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DNR resolves toxic waste issues curbing Appleton riverfront project

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Construction set to begin this year on 61 condo units

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APPLETON — Groundbreaking is expected to take place this summer on an upscale riverfront development project after the state agreed recently to ongoing cleanup plans for the former toxic waste site.

Denver-based developer Tanesay will begin work on 61 condominium units in the Riverheath project to be situated on the east shore of the Fox River near the College Avenue bridge. Construction of the project will coincide with reconstruction of the bridge, slated to begin this year and end in 2009.

Tanesay purchased the 15-acre site from Kaukauna Utilities. The site includes a hydroelectric plant that will be restored and provide power to the development.

Former Neenah resident Mark Geall is a principal partner in Tanesay.

Community Development Director Peter Hensler said state Department of Natural Resources concerns about toxic waste on and near the site of a former manufacturing facility have been settled.

"As a result of a recent meeting between the city, Tanesay and the DNR, we've come to an understanding about continued environmental mitigation on the site," Hensler said.

"There were still some outstanding issues with a canal that used to run into the old Consolidated Papers mill, but it looks like we've resolved those issues, which were a very big hurdle to overcome."

In addition to 61 condominium units, the first phase also will include some ground-floor retail space and possibly a restaurant.

The housing units, ranging in size from 1,000 to 2,500 square feet, would sell for between \$200,000 and \$400,000.

The site is adjacent to a recreation trail that runs between Telulah Park and Lawe Street. Public access to the river would be maintained with facilities eyed for canoers and kayakers.

One access to the site is from Banta Court. Hensler said a new road will be constructed from Telulah Park along the river to Riverheath.

The city will spend \$1 million in 2009 to help with demolition of buildings, site preparation, land acquisition and improving public access.

Hensler said Tanesay is expected to open a sales office in Appleton soon to begin looking for pre-sales of Riverheath.