milwaukee**

**Acres: 1.5**

## **Milwaukee - Former Zecol Property**



**Project Summary:** Milwaukee Forge will receive a \$450,000 Commerce Brownfields Grant to assist in the remediation and renovation of the former Zecol, Inc. property. The company intends to acquire the former Zecol Property to allow for business expansion as their present site is landlocked. Milwaukee Forge will employ supervisors, heat treat operators, inspectors, maintenance personnel, fork truck operators, wheelabrator operators and laborers.

**History:** Zecol, Inc., a manufacturer of automotive chemicals and additives, ceased operations at the site in 1990. Soil and groundwater contamination has been located at the site.

**Award: \$550,000**

**Increase in Property Value: \$1.1 million**

## **Beaver Dam - Former Metalfab Site**

**Job Creation: 45 manufacturing**

**Average Wage: \$11.49 per hour**

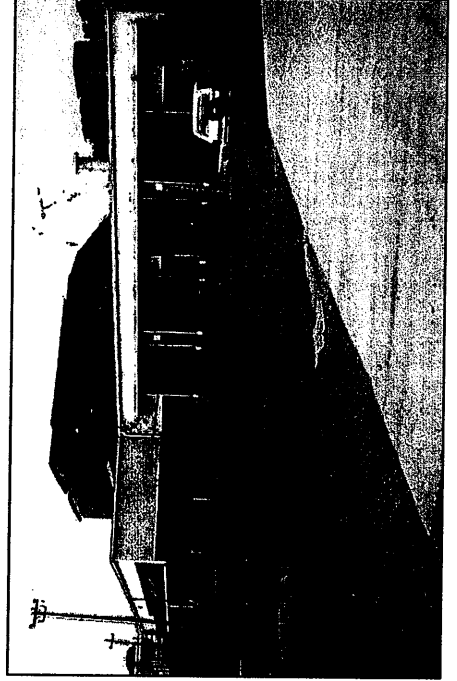
**Applicant: Dodge County**

**Location: 401 Madison Street, Beaver Dam**

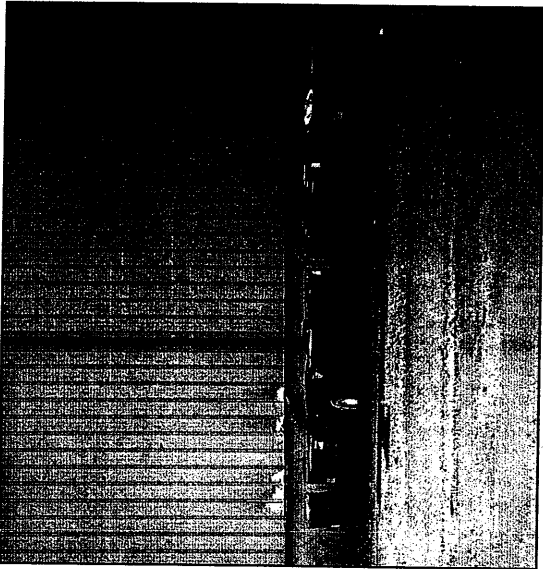
**Acres: 11**

**Project Summary:** Dodge County will receive a \$500,000 Commerce Brownfields Grant to assist in remediation activities and renovation at the former Metalfab property located in Beaver Dam. Dodge County will sell the remediated site to Quality Fabricators Group, LLC (QFG). The company has been leasing a portion of the facility since November 1995. QFG expects to create 45 jobs over the next five years. The manufacturing production jobs include shear operators, paint line employees, punch press and press brake operators and welders. The property, to be valued at \$1.1 million, will be returned to the tax base.

**History:** The project site was acquired by Dodge County in 1995 through tax delinquency. Soil and groundwater contamination is present.







**Award:** \$400,000

**Increase in Property Value:** \$1,544,600

**Job Creation:** Five warehousing

**Average Wage:** \$15.00/hour

**Applicant:** Brookfield Properties LLC

**Location:** 19745 and 19775 Sommer Drive,  
Brookfield

**Acres:** 9.6

**Project Summary:** Brookfield Properties LLC will receive a \$400,000 Brownfields Grant to assist in the renovation of the former Cortec Industries property located in the Town of Brookfield. The taxable value will be approximately \$3.62 million. Brookfield Properties will lease the 115,000-square-foot facility to the Olson Company for a warehousing operation. The company expects to create five jobs within the next five years. It will also relocate 21 employees to the site.

## **Brookfield - Former Cortec Site**

**History:** The building has been vacant approximately six years since Cortec Industries went bankrupt. This site has soil and groundwater contamination.

**Award: \$350,000**

**Increase in Property Value: \$3,120,000**

**Job Creation: 300 industrial, technical, office**

**Average Wage: \$10.00 per hour**

**Applicant: City of West Allis**

**Location: West Allis, Washington Street Project**

**Acres: 11**



**Project Summary:** The \$350,000 Commerce Brownfields Grant will help the West Allis Community Development Authority complete the redevelopment of a parcel to be used by Distribution Dynamics Company and the Whitnall Summit Development Company. Distribution Dynamics will be constructing a 113,000-square-foot building and the Whitnall Summit Development Company will be converting an existing building for office and commercial uses. The total number of jobs created between the two companies expects to be greater than 300.

**History:** Soil contaminated with PCB's will be removed, contaminated groundwater cleaned, and structures demolished as part of the site preparation activities.

## **West Allis - Washington Street Project**

# Glendale - Glendale Technology Center

**Award:** \$307,000

**Increase in Property Value:** \$5,112,000

**Job Creation:** 112 professional/commercial

**Average Wage:** \$13.44 per hour

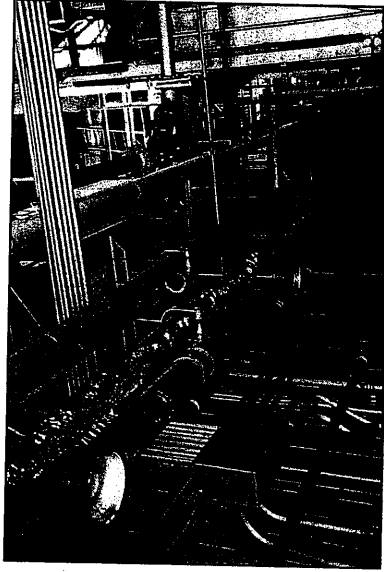
**Applicant:** City of Glendale

**Location:** 4300 block of North Port Washington Road

**Acres:** 9.5

**Project Details:** The project involves Lot 3, a 9.5 acre site, in the Glendale Technology Center. Lot 3 is the balance of a 35 acre former manufacturing site that the City of Glendale Community Development Authority purchased in 1997. As part of the redevelopment, all of the existing structures were demolished. Four sites have already been either fully redeveloped or are in the midst of construction. A real estate purchase agreement was signed by Opus North Corporation that includes the redevelopment of Lot 3 contingent on the final remediation of the property.

**History:** Grant funds will be used for remediation activities of acetone in the groundwater.



**Award: \$50,000**

**Increase in Property Value: \$180,000**

**Job Creation: 4 commercial**

**Average Wage: \$10.92 per hour**

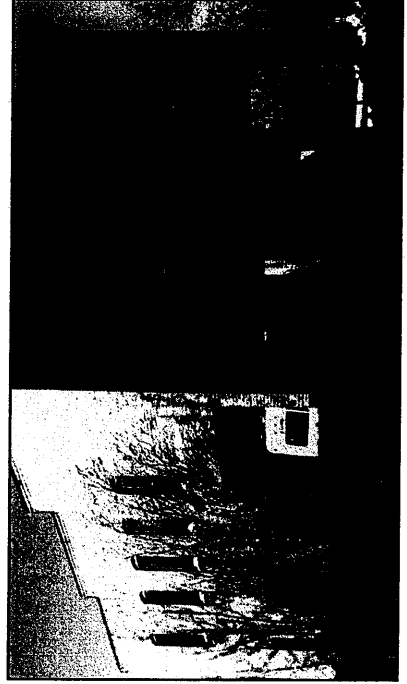
**Applicant: Hotel Hustler, Inc.**

**Hustler - Hotel Hustler**      **Location: 102 East Main Street, Hustler**

**Acres: 1**

**Project Summary:** The \$50,000 Commerce Brownfields Grant will be used for redevelopment of the vacant former Hustler Hotel. The business is located near the Sparta-Elroy Bike Trail and expects opportunities similar to a bed and breakfast operation. Redevelopment will result in reopening of the hotel, a catering business, and a restaurant. The facility is located in the Juneau-Adams-Marquette Community Development Zone. A groundwater remediation system is currently in operation at the site and is being funded through PECFA. The existing remediation system is expected to operate for at least two to three years.

**History:** Reopening of the hotel has been stymied since 1991 due to environmental problems.





**Award:** \$155,000

**Increase in Property Value:** \$1,500,000

**Job Creation:** Ten commercial

**Average Wage:** \$16.43 per hour

**Applicant:** Sigma Environmental Services, Inc.

**Location:** 1244 - 1326 West Canal Street, Milwaukee

**Acres:** 2.8

**Project Summary:** Sigma Environmental Services, Inc. will receive a Commerce Brownfields Grant of \$155,000 for cleanup of soil and groundwater contamination. The site is located in the Menomonee River Valley of Milwaukee. Sigma will purchase the site and build a 25,000-square-foot building for use as an office and for fabrication of environmental pollution equipment. It will also expand employment by adding ten more jobs.

**History:** The site is in the Menomonee River Valley, an area that has been an environmental concern for years. The applicant will provide the evaluation, investigation and some remediation services for this project. Waste oil, lead, volatile organic compounds, and other hazardous substances have contaminated the soil and groundwater. The property is currently worth \$112,000 and, once redeveloped, will have a value of \$1.5 million. It will also be adjacent to the Henry Aaron State Park Trail.

## **Milwaukee - Sigma Environmental**

**Award: \$240,000**

**Increase in Property Value: \$57,000**

**Job Creation: 40 manufacturing**

**Average Wage: \$10.00 per hour**

**Applicant: City of Elkhorn**

**Location: Former Getzen Facility, 211 West  
Centralia Street, Elkhorn**

**Acres: 1.5**

**Project Summary:** The former Getzen Musical Instrument facility will be renovated with a \$240,000 Commerce Brownfields Grant. Summit Development Co. will invest \$100,000 to make the property ready for industrial tenants.

**History:** The property has been vacant since 1991. It was used for metal finishing, electroplating, degreasing, acid treating, and plating operations. The soil and groundwater are contaminated with heavy metals, chlorinated solvents, and cyanide. The site has affected municipal wells due to the contamination.

## **Elkhorn - Former Getzen Facility**



# Viroqua - Former Viroqua Whey Company

Award: \$65,000

Increase in Property Value: \$770,000

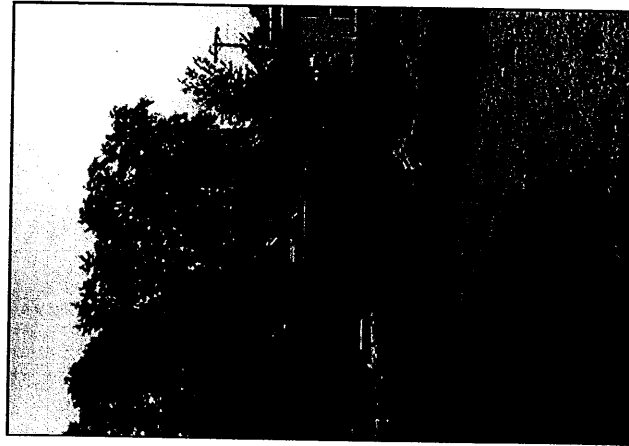
Job Creation: Ten retail

Average Wage: \$7.00 per hour

Applicant: City of Viroqua

Location: 524 North Center Street, Viroqua

Acres: 0.75



**Project Summary:** The project involves the acquisition of the former Viroqua Whey Plant by the City of Viroqua from Vernon County. The city will decide on several prospective offers, including the creation of a bulk storage facility and convenience store by the Leis Oil Company. Leis Oil Company expects to employ ten people. The property is currently worth \$30,000, and will have a value of \$800,000 once redeveloped. Project partners include Vernon County and the City of Viroqua. Both have made contributions toward the demolition of buildings as well as remediation activities.

**History:** The property requires investigation and remediation of the remaining petroleum contamination, and redevelopment activities such as removal of concrete, pilings, and remaining structures.

**E**xtensive outreach and education to communities, businesses and individuals was undertaken to promote the program and assist potential applicants.

In July, Grant Workshops were held in Eau Claire and Madison to explain the program and scoring process.

**Outreach and Education**

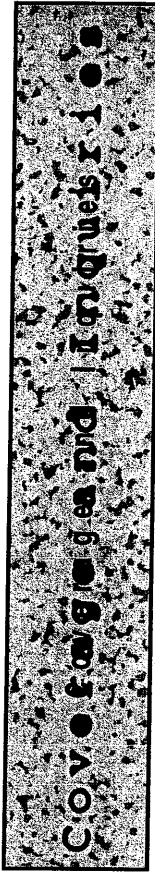
Presentations were given on the following dates and locations:

April 1	Brownfields Conference	Milwaukee
April 7	Brownfields Conference	Superior
April 15	Brownfields Conference	La Crosse
April 22	Brownfields Conference	Appleton
April 30	Brownfields Conference	Madison
May 18	CDBG training	Madison
May 19	Federation of Environmental Technologists	Madison
May 27	Governor's Employment Conference	Appleton
	Brownfields Conference	Wausau
May 28	Small Business Administration	Stevens Point
June 2	Brownfields Meeting	Baraboo
June 8	Brownfields Meeting	Ripon
June 26	League of Municipalities	Egg Harbor
	Grant Announcement	Kenosha
June 29	Grant Announcement	Columbus
June 30	Grant Announcement	Green Bay
July 1	Grant Announcement	Superior,
		Ladysmith, Medford
July 2	Grant Announcement	Milwaukee
Sep. 10	American Planning Association	Madison
Sep. 11	Development Zone Meeting	Manitowoc
Sep. 15	County Treasurer's Meeting	Appleton
Oct. 29	Federation of Environmental Technologists	Milwaukee
Dec. 1	Brownfields Conference	Wausau
Dec. 9	Federation of Environmental Technologists	Madison

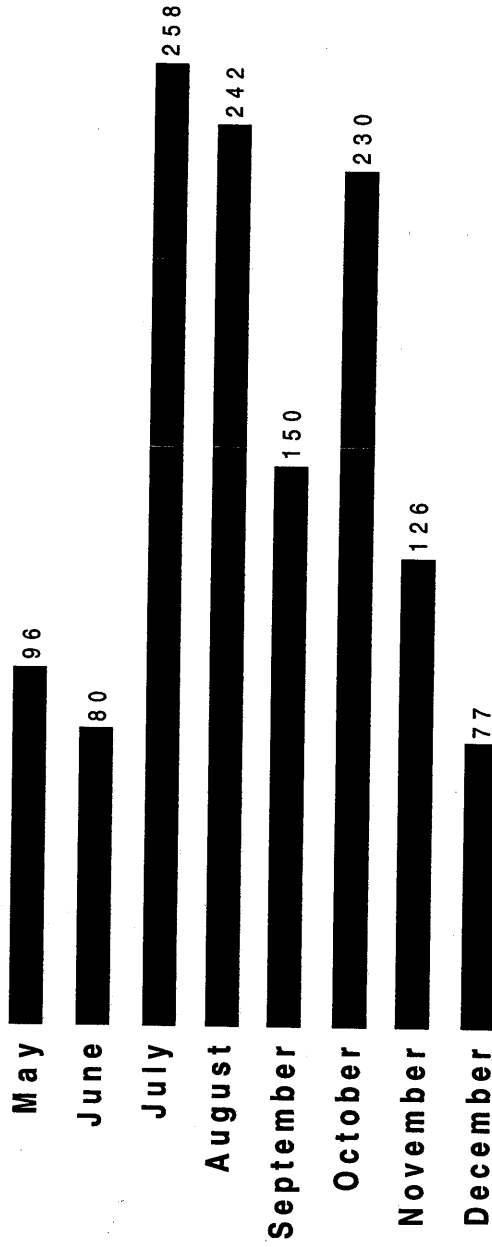


**B**rownfields articles appeared in the following publications:

- Wisconsin Counties Association Magazine
- Wisconsin State Bar Environmental Newsletter
- Milwaukee Disadvantaged Minority and Women Business Magazine



## Monthly Inquiries



**Purpose:** The goal of the Wisconsin Brownfields Location Information System is to promote the reuse of brownfields across Wisconsin. This will

**Brownfields Location Information System (BLIS)**

be accomplished by the creation of a Geographic Information System (GIS) that can be used by customers visiting the Department of Commerce

brownfields web site. For example, a business looking for expansion opportunities can access the web site and query for the characteristics they are looking for such as access to major transportation routes, proximity to labor, and site-specific details. This system will also provide users with information about redevelopment assistance and financial programs for brownfields.

Customers will be able to locate brownfields based on datasets including the following examples:

Zoning	Demographics/income/wages
Site pictures	Structural/facility conditions
Proximity to airports, railroads and ports	Unemployment/employment rates
Access to highways and major arterials	Electric/gas/sanitary/communications networks

**Implementation:** Brownfields site-specific information will be compiled and developed into new information datasets. By contractual arrangement, acquisition of existing datasets (from Department of Workforce Development, Department of Natural Resources, Commerce County Sites and Buildings) and construction of the brownfields GIS will be undertaken in conjunction with the Department of Transportation. The web site will include customer ability to query and use the brownfields GIS. Also, staff will work with customers to geo-locate sites, provide hard copy maps and materials for identified projects, and maintain the GIS web site.

**Implementation Schedule:**

Completed

- ✓ June/July, 1998 - Purchase GIS, GPS, web design equipment
- ✓ August/September - Develop plan and hire GIS/web staff person; develop contract with DOT
- ✓ October/December - Work with interested persons to identify program needs; begin to compile and generate brownfield datasets
- January-March, 1999 - Geo-locate brownfield sites (perform site visits, collect data at individual sites); continue compiling datasets; begin design and construction of custom software for interactive web-based mapping; begin production of GIS web site

March/April -

Test site available for review

### Blight Elimination and Brownfields Redevelopment Program

This grant program is designed to assist communities with assessing or remediating environmental contamination. The grant program uses Community Development Block Grant Funds for projects in non-entitlement communities (Communities under 50,000 in population). A redevelopment plan, which describes how the property will be reused for commercial or industrial development that will result in jobs and private investment, is a necessary component of an application.

Applicants can be a town, village or city that is not an entitlement community under federal designation. Applicants located in Milwaukee County or most of Dane or Waukesha Counties are not eligible. There is \$2,500,000 available per year. The maximum grant amounts are \$100,000 for assessments and \$500,000 for remediation activities.



### Development Zone Remediation Tax Credits

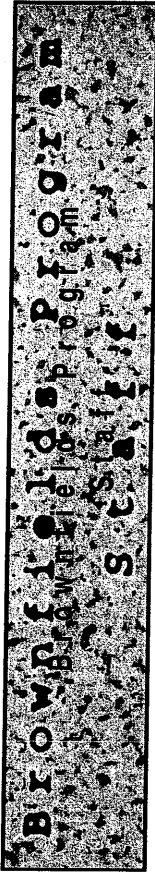
The Development Zone Program helps businesses start, expand or relocate to specially designated areas in Wisconsin. These areas are marked by higher-than-the-state-average unemployment rates, percentage of people at or below 80% of the statewide median household income, and the percentage of households receiving unemployment assistance.

In order to attract redevelopment to brownfields located in these zones, a 50% tax credit for remediation costs is available in Community Development Zones and Enterprise Development Zones throughout Wisconsin. The Department of Commerce may allocate \$33.15 million in Community Development Zone credits for remediation and job creation. Businesses designated as Enterprise Development Zones may claim up to \$3 million each in tax credits.

### Petroleum Environmental Cleanup Fund

The Petroleum Environmental Cleanup Fund (PECFA) program reimburses owners for a portion of the cleanup costs of discharges from petroleum product storage systems and home heating oil systems. The program is funded from a portion of a 3-cent-per-gallon petroleum inspection fee. PECFA was created in response to federal requirements enacted to prevent the release of petroleum and other regulated substances from underground storage tanks into the environment. The maximum grant is \$1 million, with \$94 million available for 1998. Since inception, the program has paid out \$499 million, cleaning up over 5,300 sites.

If you have any questions about the Department of Commerce Brownfields Initiative, please visit our web site at <http://www.commerce.state.wi.us>, or contact our staff:



**Bruce Fox**—Administrator, Community Development Division — 608/266-3494

**Jacqueline Jarvis**—Brownfields Ombudsman — 608/266-7562

**John Stricker**—Brownfields Finance Specialist — 608/267-8926

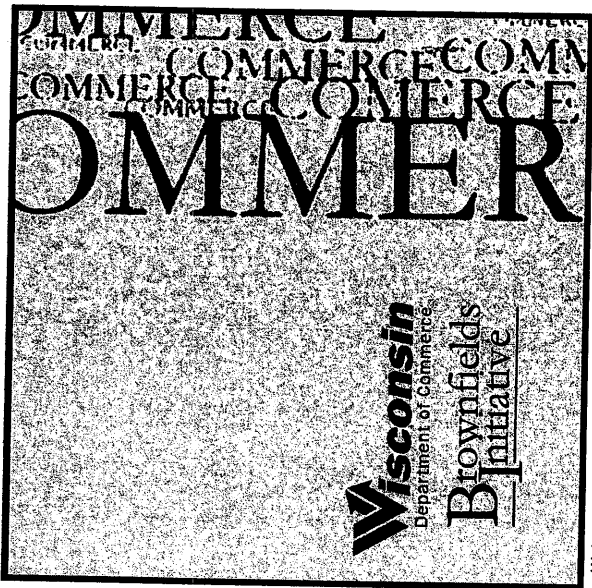
**Brendan Sylvander**—Brownfields GIS Specialist — 608/266-1244

**Additional assistance with Brownfields:**

**Ron Brisbois**—Blight Elimination and Brownfields Redevelopment Program — 608/267-0751

**William Wheeler**—Development Zone Tax Credits — 608/267-2045

**Miles Mickelson**—PECFA — 608/267-4545



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