

# Meeting Notes

## Remediation and Redevelopment Program

### External Advisory Group



Wednesday, October 29, 2025, 12:30 p.m. to 2:30 p.m.

Hybrid meeting with in-person locations in Madison, Milwaukee and Oshkosh.

#### EAG Member Attendance

- Jodie Thistle, DNR *PRESENT*
- Judy Fassbender, DNR *PRESENT*
- Sharlene TeBeest, WI DOT *PRESENT*
- Sarah Gruza, U.S. EPA *ABSENT*
- Jason Scott, WEDC *ABSENT*
- Andrew Mott, Ramboll *PRESENT*
- Dan Gustafson, Midwest Environmental Advocates *PRESENT*
- Ned Witte, Earth & Water Law *ABSENT*
- Kaci Jo Lundgren, Douglas County *ABSENT*
- Naren Prasad, WEC Energy Group *PRESENT*
- Erica Lawson, TRC Companies *PRESENT*
- Julie Ketchum, WM *ABSENT*
- Adam Roder, Geosyntec Consultants, Inc. *PRESENT*
- John Fellows, city of West Bend *PRESENT*
- Adam Tegen, city of Manitowoc *PRESENT*
- Jeremiah Yee, DHS *PRESENT*
- Ed Buc, Terracon *PRESENT*
- Bill Nelson, Godfrey & Kahn, S.C. *PRESENT*
- Mark Rutkowski, Shannon & Wilson *PRESENT*
- Carrie Webb, DNR *PRESENT*

#### Other Attendees

- Alex Miller, One Atlas
- Allison Olson, TRC
- Anna Blaszkowski, WMC
- Arika Booms, TRC
- Chris Bonniwell, Terracon
- Chris Saari, DNR
- Christine Sieger, DNR
- Coreen Fallat, DNR
- Derek Punches, Godfrey & Kahn
- Donald Gallo, Don Gallo law
- Grant Neitzel, DNR
- Jason Lowery, DNR
- Kaelyn Sperle, KPRG, Inc.
- Kate Brunner, SCS Engineers
- Klara Henry, Stafford Law
- Lanette Altenbach, LLA LLC
- Lynelle Caine, Stantec
- Michelle Cook, City of Racine
- Mike Prager, DNR
- Molly Schmidt, DNR
- Natasha Gwidt, DNR
- Nathan Kloczko, DHS
- Stephen Meer, The Sigma Group
- Todd Boehne, Alma Holding
- Tom Coogan, DNR
- Margaret Brunette, DNR
- Lee Delcore, DNR
- Audra Hughes, DNR
- Brian Waite, DNR
- Roxanne Chronert, DNR
- Jennifer Borski, DNR

#### DNR Updates

- **Guidance:** Reminder of public input period open for the new *RR-0156 Monitored Natural Attenuation Guidance*. The DNR is incorporating public comments into the *RR-800 Vapor Intrusion Guidance*. New guidance for soil standards (RR-0152) will go out for public comment in near future, as well as revised fee guidance (RR-997).
- **Budget and Grants:** Projects funded by state and federal sources continue. The DNR provided an update on the Ready for Reuse revolving loan fund.
- **Voluntary Party Liability Exemption:** Real-time information about properties in the Voluntary Party Liability Exemption program now available on BRRTS as a supplemental page. The hourly fee remains the same for this fiscal year.
- **Technology Upgrades:** Transition to My Wisconsin ID will affect WAMS users. Instructions will be provided soon.
- **Outreach:** The Brownfield program is featured in fall issue of the NR Magazine.

## **Discussion Topics**

- Sediment Guidance & Standards: The current sediment guidance is older but continues to reflect the available science.
- Beneficial Reuse of Soil: The EAG discussed concerns about the implications of an increase in contaminated fill at projects combined with limited landfill capacity to accept contaminated materials. Discussion covered potential options for establishing background values for some contaminants and the need for resources (time, funding, capacity) to pursue.

## **Vapor Intrusion Subgroup Updates**

The subgroup anticipates further activities in 2026 following publication of updated RR-800 and the completion of resources in development by the AARST.

## **Next Steps: Issue Papers**

The EAG reviewed the actions available to the DNR and to external members as the group considers the next steps to move forward with the recommendations in the issue papers. A small group of external will meet to discuss further options. Contact Bill Nelson if you are interested in joining the discussion.

## **Assignments and Upcoming Meetings**

- Assignments: Interested external members of the EAG will meet to discuss the issue paper recommendations. Contact Bill Nelson to participate.
- Upcoming meetings: Back to Basics training and EAG meetings:
  - January 23, 2026
  - April 21, 2026

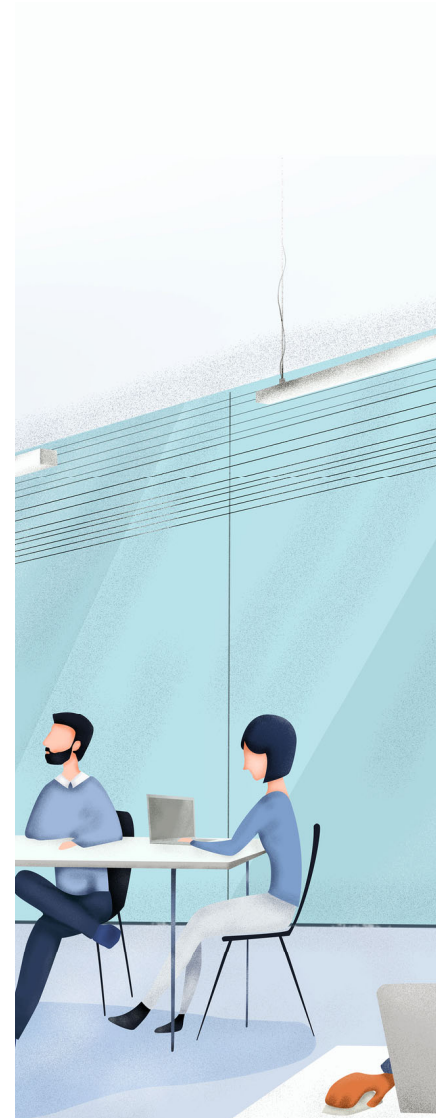
## **Adjourn**



# RR External Advisory Group

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October 29, 2025

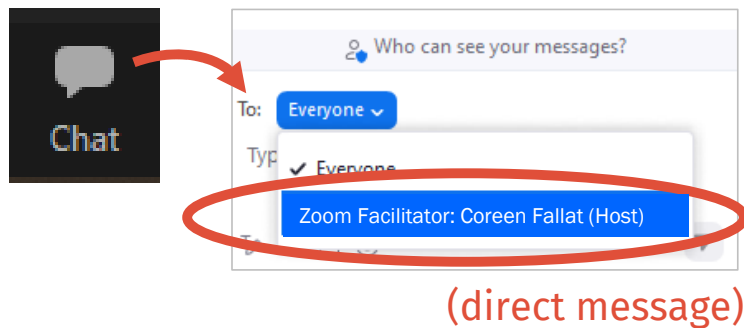


# Zoom Meeting Logistics

*All attendees are muted*

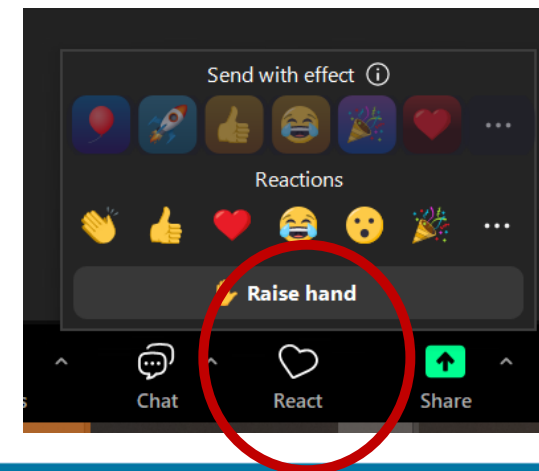
## Written Comments/Questions

- Use **chat** and select Zoom facilitator in the “To” dropdown
- Remarks will be read out loud by facilitator



## Verbal Comments/Questions

- **Select React to Raise hand** to request a turn to talk (\* 9 on phone)
- Please unmute when your name is called (\*6 on phone)



Sharlene TeBeest, WI DOT
Jeremiah Yee, WI DHS
Sarah Gruza, U.S. EPA
Jason Scott, WEDC
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John Fellows, City of West Bend
Adam Tegen, City of Manitowoc
Jodie Thistle, WI DNR
Judy Fassbender, WI DNR
Bill Nelson, Godfrey and Kahn, Chair, NR 700
Mark Rutkowski, Shannon and Wilson, Chair, Funding Sustainability
Ed Buc, Terracon, Chair, Vapor Intrusion
Carrie Webb, DNR, Chair, Sediment

## Roll Call



# Agenda



- DNR Updates
- Discussion Topics
- Vapor Intrusion Subgroup Updates
- Next Steps: Issue Papers
- Assignments
- Upcoming Meetings





# DNR Updates

WISCONSIN DEPARTMENT OF NATURAL RESOURCES | [DNR.WI.GOV](http://DNR.WI.GOV)

# Public Input Opportunities

## Open For Comment

- **New** RR-0156 Monitored Natural Attenuation Guidance (through November 4)

## Coming Soon

- **New** RR-0152 Guidance: Soil Cleanup Standards
- **Updated** RR-997 Guidance: Implementation of Wis. Admin. Code chs. NR 749 & NR 750 Fees

Public notices webpage:

<https://dnr.wisconsin.gov/topic/brownfields/publicnotices.html>

Sign up to receive notifications:

[https://public.govdelivery.com/accounts/WIDNR/subscriber/new?topic\\_id=WIDNR\\_567](https://public.govdelivery.com/accounts/WIDNR/subscriber/new?topic_id=WIDNR_567)



## Vapor Intrusion Guidance (RR-800)



Public Input: May **28** - July 27, 2025



Comments received from 12 organizations



Reviewing and incorporating comments

# Budget Update

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## State budget

Moving forward on projects funded in latest biennial budget.

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Amcast (City of Cedarburg) remedial action project - \$4 million over two years for cost-share of \$40 million superfund 10% required state match.

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Kewaunee Marsh remediation - \$2 million one-time funding for a remedial action plan. Procuring services now.

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## Federal budget

All expected federal grant funding commitments have been received and projects continue.

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# Ready for Reuse – Available Funding

Type of RFR Funding	Unencumbered \$
Closed Program Income	\$941,710.91
Revolved Funds	\$660,652.13
New Funding (Oct. 1)	\$2,283,100.00
<b>Total Available</b>	<b>\$3,885,463.04</b>

- ✓ Remedial planning & design
- ✓ Cleanup
- ✓ DNR fees
- ✓ Community involvement

Webpage: <https://dnr.wisconsin.gov/topic/Brownfields/rlf.html>  
Instruction Manual: <https://widnr.widen.net/s/b2dfd9vzqq/rr753>  
Contact: [Jodie.Thistle@wisconsin.gov](mailto:Jodie.Thistle@wisconsin.gov)

## Ready for Reuse Project

- Huxley Yards Redevelopment of Hartmeyer Property
- Loan award – city of Madison
- 3 phases of assistance through Ready for Reuse



# NEW! VPLE Supplemental Pages

<https://apps.dnr.wi.gov/rrbotw/SupplementalPages>

## REMEDIATION AND REDEVELOPMENT DATABASE - BRRTS

The Wisconsin Department of Natural Resources (DNR) maintains a searchable database of information on activities related to property assessments and investigations, contamination, cleanup or redevelopment activities.

### VPLE Properties with a Certificate of Completion (COC)

A [Voluntary Party Liability Exemption](#) (VPLE) follows a thorough environmental investigation and cleanup at a contaminated property. This fee-based option provides a limit on future liability for the contamination. The DNR issues the liability exemption in the form of a Certificate of Completion (COC), which can be passed along to new owners of the property. The certificate can help with real estate transactions where prospective purchasers have concerns about contamination by assuring them the entire property has been cleaned up to the satisfaction of DNR. Statutory authority of the VPLE is in Wis. Stats. 292.15 In the rare instance where more than one Certificate of Completion was issued for a property, the most recent Certificate date will be shown.

[DOWNLOAD CSV](#)

[DOWNLOAD EXCEL](#)

### VPLE Properties Currently in the VPLE Process

A Voluntary Party Liability Exemption (VPLE) follows a thorough environmental investigation and cleanup at a contaminated property. This fee-based option provides a limit on future liability for the contamination. This is a list of activities that are enrolled in the [Voluntary Party Liability Exemption](#) (VPLE) program at the time the report is prepared. They have submitted applications for the VPLE program and are in the process of investigating and remediating hazardous substances on the properties. Activities that have completed or withdrawn from the VPLE program will not appear on this list.

[DOWNLOAD CSV](#)

[DOWNLOAD EXCEL](#)

# VPLE Review Fee Unchanged

VPLE Review Fee:  
Remains \$125/hour



# My Wisconsin ID to Replace WAMS ID

- Access RR Submittal Portal
  - Submit forms and documents related to the cleanup of contamination
  - Report hazardous substance discharges identified through laboratory analysis
- Effective on Dec. 2, 2025



# BRRTS Banners Updated

- **Continuing Obligations Apply** banner lists all COs for a site
  - Includes Vapor and MW Abandonment details
  - List modified as COs are updated or changed
  - If all COs removed, banner will no longer display
- Information listed under the banner is a summary. Review complete record for all details.
- Banner language updated

## \*\*\* CONTINUING OBLIGATIONS APPLY \*\*\*

Contamination associated with this cleanup site remains on one or more properties. Continuing obligations are legal requirements or restrictions, which may include engineering controls and institutional controls, that are assigned to a property to protect human health and the environment from the contamination. DNR approval may be required prior to constructing or reconstructing a water supply well. Changes to property use and construction activities may require prior DNR approval. Additional information is in the documents associated with the activity.

- **Maintain Cap Over Contaminated Area**
- **Structural Impediment to Cleanup**
- **Vapor Intrusion Response**
  - **(A) Exceedance of Vapor Risk Levels - Vapor Mitigation Required** - Vapor mitigation is required due to sub-slab or nearby soil vapor concentrations exceeding vapor risk screening levels.
  - **(D) Site Specific Exposure Assumptions Used - Commercial/Industrial Restriction** - Property use restricted to commercial or industrial. Specific vapor inhalation exposure assumptions used (including commercial or industrial use). Notification of DNR required for change in property use. Vapor evaluation is required. Further cleanup may be required.
  - **(E) Future Redevelopment of Property - Vapor Control Technology Required for Construction** - DNR requires notification prior to new building construction or building modifications. Potential for vapor intrusion exists due to residual contamination. Vapor control technologies are required to be installed or modified and verified protective unless a vapor evaluation is accepted by DNR.
- **Residual Soil Contamination**
- **Monitoring Well Needs Abandonment**
  - MW WAS NOT ABLE TO BE LOCATED

# Brownfields and RR Program Featured



Visit: <https://dnr.wisconsin.gov/wnrmag> and select *Current Issue*

## Blight to Beautiful

BROWNFIELD PROJECTS BRING NEW LIFE

STORIES BY JONNA MAYBERRY

**M**OST OF US HAVE SEEN HOME makeover shows where entire projects seem to unfold in one dramatic episode. While not as quick, brownfield redevelopment can be an equally satisfying transformation.

A brownfield is a property whose reuse or redevelopment may be complicated by real or perceived environmental contamination. Brownfields can include defunct gas stations, old factories with broken windows and chipped paint, and areas such as former manufacturing, milling, salvage and lumber properties — with knee-high vegetation creeping through cracks in concrete.

Sometimes, abandoned properties are just unsightly and pose no danger. On occasion, however, old chemicals are left behind in drums, or the soil or groundwater is contaminated. When this occurs, the property itself can be a danger to public and environmental health and even threaten nearby properties.

If you have seen a once-abandoned structure razed and subsequently cleaned up, you've witnessed brownfield remediation. The next phase might include redevelopment, which can be a park, a new building or another final use for the former blighted property.

### THE 'RR' PROCESS

The process of remediation and redevelopment of brownfields depends on the property.

"The initiative is often taken by the city, village or county," said Jodie Thistle, DNR brownfields outreach and policy section manager. "Sometimes, there's not a property owner or the property owner isn't active in doing any of the cleanup on the property."

That's when the DNR might get involved. When an interested party is ready to move forward, a good first step is contacting the DNR's brownfields team, which will likely recommend a Green Team meeting.

These meetings are encouraged because the interested party will learn about their liability, better understand the overall remediation and redevelopment process and walk away with a roadmap to the next steps.

"Green Team meetings bring essential parties in the cleanup and redevelopment process together to discuss issues, answer key questions and give everyone a better understanding of the project," Thistle said.

"They can also discuss options for controlling their liability if they were to acquire the property, what funding sources are available and the general steps of cleanup."

### GETTING STARTED

When communities have a brownfield problem, the DNR can help solve it.

"Environmental cleanup work can be intimidating," Thistle said. "When people hear that a site is contaminated, there can be an immediate fear of it, because of the potential for unknown costs and liability."

"But we're able to bring together the right team and resources and carve out a path where they can be successful. That's my favorite part."

Communities can get the help they need to get started — and get results — Thistle added.

"We can help with problems they perceive as unsolvable," Thistle said, "because we have the resources, staff and technical expertise to help them reach an end point they might not have been able to realize on their own."

The first step is easy, Thistle said.

"Just pick up the phone and call us. If you have something in your community and you are not quite sure how to deal with it, we are here to help." ☺

Jonna Mayberry is a public information officer in the DNR's Office of Communications.



The city of Brillion and partners have undertaken remediation of the former Brillion Iron Works 145-acre manufacturing site, with completed portions of the project including offices, a health clinic and childcare facility.

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# Discussion Topics from EAG:

- Sediment Guidance & Standards
- Beneficial Reuse of Soil



# Vapor Intrusion Subgroup: Update

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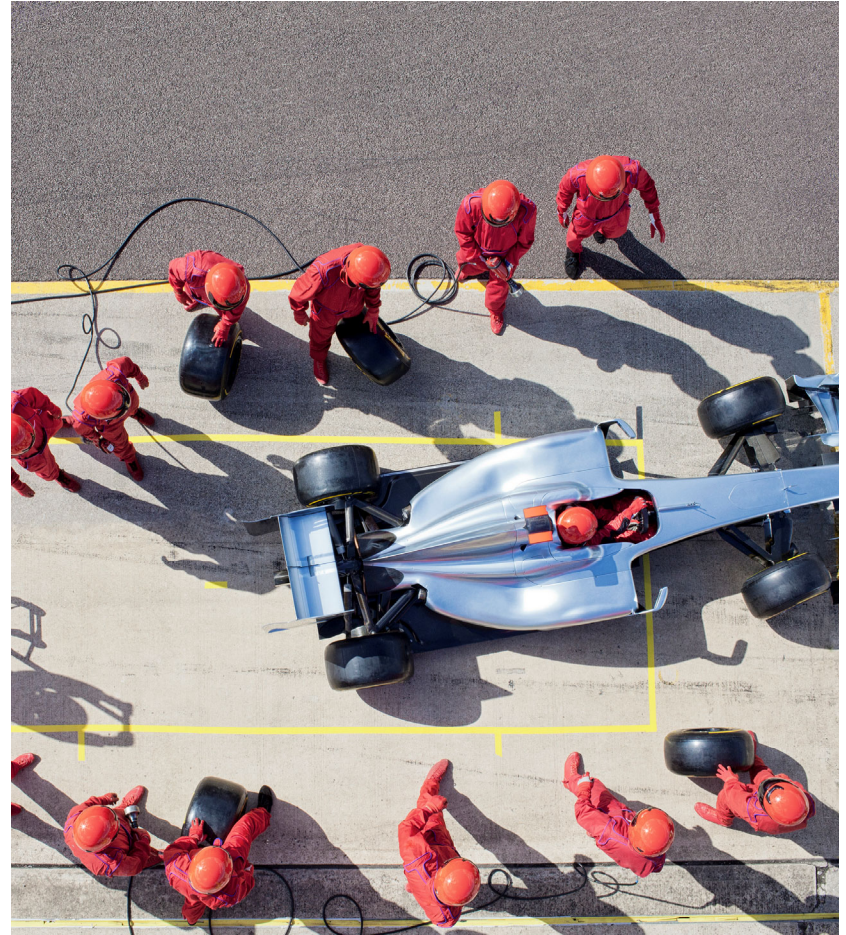
Ed Buc, Terracon





# Next Steps: TBD

- Following publication of RR-800
- After the completion of AARST's
  - VI Mitigation Credential (2025)
  - Development of the exam (2026)





# Interstate Technology Regulatory Council (ITRC) Vapor Intrusion Toolkit

Consolidates and updates  
ITRC documents

- 2007 General VI
- 2014 Petroleum VI
- 2020 VI Mitigation

Publication scheduled for  
Jan. 2026

- Main Doc
- Appendices
- Fact sheets
- Technology sheets
- Checklists

# **ITRC Training (beginning Feb. 2026)**

Vapor Intrusion 101: Session 1  
& 2

Vapor Intrusion Mitigation:  
Session 1 & 2

Playlist of existing videos on  
ITRC website

# Next Steps: Issue Papers

Molly Schmidt, DNR



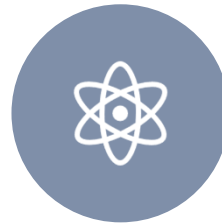
# EAG Issue Papers



Establishment  
of a Vapor  
Contamination,  
Mitigation and  
Stewardship  
Cleanup Fund



Fees & Funding  
Sustainability



Conceptual Site  
Models & Site  
Investigations



Establishment  
of a Mitigation  
Contractor  
Certification  
Program

# Charter: EAG Provides Input & Feedback



## Cleanup Implementation

- Rulemaking, guidance, and other initiatives
- Technical topics
- Program implementation



## Collaboration

- Other DNR programs
- Outside partnerships



## Recommendations

- To legislature and governor about legislative changes or new programs
- Funding sources and other financial incentives

Related to investigation, cleanup and redevelopment of contaminated sites and brownfields



# DNR Authority

- Wis. Stat. ch. 292, *Remedial Action*
  - *Hazardous Substance Spills Law*
  - *Environmental Repair Law*
  - *Land Recycling Law*
- Wis. Admin. Code chs. NR 700-799, *Environmental Protection – Investigation and Remediation of Environmental Contamination*





# DNR Options



Guidance development



Operations



Outreach

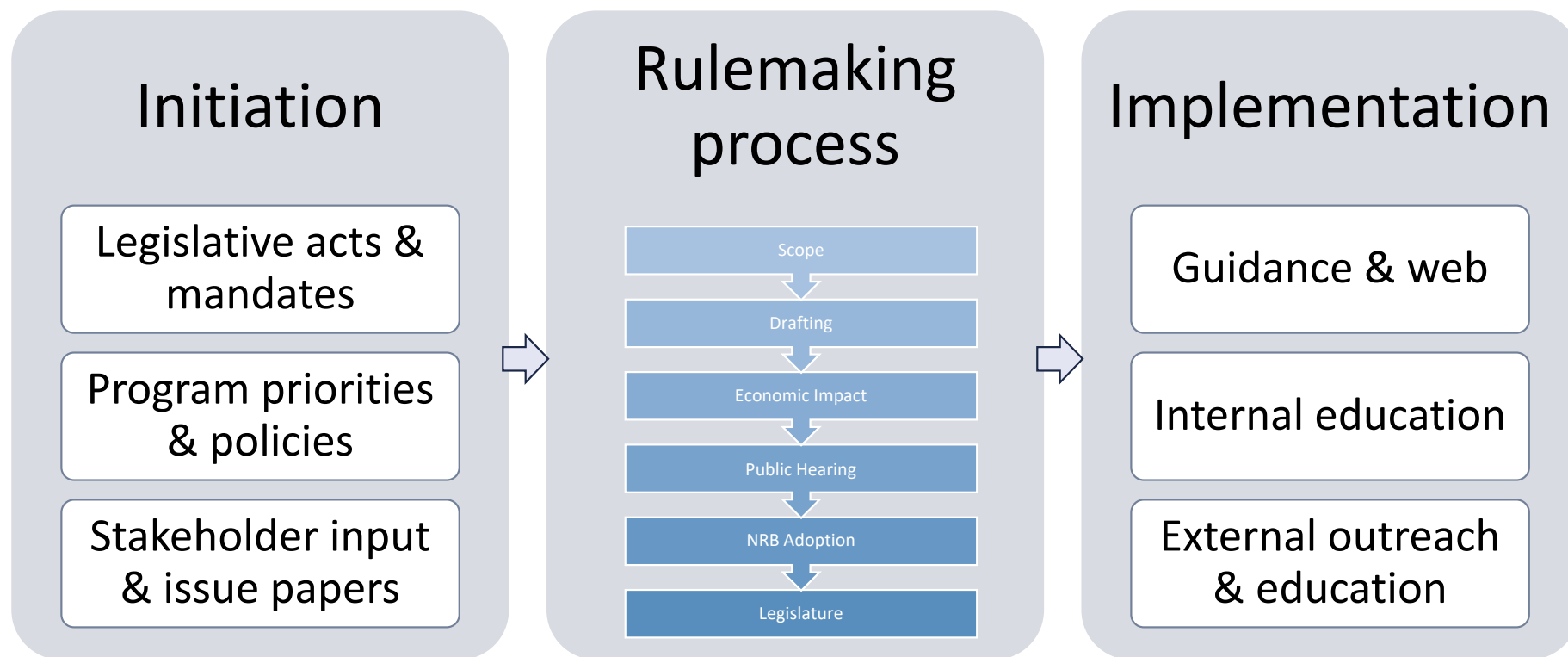


Rulemaking (when authorized)



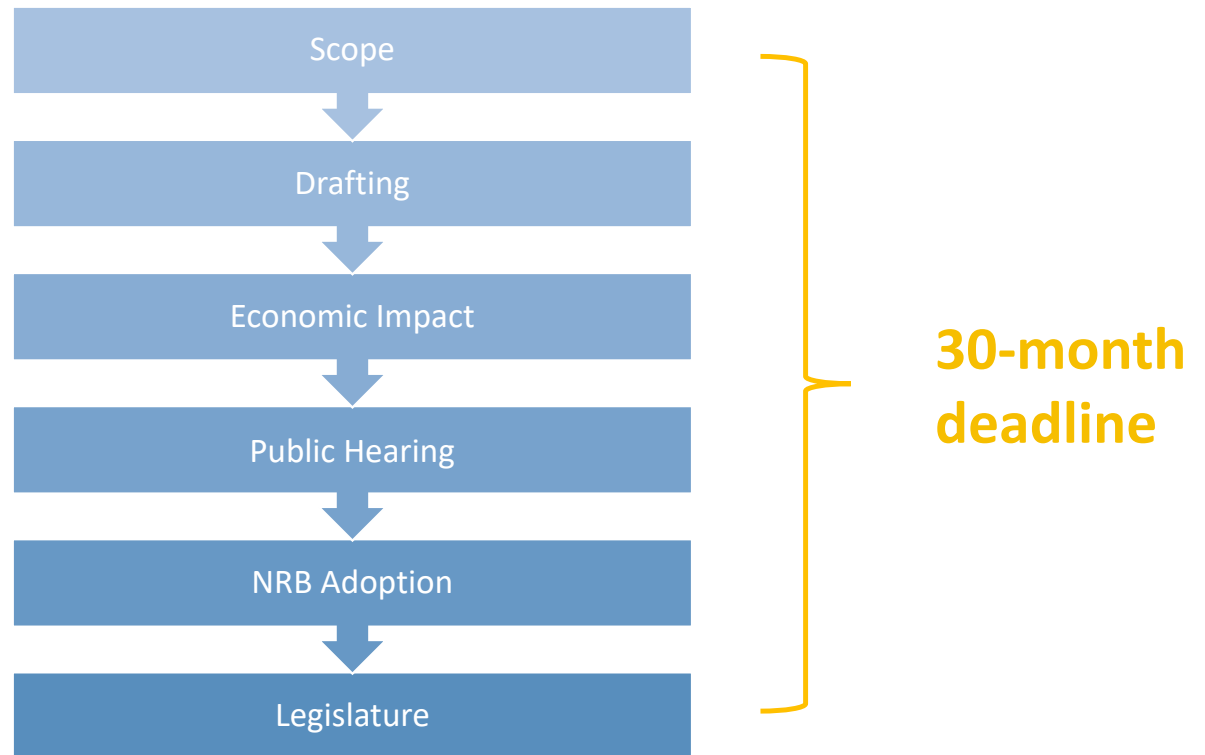
Budget initiatives (to Governor)

# Rulemaking

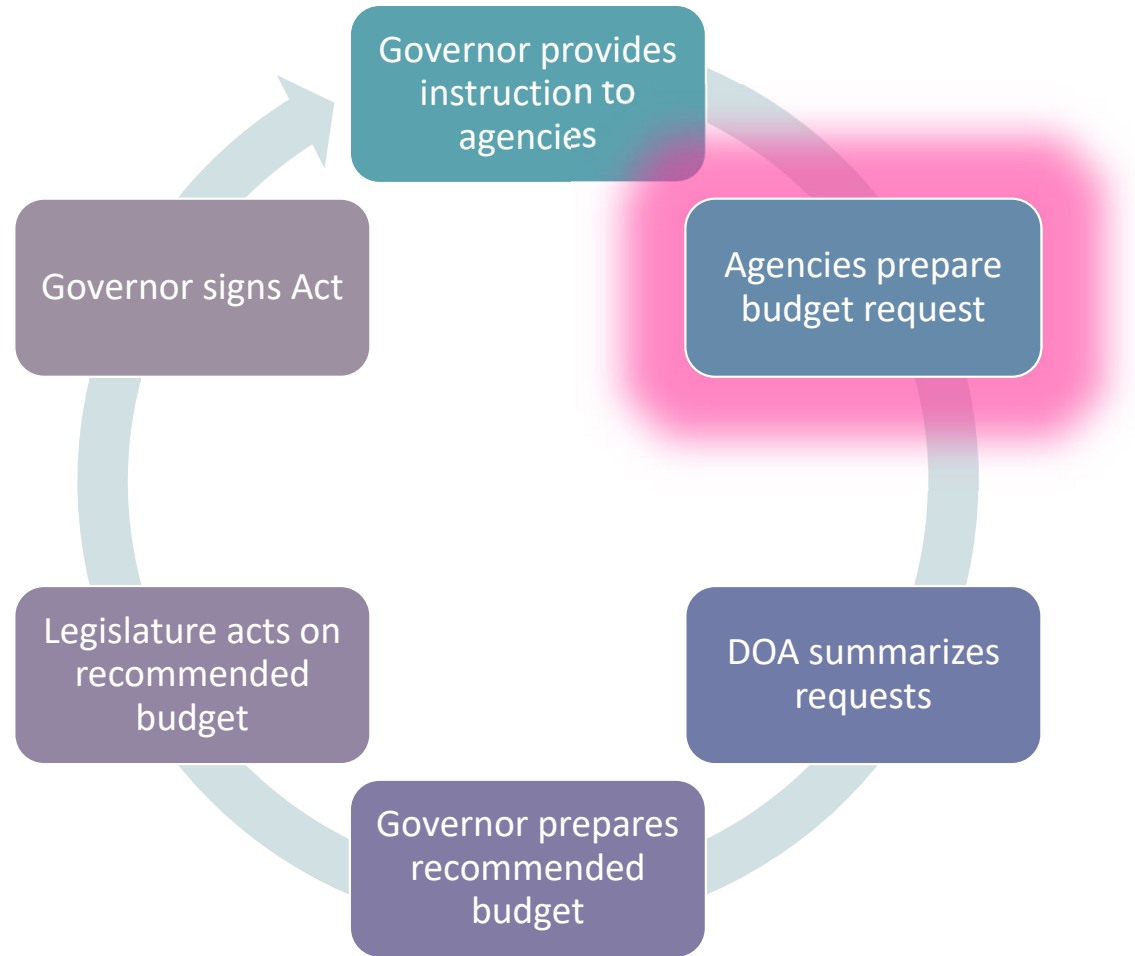


# Rulemaking Process

- Three years
- Six main steps
- 30-month deadline



# State Budget Process



# EAG Options

- Actions available to EAG members
- Discussion

# Assignments





# Upcoming Back to Basics & EAG Meetings

January 23, 2026

- Applying for Closure and Maintaining Continuing Obligations

April 21, 2026

- Notifying Affected Parties and the Public

# CONNECT WITH US

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## RR Program

Jodie Thistle

[Jodie.Thistle@wisconsin.com](mailto:Jodie.Thistle@wisconsin.com)



@WIDNR



@WI\_DNR



/WIDNRTV



"WILD WISCONSIN:  
OFF THE RECORD"