



R05-26-C-026

RE: FY2026 EPA Brownfields Cleanup Grant Application

The Redevelopment Authority of the City of Stevens Point, Wisconsin is pleased to submit this proposal for FY2026 Brownfields Cleanup Grant funding. Below we provide the information requested.

1. Applicant Identification:

Redevelopment Authority of the City of Stevens Point, Wisconsin
1515 Strongs Avenue
Stevens Point, WI 54481

2. Website URL: <https://stevenspoint.com/>

3. Funding Requested:

- (a) **Grant Type:** Single Site Cleanup
(b) **Federal Funds Requested:** \$3,964,223

4. Location: This project will serve the City of Stevens Point, Wisconsin, which is located in Portage County in the State of Wisconsin.

5. Property Information:

- (a) **Property Name:** Former Shopko Redevelopment Site
(b) **Property Address:** 5 Contiguous Parcels with addresses listed below as shown on Attached Map:

- 1200 Main Street (Northern Portion of Parcel #281240832202950);
- 0 Main Street (Northern Portion of Parcel #281240832202969);
- 0 Strongs Avenue (Parcel #281240832202972);
- 0 College Avenue (Parcel #281240832202804); and
- 0 Main Street (Parcel #281240832202814);
Stevens Point, WI 54481

6. Contacts:

(a) **Project Director:**

Chris Klesmith, Economic Development Specialist
(715) 341-4171

cklesmith@stevenspoint.com

Redevelopment Authority of the City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481



(b) Chief Executive/Highest Ranking Elected Official:

Mike Wiza, Mayor of the City of Stevens Point
(715) 346-1570
mwiza@stevenspoint.com
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

7. Population (2019-2023 US Census Bureau estimate):

(a) City of Stevens Point: 25,497

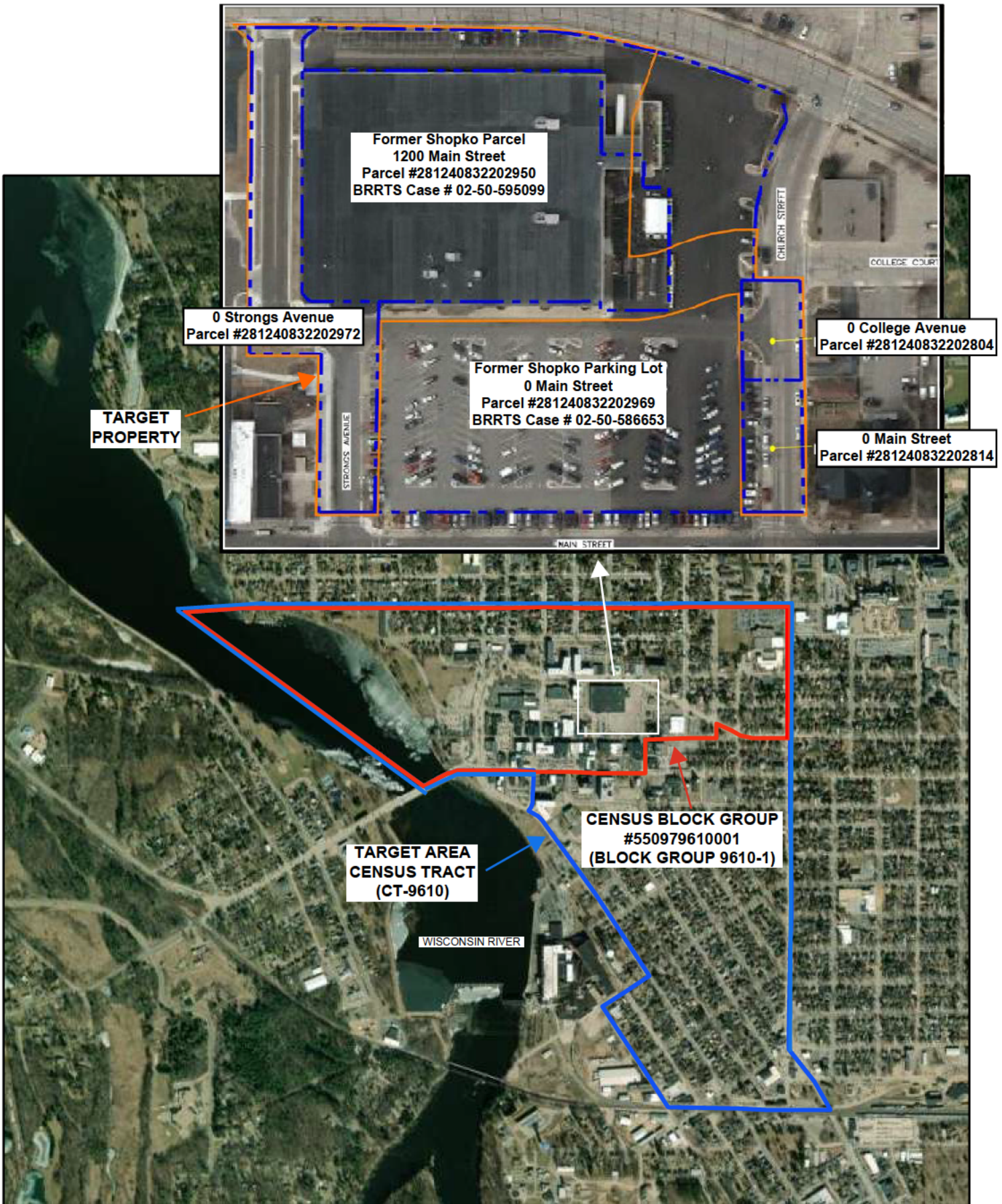
8. Other Factors Checklist:

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
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.	Page 4
The proposed 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).	N/A
The proposed site(s) is in a federally designated flood plain.	Page 3
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed site(s) will incorporate energy efficiency measures.	Page 2 & 3
The proposed project will improve local resilience to the impact of extreme weather events and natural disasters.	Page 3
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

N/A: Other factor is Not Applicable

9. Releasing Copies of Applications: Not applicable.

FY2026 EPA Brownfield Cleanup Grant - Former Shopko Redevelopment Site
Redevelopment Authority of the City of Stevens Point, Wisconsin



1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION: Target Area & Brownfields

1.a. Overview of Brownfield Challenges & Description of Target Area: The City of Stevens Point (the City; Population 25,497), is geographically located in the center of Wisconsin (WI), along the banks of the historic Wisconsin River in Portage County. Development in Stevens Point began in the early 1800s via European settlement focused on lumber and agricultural pursuits. Prominent businesses were established in the late 1800s which included multiple lumber mills, the Stevens Point Brewery (opened in 1857 and open today), and the Lullabye Furniture Corporation (established in 1895). The bustling Market Square in the City's downtown, comprised of 0.5 square miles of land east of the Wisconsin River, was a favored trading spot for farmers and other businessmen, as well as a social gathering place for residents. Densification of the Downtown (Census Tract #55097961000 [CT9610]), the **Target Area** of this grant, accelerated in the late 19th and early 20th centuries with population growth spurred by an excelling economy, ample employment opportunities, and establishment of the University of Wisconsin Stevens Point (UWSP) in 1895.

Like other "rust belt" cities in the Midwest over the past several decades, Stevens Point has been forced to transform from a primarily manufacturing economy to a services-based one by adding jobs in health care, professional services, and retail trade. Due to manufacturing divestment, the remaining facilities became antiquated and eventually closed. Target Area residents soon found themselves unemployed and the former manufacturing and commercial facilities became blighted brownfield sites, inhibiting connectivity and posing environmental risks. Disinvestment spread to residential areas, evidenced by the Target Area being home to the City's highest concentration of residences living in poverty. **Poverty rates in the Target Area (25.4%) are more than double the county (10.2%), state (10.6%), and national (12.4%) averages.**¹ The impact is clearly demonstrated with residents in the Target Area experiencing **persistent poverty** over the past three decades and the decrease in household incomes (approximately **50% less than the county, state, and nation**), the direct results of wage stagnation and loss of manufacturing jobs which forced the semi-skilled workforce to find other sources of employment often at half their past wages.¹ All these factors, along with lack of affordable housing and childcare, make it difficult for the City to attract or retain young professionals.

In response to the shifting economic landscape, the City developed a ***Downtown Targeted Area Master Plan (Master Plan)***.² The *Master Plan* calls for increasing connectivity and maintaining the historic commercial capacity while adding new opportunities for mixed-use living, employment, entertainment and a transit center at infill sites. Because the City's downtown is fully developed with no available greenspace, continued economic growth in the downtown has been increasingly dependent on successful redevelopment of historic manufacturing and commercial properties.

According to the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System, approximately 466 known environmental releases exist within the City, 32 of which are situated within a ¼-mile of the Target Area and adjacent low-income and economically impoverished residents.³ The brownfield inventory completed during the City's FY19 community wide assessment grant (CWA) identified 62 potential brownfield sites in the Target Area. These potential sites include gas stations, dry cleaners, auto repair, and commercial/manufacturing facilities. The parcels where these industries once thrived are now vacant or underutilized, blighted, and/or pose a financial burden on the City as the brownfield sites divert money from municipal projects and erode the tax base. The Redevelopment Authority of the City of Stevens Point (**RDA; the grant applicant**) is seeking this US Environmental Protection Agency (EPA) cleanup grant to provide much-needed funding to continue revitalization efforts, aligning with community needs outlined in the *Master Plan* and bringing catalytic improvements to resident quality of life by addressing significant blight, poor economic conditions, and welfare issues discussed in Section 2.b. Specifically, the grant-funded cleanup will remediate environmental concerns leaving the RDA with a shovel-ready site, ultimately supporting the development of affordable housing, childcare services, a transit center, and improved community connectivity in the City's downtown core.

1.b. Description of the Proposed Brownfield Site(s): This grant-funded project will remediate a portion of the Former Shopko site consisting of five contiguous parcels with addresses centered around 1200 Main Street in the City's downtown core. To facilitate redevelopment, the RDA intends to reconfigure the current parcels with the cleanup efforts funded by this grant to include 4.51-acres of the former Shopko site south of Centerpoint Drive and bound by Church Street and Strongs Avenue to the east and west, respectively, and herein referred to as the "**Target Property**" (see page 3 of narrative information sheet for Target Property layout). The Target Property historically consisted of small commercial and residential properties with historic rights-of-way (ROWs) until it was developed into a Shopko retail store and adjacent parking lot from the 1980s until 2019 when Shopko declared bankruptcy and closed its doors two months later.

Following Shopko closure in the Target Area, the City utilized USEPA-awarded FY19 and FY22 CWA grant funds (Cooperative Agreement Nos. BF00E03052 & BF00E02413) to conduct pre-purchase due diligence and environmental site assessments (ESAs) between 2020 and 2024. Phase II ESAs and a Site Investigation (SI) of the Target Property identified widespread Resource Conservation Recovery Act (RCRA) metals, volatile organic compounds (VOCs), chlorinated VOCs (CVOCs) including tetrachloroethene (PCE), and polycyclic aromatic hydrocarbons (PAHs) in soil exceeding cleanup standards for direct contact exposure and/or groundwater protection limits for non-industrial sites. PAHs were also detected in the soil in excess of cleanup standards for industrial sites. Groundwater ranges in depth from 10 to 14 feet below grade and contains petroleum and CVOCs such as PCE and its daughter products. The concentration of VOCs detected in both soil and groundwater poses a vapor intrusion concern and will require the installation of a sub slab depressurization system (SSDS) for any future developments. Furthermore, soil containing VOCs is not suitable for reuse

¹ <https://www.policymap.com/> 2019-2023 data available online via subscription

³ <https://apps.dnr.wi.gov/rrbotw/botw-search>

² 2024 *Downtown Targeted Area Master Plan*, <https://stevenspoint.com/>

on-site and will require landfilling once excavated. Identified contamination is a product of historical commercial uses (i.e., multiple filling stations, automotive repair shops, print shop, and laundry/drycleaner businesses) formerly on or adjacent to the Target Property as well as historic fill.

The City acquired the Target Property through simple purchase in November 2023 and November 2024. In the Summer 2024, the City razed the ~90,000ft² former Shopko building, leaving behind a large vacant grass covered lot and asphalt parking space. Given the planned reuse of the site for residential, commercial, and public transit; cleanup activities are needed to address contamination that poses a risk to human health and welfare. The Target Property is currently owned by the RDA who acquired the Property from the City in August 2025 to better position the site for redevelopment.

Revitalization of the Target Area: 1.c. Reuse Strategy & Alignment with Revitalization Plans: According to the City's *Master Plan*, the Target Property represents the City's greatest potential to immediately address Target Area housing insecurity, enhance transportation options/connectivity, and catalyze economic investment. Specifically, planned reuse of the Target Property includes a new 50-unit residential housing building with a day care on the northeast portion of the Target Property to be constructed by Commonwealth Development Corporation (Commonwealth) per the executed Development Agreement dated 12/4/25. The RDA also plans to help the City construct a modern transit center on the northwest portion of the Target Property that will provide a much-improved hub for public transportation (i.e. buses) and protect users from outdoor elements. As part of the project, the City has completed plans to extend College Court through the Target Property extending to the west; the northern portion of Strongs Avenue will be relocated through the Target Property to reconnect to Union Street to the north; and two parcels will be dedicated to Church Street. The proposed transit center and new roadways will enhance community connectivity and accessibility between residential neighborhoods to the north and City's downtown commercial center. The proposed transit center will also improve the City's public transportation system connecting residents to employment opportunities, grocers, healthcare, and other services City-wide.

The reuse strategy for the Target Property is the direct outcome of the revitalization goals identified in the May 2024 *Master Plan* established with input of residents, stakeholders and project partners through a series of public engagement sessions between 2019 and 2023. The *Master Plan* promotes the reuse of infill sites (brownfields) to rejuvenate the community and identifies catalyst projects, specifically the Target Property. The *Master Plan* calls for reuse options for the Target Property (an exhibit to the *Master Plan*) to promote housing opportunities and commercial/mixed-uses expected to spur reinvestment and redevelopment in the Target Area and advises enhancing the transit hub to provide improved connectivity between neighborhoods and the downtown through street realignments. While the development addresses the housing needs in the downtown, it also serves to catalyze economic activity in the historic retail and entertainment district – as promoted by the Wisconsin Economic Development Corporation, customers within walking distance visit businesses twice as often, and the average upper floor residential unit adds an average of \$9,000 in customer demand to the immediate area and \$13,000 in total non-housing spending.

The **2023 Housing Task Force Report** identified four primary goals the City should attempt to consider when it comes to housing.⁴ Two of these goals align directly with community priorities and reuse plans for the Target Property and include: 1) the need to decrease housing insecurity and 2) the benefits of diversifying and expanding the City's housing stock for **all** residents. The task force also referenced the recommendations of the City's **2017 Housing Study** which noted the need to include more multi-family housing downtown, specifically near Main Street. In Stevens Point, it is estimated over ¼ of residents are cost burdened or spend over 30% of their income on housing.¹ Additional low- and moderate-income (LMI) housing and transit center improvements will provide safe, energy-efficient living opportunities for sensitive populations of the Target Area and place these individuals within easy reach of public transportation that expand employment opportunities. The residential development proposed for the site will increase population density of downtown Stevens Point, resulting in more residents participating in the economy of the downtown. The increase in residential density in the Target Area will ultimately increase demand for commercial services, attracting businesses such as a grocery or convenience stores to downtown and alleviating food insecurities to LMI residents who experience the highest rates in the county. The addition of a childcare facility will also benefit families seeking daycare options for child development while allowing parents to grow their careers. The facility will also temporarily provide childcare coverage for the UWSP University Child Learning and Care Center which will be temporarily disrupted by a building reconstruction project.

The reuse plan also aligns directly with the five **housing, transportation and economic development goals** outlined in the City's **Comprehensive Plan** amended in 2023, specifically the following: **Housing goals** 1) promote availability of adequate and affordable housing for the elderly, disabled, and low-income; 2) reemphasize residential development at downtown locations in conjunction with retail and commercial development. In recent years, completed housing projects have supported market rate units and units for the elderly and disabled, but there has been no successful project to enhance access to housing for low-income residents. The primary **transportation goals** addressed are to 3) discourage roadways from becoming barriers to movement, which is achieved by realigning Strongs Avenue to Union Street to enhance all transportation methods in and out of the downtown. **Economic Development goals** addressed include 4) identify residential, commercial, and industrial properties in need of redevelopment and assign government agencies, programs, and resources to implement redevelopment; and 5) provide necessary transportation and utility infrastructure to support modern commercial and industrial needs that work to provide a metropolitan approach to transportation.⁵ As the costs

⁴ 2023 City of Stevens Point Housing Taskforce Report, <https://stevenspoint.com/>

⁵ Stevens Point Comprehensive Plan, <https://stevenspoint.com/>

of housing and transportation consume a greater share of residents' income, constructing the transit center adjacent to the proposed housing development will be necessary to meet the needs of residents and local businesses alike.

The northern edge of Target Property is located within a federally designated 500-year floodplain.⁶ The Target Property has been historically covered entirely by hardscape surfaces that have not offered any protection from flooding or contaminant migration protection to the community. The proposed reuse plans will provide landscape and engineered caps to prevent direct contact and migration of residual contamination, while also adding an additional 0.9 acres of green space to allow for infiltration of surface water to mitigate flooding in the Target Area.

1.d. Outcomes & Benefits of Reuse Strategy: The proposed reuse strategy for the Target Property will foster economic growth for the downtown through the addition of affordable housing, providing access to childcare, improving the City bus transit center, increasing road connectivity, and ultimately reducing food insecurity. Per the goals of the *Master Plan*, revitalization of the Target Property revitalization aims to support families, strengthen the workforce, and improve downtown's economic vitality. The following are benefits/outcomes that will be generated with this reuse strategy each ultimately improving the economic landscape of the Target Area following cleanup and redevelopment:

- **Increase Affordable Housing Options:** The development plan for the Target Property includes adding 50-LMI housing units to downtown that will help address the City's workforce and LMI housing burden. Commonwealth Development Corporation, recognized by *Affordable Housing Finance* as a Top 30 U.S. Affordable Developer annually between 2018 and 2024, intends to construct the building to achieve a "Gold Net Zero" efficiency rating and have the structure certified through the Wisconsin Environmental Initiative's Green Built Home program.⁷ Use of high efficiency windows/doors, EnergyStar rated appliances, and LED lighting will minimize the development's long-term impact on the environment while reducing heating/cooling, water, and electrical costs that are often financial burdens on LMI tenants.
- **Reducing Food Insecurities:** According to the Portage County Conduit, a collaboration between the Portage County Health and Human Services Department and United Way, the Target Area lies in an area with the highest Food Insecurity in the county.⁸ This is largely due to the number of LMI residents within the City and their proximity to their nearest grocery retailer (over 0.5-miles away). Redevelopment of the Target Property for residential dwellings will increase population density downtown which is expected to increase the business case for food retailers expanding their operations to the Target Area. Placing grocers into more neighborhoods allows better access for residents who do not own a vehicle or cannot afford transportation due to poor economic status. However, until grocers open doors within the Target Area, the addition of the bus transit center will also improve residents' access to food and expanded affordable housing options will alleviate housing cost burdens, and allow LMI residents to choose healthier foods, such as local farmers market items that are locally grown.
- **Improve Childcare Access Supporting the Downtown Workforce:** According to the UW River Falls *2024 Portage County Childcare Survey*, about 56% of Portage County residents with children report struggling to find childcare. This has prevented 36% of these residents from entering the workforce, missing days, or reducing hours to support children while care isn't available. This absence from the workforce results in an estimated \$7.3 million per year loss to the County.⁹ The addition of a 6,000ft² childcare facility will provide meaningful coverage for residents who need to remain employed and ensure a further burden isn't placed on families sending children to the UWSP University Child Learning and Care Center during reconstruction of the facility.
- **Expand Public Transit Facilities and Community Connections:** Stevens Point's large geographic footprint relative to population isolates economically stressed members of the community who are unable to own a car (10% of Target Area residents).¹ A lack of transportation reduces available job opportunities and exacerbates food insecurities for LMI residents. The proposed modern transit center will increase connectivity in the Target Area and greater City by providing expanded bus service hours and routes to accommodate a wider range of workforce schedules and destinations. Transit improvements will expand employment opportunities and access to grocery stores to LMI residents City-wide. Increased pedestrian connectivity via the Church Street and Strongs Avenue realignments will have the further benefit of linking low-income neighborhoods north and east of the Target Property to the downtown commercial core and essential services via safe and healthy walking/biking routes.
- **Extreme Weather/Natural Disaster Resiliency:** Considering the City's location in the upper Great Lakes region of the U.S. and the Target Property's position within a federally designated 500-year floodplain, extreme weather and flooding are the primary hazards facing the Target Property. Proposed reuse plans will improve aging infrastructure by updating storm sewer lines, thereby increasing local resiliency and capacity to protect the area during extreme rain events. Proposed reuse within the Target Property post-cleanup includes the addition of permeable greenspace, which will further protect City infrastructure by allowing rain and snowmelt infiltration to the ground that would otherwise strain utilities. Buildings certified under the Green Built Home program will also contribute fewer carbon emissions annually and minimize burden placed on overloaded infrastructure during severe weather events.

Strategy for Leveraging Resources; 1.e. Resources Needed for Site Characterization; 1.f. Resources Needed for Site Remediation; 1.g. Resources Needed for Site Reuse: To date, the City has leveraged over **\$1,750,000** in local and state funds to acquire, demolish, and assess the Target Property. On December 4, 2025, the City/RDA entered into a Development Agreement with Commonwealth and dedicated another **\$1,450,000** in tax incremental district (TID) financing to Commonwealth for the housing and childcare facility. This grant **will be sufficient** to address the proposed

⁶ <https://hazards-fema.maps.arcgis.com/apps/webappviewer/>

⁷ https://www.weigogreener.org/g_bh.php

⁸ <https://www.pconduit.org/>

⁹ UW River Falls – Portage County Childcare Survey

cleanup of the Target Property and resources described below will be sufficient to complete the proposed redevelopment/reuse of the Target Property.

Table 1: Resources Needed for Site Characterization, Remediation, and Reuse

Wisconsin Economic Development Corporation (WEDC) - Grant Monies	\$250,000 - \$750,000
Purpose: 1.e and 1.f – (Site Characterization and Remediation)	Status: Eligible; Unsecured (WEDC ready)
Discussions with WEDC indicate the project is eligible to receive funds and the WEDC encouraged the RDA to apply for an Idle Sites Grant for road and utility infrastructure (up to \$250,000, maximum of one award) and Brownfield Program Grants for each private development (up to \$250,000 per award) for site redevelopment activities. While assessment work to date is substantially complete, funds from these grants could be used to <u>address unforeseen environmental conditions</u> encountered during construction (if needed) to complete site characterization and allow proposed remediation to continue.	
Wisconsin Department of Transportation (WISDOT) - Statewide Transit Planning Grant Program	\$100,000
Purpose: 1.g - Site Reuse (Transit Center Planning)	Status: Secured (Attachment A1)
Central Transportation, the public transportation agency that serves the City of Stevens Point and surrounding area, committed \$20,000 and received \$80,000 from the WIDOT through the Section 5304 program to complete planning and reuse design of the bus transit center. Planning began in December 2025 and is expected to be completed by November 2026.	
City of Stevens Point - TID Funding	\$1,450,000
Purpose: 1.f & 1.g – Site Remediation and Reuse (Residential/Childcare Building Const.)	Status: Secured (Attachment A2)
The City committed \$1,450,000 in TID for the multi-family development and childcare center and/or remediation.	
Commonwealth Development Corp (Developer)	\$15,452,478
Purpose: 1.g – Site Reuse (Residential/Childcare Building Const.)	Status: Secured (Attachment A3)
The City/RDA has secured a developer and entered into a development agreement to construct a 50-unit residential and daycare facility on a portion of the site. The developer plans to use Federal Low-Income Housing Tax Credits (LIHTC) (\$6,727,936), State LIHTC (\$3,615,389) with awards expected in May 2026, Wisconsin Housing and Economic Development Authority Long-Term Bonds (\$1,727,000), Federal Home Loan Bank of Chicago Affordable Housing Program funds (\$2,000,000), and Wisconsin Department of Administration HOME-American Rescue Plan funds (\$1,000,000). The Developer has agreed to defer their development fee of \$382,153.	
Federal Transit Administration (FTA) - Buses and Bus Facilities Grant Program (5339)	
Purpose: 1.g – Site Reuse (Construction Transit Center)	Status: Eligible; Unsecured
The Infrastructure Investment and Jobs Act - Buses and Bus Facilities Grant Program funds projects designed “to construct bus-related facilities including technological changes or innovations to modify low- or no- emission vehicles or facilities.” WISDOT acquires and distributes funding through the 5339 program, and Central Transportation would intend to use this as a primary source for the bus transit center. While the final cost of the bus transit center is not available until planning is complete, this program does require a 10% match that Central Transportation is committed to securing through other state or local means.	
US Department of Transportation (USDOT) - Better Utilizing Investments to Leverage Development (BUILD) Grant Program	
Purpose: 1.g – Site Reuse (Construction Transit Center)	Status: Eligible; Unsecured
The BUILD Grant Program offers funding for “...surface transportation infrastructure projects with significant local or regional impact.” The BUILD Grant allows project recipients to pursue multi-modal and multi-jurisdictional projects that are more difficult to fund through other programs. If WISDOT does not acquire funds through the 5339 program to distribute to municipalities, Central Transportation intends to seek this funding source for the bus transit center. No match is required.	

1.h. Use of Existing Infrastructure: The Target Property is an urban infill project already served by existing networks (roads, sidewalks, bike lanes, etc.) and utilities (water, sewer, gas, telecommunication, and 3-phase electricity) that will be reused as much as possible. Where additional infrastructure will be required, the RDA will pursue the most appropriate combination of funding resources, including TIDs, CDBG, state and federal grants, tax credits, and private or philanthropic capital, to support those infrastructure needs and ensure they do not impede redevelopment.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: Community Need

2.a. The Community’s Need for Funding:

The RDA is aware that redevelopment of key sites within the City is the only way to address community needs for affordable housing, childcare services, and improved connectivity discussed above. With no greenfield sites available for redevelopment near downtown, the RDA is forced to be opportunistic and facilitate redevelopment on infill brownfield sites. Key indicators of critical housing and persistent economic distress on **Table 2** clearly demonstrate the community’s need to alleviate current cost burdens and improve access to economic opportunity. A decline in economic conditions over the past 20 years is evident in the Target

Table 2: Indication of Community Need ¹	CT9610	Comparisons			
		City	County	WI	US
Population	2,266	25,497	70 K	5.9 M	332 M
(% change since 2000)	(-13%)	(7.8%)	(5.1%)	(7.7%)	(14.7%)
Poverty rate	25%	16%	10%	11%	12%
Mean household income	\$37,734	\$56,218	\$73,284	\$75,670	\$78,538
Renter-occupied housing	66%	43%	25%	28%	32%

BOLD & RED indicates worse than or equal to City/County/Wisconsin/US values.

Area as 25% of residents within CT9610 are living in poverty compared to 16% of City residents. This represents a **20% increase in poverty rate** and a **13% decrease in population since 2000**.¹ Average household incomes in CT9610 account for only half of the national average, with residents in the Target Area experiencing a **14% decrease** of income in the past five years.¹ With low household incomes, it’s no surprise 66% of households in the Target Area are currently rented. The average income of renters in CT9610 is \$30,966, significantly less than the county (\$41K), state (\$47K) and nation (\$51K), of which 26% of household income is spent on rent.¹ For families within the Target Area, the high annual cost of childcare (\$24K) for a working couple with two children, compounded with housing costs, represents a significant burden which contributes to escalating poverty rates in the Target Area.¹⁰ The proposed LMI housing redevelopment/childcare facility on the Target Property intentionally addresses these needs to begin reversing the economic condition of downtown.

Being a rural community with **small population (25,497)** and higher than average **low-income (Table 2)**, Stevens Point **lacks financial resources** for brownfield environmental assessment, remediation and redevelopment. Due to its size, the City **does not** qualify for Entitlement Funds from HUD or funding from the US Department of Agriculture (USDA).¹¹ While funding could be sought elsewhere, state funds for environmental projects have decreased 29% since 2010, the 10th largest decline in the country.¹² County budgetary demands limit local funding options, municipal funds are restricted by law for designated purposes, and lenders will not loan funds for remediation without egregious interest rates/terms.

While invested in the redevelopment of the Target Property, the City is simultaneously managing projects with **competing needs**, including reconstruction of Division Street/Business 51 (\$50 million) and expansion of rail to the City’s industrial park (\$3.5M) to retain and expand jobs. Therefore, the City’s investment of additional TID funds for cleanup activities beyond the \$1.45 million committed for the proposed residential and commercial reuses in the Target Area is severely limited. Without EPA grant funding, the cleanup of the Target Property would not take place, and as a result, redevelopment would not be financially feasible.

2.b. Health or Welfare of Sensitive Populations: Sensitive populations living in the Target Area, including children, women of child-bearing age (15-44 years old), elderly, disabled, and low-income residents (see **Table 3**), are most susceptible to health risks posed by brownfields due to vulnerable immune systems and lack of financial means to relocate. Acclimatization to unsafe physical conditions and exposure to contaminants through air, water, and land contribute to degraded health. Single-headed families, (18% of population) likely contribute to the 11% of residents in the Target Area without health insurance, twice the rate of the state.^{1,13} These conditions emphasize the need for cleanup and redevelopment of the Target Property to reduce contaminant exposure risk and improve community health and welfare of sensitive populations.

Category	Percentage
Children (<18 years)	12%
Women (15-44) ¹³	27%
Elderly (>65 years)	10%
Disabled	16%

Lack of Healthy Housing. Blight associated with brownfields contributes to 13% of homes in the City valued below \$100K in historic neighborhoods adjacent to the Target Area. The combination of neglected sites and lack of market competition (landlords) or more desirable neighborhoods (owner-occupants) further reduces the incentive for landlords/homeowners to invest in renovations to reduce exposure risks, such as mold.¹ Mold, if not addressed, has been linked to increased likelihood of asthma in children, evidenced by children in Portage County (6.4%) having a higher susceptibility to having asthma compared to adjacent Marathon County (4.2%).^{14,15} Additionally, nearly all available housing in CT9610 consists of homes built before the 1978 lead-based paint ban, resulting in **high risks** for lead exposure.¹ The lack of affordable safe housing therefore forces families with young children to live in older homes with high risk of lead exposure. According to the Urban Institute, housing insecurity is “...a real, persistent, and growing problem with implications for people’s education, health, and well-being...”.¹⁶ Assessment and redevelopment of brownfield sites utilizing this grant will (1) reduce health threats to children, women of child-bearing age, elderly, disabled, and low-income populations living in aging housing near brownfield properties by providing an additional affordable housing option, and (2) increase home values via blight elimination which incentivizes residents to conduct property maintenance.

Block Group	CT9610 Target Area	Comparisons		
		City	WI	US
Single-headed families	18%	18%	13%	13%
% without health insurance ¹³	11%	6.3%	5.3%	8.6%
Houses build before 1980	95%	62%	58%	51%
Households without vehicles	10%	8%	6%	8%

BOLD & RED = worse/equal conditions than City/WI/US

Transportation. A high proportion of households in the CT9610 (10%) lack a vehicle, which can be linked to high poverty rates and low income. Without a vehicle or reliable transportation, sensitive populations have difficulty seeking, obtaining, and traveling to employment, further feeding the poverty cycle. For instance, 32% of disabled citizens in the Target Area are unemployed, contributing to **more than half of the disabled population living in poverty**.¹ Target Property reuse strategies will reduce poverty through business growth and employment opportunities accessible to all residents including those without vehicles. For remaining residents, increased street connectivity will encourage alternative transportation methods such as walking and biking which are healthy options that alleviate traffic and reduce vehicle emissions.

Food Insecurity. Residents in CT9610 face significant food insecurity. CT9610 is considered “low income, low access” by the USDA, indicating individuals travel more than 0.5 miles to the grocery store, which is difficult residents with no vehicle

¹⁰ <https://livingwage.mit.edu/>

¹¹ <https://www.hudexchange.info/programs/cdbg-entitlement/>

¹² <https://www.wpr.org/>

¹³ <https://data.census.gov/> (2019-2023)

¹⁴ <https://www.epa.gov/children/mold-exposure-and-respiratory-conditions>

¹⁵ <https://www.cdc.gov/asthma/national-surveillance-data/> (2019-2021)

¹⁶ <https://www.urban.org/research/publication/>

access.¹ Stagnant population growth in the Target Area has proven to be a barrier for enticing grocers to relocate or expand near the downtown. By increasing residential density and transportation access to the Target Area, constructing a grocery store downtown becomes more plausible, and the introduction of a LMI residential project will improve low-income residents' ability to participate in the local seasonal market.

Welfare improvement from grant/reuse strategy. Commercial and residential redevelopment of the Target Area utilizing this grant will enhance quality of life through diversification of housing options including live/work and workforce housing. In addition, the exposure threat of contaminant sources of toxic chemicals in soil, groundwater, air, and direct contact exposure for area residents, especially those living in poverty in the Target Area will be eliminated.

2.c. Greater Than Normal Incidence of Disease & Adverse Health Conditions: Cancer. Contamination from hazardous substances and petroleum compounds at the Target Property, including VOCs, PAHs, and heavy metals, are known to cause a variety of severe health effects, including cancer. Given the presence of PAHs in the Target Area, a known carcinogen, it is not surprising the greater incidences of colorectal cancer in Portage County (37.4 per 100,000) than Wisconsin (34.9 per 100,000).¹⁷ Compared to the state and one or more adjacent counties, incidence rates of liver and intrahepatic bile duct, pancreatic, and testicular cancers are also higher in Portage County. **Asthma.** The USEPA Toxics Release Inventory reported 35,476 lbs. of toxic chemical waste generated from 9 facilities in the City in 2024.¹⁸ Of the reported chemicals released, certain glycol ethers account for 46% of toxic chemicals, commonly used as solvents in industrial and household cleaning products and paint, which have been described as triggers for developing or worsening asthma in adults, evidenced by increased rate of emergency department visits for asthma in Portage County (27.6 per 10,000) compared to adjacent Marathon County (14.6 per 10,000).^{19, 20} Poor air quality puts vulnerable residents with asthma (12% of Target Area vs. 9.8% of US) at risk for developing serious illnesses or death.²¹ **Birth Defects.** Structural changes at birth are tied to pregnant mothers living in polluted environments.²² Increased annual average air concentrations of naphthalene and diesel particulate matter were monitored in the Target Area, compared to surrounding communities.²³ While not available for the Target Area, the Centers for Disease Control and Prevention (CDC) indicates the prevalence of cleft lip with cleft palate birth defects per 10,000 live births is greater in Portage County than four of the five adjacent counties, based on the CDC National Environmental Public Health Tracking Network.²³

Cleanup and reuse of the Target Property funded by this grant will address these health concerns by contaminant source removal, capping residually impacted soil to prevent direct contact, and increasing healthy living opportunities as summarized in Section 1.d. in which multigenerational housing for low-income families will be constructed.

2.d. Economically Impoverished/Disproportionately Impacted Populations: Economically Impoverished. Residents living adjacent to brownfield sites are faced with disproportionate economic hardships with more than 25% of residents in the Target Area living in poverty and **burdened with persistent poverty** for over three decades. Sensitive populations in the Target Area are disproportionately impoverished, evident by increased rates of poverty among women of child-bearing age (8%) and disabled (52%) populations in the Target Area where contamination to soil and groundwater from former industrial operators persists.¹ The Target Property reuse strategy will increase the supply of affordable housing and childcare relative to current economic conditions, thus creating more market demand for local commercial development in the Target Area. This influx of residential density and activity will help catalyze further commercial development and increase the supply of employment opportunities and needed businesses.

Environmental Consequences. Air Pollutants: According to the USEPA's geospatial mapping tool, EnviroAtlas, air pollutants such as diesel particulate matter (PM) and benzene are released into ambient air at greater concentrations in the Target Area than the county or state.²⁴ The high concentrations of diesel PM are likely tied to the Target Area's proximity to high-volume roads resulting in increased air pollution from vehicle emissions.²⁵ Inhalation of pollutants increases risk of cancer, which is the leading cause of premature death under age 75 in Portage County.²⁶ Those who walk to work (22% of workers in Block Group 9610-1) are at greater risk of air pollutant exposure.¹ **Lead Exposure:** The number of children (birth to 6 years old) being tested for lead poisoning in the Target Area has decreased 46% over the past decade, significantly reducing the community's ability to identify children with elevated blood lead levels.²⁷ Lead is a known constituent of concern in the Target Area, where **95% of homes** were built before the lead paint ban instituted in 1978; therefore, children remain at **high risk** of exposure.¹ However, as less children are being tested, cases of lead poisoning are likely going undetected and untreated, allowing preventable developmental and cognitive disabilities among children to persist unnoticed.²⁸ Cognitive disabilities affect 10% of the Target Area - double the State/US rate (5%).¹ The lack of lead testing in the Target Area reinforces disproportionate impacts on low income families prone to living in older homes and lacking adequate resources to prevent exposure. **Reducing health risk from grant/reuse strategy:** In addition to removing contamination mass and source areas from former industrial operations in the Target Area as part of this grant, the proposed reconstruction of Strong Avenue and Church Street will reduce traffic congestion and improve flow of vehicles through downtown. Increased residential proximity to downtown employers and public city-wide transit will also encourage walk- and bike-friendly commutes that ultimately decrease diesel PM emissions. Healthy living by way of new housing will also provide low-income families with children lead-free living spaces.

¹⁷ <https://www.dhs.wisconsin.gov/epht/cancer.htm> (2018-2022)

¹⁸ <https://edap.epa.gov/public/extensions/TRIToxicsTracker/> (2024)

¹⁹ <https://www.health.state.mn.us/communities/environment/air/toxins/>

²⁰ <https://www.dhs.wisconsin.gov/asthma/facts.htm> (2022-2024)

²¹ <https://www.cdc.gov/places/index.html> (2018-2022)

²² <https://pmc.ncbi.nlm.nih.gov/articles/PMC4837606/>

²³ <https://ephtracking.cdc.gov/DataExplorer/>

²⁴ <https://enviroatlas.epa.gov/enviroatlas/interactivemap/>

²⁵ <https://www.atsdr.cdc.gov/place-health/php/eji/eji-explorer.html>

²⁶ <https://www.countyhealthrankings.org/health-data/wisconsin/portage>

²⁷ <https://www.dhs.wisconsin.gov/epht/lead.htm>

²⁸ <https://www.cdc.gov/lead-prevention/symptoms-complications/>

Community Engagement: 2.e. Project Involvement & 2.f. Project Roles: The importance of community input and engagement cannot be understated. RDA staff will partner with the City to conduct outreach and engagement efforts mirroring those used by the City during preparation of the *Downtown and Division Street Plans* and implementation of the City’s recent USEPA assessment grant. The RDA will borrow successful strategies used during these projects to collaborate with local stakeholders, redevelopment community, environmental groups, and neighborhood organizations that serve impoverished or sensitive populations living in or near the Target Area. The RDA board members will serve as the brownfield advisory committee (BAC) and bring community organizations and project partners into the process to learn about critical brownfield details (site selection, cleanup, and future reuse). Feedback gathered from the BAC over the course of the project will guide cleanup and future reuse strategy decisions. Key partners/community organizations and their roles are listed in Table 5 below.

Table 5: List of Organizations/Entities/Groups & Roles

Entity’s mission	Contact (name & email)	Specific Involvement
Downtown Business Improvement District (BID)		
“Allow businesses within those districts to develop, manage and promote the districts, and establish an assessment method to fund these activities.”	Karen Margelofsky kmargelofsky@stevenspoint.com	Identify resources to attract commercial businesses. Inform development decisions regarding the Target Area.
Portage County Business Council (PCBC)		
“Serve and expand our business community by working together with business professionals in our region, providing opportunities, information services and advocacy.”	Michael Witte michaelw@portagecountybiz.com	Integrate business input to promote community and economic development. Gather input and represent its membership.
Stevens Point Housing Authority (SPHA)		
“To provide quality, affordable, and safe housing for low to moderate-income individuals and families in Stevens Point.”	Idowu Odedosu iodedosu@spha-wi.org	Inform City residents, boards, and commissions regarding the need for additional affordable housing units and the needs of their residents in the design of the bus transfer center. The transfer center will be less than 700 feet from their primary residential facility, which consists of 50 one-bedroom units.
University of Wisconsin - Stevens Point (UWSP)		
“To provide programs that help communities become more vibrant, healthy, prosperous, and sustainable.”	Pratima Gandhi (Interim Chancellor) pgandhi@uwsp.edu	UW Stevens Point UCLCC staff will provide input into the childcare and transit center designs as stakeholders in the project. MSTC and UW Stevens Point students will solicit input for transit center design as beneficiaries of the service, and as prospective residents of new development.
Mid-State Technical College (MSTC)		
“Transforming lives through the power of teaching and learning.”	Shelly Mondeik or Ben Nusz Shelly.Mondeik@mstc.edu ben.nusz@mstc.edu	
Partnering Together of Portage County		
“Increase collaboration between social service providers to increase the quality of social supports available to residents in Portage County.”	[REDACTED]	Coordinate input from unhoused residents in the redevelopment of brownfield sites and proposed public services.
Happy Places Central Wisconsin		
“Foster dialogue about the design of the City, create support for more people-centered design, and encourage people to become advocates for thriving communities.”	Ju [REDACTED] [REDACTED] [REDACTED]	Host events for attendees to observe and discuss the Target Area using “Happy City” by Charles Montgomery, Strong Towns content as a foundation, exploring how design of the project and future projects will impact residents’ overall wellbeing.

2.g. Incorporating Community Input: Incorporating community input in decision-making and planning stages at the Target Property is a continued priority for the RDA. Within one month of the award, the RDA will develop a site-specific Community Involvement Plan (CIP) utilizing the BAC to engage the community and local businesses in the cleanup and overall redevelopment of the Target Property. **The CIP will deliberately involve community members directly affected by project work while providing information and opportunities for feedback,** including how and when input will be solicited, considered, and responded to. The approved CIP will be instituted in Fall 2026 and facilitated by the BAC.

The plan for communicating progress will at a minimum include: (1) A press release and public meeting following award to present general information on the cleanup grant and solicit input from the community on concerns related to remediation and subsequent redevelopment. The meeting facilities will be Americans with Disabilities Act (ADA)-compliant to accommodate needs of sensitive populations (i.e., disabled or elderly) and interpreters will be provided as necessary to address the concerns of non-English speakers; (2) Publication of program information and documents on the City’s website ([Brownfield Page](#)); (3) Provide notices to stakeholders to circulate among their networks; (4) Publication of program information and documents in the local newspaper, on the City’s website, and on social media for increased visibility to key information related to pertinent programs or topics; and (5) Post notices and program documents at area libraries. While these public meetings will be offered in-person, the community may also attend virtually via an online platform (e.g., Zoom, Microsoft Teams), for residents without vehicles and/or childcare access

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Proposed Cleanup Plan: Contaminated Media to be Addressed: Hazardous substances (e.g. PAHs, VOCs, and RCRA metals) were detected in soil across the Target Property at concentrations greater than applicable health-based direct contact and groundwater protection standards, rendering the site unsuitable for multi-family residential redevelopment or public transit center reuses in current form. Groundwater sampling results also identified arsenic, PAHs, and VOCs exceeding applicable groundwater quality standards. The existing VOC impacts in both soil and groundwater pose vapor intrusion concerns for future redevelopment(s). Institutional controls to maintain engineered barriers to prevent contact with contaminated soil will be established by the RDA and developer following construction. The proposed cleanup is compatible with the intended reuse plans.

Cleanup Method and Disposal Requirements: The selected remedial approach to be completed by appropriately licensed/certified remedial contractors, with work overseen by a Qualified Environmental Professional (QEP) firm and regulatory agencies (EPA and WDNR) under this grant include: (1) Pulverizing existing asphalt parking lot, removing concrete areas and sidewalks, and surficial soil to access subsurface for cleanup; (2) Excavation/offsite disposal of impacted soil from Target Property; (3) Importing clean fill and topsoil onsite for softscape caps and provide stable sub-base beneath impermeable asphalt and concrete pavements; (4) Constructing sidewalks adjacent streets to serve as hardscape; (5) Designing SSDS for the multi-family residential building/daycare to mitigate the risk from harmful vapors from underlying CVOCs in soil and groundwater. The SSDS installation will be completed by the developer and associated costs are not included in this grant. (6) Writing a construction documentation report (CDR) following completion. All excavated soil will be handled as solid waste and transported/disposed to a local licensed solid waste landfill. Dewatering is not anticipated during excavation. Upon award, the Analysis of Brownfield Cleanup Alternatives (ABCA) will be finalized, groundwater monitoring wells abandoned, waste characterization sampling conducted to develop waste profiles, and a Remedial Action Plan/Material Management Plan (RAP/MMP) prepared for landfill, WDNR, and USEPA concurrence regarding the proposed cleanup. The RAP/MMP will further detail the cleanup methods described above to facilitate Target Property reuses as a multi-family residential, childcare facility, and transit center, as well as the construction of new utilities and infrastructure in the expanded road ROWs.

Description of Tasks/Activities & Outputs: **3.b. Project Implementation;** **3.c. Anticipated Project Schedule;** **3.d. Task/Activity Lead;** **3.e. Outputs:** The RDA has developed the appropriate tools and procedures to immediately begin implementation of this grant and execute key project activities within the performance period. The RDA will retain QEP and a remedial contractor to implement this cleanup grant per the requirements of 2 CFR 200.317-200.326 and 2 CFR 1500. The RDA is the current owner of the Target Property, therefore, work can begin immediately and completed within the grant period, as reflected in the task descriptions in Table 6 below:

Table 6: Summary of Tasks, Schedule, Leads, and Outputs

Task 1 - Activity: Program Management
3.b. Project Implementation: Procure/manage contracts for QEP and Remedial Contractor; prepare quarterly & annual financial reports, update ACRES database; attend two National Brownfield Conferences; prepare grant closeout report.
3.c. Anticipated Project Schedule: QEP procured by the time the Cooperative Agreement is issued (by Q1 FY27), Remedial Contractor procured (Q2 FY27). Quarterly progress reports will be submitted by Jan. 30th, Apr. 30th, Jul. 30th, and Oct. 30th of each year, with the first due on Jan. 30, 2027. Annual financial reports will be submitted by Oct. 30th of each year, with the first due on Oct. 30, 2027. National Brownfield Conference in Q3FY27. Grant closeout is expected to be completed no later than December 30, 2029 (Q1 FY30).
3.d. Task/Activity Leads: RDA Project Manager (PM) will lead this task with support from QEP
3.e. Outputs: QEP & Remedial Contractor procurement; (12) quarterly reports; (3) annual financial reports; (1) grant closure report.
Task 2 - Activity: Cleanup Oversight
3.b. Project Implementation: Finalize ABCA; prepare QAPP; abandon monitoring wells; complete waste characterization sampling & develop waste profiles; prepare RAP/MMP; SSDS design; develop bid specifications & secure permits; oversee cleanup activities & Davis-Bacon Act (DBA) compliance, prepare CDR; & environmental case closure request.
3.c. Anticipated Project Schedule: Finalize ABCA; prepare QAPP; abandon monitoring wells; complete waste characterization sampling; develop RAP/MMP & waste profiles for WDNR and landfill approvals during (Q1 & Q2 FY27). Design SSDS, develop bid specifications, secure permits & oversee cleanup once approved (Q2 & Q3 FY27). Complete DBA compliance records concurrent with <i>Task 3</i> . Prepare CDR in Q3-Q4 FY28. Case closure request by Q1 FY29.
3.d. Task/Activity Leads: RDA PM and QEP, with input from WDNR and USEPA PMs.
3.e. Outputs: ABCA; QAPP; well abandonment documentation; waste profiles; RAP/MMP; SSDS design; bid specifications; permits; DBA compliance documentation; & case closure request documents.
Task 3 - Activity: Cleanup (Remediation Contractor Only)
3.b. Project Implementation: Implement cleanup plan described in Section 3.a.
3.c. Anticipated Project Schedule: Q1 FY27 through Q3 FY29.
3.d. Task/Activity Leads: RDA PM, Remedial Contractor PM (to be retained in Q2 FY27 as part of <i>Task 1</i>) & QEP PM.
3.e. Outputs: Daily construction logs; landfill tickets, remediated property.

Task 4 - Activity: Community Outreach

3.b. Project Implementation: Prepare and implement a Site-Specific CIP, host public meetings to discuss Target Property cleanup & redevelopment plans; community outreach events.

3.c. Anticipated Project Schedule: Site-Specific CIP & first public meeting Q1 FY27, with public outreach activities will be ongoing over full project duration.

3.d. Task/Activity Leads: RDA PM and BAC, with input from QEP and community partners.

3.e. Outputs: Site-Specific CIP; meeting minutes & deliverables; presentation materials.

3.f. Cost Estimates: The total cleanup costs requested by the RDA are estimated to be \$3,964,223, outlined in Table 7. Personnel (\$38/hr) and fringe (\$12/hr) are an average of RDA staff. Contractual and construction estimates are based on responses to recent bids issued within the past year.

Table 7: Proposed Budget for Grant Funded Activities

Budget Categories		Task 1	Task 2	Task 3	Task 4	Total
		Program Management	Cleanup Oversight	Cleanup	Community Outreach	
Direct Costs	Personnel	\$3,952	-	-	-	\$3,952
	Fringe	\$1,248	-	-	-	\$1,248
	Supplies	-	-	-	\$2,500	\$2,500
	Travel	\$2,800	-	-	-	\$2,800
	Contractual	\$12,500	\$280,400	-	\$5,750	\$298,650
	Other (Fees)	\$700	-	-	\$700	\$700
	Construction	-	-	\$3,654,373	-	\$3,654,373
TOTAL BUDGET		\$21,200	\$280,400	\$3,654,373	\$8,250	\$3,964,223

Task 1 – Program Management = \$21,200

Cost Basis and Assumptions: Personnel/Fringe Costs of \$5,200 are budgeted for an estimated 104hr (@\$50/hr) of work by the RDA PM and staff to procure/manage QEP & remedial contractor, and review and submit all program reports. Travel Costs of \$2,800 are budgeted for expenses for two RDA staff members to attend one 3-day USEPA-sponsored National Brownfield conference. Travel costs are estimated on airfare costs of \$450/person (\$450 x 2 = \$900), hotel/meal costs of \$290 per person/day (\$290 x 2 x 3 = \$1,740 for 3 days), and costs for ground transportation and incidentals of \$80/person/event (\$80 x 2 = \$160). Contractual Costs of \$12,500 are budgeted for an estimated 100hrs (@ \$125/hr) for QEP to assist in completing required reports: preparation of quarterly reports and maintenance of the ACRES database (5hr/quarter* 16 quarters=80hr), annual financial (3 @ 2 hr each = 6 hrs); and grant closeout report (1 @ 10 hr = 10 hr). Other Costs of \$700 are budgeted for two RDA staff registration for the National Brownfields Conference (\$350 x 2 = \$700).

Task 2 – Cleanup Oversight: Total Budget = \$280,400

Cost Basis and Assumptions: This budget includes all contractual costs for remediation activities and oversight to be completed as part of the RDA’s USEPA cleanup grant. Contractual Costs of \$280,400 are budgeted for the following work to be performed by the QEP: complete pre-design waste characterization sampling (\$50,000, includes driller & lab costs); seal monitoring wells (9 wells @ \$800 per well); finalize ABCA, prepare QAPP, develop landfill waste profiles and prepare a RAP/MMP (100hr @ \$160/hr); prepare bid specifications & assist RDA in bidding (270hr @ \$160/hr); securing permits (40hr @ \$160/hr); remedial oversight & DBA documentation (65 days @ \$1,600/day); prepare CDR(s) (125hr @ \$160/hr); SSDS design(85hr @ \$160/hr); & environmental case closure request (125hr @ \$160/hr).

Task 3 – Cleanup: Total Budget = \$3,654,373

Cost Basis and Assumptions: Construction Costs of \$3,654,373 are budgeted for mobilization (\$337,947); construction staking (\$20,000); traffic control (\$20,000); erosion control (\$36,000); excavation of impacted soil, hardscape surfaces, and surficial soil (8,579 CY @ \$17/CY); excavation and placement of reusable soil (1,983 CY @ \$20/CY); curb and gutter removal (2,688 LF @ \$3/LF); sidewalk removal (5,265 SF @ \$1/SF); asphalt removal (not including roads 2,000 SY @ \$12/SY); and landfill disposal of materials (26,294 tons @ \$80/ton). To address direct contact concerns and complete Target Property redevelopment, the site will be capped with a combination of impermeable surfaces (asphalt [1,674 tons @ \$247,003]; concrete sidewalk [21,990 SF @ \$188,501]; concrete [5,400 SF @ \$15/SF] concrete driveway [590 SF @ \$7/SF]; curbs and gutters [3,166 LF @ \$20/LF]; detectable warning fields [300 SF @ \$42/SF]; playground cap [\$45,000]; overlaying road base gravel [6,200 CY @ \$20/CY]) and landscaped surfaces (2,068 CY of general fill @ \$40/CY, 620 CY of topsoil @ \$20/CY, and 416 CY of topsoil @ 25/CY). The contaminated soil excavations for utility installation will be backfilled with granular fill (\$43,000).

Task 4 – Community Outreach: Total Budget = \$8,250

Cost Basis and Assumptions: Supply Costs of \$2,500 are budgeted for print costs (\$1,500) and mailing public notices (\$1,000). Contractual Costs of \$5,750 for 46 hr by QEP @ \$125/hr to prepare Site-Specific CIP and outreach activities.

3.g. Plan to Measure and Evaluate Environmental Progress and Results: Progress completing the anticipated outputs and overall results will be tracked and reported to EPA through, quarterly, annual, and close-out reporting via ACRES. The RDA,

with support from the QEP, will track and document **project outputs** through quarterly reporting, including the following: (1) completion of a QAPP; (2) final ABCA and RAP; (3) documentation of remedial activities; (4) community engagement meetings held, along with number of persons attending. Reporting will be performed under Task 1 and will ensure the grant funds are expended in a timely and efficient manner. Progress will be compared to the project schedule and EPA approved workplan. If a deviation of more than one fiscal quarter is reached, interventions (ex. increased team meetings) will be implemented to maintain the project schedule. **Project outcomes** will be measured and quantified in a final progress report by comparing future community demographics/welfare characteristics to current conditions such as: (1) acreage of shovel-ready portions of the Target Property; (2) leveraged investment in the Target Property; and (3) increased community connectivity through public transit and road expansion. The RDA will also evaluate how outcomes have advanced the Brownfield objectives of: (4) increasing developer interest in property in the Target Area; (5) amount of public and private funding leveraged; (6) increasing property values in the Target Area; (7) reduced poverty rates and increased median household income within the CT; and (8) number of housing units created. If the timelines for advancing phase(s) of work at the Target Property are not aligned with the USEPA grant project period, the RDA and QEP will work with WDNR/USEPA to adjust the approach to maintain project progress. The RDA will **track long-term** outcomes on a five-year basis and may report on these in future brownfield conferences, ACRES, fact sheets, and/or website.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE: Programmatic Capability

4.a. Organizational Structure; 4.b. Description of Key Staff: Following procedures used in previously awarded USEPA grants awarded to the City, the RDA has the resources to successfully manage the administrative aspects of the project through collaboration with the City's Community Development (CDD), Planning, Engineering, and Utilities Departments technical assistance staff. RDA personnel will ensure the timely and successful expenditure of funds in the grant period. The RDA will serve as the BAC to solicit public input and engage the community with updates to the project. RDA staff have over 10 combined years' experience successfully implementing USEPA grant awards previously awarded to the City. **Christopher Klesmith**, employed by the City and the RDA as a Neighborhood Planner and Economic Development Specialist, will be the Project Director and oversee implementation of all grant activities, including tracking, reporting, and coordinating with the USEPA, WDNR, and other agencies as necessary. Mr. Klesmith has served the City since 2022, leading redevelopment initiatives on brownfield sites and managing the City's FY22 CWA grant. Mr. Klesmith has a bachelor's degree from UW Madison and specializes in working among municipalities and non-profits to implement federal, state, and local grant funds for redevelopment. **Jarod Kivela**, Community Development Director; **Scott Beduhn**, Public Works Director; and **Joel Lemke**, Public Utilities and Transportation Director with the City, will assist with technical aspects of the grant and leverage their collective 45 years of experience to ensure efficient project execution. **Corey Ladick**, a Comptroller-Treasurer with the City will provide financial tracking to ensure all financial requirements of the grant are met, documented, and reimbursement requests made regularly. The skills of additional support staff including: a planner, engineer, surveyor, utilities superintendent, GIS specialist, and administrative professionals may also be used to complete grant objectives.

4.c. Acquiring Additional Resources: Using his experience from implementing the City's FY19 and FY22 USEPA CWA grant awards, Mr. Klesmith with RDA resources will acquire a QEP firm and remedial contractor per the requirements of 2 CFR 200.317 - 200.326 and any additional expertise or resources necessary to implement this USEPA cleanup grant. Additional contractors, where needed, will be retained following similar procurement methods. The RDA also maintains resources and expertise to recruit qualified replacements for any key project staff that depart. Therefore, the RDA has tools and procedures in place to immediately begin implementation of this grant and execute key project activities within the performance period.

Past Performance & Accomplishments - 4.e. Has Not Received an USEPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements; 4.e. (1) Purpose and Accomplishments: Since its inception, the RDA has not received a USEPA funded or any other federally funded grant. The RDA has, however, received a **Ready for Reuse Grant** (RRG-044) administered by the WDNR which accomplished a similar scope of work to what is being proposed in this application. The grant was initially awarded in 2014 for \$155,737 and amended to \$200,000 and ran from 8/14/2015 through 1/14/2018 supporting site preparations including soil cleanup activities at the former Lullaby Furniture brownfield site, a single 4-acre parcel which lies less than 200 feet northwest of the Target Property. Grant funds were used to remove 5,889 tons of PCE impacted soil, 201 tons of lead impacted soil, and 214 tons of petroleum impacted soil from various portions of the site which were products of historic industrial operations. Upon completion of the cleanup, the site officially transformed into the "Northside Yard", an approximately \$25M, 211-unit mixed use residential project.²⁹ Residual contamination left onsite was capped in place with the continuing obligation to maintain the newly installed caps. RRG-044 funds helped the City cleanup the site to facilitate the redevelopment and secure closure of the WDNR contaminant case (BRRTS: 02-50-555190) on 11/28/2018.

4.e. (2) Compliance with Grant Requirements: The RDA's RRG-044 grant was completed successfully and met all terms and conditions of the agreement which included the workplan and schedule. All funds were spent down in Spring of 2017 ahead of schedule with no corrective measures needed for grant completion. Tasks completed under the grant included regulatory agency communications, remedial planning efforts, active remediation/soil disposal, confirmation testing, and post-remedial reporting. Specific project outputs included preparation of a WDNR approved RAP, regular project updates, and a post-remedial documentation report.

²⁹ <https://www.stevenspointjournal.com/>

Attachment B – Threshold Criteria Responses
EPA Brownfields Cleanup Grant Application – Former Shopko Redevelopment Site (FY2026)

Attachment B
Threshold Criteria Responses

Attachment B – Threshold Criteria Responses
EPA Brownfields Cleanup Grant Application – Former Shopko Redevelopment Site (FY2026)

ATTACHMENT B: THRESHOLD CRITERIA RESPONSES

Name of Applicant: Redevelopment Authority of the City of Stevens Point, Wisconsin

1. Applicant Eligibility:

- a. ***Eligible Applicants:*** The Redevelopment Authority (RDA) of the City of Stevens Point, Wisconsin (the grant applicant and current property owner) is a quazi-governmental entity that functions within the City of Stevens Point to support blight elimination, slum clearance, and urban renewal programs and projects. The RDA has the powers and duties allocated to it under Wisconsin State Statute §66.1333(5) of the Wisconsin Statute for housing and redevelopment authorities.

As noted in **Attachment B1**, by Wisconsin State Statute and City of Stevens Point Municipal Code, the RDA is:

deemed a separate body politic and corporate for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects.

- b. The RDA is not exempt from Federal taxation under section 501(c)(4).

2. Previously Awarded Cleanup Grants:

The proposed site (Former Shopko Redevelopment Site) has not received funding from a previously awarded USEPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds:

The grant applicant does not have an open USEPA Brownfields Multipurpose Grant; therefore, this threshold criteria does not apply.

4. Site Ownership:

The Former Shopko Redevelopment Site parcels were acquired by the RDA following environmental due diligence per the All-Appropriate Inquiries (AAI). The RDA acquired the five Former Shopko Redevelopment Site parcels from the City of Stevens Point (former owner) via Quit Claim deed on August 27, 2025. The RDA is the sole owner of all parcels. If awarded, the RDA will retain ownership of the Former Shopko Redevelopment Site parcels for the duration of time in which Brownfield Cleanup Grant funds are disbursed.

5. Basic Site Information:

- a. ***Name of the Site:*** Former Shopko Redevelopment Site
b. ***Address of the Site:*** 1200 Main Street and four adjacent parcels, Stevens Point, Wisconsin 54481

Attachment B – Threshold Criteria Responses

EPA Brownfields Cleanup Grant Application – Former Shopko Redevelopment Site (FY2026)

6. Status And History of Contamination at the Site:

- a. **Site Contamination:** The Target Property is contaminated with hazardous substances (with minor amounts of co-mingled petroleum) related to previous commercial uses, placement of historic fill, and impacts related to an offsite release.
- b. **Operational History and Current Use of the Site:** Operational History: The Target Property and surrounding area have been used for commercial, residential, and light industrial purposes dating back to the early 20th century. Historic fire insurance maps depict businesses such as drycleaners/laundromats (noted in 1922), multiple filling stations, auto repair facilities, and a printing shop on or adjacent the Target Property between the 1930s and 1960s. Numerous small residential and commercial parcels were consolidated in the mid-1980s for construction of the Centerpoint shopping mall. Most recently, the Target Property was occupied by a paved parking lot and former Shopko retail store until the building's demolition in October 2024.

Current Use of the Site: The former Shopko retail store parcel remains vacant following demolition, while the remaining parking lot parcels serve the City of Stevens Point downtown district.

- c. **Environmental Concerns:** Multiple phases of due diligence have occurred at the Site. Phase I ESAs have been completed on behalf of the current owner/grant applicant (the Redevelopment Authority of the City of Stevens Point) on August 8, 2025 by Stantec. The Phase I ESA identified the following recognized environmental conditions (REC)s:
- REC 1: Prior Use or Proximity to Filling Station, Automotive Repair Shop, Print Shop, and Laundry/Drycleaner Businesses;
 - REC 2: Residual Impacts to Soil and Groundwater;
 - REC 3: Residual Impacts to Groundwater from Nearby Properties; and
 - REC 4: Potential Vapor Encroachment Conditions (VEC) from Nearby Properties

As documented in previous work submittals, residual soil and groundwater impacts associated with prior on and offsite uses of the Target Property are present and will complicate redevelopment. Vapor intrusion poses a threat to future developments at the Site.

Soil: Laboratory analysis of soil samples collected from the Site detected RCRA metals, PAHs, and/or VOCs exceeding the Wisconsin Administrative Code (WAC) Natural Resources (NR) 720 residual contaminant levels (RCLs) for groundwater protection and/or non-industrial direct contact. Benzo(a)pyrene was detected above industrial direct contact RCLs in multiple boreholes.

Groundwater: Historical Wisconsin Department of Natural Resources (WDNR) records and groundwater VOC data collected onsite and at adjacent properties indicate

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EPA Brownfields Cleanup Grant Application – Former Shopko Redevelopment Site (FY2026)

chlorinated VOCs (CVOCs) are present on-site and extend across the majority of the property. It appears the CVOCs may be associated with the Dun-Rite Cleaners' release upgradient of the Property. Petroleum impacts were also identified in the groundwater onsite and consist of total trimethylbenzenes exceeding WAC NR140 Enforcement Standard (ES) but do not appear widespread.

Vapor: Sub-slab vapor samples were collected beneath the former Shopko building prior to demolition. Sample results identified multiple VOCs exceeding laboratory limits of detection but lower than applicable state regulatory limits. However, the building heating, venting, and air conditioning (HVAC) systems were not operating at the time of sampling. Given the proximity to known CVOC releases and the presence of CVOC compounds in the soil and groundwater onsite, vapor intrusion poses a concern that will need to be addressed in any future structures placed on the Target Property.

As discussed in the Stantec draft Analysis of Brownfields Cleanup Alternatives (ABCA), remedial action activities to be funded in this grant are warranted to facilitate redevelopment at the Site and include:

- Excavation and offsite disposal of soil contaminated with VOCs, PAHs, and heavy metals, from:
 - building foundation excavations;
 - footings for the proposed transit center;
 - softscape areas, general grading for driveways and new access roads through site;
 - and utility installation
 - Importing clean soil to construct engineered barriers in softscapes to prevent direct contact exposure to residual contaminants;
 - Installing impermeable caps (asphalt and concrete) to prevent direct contact exposures in the new roadways, multi-family residential, and proposed transit center developments; and
 - Design of a sub-slab depressurization system (SSDS) to prevent the risk for vapor intrusion into the multi-family residential structure.
- d. ***How the Site Became Contaminated and Nature/Extent of Contamination:*** Based on historic parcel maps, work completed by others, and observations at the Target Property, contaminants are likely related to historic uses of the parcels which included automotive service stations, filling stations, and print shop as well as an offsite release of CVOCs. The most significant impacts are associated with widespread historic fill in shallow soils and the offsite CVOC releases. The proposed cleanup project will focus on addressing comingled residual impacts associated with the historic commercial uses of the parcels and adjacent parcels dating back to the late 19th century described previously.

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7. Brownfields Site Definition:

The Target Property meets the definition of a brownfield. Specifically, it is real property, the expansion, redevelopment, or reuse of which is being complicated by the presence or potential presence of hazardous constituents associated with previous Site operations. Per CERCLA §§ 101(39)(B)(ii), (iii), and (vii) and Appendix 1, the property targeted for this cleanup grant is **not** listed or proposed for listing on the National Priorities List; **not** subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and **not** subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required For Cleanup Grant Applications:

Environmental assessment activities have continued at the Site as part of ongoing investigation. Phase I and II Environmental Site Assessments (ESAs) were completed per appropriate ASTM-E1527 and ASTM-E1903 with subsequent Site Investigations conducted under state cleanup program oversight. A listing of assessments completed on the Target Property is provided below:

- Stantec, 2020 (a). *Former Shopko Building and Adjacent Parking Lot, Stevens Point, Wisconsin, Phase I Environmental Site Assessment*. April 9, 2020.
- Stantec, 2020 (b). *Phase II Environmental Site Assessment, Former Shopko Parking Lot, Parcel 281-24-0832202969, Stevens Point, Wisconsin*. October 19, 2020.
- Stantec, 2023. *1200 Main Street, Stevens Point, Wisconsin, Phase I Environmental Site Assessment*. November 14, 2023.
- Stantec, 2024 (a). *Phase II Environmental Site Assessment, Former Shopko Building Parcel, 1200 Main Street, Stevens Point, Wisconsin*. March, 6, 2024.
- Stantec, 2024 (b). *Amended Pre-Demolition Assessment: Asbestos, Lead-Based Paint, & Restricted Waste Survey, 1200 Main Street, Stevens Point, Wisconsin*. March 15, 2024.
- Stantec, 2024 (b). *Chapter NR716 Site Investigation Report, Former Shopko Parking Lot, 0 Main Street, Stevens Point, Wisconsin*. August 30, 2024.
- Stantec, 2025 (a). *Phase I Environmental Site Assessment Report, Former Shopko Site and Associated Parcels, 1200 Main Street, Stevens Point, Wisconsin*. August 8, 2025.
- Stantec, 2025 (b). *Draft Analysis of Brownfield Cleanup Alternatives, Former Shopko Redevelopment Site, Stevens Point, Wisconsin*. December 24, 2025.

9. Site Characterization:

A letter from the Wisconsin Department of Natural Resources is provided in **Attachment B2**.

10. Enforcement Or Other Actions:

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfields Grant funding is sought.

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11. Sites Requiring a Property-Specific Determination:

The RDA affirms that a Property-Specific Determination is not required for the five parcels that comprise the Target Property to be eligible for Brownfield Cleanup Grant funding as the Target Property does not meet the special classes of property listed below:

- (a) CERCLA Planned or Ongoing Removal Action: None currently under oversight by USEPA.
- (b-i) Unilateral Administrative Order: No orders are known.
- (b-ii) Court Order: No orders are known.
- (b-iii) Administrative Order on Consent: No orders are known to exist.
- (b-iv) Judicial Consent Decree: No orders are known.
- (b-v) Permit issued under RCRA, FWPCA, TSCA, and SWDA: No permits or corrective actions are known.
- (c) RCRA-Permitted facility on the Site subject to corrective action: No facilities are known.
- (d) Properties that are land disposal units that have submitted a RCRA closure notification: No closure notifications are known.
- (e) PCB Release Subject to Remediation Under TSCA: None currently under oversight by USEPA.
- (f) Assistance for Response Activity at the Site has Been Obtained for A Portion of the Site under Subtitle I of the SWDA from the LUST Trust Fund Established under Section 9508 if the IRS Code 1986: No portions are known.

12. Threshold Criteria Related To CERCLA/Petroleum Liability:

a. *Property Ownership Eligibility – Hazardous Substances Sites*

iii. Landowner protections from CERCLA Liability.

(1) Bona Fide Prospective Purchaser Liability Protection

a. Information on Property Acquisition:

- i. The Target Property parcels were transferred to the RDA from the City of Stevens Point on August 27, 2025 for redevelopment purposes.
- ii. The RDA acquired the parcels on August 27, 2025 and is the sole owner.
- iii. The nature of ownership was fee simple.
- iv. The RDA acquired the Target Property from the City of Stevens Point.
- v. No records have been identified indicating the RDA was affiliated or related to prior owners or operators through familial, contractual, corporate, or financial relationships.

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b. Pre-Purchase Inquiry:

- i. A Phase I ESA was completed by Stantec per the All Appropriate Inquiries rule detailed in 40 CFR §312.21 utilizing ASTM E1527-21 on behalf of the current owner (RDA) on August 8, 2025.
- ii. The August 8, 2025 Phase I ESA was completed by qualified environmental professionals as those terms are defined and required per § 312.10 of 40 CFR 312.
- iii. The Phase I ESA was completed on August 8, 2025 and ownership transfer occurred on August 27, 2025. Therefore, the Stantec Phase I ESA (2025) is considered valid for the purpose of establishing CERCLA liability defense.

c. Timing and/or Contribution Toward Hazardous Substances Disposal:

- i. Disposal of all hazardous substances at the site occurred before the property was acquired by the RDA. The current owner has not caused or contributed to any release of hazardous substances at the site. Further, the current owner has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d. Post-Acquisition Uses:

- i. The property has remained vacant since the RDA acquired ownership.

e. Continuing Obligations:

- i. Stop any continuing releases: Not applicable. No continued releases identified at the Site.
- ii. Prevent threatened future release: Not applicable. No threatened future releases identified at the Site.
- iii. Prevent or limit exposure to any previously released hazardous substance: Since demolition of the former Shopko building, the former Shopko building parcel was capped with topsoil and seeded. City staff and police patrol the area regularly deterring any unlawful trespass onto the parcel.

The RDA will continue to (i) comply with all land-use restrictions and institutional controls; (ii) assist and cooperate with those performing the cleanup and provide access to the property; (iii) comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and (iv) provide all legally required notices.

13. Cleanup Authority and Oversight Structure:

- a. The Target Property parcels are enrolled in the Wisconsin Department of Natural Resources (WDNR) Environmental Repair Program (ERP) and are being tracked in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) under case

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numbers 02-50-595099 & 02-50-586653 (**Attachment B2**). All subsurface environmental assessment work completed at the parcels to date by Stantec has been reviewed by the WDNR project manager. WDNR will provide oversight of the cleanup proposed under this grant to ensure that the project protects human health, welfare, and the environment.

If awarded FY26 funds, the RDA will retain a QEP in compliance with 2 CFR Part 200 and 2 CFR Part 1500 that will assist with implementation of this cleanup grant. The QEP is expected to assist the RDA in retaining the services of remedial contractors per the requirements of 2 CFR 200.317 through 200.327

- b. As described in the Stantec (2025) ABCA, the proposed cleanup will not require access to the adjacent or neighboring private properties and is not believed to directly impact them. As a precautionary measure the RDA will notify the adjacent property owners regarding the proposed work at least 30 days prior to implementing the work. The proposed work will also be detailed on the City's web site.

14. Community Notification:

- a. Draft ABCA: Revision 0 of the Stantec (2025) ABCA was prepared and made available for public comment on December 25, 2025.
- b. Community Notification Ad: The applicant published a community notification ad in the local newspaper on December 25, 2025 and January 8, 2026.
- c. Public Meeting: A public meeting was held on January 15, 2026 to discuss the draft application and consider public comments.
- d. Community Notification Documents. Per the grant guidelines, the following is attached:
 - The draft Stantec (2025) ABCA (**Attachment B3**)
 - A copy of the newspaper ad (**Attachment B4**)
 - A summary of the comments received (**Attachment B5**)
 - The applicant's response to those public comments (**Attachment B6**)
 - Meeting notes or summary from the public meeting (**Attachment B7**)
 - Meeting sign-in sheet/participant list (**Attachment B8**)

15. Contractors and Subrecipients:

Contractors: Not Applicable; the RDA has not selected a contractor that will be compensated with USEPA funds made available under the FY26 Request for Applications (RFA).

Subrecipients: Not Applicable; Subrecipients are not named in the grant application.



January 16, 2026

Mr. Jarod Kivela
Executive Director
Redevelopment Authority of Stevens Point
City of Stevens Point, Wisconsin
1515 Strongs Avenue
Stevens Point, WI 54481
Via Email Mail Only to cklesmith@stevenspoint.com

**Subject: State Acknowledgement Letter for the Redevelopment Authority of the City of Stevens Point
FY26 EPA Brownfield Cleanup Grant**

Dear Mr. Jarod Kivela,

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of the Redevelopment Authority of the City of Stevens Point (the RDA) for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above.

The DNR is fully committed to a collaborative partnership with the RDA 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 for the remediation work to begin on the property(ies).

- **Eligibility.** This property is undergoing cleanup 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. This property is eligible for the Voluntary Party Liability Exemption (VPLE) program under Wis. Stat. § 292.15; however the RDA does not plan to enroll this project in the VPLE program.
- **Site assessment and characterization status.** Site characterization is sufficient to allow remediation work to begin on the site. For the property described in the attached request, dated December 22, 2025, the applicant stated the following:

A Site Investigation Report was submitted on August 30, 2024 for the former Shopko Parking Lot site. A Phase II ESA report was also submitted for the former Shopko Building site in March 2024. Although a complete SI was not completed from the Building site, the former Shopko Parking Lot SI included the extent of contamination identified at both sites as part of the report. In response to the SI, the WDNR indicated that additional sampling should be completed in the western portion of the former Shopko building footprint, as well as limited sampling in various areas of the site to define the vertical extent of reported soil impact. It is acknowledged that proper management and capping of impacted soil will be needed as part of the cleanup efforts. Furthermore, a sub-slab vapor mitigation system will be required for any future buildings. Lastly, post-construction monitoring of sub-slab vapor and groundwater will likely be required, but the scope is not yet determined. In addition, a formal remediation documentation report will be prepared following construction of the final engineered barrier surface(s).

As described in the Analysis of Brownfield Cleanup Alternatives (a draft of which will be submitted to the WDNR in January 2026 following the public notice), limited investigation/waste characterization sampling is warranted to establish the necessary waste profiles to manage impacted soils. This work is likely to take place in Spring 2026, allowing the Remedial Action Plan and Material Management Plan to be developed and implemented in October 2026.

Based on the information provided by the applicant, the DNR believes site characterization is complete to an extent that allows remediation work to begin at this site.

Sincerely,



Roxanne N. Chronert, Policy and Program Operations Director
Remediation and Redevelopment Program
Wisconsin Department of Natural Resources

Attachment:

Request dated December 22, 2025

cc:

Peter Raymond, DNR WCR – peter.raymond@wisconsin.gov

Hayley Schnae, DNR WCR – hayley.schnae@wisconsin.gov