

RE NEWS



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Recycling Revolution: The New Side of Demolition at Brownfield Sites

The word “demolition” brings to mind powerful imagery of wrecking balls crashing through walls and bulldozers emptying shovelfuls of rubble into dump trucks. But the new face of leveling buildings at brownfield sites is more *deconstruction* than *demolition*. A more meticulous approach of sorting demolition debris for recycling purposes is catching on at sites from Milwaukee to Wausau and La Crosse.

The need for recycling is real. According to the Wisconsin Department of Natural Resources (DNR) Waste and Materials Management Program, almost 30 percent of the waste stream in Wisconsin is made up of construction and demolition debris. Ten percent of all material in the waste stream is scrap metal.

To improve the recycling of demolition materials, local governments are teaming up with partners in the public and private sectors, including a Wisconsin non-profit group that is a state leader in the reclamation of demolished buildings. The result makes good environmental and financial sense.

Non-Profit Provides the Tools

There is perhaps no bigger advocate for demolition materials recycling than WasteCap Resource Solutions, Inc., a Milwaukee-based non-profit organization that specializes in helping companies reduce their waste and



Demolition crews are changing their techniques to recycle more material and save money (photo courtesy WasteCap).

recycle more. It was started by a former DNR employee who saw the need for a go-between for the private and public sector. The group provides a broad range of services related to demolition material recycling, including extensive training for contractors, advice on waste management plans and job site assistance to ensure that the project is being properly executed.

WasteCap Executive Director Jenna Kunde sees building materials recycling as a trend that is starting to grow beyond its early adopters.

“Is it standard practice in general? Not yet. Will it be? I do think so,” Kunde said.

Finding a Market

Part of what may make this kind of recycling standard practice

is the growing market for these materials. The general increase in the price of scrap metal is a main force driving the increase in recycling. However, WasteCap and its partner contractors have become experts at finding ways to reuse a plethora of other materials (see box, page 2).

“It really takes someone from the job site to just think about the waste and be creative,” Kunde noted. “You can come up with some pretty clever things.”

In one example, a scrap hauler drove around to local landscapers to see if they could use scrap wood. In the end, they found an ecstatic landscaper who used the wood to expand his business. Everybody wins.

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Contractors Perspective

For the contractors leading the recycling charge, the tactical-change developed due to the needs of their clients. State-funded projects require at least 50% recycling of all construction and demolition debris, and the federal government is set to implement recycling requirements by 2014. Other projects demand reuse of materials to reach LEED certification goals, and in some cases, contractors simply want to be more environmentally friendly.

“The people on our projects feel this is the right thing to do,” observes Cindy Finstad, Senior Project Manager for Mortenson Construction. “When you have a bunch of motivated people, you don’t want to stop them.”

Finstad said her company works directly with clients on waste management plans, but also consults with WasteCap to find markets for hard-to-recycle materials. During the process, the company tracks the materials and prepares a final report to showcase the success of their recycling efforts. Finstad says she can see these practices growing in the industry.

“An educated builder is one that’s going to realize that this is a good idea and do it no matter what.”

Realizing the Savings

While the environmental benefits of not sending demolition materials into a landfill are obvious, the question for local governments and developers is: What is the financial bottom line? It depends. Each demolition project will have a varying amount of material that can be recycled, depending on the size and makeup of the structure, as well as the availability of recyclers near by.

One clear benefit is the savings on landfill tipping fees, which can add up to hundreds of thousands of dollars.

In other cases, the value of the material itself it what stands out. The former Gray Iron Foundry site in West Allis recently made news after the city put out for bids to demolish two buildings. One bid quoted \$700,000 for the job. Another bid offered to pay the city \$6.00 to do the

work, after estimating they could recoup the costs by recycling the valuable scrap metal. Naturally, the latter bid won the project.

West Allis Community Development Manager Patrick Schloss noted that while the city had been following the price of scrap metal, the end result still surprised them.

“We knew there would be a [price] swing of some sort,” Schloss remembers. “But this size of swing...we didn’t expect that.”

Schloss said in cases where recycling can be incorporated into the demolition, his city takes extra steps so that those bidding on the demolition project can account for the recycling materials.

“A two-hour walkthrough on a site does not allow a contractor to do what he needs to do to give an accurate bid. We offered a four-day open walkthrough. A little pre-planning was the key factor there.”

Schloss also notes that the city works closely with developers and contractors to get the timing right. It takes planning to give the contractor extra time to handle recycling during the demolition process, while balancing the timelines of potential developers.

Finally, he says that while the city always wants to do the best it can for the environment, the best use of taxpayer dollars have to come into play.

“We always have to weigh that.”

To learn more about recycling demolition waste at brownfield sites, visit the DNR’s Waste and Materials Management Program on-line (dnr.wi.gov/org/aw/wm/condemo/), or visit WasteCap (www.wastecap.org/).



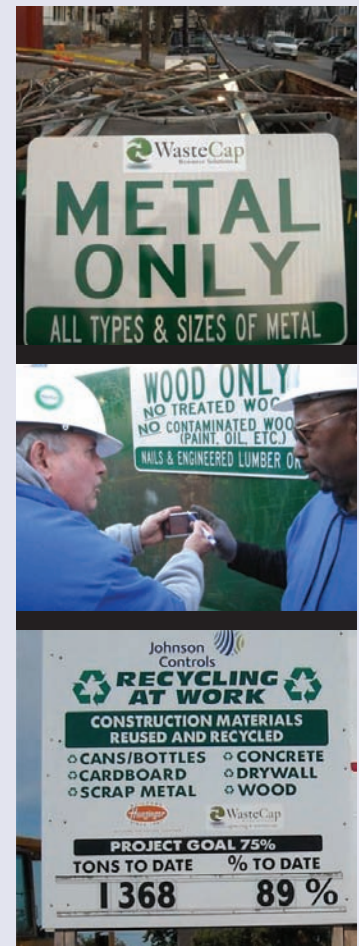
Frequently Recycled Building Materials

- Metal
- Concrete
- Wood – used for landscape mulch, biofuels, pellet stove pellets, reuse of large beams
- Asphalt
- Brick – reused or ground and added to strengthen concrete
- Glass

Emerging Materials

- Dry Wall – used for agricultural soil amendment, animal bedding
- Shingles –used to supplement to hot-mix asphalt
- Fixtures – recycled for future use

(Photos courtesy WasteCap)

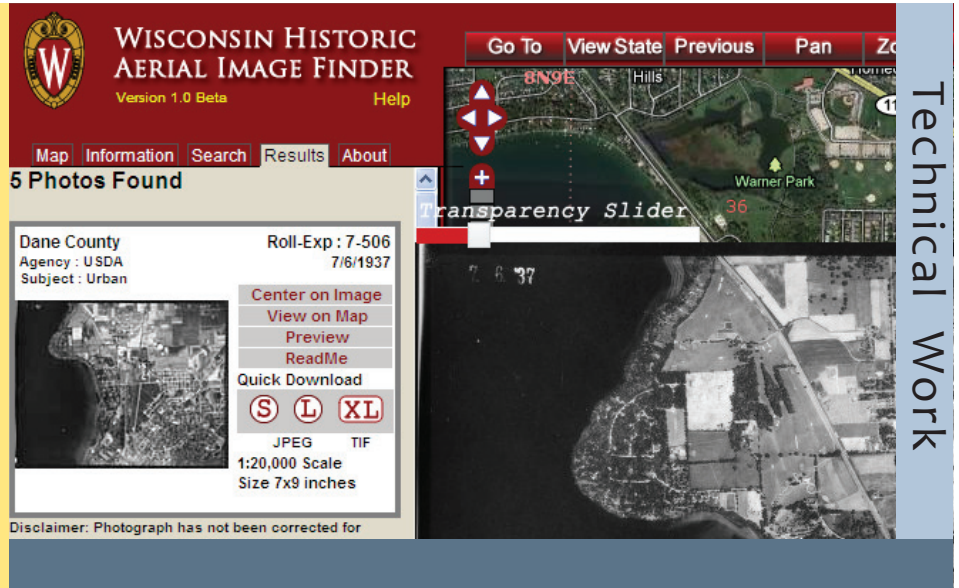


New Tool Allows Online Access to Rare Aerial Photos of Wisconsin

History plays a vital role when it comes to researching past causes of contamination, but information is not always easy to find. Now, a new on-line tool is making it easier to go back in time and get a bird's-eye view of virtually the entire state.

The University of Wisconsin-Madison's Department of Geography recently teamed up with the state Department of Transportation and the state Cartographer's Office to digitize a treasure trove of historical aerial photos from 1937 to 1941. The images were originally taken as part of a New Deal-era project of the U.S. Department of Agriculture and U.S. Geological Survey. They cover more than 99 percent of the state. Demand for the photos is high: they generally make up one-third of all requests to the UW-Madison Map Library.

Work on digitizing the photos began in 2008, through a grant from the UW's "Wisconsin Idea" endowment. More than 38,000 images were scanned into a computer, tagged with metadata relevant to the photo location, and integrated into an open source software program created by the Wisconsin State Cartographer's Office.



The Wisconsin Historic Aerial Image Finder (WHAI Finder) launched this year, to the delight of environmental consultants, historians, attorneys and others who want to look at this historical data. The viewer can be [accessed on-line](#) or by entering "Wisconsin Historic Aerial Image Finder" into a search engine. When visitors arrive at the image finder, they can locate their images through an on-line map, or by using various search criteria. The aerial photos can be viewed, downloaded (JPEG or full-resolution TIFF), or overlaid onto a current Google Map. Accessing the pictures is free and they are in the public domain.

So far the photos only cover the '37-'41 time frame, but UW librarians behind the project say they are looking for grants to digitize more aerial photos from the 1950s, 60s and 70s.

For more information on historical aerial maps in Wisconsin, visit the UW Madison's Arthur H. Robinson Map Library at www.geography.wisc.edu/maplib/aerial.html.

To see site information from the RR Program in map-form, view the RR Sites Map at dnr.wi.gov/org/aw/rr/clean.htm.

An Insider's Look at the Web

On-Line Help From the RR Program



DNR Website Redesign a Work in Progress

In December 2010, the DNR debuted a revamped website and asked you to "kick the tires" and submit your feedback. The Department received hundreds of comments and suggestions about the new design. Secretary Stepp and other Department staff listened to your feedback and are working hard in order to make additional improvements.

Based on these comments, the design that was released back in December was taken off-line in early June. Staff are working on a newer design that

better serves our customers' needs. In the meantime, please continue to use our current web pages at dnr.wi.gov/org/aw/rr. And stay tuned for future announcements about our website.

As always, thank you for helping make the DNR website as useful as possible. Please feel free to submit comments or suggestions about the RR Program pages to Andrew Savagian (andrew.savagian@wisconsin.gov or 608-261-6422) or Jessica Coda (jessica.coda@wisconsin.gov or 608-267-6743).

DNR Nets \$111,000 to Offset State Cleanup Costs at Two Northern Wisconsin Spills

The Wisconsin Department of Natural Resources (DNR) recently received more than \$110,000 in federal oil spill cleanup funds as part of the agency's ongoing cost recovery efforts at contaminated sites.

The \$111,485.59 will be used to offset state dollars used at two recent spills in northern Wisconsin. The funds help cover costs when DNR staff respond to spills or clean up contamination in order to protect public health and the environment.

"Spending federal dollars on spill cleanup helps free our state dollars up to go after bad actors who gain business advantages by contaminating the environment," said Remediation and Redevelopment (RR) Bureau Director Mark Giesfeldt.

More than \$64,890 was received from the Oil Spill Liability Trust Fund (OSLTF) for a spill that occurred in 2005. An alleged responsible party pumped flood water and petroleum from a basement on the Heimbach property in Superior into a storm sewer that eventually drained into Howards Bay and Lake Superior.

This act required an extensive investigation involving the U.S. Coast Guard and the DNR, who concluded the petroleum



Spills Dispatch

contamination came from the Heimbach property. The Coast Guard, DNR and the city of Superior were also involved in the cleanup. The DNR and the city put a claim in to the OSLTF for their expenses.

The OSLTF is a federal fund used by federal and state agencies for a number of activities related to petroleum spills, including covering uncompensated cleanup and removal costs. The funds come from a tax on the petroleum industry.

Another \$46,593.12 was received through the OSLTF for costs incurred at the Lyle Severin spill in Parkland Township near Lake Superior. Approximately 180 gallons of fuel oil spilled from a tank to the area around a house on the property and into a ditch in front of the house. In an effort to protect public health and the environ-

ment, DNR staff responded to the spill and hired a local contractor to remove the contamination.

The DNR's RR Program recovers taxpayer costs for cleanups wherever possible. Since 1992, the RR Program has recovered nearly \$22 million in cleanup funds for the state.

For more information about spills and the RR Program, please visit our [Spills Page](#).

Spill Blotter

Gas Station Spill Dumps 128 Gallons Into Eau Claire Storm Sewer

In April, an estimated 128 gallons of gasoline were spilled into an Eau Claire storm sewer. According to DNR West Central Region Spills Coordinator Tom Kendzierski, a nozzle had been removed from the pump at a local gas station and locked in the open position early the morning of April 16. When the manager turned the system on in the morning, gasoline was discharged through the open nozzle until the manager noticed it and hit the emergency shut off.

Some of the spill was absorbed on the pavement, but an unknown quantity escaped into a storm sewer. Eau Claire Fire Department Public Works officials and the oil company responded, placed absorbent booms at the outfall into nearby Niagara creek, then flushed the sewer. Firefighters conducted on-going vapor monitoring of the sewer, and no other contamination was reported.

U.S. EPA Federal Removals Update

New Spills Map On-line

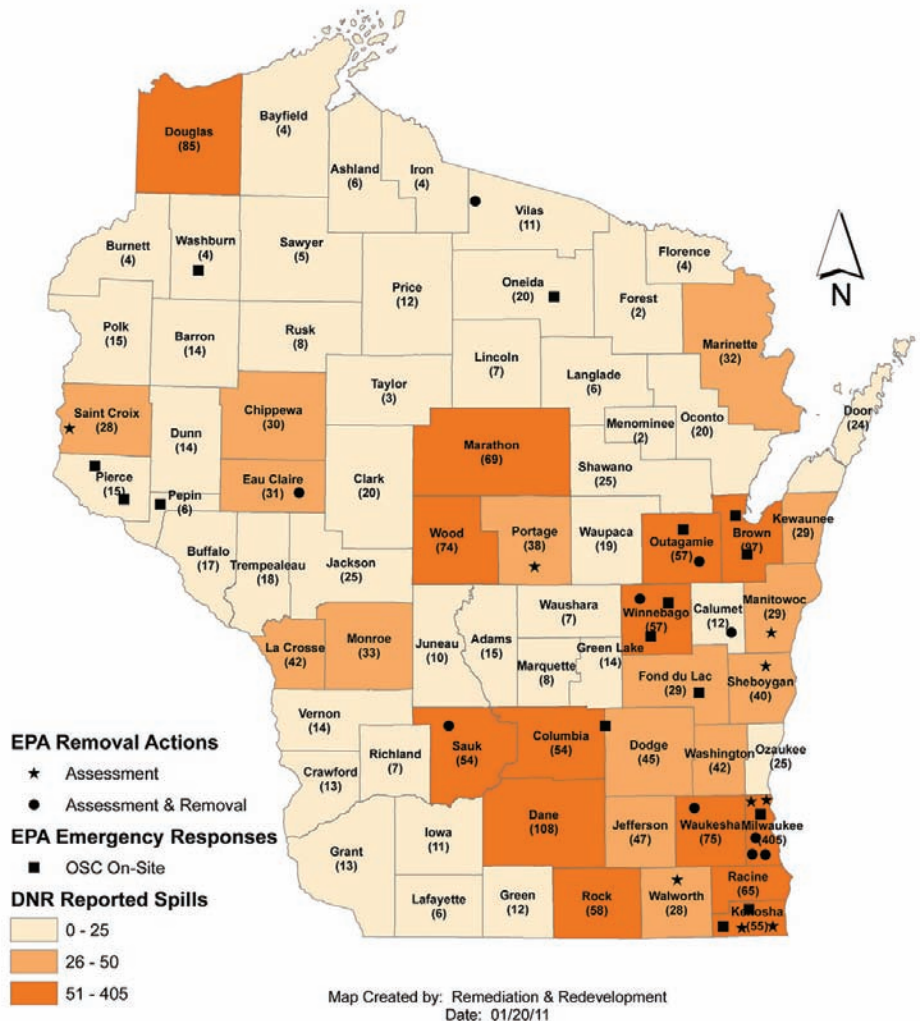
Through the RR Program, the DNR has a long-standing partnership with the Emergency Response Branch of the U.S. Environmental Protection Agency (EPA). Program staff can request federal action to help respond to emergency spill cleanups, or can also seek EPA removals help in non-emergency, time critical situations.

Using ReNews and other RR Program outreach tools, staff have provided periodic updates on cleanup actions involving EPA removals staff. In 2010, EPA conducted eight removal assessments and two removal actions in Wisconsin. To view recent DNR spill and EPA responses, the RR Program has a posted a new state map available [on-line](#) (see figure, right).

In addition, since 2008 the RR Program has hosted Kathy (Clayton) Halbur, an EPA On-Scene Coordinator, in the RR northeast regional office. Halbur has assisted with federal cleanup actions at more than 30 locations around Wisconsin.

Utilizing EPA staff and resources helps the RR Program respond to spills in a more timely and efficient manner, saving costs in the long run and helping keep environmental contamination to a minimum.

WI-DNR Reported Spills & EPA Responses (Jun 2008 - Dec 2010)



Funding For Meth Lab Cleanups Could Evaporate

Note: The full version of this article appeared in the June 6 edition of RR Report. [Click here](#) to view the report and the complete article.

The existence of methamphetamine or “meth” labs across the country continues to not only be an illegal and dangerous problem for communities and law enforcement officials, the labs are also full of toxic chemicals, which can pose a public and environmental health hazard. According to 2010 law enforcement data, there were more than 10,000 clandestine meth lab incidents or seizures nationally, including 24 in Wisconsin.

In 1998, the federal Drug Enforcement Agency (DEA) began paying for the cleanup of meth labs via a \$5 million federal appropriation. Since that time, the program has grown to about \$20 million annually and, for the most part, that funding remained stable over the last 11 years.

However, the current federal budget proposal for Fiscal Year (FY) 2011 has cut all funding to DEA for meth lab cleanups. Without these dollars, the cost of cleanups will fall on local communities, which may already be struggling with tight fiscal restraints.

Other Funding Sources Available

Thankfully there is a funding source still available for communities. The U.S. Environmental Protection Agency’s (EPA) Local Government Reimbursement (LGR) Program provides up to \$25,000 per incident for responding to the release, or threat of release, of a hazardous substance. This includes the cleanup of meth labs.

To qualify for reimbursement, EPA requires that the community provide proper documentation of costs and certification that the municipality is unable to pay for cleanup.

To find out if a site qualifies for reimbursement, please contact the LGR help line at 1-800-431-9209.

To find out more information about EPA’s Local Government Reimbursement Program or about meth labs, please click on the following links:

- [EPA LGR webpage](#)
- [EPA Meth Labs webpage](#)
- [DNR Spills webpage](#)

Another resource that communities can use to help clean up meth labs is the DNR’s Emergency Zone Contract. Under this contract, companies work on behalf of the Wisconsin Department of Natural Resources (DNR) to clean up emergency spills and other types of hazardous substance contamination.

To find out more information about state contractors, visit the [DNR Spills webpage](#) or contact Roxanne Chronert, Remediation and Redevelopment (RR) Program Spills Team Leader (920-662-5488 or roxanne.chronert@wisconsin.gov).

Blueprint for Success



The city of Beloit was able to expand its Riverside Park by relocating a local Ace Hardware store. In return, the city provided the owner with an improved location and better parking (photo courtesy DNR).

Ace Hardware – Riverside Park

One of most valuable assets a city can have is waterfront property. Across Wisconsin, many cities and towns have looked to enhance this resource by reclaiming large stretches of property along rivers and lakes. Since some riverfronts have long been home to industry, the RR Program can play a role in ensuring these redevelopments are successfully completed.

In 1988, the city of Beloit began working with local businesses to create a comprehensive city center redevelopment plan. A highlight of the plan was creating a strip of park along the downtown Rock River shoreline. Over a 20-year process, the city made progress on the riverfront, until just one hurdle remained – the Harris Ace Hardware site.

The Harris Ace Hardware site was the last remaining parcel of commercial and residential property in the Riverside Park Corridor. The city hoped to use the property to expand their park into a wider open space. However, the site had once been home to a beer warehouse and cold storage facility, and one portion had also been used as a junk yard. Contamination could have held the project up, as well as the concern over what to do with the hardware store.

Not wanting to wait, Beloit purchased the property in 2005 and relocated Ace Hardware to a nearby location with better parking access. To clean up the site, the DNR awarded the city a \$30,000 Brownfields Site Assessment Grant (SAG) through the RR Program, and later awarded \$99,950 in cleanup funds through a DNR Green Space & Public Facilities Grant.

The SAG award helped pay for the expense of a Phase II environmental site assessment of the property, and determined the nature of debris that would be generated during the building's demolition. The assessment revealed polycyclic aromatic hydrocarbon (PAH) contamination at levels that made direct contact with



A look at a portion of Riverside Park, following the cleanup and redevelopment (photo courtesy DNR).

the soil a danger to human health. Additionally, two bordering properties had residual contamination issues stemming from a leaking underground storage tank and a former coal storage business. To address these dangers, the city used funds from the Green Space Grant to install an approved cap of clean soil at the site of the new park.

While the city worked with the RR Program on the contamination issues, DNR's Shoreland Zoning Program assisted in developing a plan to protect the Rock River shoreline. The city was advised to adopt procedures and plans to prevent lasting damage from unnecessary sediment or contaminated runoff entering the river. In addition, the city added landscaping with protective boulders and native prairie plantings along the shoreline.

In 2009, Beloit dedicated its new "Big Lawn" portion of Riverside Park. The successful remediation project now gives the city a beautiful new open space along the water to hold events, including a summer movie series and concerts.

RR Report Rewind: Top Headlines in Review

RR Program Receives EPA Region 5 Brownfields Honor

The RR Program was again recognized for its innovative approach to addressing the problems of brownfields. EPA Region 5 presented the RR Program with a Brownfields Recognition Award at the Brownfields 2011 conference in Philadelphia. The honor recognizes "participants who have made exceptional contributions to the Brownfields Program."

In making the award, EPA recognized the over-all work done by the RR Program, including projects such as our report on institutional controls, the Wisconsin Plant Recovery Initiative, our memorandum of agreement with EPA, and our program transparency. The RR Program was the only state-run program to receive an award this year in Region 5.

Settlement to Help Clean Up East Troy Manufacturing Plant Site

The Wisconsin Department of Justice (DOJ) and the Wisconsin Department of Natural Resources (DNR) have secured \$3.8 million for the cleanup of the former Trent Tube site in East Troy. The funds come from the Delaware Chapter 11 bankruptcy of Crucible Materials Corporation, the parent company that previously operated the Trent Tube facility.

According to the bankruptcy court order authorizing the settlement between Crucible and DNR, the funds for environmental cleanup of the facility must be placed in an environmental response trust, and must be used to clean up soil and groundwater contamination at the 32-acre facility. The ruling also divided the settlement to the state into \$1.8 million cash, a promissory note and land from Crucible Materials.

Trent Tube operated as a steel tubing manufacturing plant from 1941 until the mid-1990s, when operations were moved to other facilities. The buildings were razed in 1998. While clean-up activities occurred at the site for several years, Crucible filed for bankruptcy in 2009 before the remediation was completed.

To help manage the funds and oversee cleanup work, Crucible selected Bruce Keyes, a Milwaukee environmental attorney with Foley & Lardner, LLP. The DOJ and DNR assisted with the trustee selection through the solicitation of proposals from several local firms with experience in environmental cleanup issues and management of trusts and other financial entities.

Keep In Touch Using On-Line Resources

- **RR Report**
 - Important announcements
 - Grant opportunities
 - News and notes
 - New publications
- **Conferences and Workshops Web Page**
 - View past presentations
 - Watch videos of selected conferences

The screenshot shows the Wisconsin Department of Natural Resources website. The main content area is titled "Remediation and Redevelopment Program" and includes a description of the program, a "What's New?" section with links to "Vapor Intrusion Information" and "Federal Recovery Act Funding Information", a "Quick Links" section with links to "RR Newsletters", "Publications & Forms", "Events Calendar", and "Open Records and Information Access", a "Spill Reporting Hotline" (1.800.942.0003), and "General RR Information" with contact information for Andrew Savagian. A sidebar on the left contains a navigation menu with categories like "RR Basics", "Initiatives", "Contamination", "Brownfields", and "Financial Help".

dnr.wi.gov/org/aw/rr



Staff Updates

Hank Kuehling – Hydrogeologist

Hank Kuehling retired as a hydrogeologist with the RR Program's South Central Region, after 14 years in this position. In addition to his regular caseload, Hank served as project manager for two complex sites: the Badger Army Depot near Baraboo and the Refuse Hideaway Superfund site. Best wishes Hank!

Anna Kazda – Environmental Program Associate

Anna Kazda recently retired after a career of 23 years with DNR. Anna worked in our Northern Region's Rhinelander office as an Environmental Program Associate, helping coordinating all fee and closure related activity tracking and GIS Registry packet review for the region. Best wishes Anna!

Bill Schultz – Engineer

Engineer Bill Schultz retired from the RR Program, following a 17-year career with DNR. Bill worked as an engineer and project manager in our Rhinelander Office. His major projects included work at the Penta Wood Superfund Site, coordinating the region's efforts at landfills and on numerous preliminary assessment/site investigations. Best wishes Bill!

Janet Sausen – Automation Team Leader

Janet Sausen has left the RR Program to accept a newly created Section Chief position with the Department of Workforce Development. For three years, she served as Automation Team Leader in our Central Office in Madison, coordinating many upgrades and changes to our on-line database and GIS map. Best wishes Janet!

Beth Norquist – Environmental Program Associate

Beth Norquist, Environmental Program Associate for our West Central Region office, has accepted another position with DNR. Beth helped customers and staff in the RR Program for more than five years. She was recently appointed to Financial Assistance Specialist for the Community Financial Assistance Program. Best wishes Beth!

Peggy Thompson – Brownfields Outreach

Peggy Thompson completed her limited-term assignment as Brownfields Outreach coordinator in our Rhinelander Office. Best wishes Peggy!

Need More In-Depth Advice? Contact the RR Program

Set Up a Green Team Meeting or
Seek Ready for Reuse Funding

– Jessica Coda: 608.267.6743

Discuss Local Government Liability

– Dan Kolberg: 608.267.7500

Seek Plant Recovery Funding

– Melissa Enoch: 608.266.9263

Need General Information?

– Andrew Savagian: 608.261.6422

Find a Contact in Your Region

– RR Staff Contact Page



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