

SCS ENGINEERS

Environmental Consultants and Contractors



Resources and Options for Your Next Property Transaction

At SCS Engineers we often receive calls requesting environmental due diligence prior to a property purchase. Due diligence includes anything from a desktop survey of publicly-available websites, to a transaction screen, to a full Phase 1 Environmental Site Assessment, to Phase 2 activity such as collecting soil and groundwater samples for analysis.

You may be completely unaware of contamination, or in some cases contamination is known to be present on a property. In either instance SCS Engineers can recommend a tailored review of the existing environmental records and we'll work with you and your advisers to structure a deal that protects you from the liability for contamination. The result will protect you during redevelopment of the property **or** when selling the property in the future.

For outside project financing, a Phase 1 Environmental Site Assessment is a common starting point; based on the property specifics, other environmental due diligence approaches may be warranted. We may recommend performing an initial property review, a pre-demolition assessment (sampling for toxins), assessing regulatory compliance of ongoing operations, or jump directly to a Phase 2 Environmental Site Assessment Investigation.

Basic information such as the property address and current-future use provides enough information for an initial records review of your property. We can discuss the costs and benefits of your various options to determine the level of due diligence that is right to provide the protection you seek.

SCS Engineers – Offices Nationwide

For help with your next real estate transaction in Wisconsin or anywhere in the U.S., please contact:



Tony Kollasch
tkollasch@scsengineers.com
608-216-7381



Lisa Brickson
lbrickson@scsengineers.com
608-216-7366



Ray Tierney, PG
rtierney@scsengineers.com
608-216-7332



John Tabella
SCS National Expert, Environmental Due Diligence
jtabella@scsengineers.com
571-353-2026

These additional resources may be helpful too:

- Wisconsin Local Government Map sites for general property information: (<http://coastal.lic.wisc.edu/wisconsin-ims/wisconsin-ims.htm>)
- Wisconsin Department of Natural Resources (WDNR) Remediation and Redevelopment Sites Map for WDNR maps: (<http://dnrmapping.wi.gov/sl/?Viewer=RR%20Sites>)
- Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web: (<http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>)
- Aerial Images, both current and historical, overhead and oblique:
Google Maps, <https://maps.google.com>
Bing Maps <https://www.bing.com/maps/>
Google Earth <http://www.google.com/earth/> (program)
- Wisconsin Historic Aerial Image Finder (1937-1941) (<http://www.sco.wisc.edu/whaifinder/whaifinder.html>)
- The National Map (<http://viewer.nationalmap.gov/viewer/>)
- WisconsinView for current and historical aerial photography <http://wisconsinview.org>
- Wisconsin Registered Petroleum Storage Tank Database http://dvmwapps.wi.gov/ER_Tanks/ER-EN-TankSearch.htm