

# Project Summary

## Property Redevelopment: 100-Year Old Manufacturing Site

**Client:**

**Bemis Manufacturing**

**Contact:**

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**Project Manager:**

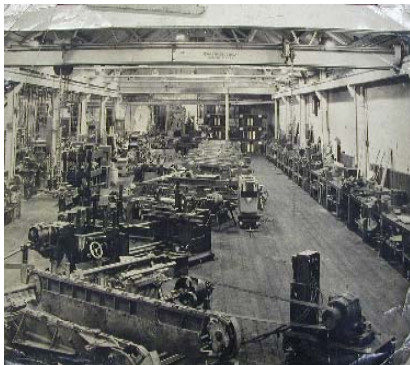
Ms. Amy Haak, P.G.

**Regulatory Status:**

Successful site closure

**Project Features**

- Voluntary Program Liability Exemption program (VPLE)
- Wide variety of contaminants on the property to be redeveloped
- Remedial activities completed in a short timeframe



**Introduction and Value to Client**

A major manufacturing company wished to purchase an adjacent property to allow for expansion of their plant. The property was developed for industrial use back to 1907. By requesting to be included in the Voluntary Program Liability Exemption (VPLE) program it would absolve them from having to do any remediation in the future if it was determined to be from a historic release. Successful site closure allows the client to expand their facility when desired.

**Synopsis**

Redevelopment of a 100-year old manufacturing site allowed a major manufacturer the opportunity for future expansion of their facility. Previous property uses included an iron foundry, gas engine manufacturing, a machine shop, and other manufacturing operations. A wide variety of contaminants including volatile organic compounds (VOC), polycyclic aromatic hydrocarbons (PAH), PCBs and metals were detected in the soil and groundwater at the site.

To reduce future liability associated with the old industrial site, the new property owner requested inclusion in the Voluntary Program Liability Exemption (VPLE) program. While this meant the owner had to perform a much more rigorous investigation, it would absolve them from having to do any remediation in the future if it was determined to be from a historic release.

Demolition, investigation and remediation activities were conducted concurrently in a three-month timeframe. Remediation activities included asbestos abatement, excavation of contaminated soil, and removal of PCB contaminated concrete, some of which had to be treated as hazardous waste. Twenty-two soil borings and eight monitoring wells were installed at the site as part of soil and groundwater activities.

Following the completion of demolition and remediation activities the entire property was landscaped pending completion of expansion plans. After completion of a year of quarterly groundwater monitoring and calculation of site specific cleanup levels, site closure was requested and granted. A grass cover must be maintained where foundry sand is present in the subsurface, but there are no other restrictions associated with site closure.