



Department of Public Works

## Engineering Division

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Gregory T. Fries, P.E.  
Chris Petykowski, P.E.

### Deputy Division Manager

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### Principal Engineer 2

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### Principal Engineer 1

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Mark D. Moder, P.E.

### Financial Manager

Steven B. Danner-Rivers

January 31, 2024

Ms. Linda Mangrum  
U.S. EPA Region 5  
Redevelopment & Program Services Branch  
77 W. Jackson Boulevard, LB-5J  
Chicago, IL 60604

**SUBJECT: FY19 EPA Brownfield Site Assessment Grant  
Final Technical Report  
Cooperative Agreement No. BF-00E02498  
City of Madison, Wisconsin**

Dear Ms. Mangrum:

On behalf of the City of Madison, Wisconsin, I submit this final technical report to closeout our FY19 EPA Brownfield Community-wide Assessment Grant, No. BF-00E02498. This final technical report provides an overview of the grant outputs and outcomes, and property-specific assessment details, covering the entire grant period between October 1, 2019 and November 26, 2023. The report also includes a summary budget, which may be compared to our original July 2019-approved work plan, outlining how we spent all \$200,000 of hazardous substance and \$100,000 of petroleum funding. City staff Tom Otto and Brynn Bemis have greatly enjoyed working with you over these past few years. Thank you for supporting them in successfully administering this grant, and please reach out to Tom and Brynn directly if you require any additional information.

Sincerely,

James M. Wolfe, P.E.  
City Engineer

JMW: BLB

cc: City of Madison – Greg Fries, Tom Otto

Attachment: FY19 EPA Brownfield Site Assessment Grant Final Technical Report for BF-00E02498



# **FY19 EPA Brownfield Site Assessment Grant Final Report**

## **City of Madison, Wisconsin**

**January 2024**

Cooperative Agreement No. BF-00E02498  
Grant Type: Community-Wide Assessment  
\$200,000 Hazardous Materials and \$100,000 Petroleum  
September 27, 2019 thru November 26, 2023

Prepared by:  
City of Madison Engineering  
210 Martin Luther King, Jr. Boulevard, Room 115  
Madison, Wisconsin 53703



## Overview

In September 2019, The City of Madison received a \$300,000 grant from the U.S. Environmental Protection Agency (EPA) to inventory and investigate potential brownfield properties. While the grant funds were “community-wide”, the City focused on the South Park Street corridor with two Target Areas: Wingra Creek and the Village on Park.

After an extensive prioritization process that looked at all commercial and industrial properties within the corridor, the City’s approach was to investigate sites as they were actively being considered for redevelopment. The EPA grant funding paid for 11 Phase 1 Environmental Site Assessments (ESAs) totaling 64 acres, 8 Phase 2 ESAs (totaling 16 acres), and 3 full site investigations (totaling 4.3 acres). Remedial action planning was conducted on one property. In all cases, the Phase 1 ESA findings indicated at least some concern for contamination—and often it was significant. As a result, Phase 2 ESAs or site investigations were subsequently conducted on most of the enrolled properties.

### Key Accomplishments

- 11** Phase 1 ESAs completed, totaling 64 acres
- 8** Phase 2 ESAs, totaling 16 acres over 12 parcels
- 3** Site Investigations, totaling 4.3 acres
- 1** Property being actively remediated/redeveloped
- 9** Environmental Due Diligence conducted on 9 properties purchased or being purchased by the City of Madison Land Bank program (31 acres)

## 1.0 Project Outputs and Property Details

Following our EPA-approved work plan from July 2019, the City of Madison completed the following tasks and outputs under this grant. The only deviation from our approved workplan was the preparation of only one remedial action plan instead of two, since 3802 Mineral Point Rd. is the only property actively being redeveloped as of January 2024.

**TABLE 1: SUMMARY OF GRANT OUTPUTS PER THE WORK PLAN**

WORK PLAN OUTPUTS PER TASK	COMPLETED?	COMMENTS
1. Create brownfield inventory and site prioritization matrix and GIS ( <i>Task 1</i> )	Yes	
2. Hosted public meetings and sent outreach letters ( <i>Task 2</i> )	Yes	
3. Conduct at least 8 Phase 1 ESAs ( <i>Task 3</i> )	Yes	<i>Conducted 11</i>
4. Prepare EPA-approved QAPP ( <i>Task 4</i> )	Yes	
5. Conduct at least 7 Phase 2 ESAs ( <i>Task 4</i> )	Yes	<i>Conducted 8</i>
6. Prepare at least 2 Remedial Action Plans ( <i>Task 4</i> )	No	<i>Prepared only 1</i>
7. Quarterly and annual ACRES reporting ( <i>Task 5</i> )	Yes	

**Task 1: Brownfields Inventory and Site Prioritization** – The City hired The Sigma Group to administer the grant and collect extensive historical land use data and public feedback for properties along the S. Park Street corridor to create a Brownfield Inventory and Site Prioritization Matrix. Activities completed include:

- *Hired Environmental Consultant* - Using the procurement process detailed in 40 CFR 31.36, the City issued an RFP and competitively selected The Sigma Group to administer our FY19 EPA grant (Date: November 2019).
- *Completed a Brownfield Inventory, ranking process, and manage in a GIS database* - Created an inventory and ranking summary of all commercial and industrial properties along S. Park Street, evaluating by 1) suspected or known environmental hazards, 2) redevelopment potential, and 3) community values process. Data was then graphically managed in a GIS database (Date: May 2020, with community input collected through 2021).

**Task 2: Community Involvement** – Public outreach for the FY19 EPA grant was incorporated into the City's robust public engagement process for the 2022 *South Madison Plan*, a neighborhood-driven planning process for the future of the South Madison area. The City used impact listening sessions, Neighborhood Action Teams, neighborhood ambassadors, and social practice artists to collect public feedback regarding brownfield concerns and redevelopment priorities. Activities completed include:

- *Hosted Neighborhood Information Sessions* – As part of the extensive public outreach in preparing the 2022 *South Madison Plan*, the City's planning department hosted three Impact Listening Sessions at parks and non-profits and one Information Session for commercial and multi-family housing property owners. During these events they collected community priorities through a questionnaire. (Dates: September – November 2019).
- *Targeted Mailings to Property and Business Owners* – Outreach letters and brownfield program fact sheets were mailed to business and property owners to explain the FY19 EPA grant program and eligibility requirements (**Attachment A**). Letters were available in English, Spanish, and Hmong. The program was also promoted to the local real estate community through CIREX, a commercial real estate listserv. (Date: May – June 2020)
- *Incorporated Brownfield Priorities in South Madison Plan* – The [2022 South Madison Plan](#) resulted in three guiding principles: 1) Anti-Displacement and Gentrification strategies that retain affordability and welcome the existing diversity of the area; 2) Community Wealth Building strategies that support economic growth without displacement; and 3) Opportunities to Thrive strategies that support social cohesion, health, and well-being. These principles were used to target key brownfields for enrollment in our FY19 EPA grant, such as those surrounding the operating All Metals scrap yard at 1802 S. Park Street. (Date: January 2022)

### **Task 3 – Conduct Phase 1 Environmental Site Assessments (ESAs)**

The City conducted 11 Phase 1 Environmental Sites Assessments (ESAs) that met the EPA's "All Appropriate Inquiries" (AAI) standard. The Phase 1 ESAs assessed 64 acres over 23 parcels. Nine of these parcels have been purchased or are being negotiated for purchase by the City of Madison. Properties assessed include:



- 2120 Fish Hatchery Rd. Madison, WI (*former Town of Madison Town Hall*)
- 3802 Mineral Point Rd., Madison, WI (*former filling station/auto repair shop*)
- 1902 E. Johnson St., Madison, WI (*formerly owned by the Ohio Chemical & Mfg. Company and Lindsay Finishes, a paint manufacturer*)
- 814 & 826 North Ave., Madison, WI (*former housing contractor warehouse and mulch storage*)
- Northern 16 acres of 910 Oscar Ave., Madison, WI (*former Oscar Mayer flagship meat processing factory and distribution center*)
- 2010, 2030, 2116, 2180, 2190, 2200, 2230, 2250, 2310 Pennsylvania Ave. (*former C.F. Burgess Laboratories, paint manufacturing, Four Lakes Battery Manufacturing Co., appliance repair, print shop, construction contractors, and auto part sales*)
- 1800, 1802, and 1804 S. Park St., Madison, WI (*existing All Metals scrap metal and salvage yard*)
- 1810 S. Park St. (*former bulk petroleum storage facility and machine shop*)
- 1901 S. Park St., Madison WI (*former filling station and dry cleaner*)
- 2007 Roth St., Madison, WI (*formerly used by Oscar Mayer Co. for bulk oil and coal storage for adjacent meat processing factory*)
- 351 Russell St., Madison, WI (*former dry cleaner*)



#### ***Task 4 – Conduct Phase 2 ESAs, Site Investigations, & Remedial Planning***

The City conducted 8 Phase 2 ESAs covering 16 acres of property, over 12 parcels. Outputs for this task included an annually updated Quality Assurance Project Plan (QAPP), sampling analysis plans, Phase 2 environmental site assessments (ESAs) and site investigation reports, and one remedial action plan. Work under this task was coordinated with the Wisconsin DNR for all properties where contamination was detected. Per our approved workplan, the City

also provided digital photos of each assessed property to the WDNR to use in brownfield story maps and promotional materials. Properties assessed under this task include:

- 2120 Fish Hatchery Rd. Madison, WI (*former Town of Madison Town Hall*)
- 3802 Mineral Point Rd., Madison, WI (*former filling station and auto repair shop*)
- 814 & 826 North Ave., Madison, WI (*former housing contractor warehouse and mulch storage*)
- 1800, 1802, and 1804 S. Park St., Madison, WI (*existing All Metals scrap metal and salvage yard*)
- 1810 S. Park St. (*former bulk petroleum storage facility and machine shop*)
- 1901 S. Park St., Madison WI (*former filling station and dry cleaner*)
- 351 Russell St., Madison, WI (*former dry cleaner*)
- 924 Burr Oak Ln., Madison, WI (*public park adjacent to scrap metal and salvage yard operational since the 1930s*).

**Task 5 – Eligible Programmatic Activities** – Under this task, the City and The Sigma Group prepared quarterly ACRES reporting. Grant Project Manager Tom Otto also used these funds to attend the National Brownfield Training Conference in Los Angeles, CA from December 11-13, 2019.

TABLE 2: SUMMARY OF ASSESSED PROPERTIES, ACREAGE, AND EXPENDITURES			
ADDRESS	ACREAGE	ACQUIRED OR BEING ACQUIRED BY CITY OF MADISON?	TOTAL EXPENDITURE
924 Burr Oak Ln.	2.3	yes	\$ 8,052
2120 Fish Hatchery Rd.	4	yes	\$ 43,601
1902 E. Johnson St.	3	no	\$ 3,990
3802 Mineral Point Rd.	0.4	no	\$ 24,565
814 & 826 North Ave.	2	yes	\$ 16,451
Northern 16 acres of 910 Oscar Ave. (Oscar Mayer factory)	16	no	\$ 20,176
1800, 1802, 1804 S. Park St.	6	yes	\$ 43,116
1810 S. Park St.	2	yes	\$ 31,698
1901 S. Park St.	1	yes	\$ 20,678
2300 S. Park St.	8	yes	\$ 600
2010, 2030, 2116, 2180, 2190, 2200, 2230, 2250, 2310 Pennsylvania Ave.	16	no	\$ 13,952
2007 Roth St.	15	yes	\$ 4,085
351 Russell St.	0.1	no	\$ 44,530
110 Waubesa St.	0.6	no	\$ 599
<b>TOTAL</b>	<b>66</b>	<b>--</b>	<b>\$ 276,093</b>

## 2.0 Final Project Budget

The City of Madison spent \$200,000 of hazardous substance funding and \$100,000 of petroleum funding as outlined in the following budgets. Because the City spent less on travel and supplies than anticipated, more grant funding was spent on contractual expenses assessing properties.

TABLE 3: HAZARDOUS SUBSTANCE BUDGET						
	TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	
BUDGET CATEGORIES	SITE ID & PRIORITIZATION	COMMUNITY INVOLVEMENT	PHASE 1 ESAs	QAPP, PHASE 2 ESAs, SIS, AND RAPs	PROGRAMMATIC COSTS	TOTAL
Personnel	--	\$1,138.78	--	--	--	\$1,138.78
Fringe Benefits	--	\$361.22	--	--	--	\$361.22
Travel	--	--	--	--	\$1,483.32	\$1,483.32
Supplies	--	\$722.28	--	--	--	\$722.28
Contractual	\$5,567.25	--	\$51,335.17	\$133,320.73	\$6,071.25	\$196,294.40
GRANT TOTAL	\$5,567.25	\$2,222.28	\$51,335.17	\$133,320.73	\$7,554.57	\$200,000.00

TABLE 4: PETROLEUM BUDGET						
	TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	
BUDGET CATEGORIES	SITE ID & PRIORITIZATION	COMMUNITY INVOLVEMENT	PHASE 1 ESAs	QAPP, PHASE 2 ESAs, SIS, AND RAPs	PROGRAMMATIC COSTS	TOTAL
Personnel	--	\$1,138.78	--	--	--	\$1,138.78
Fringe Benefits	--	\$361.22	--	--	--	\$361.22
Travel	--	--	--	--	--	--
Supplies	--	\$115.76	--	--	--	\$115.76
Contractual	--	--	\$19,250	\$79,134.24	--	\$98,384.24
GRANT TOTAL	--	\$1,615.76	\$19,250	\$79,134.24	--	\$100,000.00

## 3.0 Project Spotlight: *Redevelopment of the Thorstad Target Area*

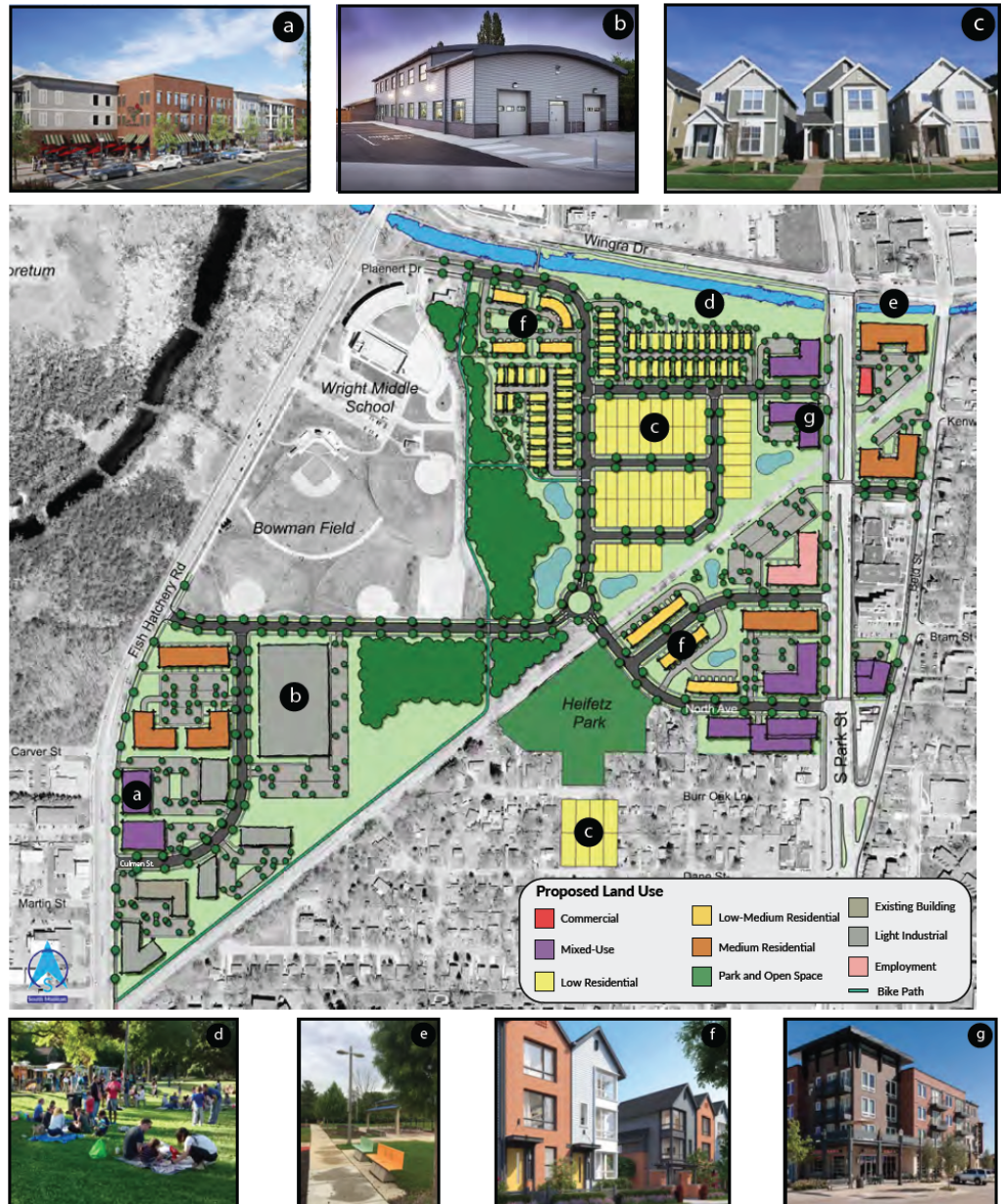
With our FY19 EPA grant, the City of Madison conducted due diligence on 9 parcels it has since acquired or is in the process of acquiring through our Land Bank program for South Madison. These strategic purchases will allow the City to implement the goals outlined in the 2022 *South Madison Plan* for the Thorstad Target Area. Specifically, the City's Land Bank purchases will result in a new 7.3-acre neighborhood development with low to medium-density residential housing (both market-rate and



affordable), mixed-use housing/retail, employment, and an expanded public Heifetz Park. Importantly, the neighborhood will be strategically located along the future bus rapid transit (BRT) corridor, budgeted for 2028. The City envisions this infill redevelopment as a livable, quality, sustainable neighborhood well served by public transit and existing infrastructure. (See concept plan below.)

Last, to demonstrate the City's commitment to investing in South Madison, our 2023-2028 Capital Budget includes the following investments for the S. Park Street corridor:

- \$7.8 million for the *Village on Park* development
- \$6 million (\$1 million per year) for Land Banking
- \$3.5 million for a grocery store at the former Truman Olson U.S. Army Reserve facility
- \$21.6 million for John Nolen Drive bridges
- \$1.2 million for improvements to S. Park Street (W. Olin Ave. to Railroad)
- \$7 million for North-South Bus Rapid Transit
- \$1.3 million for the Badger Rusk Bike/Ped Path next to the Wright Middle School





## 4.0 Maintaining Momentum

Even with the substantial assessment work completed using our FY19 EPA grant, there are still plenty of brownfields remaining in South Madison! The City reapplied for a \$500,000 EPA brownfield site assessment grant in November 2024 to continue the momentum generated with our FY19 EPA grant. Our FY24 grant proposal focused on two Target Areas in South Madison: Thorstad and the Village on Park. Priority sites still requiring assessment within these target areas include the former Thorstad Chevrolet dealership (11-acre parcel); a former construction/demolition landfill (5 sites over 13 acres); and finishing the due diligence in the triangle delineated by S. Park St., North Ave. and the Wisconsin and Southern Railroad (WSOR).

The 2022 *South Madison Plan*'s three guiding principles are promoting strategies of anti-displacement/gentrification, community wealth building, and creating opportunities to thrive. Per the plan, the City is systematically investigating and purchasing 8 properties in the Thorstad Focus Area, with the goal of permanently relocating the All Metals scrap yard. The City will issue an RFP to private developers interested in implementing a new road network, mixed-use/medium/low residential buildings, and an expanded public Heifetz Park. The Village on Park Focus Area is further along in its redevelopment per the Plan: the Goodman Public Library, Access Community Health Center, and the Urban League's Black Business Hub are completed. The following projects are accounted for in the City's five-year Capital Budget: a TIF-funded parking structure (2025); 80-unit affordable housing building (2026), 4-story mixed-used building, road improvements to promote bike/ped connectivity (2028). Additionally, the S. Park Street corridor is well positioned for private investment as both a Qualified Opportunity Zone and as a future bus rapid transit (BRT) corridor (budgeted for 2028).

Other outcomes projected for the redevelopment of our Target Areas, contingent on additional brownfield funding, include: (1) Improved water quality and flood mitigation of Wingra Creek; (2) Beautification of the parkway along Wingra Creek and of Heifetz Park; (3) The new Badger Rusk Bike/Ped Path; (4) A planned 300kW solar photovoltaic system on the proposed parking garage and a renewable energy microgrid study for the Village on Park; (5) new energy-efficient affordable/market-rate housing units.

**Attachment A**  
**City of Madison Brownfield Program Fact Sheet**  
**and Community Outreach Letters**

# CITY OF MADISON

## BROWNFIELDS ASSESSMENT PROGRAM

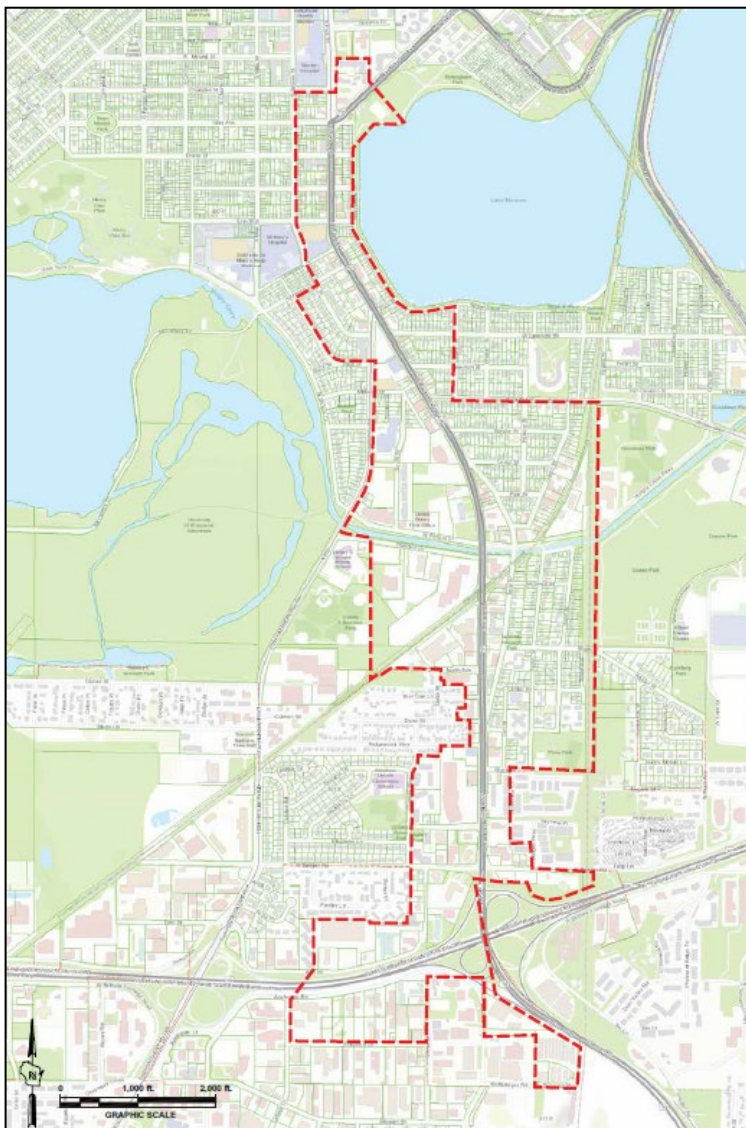


### What are Brownfields?

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:

<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/>

Tom Otto  
Economic Development Division  
(608) 243-0178  
totto@cityofmadison.com

Brynn Bemis  
City Engineering  
(608) 267-1986  
bbemis@cityofmadison.com





## Office of the Mayor

Satya Rhodes-Conway, Mayor

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May 18, 2020

### RE: City of Madison Brownfields Assessment Program

Dear Property or Business Owner -

Are you considering selling your business or real estate?

Are you considering redeveloping your property?

The City of Madison is reaching out to property owners that may be able to utilize funds from a brownfield assessment grant. Brownfields are properties where the reuse or redevelopment may be hindered by real or perceived environmental contamination. The City received a \$300,000 Brownfield Assessment Grant from the United States Environmental Protection Agency (USEPA) to assess such properties. The grant dollars can be used to conduct:

- Phase 1 Environmental Site Assessments (ESAs)
- Phase 2 ESAs
- Site Investigations
- Remedial Action Planning

The attached fact sheet provides more information on the grant program. The City is currently evaluating properties in the South Park Street corridor, however properties outside of this area will also be considered.

***Spanish & Hmong versions of this letter and fact sheet are posted on our webpage.***

***Las versiones en Español y Hmong de esta carta y hoja de información están publicadas en nuestra página web.***

***Ntaub ntawv Mev thiab Hmoob ntawm tsab ntawv no thiab daim ntawv qhia qhov tseeb (fact sheet) muab tso tawm nyob rau hauv peb qhov webpage.***

<https://www.cityofmadison.com/engineering/environmentalbrownfields.cfm>

If you are interested in learning more about the program, please contact Tom Otto at 608-243-0178 or [totto@cityofmadison.com](mailto:totto@cityofmadison.com).

Sincerely,

Mayor Satya Rhodes-Conway



## City of Madison Sponsored Business Development Programs

Program Name	Description	Resources Available
<b>Kiva Madison</b>	Crowdfunded micro-loans of up to \$10,000 using the Kiva online platform. Community members provide loans as low as \$25.	Zero interest 3-year loans of up to \$10,000.
<b>MarketReady Program</b>	Program providing training and seed capital to 30 diverse startup and early stage businesses interested in being in the Public Market	Technical, assistance, grants, and coaching for a curated group of businesses
<b>WWBIC Loan Funds</b>	City-funded loans for low to moderate income early-stage businesses, managed by WWBIC	Loans up to \$100,000
<b>Healthy Retail Access Grant</b>	Funds to support improvements for food retail businesses in priority areas with food access challenges	Grants up to \$30,000 for equipment, programs, or other things that address food access
<b>Cooperative Business Enterprise Program</b>	Technical Assistance and grants to support the creation of worker-owned cooperative businesses	Grants and technical assistance available
<b>Technology Business Enterprise Fund</b>	Fund and programing focused on early-stage technology companies owned by women and people of color, managed by the Doyenne Group	“evergreen” equity funds for scalable businesses
<b>Madison Development Corporation (MDC) Loans</b>	City-funded loans of up to \$200,000 supporting growth of small to mid-sized business	Loans up to \$200,000
<b>Façade Grants</b>	Grants of up to \$10,000 for exterior improvements to neighborhood-scale commercial businesses on key corridors	Grants up to \$10,000 per street façade, \$20,000 for corner buildings. Requires 1 to 1 match
<b>Capital Revolving Loan Program</b>	Low interest revolving loans of up to \$250,000 for mid-sized business expansion projects in primary industry sectors	Loans up to \$250,000. Some flexibility
<b>Tax Increment Financing</b>	support large development projects or significant company expansions with job creation	Funding drawn from a portion of the future tax payments of the project. Complex program for large-scale projects

For more information contact the Office of Business Resources at (608) 267-8721.



## Office of the Mayor

Satya Rhodes-Conway, Mayor

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Plaub Hlis Ntuj vas thib 29, Xyoo 2020

### **Hais Txog (RE): Zos Madison Brownfields Qhov Kev Kuaj Ntsuas Kev Pab Cuam (City of Madison Brownfields Assessment Program)**

Nyob Zoo Tswv Chaw Vaj Tsev (Property) los yog Tswv Lag Luag (Business Owner) -

Koj puas npaj yuav muag koj qhov lag laum (business) log yog chaw vaj tsev (real estate)?

Koj puas npaj yuav rov qab muab koj qhov chaw vaj tsev (property) kho ua dua tshiab?

Lub Zos Madison kuj tiv tauj rau cov tswv chaw vaj tsev (property owners) uas tej zaum kuj yuav txais siv tau nyiaj pab (funds) nyob rau ntawm brownfield qhov kev kuaj ntsuas nyiaj pab (brownfield assessment grant). Brownfields yog cov chaw vaj tsev (properties) uas yog yuav rov qab muab siv dua (reuse) los yog muab kho ua dua tshiab (redevelopment) tej zaum kuj yuav ua tsis tau vim muaj qhov tseeb (real) los yog xam pom (perceived) tias muaj teb yam tsis zoo tsis huv paug qhov chaw vaj tsev av lawm (environmental contamination). Lub Zos kuj tau txais ib qhov \$300,000 Brownfield Kev Kuaj Ntsuas Nyiaj Pab (Brownfield Assessment Grant) ntawm United States Lub Hoob Kas Ua Hauj Lwm Tiv Thaiv Saib Xyaus Lub Ntiaj Teb (United States Environmental Protection Agency (USEPA)) los mus pab kuaj ntsuas txog tej chaw vaj tsev (properties). Cov nyiaj (grant) muaj qhov muab siv tau pab kuaj ntsuas xws li:

- Theem 1 Kev Kuaj Ntsuas Qhov Chaw Vaj Tsev Av Seb Muaj Li Cas Tsis Zoo (Phase 1 Environmental Site Assessments (ESAs))
- Theem 2 Kev Kuaj Ntsuas ESAs (Phase 2 ESAs)
- Kev Kuaj Xyuas Qhov Chaw (Site Investigations)
- Kev Npaj Yuav Muab Kho Ua Dua Tshiab (Remedial Action Planning)

Daim ntawv qhia qhov tseeb (fact sheet) nrog tsab ntawm no muaj qhov qhia ntaub ntawv ntiv txog qhov nyiaj kev pab cuam (grant program). Lub Zos tab tom kuaj xyuas cov chaw vaj tsev (properties) nyob rau ntawm txoj kev South Park Street thaj tsam chaw (corridor), tab sis cov chaw vaj tsev (properties) tawm sab nraum ntawm qhov chaw no kuj yuav muab soj ntsuam xyuas (considered) tau thiab. Ntaub ntawv Mev thiab Hmoob ntawm tsab ntawv no thiab daim ntawv qhia qhov tseeb (fact sheet) muab tso tawm nyob rau hauv peb qhov webpage:

<https://www.cityofmadison.com/engineering/environmentalbrownfields.cfm>.

Yog koj xav paub ntiv txog qhov kev pab cuam (program) no, thov tiv tauj Tom Otto ntawm 608-243-0178 los yog [totto@cityofmadison.com](mailto:totto@cityofmadison.com).

Siab dawb paug,

A handwritten signature in black ink, appearing to read "Satya", is written over a light blue horizontal line.

Tswv Zos (Mayor) Satya Rhodes-Conway



## Office of the Mayor

Satya Rhodes-Conway, Mayor

City-County Building, Room 403  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703  
Phone: (608) 266-4611  
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[mayor@cityofmadison.com](mailto:mayor@cityofmadison.com)  
[www.cityofmadison.com](http://www.cityofmadison.com)

18 de Mayo, 2020

### Programa de Evaluación Brownfields de la Ciudad de Madison

Estimado(a) Dueño(a) de Propiedad o Negocio:

¿Ha estado considerando vender su negocio o propiedad inmobiliaria?

¿Está considerando remodelar su propiedad?

La Ciudad de Madison está contactando a los dueños de propiedades que puedan utilizar fondos de la subvención Brownfield Assessment Grant. Los Brownfields son propiedades en las que el reuso o el redesarrollo pueden estar obstaculizados por contaminaciones ambientales reales o aparentes. La Ciudad recibió una subvención *Brownfield Assessment Grant* de \$300,000 de parte de la Agencia de Protección Ambiental de los Estados Unidos (USEPA) para evaluar dichas propiedades. Los dólares de la subvención pueden ser usados para realizar:

- Fase 1 de Evaluaciones Ambientales del Sitio (ESAs)
- Fase 2 de Evaluaciones Ambientales del Sitio (ESAs)
- Investigaciones del Sitio
- Planeación de Acciones Correctivas

La hoja de información adjunta proporciona más información acerca del programa de subvención. La Ciudad está evaluando actualmente propiedades en la ruta de South Park Street, sin embargo, también se considerarán otras propiedades por fuera de esta área. Las versiones en Español y Hmong de esta carta y hoja de información están publicadas en nuestra página web:

<https://www.cityofmadison.com/engineering/environmentalbrownfields.cfm>.

Si usted está interesado en obtener más información acerca del programa, por favor comuníquese con Tom Otto al 608-243-0178 o [totto@cityofmadison.com](mailto:totto@cityofmadison.com).

Atentamente,

A handwritten signature in black ink, appearing to read "SR-Conway", is written over a horizontal line.

Alcaldesa Satya Rhodes-Conway

PS: en el reverso de esta página encontrará información de otros recursos de asistencia para negocios que pudiesen interesarle





## Office of the Mayor

Satya Rhodes-Conway, Mayor

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May 18, 2020

### RE: City of Madison Brownfields Assessment Program

Dear Real Estate Professional –

The City of Madison is reaching out to the real estate community to identify potential properties that can utilize our brownfield assessment grant program. Brownfields are properties where the reuse or redevelopment may be hindered by real or perceived environmental contamination. The City received a \$300,000 Brownfield Assessment Grant from the United States Environmental Protection Agency (USEPA) to assess such properties. The grant dollars can be used to conduct:

- Phase 1 Environmental Site Assessments (ESAs)
- Phase 2 ESAs
- Site Investigations
- Remedial Action Planning

The attached fact sheet provides more information on the grant program. The City is currently evaluating properties in the South Park Street corridor, however properties outside of this area will also be considered. For a map of the specific properties that have been identified by City staff, please visit: <https://www.cityofmadison.com/engineering/environmentalbrownfields.cfm>.

If you are considering redevelopment of a property in the City of Madison and you are interested in using grant funds for the environmental work, please contact Tom Otto at 608-243-0178 or [totto@cityofmadison.com](mailto:totto@cityofmadison.com).

Sincerely,

A handwritten signature in black ink, appearing to read "SR-Conway", is written over a horizontal line.

Mayor Satya Rhodes-Conway