Resources and Options for Your Next Property Transaction

At SCS Engineers we often receives 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.

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

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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://dnrmaps.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)


- 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