



# MEMORANDUM

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TO: Appleton Redevelopment Authority

FROM: Matt Rehbein, Economic Development Specialist

DATE: April 14, 2021

RE: Update on Site Investigation and Remedial Activities at 222 N. Oneida Street  
Appleton, WI

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The Appleton Redevelopment Authority (ARA) acquired the property located at 222 N. Oneida Street in Appleton, WI on December 21, 2017. As part of the due diligence, a Phase I and Phase II environmental report was completed by OMNNI Associates. As required by law, OMNNI notified the Wisconsin Department of Natural Resources (DNR) of findings of exceedances for polycyclic aromatic hydrocarbon (PAH) and volatile organic compound (VOC) levels in the soils. ARA received a "Responsible Party" letter from the DNR on January 24, 2018 outlining the responsibilities as owner of a contaminated parcel. ARA approved a contract with OMNNI Associates authorizing spending up to \$25,260.40 on March 14, 2018 (memo and contract attached), and authorized spending up to an additional \$14,835 in a contract amendment approved December 7, 2018 (memo and contract attached). As of November 4, 2020, \$9,348.06 remains of those approved amounts (cost estimate attached).

Per the amended contract, three (3) additional test wells were established to identify end points of the contamination (map attached). Delineation of the extent of the 1,2-DCE (dichloroethane) was identified, which is the objective we were going for. However, in sampling the furthest north well (the back of curb on E. Franklin Street) an enforcement standard exceedance for benzene was identified. A second round of sampling was completed July 1, 2019 which indicated increased levels of benzene in monitoring wells (MW) 2 and 4 and increased levels of 1,2-DCE in MW4 with exceedances identified in MW4.

Of the options available, staff has determined exercising our rights under the local government unit (LGU) status was the most prudent (per memo of 10-3-19). Once we have a clearer picture of how this land will be developed, we can take the appropriate steps to continue monitoring and/or establish endpoints.

The only activity on-site since the October 3, 2019 update has been maintenance and repair to well-heads to minimize damage from mowing equipment due to settling soils.