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R05-26-C-023

## Community Development Authority of the City of West Allis

### FY26 EPA Cleanup Grant Application

#### Section IV.B. Narrative Information Sheet

Based on the FY26 EPA Guidelines for Brownfields Cleanup Grants, the following specific information is provided below:

##### 1. Applicant Identification:

Name of Applicant: Community Development Authority of the City of West Allis (CDA)  
Address of Applicant: 7525 West Greenfield Avenue, West Allis, Wisconsin 53214

##### 2. Website URL:

##### 3. Funding Requested:

- a. Assessment Grant Type: Single Site Cleanup
- b. Federal Funds Requested
  - i. \$4,000,000
  - ii. The CDA is not requesting a funding limit waiver.

**4. Location:** The grant will be implemented in the a) City of West Allis, b) Milwaukee County, c) Wisconsin.

**5. Property Information:** The target area for this Cleanup Grant is for the site known as the Former Motor Castings Site and is composed of four parcels:

- 6500 W. Washington Street, West Allis, Wisconsin 53214 (Tax ID No. 439-0001-037)
- 13\*\* South 65<sup>th</sup> Street, West Allis, Wisconsin 53214 (Tax ID No. 439-9004-000)
- 11\*\* South 65<sup>th</sup> Street, West Allis, Wisconsin 53214 (Tax ID No. 439-0108-001)
- 11\*\* South 64<sup>th</sup> Street, West Allis, Wisconsin 53214 (Tax ID No. 439-0088-000)

##### 6. Contacts:

###### a. Project Director:

Name: Mr. Shaun Mueller, Development Project Manager

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b. Chief Executive:

Name: Mr. Patrick Schloss, Executive Director

Phone Number: (414) 302-8468

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Mailing Address: Community Development Authority, 7525 W. Greenfield Avenue,  
West Allis, Wisconsin 53214

**7. Population:**

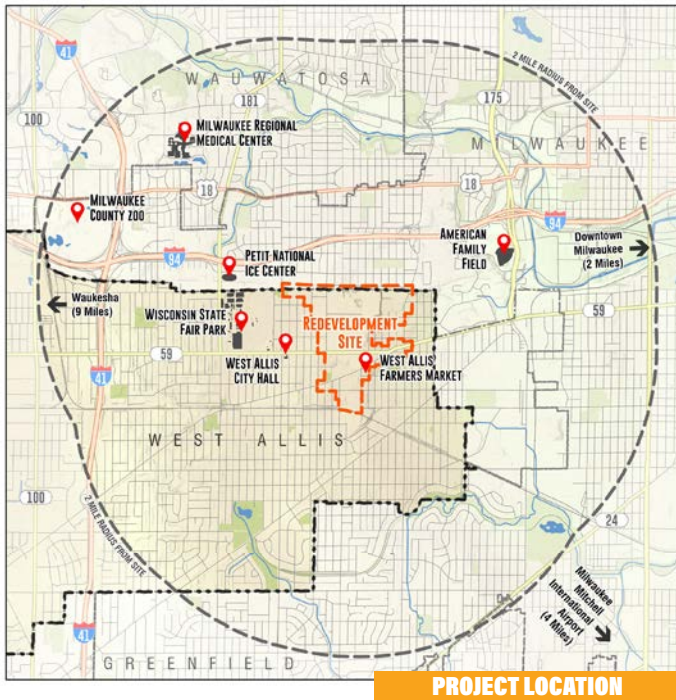
General population of West Allis: 59,588 (2018-2023 American Community Survey 5-year estimates)

**7. Other Factors Checklist:** The items checked in the table below apply to our community. The identified page numbers indicate where this information is provided in the ranking criteria narrative of the grant application.

	<b>Other Factors</b>	<b>Page #</b>
	Community population is 15,000 or less.	
	The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	The priority site(s) is impacted by mine-scarred land.	
	Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	
	The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
	The priority site(s) is in a federally designated flood plain.	
	The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
	The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
	The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

**9. Releasing Copies of Applications**

Not applicable, as the application does not contain confidential, privileged, or sensitive information.



With the understanding that the City does not own all of the sites, we recommend that the City prioritize these sites. Due to finite resources, if the opportunity arose where the City needed to engage or assist private property owners, there should be an order of prioritization. While all the sites are important, with limited time and resources, we have prioritized the initial focus of each of the sites as follows:

1. Former Motor Castings Company Site (Site 1)
2. Park Place Site (Site 3)
3. Trailhead Site (Site 2)
4. Six Points East (Site 4)
5. Six Points West (Site 5)

Aligned with the City of West Allis' Comprehensive Plan, updated in 2024, this plan and the future site considerations are in the new city-wide future land use map.

The City of West Allis is one of many partners in successful redevelopment throughout the community. As such, the intent of the Foundry District Master Plan and this redevelopment vision document is to lay out possible options and understand the potential of the Foundry District. The hope is that community members and property owners utilize the plan and this vision to grow and increase property use and values and increase the tax base in the City. The preferred option is for private entities to redevelop this area. The City does have an interest in the success of the area and has some ownership of properties in the area (see map in plan). The plan and this vision do not commit the City or any other entity to a specific use or design but intend to plan and provide guidance for redevelopment.

The following pages will highlight each site and focus on the opportunities ahead/moving forward. Please review the complete Foundry District Master Plan for more detailed information on each site and the data behind the strategies and recommendations.

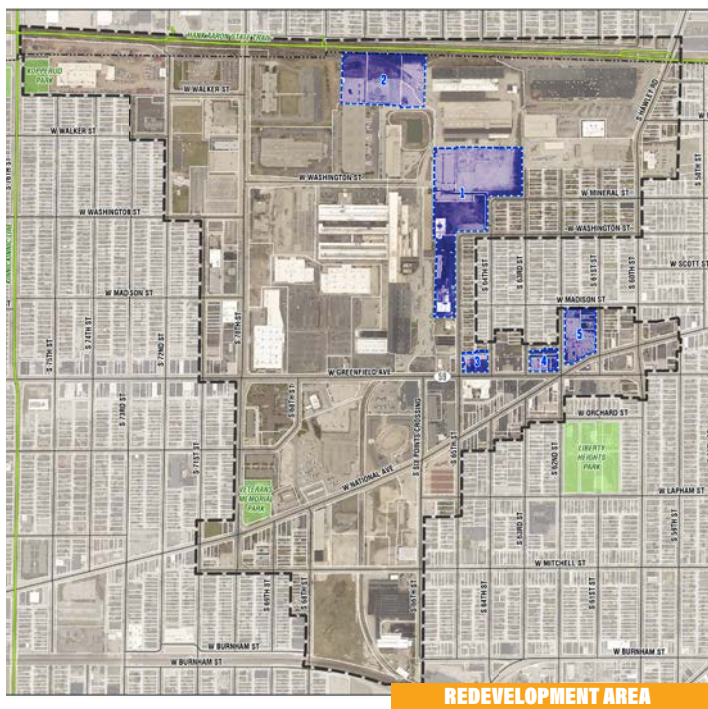
Other more broad action items for the redevelopment vision (not site-specific) include:

- Developing the existing inactive rail corridor into a multi-use path connecting major destinations, including the farmers' market and the Hank Aaron Trail.
- Increase green space in the study area.
- Update the City's Comprehensive Outdoor Recreation Plan to formalize the above goals.
- Incorporate this plan's recommendations into the Comprehensive Plan
- Create a marketing campaign around the Foundry District
- Pursue various grants and other funding sources to clean up sites and promote redevelopment.

The district is defined in the map below. Multiple sites have already been developed, cleaned, or are undergoing changes—the Foundry District Master Plan, completed in 2024, highlights five sites for redevelopment.

The five sites are:

- Site 1 - Former Motor Castings Company Site
- Site 2 – Trailhead Site
- Site 3 - Park Place Site
- Site 4 - Six Points East
- Site 5 - Six Points West



## **1. Project Area Description and Plans for Revitalization**

### **1.a. Overview of Brownfield Challenges and Description of Target Area**

The Community Development Authority of the City of West Allis (CDA), as the applicant, is a governmental entity that operates as an agent of a general-purpose unit of local government, specifically the City of West Allis. The City of West Allis, Wisconsin is one of the largest suburbs of the City of Milwaukee, located in southeastern Wisconsin with the shore of Lake Michigan less than 7 miles to the east. West Allis is a first-ring industrial suburb of Milwaukee that developed its economy centered on heavy manufacturing. The City's namesake is the former Allis-Chalmers Company, a heavy equipment and farm machinery manufacturer that established operations in the City in 1902, spurring other industrial development and considerable residential growth. Immense industrial growth continued throughout World War I and the 1920s. The boom continued throughout the community well into the 1970s. In 1979, the City had 14,701 manufacturing jobs, which represented 47.5% of all jobs in the City. Despite its "heavy manufacturing" roots, the City of West Allis could not endure the industrial recession of the early 1980s. Thousands of jobs were eliminated, as a result of the closure of manufacturing facilities including the former Allis-Chalmers facility. From 1979 to 1989, West Allis lost nearly 9,000 manufacturing jobs (accounting for a loss of 56% of its manufacturing jobs), experienced a decline of 10,000 residents and watched its average wage drop by 22% (Dr. Sammis White, University of Wisconsin-Milwaukee, 1989). Even if the job losses from the former Allis-Chalmers facility are not counted, West Allis lost 40% of its manufacturing jobs – demonstrating the significant impact of this major employer's shuttered facility and the damaging decline in the City's manufacturing base. This legacy of industrial decline has persisted, with the closure of the former Teledyne Industries/Wisconsin Motors Manufacturing in 1983, and the former Motor Castings Co. foundry shutting down in June 2019, resulting in a loss of 113 jobs (Milwaukee BizTimes, 2019). Castech, a foundry supporting Motor Castings also closed in June 2019. As former manufacturers have shuttered facilities, vacant, often blighted properties have been left behind. These vacant factories, offices, and storefronts tell a story of disinvestment and underutilization, and in a City that is already challenged by being landlocked by surrounding communities, brownfield sites are an important key to the City and its CDA's efforts to cultivate economic growth and spur new tax base and jobs.

The target area for this Cleanup Grant application is the Former Motor Castings Property (Site) which operated as a ductile and grey iron foundry for over 100 years, until 2019 when the foundry closed its doors and buildings were demolished in 2022 following a raze order from the City of West Allis. The Site is part of the overall Foundry District Master Plan for redevelopment focused on embracing the existing character of the former industrial district properties while remediating and redeveloping sites for mixed-use community growth (Ayes, 2024). The Site is a top priority site of the Master Plan as a catalyst for reinvestment in the district by tying the surrounding residential and mixed use commercial districts together. The target area in which the Site is located, is in need of redevelopment of its vacant industrial properties into productive use, thus revitalizing the community, which has experienced higher rates of unemployment and poverty than other areas of the City.

A Phase I Environmental Site Assessment (ESA) was conducted for the Site and identified multiple potential environmental concerns related to past industrial operations and storage of materials. Further investigation of the potential concerns identified significantly greater impacts than anticipated, posing a potential risk to the surrounding residential community. The cost of remediation associated with the identified contamination is well beyond the scope the City would be capable of funding. Additionally, a responsible party for the environmental impact has not been identified and is a complex issue. Therefore, the CDA is pursuing Brownfields Cleanup Grant funds

to assist in managing the significant costs for cleanup activities for the long-term protection of the surrounding community and to allow for subsequent redevelopment of the Site.

### **1.b. Description of the Proposed Brownfield Site**

The site is comprised of two contiguous parcels, including: the “northern parcel,” identified as 6500 W. Washington Street (Parcel ID 439-0001-037) and the “southern parcel” identified as 13\*\* S. 65th Street (Parcel ID 439-9004-000) bounded by S. 64th Street, W. Washington Street, and S. 65th Street to the south and east. The site also includes two non-contiguous parcels improved with parking lots, 11\*\* S. 65th Street (Parcel ID 439-0108-001; the “south parking lot”) and 11\*\* S. 64th Street (Parcel ID 439-0088-000; the “north parking lot”). The south parking lot is located across S. 65th Street to the east of the southern parcel, and the north parking lot is located across W. Washington Avenue to the southeast of the northern parcel. The approximately 6.6-acre site is improved with two approximately 1,200-square-foot buildings in the northeastern portion of the northern parcel. The remainder of the site currently consists of vacant land following demolition work of the other prior site buildings in 2022.

Since 1919, Site had been used for various industrial purposes, including most notably the southern parcel as a foundry (1919 to 2019) associated with Motor Castings Company, the northern parcel as a wood working mill (1910s to 1970s) and later for outdoor storage, and for kiln repair (northeastern buildings; 1980s and 1990s). These former industrial operations included the use of various chemicals and petroleum products. The northern parcel was previously owned by Allis Chalmers and developed with a large structure as a woodworking shop and support activities for the northern adjoining industrial facility operated by Allis Chalmers. The use and operations within this building and history beyond woodworking mill, electronics storage, or pallet storage is unknown. The building was later removed and the area utilized for outdoor storage by Allis Chalmers and later Motor Castings. The site is currently vacant. The area surrounding the site is composed of mixed-use commercial/industrial properties and residential properties with the nearest residential properties located approximately 100-feet from the site boundary.

A Phase I Environmental Site Assessment (ESA) was conducted in September 2025 with the final report dated January 2026. As part of the Phase I ESA, two recognized environmental conditions (REC) for the site were identified as related to the historical industrial use of the site and the existence of multiple former underground storage tanks (USTs) associated with historical industrial use but with no closure documentation. Review of historic records indicate trichloroethene (TCE) was noted as being stored onsite in bulk storage tanks within the northern parcel. Initial Phase II ESA activities began in October 2025 including soil and groundwater sampling. Various constituents were detected above regulated levels at samples across the site, including metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs); however, significantly elevated concentrations of TCE were detected in a sample located near the vicinity of the presumed location of the former TCE UST in the northern parcel. Additional delineation sampling for soil and groundwater have identified areas of TCE contamination within the northern parcel of the site, with maximum TCE concentrations in soil at 3,800,000 ug/kg and groundwater at 120,000 ug/L in the vicinity of the former tank area. The Phase II ESA investigation has provided an initial delineation of the TCE area as approximately 30,000 CY of impacted soil and groundwater at depths to 28-feet below ground surface (bgs). Additional sampling is required to fully delineate the area of impact on site.

### **1.c. Reuse Strategy and Alignment with Revitalization Plans**

The Motor Castings Property reuse is proposed to include new residential, community park space, commercial/industrial flex space, and a multi-use path connecting the Foundry District to the Hank Aaron State Trail. The reuse of the Site for mix-use aligns with the City’s 2040 Comprehensive Plan to revitalize the area by providing adequate housing and connecting

commercial businesses with the community. This area is anticipated to require substantial planning efforts, to create a thoughtful transition between the residential neighborhood and light industrial businesses. Community input will be an important part of the plan for this area.

#### **1.d. Outcomes and benefits of reuse strategy**

As the site is currently a blight on the community, remediation is necessary to allow for redevelopment. The final reuse plan for the site by development of a mix-use space is anticipated to stimulate the local economy through job creation, increased tax revenues, and commercial investment to promote further economic growth in the community. The City has experienced a decline in population over recent years and reuse of the Site is part of the City Comprehensive Plan to attract incoming potential residents to further stimulate the economic growth of the larger community. As part of the City's 2040 Plan, there is an established goal to encourage "green" development for housing construction such as higher insulation, low-flow water fixtures, the promotion of energy efficient mechanicals, use of sustainable materials, and improvements in air quality and stormwater management, energy efficient building practices for new construction. The inclusion of green spaces and improved stormwater management systems that would be incorporated in a mixed-use space as proposed would improve the local resilience to impacts of extreme weather events by reducing the current impervious surface area and directing stormwater flow to appropriate systems. The Site is not located in a flood zone, but increasing number and intensity of storm events causing flooding in the area is evident was demonstrated by the August 2025 historic flooding that occurred in the City of West Allis causing major flash flooding where numerous surrounding roadways were multiple feet underwater.

#### **1.e. Resources Needed for Site Characterization**

Further characterization of the site is required for delineation of the TCE hotspot area both vertically and laterally in addition to assessment of the potential vapor intrusion (VI) risk to the nearest surrounding residential properties. The CDA has committed \$800,000 in TIF funding towards the expeditious completion of the necessary site characterization activities so that the remedy implementation can begin.

#### **1.f. Resources Needed for Site Remediation**

The requested amount for the Brownfields Cleanup Grant will be adequate funding for the Site remediation based on the site characterization as of the Phase II ESA sampling activities conducted in December 2025. Additional characterization is anticipated to further delineate remediation areas and refine costs. The current cost estimate for remediation do not account for potential management of hazardous materials (i.e., characteristically hazardous soil) and would require additional resources if encountered. Potential additional resources if necessary may be considered from Wisconsin Economic Development Corporation brownfields cleanup and site assessment grants

#### **1.g. Resources Needed for Site Reuse**

Resources will be sought from private investment with guidance from the CDA for final redevelopment and reuse of the site including demolition of remaining on site surface and subsurface structures, materials management, installation of a horizontal barrier system and vapor mitigation system for habitable structures, and final redevelopment. Private investment may be supplemented by awards of loans through the existing RLF Grant (Cooperative Agreement 4B-01-E00912). The City has demonstrated its ability to collaborate with developers and implement economic tools, as it was one of the first in the nation to utilize Opportunity Zone financing for the construction of 177 new apartments on a nearby brownfield site.

In addition to being able to leverage resources such as its RLF, the CDA/City will utilize stacked funding resources, such as Tax Increment Financing, PACE Financing (based on energy savings), New Market Tax Credits (through the First-Ring Industrial Redevelopment Enterprise [FIRE]), and other state and private resources to develop a balanced and leveraged capital stack for

the remediation and redevelopment. Grant project team member, Mr. Schloss co-manages FIRE, which has received 10 New Market Tax Credit (NMTC) allocations from the CDFI Fund since its first award in 2007. Further, the overall Foundry District target area provides tax advantages to help attract developers and investors to this economically distressed area. The City has also leveraged 21 Tax Increment Financing Districts (TIDs) throughout the City to facilitate redevelopment, and additional TIDs have been established throughout the Foundry District to attract private investment. The former Allis Chalmers Office Building was demolished in 2019 using TIF funds to make way for a 128-room hotel.

The City/CDA has a proven track record of leveraging its USEPA Brownfields Cleanup RLF to support redevelopment activities at key sites, including the former Yellow Freight Site and the Home Juice Site. Additionally, the City has recently leveraged its RLF funds to facilitate the construction of a 30,000 sq. ft. health services clinic, and two much needed housing developments, The Revv, a 247 unit apartment building which began leasing in 2025 and a 248 unit residential building, The Apiary, which will begin leasing units in Summer of 2026. Between these 2 residential projects the City has been able to leverage over \$100M of private investment to revitalize former 2 former West Allis brownfield sites since 2024.

### **1.h. Use of Existing Infrastructure**

Existing infrastructure, such as water, sewer, electric, and gas utilities and established, well-maintained roadways will be utilized in the future redevelopment at the Site. The availability of existing infrastructure is a benefit that the CDA/City can offer potential developers in comparison to the greenfield sites in neighboring communities, with which the City's brownfield sites compete. Utilities on site were decommissioned as part of demolition activities in 2022. However, access remain to key utilities previously servicing the foundry operation remain within adjoining roadways (S. 65<sup>th</sup> Street, W. Washington Street, or S. 64<sup>th</sup> Street) or via overhead lines.

Two buildings remain at the Site that may be incorporated in redevelopment plans as they present a historic element of the City's industrial roots and provide a key feature of potential green spaces or community areas.

## **2. Community Need and Community Engagement**

### **2.a The Community's Need for Funding**

This cleanup grant will assist the target community, a population that has historically been underserved, in remediating a blight property and provide necessary economic revitalization through future redevelopment opportunities. The Site currently is neglected and attracts unwanted activities including multiple fires within the remaining structures and illegal dumping of household wastes. Redevelopment is currently hindered by the known environmental conditions due to the industrial activities posing a significant cleanup cost that is not feasibly supported by the existing community tax base or funding available to the CDA via previous assessment or RLF grant programs. The cost estimate for management for the TCE hotspot is economically impossible for the community to manage. Due to rising interest rates and construction costs, even market rate developments have required the City's TIF assistance in West Allis over the past 5 years.

### **2.b. Health or Welfare of Sensitive Populations**

The residential community surrounding **6500 W. Washington St.** includes dense single- and multi-family housing, with four elementary or middle schools and multiple childcare facilities within a one-mile radius. Notably, the West Allis Community Child Care Center is located immediately southwest of the Site, placing children, in direct proximity to potential contaminants.

The primary health objective of this grant is to remediate an identified **trichloroethylene (TCE)** "hot spot". TCE is a known human carcinogen linked to kidney cancer, immune system damage, and critical developmental risks, including fetal heart defects. Remediation is urgent to eliminate vapor intrusion risks and potential groundwater exposure for these vulnerable groups.

Additionally, the project supports environmental justice in a community where 10.5% of residents live in poverty and roughly 13.4% live with a disability. Revitalizing this blighted industrial property will mitigate ongoing safety risks and facilitate future redevelopment that benefits these underserved populations

### **2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

The Year 2024 particulate matter environmental justice index indicates West Allis at 62.5, and Milwaukee County at 59.1. These numbers are indicative of a greater pollution exposure and higher percentages of low-income or minority residents which is also consistent with a higher risk of cardiovascular disease and stroke.

Expediency in the remediation of the TCE hot spot will serve to protect the community area surrounding the site due to the potential health risks by migration of the source area via groundwater or VI. Site investigation is ongoing for potential VI risks to the surrounding residential population. The EPA and the International Agency for Research on Cancer (IARC) have classified TCE as a human carcinogen by all routes of exposure.

### **2.d. Economically Impoverished/Disproportionately Impacted Populations**

The community surrounding the project site at 6500 W. Washington St. (US Census Tracts 1001 and 1002) is a microcosm of systemic economic and environmental distress. Designated as a Low-Income Community Opportunity Zone, Census Tract 1002 suffers from a median household income of only \$35,665, nearly 50% lower than the city-wide average of \$69,685. Approximately 15.2% of its residents live below the federal poverty line, a figure that significantly exceeds the state average and highlights the area's economic vulnerability.

For over a decade, this community has faced a cycle of stagnation and blight.

- **Persistent Population Loss:** While West Allis overall has shown recent signs of stabilization, this specific industrial corridor bore the brunt of a decade-long decline, including a sharp **0.532% population drop** as recently as 2023.
- **Public Health Disparities:** The legacy of historic industrial operations has likely contributed to severe health disparities; for example, the surrounding tract 1002 reports an **obesity rate of 42.5%**, reflecting limited access to healthy environments.
- **Environmental Blight as a Barrier:** The site currently exists as a brownfield that perpetuates community disinvestment. Without this cleanup grant, the site will remain a source of potential environmental exposure and a visual symbol of decay, further suppressing home values for low-income residents who cannot afford to relocate.

The proposed mixed-use facility will directly counteract these negative trends by replacing industrial blight with new employment hubs and modern housing.

## **2.e/f/g. Project Involvement / Project Roles / Incorporating Community Input**

### **2.e. Project Involvement**

The Community Development Authority (CDA) leverages a large network of formal neighborhood associations and community-led foundations to ensure direct project involvement.

**Neighborhood Associations:** The CDA works closely with the East Allis Neighborhood Association (EANA) and the Liberty Heights Park Neighborhood Association, both of which represent residents directly adjacent to 6500 W. Washington St. These groups utilize the Neighborhood Small Grant Program to organize local engagement events, ensuring that cleanup and redevelopment plans reflect hyper-local priorities.

**Civic Leadership Partners:** A key partner for 2026 is the West Allis Community Impact Partnership and Foundation, which co-hosts the "ENGAGE: Community in Focus" leadership workshops. This

program provides a platform for residents to work alongside city leaders to solve complex community challenges like environmental blight and economic opportunity.

**Business Growth:** The CDA continues its partnership with West Allis Downtown (Business Improvement District - BID) to market the site to organizations that align with the city's strategic vision for mixed-use revitalization.

## **2.f. Project Roles**

- The CDA: Acts as the primary lead for site assessment, cleanup oversight, and developer solicitation.
- EANA and Neighborhood Partners: Serve as the "boots on the ground" for outreach, hosting neighborhood-level meetings and distributing project updates thru their dedicated social media channels and networks.
- Community Impact Partnership and Foundation: Facilitates leadership sessions and community-inspired initiatives to ensure that residents are not just informed but are active participants in the redevelopment's design and end-use goals.

## **2.g. Incorporating Community Input**

The CDA utilizes a multi-channel approach to solicit and integrate public feedback:

- **Facilitated Community Conversations:** The city hosts "Community Conversations"—open, facilitated discussions focused on specific topics like economic opportunity and neighborhood outreach.
- **Digital Outreach & Transparency:** All public hearings before the Plan Commission, Common Council and Community Development Authority are broadcast and archived on the City's YouTube channel for maximum transparency. In 2026, the city actively monitors and engages with residents on Nextdoor and Facebook, using these platforms to conduct surveys.
- **Direct-to-Email Communication:** A monthly Economic Development newsletter continues to be emailed to over 600 subscribers, providing information on redevelopments, initiatives and opportunities for direct feedback.
- **Active Feedback Loops:** Input gathered through the ENGAGE workshop series and neighborhood surveys are utilized to help inform policy and planning for the City.

## **3 Task Descriptions, Cost Estimate, and Measuring Progress**

### **3.a. Proposed Cleanup Plan**

Cleanup of the Site under this grant application is focused on management of the TCE hot spot area located in the vicinity of the presumed location of the TCE tank and is proposed to involve focused excavation and off-site disposal of high concentrations of TCE impacted soil. The proposed cleanup excavation would focus on the areas of the Site that have been determined to be impacted with TCE above a Site-specific remedial threshold goal of 1 mg/kg. Delineation of the excavation areas will be further refined with additional site investigation activities to be conducted before June 15, 2026. Following excavation, a one-time application of chemical or bio amendment will be applied and mixed with remaining soil within the excavation base and side for further management of residual groundwater and soil impacts and long-term enhanced natural attenuation of the site. The status of the TCE UST is unknown and may remain within the subsurface of the site, requiring removal as part of remedial action. In advance of remedial activities, a geophysics investigation will be conducted to evaluate the potential for the TCE UST to remain or any obvious signs of remaining tank components. This geophysical investigation will also provide guidance on other potential substructures within the TCE hotspot requiring management during remediation such as concrete foundations, utilities, or fill material.

As part of the Site redevelopment, residual soil impacts will be addressed by providing for vapor mitigation of the occupied structures and construction of a direct contact barrier. Since these activities are integral to the construction of any new structure on the site, they will not be included as part of the Cleanup Grant budget or activities.

### **Description of Tasks/Activities and Outputs**

#### **3.b./c./d./e. Project Implementation / Anticipated Project Schedule / Activity Lead / Outputs**

##### Activity 1: Program Management

**Implementation** – The CDA will conduct program management of this grant under this task, and activities will include procuring the services of a qualified environmental consultant, oversight of the contractors, tracking outputs and outcomes, and reporting on grant progress through quarterly grant reports and ACRES updates. The CDA’s environmental consultant will assist with programmatic management activities.

**Schedule** – The CDA will procure the services of a qualified environmental consultant within 1-month after receiving notification of award so that they are ready to proceed once the cooperative agreement is finalized. Grant progress reports will be prepared quarterly by the 30th of the month following quarter end. ACRES updates will be completed quarterly, and financial and MBE/WBE reporting will be completed by October 30 for the prior fiscal year.

**Activity Lead** – The CDA will lead the programmatic management activities and will engage the qualified environmental consultant in the process.

**Outputs:** Procurement of a qualified environmental consulting firm; quarterly progress reports and ACRES updates; and annual financial and MBE/WBE reports.

##### Activity 2: Community Outreach

**Implementation** – The CDA will develop a Community Involvement Plan which will include outreach activities such as public meetings, distribution of marketing and informational materials, and coordination with its project partners to share information with the community. The CDA will lead and host community involvement activities in the target area, and technical support will be provided by the CDA’s environmental consultant. Community mailers, public meetings, and other communications via social media will be implemented prior to and during cleanup activities to inform the community of potential impacts due to construction activities, answer questions, and solicit feedback on planned redevelopment.

**Schedule** – The CDA and its environmental consultant will prepare a community involvement plan as a supplement to the remediation cleanup plan within 2 months of the grant period. Community notice of the cleanup activities will be distributed prior to start of remediation activities at the site. Public meetings will be held on an as needed basis to communicate critical information or solicit feedback.

**Activity Lead** – The CDA will lead community outreach with input from their qualified environmental consultant for technical assistance.

**Output** – Public outreach events and community feedback on project progress and redevelopment plans.

##### Activity 3: Cleanup Oversight

**Implementation** – The environmental consultant for the CDA will provide services to oversee construction quality and construction assurance of the remediation activities are conducted in accordance with the Interim Remedial Action Plan (IRAP) to be submitted to the Wisconsin Department of Natural Resources for review and approval prior to remediation activities. The cleanup oversight may involve management and inspections for general construction permits, material tracking, coordination of off-site disposal activities, health and safety oversight of contractors, and/or collection of soil or water samples for analysis to confirm completion of remediation activities. The environmental consultant will meet regularly (at least once per week

during active cleanup work) with the CDA to report on progress and address potential community impacts due to phasing of construction.

Schedule – Oversight will be conducted throughout all onsite cleanup activities and is projected to be conducted in the first quarter of 2027.

Activity Lead – The environmental consultant for the CDA will the cleanup oversight activity and will report to the CDA

Output – Documentation of cleanup activities with on-going construction quality control and quality assurance that removal efforts are conducted in accordance with State approved plans and technical specifications.

Activity 4: Cleanup

Implementation – The majority of the grant funding will be focused on cleanup construction activities and will be applied to costs associated with contractors onsite for mobilization, support facilities, and equipment procurement; excavation, loading, and transport of material; removal and sizing of overlying concrete, sizing and disposal of subsurface concrete; application of in-situ chemical or biological amendment to the excavation area; temporary restoration of the cleanup area via backfilling with clean general material and grading to prevent stormwater retention problems; and management, potential onsite treatment, and discharge of contact water. Cleanup activities will also involve collection of samples for waste characterization and landfill disposal profiling/approval to dispose of wastes. All cleanup activities will be conducted in accordance with the State approved IRAP, technical specifications for construction, and applicable Wisconsin Administrative Code (WAC) NR 700 requirements.

Schedule – The CDA and its environmental consultant will prepare a Request for Proposals (RFP) to be distributed to local contractors within 3 months of the grant time period with start of remedial cleanup activities anticipated for early 2027.

Activity Lead – The environmental consultant will facilitate RFPs and acquire the Remedial Subcontractor and landfill approvals under the direction of the CDA.

Output – Completion of the remedial cleanup effort via excavation and off-site disposal of the TCE hotspot area.

**3.f. Cost Estimates**

The following table provides the budget for this grant proposal, and the descriptions that follow provide information on how the costs were developed. The CDA will contribute in-kind services to support the grant activities throughout the project period. In-kind services will include CDA staff time (personnel) to manage grant activities, track and report project progress, coordinate and secure site access to conduct assessments, and advertise and participate in community outreach.

Budget Categories	Project Activities				Total
	Activity 1: Program Management	Activity 2: Community Outreach	Activity 3: Cleanup Oversight	Activity 4: Cleanup	
Personnel		\$10,000			\$10,000
Supplies		\$5,000			\$5,000
Contractual	\$35,000		\$100,000		\$135,000
Construction				\$3,850,000	\$3,850,000
Total Direct Costs	\$35,000	\$15,000	\$100,000	\$3,850,000	\$4,000,000
Total Budget	\$35,000	\$15,000	\$100,000	\$3,850,000	\$4,000,000

**Activity 1 Program Management:** Costs included in this activity include contractual support for monthly progress meetings assuming conference calls or in person meetings (4 hours per meeting, at \$150/hr; 14 progress meetings; \$8,400), generation of quarterly grant reports (3 hours per quarterly report at \$150/hr for 5 quarters; \$2,250), coordination meetings during preliminary stages of remedial action planning and contracting (4 hours per meeting at \$150/hr, assume 12 meetings; \$7,200), and generation of the RFP and assistance with contracting (approximately 100 hours at average of \$150/hr; \$17,150)

**Activity 2 Community Outreach:** Costs for CDA staff members to prepare a community involvement plan (\$2,500), coordinate and facilitate public meetings for outreach and solicitation (\$5,000), and generate multi-media communications (\$2,500); Supplies costs account for community mailers (\$1,000 per mailing; assume three mailers for a total of \$3,000) and costs associated with advertisement fees (\$500) and print materials for events (\$1,000) or site signage (\$500)

**Activity 3 Cleanup oversight:** Costs for contractual support for oversight of site activities during cleanup activities. Assumes oversight staff to be onsite for all work days (12 hour each) involving material management (12 hrs at average \$150/hr; 45 days; \$80,000); pre-bid site walk with contractors (1 day), mobilization (3 days), surveying activities (3 days), utility clearances (2 days), and demobilization (3 days) (12 hrs at average \$150/hr; \$20,000).

**Activity 4 Cleanup:** assumes costs for mobilization of equipment, facilities, installation of temporary fencing and utility connections (\$6,000); soil sampling, lab analytical, and soil waste generator profile application and coordination (\$15,000); removal of surface level concrete in excavation areas to for later disposal with redevelopment activities (\$125,000); excavation, loading, transport, and disposal of impacted soils (approximately 50,000 tons at \$42/ton; \$2,102,500); removal, sizing, and disposal of subsurface impacted concrete (assume as 5% of the impacted soil volume at a disposal rate of \$35/ton; \$87,500); application of chemical or biological soil amendment (\$250,000); backfill of the excavation area with clean fill material (50,000 ton at a rate of \$25/ton; \$1,250,000); containment, management, onsite treatment, and disposal of excavation contact water (\$15,000).

### **3.g. Plan to Measure and Evaluate Environmental Progress and Results**

The outputs, overall results, and eventual outcomes of this grant will be tracked monthly using a web-based shared spreadsheet and discussed during the monthly conference calls between the CDA and its environmental consultant. Progress reports will be provided monthly at CDA meetings, and quarterly progress reports will be submitted in a timely manner to EPA at the end of each quarter throughout the project period. The ACRES database will also be updated quarterly.

Environmental progress and result will be tracked by survey information during cleanup activities to ensure full removal of delineated material in accordance with the IRAP. Additional confirmation samples may be collected where necessary in accordance with the Quality Assurance Project Plan (QAPP) to demonstrate cleanup completion. Groundwater monitoring will be conducted following cleanup activities and will be defined in a later long-term site assessment and monitoring plan. Groundwater monitoring will be utilized to demonstrate effectiveness of the environmental cleanup activities.

## **4. Programmatic Capability and Past Performance**

### **4.a.b.c Organization Structure, Description of Key Staff, Acquiring Additional Resources**

The CDA is the City's redevelopment arm, managed by a seven-member board and supported by experienced City staff. The agency maintains the technical and financial infrastructure necessary to execute assessment grant activities through the following project team:

**Patrick Schloss (Executive Director/Chief Executive):** Oversees brownfield remediation and public-private ventures. He brings 25 years of experience managing federal grants (EPA, CDBG, HOME) and a \$488 million NMTC portfolio.

**Shaun Mueller (Project Director/Main Contact):** Manages day-to-day operations, including community outreach, consultant coordination, bidding, and reporting. He has 24 years of experience in neighborhood planning and brownfield redevelopment.

**Jason Kaczmarek (Finance Director) & Katie Miller (Grant Accountant):** Responsible for financial tracking, expenditure reviews, and auditing. Kaczmarek has 25 years of municipal finance experience.

Within three months of the award, the CDA will use its established procurement procedures to hire a Qualified Environmental Professional Consulting Firm to provide additional technical expertise.

#### **4.d. Currently Has or Previously Received an EPA Brownfields Grant**

Since 1999, the City and CDA have received and successfully administered eight USEPA Brownfield grants. The two most recent grants include one assessment grant (FY22) and one RLF grant (FY22).

##### **(1) Accomplishments**

Since 1999, the City and CDA have successfully administered eight USEPA Brownfield grants, including FY22 Assessment and RLF grants. Accomplishments are documented via ACRES, with the most recent reports submitted in Q3 2025.

**Assessment Grant (4B-00-E03199):** Awarded \$500,000 for hazardous substance evaluation. Outcomes include the Foundry District Master Plan (2024), ESAs for the Motor Castings and W. Greenfield Avenue properties (the latter planned for mixed-use), and site investigation for the Former Teledyne Site. To date, \$212,426 has been expended. Remaining funds are budgeted for Motor Castings pre-cleanup planning and Foundry District assessments, with full expenditure anticipated in 2026.

**RLF Grant (4B-01-E00912):** Awarded in 2022 with supplemental funding in 2024 to establish a self-sustaining loan fund. A \$2M loan supported a 248-unit development by Land by Label (completion Summer 2026). A \$1.5M loan funded remediation at the Former Teledyne Site, including UST removals and lead/TCE soil excavation. The CDA is currently negotiating with developers to deploy remaining and revolved funds for additional remedial actions.

##### **(2) Compliance with Grant Requirements**

The City/CDA is in compliance with the workplan, schedule, and terms and conditions of its current and prior EPA grants. The City has been successful marketing and utilizing the current RLF grant and extension. The City is in negotiations with developers regarding future loans from the RLF grant. The City is up-to-date with submittal of quarterly reports and ACRES reporting on its current RLF grant and Assessment Grant, and the City/CDA completed all necessary quarterly reports and ACRES updates for its prior grants. The City's and CDA's closed EPA Brownfield Grants were fully expended at the time of closure.

## **Attachment A: Threshold Criteria for Cleanup Grants**

### **II.B.1 Applicant Eligibility**

The Community Development Authority of the City of West Allis (CDA), as the applicant, is a governmental entity that operates as an agent of a general-purpose unit of local government, specifically the City of West Allis, and is therefore considered an eligible applicant as per Section II.B.1 of the FY26 Guidelines for Brownfield Cleanup Grants. A copy of the Ordinance to Create the Community Development Authority of the City of West Allis and its by-laws are attached to this application. The CDA is not exempt from Federal taxation under section 501(c)(4) of the IRC.

### **II.B.2 Previously Awarded Cleanup Grants**

The former Motor Castings property (Site) is the subject of this application and has not received funding from a previously awarded EPA Brownfields Cleanup Grant. Site investigation and assessment activities conducted to date at the site have been funded by EPA Assessment Grant funding (Cooperative Agreement 4B - 00E03199, FY22 award).

### **II.B.3 Expenditure of Existing Multipurpose Grant Funds**

The CDA does not have an open EPA Brownfields Multipurpose Grant

### **II.B.4 Site Ownership**

Closing on the conveyance of the property to the Community Development Authority for the City occurred on January 27, 2026. The Quit Claim Deed, which includes the Court Order Authorizing the Sale of Real Estate Free and Clear of all Liens, Claims and Encumbrances, entered in Milwaukee County Circuit Court on January 26, 2026, as Case No. 2024-CV-000364 is attached evidencing that acquisition date.

### **II.B.5 Basic Site Information**

Former Motor Castings Company Property, composed of the following four parcels

- a. 6500 W. Washington Street, West Allis, Wisconsin 53214 (Tax ID No. 439-0001-037)
- b. 13\*\* South 65<sup>th</sup> Street, West Allis, Wisconsin 53214 (Tax ID No. 439-9004-000)
- c. 11\*\* South 65<sup>th</sup> Street, West Allis, Wisconsin 53214 (Tax ID No. 439-0108-001)
- d. 11\*\* South 64<sup>th</sup> Street, West Allis, Wisconsin 53214 (Tax ID No. 439-0088-000)

### **II.B.6 Status and History of Contamination at the Site**

Since 1919, the approximately 6-acre site has been used for various industrial purposes, including most notably in the southern portion as a foundry (1919 to 2019) associated with Motor Castings Company, in the northern portion as a wood working mill (1910s to 1970s) and later for outdoor storage, and for kiln repair (northeastern buildings; 1980s and 1990s). These former industrial operations may have included the use of various chemicals and petroleum products. The northern portion of the site was previously owned by Allis Chalmers and developed with a large structure as a woodworking shop and support activities for the northern adjoining industrial facility. The use and operations within this building and history beyond woodworking mill, electronics storage, or pallet storage is unknown. The building was later removed and the area utilized for outdoor storage by Allis Chalmers and later Motor Castings

until 2021 when the southern foundry operations ceased and structures were demolished. The site is currently vacant with all aboveground structures demolished, except two brick buildings remaining at the northeastern most extent of the site and concrete surfaces across the northern portion of the site. The area surrounding the site is composed of mixed-use commercial/industrial properties and residential properties with the nearest residential properties located approximately 100-feet from the site boundary.

A Phase I Environmental Site Assessment (ESA) was conducted in September 2025 with the final report dated January 2026. As part of the Phase I ESA, two recognized environmental conditions (REC) for the site were identified as related to the historical industrial use of the site and the existence of multiple former underground storage tanks (USTs) associated with the historical industrial use but no closure documentation. Prior documentation included references that the former industrial operations may have included the use of various chemicals and petroleum products. Notably, waste generated on-site include ignitable wastes, cadmium, methyl ethyl ketone (MEK), halogenated solvents, and non-halogenated solvents in total quantities greater than 1,000 kg per month for multiple years between 1996 and 2020. Review of historic records indicate trichloroethene (TCE) was noted as being stored onsite in bulk storage tanks within the northern parcel, associated with Allis Chalmers operations, with limited location or status records and no records of tank closures.

Initial Phase II ESA activities began in October 2025 including soil and groundwater sampling. Various constituents were detected above regulated levels at samples across the site, including metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs); however, significantly elevated concentrations of TCE were detected in a sample located near the vicinity of the presumed location of a former underground storage tank (UST) that contained TCE in the northern parcel. Additional delineation sampling for soil and groundwater have identified two areas of TCE contamination within the northern parcel of the site, with maximum TCE concentrations in soil at 3,800,000 ug/kg and groundwater at 120,000 ug/L in the vicinity of the former tank area. The Phase II ESA investigation has provided an initial delineation of the TCE area as approximately 30,000 CY of impacted soil and groundwater at depths to 28-feet below ground surface (bgs). Additional sampling is required to fully delineate the area of impact on site. Off-site groundwater monitoring wells have been installed adjacent to the site or located on downgradient parcels with sampling results not reporting detections of TCE in groundwater; however, soil sampling at monitoring well locations report detections of TCE above Wisconsin Department of Natural Resource (WDNR) NR720 Soil Residual Contaminant Levels. Additional investigation is ongoing for further refinement of the depth and area of contamination and offsite impacts to surrounding residential properties.

### **II.B.7 Brownfields Site Definition**

The Site is not listed or proposed for listing on the National Priorities List (NPL), subject to orders under CERCLA, or subject to the jurisdiction, custody, or control of the US Government.

## **II.B.8 Environmental Assessment Required for Cleanup Grant Applications**

A written ASTME1903-19 Phase II ESA report is in draft form as of the time of this application submission.

## **II.B.9 Site Characterization**

According to its letter (attached) dated January 27, 2026, the Wisconsin Department of Natural Resources (WDNR) the described properties are eligible under Wisconsin's cleanup program and its governing administrative code, Wis. Admin. Code chs. NR 700-799, and statute, Wis. Stat. ch. 292. The state cleanup program is regulatory and nonvoluntary. The request was made on January 22, 2026 via email with response letter attached, affirming that the site will be overseen by the WDNR and that additional assessment will be completed by June 15, 2026 to sufficiently characterize the site. Additionally, a *Notification of Hazardous Substance Discharge Form* (WDNR Form 4400-225) was submitted on January 8, 2026 via the WDNR Remediation and Redevelopment program e-submittal portal by Ramboll on behalf of the CDA.

Additional assessment is needed to sufficiently characterize the site for remediation work to begin. Assessment activities are on-going and will be performed by June 15, 2026 such that an *Interim Remedial Action Plan* (IRAP) will be sufficiently completed and submitted to the WDNR for review and approval prior to remediation work to begin.

## **II.B.10 Enforcement or Other Actions**

There are no known ongoing or anticipated environmental enforcement or other actions related to the site.

## **II.B.11 Sites Requiring a Property-Specific Determination**

The site does not require property-specific determination.

## **II.B.12 Threshold Criteria Related to CERCLA/Petroleum Liability**

The City of West Allis CDA acquired the property on January 27, 2026 with bona fide prospective purchaser (BFPP) liability protection per CERCLA §101(40). Prior to acquisition, all appropriate inquiries were completed by conducting an ASTM E1527-21 Phase I ESA in September 2025, conducted for the CDA, with final report dated January 2026. The Phase I ESA was performed by Ramboll with signatures and statement of environmental professional statement included in the written report.

The CDA has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. Furthermore, the CDA has not caused or contributed to any release of hazardous substances at the site and does not have any affiliation with the previous owner(s) of the site. The site was vacant upon acquisition and, as ownership of the site began January 26, 2026, no other uses of the site have occurred post-acquisition.

Phase II ESA work has been ongoing for monitoring and delineation of the TCE area. The Phase II ESA activities will contribute to the site investigation and interim remediation work plan for remediation of the contamination. Additionally, the CDA intends to conduct off-site vapor intrusion assessment activities in late Winter 2026 for monitoring of potential off-site migration

of contaminants or impacts to the surrounding residential parcels. CDA will also be securing the site to limit access to the property to those performing the investigation and cleanup activities. Remediation of the TCE area is anticipated to be conducted in late 2026 or early 2027 with removal of the source area, to be further delineated with site investigation activities to be completed by June 15, 2026. The property remains under current land use restrictions during investigation and remediation activities. The CDA will comply with any CERCLA requests as required or necessary and is acting expeditiously toward remediation of the impacted area for restoration of the site and protections for the surrounding residential population.

### **II.B.13 Cleanup Authority and Oversight Structure**

Cleanup of the site will be conducted with oversight provided by the WDNR Remediation and Redevelopment program. The CDA requested from the WDNR that the site be enrolled in the state environmental cleanup program with guidelines under Wis. Admin. Code chs. NR700-799 for site investigation, material management, remediation actions, documentation, case closure, and long-term operations and maintenance of any protections and the DNR has affirmed this request with a letter attached, dated January 27, 2026. The remediation work planned to be funded using a FY26 USEPA Cleanup Grant is not anticipated to involve access to neighboring properties. Additional investigation to be conducted under WDNR oversight for site characterization purposes may involve the need to access off-site properties. This access will be requested voluntarily, consistent with WDNR guidance.

### **II.B.14 Community Notification**

The CDA is committed to informing and involving the community and other stakeholders during the planning, investigation, implementation, and closure of the site remediation activities. The community was notified of the intent to apply for an EPA Brownfields Cleanup Grant via a public notice published on January 14, 2026 via local news source, *The Daily Reporter*. The notice advertised a public meeting held on Tuesday, January 27, 2026 at 5:00pm at the West Allis City Hall building to provide additional information and allow citizens an opportunity to review the draft grant proposal and Analysis of Brownfield Cleanup Alternatives (ABCA) documents. The notice also indicated how citizens may provide opinions to the CDA via writing by the deadline of January 27, 2026. A copy of the newspaper ad is attached.

#### **Meeting Details:**

- **Date:** Tuesday, January 27, 2026
- **Time:** 5:00 PM
- **Location:** West Allis City Hall building, West Allis, WI
- **Purpose:** To discuss the draft EPA Brownfields Cleanup Grant application and the Analysis of Brownfield Cleanup Alternatives (ABCA) documents, and to solicit public comments.

#### **Attendance and Comments:**

- **Public Attendance:** No members of the public attended the meeting.
- **Comments Received:** No verbal comments were provided during the meeting, and no written comments were received by the deadline of January 27, 2026.

**Meeting Summary:**

The meeting was held as scheduled and advertised to fulfill the public participation requirements for the EPA Cleanup Grant application. The CDA (Community Development Authority) representative, Patrick Schloss, Executive Director, was present to explain the proposed cleanup activities and answer questions.

**Due to the absence of public attendees and the lack of submitted comments, no discussion regarding public input took place.** The meeting served its procedural purpose of providing an *opportunity* for community involvement and feedback prior to the grant application submission

**II.B.15 Contractors and Named Subrecipients**

The CDA does not currently have specific contractors, subrecipients or partners identified to conduct any of the activities proposed in this application. The CDA intends to comply with the requirements of Section II.B.15 of the FY26 Guidelines for Brownfield Cleanup Grants. Specifically, the CDA anticipates procuring a contractor in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500 and will follow the Best Practice Guide for Procuring Services, Supplies and Equipment under EPA Assistance Agreements.

**Attachments:**

- Ordinance to Create the Community Development Authority of the City of West Allis
- Public Notice, January 14, 2026
- Proof of Ownership – Fully Executed Deed
- Analysis of Brownfields Cleanup Alternatives (ABCA)
- Figure 1 Approximate Soil Excavation Area



January 27, 2026

Shaun Mueller, Development Project Manager  
Economic Development  
City of West Allis  
7525 W. Greenfield Ave.  
West Allis, WI 53214  
*Via Email Mail Only to [smueller@westalliswi.gov](mailto:smueller@westalliswi.gov)*

**Subject: State Acknowledgement Letter for City of West Allis Community Development Authority  
FY26 EPA Brownfield Cleanup Grant**

Dear Shaun Mueller,

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the city of West Allis Community Development Authority (the CDA) for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above.

The DNR is fully committed to a collaborative partnership with the CDA and is able to support your brownfield assessment and remediation efforts in many ways, including:

- The DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with individuals in your community to answer questions and discuss local plans, options and best practices.
- The DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining U.S. EPA funding for this grant application is consistent with community needs, is vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

**FY26 Cleanup Grant: Site(s) Eligibility, Characterization, and Readiness for Remediation**

For FY26, EPA requests that certain applicants for cleanup grants submit a letter from the state describing property eligibility and whether there is a sufficient level of site characterization from the environmental site assessment(s) for the remediation work to begin on the property(ies).

- **Eligibility.** According to the information provided by the applicant in the attached request, dated January 22, 2026, the described properties are eligible under Wisconsin's cleanup program and its governing administrative code, Wis. Admin. Code chs. NR 700-799, and statute, Wis. Stat. ch. 292. The state cleanup program is regulatory and nonvoluntary. Based on the information provided, this property will also be eligible for the Voluntary Party Liability Exemption (VPLE) program under Wis. Stat. § 292.15; however, the CDA does not intend to enroll this project in the VPLE program.
- **Site assessment and characterization status.** Site characterization is not yet sufficient to allow remediation work to begin on the site. For the property described in the attached request, dated January 22, 2026, the applicant stated the following:

- *Phase II Environment Site Assessment (ESA) activities began in October 2025 including soil and groundwater sampling. Various constituents were detected above regulated levels at samples across the site, including metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs); however, significantly elevated concentrations of TCE were detected in a sample located near the vicinity of the presumed location of a former TCE UST. Additional delineation sampling for soil and groundwater have identified two areas of TCE contamination within the northern parcel of the site, with maximum TCE concentrations in soil at 3,800,000 ug/kg and groundwater at 120,000 ug/L in the vicinity of the former tank area. Additional sampling is required to fully delineate the area of impact on site. A Notification of Hazardous Substance Discharge Form (4400-225) was submitted based on the Phase II ESA sampling for the site on January 8, 2026.*
- *The Community Development Authority (CDA) intends to continue site investigation activities in the area of the TCE tank in late Winter and Spring 2026 for submission by June 15, 2026 of a focused NR 716 Site Investigation (SI) and NR 724 Interim Remedial Action Plan (IRAP) for WDNR review. After which, remedial cleanup activities would be conducted in late 2026 into early 2027 followed by an Interim Action Documentation Report and subsequent site wide SI prior overall site redevelopment. This initial 2026 effort is focused on the TCE hotspot.*

Based on the information provided by the applicant, the DNR believes that, at this time, additional assessment is needed to sufficiently characterize the site for the remediation work to begin.

Sincerely,



Christine T. Sieger, Program Director  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources

Attachment:  
Request dated January 22, 2026

cc:  
David Hanson, DNR SER – david.hanson@wisconsin.gov  
Margaret Brunette, DNR SER – margaret.brunette@wisconsin.gov