



# Ready for Reuse

## Waste, Inc., Landfill Property

1701 East US 12, Michigan City, Indiana 46360



Images from left to right: An access road on the property and a view of the landfill cap.

**Site Name:** Waste, Inc., Landfill Superfund Site

**Size:** 32 acres

**Existing Site Infrastructure:** The site is currently vacant and fenced. There are sewer lines and an access road along the site boundary. The site is within half a mile of railroad lines.

**Readiness for Reuse:** EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in February 2008.

**Use Restrictions:** Site use restrictions are in place to protect remedy components. These restrictions prohibit the construction or removal of buildings, wells, pipes, roads and ditches on the property without prior approval from EPA. Groundwater may not be used on the property. The property may not be used for residential development.

### SETTING:

- The site, totaling 32 acres, consists of a former landfill that operated from 1972 to 1983.
- The site is bordered by U.S. Highway 12 and Trail Creek. Immediate site surroundings are primarily used for industrial activity. However, there are two recreational parks within half a mile of the site. Residences are located south of the site across Trail Creek.
- The site is located in an area of mixed light industrial and commercial uses, about one mile from downtown Michigan City.
- The site is within an Opportunity Zone. Opportunity Zones are areas where new investments, under certain conditions, may be eligible for preferential tax treatment. First designated in 2018, the Zones are designed to spur economic development and job creation in distressed communities.
- Surrounding population: 0.5 mile, 985 people | 2.5 miles, 29,001 people | 4 miles, 37,346 people.

### REMEDIAL STATUS:

- Remedy construction took place between 1996 and 1997.
- Cleanup activities included installing a landfill cap, collecting landfill gas, re-routing a storm sewer, removing an underground fuel storage tank, posting fish advisory signs along Trail Creek, and monitoring groundwater and surface water. Collected shallow groundwater and leachate are delivered to the Michigan City Sanitary District for treatment.
- EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in February 2008. EPA removed the site from the National Priorities List in October 2008.
- In 2012, EPA conducted a reuse assessment to align future site development with property owner Michigan City's master plan for the Trail Creek Corridor.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/waste-inc-landfill](http://www.epa.gov/superfund/waste-inc-landfill)