

**From:** Adam Tegen <ategen@manitowoc.org>  
**Sent:** Tuesday, November 23, 2021 10:35 AM  
**To:** Larson, Gena M - DNR  
**Cc:** Beggs, Tauren R - DNR; Byers, Harris  
**Subject:** RE: External: RE: Manitowoc CDA's FY22 USEPA Brownfield Cleanup Grant Application

Thank you very much Gena. Fingers crossed!

Have a safe and happy Thanksgiving.

Adam

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**From:** Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Sent:** Tuesday, November 23, 2021 10:23 AM  
**To:** Adam Tegen <[ategen@manitowoc.org](mailto:ategen@manitowoc.org)>  
**Cc:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>; Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>  
**Subject:** External: RE: Manitowoc CDA's FY22 USEPA Brownfield Cleanup Grant Application

Hi Adam,

Your acknowledgement letter is attached. Please review as soon as you are able in case any adjustments are needed.

Best of luck with your application!

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

**Gena Larson, P.G.**

Phone: (608) 400-9215 **NEW**

[Gena.Larson@Wisconsin.gov](mailto:Gena.Larson@Wisconsin.gov)

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**From:** Adam Tegen <[ategen@manitowoc.org](mailto:ategen@manitowoc.org)>  
**Sent:** Friday, October 08, 2021 1:37 PM  
**To:** Larson, Gena M - DNR <[Gena.Larson@wisconsin.gov](mailto:Gena.Larson@wisconsin.gov)>  
**Cc:** Beggs, Tauren R - DNR <[Tauren.Beggs@wisconsin.gov](mailto:Tauren.Beggs@wisconsin.gov)>; Byers, Harris <[Harris.Byers@stantec.com](mailto:Harris.Byers@stantec.com)>  
**Subject:** Manitowoc CDA's FY22 USEPA Brownfield Cleanup Grant Application

Good afternoon Gena:

On behalf of the Community Development Authority (CDA) of the City of Manitowoc, Wisconsin (City) I am writing to request a letter of acknowledgement to support the CDA's USEPA FY2022 brownfield cleanup grant application. Below are the details of the project to support the letter:

1. **Type of Grant:** \$500,000 cleanup grant
2. **Applicant:** Adam Tegen

Executive Director  
Community Development Authority of the City of Manitowoc, Wisconsin  
900 Quay Street  
Manitowoc, Wisconsin 54220  
[ategen@manitowoc.org](mailto:ategen@manitowoc.org)

3. **Community Description:** The City of Manitowoc, Wisconsin is located on the western shoreline of Lake Michigan at the confluence of the Manitowoc River. Initial development in Manitowoc in the early 1800s by European settlers was agricultural, fishing, lumber, and shipbuilding. Settlement of the City was followed by large-scale industrial development beginning in the late 19th and early 20th centuries focusing on wood/lumber/mills, tanneries, metal works/foundry operations (Al, Fe, Brass), breweries, brickmaking, food processing, and shipbuilding. However, the City struggled early on with moving raw materials and manufactured goods within the limited transportation infrastructure until the target property (which forms a peninsula into the deep water port of the Manitowoc River) was completely redeveloped in 1895 for railroad use. Extension of the rail network into Manitowoc through the target property provided direct transportation of goods through the Great Lakes shipping network. Additionally, large portions of the target property were leased to bulk material transloading companies for industrial-scale uses (e.g. petroleum, coal, scrap metal, etc.). However, the collapse of the industrial sector in the mid to late 20th Century compounded by construction of alternative transportation options limited the usefulness of this extensive rail infrastructure at the target property and created a severe void in economic potential resulting in significant disinvestment in the target area. Prolonged massive industrial operations have resulted in considerable need for USEPA funding to address legacy environmental liabilities at the target property. The City of Manitowoc Comprehensive Plan, The Port of Manitowoc Downtown and River Corridor Master Plan, the Manitowoc River and Trail Corridor Plan, and the Downtown Transportation Plan will be utilized during the proposed cleanup to facilitate the highest and best use of the target property. The greatest need in Manitowoc is catalytic redevelopment of the target property adjacent to their downtown core to attract and create jobs, stabilize the tax base/equalize property value, and stabilize neighborhoods. The cleanup of the City of Manitowoc's Brownfield properties is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life.

#### 4. **Site-Specific Details**

Property Address: 11<sup>th</sup> and Chicago Streets; Manitowoc, Wisconsin (excluding 1000 River Point Drive)

**History of Ownership.** The target property consist of approximately 19 acres of remaining former railroad/industrial land forming a peninsula into the Manitowoc River, roughly located at the intersection of 11<sup>th</sup> and Chicago Streets in the City of Manitowoc. The Stantec (2019) Phase I ESA notes the target property was platted by 1878 with industrial development occurring by 1883. The target property was transferred from the Manitowoc Terminal Company to the Manitowoc and Western Railroad Company on July 22, 1895, which is consistent with initial sitewide railroad development in the late 19th Century. Railroad operations continued at the Site through the later portion of the 20<sup>th</sup> Century by the Soo Line Minneapolis St. Paul and Sault St. Marie Railroad Company and/or Wisconsin Central Limited. The CDA purchased the property in April 2019 for the purpose of blight elimination and was subsequently granted a Local Government Unit (LGU) Liability Exemption from WDNR. The CDA remains the owner of the target property, except for 1.6 acres at 1000 River Point Drive, which is currently being developed for multi-family residential reuse by a private developer.

**Prior Landuse.** In addition to transportation of goods and passengers by rail during the 20th Century, large portions of the target property were leased and used for bulk petroleum storage and distribution, coal transloading, shipbuilding, grain storage/elevator, metal/scrap/junk yards, and transloading of stone.

**Prior Assessment Activities and BRRS Numbers.** Numerous prior environmental investigations were completed at the Property while the property was owned by the railroad. The prior closed WDNR BRRS

Case numbers associated with the Property (Case No. 03-36-001962, Case No. 02-36-176478, and Case No. 02-36-000408) are summarized below.

- BRRTS Case No. 03-36-001962. The Wisconsin Department of Commerce issued a closure letter on October 17, 2005 for BRRTS Case No. 03-36-001962 following excavation of petroleum impacted soil and listing the property on the GIS registry of closed remediation sites as an institutional control to manage residual petroleum impacts to soil and groundwater.
- BRRTS Case No. 02-36-176478. WDNR issued a closure letter for BRRTS Case No. 02-36-176478 on February 22, 2007. Continuing obligations include an annual inspection and maintenance of an engineered barrier to control for residual impacts to soil and groundwater along with continuance of institutional controls.
- BRRTS Case No. 02-36-000408. WDNR closed BRRTS Case No. 02-36-000408 on April 6, 1993.

**Current Assessment Activities and Open BRRTS Case.** Using a combination of multiple USEPA Brownfield Assessment Grants and WEDC Site Assessment Grants, the City completed several rounds of soil and groundwater sampling between 2018-2021 and documented the results in a multiple environmental reports (e.g. Phase II ESAs, Site Investigations, Supplemental Investigations, etc.), all of which have been submitted to WDNR for review and comment. The WDNR opened a new BRRTS case for the Property:

- BRRTS Case No. 07-36-583000 (LGU). WDNR issued a local government unit liability exemption for the Property.
- BRRTS Case No. 02-36-585491 RIVERPOINT DISTRICT. As noted in the Phase II ESA, a variety of constituents (including heavy metals, volatile organic compounds, polycyclic aromatic hydrocarbons, and per- and polyfluoroalkyl substances) were detected in soil and groundwater at concentrations greater than health-based standards. Assessment work is continuing at the River Point District ahead of planned redevelopment.

**Need for Cleanup.** The City began Phase I of construction on roughly 7 acres of land in 2021, which directly leveraged \$3MM in construction of new public infrastructure (i.e. roads, utilities, etc). Work completed during Phase I facilitated construction of a new large multi-family apartment complex at 1000 River Point Drive, which is currently under construction. Phase II of construction is scheduled for 2023 and similar public infrastructure investment is anticipated. However, Phase II of construction will be extended through areas of significant subsurface contamination. The City is seeking cleanup funding from USEPA for removal of apparent source material associated with bulk petroleum storage, removal of apparent MGP residues used as historic fill materials, and construction of a vegetated engineered barrier in proposed greenspace/parkland.

Based on the work to date, additional cleanup work is need to prepare the target property for planned reuse. However, given the current economic condition of the City, the local community cannot self-fund this work; therefore, a cleanup grant is being sought from USEPA.

I appreciate your time and attention to this matter.

Sincerely,



Adam Tegen  
Community Development Director  
900 Quay Street  
Manitowoc, WI 54220  
920-686-6931  
[ategen@manitowoc.org](mailto:ategen@manitowoc.org)  
[www.manitowoc.org](http://www.manitowoc.org)

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November 19, 2021

Adam Tegen  
Executive Director  
Community Development Authority of the City of Manitowoc  
900 Quay Street  
Manitowoc, Wisconsin 54220

**Subject: State Acknowledgement Letter for the Community Development Authority of the City of Manitowoc**

FY22 EPA Site-specific Cleanup Grant

Dear Mr. Tegen:

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Community Development Authority (CDA) of the city of Manitowoc for U.S. Environmental Protection Agency (EPA) brownfield grant funds identified above.

The DNR is fully committed to a collaborative partnership with the CDA of the city of Manitowoc, and will support your brownfield remediation efforts in many ways, including:

- The DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with these individuals, in your community, to answer questions and discuss local plans, options and best practices.
- The DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining EPA funding for this grant application is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,



Jenna Soyer, Policy and Program Operations Director  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources

Copy: Tauren Beggs – DNR NER