



Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, District Director

Lake Michigan District Headquarters
Solid & Hazardous Waste Program
1125 N. Military Avenue, PO Box 10448
Green Bay, WI 54307-0448
TELEPHONE: (920)492-5916
TELEFAX: (920)492-5859

January 21, 1998

Brown County Treasurer
Attn: Kerry M. Blaney
P.O. Box 23600
Green Bay, WI 54305

SUBJECT: 1998 Brownfields Environmental Assessment Program

Dear Mr. Blaney:

Thank you for submitting your community's application to participate in the 1998 Department of Natural Resource's Brownfields Environmental Assessment Program. All the projects demonstrated to the DNR that there is a need for some mechanism to get these properties evaluated and back into productive use. While we would have liked to select all the applicants, there are limited state resources committed to this program, and thus we were not able to select the Better Brite Plating Site or the Rauch Site as part of this year's program.

However, sites not selected for the 1998 Brownfields Environmental Assessment Program may merit further assistance. Many new funding sources have become available to help communities deal with abandoned or under-used properties; enclosed are two documents, the Financial Resource Guide and the Summary of Wisconsin's New Brownfields Programs and Initiatives, for your review. Also, you should be aware that \$2.5 million was redirected from the non-entitlement portion of the Community Development Block Grant program which could be utilized at certain brownfield properties for investigative and remediation purposes. Please contact David Carlson, (608) 267-0751, at the Department of Commerce for further information.

If you have any questions, please feel free to call me at (920) 492-5798. Once again, thank you for your interest and support of this program.

Sincerely,

Kathy Erdmann, P.G.
Hydrogeologist, Bureau for
Remediation & Redevelopment

cc: Regional Files
Amy Walden/CO Files—RR/3
Dave Hildreth, Air and Waste Leader

Attachments



**1998 APPLICATION FOR THE
BROWNFIELD
ENVIRONMENTAL
ASSESSMENT PROGRAM**

Cover Page

Property name: BETTER BRITE PLATING, INC
Street address: LANDE ST
DE PERE, WI 54115

Legal description with public land survey coordinates: PARCEL # WD-146
(quarter, section, township, range, county)

ASSESSORS PLAT OF WEST DE PERE THAT PRT
OF LOT 167 LYG S OF LANDE ST & DESC IN
899 R 609 EX 1013 R 333 & EX 1050 R 363

Applicant name (municipality): BROWN COUNTY
Municipal project director: KERRY M BLANEY
Mailing address: BROWN COUNTY TREASURER
PO BOX 23600
GREEN BAY, WI 54305-3600

e-mail address:
Telephone number: (920) 448-6321

Please Remember to Include the Required Attachments

Property Profile

1. Property name: BETTER BRITE PLATING

If the property is commonly known by more than one name, please list the additional name(s) below.

2. Who currently has title to the property (include owner's address and phone number)?
 BETTER BRITE PLATING
 ADDRESS UNKNOWN

A) If the property is owned by the municipality, please explain how the municipality acquired it, from whom and when.

3. List past uses and/or owners of the property in **reverse** chronological order. (You need only rely on information readily available to the municipality.) Enter "unknown" if this information is not available.

Owner	Use	Years of Use
BETTER BRITE PLATING	ADJACENT VACANT LAND LOCATED NEXT TO PLANT	UN-KNOWN

4. Is the property tax delinquent? YES NO

A.) Has a tax certificate been issued? YES NO

B.) If the property is tax delinquent, what is the amount of money owed in back taxes and interest? \$ 6,552.33

C.) What is the current assessed value of the property? \$ 9,000

D.) Has there previously been a higher assessed value? If so, what was the value and when did the assessment occur? \$ _____ 199__

5. Is the municipality in the process of taking title to the property? YES NO

A) If yes, how quickly can an access agreement for the DNR be provided?

A S A P

6. Is the property bankrupt? YES NO

7. Is the property abandoned? YES NO

8. Has any previous environmental work been conducted? YES NO

DON'T KNOW

If yes, please check all that apply. Please provide copies if available.

- Phase I ESA
- Phase II ESA
- Tank Closure Assessments
- Other. Explain _____
- Environmental/Sampling data
- Interim or remedial actions

9. Is the DNR likely to have records/files on this property? YES NO

DON'T KNOW

10. Please provide a brief description of the property. Include current use and permanent site features in the description. Please include any current color photos.

PROPERTY IS LOCATED NEXT TO METAL
PLATING PLANT, ALSO OWNED BY THE
BETTER BRITE CO.

ALL THE CONTIGOUS BETTER BRITE PROPERTIES
WERE SERIOUSLY CONTAMINATED. CHEMICAL
PLATING WASTE SEVERLY DAMAGED THE PROPERTIES.
ALL OTHER PROPERTIES WERE CLEANED BY
THE EPA.

Redevelopment Potential

What are the characteristics of the property and/or the municipality that make this property attractive for redevelopment? What does the municipality perceive as the potential benefits to the community of redeveloping the property?

Consider the following:

- Is the property located near railroads, waterfront, interstate and highways or other means of transportation?
- What is the current and future use designation for the property - residential, recreational, commercial or industrial?
- Is the property located in a Tax Incremental Finance district, Empowerment or Enterprise Zone, Community Development Zone or other economic zone?
- Why is it important to the community to have this property redeveloped?
Include things such as crime statistics, unemployment rates, average household income, and other demographic or statistical data of the community.
- What are the municipality's specific concerns regarding the property (public safety, trespassing, soil or groundwater contamination, underground storage tanks, above ground storage tanks, etc.) Please expand on any of these concerns.

THE PROPERTY IS IMMEDIATELY LOCATED IN
A ZONED INDUSTRIAL AREA. JUST BEYOND
THE PROPERTY LIMITS, THE AREA IS
SURROUNDED BY RESIDENTIAL REDEVELOPMENT.

THE CITY OF DE PERE WOULD LIKE TO HAVE
REMEDIAL ACTION PERFORMED ON THIS
REMAINING PARCEL AND THE CONTAMINENTS
REMOVED.

Commitment to Redevelopment

How does the municipality plan to redevelop or assist in the redevelopment of this property once the DNR has completed its work?

Consider the following:

- Have any specific companies expressed interest in buying the property? If so, what is the type of business?
- Are you involved with any job training or job creation programs that may be able to assist in bringing labor to the property once it is redeveloped?
- Is this property part of a Community Redevelopment or Master plan?
- Are you planning on applying for any state or federal brownfield grants or loans that may be available in 1998?
- Knowing that this program can only provide Phase I or Phase II assessment work, has or does the municipality plan to commit any funds for demolition work, tank removal, hazardous substance cleanup, asbestos removal, or other environmental work?
- If contamination is shown to exist, does the municipality have any plans on how to provide money for cleanup expenses?
- Has the municipality invested money in the property?
- Include any letters of support.

THE CITY OF DE PERE PLANS TO MARKET ALL THE BETTER BRITE PROPERTIES FOR COMMERCIAL DEVELOPMENT. THERE ARE STRONG INDICATIONS THAT THE COUNTY IS COMMITTED FOR FULL REMEDIAL CLEAN UP AFTER PHASE I & II IS COMPLETED.

**BROWNFIELDS ENVIRONMENTAL ASSESSMENT PROJECT
SITE ACCESS PERMISSION FORM**

I hereby give my permission to the Wisconsin Department of Natural Resources, BROWN (Municipality name if property not owned by the municipality) and its employees, duly authorized representatives, agents and contractors, to enter upon and have access at reasonable times to the property, owned by BETTER BRITE in the [1/4 of Section , T , R , City DE PERE, County BROWN, Wisconsin], so that the Department of Natural Resources may, in cooperation with BROWN COUNTY (Municipality name), conduct an environmental assessment to sample and monitor for potential environmental contamination at BETTER BRITE (name of property) for the following purposes:

- (1) TO INSTALL AND MAINTAIN GROUNDWATER MONITORING WELLS;
- (2) TO COLLECT SOIL SAMPLES AND WATER SAMPLES;
- (3) TO PROPERLY ABANDON THE GROUNDWATER MONITORING WELLS WHEN THE WELLS ARE NO LONGER NEEDED; AND
- (4) TO GAIN ACCESS TO AREAS WHERE REMEDIAL ACTION OR INVESTIGATIVE WORK IS TO BE CONDUCTED.

The permission that is granted herein shall remain in effect until December 31, 1998, when the assessment is expected to be completed. If the property owner does not wish to assume possession and responsibility for the wells after December 31, 1998, the property owner shall notify the Department of Natural Resources of that fact. The Department shall, within 180 days after receiving such notice, either abandon any wells that remain on the property or obtain a court order to allow continued access.

When soil or water samples are collected on the property described above, split samples will be provided to the property owner, if the property owner requests, in writing, split samples and provides appropriate sample containers before the samples are collected.

The property owner agrees not to damage or interfere with the use of any monitoring well that is installed, as permitted herein, and agrees to notify third parties who plan to conduct any activity on the property described above that monitoring wells have been installed on the property.

IN WITNESS WHEREOF:

BETTER BRITE
Signature of Property Owner

11-14-97
Date

NOT AVAILABLE
Mailing Address of Owner

NOT AVAILABLE
Area Code and Telephone Number