

# **DNR** AIR & WASTE DIVISION SUCCESS STORIES

*October – December 2011*

*Wisconsin DNR's Air & Waste Division launched its regulatory improvement effort – Smart Regulation – in December of 2003. As a part of this effort, managers and staff are accountable for assuring that the following attributes are reflected in our programs: Responsiveness, Efficiency, Timeliness, Effectiveness and Consistency. One measure of our success in implementing Smart Regulation is feedback we get from customers. Following is feedback received from October through December 2011.*

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## **City of Oak Creek and the Lakefront Brownfield Redevelopment Project**

*Darsi Foss, Jim Schmidt, Margaret Brunette, Eric Amadi, John Hammen  
Remediation & Redevelopment Program*

Dear Governor Walker:

I have the privilege to serve as outside environmental counsel for the City of Oak Creek on a very significant Brownfield redevelopment project that involves 250 acres located on Lake Michigan. I am writing this letter to you to bring to your attention the high level of service provided by the Department of Natural Resources ("DNR") to assist the City in this challenging redevelopment project.

This project involves six (6) different owners of contaminated properties, many of whom have engaged in a partnership arrangement with the City of Oak Creek with the purpose of transferring these properties to the City of Oak Creek for the proposed development project. This project is currently the subject of a master plan, a copy of which I have enclosed by way of background. This City partnership with existing land owners has been greatly aided by the extraordinary responsiveness and high level of service provided by the DNR's remediation team in the southeast region as well as the DNR's Brownfield team located in headquarters in Madison. In particular, the DNR has scheduled regular monthly meetings with the City and property owners to assist the parties in completing the assessment and remediation activities in a timely fashion necessary to meet the City 2012 construction schedule. Without this high level of service provided by the DNR, the City and the cooperating parties would not have been able to make the progress on this complex site to date. In particular, I would like to call out to your attention the high level of service provided by the following DNR employees on this matter that is so important to the City of Oak Creek:

Darsi Foss; Jim Schmidt; Margaret Brunette; Eric Amadi; and John Hammen.

While this project is not yet complete, we wanted to bring to your attention the level of service being provided by these DNR employees, which is so crucial to the future success of this complex Brownfield development project.

*Arthur J. Harrington,  
Godfrey & Kahn, S.C.*

## **Title V Air Permit**

*Andy Stewart, Neal Baudhuin, Steve Dunn, Michael Wagner  
Air Management Program*

At all levels of the corporation we would like to thank you [Andy Stewart] and the others involved for their participation, insights and patience in regards to this matter. The department's willingness to add Steve and Neal as resources to investigate this opportunity was impressive to say the least...once again thanks for your help and your patience.

*Mark Fitch - EHS Manager  
LP Corp - Hayward, Siding*

## **Thanks From Town of Lyndon**

*Chris Lilek, Annette Weissbach  
Northeast Region, Remediation & Redevelopment Program*

Dear Secretary Stepp,

I serve as Town Chair for the Town of Lyndon in Sheboygan County. On a few occasions I've had to consult with the DNR on some issues. My contact has been Christine Lilek. Chris has been of tremendous help to me. Our phone conversations have given me quick answers to my questions. Chris has also provided other research sources (disposal companies etc.) that have proved helpful. I have also worked with Christine and Annette Weissbach on our family's challenged site in the Village of Adell. I was treated courteously and my attorney Steve Castner and Tom Sweet, Moraine Environmental, were given a clear path as to how to proceed to satisfy the DNR requirements. Because of this, all work was done in a timely and cost effective manner. Compliments to your staff for the jobs well done. Working effectively and respectfully with people is why I choose to work in town government. Obviously, your staff adopts the same philosophy.

*Kris Hughes, Town Chair  
Town of Lyndon, Sheboygan County*

## **Thanks From Small Business Owner – Asbestos Information**

*Peggy Hoene, Mark Davis  
Central Office, Air Management Program*

I am a small business owner in the Village of Merton. We are putting up a new cold storage building to take the place of an old lumber barn that was on the property when we bought it. I have been dealing with the asbestos inspection and Notification for Demolition permit that are needed to take down the old barn. I have been getting some misinformation and half-truths from contractors and people involved with the project that have created confusion.

I want to compliment two of your staff that I reached out to today to get clarification. After a brief Google search I started with Peggy Hoene. She returned my call within a twenty minutes and was able to direct me to the person I needed to talk to. Even gave me his mobile number (that really helped)!

That person was Mark Davis. He returned my call within four hours. Mark was extremely helpful in explaining what I did and did not need to do. In five minutes he cleared up the confusion and had me on track. As a busy business owner, working with the added responsibilities of a building project, I really appreciate the fast turnaround (I was afraid it would take days) along with direct and correct answers.

You have a couple of people in Peggy and Mark that know their jobs and care about doing them right, I appreciate that!

*Dave Scharfenberger  
Wachtel Tree Science*

## **Air Operation Permit Renewal – Badger Corrugating Company, La Crosse**

*Mary Oleson  
West Central Region, Air Management Program*

*The following compliment was received by phone.*

Mr. Bezdicek wanted to thank our program, especially Mary Oleson, for our timely review of their late permit renewal application. The facility could have ended up in a more serious violation status had we not reviewed and issued the renewal operation permit in such a timely fashion. Mary was able to juggle the multiple number of permit actions she already had assigned, and fit this into her schedule, and was able to get the permit issued before their existing permit expired. Kent was very thankful for our efforts and mentioned he, and his company associates, would now be able to "sleep better at night" knowing we were able to work with him and Badger on getting the renewal issued.

*Kent Bezdicek  
Badger Corrugating Company*

## **Air Permit Issuance**

*Paul Yeung, Rick Wulk, Andy Stewart, Jeff Johnson, John Stoffel, Joe Brehm  
Air Management Program*

Thank you for your time and experience to carefully review, process and issue EOG's air permits. The final permits protect human health and the environment, and allow for the economic development of local sand resources. Some of this is pioneering work, and we appreciate the detail and extra effort it took to do it right!

*Susan Courter, Sr. Safety & Environmental Specialist  
EOG Resources, Inc., Shared Services*

## **Oak Creek Brownfield Redevelopment Site**

*James Kasdorf, Margaret Brunette  
Southeast Region, Remediation & Redevelopment Program*

Thank you both for your work yesterday towards completing the initial "draft" of the liability clarification letter which had been requested for this site – your prompt response certainly demonstrates all of the WDNR's Remediation & Redevelopment staff's ongoing efforts to promote economic redevelopment activities and seek to help businesses create & retain jobs.

As previously discussed with many of you who are being copied on this email, the WDNR's efforts with regard to the issuance of this liability clarification letter will ultimately provide for the brownfield redevelopment of a currently blighted 5+/- acre industrial property located in Oak Creek, Wisconsin and the end result of this effort will be the creation/retention of approximately 35 full-time highly skilled manufacturing jobs in a desirable economic cluster (transportation, aerospace & related anti-corrosive technologies).

As far as we are concerned, the WDNR's efforts towards advancing and promoting this economic development project have been incredible and are greatly appreciated. And while we understand the demands and challenges (e.g. short turn-around times, deadlines & staffing issues due to holiday schedules, etc.) faced by the WDNR were daunting, it appears that the necessary resources and staff have been able to be put in place so as to provide for the issuance of the liability clarification letter. For that, we are extremely grateful and wish to thank all of you at the WDNR who have played a part in this project's eventual success.

*D.J. Burns  
President/Project Director*

## **Boulevard Cleaners Property Redevelopment**

*Gina Keenan  
West Central Region, Remediation & Redevelopment Program*

*Gina provided a letter to the bank the same day they called to say they needed an explanation of what was happening at this site. This was needed to secure a loan for the property owners to redevelop the site.*

Thank you for promptly taking care of this and with all your assistance. You have been a big help!

*Karen Dahl  
VSC Corp.*

## **Hi Crush Processing Facility**

*Paul Yeung  
Central Office, Air Management Program*

*The following comments were received at a meeting with representatives of Hi Crush, an operator of a frac sand mining and processing facility in Monroe County.*

Jay Alston, Hi Crush CEO, complimented Paul Yeung on the recent work Paul had done on their air permit, describing him as knowledgeable, professional and extremely helpful and responsive.

*Jay Alston, CEO  
Hi Crush*

## **Brownfield Property General Liability Clarification Letter**

*Lisa Gutknecht, Loren Brumberg  
West Central Region, Remediation & Redevelopment Program*

We would like to express our appreciation for the exceptional efforts of Lisa Gutknecht and Loren Brumberg of the West Central Region. Since the beginning of our project, Lisa has been extremely responsive and proactive. She voluntarily contacted Loren in advance of an application for a General Liability Clarification Letter, a critical component for the success of a brownfield property transaction. This gave Loren a head start in understanding the site conditions and urgency in our project, and he was able to quickly provide us with a meaningful document to facilitate the transaction. By streamlining the assurance letter process to one focused and enthusiastic individual, Loren Brumberg, WDNR has exerted a positive impact on a highly visible commercial property transaction that otherwise may have resulted in a foreclosed blighted property. Thank you to Loren and Lisa for demonstrating an exceptionally high level of service on this project!

*Don Gallo  
Michelle Williams  
Reinhart Boerner Van Deuren, s.c.*

## **Proposed Western Townhouses – Neenah**

*Jennifer Borski  
Northeast Region, Remediation & Redevelopment Program*

Thanks for your quick response and all your help on this project [proposed Western Townhouses in Neenah, WI, a closed site with residual soil and groundwater contamination].

*Marissa Downs, VP  
Commonwealth Development Corp.*

*Steve Thuemling, Assistant Environmental Division Mgr.  
Giles Engineering and Associates, Inc.*

## **Thanks From Sartori Company – General Liability Clarification Letter**

*Linda Hanefeld  
South Central Region, Remediation & Redevelopment Program*

*The company requested a general liability clarification letter for a closed LUST (Leaking Underground Storage Tank) site at a cheese factory as part of a property transaction. The quick turnaround allowed the sale to move forward and limit the disruption to production at the plant that might have otherwise occurred.*

Thanks for your help and the quick turnaround on your response. This will definitely help us complete this transaction so we can keep the plant open and retain as many of our team members jobs as possible.

*Mark Schwechel  
Sartori Company*

## **WCA Mining Issues Presentation**

*Phil Fauble, Tom Woletz  
West Central Region, Waste & Materials Management Program and Water Division*

I was lucky enough to be a substitute for a co-worker on Monday this week, and I got to attend the WCA Mining Issues program in Stevens Point. Both Tom Woletz (Water Program) and Phil Fauble (Waste & Materials Management Program) did a great job presenting all the technical info. Thanks again.

*Evie Fisher, P.E.  
Project Engineer  
Becher-Hoppe Associates, Inc.*

## **Manufacturing First Conference**

*Bruce Urban*

*Northeast Region, Air & Waste Division*

Thank you for participating on the Regulatory Issues panel for the Manufacturing First Expo and Conference. You gave valuable information and it is evident that the state is really working at how to make the process smoother for manufacturers.

*Ann Franz  
Strategic Partnerships Manager  
Northeast Wisconsin Technical College*

## **Project Assistance – Landgraf Construction**

*Mark Davis*

*Central Office, Air Management Program*

*Mark Davis contacted Landgraf Construction regarding requirements for building demolition and required paperwork. He received the following thank you.*

I just wanted to reach out tonight and say thank you. You really helped me out with your actions by giving me great advice, but more importantly you cared enough to help. This project will start on time, especially in a tough economy because of you. I'm in tough situations and always waiting for answers, and yet you had the courtesy to call me and be proactive. Thanks again Mark.

*Mark Landgraf  
Landgraf Construction*

## **Prompt Turnaround For Historic Fill Exemption – Neenah**

*Jenna Borski*

*Northeast Region, Remediation & Redevelopment Program*

Thank you so much for the quick turnaround. I really appreciate it. I will be sending the work plan early next week.

*Shari Klika, Environmental Manager  
Fire & Emergency Segment  
Pierce Manufacturing*

## **Wisconsin Counties Association's 73<sup>rd</sup> Annual Conference**

*John Robinson, Dan Kolberg, Darsi Foss*

*Remediation & Redevelopment Program*

On behalf of the Wisconsin Counties Association, our member counties, and the over 700 county-elected officials who attended our conference, I would like to express our thanks for your participation in the Wisconsin Counties Association's 73<sup>rd</sup> Annual Conference.

Your participation in the program "Brownfields: What's New and What's Worked" was greatly appreciated. Our staff has received numerous positive comments regarding the quality of the speakers at this program. WCA is pleased that you were able to share your expertise with our membership. Again, thank you for helping make our conference a success

*Doug Parrott, Legislative Associate  
Wisconsin Counties Association*

## **Waste & Materials Program Outreach**

*Barb Bickford*

*Central Office, Waste & Materials Management Program*

*The following refer to technical assistance emails that Barb Bickford sends periodically to healthcare facilities statewide. Healthcare is a huge generator of waste and high quality recyclables, and uses large amounts of*

water and energy. It has a very large environmental footprint in Wisconsin. The Waste & Materials Management Program and DNR in general have promoted sustainable practices (not to mention regulatory compliance) in healthcare.

On behalf of WH2E (Wisconsin Healthcare for a Healthy Environment), I want to thank you for the valuable information you pass along for me to share with the rest of the WH2E membership. It is a wonderful service to us, and most helpful. Thank you!

*Julie Schafer, Department Secretary  
Environmental Services  
Wisconsin Healthcare for a Healthy Environment (WH2E)*

It's always good to get your e-mails. You provide an excellent service to us out in the world endeavoring to be compliant.

*Kim Wilson, Technical Support Specialist  
Department of Medical Imaging  
Meriter Hospital*

### **Thanks From Milwaukee Bar Association**

*Dan Kolberg  
Central Office, Remediation & Redevelopment Program*

On behalf of the Milwaukee Bar Association, I wish to thank you for your excellent presentation. We appreciate your interest in doing this presentation and the good insights you provided to our Environmental Law Section.

*David P. Ruetz  
Senior Project Manager  
GZA GeoEnvironmental, Inc.*

### **BRRTS On The Web**

*Diane Hansen  
Northeast Region, Remediation & Redevelopment Program*

Thank you so much for your assistance! The link to the Bureau for Remediation & Redevelopment On The WEB (BOTW) database of activities where contamination has been reported will be of great assistance to my research.

*Don R. Smith, CHMM, Senior Project Advisor  
GaiaTech*

### **Brownfield Program Thanks**

*Michael Prager, Andrew Savagian  
Central Office, Remediation & Redevelopment Program*

*RR Program staff Michael Prager and Andrew Savagian spoke to the Land Trust Alliance's corporate partners during the organization's national conference in Milwaukee October 13-16.*

Great to meet the two of you! I was absolutely thrilled with how far the Brownfield Program has come under your leadership - thanks so much for the great things you are doing and your willingness to work with the customers!

*Peg Kohring, Midwest Regional Director  
The Conservation Fund*

### **Thanks From Village Of Hobart – Recycling And E-cycling Educational Materials**

*Lis Olson, Kathleen Kiefaber, Dan Werner, Bridgette Valdez-Kogle  
Central Office, Waste & Materials Management Program*

*This email relates to DNR's recycling and e-cycling educational materials and the great job our outreach team of*

*Lis Olson, Kathleen Kiefaber, Dan Werner and Bridgette Valdez-Kogle do in keeping the materials relevant and helpful to local communities and citizens.*

Thank you for responding so quickly. I think your information is wonderful and will pass it along to our residents.

*Mary Smith, CMC, WCMC  
Clerk / Treasurer  
Village of Hobart*

### **Thanks From Natural Resources Foundation**

*Phil Fauble  
Central Office, Waste & Materials Management Program*

On behalf of the staff and the board of the Natural Resources Foundation of Wisconsin, we'd like to thank you for leading field trips for us in 2011.

In addition to showing off impressive conservation programs, cutting-edge research activities, and some of Wisconsin's most beautiful places, the field trips are quite simply the most important way that we attract and engage new people in our Foundation.

We rely so strongly on our field trip leaders to tell the story of Wisconsin's lands, waters, and wildlife. As our members explore the state with you, they form closer connections to Wisconsin and become stronger stewards of conservation. The personal encounters are often life-changing.

Thank you for all you do for the Foundation, and for Wisconsin.

*Charlie Luthin, Executive Director  
Christine Tanzer, Field Trip Coordinator  
Natural Resources Foundation of Wisconsin*

### **Outstanding Work By Remediation & Redevelopment Program**

*Remediation & Redevelopment Program*

*Following is a note received by Remediation and Redevelopment Program Outreach Team Leader Andrew Savagian following the October 5 Brownfields Study Group meeting in Madison.*

Your Bureau is performing outstanding work with exceptional personnel. It is our privilege to assist in this small way with your important work.

*Art Harrington, Attorney  
Godfrey & Kahn, S.C.*

### **Case Closure – Bayfield**

*Chris Saari  
Northern Region, Remediation & Redevelopment Program*

*Remediation Redevelopment Hydrogeologist Chris Saari, Ashland office, received this note of thanks from consultant Blaine Schroyer of Terracon environmental services company for Chris's support to help bring successful case Closure for the Continental Club case in the city of Bayfield.*

Excellent. Thanks for all your help on this one. I'll try to get more going in your area so we can do more (environmental repair cases) together.

*Blaine R. Schroyer, P.E.  
Principal / Office Manager  
Terracon*

## **Thanks For Educational Materials – Wee Recyclers Program**

*Elisabeth Olson*

*Central Office, Waste & Materials Management Program*

Thank you so much! By getting these types of materials into the hands of our early childhood educators, I hope that we can continue to keep recycling in the radar of our youngest citizens! And of course, we know how they influence their family members!

*Dr. Lorraine Mitchell  
Early Childhood Program  
UW-Stout*

## **Green Team – Thanks From Mayor’s Office**

*Jerry Medinger*

*Southeast Region, Air Management Program*

In recognition of your dedication and hard work as a member of the City of Milwaukee’s Green Team, Mayor Tom Barrett is providing an official certificate for you...Thank you for all of your successful efforts and implementation of a more sustainable future for the City of Milwaukee and its residents!

*Laurie Banner, Project Assistant  
Office of Environmental Sustainability  
City of Milwaukee*



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