

Brownfields grant program

“A program that stimulates economic activity by ensuring the efficient use of our land resources.”

Biennial Report 2000 - 2001

Note from the Secretary

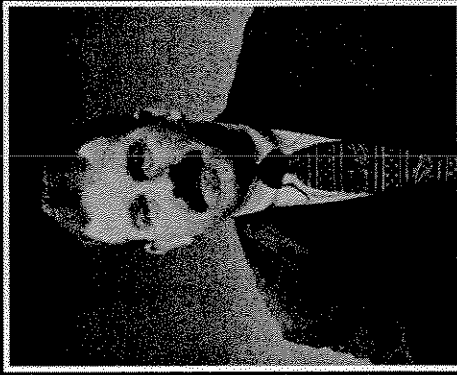
The State of Wisconsin and the Department of Commerce are committed to supporting current and future business activities in Wisconsin by ensuring the efficient use of our land resources. The Department's Brownfields Grant Program plays a key part in meeting that goal.

The Brownfields Grant Program redevelops and remediates underutilized or abandoned sites that have actual or perceived environmental contamination. Over the past two years, the Brownfields Program has awarded \$12.2 million to 30 recipients in the last two competitions, which will result in the clean-up and reuse of 365 acres of land, increased property values by \$195,631,500, and the creation of 1,170 jobs.

The 2000-2001 Brownfields program biennial report highlights these successful projects. Please take the opportunity to review the report and learn what has been accomplished through this state/local partnership. Thank you for your interest in economic development.



Philip Edw. Albert
SECRETARY



Wisconsin
Department of Commerce

Table of Contents

Page	Section
1	Note from the Secretary
2	Table of Contents
3	Program Background
4	Program Objectives
5	Program Information
6	Highlights
8	Demand for Grants
9	Grant Locations
10	Round One Competition
11	Round One Award Summaries
18	Round Two Competition
19	Round Two Award Summaries
25	Round Three Competition
26	Round Three Award Summaries
38	Round Four Competition
39	Round Four Award Summaries
56	Additional Assistance
57	Brownfields Location Information System (BLIS)
58	Outreach and Education Efforts
60	Commerce Staff

Program Background

A brownfield is an abandoned, idle or underutilized property where redevelopment is complicated by either real or perceived environmental contamination. These properties represent lost tax revenue and further drain communities by fostering illegal activities such as graffiti or illegal dumping, which poses threats to public health and discourages further neighborhood investment.

However, brownfields also represent opportunities for communities to spur urban renewal, create jobs, increase tax revenue and clean up the environment. These sites are often in prime locations that benefit from existing infrastructure, nearby labor pools and adjacent transportation networks. The Brownfields Grant Program can help communities overcome obstacles and capitalize on the potential of these properties.

The State of Wisconsin created the Brownfields Grant program in the 1997-1999 biennial budget. The program is administered by the Department of Commerce and funded through the vehicle environmental impact fee. The program has awarded \$22.2 million since June 1998 and continues to provide financial and technical assistance to businesses and communities across Wisconsin.

Program Objectives

The Brownfields Grant Program was established to promote economic development and create a positive effect on the environment. In order to achieve these goals, funding has been set aside for the remediation* and redevelopment** of brownfield sites in Wisconsin. Section 560.13 of the Wisconsin Statutes defines the criteria for applicants to the Brownfields Grant Program.

Funds are awarded based on the following criteria:

- ✓ 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.

In order to assure that the grants are evenly distributed to small and large communities, the Brownfields Grant Program is required to award seven grants each year to communities with populations under 30,000.

* "Brownfields Remediation" means investigation, analysis and monitoring of a brownfield site to determine the existence and extent of actual or potential environmental pollution; abating, removing or containing environmental pollution; or restoring soil or groundwater. Grant proceeds may only be used for environmental activities following the completion of Phase I and Phase II Environmental Assessments.

** "Brownfields Redevelopment" means any work to acquire a brownfields site and to remove or rehabilitate existing buildings for the purpose of promoting the use of the site for commercial, industrial or other purposes. Brownfields redevelopment does not include construction of new facilities on the site for any purpose other than environmental remediation activities.

Program Information

The Brownfields Grant Program is an annual competition with \$7 million available in the most recent year. Wisconsin Statutes 560.13 stipulate that grants be awarded in three separate funding categories with a corresponding minimum match contribution.

Category	Award Amount	Minimum Match Contribution*
One	\$0 to \$300,000	25%
Two	\$300,001 to \$700,000	35%
Three	\$700,001 to \$1,250,000	50%

*Minimum match contribution is the amount of money the applicant contributes to the project. It is a percentage of the total project cost.

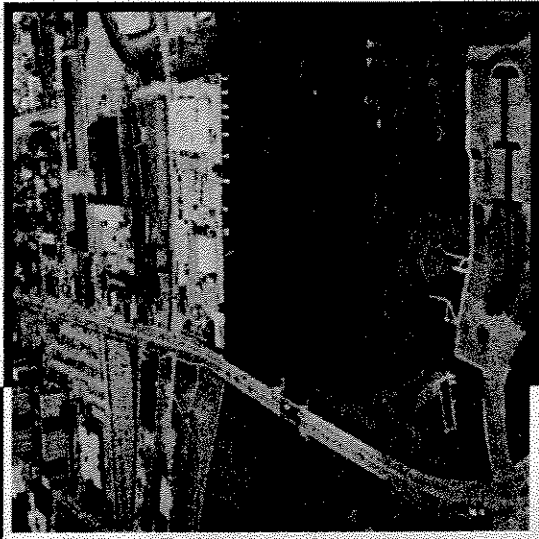
Any person* may apply if the following provisions are true:

- ✓ The grant funds shall be used for brownfields redevelopment and/or associated environmental remediation activities.
- ✓ The grant recipient contributes to the cost of the project.
- ✓ The party that caused the environmental contamination and any person who possessed or controlled the environmental contaminant is either unknown, cannot be located or is financially unable to pay.

**"Person" means an individual, partnership, corporation, limited liability company, nonprofit organization, city, village, town, county or trustee.

Oshkosh:
 Pearl Avenue
 Redevelopment

Several abandoned and deteriorating industrial properties along the Fox River were visible to downtown Oshkosh. The City has made significant strides to redevelop this area by purchasing these properties, cleaning up several areas of contamination, and constructing 60 multiple-family apartments.

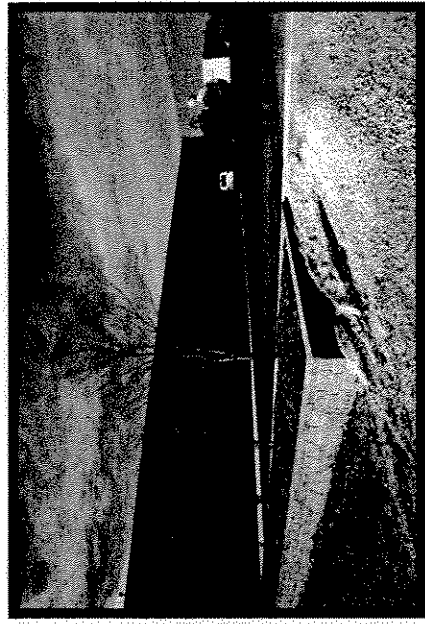


Highlights

Before & After

West Milwaukee:
 DWK Investments, LLC

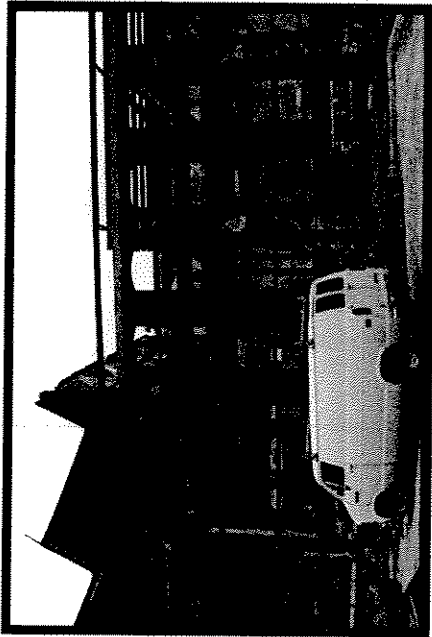
Three businesses, including an animal care clinic, a medical supply company, and a sign manufacturer, have moved into new buildings on the site. The Milwaukee Journal-Sentinel will build a printing facility that will result in the creation of 250 new jobs. When complete, the site will have an assessed value over \$200 million.



City of Beloit:

Water Tower Industrial Properties

This contaminated site is the center of the City of Beloit's Beloit 2000f redevelopment project. It is the location of several industries, including the national headquarters of ABC Supply Co. The project has created 70 jobs and has increased the property value by 3.5 million.

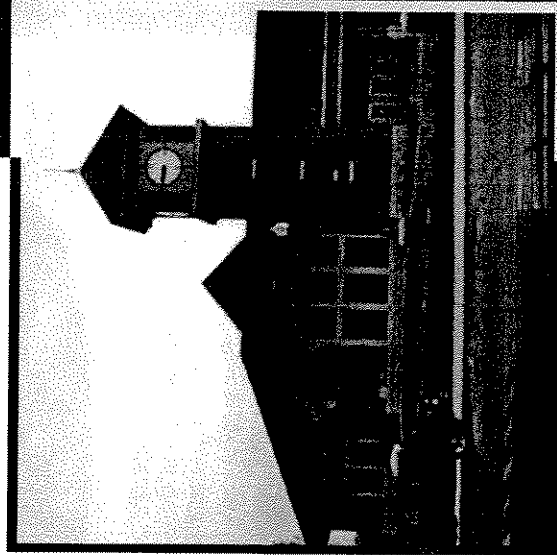
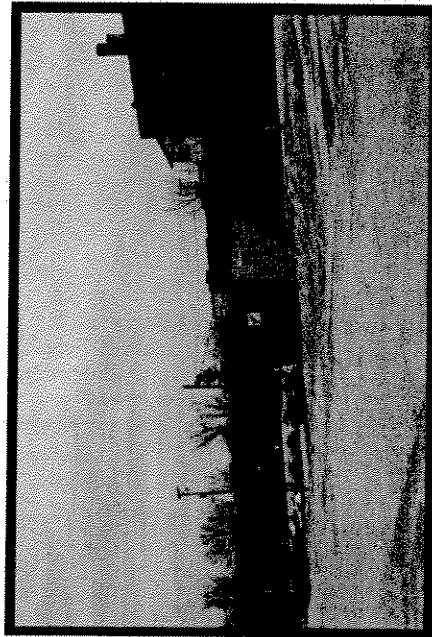


Before & After

Highlights

City of Mauston: Hatch Public Library

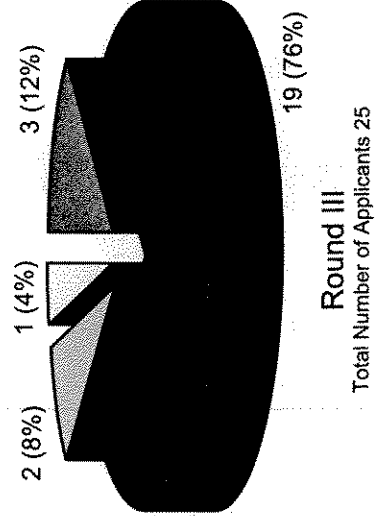
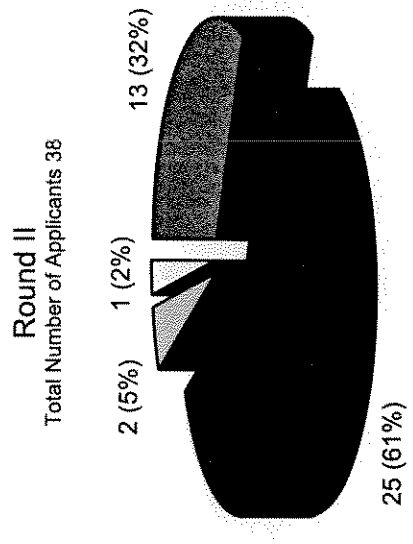
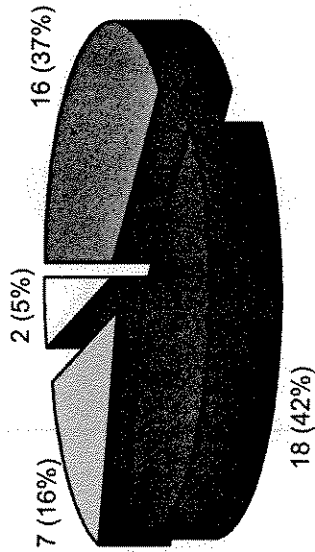
After a vigorous campaign raised \$2.3 million to privately fund the building of the Hatch Public Library, significant petroleum contamination was discovered on site. With the aid of a \$180,000 grant, the City of Mauston installed a working remediation system and opened the 30,000-square-foot library in May 2000.



Demand for Grants

The Brownfields Grant Program has fostered the interest of 147 applicants asking for \$74,840,758, while the program has had a total of \$22.2 million available for disbursement. Applicants to this program are as follows:

- Submitted by individual people
- Submitted by municipalities
- Submitted by local development corporations
- Submitted by a combination of municipalities, individuals or local development corporations



Grant Locations

Round One

Columbus
Flambeau
Glendale
Kenosha
Medford
Superior
West Allis
Green Bay
Ladysmith
Milwaukee (4)
Wauwatosa

Round Two

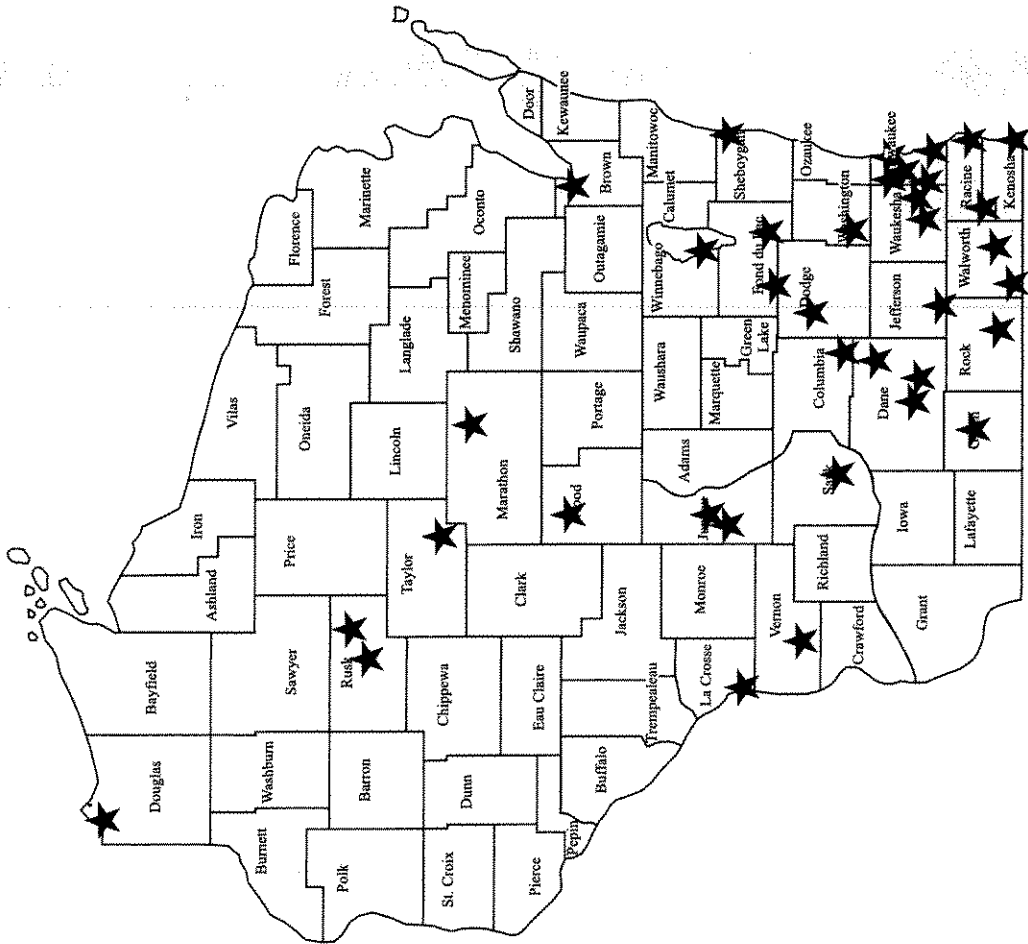
Beaver Dam
Ekhorn
Harford
La Crosse
Milwaukee (2)
Viroqua
Brookfield
Glendale
Hustler
Madison
West Allis

Round Three

Beloit
DeForest
Mauston
Oakfield
Sheboygan
Waukesha
Browntown
Marshfield
Milwaukee (2)
Oshkosh
Town of Stettin

Round Four

Baraboo
Cudahy
Kenosha
Middleton
Racine
Walworth
West Allis
Burlington
Edgerton
Town of Madison
Milwaukee (4)
Sheboygan (2)
Waupun



Round One Competition

<i>Location</i>	<i>Recipient</i>	<i>Award</i>
*Glendale	The City of Glendale	\$850,000
Kenosha	The City of Kenosha	\$850,000
Green Bay	The City of Green Bay	\$800,000
Milwaukee	Ralos, LLC	\$400,000
Milwaukee	30th Street Industrial Corridor Corporation	\$400,000
*West Milwaukee	Mobile Blasting, LLC	\$390,000
Wauwatosa	Outpost Natural Foods Cooperative	\$300,000
*West Milwaukee	DWK Investments, LLC	\$260,000
Superior	The City of Superior	\$250,000
West Allis	The City of West Allis	\$200,000
*Columbus	The City of Columbus	\$167,000
*Medford	Taylor County	\$150,000
*Ladysmith	The City of Ladysmith	\$100,000
*Town of Flambeau	Rusk County	\$33,000

*Project communities with populations under 30,000.

Round One Award Summaries

Silver Spring Drive Development

Recipient: City of Glendale
Location: West Silver Spring Drive, Glendale, Milwaukee County
Years Unused: 15
Job Creation: 150
Grant Award: \$850,000
Increase in Property Value: \$20 million

This 26-acre project site was acquired by the City of Glendale Community Development Authority (CDA) to perform environmental cleanup and redevelopment prior to marketing the properties to prospective developers. The CDA demolished several buildings and improved the infrastructure, street landscaping, and installed a stormwater pond. As a result of these efforts, the following businesses are in operation: a JewelOsco store, the Animal Emergency Center, Medpoint Family Care Center, Hassel Material Headquarters, the Silver Creek Village and the Parkside Commons senior apartments.

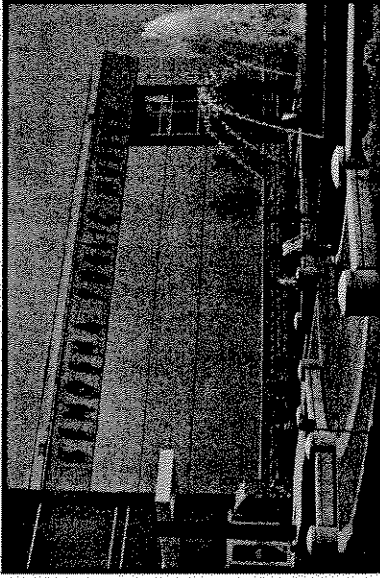


CONSTRUCTION COMPLETED

Harborpark Redevelopment

Recipient: City of Kenosha
Location: Downtown Lakefront, Kenosha, Kenosha County
Years Unused: 10
Job Creation: 275
Grant Award: \$850,000
Increase in Property Value: \$55 million

The City of Kenosha has transformed this former auto manufacturing facility into a vibrant district for public, commercial and residential use. By addressing the soil contamination and preparing a water management plan, the City has been able to integrate new streets, walkways and a trolley system with the construction of a new public museum and condominiums. Investments totaling \$80 million will help create additional commercial opportunities with increased public access to Lake Michigan.

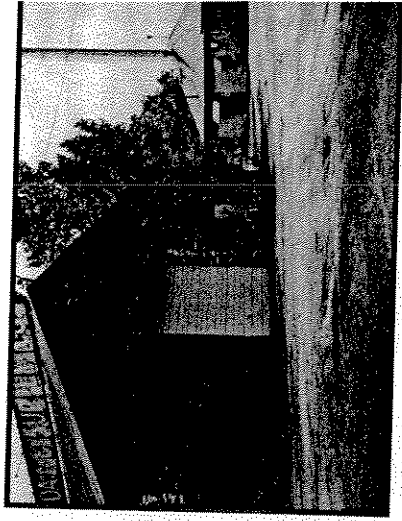


CONSTRUCTION COMPLETED

Riverfront Redevelopment

Recipient: City of Green Bay
Location: Downtown Green Bay, Fox River West Shore, Brown County
Years Unused: 6
Job Creation: 265
Grant Award: \$800,000
Increase in Property Value: \$35 million

The City of Green Bay has created a vision very similar to Chicago's Navy Pier for this 15-acre property, once used for coal storage. The City has demolished several dilapidated storage buildings, renovated the infrastructure, and relocated several high-voltage power lines and towers. Coal dust and petroleum that contaminated the soil at this site have been removed. Green Bay is currently marketing this site for development.

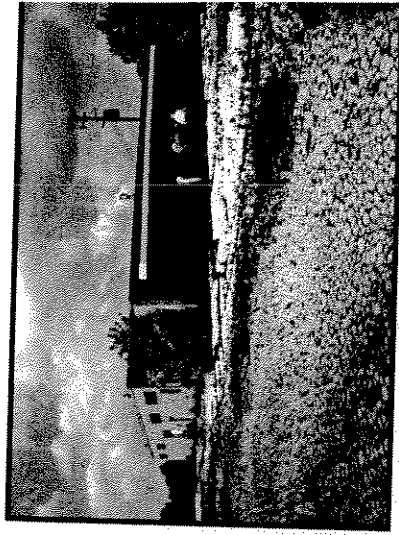


PRIOR TO CONSTRUCTION

Excell Connection, Inc.

Recipient: Ralos, LLC
Location: 5375 South 9th Street, Milwaukee, Milwaukee County
Years Unused: 5
Job Creation: 50
Grant Award: \$400,000
Increase in Property Value: \$720,000

Ralos, LLC is in the process of acquiring the former Solar Paint and Varnish Company site using a recently enacted provision in Wisconsin law, Section 75.106. Ralos plans to remediate approximately 10,500-cubic-yards of contaminated soil and groundwater. With an investment of \$700,000, Ralos, LLC renovated an 8,400-square-foot building and is currently a constructing a new 33,000-square-foot building. Half of the new facility will house Excell Connection, Inc. USA, while the other half will be leased to individual, small-business tenants for use as office, warehouse and manufacturing space. The City and County of Milwaukee each pledged \$100,000 in grant money towards this project, and the U.S. EPA agreed to forgive \$439,000 in liens through a Prospective Purchaser Agreement.



PRIOR TO RENOVATION

Metals Processing Project

Recipient: 30th Street Industrial Corridor Corporation
Location: 3148 West Auer Street, Milwaukee, Milwaukee County
Years Unused: 33
Job Creation: 5 created, 25 retained
Grant Award: \$400,000
Increase in Property Value: \$25,000

The Metals Processing Company (MPC) purchased this one-acre site many years ago and later discovered soil and groundwater contamination. Once remediation of the petroleum and hydrocarbon contamination is complete, MPC intends to expand its operations. Because many companies have left the 30th Street Industrial Corridor in the last 20 years, MPC hopes its efforts will encourage further investment in the area.

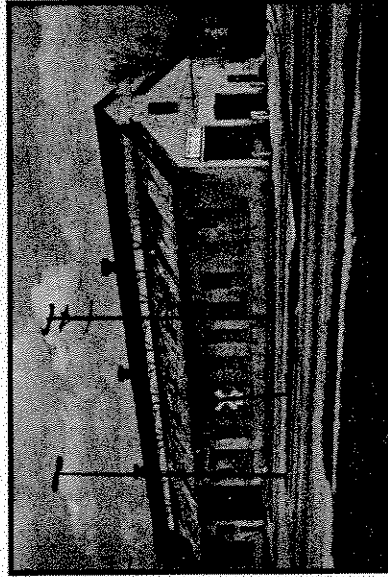


PRIOR TO RENOVATION

Former Mobile Blasting Project

Recipient: Mobile Blasting, LLC
Location: 1604 South 43rd Street, West Milwaukee, Milwaukee County
Years Unused: 12
Job Creation: 98
Grant Award: \$390,000
Increase in Property Value: \$1.7 million

This 3.3-acre site contains the former Mobile Blasting facility. Real Estate Recycling is constructing a 45,000-square-foot manufacturing/office facility that will be leased to various tenants. The remediation plan for the site is in progress, and work will begin upon final coordination of the plan. Due to the extensive petroleum contamination found on-site the project has also received additional funding from the Department of Natural Resources.



PRIOR TO CONSTRUCTION

Outpost Natural Foods

Recipient: Outpost Natural Foods Cooperative
Location: 1257 North 70th Street, Wauwatosa, Milwaukee County
Years Unused: 10
Job Creation: 135
Grant Award: \$300,000
Increase in Property Value: \$1.79 million

The Wauwatosa Outpost Natural Foods opened in March 2000. This is the second Outpost Natural Foods in the Milwaukee Area. The project entailed removing petroleum-free product, treating the soil, abating asbestos, demolishing existing buildings, grading the site and constructing the new building. The project created approximately 135 new jobs, ranging from entry level to managerial positions.



CONSTRUCTION COMPLETED

Former Inryco / Babcock & Wilcox Project

Recipient: DWK Investments, LLC
Location: 3839, 4000 West Burnham Street, Milwaukee, Milwaukee Co.
Years Unused: 16
Job Creation: 135 - 500
Grant Award: \$260,000
Increase in Property Value: \$200 million

DWK Investments, LLC acquired the property with the intention to remediate the site and then redevelop it for lease or sale. This included the rehabilitation of a 20,000-square-foot building, the addition of 4,000 square feet of office space and the modification of the infrastructure on the site to accommodate multiple tenants and owners. Several businesses have located on the site, such as the Milwaukee Area Domestic Animal Control Center, Digital Access, Nycomed Amersham and Priced Right Signs. The Milwaukee Journal-Sentinel broke ground for their new production facility on June 13, 2000. The 435,000-square-foot, \$200 million high-technology printing plant will occupy 41 acres of the remediated land. DWK Investments predicts the creation of approximately 500 jobs, almost four times as many jobs than originally projected.



CONSTRUCTION COMPLETED

Energy and Air Systems

Recipient: City of Superior
Location: 802 John Avenue, Superior, Douglas County
Years Unused: 10
Job Creation: 10
Grant Award: \$250,000
increase in Property Value: \$250,000

The City of Superior has demolished the existing building and removed about 40 barrels of waste from the site. The City plans to include this half-acre former salvage site in their new industrial park. Once the remediation is complete, Energy & Air Systems will purchase the site from the City and construct a new facility for the expansion of their operations.

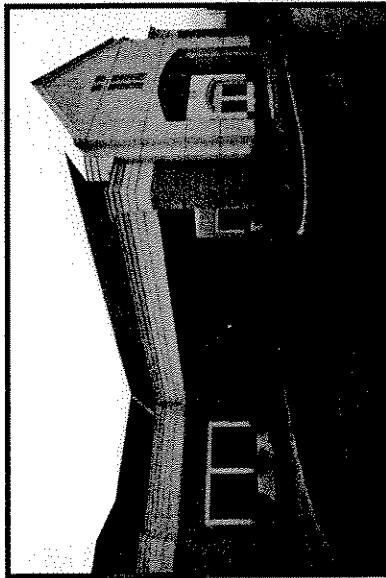


PRIOR TO CONSTRUCTION

Harborpark Redevelopment

Recipient: City of West Allis
Location: 801 South 70th Street, West Allis, Milwaukee County
Years Unused: 7
Job Creation: 40
Grant Award: \$200,000

The City of West Allis took significant steps at this site by demolishing the remaining buildings, removing contaminated hot-spots and cleaning the soil and groundwater. This work paved the way for the Opus North Corporation to construct and lease the building that now houses the Gateway Health Center, a \$4.5 million, 28,000-square-foot facility offering both traditional and alternative medicine services. The Health Center opened its doors September 13, 1999.



CONSTRUCTION COMPLETED

Wisconsin Ceramic Products

Recipient: City of Columbus
Location: 240 Birdsey Street, Columbus, Columbia County
Years Unused: 11
Job Creation: 33
Grant Award: \$167,000
Increase in Property Value: \$300,000

This 2.36-acre site was home to Metallfab, Inc., a metal fabrication and finishing facility, until 1989. The City of Columbus and Columbia County have been working closely to remediate PCB and chlorinated solvent contamination. On-site work includes roof and window replacement, faAade restoration, building clean-up, caulking, painting and underground storage tank removal. Once these activities have been completed, Wisconsin Ceramic Products and two other businesses will expand onto this site.

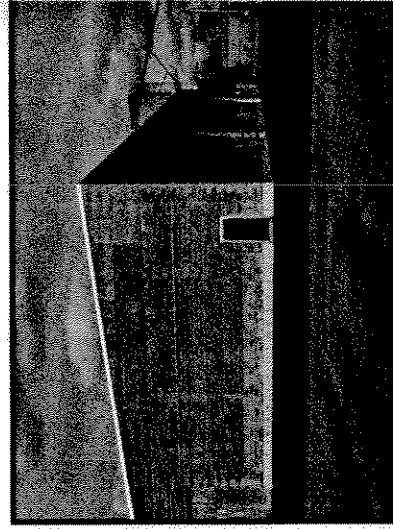


PRIOR TO RENOVATION

Former Doberstein Lumber and Sawmill

Recipient: Taylor County
Location: W6617 Highway 64, Medford, Taylor County
Years Unused: 9
Job Creation: 25
Grant Award: \$150,000 (Round I)
\$25,000 (Round III)
Increase in Property Value: \$500,000

Doberstein Lumber and Sawmill treated lumber products on this 46-acre site for 25 years and consequently contaminated the site with lumber treatment chemicals. The EPA conducted an emergency intervention in 1992. Taylor County has since completed the remediation of the site and the rehabilitation of the main building. In addition to the original grant, this project received additional funding in Round III due to the unexpected quantity of contaminated fill discovered on the property. The County is currently marketing the facility for lease.

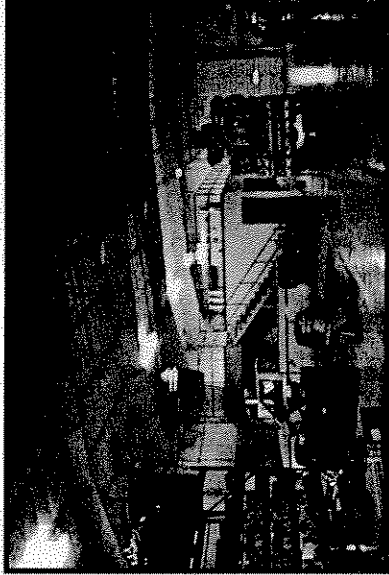


RENOVATION COMPLETED

Northern States Power

Recipient: City of Ladysmith
Location: 1407 Barnett Road, Ladysmith, Rusk County
Years Unused: 3
Job Creation: 8
Grant Award: \$100,000
Increase in Property Value: \$325,000

The site was contaminated with arsenic, chromium and other substances from metal smelting processes by the Aluminum Processing Company, which operated for 10 years before closing in 1997. The City of Ladysmith remediated this site, repaired the existing building and leased it to Northern States Power Company.

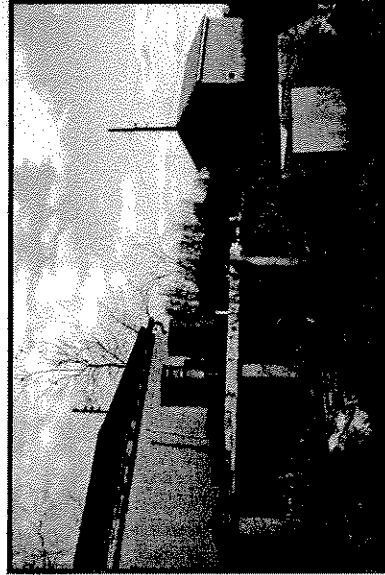


RENOVATION COMPLETED

Former Balko Trailers Redevelopment

Recipient: Rusk County
Location: State Highway 27, Town of Flambeau, Rusk County
Years Unused: 4
Job Creation: 17
Grant Award: \$200,000
Increase in Property Value: \$200,000

This 3-acre site, once used by Balko Trailers, Inc., will be marketed by Rusk County for industrial use upon project completion. Contamination includes solvents and other wastes. Rusk County has applied several financing methods in this project, including leveraging the Brownfields Grant with a U.S. Rural Development Grant and using a zero percent loan from Jump River Electric to create a Revolving Loan Fund for business development. The County is working with a potential occupant to renovate the building in order to meet their operational needs.



PRIOR TO RENOVATION

Round Two Competition

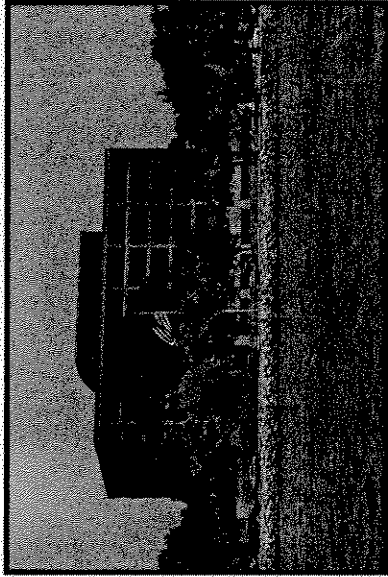
<i>Location</i>	<i>Recipient</i>	<i>Award</i>
La Crosse	City of La Crosse	\$1,000,000
Madison	The Fiore Company	\$750,000
*Hartford	Steel-Craft Corporation of Hartford	\$750,000
*Beaver Dam	Dodge County	\$550,000
Milwaukee	Elite Finishing, LLC	\$450,000
*Brookfield	Real Estate Recycling, LLC	\$400,000
West Allis	City of West Allis	\$350,000
*Glendale	City of Glendale	\$240,000
*Elkhorn	City of Elkhorn	\$240,000
Milwaukee	Sigma Environmental Services, Inc.	\$155,000
*Viroqua	City of Viroqua	\$65,000
*Hustler	Hotel Hustler, Inc.	\$50,000

*Project communities with populations under 30,000.

Round Two Award Summaries

Century Tel Project

Recipient: City of La Crosse
Location: Downtown La Crosse, La Crosse County
(Along the Mississippi River)
Years Unused: 0
Job Creation: 400
Grant Award: \$1,000,000
Increase in Property Value: \$9.4 million

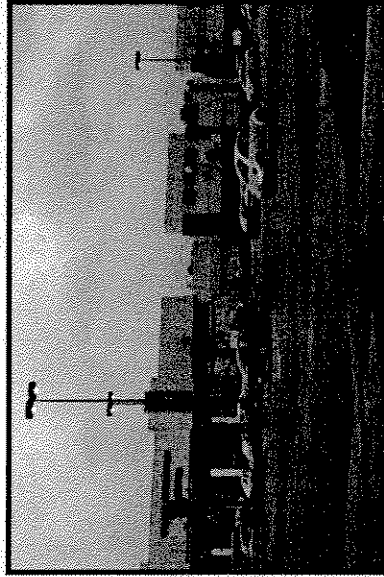


CONSTRUCTION COMPLETED

Former uses of this 12-acre site included a rail yard, an auto salvage yard and a manufacturing company. Multiple contaminants including heavy metals and petroleum were found on the site. The city removed underground storage tanks and remediated the lead in the groundwater and the petroleum in the soil to prepare for Century Tels construction of a \$30 million, 150,000-square-foot building with the capacity to employ 820 people. Century Tel began operations here as the Midwest Region and Wisconsin Division Headquarters in May 2001. To date, 401 jobs have been created, resulting in almost \$9 million in annual wages.

Nakoma Plaza Redevelopment

Recipient: The Fiore Company
Location: US Highway 12, Madison, Dane County
Years Unused: 0
Job Creation: 150
Grant Award: \$750,000
Increase in Property Value: \$5 million



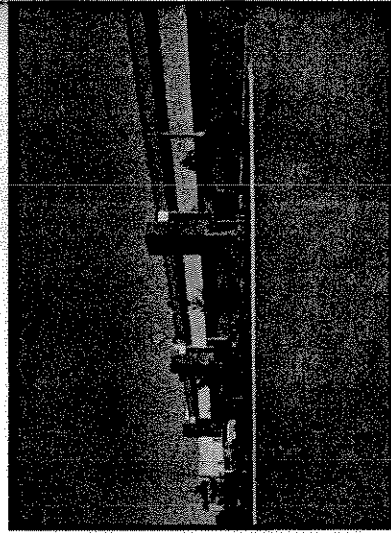
CONSTRUCTION COMPLETED

Former businesses located on this 33-acre site include a tire and muffler shop, a cement plant, a fuel storage center and a dry cleaner. Contamination included benzene, diesel and other compounds. Fiore Coal and Oil Company completed remediation and redevelopment activities. Since July 2000, numerous businesses have located at Nakoma Plaza including Home Depot, Cub Foods, J.B. Craft Store, M.C. Sports and Goodwill. The project has created 135 jobs and is expected to create 600 in total.

Steel-Craft Project

Recipient: Steel-Craft Corporation of Hartford
Location: 105 Marine Drive, Hartford, Washington County
Years Unused: 9
Job Creation: 125
Grant Award: \$750,000
Increase in Property Value: \$3.9 million

This 30-acre site had a wide range of industrial uses from the 1890s to the late 1980s. Contaminants present on the site include chlorinated solvents and petroleum. While the former owner of this property completes remediation activities, the Brownfields Grant allows extensive building renovation to accommodate the operations of Steel-Craft Corporation and Hartford Finishing. These companies, which use high-tech methods for custom-metal fabrications, have operated in this 263,000-square-foot facility since July 2000.

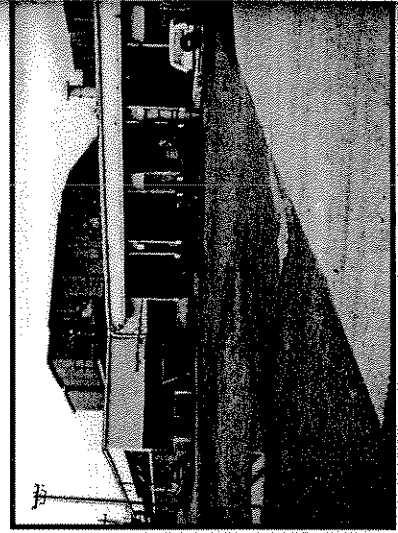


RENOVATION COMPLETED

Quality Fabricators Group

Recipient: Dodge County
Location: 401 Madison Street, Beaver Dam, Dodge County
Years Unused: 5
Job Creation: 25 created, 32 retained
Grant Award: \$550,000
Increase in Property Value: \$1.1 million

From 1962 to 1995, Metafab, Inc., a metal fabricator, headquartered their operations on the site. As a result of their operations and the presence of leaking underground storage tanks, this site was contaminated with chlorinated solvents and petroleum. In 1995, Dodge County acquired the property through tax foreclosure and performed extensive remediation and building rehabilitation. Quality Fabricators Group, LLC intends to acquire the property once these activities are complete.

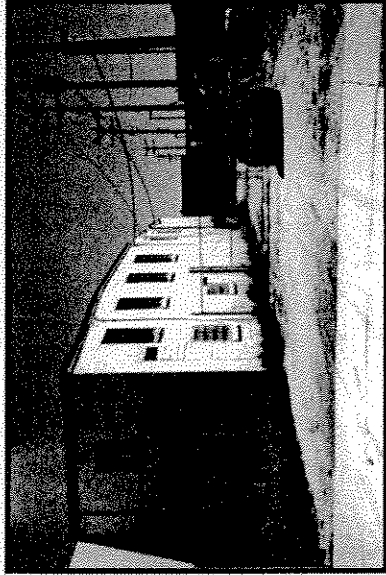


RENOVATION IN-PROGRESS

Former Zecol, Inc. Project

Recipient: Elite Finishing, LLC
Location: 3270 South 3rd Street, Milwaukee, Milwaukee County
Years Unused: 10
Job Creation: 20
Grant Award: \$450,000
Increase in Property Value: \$562,000

For over 40 years, Zecol, Inc. produced automobile chemicals and additives on this 1.5-acre property. Contaminants found on the site include petroleum and other products. Elite Finishing, LLC uses innovative techniques to provide clients such as Harley Davidson with specialized plating services. This building will be renovated and expanded to accommodate their operations. Contaminated areas will be capped and underground storage tanks closed.

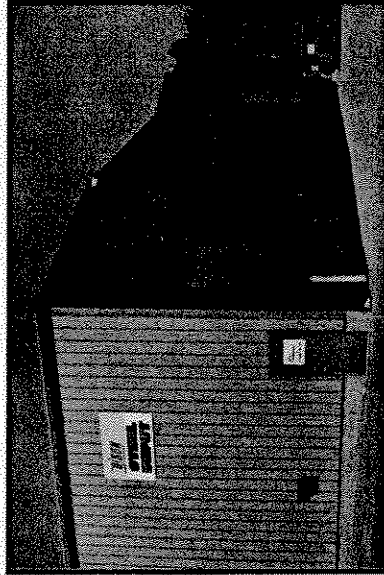


PRIOR TO RENOVATION

Olson Company Project

Recipient: Brookfield Properties, LLC
Location: 19745 & 19775 Sommer Drive, Brookfield, Waukesha County
Years Unused: 7
Job Creation: 16
Grant Award: \$400,000
Increase in Property Value: \$1.2 million

In the fall of 1999, Brookfield Properties, LLC completed the remediation and renovation of a 115,000-square-foot industrial warehouse formerly owned by Cortec Industries. There were several contaminants on site, some of which were filtering into a nearby creek and wetlands area. The Olson Warehouse Company, a family-owned steel warehousing distribution and trucking operation based in Milwaukee and Waukesha, has leased the warehouse. They celebrated their grand opening in the summer of 1999.

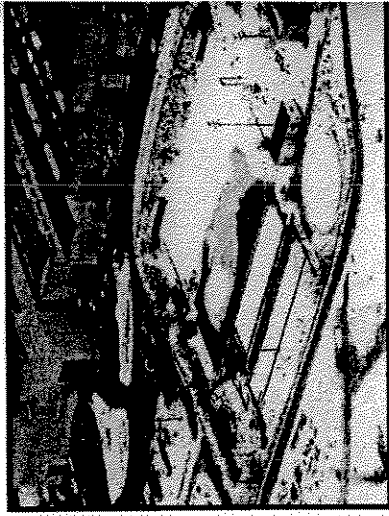


RENOVATION COMPLETED

Washington Street Redevelopment

Recipient: City of West Allis
Location: 6642 West Washington Street, West Allis, Milwaukee County
Years Unused: 8
Job Creation: 300
Grant Award: \$350,000
Increase in Property Value: \$3.12 million

This 11-acre site used to be part of the Allis-Chalmers Manufacturing Complex. Since the bankruptcy of Allis-Chalmers, the City of West Allis has planned for the redevelopment of this site into a business park. This project is a top economic goal of the municipality, and to date they have invested over \$4 million at this site. Contamination includes PCBs and diesel compounds. A new water retention basin, expected to be completed by the end of 2001, will assist in the remediation of PCBs and petroleum contamination.

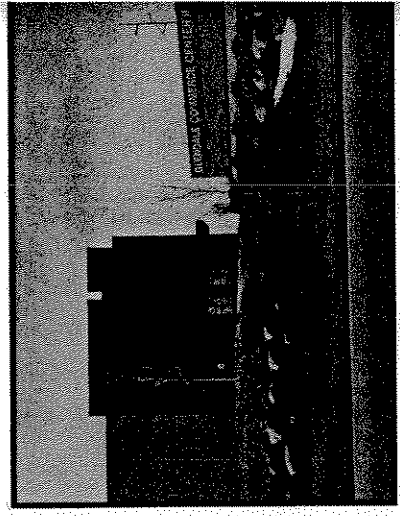


PRIOR TO CONSTRUCTION

Glendale Technology Center

Recipient: City of Glendale
Location: 4300 block of North Port Washington Road, Glendale, Milwaukee County
Years Unused: 7
Job Creation: 112
Grant Award: \$240,000
Increase in Property Value: \$5.1 million

This 9.5-acre site was part of the Continental Can Company that operated from 1950 to 1992. The Continental Can Company contaminated the site by storing coatings, end-sealing compounds, and solvents on the property. The City of Glendale acquired the site, demolished the Continental Can Company building, and conducted remediation activities, including soil removal and the installation of injection wells. The Opus North Corporation acquired the property and constructed a 165,000-square-foot facility for light-manufacturing, offices and warehousing.



CONSTRUCTION COMPLETED

Former Getzen Musical Project

Recipient: City of Elkhorn
Location: 211 West Centralia Street, Elkhorn, Walworth County
Years Unused: 9
Job Creation: 40
Grant Award: \$240,000 (Round II)
 \$500,000 (Round III)
Increase in Property Value: \$57,000

The bankrupt Getzen Musical Instrument Company produced brass instruments on this 1.5-acre site from 1960-1991. Site operations resulted in extensive groundwater contamination of chlorinated solvents and heavy metals. Due to the degree of contamination, the City of Elkhorn received additional financial assistance from the DNR and EPA, as well as a supplemental grant in the Round III competition. Once significant remediation activities are complete, the site will be prepared for commercial or industrial use.



PRIOR TO CONSTRUCTION

Sigma Environmental Project

Recipient: Sigma Environmental Services, Inc.
Location: 1244-1326 West Canal Street, Milwaukee, Milwaukee County
Years Unused: 35
Job Creation: 10
Grant Award: \$155,000
Increase in Property Value: \$1.5 million

This 2.8-acre site, located in the Menomonee River Valley, historically has been used for coal, oil and boat storage. Sigma Environmental Services received approval from the DNR for soil and groundwater remediation plans. Once remediation activities are complete, Sigma Environmental Services will construct a 25,000-square-foot facility to house the company headquarters, including offices, laboratories and production space. Sigmals innovative building design will facilitate remediation of methane gas. Sigma plans to break ground in the spring of 2002.



PRIOR TO CONSTRUCTION

Former Viroqua Whey Company

Recipient: City of Viroqua
Location: 524 North Center Street, Viroqua, Vernon County
Years Unused: 10
Job Creation: 10
Grant Award: \$65,000
Increase in Property Value: \$770,000

This 0.75-acre site previously housed the Viroqua Creamery Company, a gasoline filling station, a bulk petroleum storage facility and the Viroqua Whey Cooperative Plant. Contamination includes lead, arsenic and other materials. The City of Viroqua acquired the property from Vernon County and completed soil remediation through excavation. They received several proposals for the development of the property and are currently pursuing an offer from one of these applicants.

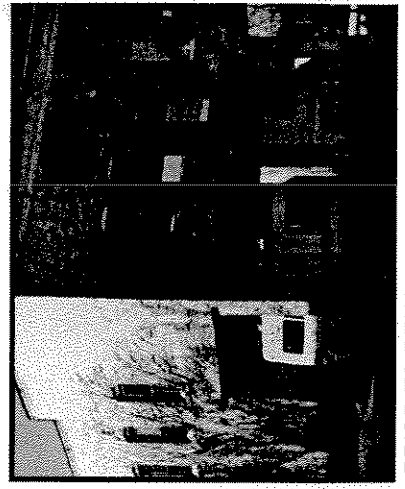


PRIOR TO CONSTRUCTION

Hotel Hustler Redevelopment

Recipient: Hotel Hustler, Inc.
Location: 102 East Main Street, Hustler, Juneau County
Years Unused: 9
Job Creation: 4
Grant Award: \$50,000
Increase in Property Value: \$180,000

The original Hotel Hustler opened in 1903 and was used for a number of operations until 1991. Underground storage tanks at this site have caused widespread petroleum contamination problems that have required an active remediation system. While the Petroleum Environmental Clean-Up Fund Award (PECFA) provides financial assistance for the clean-up efforts, the Brownfields Grant will be used for building renovation. Hotel Hustler plans to reopen the hotel as a bed and breakfast, catering service, and restaurant, to serve bicyclists, snowmobilers and other tourists.



PRIOR TO RENOVATION

Round Three Competition

<i>Location</i>	<i>Recipient</i>	<i>Award</i>
Milwaukee	Historic Third Ward Association	\$1,200,000
Beloit	Water Tower Industrial Properties, Inc.	\$1,000,000
Milwaukee	Trostel Square Apartments, LLC	\$700,000
*Marshfield	City of Marshfield	\$540,000
*Elkhorn	** City of Elkhorn	\$500,000
*Town of Stettin	DMA Ventures, LLC	\$350,000
*Oakfield	Exfoliate Properties, LLC	\$315,000
Waukesha	C-Cap, Inc.	\$300,000
*Browntown	Concrete Systems	\$200,000
Oshkosh	City of Oshkosh	\$180,000
*Mauston	City of Mauston	\$180,000
*DeForest	DeForest Redevelopment Authority	\$175,000
Sheboygan	Crown Enterprises, LLC	\$135,000
*Medford	** Taylor County	\$15,000

*Project communities with populations under 30,000.

**Grant recipients receiving supplemental awards. See Round I and II summaries for project details.

and Three Award Summaries

Recipient: Historic Third Ward Association
Location: 128, 141, 201 North Water Street, Milwaukee, Milwaukee County
Years Unused: 10
Job Creation: 15
Grant Award: \$1,200,000
Increase in Property Value: \$11,957,003

Water Street Redevelopment

The Third Ward neighborhood has seen many incarnations of its property. Since a fire destroyed 403 buildings and killed over 400 residents in 1892, the property had been used as a filling station and a print shop, which had contaminated the site with heavy metals and petroleum. The Water Street Redevelopment project included the conversion of abandoned industrial buildings into 130,000 square feet of mixed use residential/commercial property and the development of a parking structure. The parking structure, which opened on February 1, 2000, has 17,500 square feet of retail space on its bottom floor. The parking structure was the impetus for a larger project that will include the rehabilitation and remediation of several adjacent properties in the Historic Third Ward.



CONSTRUCTION COMPLETED



CONSTRUCTION COMPLETED

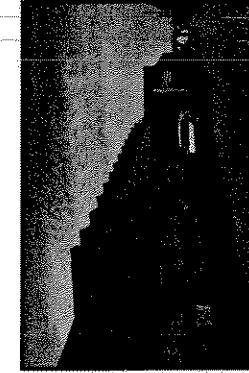
Recipient: Water Tower Industrial Properties, Inc.
Location: One ABC Parkway, Beloit, Rock, County
Years Unused: 40
Job Creation: 70
Grant Award: \$1,000,000
Increase in Property Value: \$3.5 million

ABC Supply Company

In the early 1990s, ABC Supply Co., Inc. decided to locate their national headquarters in the old Fairbanks Morse pattern building. Contamination included free petroleum product underlying the subject site and foundry sand fill. Water Tower demolished 40,000 square feet of the building and renovated approximately 65,000 square feet. The subject property is in the center of the City of Beloit's redevelopment project entitled "Beloit 2000," which works to improve the quality of life in Beloit. This project is a joint effort between the public and private sector and has generated \$3.3 million in total investments and created 70 new jobs for the area.



RENOVATION IN-PROGRESS

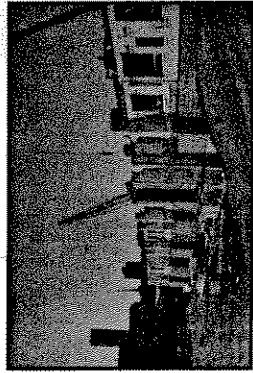


RENOVATION COMPLETED

Recipient: Trostel Square Apartments, LLC
Location: 1776 - 1818 North Commerce Street, Milwaukee
 Milwaukee County
Years Unused: 13
Job Creation: 5
Grant Award: \$700,000
Increase in Property Value: \$15 million

Former Trostel Tannery Redevelopment

The former Loop Carriage/Trostel Tannery used to operate on this five-acre property. Heavy metals and sulfides are some of the known contaminants. Trostel Square, LLC plans to develop a \$19 million, 122-unit residential community. The community would consist of 87 apartments in two three-story buildings along North Commerce Street and 35 condominiums in three clusters along the Milwaukee River. A public Riverwalk will be developed in a 15-foot wide corridor along the bank of the Milwaukee River. The hot spot of the site is expected to be capped with clay soil and developed into a park.



CONSTRUCTION IN-PROGRESS

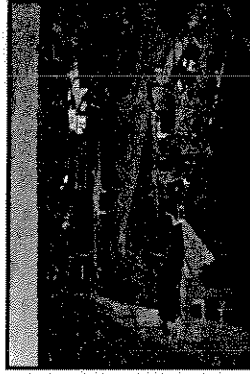


CONSTRUCTION COMPLETED ARTIST RENDERING

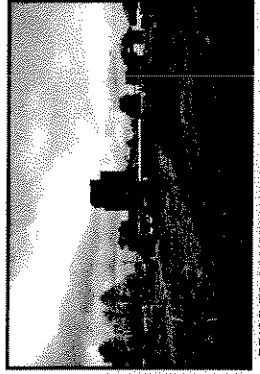
Recipient: City of Marshfield
Location: 700 block of South Central Avenue
 Marshfield, Wood County
Years Unused: 0
Job Creation: 60 - 80
Grant Award: \$540,000
Increase in Property Value: \$4,775,500

Central Avenue Redevelopment

This downtown location was home to the Red Crown Standard Oil Bulk Plant from the 1920s to the 1970s. Contamination on the property includes benzene, lead and other materials. The City of Marshfield has acquired the property and demolished the existing buildings. The City remediated the site with the help of PECFA funds, installed new storm and sanitary sewer mains, removed overhead electric lines, and graded the site. The City is preparing the site for use as an upscale hotel with a conference center and restaurant.



PRIOR TO CONSTRUCTION



PRIOR TO CONSTRUCTION



PRIOR TO RENOVATION

Recipient: DMA Ventures, LLC
Location: 903 60th Avenue, Town of Stettin, Marathon County
Years Unused: 12
Job Creation: 60 - 185
Grant Award: \$350,000
Increase in Property Value: \$3,439,400

Former Murray Machinery Foundry

The former Murray Machinery Foundry, located on this 124-acre site, operated from 1966 until 1988. The site has since remained vacant. Contaminants such as lead, asbestos and other materials have been detected. In the early 1990s the EPA conducted a \$2.4 million remediation effort that included the excavation, stabilization and capping of 13,000-cubic-yards of sediment. The Brownfields Grant is allowing removal of asbestos and paint from the foundry building, capping of contaminated soil with a parking lot and removal and disposal of contaminants in the ground water. The property has been purchased and the street and utility work is complete. DMA is leasing more than half of the 127,000-square-foot space.



PRIOR TO RENOVATION



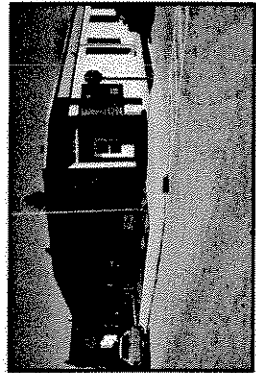
PRIOR TO RENOVATION

This site is located in a mixed-use commercial, industrial and residential area in the north central part of the Village of Oakfield. For over a decade, Don Mueller Industries, Inc. (DMI) has manufactured, fabricated and welded stainless steel and aluminum products. DMI manufactures and markets a proprietary line of aluminum piers and pontoon boats. Petroleum products and chlorinated solvent contamination were discovered on the site that preexisted DMI's ownership. Exfoliate Properties, LLC, the current owner, is in the early stages of environmental investigation and plans to redevelop and renovate the site, not only to continue manufacturing at this site, but to also expand the current operations of DMI.

Don Mueller Industries Project



PRIOR TO RENOVATION



PRIOR TO RENOVATION



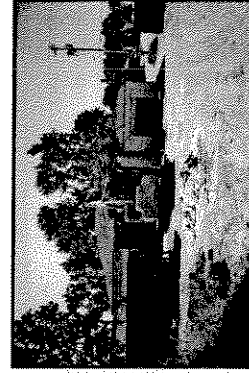
PRIOR TO CONSTRUCTION

Recipient: C-Cap, Inc.
Location: 800 - 800 block area between East Main Street and Perkins Avenue, Waukesha, Waukesha County
Years Unused: 6
Job Creation: 3.5
Grant Award: \$300,000
Increase in Property Value: \$10.4 million

Phoenix Heights Redevelopment

Since the late 1800s, various companies have owned this site including railroads, manufacturing facilities, a foundry and a petroleum bulk storage plant. These uses resulted in petroleum and heavy metals contamination. This site and the adjacent property were purchased by C-Cap, Inc. in March 1999 in order to develop moderate-income housing. Twenty-six single-family homes were developed and sold on the 16-acre site. The last phase of the project began in January 2001 during which 45 additional single and multifamily units will be developed. The project is expected to be completed by early 2002.

CONSTRUCTION COMPLETED

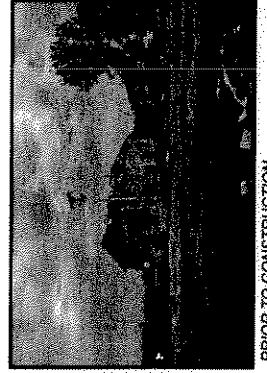


PRIOR TO CONSTRUCTION

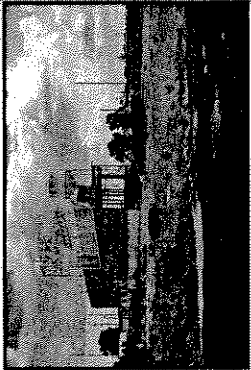
Recipient: Concrete Systems, Inc.
Location: West Highway 11 and Old Highway Road, Brownstown, Green County
Years Unused: 20
Job Creation: 10
Grant Award: \$200,000
Increase in Property Value: \$486,005

Brownstown Whey Plant / Iroquois Foundry

This site, once the home of the Brownstown Whey Plant and the former Iroquois Foundry, was acquired by Concrete Systems. Concrete Systems removed asbestos in the Whey Plant, and they are currently investigating petroleum contamination associated with past solvent use and sand disposal practices on the Foundry Property. The main Foundry and Whey Plant structures have been demolished and the abandoned equipment, drums and trailers from the site have been removed. Concrete Systems is currently renovating the existing office/shop building on the Foundry Property with plans to construct a 20,000-square-foot building to house their operations.



PRIOR TO CONSTRUCTION

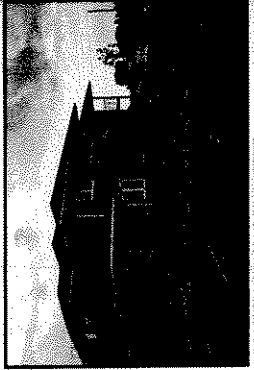


PRIOR TO CONSTRUCTION

Recipient: City of Oshkosh
Location: 40 Wisconsin Street, 495 Pearl Street,
 Oshkosh Winnebago County
Years Unused: 8 - 16
Job Creation: 26
Grant Award: \$180,000
Increase in Property Value: \$4.5 million

Pearl Avenue Redevelopment

The City of Oshkosh is focusing their efforts on a 12-acre property that includes the two industrial sites of Universal Foundry and the Radford Company. Universal Foundry, located at 495 Pearl Avenue, operated from 1916 until 1984 and has since remained vacant. The Radford Company was located at 40 Wisconsin Street until 1992 when it relocated. The site was then occupied by small commercial and manufacturing businesses. The City plans to demolish structures on these sites, realign Marion Road and extend Warren Road. The construction of 60 new multiple-family units, the rehabilitation of the remaining 20,000-square-foot foundry structure, and the development of commercial structures is also planned. Five apartment buildings are currently under construction.



CONSTRUCTION COMPLETED

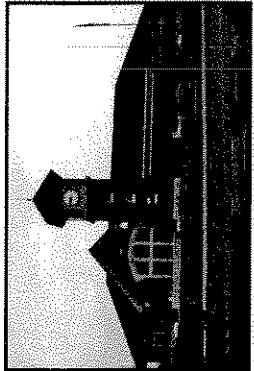


PRIOR TO CONSTRUCTION

Recipient: City of Mauston
Location: 111 West State Street, Mauston,
 Juneau County
Years Unused: 10
Job Creation: 5
Grant Award: \$180,000
Increase in Property Value: \$0

Hatch Public Library

The citizens of Mauston successfully raised a significant amount of funds to build the new Hatch Public Library. However, during construction, petroleum contamination and free product were discovered. As a result of this grant, a piping and filter system installed inside the facility is able to address the contamination as needed. The new facility has significantly increased usage of the Mauston Library since its opening on April 10, 2000. There are over 2,800 children participating in the library's programs which will soon feature book discussions, story hours, volunteer programs, lock-ins and Head Start programs.



CONSTRUCTION COMPLETED

Recipient: DeForest Redevelopment Authority
Location: DeForest, Dane County
Years Unused: 0
Job Creation: 50
Grant Award: \$175,000
Increase in Property Value: \$10,389,000



PRIOR TO CONSTRUCTION

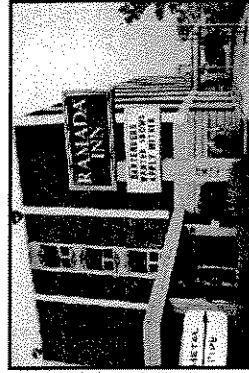
Downtown Redevelopment Project

The Village of DeForest has created a plan for the redevelopment of a mixed use, pedestrian-oriented downtown. The plan includes the establishment of a public library, a U.S. Post Office, a youth center, a municipal/civic campus, and includes the renovation of the public safety building into the new Village Hall. As a component of this larger project, DeForest has acquired and remediated several petroleum contaminated properties along Holsum and Main Streets for redevelopment into primary retail corridors.



PRIOR TO CONSTRUCTION

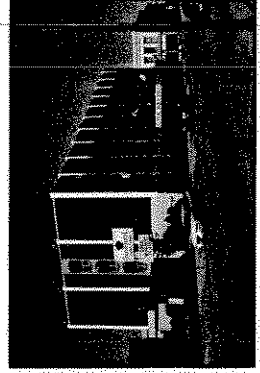
Recipient: Crown Enterprises, LLC
Location: 723 Center Avenue, Sheboygan, Sheboygan County
Years Unused: 1
Job Creation: 17
Job Retention: 35
Grant Award: \$135,000
Increase in Property Value: \$2.2 million



PRIOR TO RENOVATION

Harbor Center Hotel

The Harbor Center Hotel, constructed in 1964, will need extensive renovations to meet today's needs. Crown Enterprises, LLC performed extensive remediation by removing a 8,000-gallon fuel underground oil-storage tank, excavating and remediating 1,657 tons of contaminated soil, backfilling, treating 1,500 gallons of contaminated groundwater, and completing restoration activities.



RENOVATION IN-PROGRESS

Round Four Competition

Round Four Award Summaries

Location

Recipient

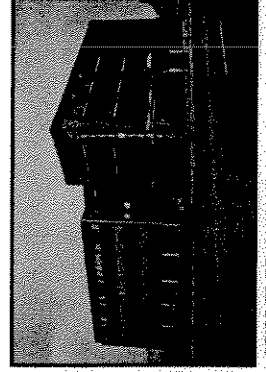
Award

Sheboygan	City of Sheboygan	\$1,100,000
*Cudahy	City of Cudahy / Gateway Real Estate	\$1,000,000
*Edgerton	WisPar, LLP	\$900,000
Sheboygan	City of Sheboygan	\$500,000
West Allis	City of West Allis	\$500,000
*Town of Madison	Mid - Town Center, LLC	\$400,000
Milwaukee	Allen - Edmonds Shoe Corporation	\$399,999
*Burlington	City of Burlington	\$300,001
*Baraboo	City of Baraboo	\$250,000
Racine	Racine County Economic Development	\$250,000
Milwaukee	Badger Association of the Blind	\$200,000
*Walworth	Cambeck Petroleum Corporation	\$150,000
Kenosha	City of Kenosha	\$100,000
Milwaukee	Rainmaker Enterprises, Inc.	\$100,000
Milwaukee	Sherman Park, LLC	\$100,000
*Waupun	City of Waupun	\$100,000
*Middleton	City of Middleton	\$50,000

*Project communities with populations under 30,000.



PRIOR TO CONSTRUCTION



PRIOR TO RENOVATION

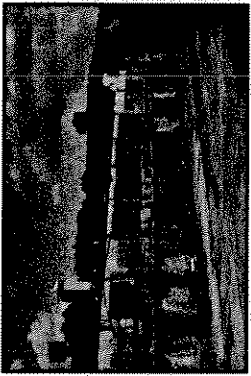
Recipient: City of Sheboygan
Location: 1011 South 8th Street, Sheboygan, Sheboygan County
Years Unused: 0 years
Job Creation: 355
Grant Award: \$1,100,000
Increase in Property Value: \$48,046,000

City of Sheboygan

The City of Sheboygan Redevelopment Authority will use the \$1,100,000 Brownfields Grant to help with the remediation and redevelopment of a lakefront property in downtown Sheboygan. The award will leverage an additional investment of \$7,750,000 from the City of Sheboygan Redevelopment Authority that will fund property acquisition, remediation, demolition, infrastructure and seawall repair. The cornerstone of the project will be the expansion of the corporate facilities of US Filter. The completed redevelopment of the 50-acre site will also feature a lakefront park, boardwalk, hotel, residential townhouses and retail services.



PRIOR TO RENOVATION



PRIOR TO RENOVATION

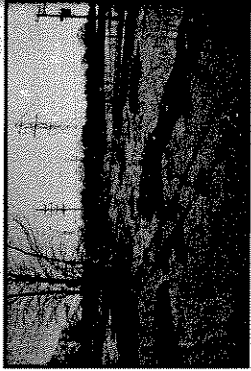
Recipient: WisPar, LLP
Location: 405 East Fulton Street, Edgerton,
 Rock County
Years Unused: 10 years
Job Creation: 32
Grant Award: \$900,000
Increase in Property Value: \$2,400,000

WisPar, LLP

The \$900,000 Brownfields Grant will be used to rehabilitate a vacant and blighted building formerly occupied by Dorsey Trailer. The property is situated on a main artery that leads to the downtown area of the City of Edgerton. The redeveloped building will house the operations of Certified Parts Corporation and Green-Tek, Inc. The completed project will increase employment opportunities, improve infrastructure systems, generate additional tax revenues, and revitalize a neglected industrial area. The City of Edgerton and WisPar, LLP will make a combined investment of approximately \$4,860,235 to bring the project to completion.



PRIOR TO CONSTRUCTION



PRIOR TO CONSTRUCTION

Recipient: City of Cudahy / Gateway Real Estate, LLC
Location: 4751 and 4765 South Meyer Place
 4850 and 4740 South Nicholson Avenue
 Cudahy, Milwaukee County
Years Unused: 15 Years
Job Creation: 150
Grant Award: \$1,000,000
Increase in Property Value: \$17,546,800

Gateway Real Estate, LLC

The \$1,000,000 Brownfields Grant will be used for remediation, foundation and infrastructure activities on a site that had been used for manufacturing for over 100 years. The 38-acre former site of the George Meyer Company had been adversely impacted by soil and groundwater contamination. Now, it will be redeveloped for retail, commercial and industrial users. Clay soil will cover approximately 10 acres to provide an integrated site barrier for areas containing petroleum contamination. Over 12 acres of concrete foundations will be removed. The project will increase parking and access to the rapidly expanding Patrick Cudahy, Inc. The award will help leverage an additional investment of \$6,491,959 from the City of Cudahy and Cudahy's Gateway Real Estate, LLC.

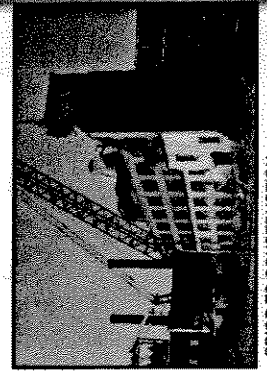


PRIOR TO CONSTRUCTION

Recipient: City of Sheboygan
Location: 740 South Commerce Street, Sheboygan, Sheboygan County
Years Unused: 0
Job Creation: 125
Grant Award: \$500,000
Increase in Property Value: \$2,300,000

City of Sheboygan

The City of Sheboygan will use the \$500,000 Brownfields Grant to assist in the remediation and redevelopment of the former R-Way Furniture building located at 740 S. Commerce Street, Sheboygan. Furniture manufacturers occupied the site since 1881, and the property was abandoned in 1993. The grant will be used for demolition and infrastructure improvements. The award will leverage an additional investment of \$1,175,000 from the City of Sheboygan. Rockline, Inc., a coffee filter manufacturer, intends to purchase the property after the site is cleared and cleaned.



PRIOR TO CONSTRUCTION

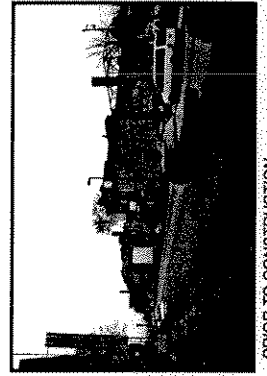


PRIOR TO RENOVATION

Recipient: City of West Allis
Location: 6000 - 6600 West National Avenue, West Allis, Milwaukee County
Years Unused: 0 years
Job Creation: 40
Grant Award: \$500,000
Increase in Property Value: \$15,899,900

Six Points Redevelopment

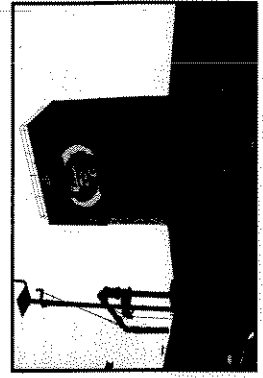
The \$500,000 Brownfields award will be used to revitalize approximately 10 square blocks along an old industrial corridor in the northeastern portion of the City. This redevelopment effort will revamp the sites formerly occupied by Allis-Chalmers Manufacturing Company, Harnischfeger Corporation, and the Kearney and Trecker Company. Brownfield Grant funds will be used for remediation activities and the City of West Allis will make an additional investment of \$5,662,265 towards redevelopment of the area. The completion of the project will help the City of West Allis rejuvenate the area by establishing multi-family housing and a large shopping center. Plans for the neighborhood also include renovating the Farmers Market and restoring the Palace Theater.



PRIOR TO CONSTRUCTION



PRIOR TO CONSTRUCTION

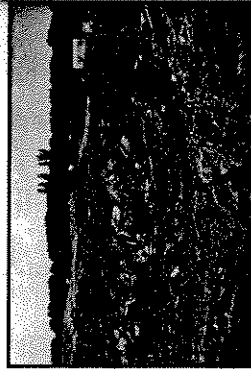


PRIOR TO CONSTRUCTION

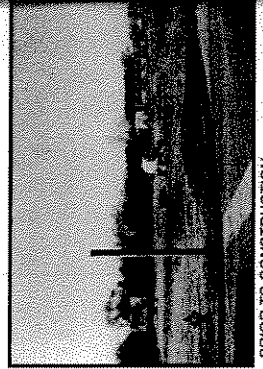
Recipient: Allen - Edmonds Shoe Corporation
Location: 131 South 7th Street, Milwaukee
 Milwaukee County
Years Unused: 3
Job Creation: 50
Grant Award: \$399,999
Increase in Property Value: \$3,060,000

Milwaukee Tallow Site

In order to accommodate their expanding business, the Allen - Edmond Shoe Corporation is relocating to a former tallow facility in the Menomonee River Valley. While the soil and ground water appear to have some heavy metal contamination, significant efforts will be made to address methane gas in the soil that is typical for the Menomonee Valley. Alternative construction techniques, combined with a venting system, will be necessary to construct a new facility in the spring of 2003.



PRIOR TO CONSTRUCTION



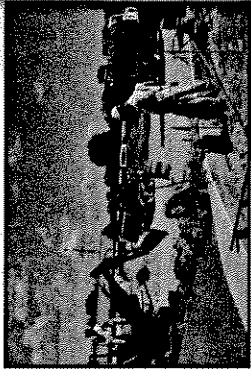
PRIOR TO CONSTRUCTION

Recipient: Mid - Town Center, LLC
Location: 2600 Rimrock Road, Town of Madison,
 Dane County
Years Unused: 0
Job Creation: 155
Grant Award: \$400,000
Increase in Property Value: \$8,700,000

Town of Madison

Mid - Town Center, LLC has purchased a former fly ash landfill located in the center of the Town of Madison. As a former landfill, this property is exceptionally difficult to redevelop. In addition to addressing existing contamination, the weak soils make construction extremely difficult. This grant and additional assistance by the Town of Madison, will allow extensive site preparation. As a result, five buildings, totaling 250,000-square-feet, will be constructed. These buildings are expected to facilitate and promote Madison area's growing biotech and technology related industries.

Recipient: City of Burlington
Location: Multiple Calumet Street Parcels, Burlington
 Racine County
Years Unused: 3
Job Creation: 0
Grant Award: \$300,001
Increase in Property Value: \$14,576,100



CONSTRUCTION IN-PROGRESS

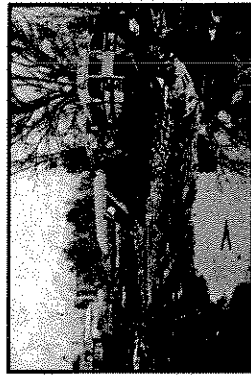
Burlington Riverfront Redevelopment

Several properties along the Fox River were determined to be contaminated due to leaking underground storage tanks. Remediation of these properties is essential as the City of Burlington progresses with their downtown redevelopment efforts. Retail and commercial facilities will benefit greatly through the construction of a 188-unit residential complex, as well as new bike paths, riverwalks and improved roadways.



CONSTRUCTION IN-PROGRESS

Recipient: City of Baraboo
Location: 304 Depot Street, Baraboo,
 Sauk County
Years Unused: 8
Job Creation: 0
Grant Award: \$250,000
Increase in Property Value: N/A City Owned



PRIOR TO CONSTRUCTION

City Services Center

This 10-acre property, historically used by Chicago Northwestern Railroad, operated as a salvage yard from 1963 to 1994. The dilapidated area presented a poor image to tourists visiting the nearby Circus World Museum, Library, and Circus Train Loading Area. With the assistance of this grant and additional grants from the DNR, the City of Baraboo acquired the property, and demolished the existing structures, and has addressed the contamination at this site. An additional City investment of over \$5,000,000 has allowed the construction of a 65,000-square-foot City Services Center. As part of an intensive public revitalization of this corridor, the City believes that this public project will act as the catalyst to spur commercial redevelopment of this area.



CONSTRUCTION COMPLETED



PRIOR TO CONSTRUCTION

Recipient: Racine County Economic Development Corporation
Location: 1420 - 1529 State St, Racine, Racine County
Years Unused: 10
Job Creation: 14
Grant Award: \$250,000
Increase in Property Value: \$616,600

City of Racine

Due to the blight and economic distress of this area in downtown Racine, community-based organizations, such as the Racine County Economic Development Corporation and Sustainable Racine, have joined forces to spearhead redevelopment efforts. This project consists of 12 separate parcels that are either contaminated, vacant, tax delinquent or have building code violations. After demolition of the blighted structures, these properties will be used for multiple commercial and retail businesses, including a 17,500-square-foot grocery store that is considered essential for the central city area.

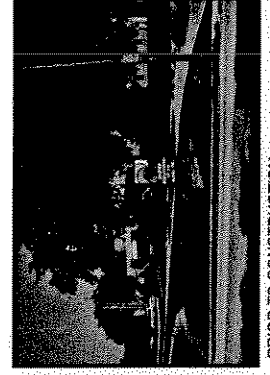


PRIOR TO CONSTRUCTION

Recipient: Badger Association of the Blind, Inc.
Location: 970 North Hawley Road, Milwaukee, Milwaukee County
Years Unused: 0
Job Creation: 10
Grant Award: \$200,000
Increase in Property Value: N/A Tax Exempt

Badger Association of the Blind

For more than 80 years, the Badger Association of the Blind has been providing services to allow the visually impaired to live and work independently through employment training, personal skill-building and support. However, due to the need to expand, this non-profit group would be forced to relocate unless the adjacent landfill could be acquired and remediated. Through methane collection and capping, the Badger Association will address the environmental concerns threatening the Menomonee River and nearby residences. In addition, this redevelopment project will expand the facility by 300 percent and allow the high-quality care to continue.



PRIOR TO CONSTRUCTION

PRIOR TO CONSTRUCTION



PRIOR TO CONSTRUCTION

Recipient: Cambeck Petroleum Corporation
Location: 125 North Highway 67, Watworth, Watworth County
Years Unused: 4
Job Creation: 10
Grant Award: \$150,000
Increase in Property Value: \$1,038,600

Multiple Retail Development

Numerous parties have operated a dry cleaner on this site during the 1970s. These operations have resulted in contamination that extends 60 feet below the ground. Due to the degree of contamination, the DNR has labeled this site as a high priority for remediation. In addition to remediating the soil and ground water, Cambeck Petroleum Corporation will pay over \$20,000 in site back-taxes and redevelop this property for several retail operations. Upon completion, the assessed value of the property is expected to be at least 6 times of its current assessment.

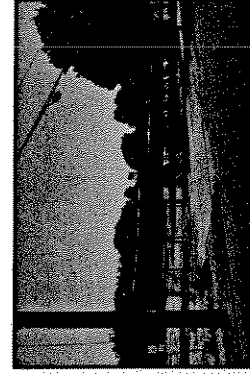


CONSTRUCTION IN-PROGRESS

Recipient: City of Kenosha
Location: 6523 14th Avenue, Kenosha, Kenosha, County
Years Unused: 8
Job Creation: N/A
Grant Award: \$100,000
Increase in Property Value: N/A

Kenosha Park Project

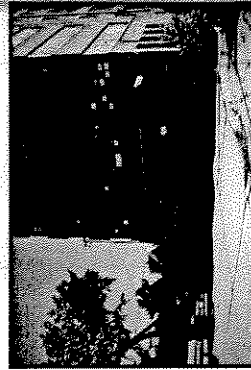
Located in the southeast side of the City of Kenosha, this 5-acre site was used by a metal manufacturer from 1902 to 1993 and subsequently was left abandoned and contaminated. In 1999, a \$1.5 million grant by the DNR allowed remediation activities to begin. Once the clean-up is complete, this grant will finance the transformation of the property into a landscaped city park. The park will compliment additional redevelopment activities occurring on an adjacent brownfield and balance this inner-city neighborhood.



CONSTRUCTION IN-PROGRESS



PRIOR TO CONSTRUCTION



PRIOR TO RENOVATION

Recipient: Rainmaker Enterprises, Inc.
Location: 215 - 245 West Maple Street, Milwaukee, Milwaukee County
Years Unused: 0
Job Creation: 0
Grant Award: \$100,000
Increase in Property Value: \$8,738,000

The Parts House Condominiums

The operation at this shoe manufacturing facility, located in the Walker's Point neighborhood of Milwaukee, contaminated the soil and ground water with heavy metals and other compounds. After clean up of this site, Rainmaker Enterprises will convert this six story building to house 59 condominiums. This project is expected to have a positive economic impact to the community by significantly increasing property values, and providing housing for additional customers for many of the newly redeveloped businesses in the surrounding neighborhood.

PRIOR TO RENOVATION



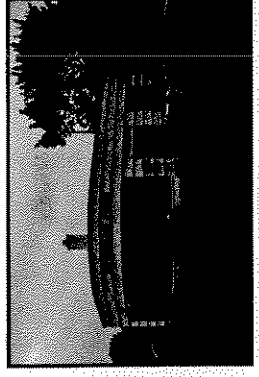
PRIOR TO RENOVATION

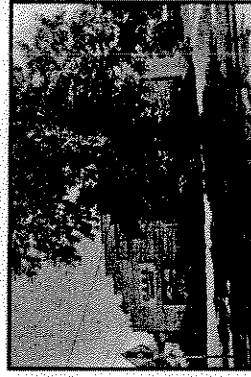
Recipient: Sherman Perk, LLC
Location: 4924 West Roosevelt Drive, Milwaukee, Milwaukee County
Years Unused: 16
Job Creation: 2
Grant Award: \$100,000
Increase in Property Value: 285,000

Sherman Perk Coffee House

This property, near Sherman Park, was in operation as a gas station for almost 50 years until its closing in the 1980s. Despite the state of neglect and disrepair, the City of Milwaukee recognized this unique building as having "historic" status and canceled plans for demolition. Through the assistance of this grant, as well as money from the DNR and Milwaukee County, Sherman Perk removed underground storage tanks, remediated the petroleum contamination and converted the building into a gourmet coffee shop.

RENOVATION COMPLETED





PRIOR TO DEMOLITION

Recipient: City of Middleton
Location: 7615, 7603, and 7609 University Avenue, Middleton, Dane County
Years Unused: 2
Job Creation: 400 - 500
Grant Award: \$100,000
Increase in Property Value: 5,186,600

University Avenue Redevelopment Project

In order to stimulate the downtown business climate, the City of Middleton considers the redevelopment of several University Avenue properties essential in their City's master plan. Five properties have been acquired, blighted buildings have been demolished and some petroleum clean-up has been completed. The City of Middleton has invested almost \$4 million towards this project and has attracted approximately \$20 million more in additional private investments that will likely generate 400 to 500 new office jobs and retail positions. Innovative and higher-density development will create a more compact urban form that generates greater tax revenues and manageable public costs to provide services.

PRIOR TO CONSTRUCTION



PRIOR TO CONSTRUCTION

Recipient: City of Waupun
Location: 300 North Mill Street, Waupun, Fond du Lac, County
Years Unused: 16
Job Creation: N/A
Grant Award: \$100,000
Increase in Property Value: N/A Non-Taxable end use

Waupun Park Project

After smelting operations discontinued at this site, the DNR, had numerous barrels of toxic chemical waste removed, and the City of Waupun subsequently demolished the facility. Underground storage tanks will be removed and contaminated topsoil replaced with a clay cap. The City, with strong volunteer assistance and help from the Fond du Lac County Wisconsin Conversation Corps, will convert this site into a park over a three to five year period. Upon completion, the park will be used for festivals and annual citywide events. This development is expected to benefit the local tourism industry because of its prime location adjacent to the Rock River, and within sight of the End of Trail statue.

CONSTRUCTION IN-PROGRESS



Additional Assistance

Development Zone Remediation Tax Credits

The Development Zone Program assists business growth in Wisconsin. The program works with individuals wishing to start a business, expand or relocate an existing business to designated areas in Wisconsin. These designated areas experience economic distress, which may include recent plant closings or layoffs, high unemployment rates, low incomes, declining population, declining property values or high numbers of residents receiving public assistance. The program focuses on both job creation/retention and remediation of brownfield areas. Eligible businesses pursuing environmental remediation may receive tax credits equaling up to 50 percent of their testing and remediation costs.

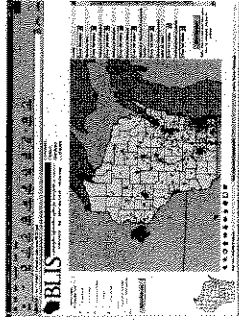
Petroleum Environmental Cleanup Fund Award

The Petroleum Environmental Cleanup Fund Award (PECFA) Program reimburses owners for a portion of the cleanup costs associated with remediating discharges from petroleum-product storage systems and home-heating oil systems. The program is funded from a three 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. The maximum grant varies from \$7,500 for home-heating oil tank systems to \$1 million for commercial sites. Approximately \$84 million in funding is available annually for the payment of claims. Since its inception, the program has paid out \$1 billion to assist in the remediation of over 13,500 sites.

Blight Elimination & Brownfields Redevelopment Program

The Blight Elimination and Brownfields Redevelopment (BEBR) Program uses Community Development Block Grant funds to assist communities with assessing or remediating environmental contamination. A redevelopment plan and a development agreement are required. The property must be reused for industrial or commercial development that will result in jobs and private investment. Applicants can be a town, village or city under 50,000 in population. Units of government located in Milwaukee County and most of Dane and Waukesha Counties are not eligible. There is approximately \$2 million available annually for BEBR grants. The maximum grant awards are \$100,000 for environmental assessments and \$500,000 for remediation activities.

Brownfields Location Information System



parties to locate sites, view photos and streamline the property selection process.

To perform a query, parties select those attributes they desire for a site. After each query, BLIS returns ten sites ranked by the number of criteria met. If a site meets fewer than all criteria chosen, BLIS indicates which criteria were met. In the case of ties, sites are ranked by purchase price.

Owners of properties that fit the definition of a brownfield may list their site on BLIS. If you would like to be included in the system, please contact:

Jason Scott
608-261-7714
jscott@commerce.state.wi.us

BLIS may be accessed online at: <http://comgis1.commerce.state.wi.us/>

Wisconsin's Brownfields Location Information System (BLIS) web site is an online geographic information system (GIS) created to link businesses and developers looking for expansion or relocation opportunities to properties in the State of Wisconsin. The primary goal of BLIS is to help communities, companies and local governments work together to clean up brownfields and put them back into productive use.

BLIS can reduce the amount of time and money spent by businesses to locate potential sites. BLIS allows interested parties to gather site information online, thereby streamlining the property selection process.

To perform a query, parties select those attributes they desire for a site. After each query, BLIS returns ten sites ranked by the number of criteria met. If a site meets fewer than all criteria chosen, BLIS indicates which criteria were met. In the case of ties, sites are ranked by purchase price.

Owners of properties that fit the definition of a brownfield may list their site on BLIS. If you would like to be included in the system, please contact:

Jason Scott
608-261-7714
jscott@commerce.state.wi.us

BLIS may be accessed online at: <http://comgis1.commerce.state.wi.us/>

Outreach and Education

The Department of Commerce actively participates in a number of one-on-one consultations and group presentations throughout the year in order to help individuals, businesses and communities understand the complexities of brownfield redevelopment.

Brownfields Grant Program staff frequently meet with interested parties to answer project-specific questions regarding grant and loan resources. Often a group of individuals, called a iGreen Team, is assembled from a variety of state agencies including the Departments of Natural Resources, Transportation and Revenue. Depending on the specific needs of the project, each agency representative can offer insight and advice to assist in the redevelopment and remediation process.

The Brownfields staff is available to participate in state and local conferences and presentations to further educate the public on the advantages of brownfield redevelopment. Grant application workshops are held statewide each year to offer insight and advice on grant applications. Please contact the Brownfields staff if assistance can be provided to your business, community or organization.

For those interested in the services mentioned, please contact the Brownfields Grant Program through the following contacts:

Jason Scott
Program Manager
608.261.7714
jscotti@commerce.state.wi.us

Al Rabin
Finance Specialist
608.267.8926
arabin@commerce.state.wi.us

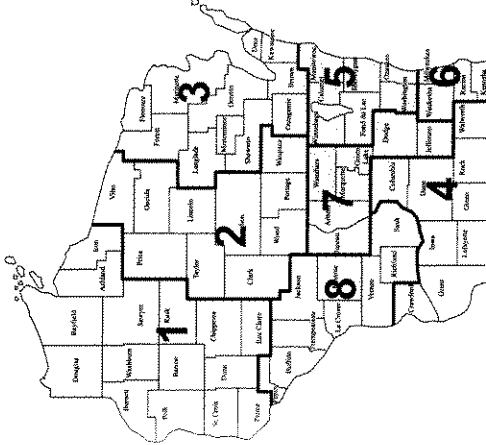
Department of Commerce
Brownfields Grant Program
201 West Washington Ave.
P.O. Box 7970
Madison, WI 53707-7970

Outreach and Education

Area Development Managers

Commerce maintains a network of Area Development Managers to offer customized service to each region of Wisconsin. For more information on Commerce finance programs, consult the map, and contact the manager for your region.

Local economic development practitioners can turn to area development managers for assistance with long-term marketing and planning strategies. Contact John Stricker, Bureau Director, at 608.261.7710; or the Area Development Manager in your region.



- Region 1: Marty Ambros 715.836.2630
- Region 2: Deb Clements 715.344.1381
- Region 3: Dennis Russell 920.498.6302
- Region 4: Dan Madden 608.267.2250
- Region 5: William Lehman 920.929.0242
- Region 6: John Stricker 414.220.5363
- Region 7: Kathy Heady 608.266.9944
- Region 8: William Winter 608.266.2059

Commerce Staff

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

Margaret Lescrenier—Administrator, Community Development Division
608.264.7837
plescrenier@commerce.state.wi.us

Jason Scott—Brownfields Program Manager
608.261.7714
jscott@commerce.state.wi.us

Al Rabin—Brownfields Finance Specialist
608.267.8926
arabin@commerce.state.wi.us

Jason Hochschild—Brownfields Land Information Technician
608.267.9573
jhochschild@commerce.state.wi.us

Additional Assistance With Brownfields

James Frymark—Blight Elimination and Brownfields Redevelopment Program
608.266.2742
jfrymark@commerce.state.wi.us

Bill Wheeler—Development Zone Tax Credits
608.267.2045
bwheeler@commerce.state.wi.us

Dennis Legler—Petroleum Environmental Clean-up Fund Award
608.267.7642
dlegler@commerce.state.wi.us

The Brownfields Initiative Biennial Report is
a publication of the Department of Commerce.

Acknowledgments

Margaret Lescrenier, Administrator - Division of Community Development
Jason Scott, Brownfields Development Consultant.

This report was written by Jason Scott, Melissa Mayer
and Alan Rabin.

Designed by Kent Jacobson.

For more information on Commerce programs, call 608.261.7714
or visit our web site at www.commerce.state.wi.us.

Upon request, this report can be made available in other formats, such
as Braille, large type, or on audiotape. The Wisconsin Department of
Commerce provides equal opportunity in its employment, programs,
services, and functions under the Affirmative Action Plan.

Printed on recycled paper. 