

From: Schmidt, Molly E - DNR
Sent: Monday, November 6, 2023 7:37 AM
To: Byers, Harris; Adam Tegen
Cc: Beggs, Tauren R - DNR
Subject: RE: Request for a Letter of Acknowledgement for the City of Manitowoc FY24 Community Wide Assessment Grant Application

Hello Harris,

Confirming receipt. Thank you for the information!

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Molly E. Schmidt

Brownfields Policy Coordinator, Remediation and Redevelopment Program
Division of Environmental Management
Wisconsin Department of Natural Resources
Mobile phone: (608) 219-2153
MollyE.Schmidt@wisconsin.gov



dnr.wi.gov



From: Byers, Harris <Harris.Byers@stantec.com>
Sent: Saturday, November 4, 2023 11:12 AM
To: Schmidt, Molly E - DNR <MollyE.Schmidt@wisconsin.gov>; Adam Tegen <ategen@manitowoc.org>
Cc: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: Request for a Letter of Acknowledgement for the City of Manitowoc FY24 Community Wide Assessment Grant Application

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Molly:

On behalf of the City of Manitowoc, Wisconsin (City), I am writing to request a letter of acknowledgement to support the City's USEPA FY2024 brownfield community wide assessment grant application.

Below are the details of the project to support the letter of acknowledgement:

1. **Type of Grant:** \$500,000 community wide assessment
2. **Applicant:** Adam Tegen
Director, Community Development

City of Manitowoc
 900 Quay Street
 Manitowoc, Wisconsin 54220
ategen@manitowoc.org

3. **Community Concerns About Brownfields:** The City of Manitowoc, Wisconsin (the City) is located on the western shoreline of Lake Michigan at the confluence of the Manitowoc River. Development in Manitowoc in the early 1800s by European settlers was agricultural, fishing, lumber, and shipbuilding. Settlement was followed by large-scale industrial development in three Brownfield Environmental Justice (EJ) Census Tracts (CTs; CT-4, CT-5, and CT-1) located along Lake Michigan and the Manitowoc River in the late 19th and early 20th centuries focusing on tanneries and metal works/foundry operations. The Port of Manitowoc (located in CT-4) facilitated shipping of aluminum foundry goods (made in CT-5) across Lake Michigan to the growing automotive sector in Michigan. The collapse of the industrial sector after the prolonged massive industrial operations in the three target areas has resulted in considerable need for USEPA funding to address legacy environmental liabilities associated with these corridors. The City of Manitowoc Comprehensive Plan, the Manitowoc River and Trail Corridor Plan, the Tax Increment District No. 16 and No. 19 Project Plans, and the Downtown Master Plan and the Downtown Parking Analysis (referred to as the “Plans”) will guide the project. The greatest need in Manitowoc is redevelopment of these brownfield properties to attract and create jobs, stabilize the tax base/equalize property value, and stabilize neighborhoods. The assessment and eventual cleanup of the City of Manitowoc’s brownfields is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life to the target area.
4. **Information on Identified Target Brownfields.** The requested grant will be used to complete assessment work on brownfields within the City limits. The following provides a summary of example/priority target brownfields in each CT.

Property (Target Area)	Known Prior Uses / Source Areas	Prior Ownership	Known/ Possible Impacts Soil/ GW	BRRTS Case Numbers
River Point District (CT-4) <i>Site on the Manitowoc River, 0.5 mi upstream of Lake Michigan.</i>	22-acre railyard; bulk fuel depot, coal dock, engine house. Adjacent properties for possible future work include a MGP plant and automotive repair facilities	CN (acquired by the city in 2018); WPSC; Metz Baking Co.	VOCs, PAHs, sVOCs, PCBs, Asbestos	02-36-585491 (LGU; open) 02-36-588366 (open) 03-36-001962 (closed) 02-36-176478 (closed) 02-36-000408 (closed) 02-36-000219 (open) 03-36-001210 (closed)
Fmr. Red Arrow Products (CT-5) <i>Site on the Manitowoc River, 0.5 mi upstream of</i>	Large smoke flavoring manufacturing facility and associated properties (automotive fueling, repair)	Red Arrow, which was acquired by Kerry Inc.	VOCs, PAHs, Metals, PCBs, Formaldehyde	02-36-576709 (closed) 02-36-577692 (closed) 03-36-001141 (closed) 03-36-001847 (closed)

<i>Lake Michigan</i>				02-36-576710 (closed)
Former Lakeshore Mall (CT-1) <i>Along shore of Lake Michigan</i>	Former large mall and commercial district with gasoline station and automotive repair facility	Bridgestone/Firestone, Premiervest Management Co., Inc.	Heavy metals, PAHs, VOCs	03-36-001340 (closed) 03-36-000090 (closed)

Please call with any questions on this request. We look forward to working with WDNR as the City actively works to redevelop brownfields in the community.

Sincerely,

Harris Byers, Ph.D.

Sr. Brownfields Project Manager
Contaminant Hydrogeologist / Urban Geochemist

Direct: 414 581-6476
Harris.Byers@stantec.com

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