

# CITY OF MADISON

## BROWNFIELDS ASSESSMENT PROGRAM

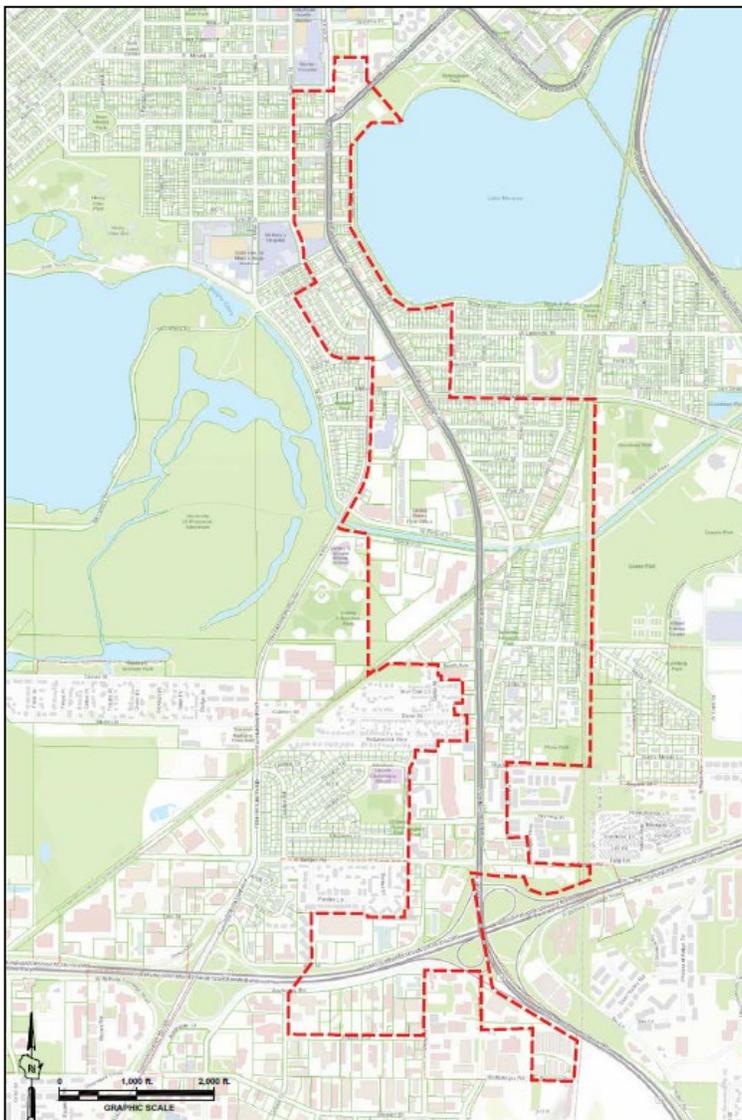


### What are Brownfields?

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 2019, the City of Madison was awarded \$300,000 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 September 27, 2019 through September 26, 2022. 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?

The assessment program is focused on the South Park Street corridor, which in the 1940s was referred to as "Gasoline Alley" due to the number of gas stations and auto repair businesses. Properties along this corridor will be evaluated 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?

Community engagement and community ranking will be achieved as part of the South Madison Neighborhood Planning process in partnership with the South Metropolitan Planning Council, the Urban League of Greater Madison, and Centro Hispano. City staff will coordinate with community partners on the site prioritization process and will provide project updates and gather feedback at community partners 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?

Please contact City staff with any questions regarding the eligibility of a specific property! 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 studies be available to the public.

### What studies will the City conduct to investigate a property?

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

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| <b>Phase 1 Environmental Site Assessment (ESA)</b> | 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.                                  |
| <b>Phase 2 Environmental Site Assessment (ESA)</b> | 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. |
| <b>Site Investigation</b>                          | 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.   |
| <b>Remediation Planning</b>                        | 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 corridor: <https://www.cityofmadison.com/dpced/economicdevelopment/brownfields-site-assessment-grant-program/3587/>

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