



City of Madison
Meeting Agenda - Approved
Brownfields Assessment Program
Eastside Planning Council Meeting

City of Madison
Madison, WI 53703
www.cityofmadison.com

Wednesday, January 29, 2014

6:30 pm

Lapham Elementary School (Cafeteria)
1045 E. Dayton Street

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnub ua hauj lwm ua ntej yuav tuaj sib tham.

Contact Brian Grady, Planner, at (608) 261-9980 or bgrady@cityofmadison.com

1. Presentation on the City's Brownfields Assessment Program (6:30 – 6:45)

City staff will provide an overview of the City's Brownfields Assessment Program. The Program is funded through a \$400,000 grant from the U.S. Environmental Protection Agency.

2. Questions and Responses (6:45 – 7:00)

3. Public Input Exercise (7:00 – 7:15)

Attendees will have the opportunity to indicate which sites are their highest priorities for the use of grant funds.

4. Review Results of Public Input Exercise, Next Steps (7:15 – 7:30)

Attachment:

Brownfields Assessment Program Fact Sheet

Links:

[North Corridor map](#)

[Isthmus map](#)

[South Corridor map](#)

City of Madison Brownfields Assessment Program



What are Brownfields?

The Wisconsin Department of Natural Resources (DNR) defines brownfields as abandoned, idle or underused commercial or industrial properties, where the reuse or redevelopment may be hindered by real or perceived contamination. Brownfields vary in size, location, age and past usage—they range from a closed corner gas station to a vacant industrial plant. These properties present public health, economic, environmental and social challenges to the communities in which they are located.

What is the City of Madison's Brownfields Assessment Program?

In 2012, the City of Madison was awarded \$400,000 from the U.S. Environmental Protection Agency (USEPA) Brownfield Assessment Grant program. This program is one of many offered by the USEPA and the Wisconsin DNR to assist local governments in the investigation and redevelopment of brownfields. The three-year grant runs from October 1, 2012 through September 30, 2015. Grant funds will be used to inventory, characterize, investigate and conduct remediation planning on brownfield sites in the City of Madison.



How will the City inventory brownfields?

This program is focused on three corridors that contain many of the City's brownfields: Packers Avenue/Pennsylvania Avenue, East Washington Avenue and Park Street. Within these corridors, City staff has identified properties based on the degree of contamination (known or suspected) and potential for near-term redevelopment. The next step in creating a brownfield inventory will be to engage community members in ranking these properties based on their own concerns and priorities. These three factors—level of contamination, redevelopment potential and community priority—will be combined to produce the final site ranking.

How will the City involve the public in this process?

The City has partnered with the Northside Planning Council, East Isthmus Neighborhoods Planning Council and South Metropolitan Planning Council on this project, since the three corridors align with their service areas. City staff will coordinate with the Planning Councils on the site prioritization process and will provide project updates and gather feedback at Planning Council meetings. Please visit the project website or contact staff for more information. All interested parties are encouraged to participate!

How will the City select brownfields to investigate?

The City has identified more properties than can be investigated with the grant funds. As a result, the site ranking will serve as a guide—sites at the top of the list will receive preferential consideration if funding requests exceed available funding. In addition, preference will be given to sites that are the subject of an active redevelopment effort.

What criteria must be met for a property to be eligible for grant funds?

For a property to be eligible for grant funds it must meet the following criteria:

- It must meet the technical definition of a brownfield.
- The property owner cannot have caused the contamination.
- The property owner must agree to provide access to the property to take environmental samples.
- The property owner must agree that all grant-funded materials be available to the public.

Please contact City staff with any questions regarding the eligibility of a specific property.

What studies will the City conduct to investigate a property?

The City has hired SCS Engineers to perform the studies and investigations funded by the grant. Grant funds can be spent on the following four types of investigation:

Phase 1 Environmental Site Assessment (ESA)	A Phase 1 ESA involves a review of public records, historical maps and photos, a site inspection, and interviews with owners, occupants, neighbors and local government officials. The purpose of a Phase 1 ESA is to identify any historical conditions on the property that would indicate potential contamination.
Phase 2 Environmental Site Assessment (ESA)	If a Phase 1 ESA identifies potential contamination, a Phase 2 ESA may be conducted. A Phase 2 ESA includes sampling and laboratory analyses to confirm the presence of contamination. Typical activities include installing soil borings, sampling soil and groundwater, and testing drums, floor drains, catch basins and underground storage tanks.
Site Investigation	If a Phase 2 ESA identifies the presence of contamination, grant funds may be used to conduct a site investigation. A site investigation defines the magnitude and extent of the contamination and often involves extensive soil borings and several rounds of groundwater monitoring.
Remediation Planning	Once a property has been thoroughly investigated, the final step is to select a remediation strategy. Remediation strategies are evaluated based on their effectiveness in cleaning up the contamination, cost and the redevelopment plans proposed for the site.

How can I get more information about the Program?

Please contact City staff listed below or visit the City's Brownfields webpage for more information including maps of the three corridors.

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City Engineering
(608) 267-1986
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Planning Division
(608) 261-9980
bgrady@cityofmadison.com

Dan Kennelly, AICP
Economic Development Division
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City of Madison Brownfields webpage

<http://www.cityofmadison.com/engineering/environmentalBrownfields.cfm>

Sign up for project updates via email through My Account. Go to "Brownfields" under the Engineering heading.

<https://my.cityofmadison.com/>