

SI  
01-142

**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.

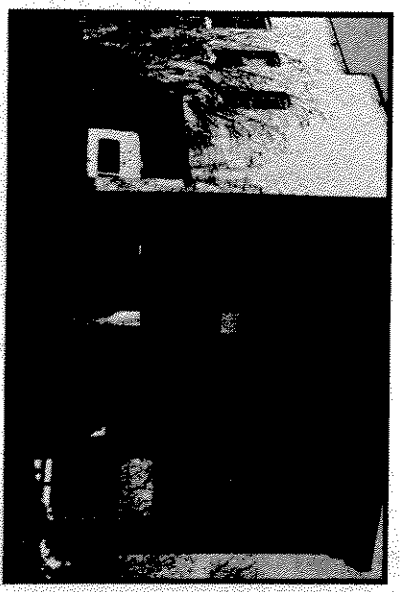
**Hotel Hustler Redevelopment**

**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 (PECFU) 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 CONSTRUCTION



PRIOR TO RENOVATION

# Round Three Competition

*Location*

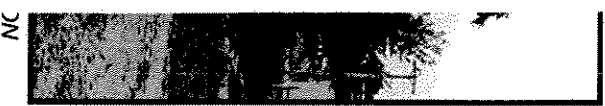
*Recipient*

*Award*

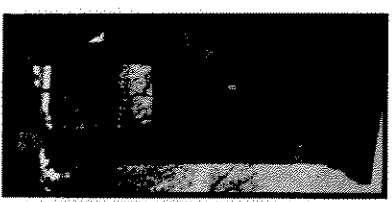
Milwaukee	Historic Third Ward Association	\$1,200,000
Beloit	Water Tower Industrial Properties, Inc.	\$1,000,000
Milwaukee	Trostel Square Apartments, LLC	\$700,000
*Marshfield	City of Marshfield	\$540,000
*Elkhorn	** City of Elkhorn	\$500,000
*Town of Stettin	DMA Ventures, LLC	\$350,000
*Oakfield	Exfoliate 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.**



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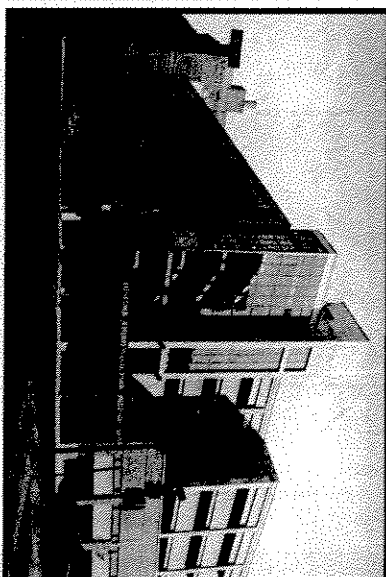


# Round Three Award Summaries

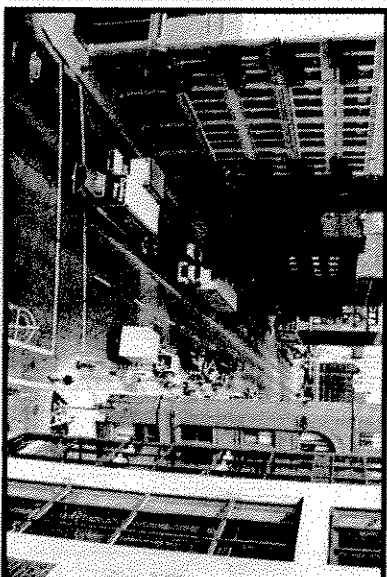
**Recipient:** Historic Third Ward Association  
**Location:** 128, 141, 201 North Water Street, Milwaukee,  
 Milwaukee County  
**Years Unused:** 10  
**Job Creation:** 15  
**Grant Award:** \$1,200,000  
**Increase in Property Value:** \$11,957,003

## 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

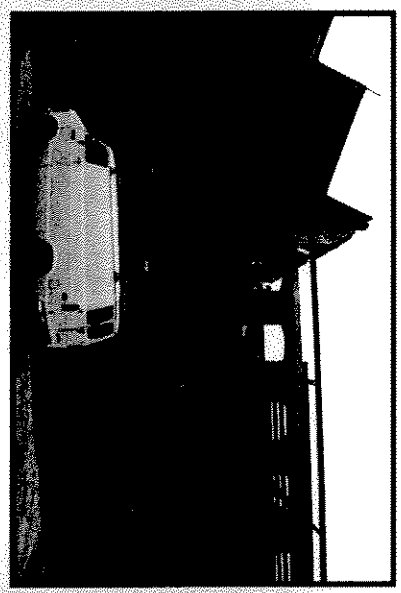
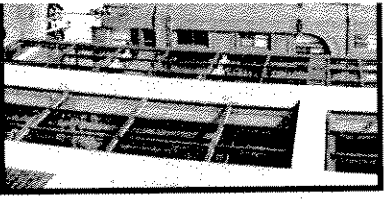
**Job Creation:** 70

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

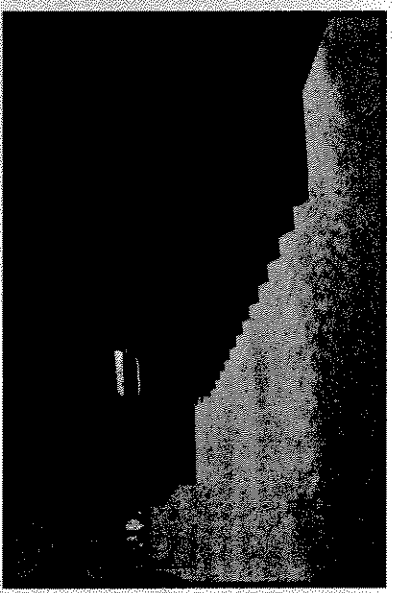
**Increase in Property Value:** \$3.5 million

## 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

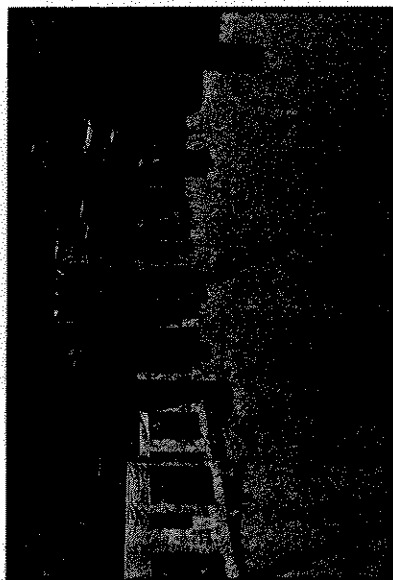


RENOVATION COMPLETED

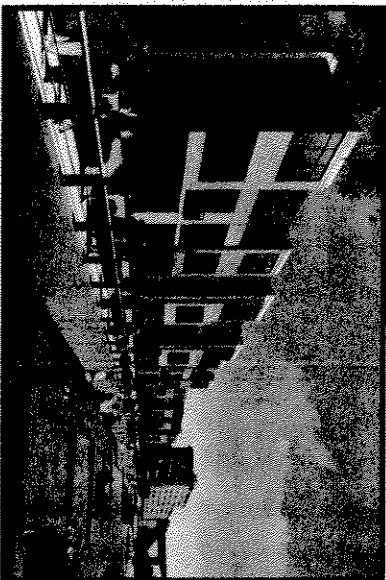
**Recipient:** Trostel Square Apartments, LLC  
**Location:** 1776 - 1818 North Commerce Street, Milwaukee  
 Milwaukee County  
**Years Unused:** 13  
**Job Creation:** 5  
**Grant Award:** \$700,000  
**Increase in Property Value:** \$15 million

## Former Trostel Tannery Redevelopment

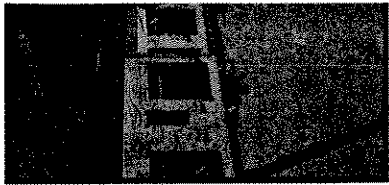
The former Loop Cartage/Trostel Tannery used to operate on this five-acre property. Heavy metals and sulfides are some of the known contaminants. Trostel Square, LLC plans to develop a \$19 million, 122-unit residential community. The community would consist of 87 apartments in two three-story buildings 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 shot 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

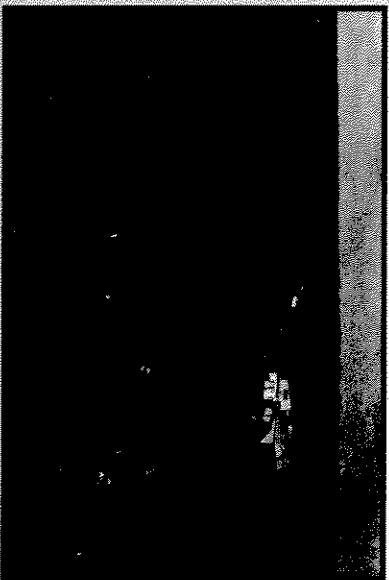
Marshfield, Wood County

**Years Unused:** 0

**Job Creation:** 60 - 80

**Grant Award:** \$540,000

**Increase in Property Value:** \$4,775,500



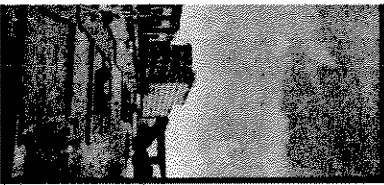
PRIOR TO CONSTRUCTION

## 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 PECEFA 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.



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**Recipient:** DMA Ventures, LLC

**Location:** 903 60th Avenue, Town of Stettin,  
Marathon County

**Years Unused:** 12

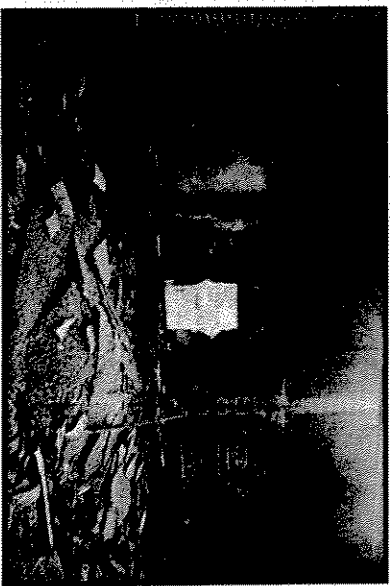
**Job Creation:** 60 - 185

**Grant Award:** \$350,000

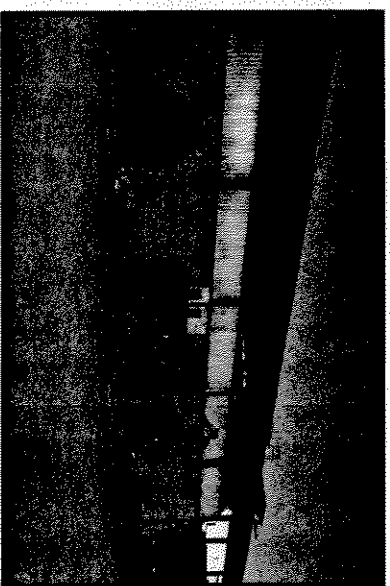
**Increase in Property Value:** \$3,439,400

## 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.

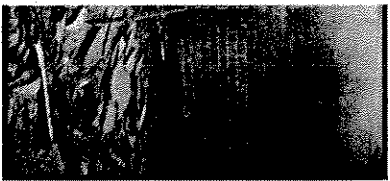


PRIOR TO RENOVATION



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**Recipient:** Exfoliate Properties, LLC

**Location:** 201 Main Street, Oakfield,

Fond du Lac County

**Years Unused:** 0

**Job Creation:** 3

**Job Retainment:** 15

**Grant Award:** \$315,000

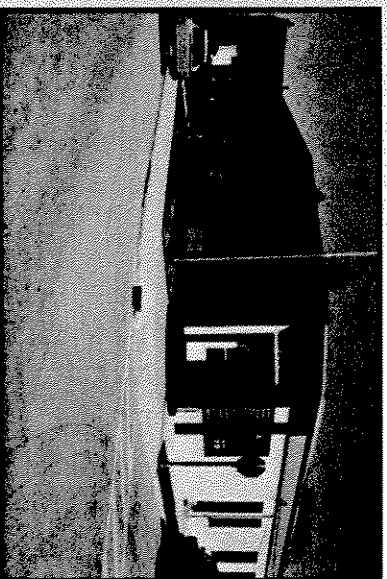
**Increase in Property Value:** \$202,500

## Don Mueller Industries Project

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.



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**Recipient:** C-Cap, Inc.

**Location:** 600 - 800 block area between East Main Street  
and Perkins Avenue, Waukesha, Waukesha County

**Years Unused:** 6

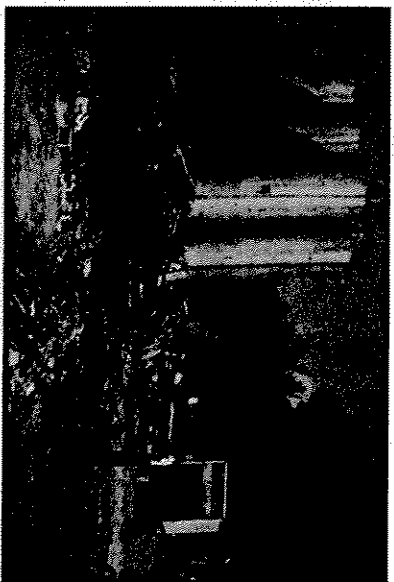
**Job Creation:** 3.5

**Grant Award:** \$300,000

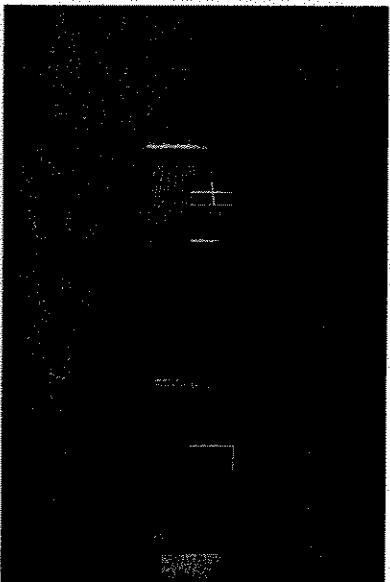
**Increase in Property Value:** \$10.4 million

## 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.




PRIOR TO CONSTRUCTION



CONSTRUCTION COMPLETED

**Rec** Location  
**Loc** Location  
**Yea** Years  
**Job** Job Creation  
**Gra** Grant Award  
**Incr** Increase in Property Value

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**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

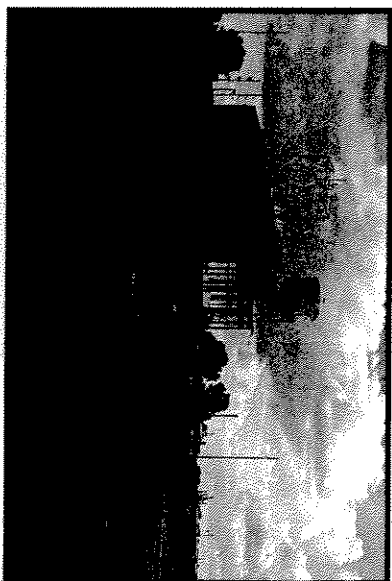
**Job Creation:** 26

**Grant Award:** \$180,000

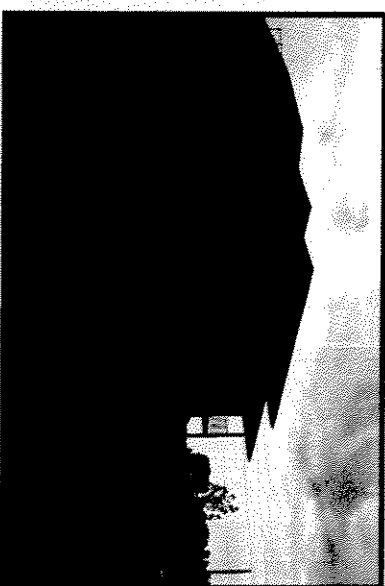
**Increase in Property Value:** \$4.5 million

## **Pearl Avenue Redevelopment**

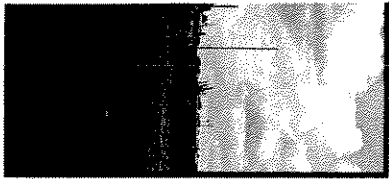
The City of Oshkosh is focusing their efforts on a 12-acre property that includes the two industrial sites of Universal Foundry and the Radford Company. Universal Foundry, located at 495 Pearl Avenue, operated from 1916 until 1984 and has since remained vacant. The Radford Company was located at 40 Wisconsin 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.



**PRIOR TO CONSTRUCTION**



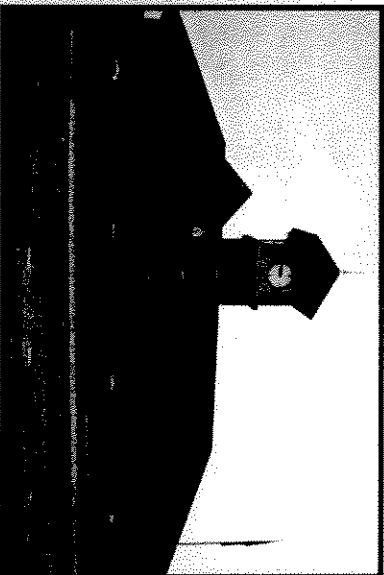
**CONSTRUCTION COMPLETED**



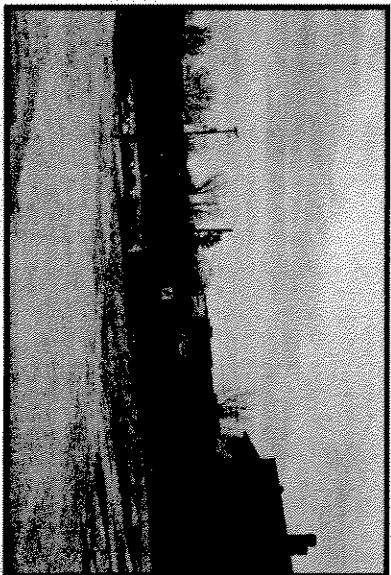
**Recipient:** City of Mauston  
**Location:** 1111 West State Street, Mauston,  
Juneau County  
**Years Unused:** 10  
**Job Creation:** 5  
**Grant Award:** \$180,000  
**Increase in Property Value:** \$0

## 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 2,600 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



PRIOR TO CONSTRUCTION

**Recipient:** DeForest Redevelopment Authority

**Location:** DeForest, Dane County

**Years Unused:** 0

**Job Creation:** 50

**Grant Award:** \$175,000

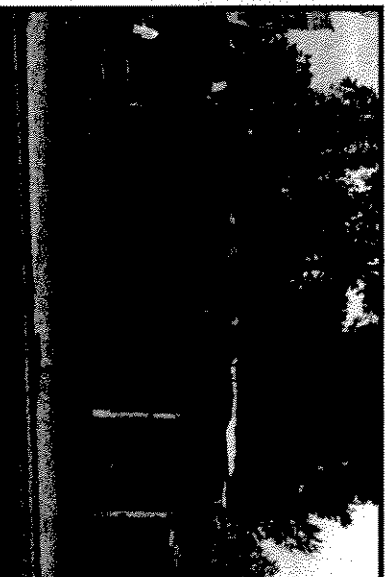
**Increase in Property Value:** \$10,389,000

## Downtown Redevelopment Project

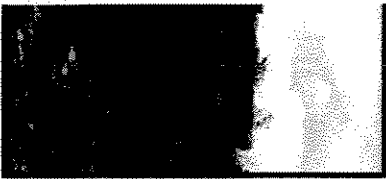
The Village of DeForest has created a plan for the redevelopment of a mixed use, pedestrian-oriented downtown. The plan includes the establishment of a public library, a U.S. Post Office, a youth center, a municipal/civic campus, and includes the renovation of the public safety building into the new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



PRIOR TO CONSTRUCTION



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

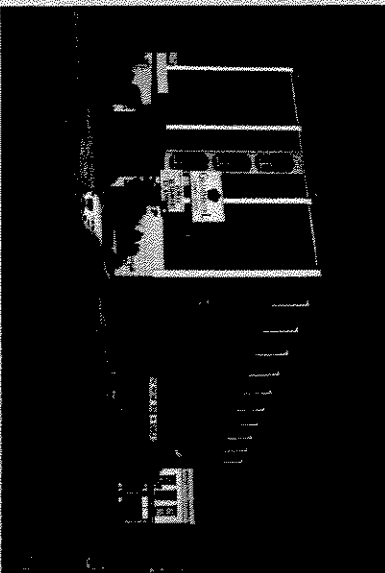
**Increase in Property Value:** \$2.2 million

## 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.



PRIOR TO RENOVATION



RENOVATION IN-PROGRESS

# Round Town Competition

<i>Location</i>	<i>Recipient</i>	<i>Award</i>
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.**

# Round Four Award Summaries

**Recipient:** City of Sheboygan

**Location:** 1011 South 8th Street, Sheboygan,

Sheboygan County

**Years Unused:** 0 years

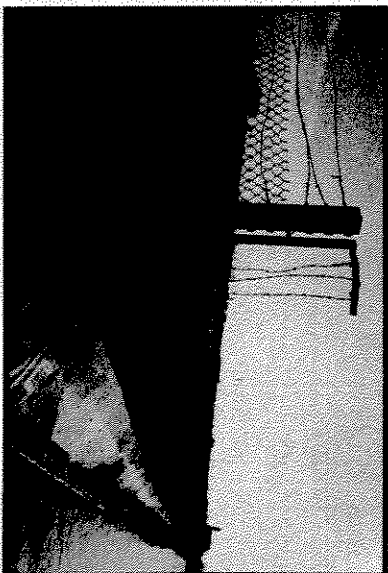
**Job Creation:** 355

**Grant Award:** \$1,100,000

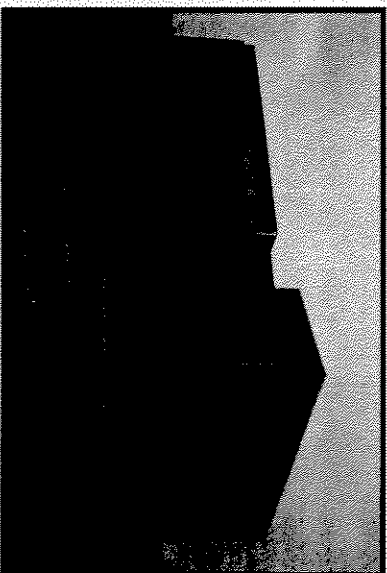
**Increase in Property Value:** \$48,046,000

## 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 CONSTRUCTION



PRIOR TO RENOVATION



**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

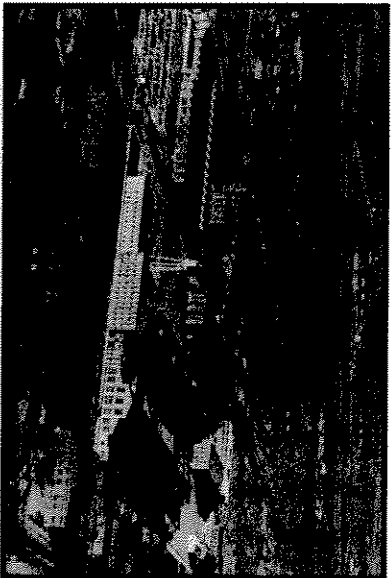
**Job Creation:** 150

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

**Increase in Property Value:** \$17,548,800

## 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



PRIOR TO CONSTRUCTION

**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 RENOVATION



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**Recipient:** City of Sheboygan

**Location:** 740 South Commerce Street, Sheboygan,

Sheboygan County

**Years Unused:** 0

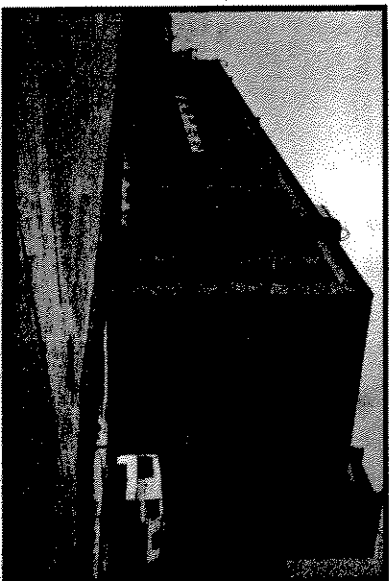
**Job Creation:** 125

**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 CONSTRUCTION

**Recipient:** City of West Allis

**Location:** 6000 - 6600 West National Avenue, West Allis,

Milwaukee County

**Years Unused:** 0 years

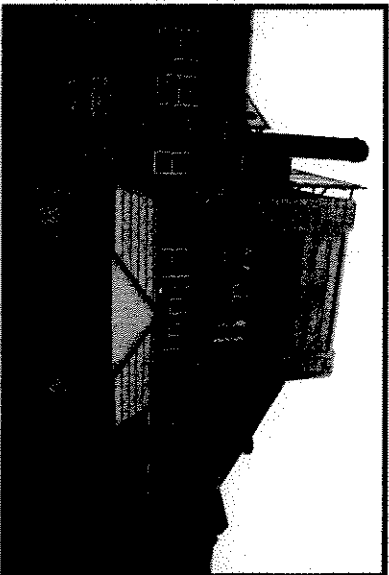
**Job Creation:** 40

**Grant Award:** \$500,000

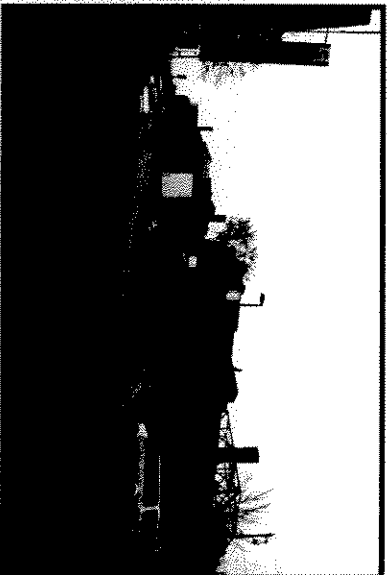
**Increase in Property Value:** \$15,899,900

## 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 RENOVATION



PRIOR TO CONSTRUCTION

**Recipient:** Mid - Town Center, LLC

**Location:** 2600 Rimrock Road, Town of Madison,  
Dane County

**Years Unused:** 0

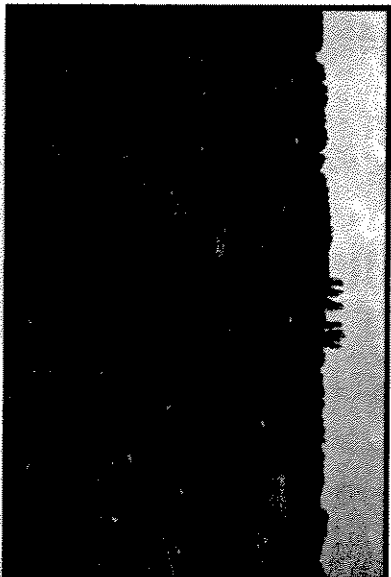
**Job Creation:** 155

**Grant Award:** \$400,000

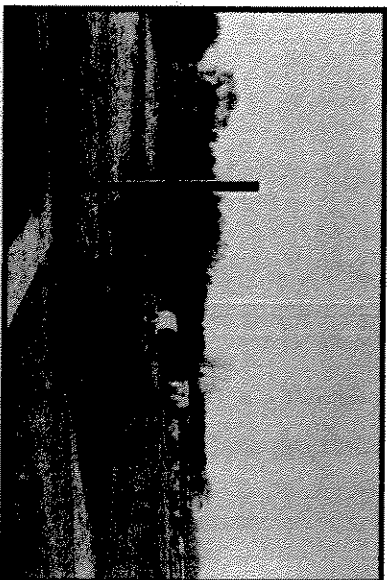
**Increase in Property Value:** \$8,700,000

## 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.



PRIOR TO CONSTRUCTION



PRIOR TO CONSTRUCTION

**Recipient:** Allen - Edmonds Shoe Corporation

**Location:** 131 South 7th Street, Milwaukee

Milwaukee County

**Years Unused:** 3

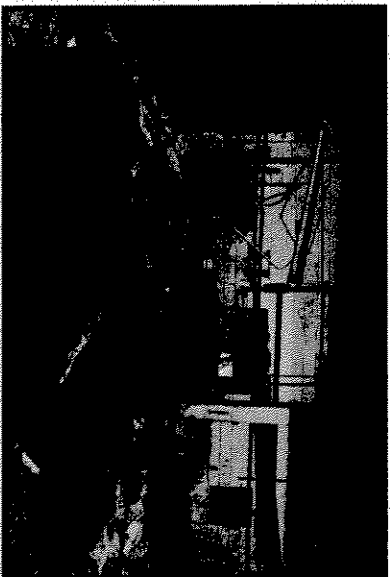
**Job Creation:** 50

**Grant Award:** \$399,999

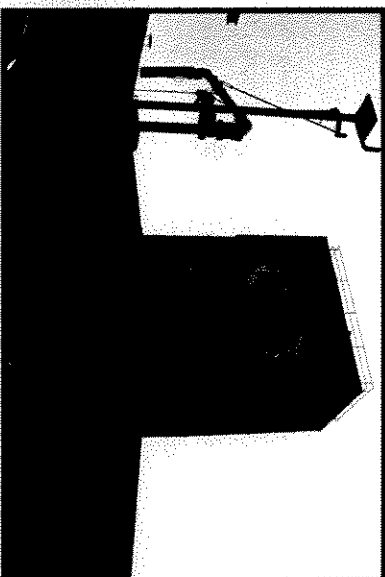
**Increase in Property Value:** \$3,060,000

## 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:** City of Burlington

**Location:** Multiple Calumet Street Parcels, Burlington  
Racine County

**Years Unused:** 3

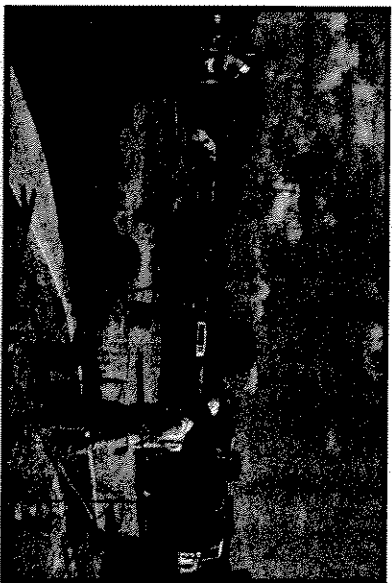
**Job Creation:** 0

**Grant Award:** \$300,001

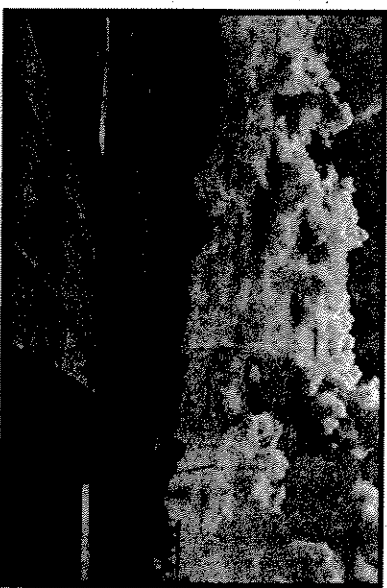
**Increase in Property Value:** \$14,576,100

## **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



CONSTRUCTION IN-PROGRESS

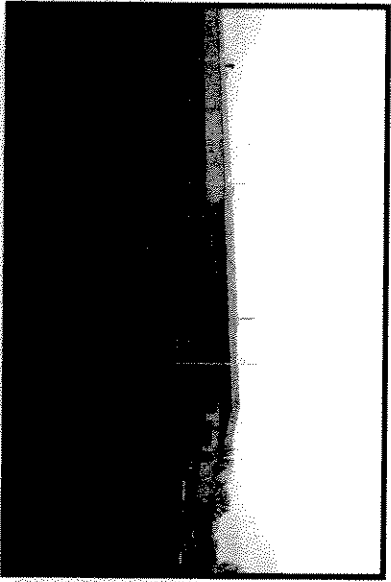
**Client:** City of Baraboo  
**Address:** 304 Depot Street, Baraboo,  
Sauk County  
**Years Unused:** 8  
**Year of Creation:** 0  
**Grant Amount Awarded:** \$250,000  
**Current Use:** N/A City Owned

## City Services Center

A 10-acre property, historically used by Chicago Northwestern Railroad, operated as a salvage yard from 1963 to 1994. The outdated area presented a poor image to tourists visiting the nearby Wisconsin State Capitol, Library, and Circus Train Loading Area. With 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 this intensive public revitalization of this corridor, the City believes that this public project will act as the catalyst to spur commercial development of this area.



PRIOR TO CONSTRUCTION



CONSTRUCTION COMPLETED



**Recipient:** Racine County Economic Development Corporation

**Location:** 1420 - 1529 State St, Racine,

Racine County

**Years Unused:** 10

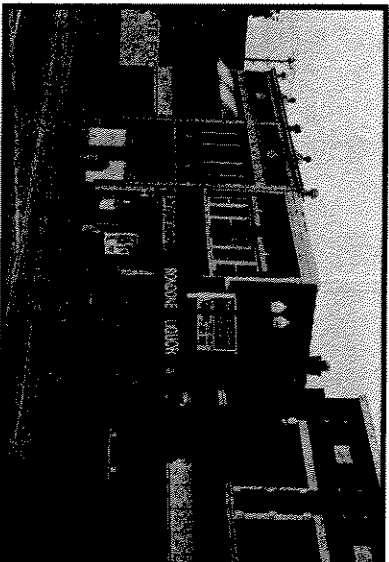
**Job Creation:** 14

**Grant Award:** \$250,000

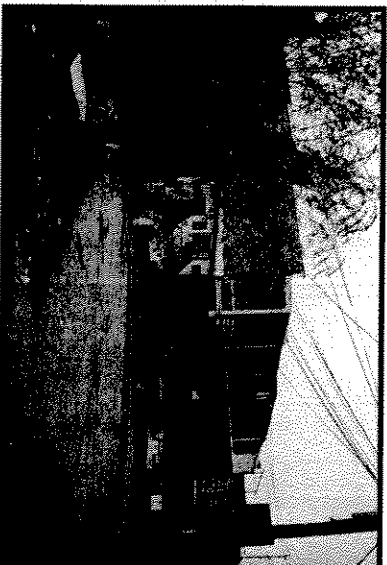
**Increase in Property Value:** \$616,600

## 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



PRIOR TO CONSTRUCTION

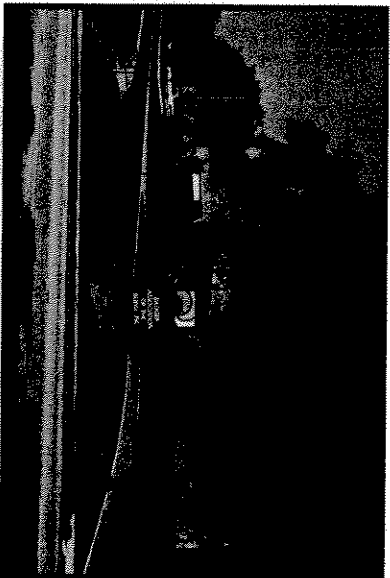
**Recipient:** Badger Association of the Blind, Inc.  
**Location:** 970 North Hawley Road, Milwaukee,  
Milwaukee County  
**Years Unused:** 0  
**Job Creation:** 10  
**Grant Award:** \$200,000  
**Increase in Property Value:** N/A Tax Exempt

## 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 could be forced to relocate unless the adjacent landfill could be reclaimed and remediated. Through methane collection and capping, Badger Association will address the environmental concerns threatening the Menomonee River and nearby residences. In addition, the redevelopment project will expand the facility by 300 percent and allow the high-quality care to continue.



PRIOR TO CONSTRUCTION



PRIOR TO CONSTRUCTION

**Recipient:** Cambeck Petroleum Corporation

**Location:** 125 North Highway 67, Walworth,  
Walworth County

**Years Unused:** 4

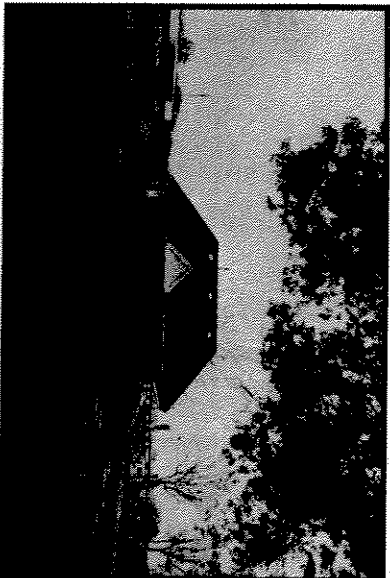
**Job Creation:** 10

**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.



PRIOR TO CONSTRUCTION

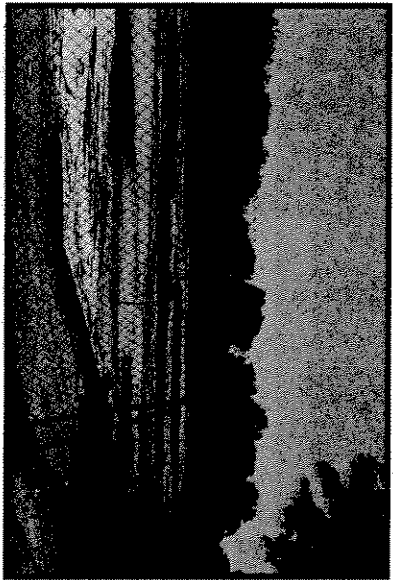


PRIOR TO CONSTRUCTION

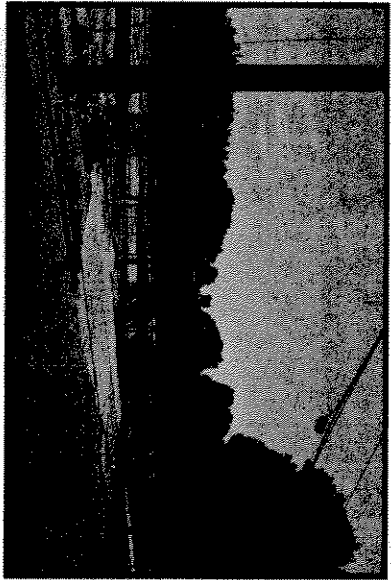
**Recipient:** City of Kenosha  
**Location:** 6523 14th Avenue, Kenosha,  
Kenosha, County  
**Years Unused:** 8  
**Job Creation:** N/A  
**Grant Award:** \$100,000  
**Request in Property Value:** N/A

## Kenosha Park Project

located in the southeast side of the City of Kenosha, this 5-acre site is 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 complement additional redevelopment activities occurring on an adjacent brownfield and balance this inner-city neighborhood.



CONSTRUCTION IN-PROGRESS



CONSTRUCTION IN-PROGRESS

**Recipient:** Rainmaker Enterprises, Inc.

**Location:** 215 - 245 West Maple Street, Milwaukee,

Milwaukee County

**Years Unused:** 0

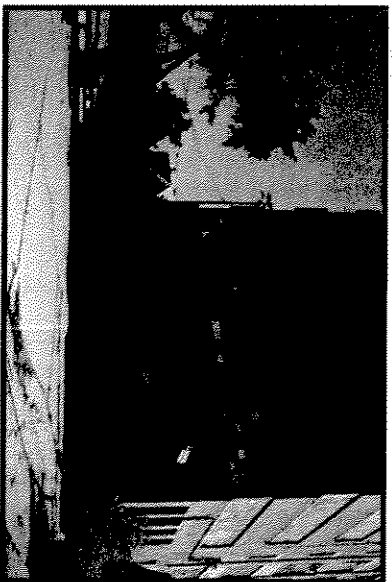
**Job Creation:** 0

**Grant Award:** \$100,000

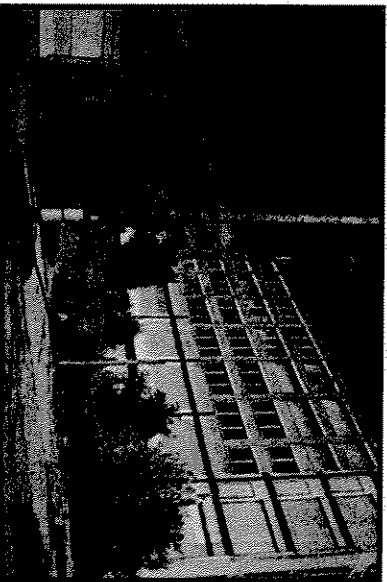
**Increase in Property Value:** \$8,738,000

## 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

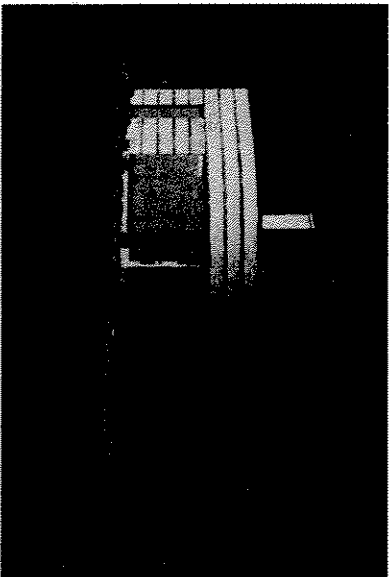
**Job Creation:** 2

**Grant Award:** \$100,000

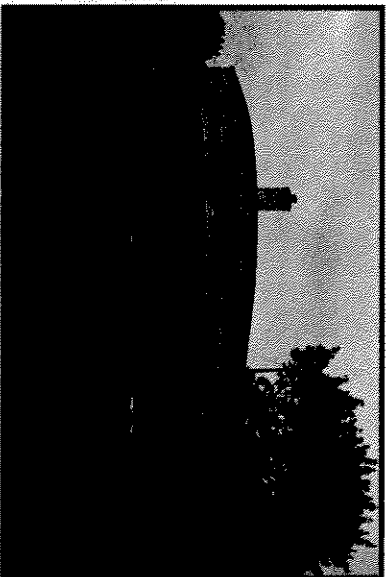
**Increase in Property Value:** 285,000

## 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 disrepair and neglect, 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.



PRIOR TO RENOVATION



RENOVATION COMPLETED

**Recipient:** City of Waupun

**Location:** 300 North Mill Street, Waupun,  
Fond du Lac, County

**Years Unused:** 16

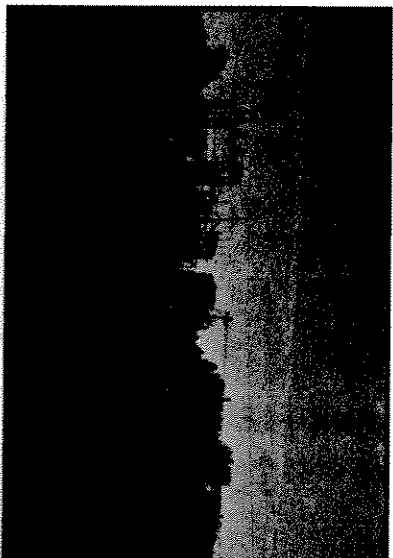
**Job Creation:** N/A

**Grant Award:** \$100,000

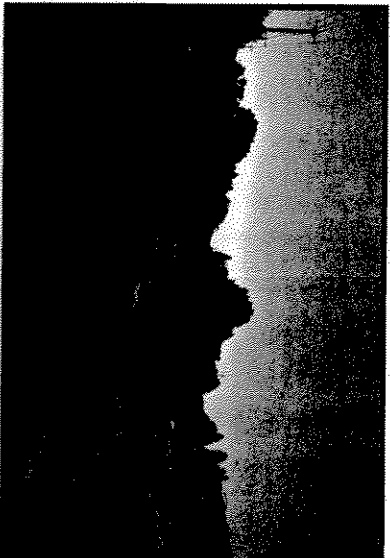
**Increase in Property Value:** N/A Non-Taxable end use

## 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.



PRIOR TO CONSTRUCTION



CONSTRUCTION IN-PROGRESS

**Recipient:** City of Middleton

**Location:** 7615, 7603, and 7609 University Avenue, Middleton,

Dane County

**Years Unused:** 2

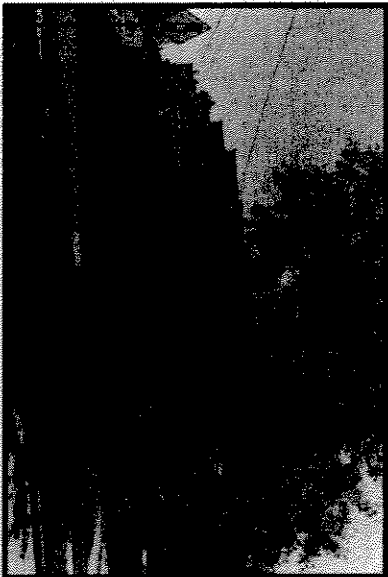
**Job Creation:** 400 - 500

**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 DEMOLITION



PRIOR TO CONSTRUCTION



# *Additional Assistance*

## **Brownfields Initiative**

### *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 \$94 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

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.

parties to locate sites, view photos and gather site information online, thereby streamlining the property selection process.

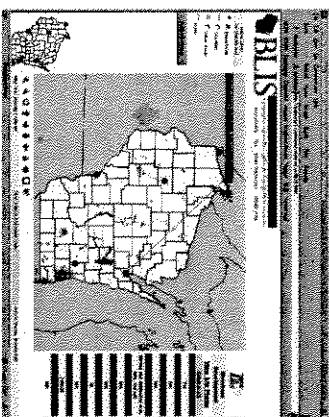
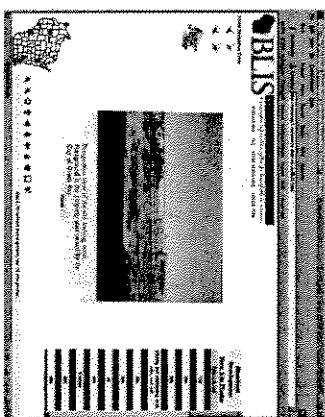
To perform a query, parties select those attributes they desire for a site. After each query, BLIS returns ten sites ranked by the number of criteria met. If a site meets fewer than all criteria chosen, BLIS indicates which criteria were met. In the case of ties, sites are ranked by purchase price.

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](mailto:jscott@commerce.state.wi.us)

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



# *Outreach and Education*

**Brownfields  
Initiative**

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<sup>1</sup>, 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.

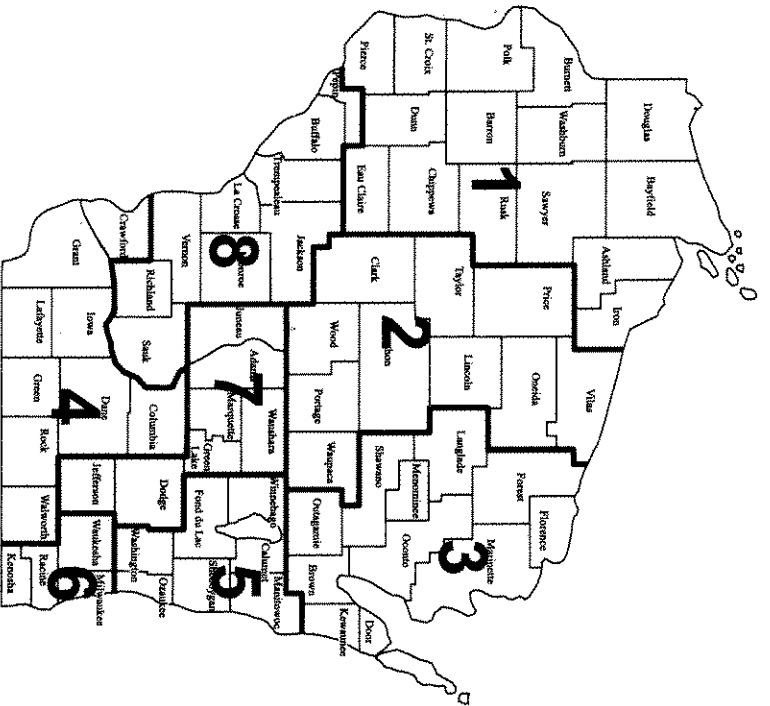
For those interested in the services mentioned, please contact the Brownfields Grant Program through the following contacts:

Jason Scott  
Program Manager  
608.261.7714  
jscott@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 Writter 608.266.2059



# Commerce Staff

## Brownfields Initiative

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

**Margaret Lescrenier**—Administrator, Community Development Division  
608.264.7837  
[plescrenier@commerce.state.wi.us](mailto:plescrenier@commerce.state.wi.us)

**Jason Scott**—Brownfields Program Manager  
608.261.7714  
[jscott@commerce.state.wi.us](mailto:jscott@commerce.state.wi.us)

**Al Rabin**—Brownfields Finance Specialist  
608.267.8926  
[arabin@commerce.state.wi.us](mailto:arabin@commerce.state.wi.us)

**Jason Hochschild**—Brownfields Land Information Technician  
608.267.9573  
[jhochschild@commerce.state.wi.us](mailto:jhochschild@commerce.state.wi.us)

### *Additional Assistance With Brownfields*

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608.266.2742  
[jfrymark@commerce.state.wi.us](mailto:jfrymark@commerce.state.wi.us)

**Bill Wheeler**—Development Zone Tax Credits  
608.267.2045  
[bwheeler@commerce.state.wi.us](mailto:bwheeler@commerce.state.wi.us)

**Dennis Legler**—Petroleum Environmental Clean-up Fund Award  
608.267.7642  
[dlegler@commerce.state.wi.us](mailto:dlegler@commerce.state.wi.us)

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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](http://www.commerce.state.wi.us).

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