

Department of Community Development  
Community Development Authority



Ann Werth, Director

Ms. Deborah Orr  
U.S. EPA Region 5  
77 West Jackson Boulevard, Mail Code SM-7J  
Chicago, IL 60604-3507

November 30, 2012

**RE: Application by the City of Wausau for a U.S. EPA Brownfields  
Area-Wide Planning Grant (Fiscal Year 2013)  
East Riverfront District  
Wausau, Wisconsin 54403-4755**

Dear Ms. Orr:

The City of Wausau, Wisconsin is pleased to submit the enclosed application to the United States Environmental Protection Agency (U.S. EPA) for an Area-Wide Planning Grant as part of the U.S. EPA Fiscal Year 2013 Brownfield Grant Competition. Funding will be used to further redevelopment planning and implementation in the East Riverfront District project planning area.

Contact information for the highest ranking elected official and the project director is provided below.

<b>Name and Title</b>	James E. Tipple Mayor	Ms. Ann Werth (Project Director) Community Development Director
<b>Organization</b>	City of Wausau	
<b>Address</b>	407 Grant Street Wausau, WI 54403	407 Grant Street Wausau, WI 54403
<b>Phone Number</b>	(715) 261-6686	(715) 261-6686
<b>Fax Number</b>	(715) 261-6808	(715) 261-6808
<b>Email Address</b>	<a href="mailto:mayor@mail.ci.wausau.wi.us">mayor@mail.ci.wausau.wi.us</a>	<a href="mailto:Ann.werth@ci.wausau.wi.us">Ann.werth@ci.wausau.wi.us</a>

### Project Summary

The East Riverfront District project planning area encompasses 53 total acres of property along the Wisconsin River. The proposed project area is within Census Tract 1 which is the most "needy" tract in the City in terms of unemployment, income, minority populations and persons with disabilities. The key catalyst sites in the area include approximately 16 acres of vacant former industrial riverfront properties that are planned for redevelopment for commercial, residential and recreational mixed uses. Redevelopment will include construction of a bicycle/pedestrian trail adjacent to the River, restoration of a stream and associated green space. Recently these waterfront areas are being rediscovered for redevelopment that enhances the unique natural riverine environment that has been covered by these legacy industrial uses for the last century. The identified catalyst riverfront area is the key to the success of the entire East Riverfront District as much of the remaining parcels are dependent on successful redevelopment of the waterfront.

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To date, the City has spent over \$4 million dollars on acquiring this and adjoining properties for redevelopment purposes. The late Jane and Lawrence Sternberg have entrusted The Community Foundation of North Central Wisconsin with a significant estate gift that is earmarked to provide enhancements to the Downtown River Edge trail. However, additional funding to further redevelopment planning and implementation efforts is critical to assure completion of the project.

Over the past five years, many manufacturing and professional companies have implemented mass layoffs affecting over a thousand workers and closing facilities located throughout the City. WPS Health Insurance recently announced that it will eliminate 250 jobs at its office in Wausau in April 2013. The Wausau Paper Mill closed in March 2012 eliminating 450 jobs and will take away an estimated \$27 million a year from the economy of central Wisconsin, according to an estimate from the Marathon County Economic Development Corporation. The city was also negatively affected by severe storms and flooding which occurred September 22 through October 9, 2010, and declared a natural disaster area (DR-144) on October 21, 2010. The Wisconsin River at Wausau/Rothschild reached the second highest level ever recorded.

Additional requested information is provided below.

- a. **Applicant Identification:** City of Wausau  
407 Grant Street  
Wausau, WI 54403
- b. **DUNS Number:** 949732473
- c. **Funding Request:**
  - i. Type: Area-Wide Planning Grant
  - ii. Amount: \$200,000
- d. **Location:** City of Wausau, County of Marathon, State of Wisconsin
- e. **Project Area:** East Riverfront District
- f. **Date Submitted:** November 30, 2012
- g. **Project Period:** Start: 5/1/13 Stop: 4/30/15; 2 Years
- h. **Population (Project Area):** 3,138
- i. **Population (City):** 39,106 (2010 Census)

If you have any questions related to the City's proposal, please contact me at your earliest convenience.

Sincerely,

CITY of WAUSAU

A handwritten signature in black ink, appearing to read "Ann Werth".

Ms. Ann Werth  
Community Development Director

cc: Mr. Don West, Environmental Management Support, Inc. (8601 Georgia Avenue, Suite 500, Silver Spring, MD 20910)

## 1. COMMUNITY NEED

The City of Wausau is located in north central Wisconsin within Marathon County, which is the largest county by land area in the State. The City is crossed by two major highways and is bisected by the Wisconsin River, a state-designated Outstanding Water Resource. Wausau is both the largest city in the County and the county seat. Based on the 2010 Census, the City's 39,106 residents represent approximately 30% of the County's 134,063 residents. Wausau, like many of the communities in the area, was developed out of 1800s logging camps that used the Wisconsin River and other area waterways to transport logs to sawmills. The Wisconsin River has also been the focus for a significant portion of the City of Wausau's historical manufacturing facilities with agriculture, wood and paper products as the leading industries. Transforming the contaminated brownfield sites bordering the Wisconsin River to more sustainable and environmentally friendly land uses is a top priority for the City, but one that presents many challenges due to the combination of floodplain, contamination, ecological, social, transportation, and other planning issues.

i) Economic Concerns in Project Area: The proposed area-wide planning (AWP) project area is referenced as the "East Riverfront District," and encompasses 53 acres of land bordering the east bank of the Wisconsin River. The proposed project area is located in the Census Tract 1 in the approximate center of the City. The project area (see Attachment A) is bounded on the west by the Wisconsin River, on the north by Bridge Street (one of the City's major arterial roads), on the east by Third Street, and on the south by Fulton Street.

The residents within and surrounding the AWP project area are experiencing significant levels of economic distress. In Census Tract 1 (55073000100), which has an area of approximately 0.7 square miles and which includes the proposed AWP project area, the poverty rate of 39.1% is over double the City rate of 15.1%, and more than four times the poverty rate for the County of 8.7%. The per capita income for residents in Census Tract 1 of \$14,896 is only 63% of that for the City as a whole (\$23,436), which itself is significantly below the U.S. per capita income of \$27,334. Economic conditions within the project area have worsened within the past decade, with "real" per capita income (e.g., income adjusted for inflation) declining by 20% from 2000 and 2010 (versus only a 1.8% decline for residents of the U.S. as a whole). Other measures of distress include a 46.9% poverty rate for children (nearly three times the State of WI rate of 15.8%). Over 19% of households have incomes below \$10,000, 24.3% received food stamp or Supplemental Nutrition Assistance Program (SNAP) benefits within the previous 12 months, and over 30% have no access to a vehicle. Property values reflect the blighted conditions present in much of the area, with the median housing value of \$89,900 equal to less than half the U.S. median housing value of \$188,400. The percentage of owner occupied housing is a very low 23.1% (versus a rate of 73.5% for the County as a whole). The relatively small number of residents who own their homes have been rewarded with very low increases in housing values with the median housing value increasing by only 9.4% from 2000 to 2010 (versus increases of 30.8%, 45.6%, 50.6%, and 57.5% for owners of homes in the City, County, State and U.S., respectively). The low rate of housing appreciation in the area results in lower home equity for residents, a reduced ability to invest in home maintenance/improvements, as well as a higher rate of vacant housing units (10.8%).

**Table 1. Demographic Information**

Required Demographic Indicators	Year	Census Tract 1	City of Wausau	Marathon County	State of WI	United States
Population <sup>1</sup>	2010	3,138	39,106	134,063	5.68 M	308.7 M
Unemployment rate (annual) <sup>2,3</sup>	2006-10	<b>18.4%</b>	10.1%	6.5%	6.7%	7.9 %
Poverty rate for individuals <sup>3</sup>	2006-10	<b>39.1%</b>	15.1%	8.7%	11.6%	13.8 %
% Minority population <sup>1,4</sup>	2010	<b>28.2%</b>	18.0%	9.7%	16.7%	36.3%
Median household income	2010	<b>\$27,278</b>	\$41,304	\$53,471	\$51,598	\$51,914
<b>Sensitive Population Groups</b>						
% Asian <sup>1</sup>	2010	<b>12.6%</b>	11.1%	5.3%	2.3%	4.8%
% Asian individuals in poverty <sup>3</sup>	2006-10	<b>54.1%</b>	24.2%	20.9%	16.6%	10.9%
Persons with disabilities <sup>5</sup>	2005-09	<b>25.6%</b>	12.2%	11.1%	12.2%	15.6%
Women of child bearing age (15-49) <sup>1</sup>	2010	25.0%	22.5%	22.1%	23.0%	23.9%
Children (under age 5) <sup>1</sup>	2010	7.5%	7.3%	6.5%	6.3%	6.5%
Female households w/ children <sup>1,6</sup>	2010	11.1%	7.3%	5.3%	6.4%	7.2%
<b>Economic Distress/Housing Data</b>						

Required Demographic Indicators	Year	Census Tract 1	City of Wausau	Marathon County	State of WI	United States
Per capita income <sup>3</sup>	2006-10	<b>\$14,896</b>	\$23,436	\$25,893	\$26,624	\$27,334
Real change in per capita income (%) <sup>7,8</sup>	2000-10	<b>-20.0%</b>	-10.2%	-3.0%	-3.0%	-1.8%
Poverty rate for children <18 years <sup>1</sup>	2010	<b>46.9%</b>	22.3%	12.3%	15.8%	19.2%
% of Households w/ Income <\$10,000 <sup>1</sup>	2010	<b>19.4%</b>	6.7%	4.2%	6.0%	7.2%
% of Households w/ SNAP or food stamp benefits (previous 12 months) <sup>1,9</sup>	2010	<b>24.3%</b>	12.2%	6.8%	7.7%	9.3%
% Owner occupied housing <sup>1</sup>	2010	<b>23.1%</b>	58.2%	73.5%	68.1%	65.1%
Median housing value <sup>1</sup>	2010	<b>\$89,800</b>	\$111,800	\$139,500	\$169,000	\$188,400
Increase in median housing value <sup>8</sup>	2000-10	<b>9.4%</b>	30.8%	45.6%	50.6%	57.5%
Vacant housing units (% of total) <sup>1,10</sup>	2010	<b>10.8%</b>	8.7%	6.4%	5.7%	7.9%
Households w/ no access to vehicle <sup>1,11</sup>	2010	<b>30.4%</b>	9.6%	5.0%	6.7%	8.9%

Notes: (1) Data for 2010 are from the U.S. Census American Fact Finder. (2) Annual unemployment rates are used as these are available for the target planning area. (3) Data for 2006-10 are U.S. Census 2006-10 American Community Survey 5-Year Estimates. (4) Calculated by subtracting the reported census values for "white, not Hispanic" from 100%. (5) Persons age 16-64. Disability data are from PolicyMap. (6) Percentage of total households that are female households with children under 18 years but no husband present. (7) Change in per capita income (2000 vs 2010 census) with 2010 data adjusted for 29% cumulative inflation from 2000-10. (8) Calculated from U.S Census data for 2000 and 2010. (9) SNAP = Supplemental Nutrition Assistance Program. (10) Percentage of total housing units that are vacant, excluding vacant units that are for seasonal, recreational, or other occasional use. (11) Percentage of occupied housing units with no vehicles available.

The economic distress indicators in Census Tract 1 coincide with the highest percentage of minority residents for any tract in the City, as well as higher percentages of children under 5 years of age, women of child bearing age, and single parent (female) households with children under 18 years of age. The percentage of residents with disabilities is also more than the double those for the City, County, and State.

Over the past five years, dozens of manufacturing and professional companies in the Wausau area have implemented mass layoffs affecting over a thousand workers and closing several major facilities in the City. WPS Health Insurance recently announced that it will eliminate 250 jobs at its office in Wausau in April 2013. The Wausau Paper Corp. paper mill closed in March 2012 eliminating 450 jobs, and resulting in an estimated loss of \$27 million in future annual income for area residents, according to the Marathon County Economic Development Corporation. Other recent major mass layoffs include: Fiskars (183 workers) Graphic Packing Inc. (123 workers) and West Asset Management (204 workers). The unemployment rate in Census Tract 1 (18.4%) and the City of Wausau (10.1%) has outpaced Marathon County (6.5%) and the State (6.7%) average. The high unemployment rates in the City can be attributed in part to the City's historic economic reliance on manufacturing, with a high percentage of residents employed in manufacturing relative to other cities in Wisconsin (which as of 2010 is currently ranked as the state with the highest percentage of residents employed in manufacturing).

State imposed limits on municipal levies have left little excess tax revenue for the City for planning or other studies necessary to spur the revitalization of brownfield sites. To further compound these problems the City's total shared revenue from the State and other governmental aids and cost share for 2012 was cut by \$3.6 million dollars which represents over 10% of the City's annual operating budget. The City has also been impacted by severe storms and flooding which occurred September 22 through October 9, 2010, and which resulted in federal a natural disaster declaration for the area (DR-144) on October 21, 2010. The Wisconsin River at Wausau/Rothschild reached the second highest level ever recorded. All of these factors in conjunction with the current state of the economy, further impact the City's ability to provide funding for much needed economic development and brownfields redevelopment which would eventually help to alleviate the budget woes.

ii) Brownfield Impacts on Sensitive Populations in Target Area: As shown on Table 1, the project area contains disproportionately high numbers of: (a) minority residents (in particular Hmong), (b) residents experiencing various forms of economic distress, and (c) various sensitive population groups in addition to minorities (including children under 5 years of age, women of child bearing age, and single parent (female) households with children under 18 years of age, and persons with disabilities). The data further demonstrate that even within the census tract, the economic distress measures are generally worse for those residents in sensitive population groups. For example, Asian residents have a 54.1% poverty rate and children under 18 a rate of 46.9%, versus the rate of 39.1% for residents of the census tract as a whole. Although health measures specifically for residents and sensitive populations in the project area are generally not available,

factors such as the high percentage of pre-1970 (approximately 90%) housing are known to significantly increase risks for lead poisoning for children. In addition, studies of the largest minority group (the Hmong) in Wisconsin have documented a wide variety of risk factors that significantly increase this group's potential for being exposed to environmental contamination through ingestion of locally caught fish containing high levels of PCBs and intensive gardening on urban plots with high incidences of contaminants in near surface soil. Health concerns related to the Hmong are discussed further in Section 1.iii. Two of the 4 catalyst sites described in Section 2 have documented high levels of contamination remaining on site. In addition, all of the sites adjacent to the Wisconsin River have significant historic fill with solid waste, which contains hazardous contaminants in most cases.

It is anticipated that the AWP will serve area residents in at least seven ways: (1) It will facilitate environmental cleanup, reuse, and redevelopment of major brownfield sites, removing the risk of exposure associated with these sites in their current state. (2) Through performance of a systematic inventory of brownfield sites, it will lead to the identification of other sites that may pose a threat to area residents. (3) Through the outreach process, it will raise the level of awareness among residents to health threats associated not only with the brownfields sites, but practices such as consumption of fish caught from the Wisconsin River and produce grown locally on potentially contaminated surface soil. This outreach will particularly benefit residents whose primary language is not English. (4) It will provide increased access for residents to high-quality housing free of lead (by performing planning that will help attract additional developments with units specifically available for low- and moderate-income residents). (5) It will lead to economic development projects that will lead to increased employment opportunities in the neighborhood. Increased economic conditions will help to reduce crime and improve access by residents to medical insurance and increased access to preventative health measures that are available through employment. (6) It will lead to removal of the most significant sources of blight, which will lead to increased values for homes in the neighboring areas, increased homeowner equity, and increased ability and incentive to invest in home maintenance and improvements that will reduce exposure to lead based paint, and mold (associated with leaky basements, poorly maintained gutters, etc.). (7) It will help lead to creation of a completed regional bike and walking trail system and significant new public green space, providing the greatest benefits to residents in the adjoining neighborhoods, who will benefit from improved health and mental well-being.

iii) Socio-Economic and Health Concerns for Brownfields in the Project Area: According to a brownfield inventory compiled using the Wisconsin Department of Natural Resources (WDNR's) Bureau of Remediation and Redevelopment Tracking System (BRRTS) database (<http://dnr.wi.gov/botw>), as of November 2012 there were 278 leaking underground storage tank (LUST) and Environmental Repair Program (ERP) sites and 274 reported hazardous substance or petroleum spill sites within the City. A significant number of these sites are located within ¼ mile of the Wisconsin River. The population density approaches 5,000 residents per square mile in the older areas of the City where a majority of these sites are located, resulting in large numbers of residents living into close proximity to these sites with increases risks of exposure to contaminants.

Contamination associated with at least one brownfield site in the City (a former Crestline window manufacturing plant) is alleged to have resulted in the deaths of multiple residents. An as yet unsettled class action lawsuit associated with this facility includes 143 plaintiffs and alleges damages that include six deaths from direct long term exposure to pentachlorophenol (a carcinogen known to cause damage to the central nervous system, liver and reproductive organs) polynuclear aromatic hydrocarbons (PAHs), non-chlorinated solvents and mercury. The suit also claims economic damages associated with reduced values for neighboring properties. The site is located only 500 feet from the Wisconsin River. Cleanup of the site has been on-going since 1984. In spite of the recovery of more than 132,000 gallons of free product from the subsurface, the site has not been closed by the WDNR, and the entire site remains restricted from public access. (<http://pqasb.pqarchiver.com/wausadailyherald/access/2418913431.html?FMT=ABS&date=Aug+07%2C+2011> )

The City has a large population of Hmong residents who represent the predominant minority group in the City, in particular within Census Tract 1. The Hmong are originally from the mountainous regions of China, Vietnam, Laos, and Thailand. Tens of thousands of Hmong immigrated to the United States as refugees following the end of the Vietnam War. The Hmong constitute the vast majority of the City's Asian residents and the City's minority population as a whole. The Hmong are among the most economically depressed Asian-American groups in all of the U.S. The PCB related consumption advisory for fish from the Wisconsin River is of particular concern because it poses a direct threat to the Hmong community as many members still continue to practice subsistence harvesting locally of fish and wild game for their families within the Wisconsin River valley as they did in their homeland.

The Hmong in many cases have maintained components of their agrarian culture including raising vegetables in urban gardens and catching fish for consumption from the Fox River. These practices, combined with low literacy rates, make them particularly susceptible to ingestion of environmental contaminants and associated health risks given the PCB related consumption advisory for fish from the Fox River. In response to the food desert phenomenon, as well as to their historically agrarian proclivities, the Hmong are also some of the region's most avid urban farmers. They tend to cultivate small urban plots that have been cleared from intensively developed older urban neighborhoods. Many of these "SPIN" (Small Plot INTensive) farms occur spontaneously on abandoned lots often without the permission of the owner or any environmental oversight. These plots are typically found in traditional mixed-use neighborhoods which historically, included former production/manufacturing facilities and commercial uses including a great many former gas station sites. Many of these sites are in areas with suspected contaminated groundwater resulting from underground plumes of toxic fluids as well as soil contamination resulting from historic manufacturing activity. The cultural tendency toward "growing their own" also make the Hmong susceptible to environmental hazards via their consumption of home-food grown in potentially tainted soil. This hazard can be exacerbated by language barriers that can render precautionary warnings ineffective.

A recent study by the University of Wisconsin (<http://www.apl.wisc.edu/publications/HmongChartbook.pdf>) found that over 25% of the Hmong residents reported that they spoke limited or no English. The low literacy rates, low income, and concentration in urban centers have made the Hmong more susceptible to the health and economic impacts of brownfields. Furthermore, the rate of teen pregnancy was 3.5 times higher among Hmong teenagers, with 10% of all Hmong births occurring to mothers under 17 years old versus 3% for Wisconsin mothers under the age of 17. Given the high prevalence of Hmong families in the project area which is the census tract most affected by documented brownfields and the extremely high incidence of births to young Hmong mothers, the direct and indirect impact to this segment of the minority community within the City is extremely high.

The Hmong as well as many of the other sensitive population groups in the City are more susceptible to the detrimental health effects of exposure to environmental contamination because of overall lower levels and quality of nutrition and health care. In the heavily urbanized areas of the City, where significant testing has been performed, a total of 490 children with lead poisoning (defined as blood levels of lead greater than or equal to 10 micrograms per deciliter) were recorded by the State of Wisconsin Department of Health and Family Services during the period 1996-2006. At least 30% of these cases were recorded for children living in Census Tract 1, which within the proposed planning corridor lies, represents less than 1% of the City's land area. This census tract is identified as having almost 90% of their housing built before 1970. Although a majority of the lead exposure is attributable to deteriorated lead painted surfaces in these homes, the effects of lead poisoning are additive and the additional environmental sources of lead associated with the disproportionate number of brownfield sites in these areas represents an acute threat for children already having elevated blood levels of lead. For Marathon County as a whole, data available for the year 2007 found 23% more cases of children between 4 and 6 years of age with lead poisoning than the State of Wisconsin as a whole, and the County ranked in the bottom 20% percentile on a nationwide level as a result of the excessive number of housing units with a high risk of lead hazards. The lead poisoning issues confronting the City's sensitive populations present an environmental justice issue for the City and further establish the importance of reducing the potential for detrimental health effects of exposure to environmental contamination through cleanup of significant contaminated brownfields sites such as those located within the East Riverfront District selected for this grant which are located in tracts with highest percentages of susceptible and minority residents.

## **2. BROWNFIELDS AREA-WIDE PLANNING PROJECT DESCRIPTION**

**Brownfields Project Area and Catalyst Site Descriptions:** The East Riverfront District project planning area (see Attachment A) encompasses 53 total acres of land bordering the Wisconsin River immediately north of the City's downtown. The proposed project area is located within Census Tract 1 which is the most "needy" tract in the City in terms of unemployment, income, minority populations and persons with disabilities. This planning area is bounded on the west by the Wisconsin River, on the north by Bridge Street (one of the City's major arterial roads), on the east by Third Street (which is part of a current redevelopment planning project focused on the 2nd Street neighborhood), and to the south by Fulton Street. The riverfront area to the immediately south of the planning area is occupied for two successful brownfield redevelopment projects bordering the Wisconsin River - the Eye Clinic of Wisconsin building and the Dudley Tower. The initial phases of both of these projects included environmental assessments funded through a U.S. EPA Assessment



Pilot Grant awarded to the City in 2000. The East Riverfront District is a continuation of the planning and brownfield assessment process that began more than a decade ago.

The identified catalyst sites within the project area are considered to be the key to the successful revitalization of the entire East Riverfront District, development of the inland parcels will be contingent to a large degree on removing the significant blight associated with the parcels in their current conditions, as well as transforming the area into what is anticipated to be a significant public amenity. As noted above, there are already two successful redevelopment projects just south of the targeted area (the Eye Clinic of Wisconsin building and the Dudley Tower), which are both located along the River, documenting an established market for redevelopment of sites similar to the selected catalyst sites. As this is a previously developed area, infrastructure associated with the legacy uses will be available to support future redevelopment.

The interest throughout the community in this area is very strong and the community support has been demonstrated through action. The East Riverfront District encompasses 53 total acres of property -- 20 acres of which is already owned by the City; 4 acres which are owned by project partner Marathon County Economic Development Corporation (McDEVCO); 13 acres of combined public rights of way (ROW) including an active rail line, a bimodal trail and roadways; and 16 acres in private ownership. To date the City has demonstrated the strongest commitment possible to this project by acquiring 21 properties within the defined project area at a cost in excess of \$4,268,000. Fourteen of these acquisitions have occurred since 2010. Project partner McDEVCO acquired a key high priority waterfront parcel for another \$750,000 of private investment within this designated redevelopment area. Finally, the late Jane and Lawrence Sternberg have entrusted the Community Foundation of North Central Wisconsin with a significant estate gift that is earmarked for completing the Rivers Edge bimodal trail loop which will traverse all of the catalyst properties along the waterfront. This shows a strong financial commitment from the City and its private project partners, who are all fully committed to redeveloping this targeted area.

All four of the catalyst or high priority parcels meet the U.S. EPA eligibility requirements (Attachment A) and the definition of a "brownfield site" per CERCLA § 101(39). These sites were selected because they encompass the entire waterfront section of the East Riverfront District, including an almost one-half mile long section of the east bank of the Wisconsin River. All but one of the sites is already owned by the City and the remaining parcel is owned by project partner McDEVCO. Remedial action is required at the sites to allow for planned redevelopment for a mix of commercial, residential and recreational uses. A more detailed description of the contamination present at each catalyst site is outlined below, the corresponding catalyst site numbers can be found on the project area map (Attachment A);

***Cloverbelt Catalyst Site #1:*** The City acquired the approximately 6-acre property from project partner McDEVCO in June 2011 for the purpose of blight elimination. The site was developed in the late 1800s and first used for lumber storage due to its location adjacent to the Wisconsin River - the major transportation corridor for timber at that time. In the mid-1900s, the site was used as a cooperative, which included the former Cloverbelt Cooperative Services and Tomorrow Valley Cooperative Services. The Cooperatives stored and dispensed petroleum. Since 2005, the property has remained vacant. With the exception of one small office building, all buildings have been razed. All petroleum storage tanks, dispensers, and associated piping are believed to have been removed or properly abandoned. Floor slabs and foundation walls of the former buildings have been retained to serve as a cap of underlying petroleum contaminated soil. The Wisconsin Department of Natural Resources (WDNR) has closed the site to industrial standards (2009).

A clean up grant for this property was awarded to the City by U.S. EPA as part of the FY2012 grant competition. The goals for cleanup are to further reduce contaminant levels on the site to a more stringent residential standard, including restoring a historically navigable stream on the property which over time had been channelized and confined to a large diameter storm sewer. The stream will be used as a launching area for canoes/kayaks as well as restoring a previous spawning habitat for native northern pike. The revised clean-up plan has been approved by WDNR and U.S. EPA, and the initial stream design is completed with construction scheduled to take place in June of 2013. This site was originally assessed (Phase I & II) under a U.S. EPA assessment grant received by the City in 2000.

***US Post Office Storage Facility Catalyst Site #2:*** This site is technically a separate parcel but was part of the above Catalyst Site #1 until the late 1960's. It was divided off that parent parcel for the purposes of a storage facility for the US Post Office which was used until the late 1990s. The likely hazardous substance contamination associated with this property dates from the days when the site was used for lumber production and storage. The City acquired this site in June of 2011 at the same time the acquired the above Cloverbelt Site #1.

**Marathon Printing Catalyst Site #3:** Project partner McDEVCO acquired this site in July of 2007. The site has a history that was tied to lumber production around the turn of the century, a dry cleaner in the 1920s, a large commercial printing shop until the mid-1950s and then was occupied by a heating & furnace company. It has been vacant since the 1980s. It is likely that additional investigation work will be required on this property to evaluate if releases are present due to historic activities on the property. McDEVCO has been in contact with Marathon County (which was just awarded a U.S. EPA assessment grant in FY2012) to request the use of funding to more fully characterize the on-site contamination as well as potential clean-up alternatives.

**Hammer Blow Catalyst Site #4:** The City acquired the approximate 4-acre property in June 2011 for the purpose of blight elimination and redevelopment. The property was developed in the late 1800s and first used for lumber storage (Wausau Lumber Company) due to its location adjacent to the Wisconsin River. By 1923, the property was occupied by Danielson Tool Company and Ford Auto Assembly and Repairing. The businesses were replaced by the Hammerblow Tool Company in the 1930s (and its successor, Cequent Trailer Products) and utilized to manufacture trailer jacks. Hazardous substances utilized at the site included machine lubricants, hydraulic oils, parts cleaner, paint and xylene.

The property was investigated, remediated to industrial standards and closed, utilizing the WDNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites, which indicates soil and groundwater hazardous substances and petroleum impacts remain at concentrations above applicable groundwater and industrial soil standards and that cap maintenance is required as a condition of closure. Chlorinated solvents (trichloroethene at concentrations up to 2,900 micrograms per kilogram; ug/kg) and polynuclear aromatic hydrocarbons associated with foundry sand materials (hazardous substances) are the primary contaminants at the site. However, historic fill consisting of foundry sand, wood fill, slag, glass and metal debris (solid waste) is also present throughout the site. The property has remained vacant since 2005. All buildings have been razed. Floor slabs and foundation walls of the former buildings have been retained to serve as an interim “makeshift” cap preventing direct contact with underlying contaminated soil and minimizing surface water infiltration. This site was originally assessed (Phase I & II) under an U.S. EPA assessment pilot grant received by the City in 2000.

ii) Project Task Description and Budget: The grant will be used by the City to further enhance planning initiatives that are already underway within the project area to advance critical planning components that are unmet due to budget constraints. The proposed BF AWP project will advance several of the stated goals in the recently completed 2nd Street neighborhood planning study draft encompassed in the northeast portion of the project area as shown in Attachment A. Several of the items recommended in this draft study include: using a market research study to help make more informed decisions; promoting development that respects the existing City fabric; rebuilding the neighborhood using existing City assets (infrastructure), and creating cultural richness. To that end, we anticipate these activities will likely include consolidation of existing site information, a market study to evaluate/confirm potential reuse of project area brownfield properties, infrastructure assessment, and to facilitate additional community involvement regarding future use of the area, including outreach to the local Hmong community.

Prioritization and sequencing of site redevelopment activities for key catalyst sites will be performed, including site assessment, remediation and preparation, some of which are already underway. Site criteria will also be developed to maximize integration of green and healthy design; promote sustainable development compatible with future site use within the surrounding area; lessen the impact to surface waters of the Wisconsin River; and ensure living-wage job creation. Additional funding and other necessary requirements for implementation will also be identified. Community input is critical to the preparation of the BF AWP at all stages.

Outreach activities that have been completed to date that provided community input include an initial project meeting (design charrette) held on June 29, 2011 that focused on the catalyst sites. An open house was held on January 16, 2012 at which preliminary site designs developed from the charrettes were presented for public input. Approximately 70 area residents and stakeholders participated in each of these two initial public meetings. Neighborhood residents, business owners, and other local stakeholders were interviewed by City staff and the planning consultant for the 2nd Street Neighborhood Plan.

The status and results of the project will be conveyed by planning staff on a periodic basis to local public officials at regularly scheduled meetings that are open to the public and that provide the opportunity for public comment on all agenda items. The project and outreach process will build on existing partnerships for two ongoing projects in this corridor. Status and results of the project will be conveyed to the U.S. EPA



through the quarterly project update reporting. We anticipate two or more additional project specific public meetings/charrettes, particularly in the early stages of plan development and again as the plan is being finalized. Bilingual (English/Hmong and English/Spanish) mailings/questionnaires, newspaper public notice advertisements, website/blog development, and fact sheets will also be utilized, as appropriate. We anticipate this project will consist of five tasks as described below;

Task 1 – Cooperative Agreement Oversight: The City will oversee programmatic activities including managing planning consultant activities, preparation of quarterly, annual, and other reporting. City staff time for this task will be an in-kind contribution estimated at \$2,500 (50 hours at an assumed average combined rate of \$50/hour for staff salary and benefits). Approximately \$5,000 of budget is allocated for consultant support for eligible programmatic activities such as preparation of quarterly and annual reports.

Task 2 – Brownfield Site Reuse Planning: The City will work with a planning firm having significant brownfield redevelopment planning experience to implement this task. It is recognized that the planning firm may utilize sub consultants, however, the City wishes to contract with one lead firm to ensure continuity and responsibility for achieving promised project outputs. The City will assist the planning firm as an in-kind contribution and leveraging of U.S. EPA funds to consolidate existing information with respect to existing infrastructure, environmental conditions (including a comprehensive inventory of all brownfield sites within the area in addition to the catalyst sites), socioeconomic conditions, existing zoning, ordinances, existing redevelopment criteria for rehabilitation and new construction within the corridor as presented in the City's five relevant planning documents that specifically identify this area. This information will be consolidated into an **existing conditions report** that will be a component of the final AWP. The planning firm will conduct a market study to evaluate best use of the four catalyst sites based on the above factors as well as living wage revenue generation, affordable housing, property value and associated tax revenue generation. Based on the results of the study, a **draft conceptual reuse plan** for the East Riverfront District as a whole and the individual catalyst sites will be prepared, which may include several reuse scenarios. It is anticipated the consolidation of existing information will cost approximately \$10,000 and the **market study** will be approximately \$20,000.

At this point a public meeting/planning charrette will be conducted by the committee and planning firm to assure that community residents, business owners and other stakeholders are well informed and that their input is fully integrated regarding future land use and incorporation of enhancements for integration into the surrounding areas. Public comments will be considered and incorporated into the **final conceptual reuse plan** for the area. The comments and status of the final conceptual plan will be presented to the City at regularly scheduled meetings open to the public with opportunity for continued public comment. These remaining subtasks of this task will be \$40,000 in consultant costs and \$2,500 for supplies. City staff time will be provided as an in-kind contribution and leveraging of EPA funds estimated at \$7,250.

Task 3 – Set Area-Wide Strategies: Area-wide strategies will be further developed by the planning firm, City and other stakeholders as appropriate to assure socioeconomic and environmental benefit to the community within the corridor as well as surrounding areas as the redevelopment plan is implemented. Examples may include development of evaluation criteria to assure that site reuse produces the intended outcomes such as living wage job creation, opportunity to utilize the local workforce, enhancement of surface (storm) water discharges to the Wisconsin River, transportation accessibility for local access as well as access to regional transportation etc. In addition, criteria to meet soil, groundwater, air, surface water and sediment standards as part of redevelopment will be established in order to protect the public. Certain site uses may be precluded based on environmental conditions encountered and the cost of remediation, future protection of the public, etc. For example, the final remedy to address soil contamination at a site may prescribe industrial use only and that exposure to industrial standards may require design and use of planned structures such as engineering controls. In addition, the sequence of environmental assessment, remediation, site preparation and redevelopment will be established based on the timing of available funding and other criteria required to successfully redevelop the area. The output for this task will be an **area-wide strategies plan** that will be incorporated as a component in the final AWP. At a minimum, the status of area-wide strategy development will be presented to the City officials at regularly scheduled meetings open to the public with opportunity for continued public comment. This task will be approximately \$27,500 in consultant costs. City staff time will be provided as an in-kind contribution and leveraging of U.S. EPA funds estimated at \$2,750.

Task 4 – Infrastructure Evaluation and Reuse Strategies: The cost of additional and upgraded infrastructure will be an evaluation criteria for future site use, as will available funding for these improvements. The planning and/or engineering firm will evaluate existing infrastructure in the area in the context of future site use in order to identify needed modifications and cost. For example, the benefit of future potential

commercial use vs. the cost to provide needed infrastructure could preclude select site uses. Public transportation and transportation of goods may also require significant modification requiring cost benefit evaluation. It is anticipated that the City and its selected consultant will evaluate various design alternatives for the extension of 1st Street to the north along the waterfront and the extension of Fulton Street towards the river. The output for this task will be an **infrastructure improvement/reuse plan** that will be incorporated as a component in the final AWP. At a minimum, the status of infrastructure evaluation will be presented to City officials at regularly scheduled meetings open to the public with opportunity for continued public comment. This task will be approximately \$27,500 in consultant costs. City staff time will be provided as an in-kind contribution and leveraging of U.S. EPA funds estimated at \$2,750.

Task 5 – Develop Area-Wide Plan and Implementation Requirements: A draft AWP will be prepared that incorporates the public comments, findings and established redevelopment goals, guidelines and criteria for future site use, and the outputs from Tasks 2 through 4. The sequence of implementation requirements will also be presented. This will include identification of funding assistance needed to help fund assessment, cleanup and redevelopment. This may include public private partnership, Federal and State assistance, and private investment.

Legal advertisement regarding the draft AWP, public hearing and comment period will be issued. A public hearing will be held at a Plan Commission meeting. Public comments and input will be incorporated and a final AWP will be submitted to the Common Council for approval. The preparation of the final AWP including all of the elements listed above will be approximately \$65,000 with an additional \$2,500 in supplies. City staff time will be provided as an in-kind contribution and leveraging of U.S. EPA funds estimated at \$6,750.

**Table 2: Budget**

Cooperative Agreement Budget	Task 1	Task 2	Task 3	Task 4	Task 5	Totals
	<i>Cooperative Agreement Oversight</i>	<i>Brownfield Site Reuse Planning</i>	<i>Set Area-wide Strategies</i>	<i>Infrastructure Evaluation &amp; Reuse Strategies</i>	<i>Develop Area-wide Plan and Implementation</i>	
Personnel						
Fringe benefits						
Contractual	\$5,000	\$70,000	\$27,500	\$27,500	\$65,000	\$195,000
Supplies		\$2,500			\$2,500	\$5,000
Other						
<b>Total EPA Funds</b>	<b>\$5,000</b>	<b>\$72,500</b>	<b>\$27,500</b>	<b>\$27,500</b>	<b>\$67,500</b>	<b>\$200,000</b>
<b>In-Kind Match</b>	<b>\$2,500</b>	<b>\$7,250</b>	<b>\$2,750</b>	<b>\$2,750</b>	<b>\$6,750</b>	<b>\$22,000</b>

All contractual services on the budget table will be procured in accordance with the requirements of 40 CFR 31.36. U.S. EPA grant funds will not be used for administrative costs as defined in the Proposal Guidelines. In-kind match for City staff is estimated assuming an average combined rate of \$50/hour for staff salary and benefits.

iii) Project Consistency and Integration with Community Planning Efforts: The proposed BF AWP project is consistent and fully integrated with multiple previous and on-going planning efforts focused on the project site, subareas that include the project site, the City as a whole, as well as regional planning efforts. The project is a continuation of brownfield revitalization efforts dating back to the early 2000s at which time an FY2000 U.S. EPA Assessment Pilot Grant was utilized to assess multiple parcels within the area. The project is a continuation of successful brownfields revitalization efforts on the immediately downstream section of the Wisconsin River (which was also a focus of the Pilot Grant). Since 2000, redevelopment projects completed on this adjacent riverfront area have resulted in \$40M in private investment and creation/retention of more than 1000 jobs. The City is committed to providing whatever financial resources are need to advance the completed plan – a commitment evidenced by the more than \$4.5 million invested in this revitalization effort to date. Key previous and on-going planning efforts that will be significantly supported by the proposed AWP are presented below:

**River Edge Master Plan** <http://www.ci.wausau.wi.us/LinkClick.aspx?fileticket=HkkpkRnkjbg%3d&tabid=224>

This Master Plan provides a framework for “*protecting and enhancing the scenic beauty of the river corridor.*” The AWP will support multiple goals and objectives of this plan by helping to transform nearly a

half-mile section of Wisconsin River adjacent to the downtown, which is currently blighted with no public access, to full public access with recreational amenities and green space.

**North Downtown Area Master Plan** (<http://www.ci.wausau.wi.us/LinkClick.aspx?fileticket=r1%2bkLF8ftVM%3d&tabid=223>)

Within this plan the East Riverfront District which is the focus of this grant application is specifically defined, with a list of recommendations and guidelines, ranging from residential densities, green space, public and bi-modal transportation, as well as private development standards. The purpose for creation of the District was "...to take full advantage of this outstanding riverfront location and its proximity to Downtown. This district is recommended for redevelopment into a high-quality, riverfront housing district with public gathering spaces and commercial buildings fronting onto N. 1st Street. This district should be seamlessly integrated with the Downtown through connections, landscaping, lighting, trail connections, and similar amenities." The AWP will help to significantly advance this vision and goals for the District.

**City of Wausau Comprehensive Plan** (<http://www.ci.wausau.wi.us/LinkClick.aspx?fileticket=eXd%2b50CBPFY%3d&tabid=219>)

For **natural resources**, the AWP will advance objective #2 to "*Improve the quality of water in streams and in the storm sewer system that flows through Wausau and into the Wisconsin River.*" For **land use**, the AWP will support/advance the objective: "*The City will give priority to redevelopment of property located on the Wisconsin Riverfront, in distressed neighborhoods...*" The AWP will support community growth and central business district goals that include:

- "The City will continue to encourage environmental remediation efforts throughout the community"
- "Center the economic future of the Central Business District around the Wisconsin River by expanding the CBD to encompass development sites on the east and west sides of the river",
- "Help relocate industrial uses from the Central Business District and River Edge Corridor."
- "Continue to provide financial assistance and incentives to encourage private investment in revitalization of downtown and riverfront properties."

For **parks and recreation**, the AWP will support the objective to: "*Focus open space preservation in the Central Business District on river bank and shore land access, trail development, and scenic enhancement.*"

For **economic development**, the AWP will support the stated policy for: "*The City will continue to make revitalization and redevelopment of downtown Wausau, the Wisconsin River waterfront... a high priority.*"

**Comprehensive Outdoor Recreation Plan** (<http://www.ci.wausau.wi.us/LinkClick.aspx?fileticket=FdY%2fZwLR8sA%3d&tabid=504>)

The AWP will help advance multiple objectives and issues contained in the Outdoor Recreation Plan, including: (a) "*Hiking/Biking Trails: There is strong support in the community to build more hiking and biking trails including continued development of the River Edge Trail.*" (p. 21); (b) "*Water Access: Public demand for access to local waterways is causing excessive utilization of existing access sites.*" (p. 23), (c) "*Explore opportunities to utilize storm water detention areas for green space and linkages.*" (p. 25), and (d) "*Continue acquisition of easements and development of River Edge Trail.*" (p. 25)

**Recent Planning Efforts Specific to the Subject Area**

The University of Wisconsin Milwaukee (UWM) School of Architecture and Urban Planning (SARAP) conducted design charrettes for East Riverfront District that included 75 participants. SARAP also developed overarching master plan for the catalyst sites which was presented to the public on June, 2012. City planning and development personnel are currently implementing a U.S. EPA Cleanup Grant for one of the catalyst sites, with the remediation plans being integrated with designs for development of bimodal trail along the River, as well as day lighting of a historic stream now confined to a storm sewer which will serve as a future launch facility for kayaks and small watercraft. As part of this effort, personnel are meeting regularly to discuss strategy, budget, and next steps in revitalizing the area, and performing a variety of public outreach. In addition, City personnel recently worked with a planning firm (Meyer Scherer & Rockcastle, Ltd.) on a draft redevelopment plan for the 2<sup>nd</sup> Street Neighborhood, which includes the northeast portion of the AWP project area. The draft plan was completed in October 2012.

iv) Anticipated Outputs and Outcomes The key **outputs** for the BF AWP project at a minimum will include: (1) the level of participation by community partners including the number of meetings held with community partners, the number of staff at each organization participating in the meetings, the number of hours volunteered for project related activities by personnel at each organization, (2) the level of public participation in the program as measured by the number of community meetings held, the total attendance by area residents at each meeting, as well as the involvement of minority or disadvantaged populations and the number of contacts or inquiries related to brownfields redevelopment and reuse received by project

personnel, (3) the level of media coverage of activities associated with or funded by the grant as measured by the numbers of stories reported in various forms of news media (copies of which will be provided to the U.S. EPA as part of the quarterly report), and (4) the planning documents, to include the existing conditions report, draft and final conceptual reuse plan, market study, area-wide strategies plan, infrastructure improvement/reuse plan, and the draft and final AWP. These outputs will be monitored throughout the project performance period and reported as part of the quarterly report.

A wide-range of desired *outcomes* for the BF AWP will be monitored and tracked during the project period and beyond to track the successful end results of brownfield redevelopment efforts. The City will document, track and evaluate the following outcomes on at least a quarterly basis: (1) number of additional brownfield sites identified, (2) number of sites for which off-site risks are identified, (3) number of sites for which property title transfers are facilitated, (4) number of sites and acres of land redeveloped, (5) acres of parks or other green space created, (6) length of walking or bike trails created, (7) amount of private investment leveraged for redevelopment projects, (8) amount of other funding leveraged for redevelopment projects, (9) number of jobs created or retained associated with redevelopment projects, (10) increased property and sales tax revenue generated, and (11) increased property value associated with both existing buildings and new development. Long-term progress in addressing the socio-economic and health concerns for residents should eventually be reflected in the results of the 2020 census for Census Tract 1 (and the component block groups and blocks). However, a number of indicators will be available to monitor socio-economic and health conditions for residents on a year-to-year basis going forward. These include: (1) home-ownership rates, (2) foreclosure data, (3) property valuations, (4) vacancy rates, (5) crime statistics, and (6) certain health data such as lead poisoning test results which are available annually. Progress towards achieving outcomes and outputs will be reported to U.S. EPA via the quarterly progress reports.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

i) Existing Planning and Revitalization Efforts in the East Riverfront Project Area: The City has been working on the initial planning efforts for the project area since late 2010 shortly after which they began the process of acquiring three of the four catalyst sites, as well as ten additional blighted properties within the general project area. City planning staff held an initial project meeting (charrette) on June 29, 2011 and an open house showing preliminary site designs on January 16, 2012. Approximately 70 area residents and stakeholders attended each of these public meetings. Several of the project partners were involved in these meetings. The UW-Milwaukee School of Architecture and Urban Planning helped facilitate the design charrettes and performed conceptual planning and design for the East Riverfront District. City staff is currently developing plans for the 2<sup>nd</sup> Street Neighborhood, which is located within the northeast portion of the East Riverfront District, based on input from the charrette participants and interviews of local stakeholders. An initial draft plan for the 2<sup>nd</sup> Street Corridor/Neighborhood was completed in October 2012 and presented at a public meeting, by the Meyer Scherer & Rockcastle, Ltd. (a planning firm) and is currently being reviewed by City staff. The 2<sup>nd</sup> Street neighborhood plan calls for creation of three separate community gardens, the use of rain gardens to manage storm water runoff, and expansion of bike and pedestrian pathways to access both the core downtown shopping areas as well as the larger existing bimodal Rivers Edge trail system. Quarter Trolley Flats is the first redevelopment project completed (2011) within the designated East Riverfront District planning area, and consisted of the conversion of an historic trolley assembly and repair building that dated back to the early 1900s, to low-to-moderate income apartments overlooking the Wisconsin River.

Given the level of local participation in the planning efforts the City has put forth within this proposed planning project area over the last 24 months and that the City and their project partners control (own) the majority of property within this project area. It is very likely to assume the project will continue to forward quickly. All of the key pieces are already in place, the most critical being site ownership, second being community outreach and involvement.

ii.) Description and Role of Key Project Partners: The City has a long record of successfully working in partnership with a wide-range of community based organizations, other government entities, and other stakeholders to meet various economic development, redevelopment, and environmental challenges. Many of these partners have not only played important roles in past revitalization and planning efforts focused on the project area, but have committed to providing a wide range of support in implementing future revitalization and planning efforts. Contact information for key project partners, as well as descriptions of past and future involvement, are presented below. Support letters for each organization detailing their past roles and future commitments are presented in Attachments C and D.



**Marathon County Development Corporation (David Eckmann Economic Development Director, 200 Washington Street, Suite 120, PO Box 6190, Wausau WI 54402. Phone: 715-845-6231):** The Marathon County Development Corporation (McDEVCO) is the primary economic development organization for Marathon County, and has worked closely with the City on multiple redevelopment projects, with programs focused on retaining existing and attracting new businesses to the area, providing financial assistance for economic development projects (through affordable industrial land, revolving loan funds at lower than market interest rates, job training funds, etc.) and workforce development. McDEVCO has committed to assist the project by: (a) having a staff member serve on the brownfields advisory committee, (b) assisting with communication of information on the project to the local business community, (c) providing technical assistance with marketing of the site to businesses that may be interested in reusing or redeveloping portions of the site or the adjacent redevelopment area properties, and (d) as a critical project partner they have acquired one of the catalyst sites along the waterfront at a cost of \$750,000 for the purposes of incentivizing redevelopment within this key project area.

**The Community Foundation of North Central Wisconsin, Jean Tehan, Executive Director, 500 1st Street, Wausau, WI 54403. Phone: 715-845-9555:** The Community Foundation of North Central Wisconsin is a nonprofit community corporation, created by and for the people of north central Wisconsin. The Foundation goals are to: (a) responsibly manage philanthropic assets, (b) communicate benefits of philanthropy to communities served, (c) act as a catalyst to identify issues in collaboration with other community organizations, and (d) engage in creative grant making to enrich communities served, with special emphasis to education, the arts, health, and the preservation of historical, cultural, and natural resources. The late Jane and Lawrence Sternberg have entrusted the Community Foundation of North Central Wisconsin with a significant estate gift that is earmarked for completing the Rivers Edge bimodal trail loop which will traverse all of the catalyst properties along the water front. Documentation for this financial commitment is included in Attachment E.

**Wausau Area Hmong Mutual Association, Peter Yang, Executive Director, 1109 6th Street, Wausau, WI 54401. Phone: 715-842-8390:** The Wausau Area Hmong Mutual Association (WAHMA) serves the more than 6,000 Southeast Asian residents located in the Wausau area, with a mission to assist these residents with educational opportunities, economic self-sufficiency and community integration. The WAHMA has committed to supporting the project through: (a) having a staff member serve on the brownfields advisory committee, with a focus on representing the interests of the Hmong community as they may relate the brownfield site, (b) assisting with public outreach efforts by including select information on the project in the organization's newsletter, and (c) providing interpreting and translation services for public meetings or program informational brochures where there are likely to be Hmong residents in attendance.

**Wausau Region Chamber of Commerce (Jeff Zriny, Executive Director, PO Box 6190, Wausau WI 54402-6190. Phone: 715-845-6231):** The Wausau Region Chamber of Commerce will be celebrating its 100th anniversary during 2012, and as of August 2011 had 1,017 area businesses and organizations as members. The Chamber serves businesses and residents throughout Marathon County, with a primary focus on strengthening existing businesses and facilitating new business investment in Wausau and all areas of the County. The Chamber has committed to support the project by: (a) providing a member of the Chamber to serve on the brownfields advisory committee, (b) assisting with communication of information to businesses and other stakeholders in Wausau and Marathon County, and (c) through presentation of materials on the project at the Chamber's monthly meetings and/or posting information on the Chamber's website.

**The University of Wisconsin - Marathon County (UWMC) (Sandra R. Smith, CEO & Dean, 518 S 7th Avenue, Wausau, WI 54401-5396. Phone: 715-261-6100):** The University of Wisconsin - Marathon County (UWMC) campus includes an Institute for Public Policy and Service, with a focus on educational outreach, service learning, and non-partisan public dialogue on important public issues. In recognition that the U.S EPA grants could provide an opportunity for students to gain real world experience on public policy issues related to brownfields, such as economic development, sustainability, health, and environmental justice, the Institute has committed to having one or more staff participate on the brownfields advisory committee. In addition, the Institute will work with the County to identify opportunities for internships, student projects, and other class activities related to the project and the proposed redevelopment.

**Northcentral Technical College (Lori A. Weyers, President, 1000 West Campus Drive, Wausau, WI 54401-1899. Phone: 715-675-3331):** Northcentral Technical College (NTC) has previously partnered with the County on agricultural and environmental protection programming projects. NTC offers an Associate Degree in Applied Environmental Technology as well as a "Certificate" in Environmental Engineering. NTC committed to support the project through participation by one or more staff on the brownfields



advisory committee, through student projects providing opportunities to perform evaluations or studies that would help with the cleanup planning and redevelopment of sites in the overall project area.

iii) Stakeholder Coordination and Implementation Actions: The City has led and will continue to lead the planning and revitalization efforts focused on the East Riverfront District/project area. The governing structure that will be used for the project will be modeled on that used by the City for other recent major planning projects. City Planning and Community Development staff will lead the City's multidisciplinary development team with direction from the city council, previous planning efforts, and continuing public input. The City will also continue its existing partnership with local businesses, community based organizations, the Marathon County Health Department and the WDNR to ensure appropriate cleanup planning for these sites. The Marathon County Health Department (MCHD) will be involved in protecting public health and the environment during the City's cleanup and redevelopment of this brownfields site. The expertise and experience of MCHD will be called upon to help identify/verify health threats.

Finally, it is anticipated that the Wisconsin Economic Development Corporation and Wisconsin Department of Safety and Professional Services will continue to serve as a key partner in facilitating redevelopment of brownfields sites, through funding programs such as the BEBR Grant Program, the Petroleum Environmental Cleanup Fund Act (PECFA), State of Wisconsin CDBG awards, Marathon County and City of Wausau RLF funds and local TIF monies all of which have been used to facilitate redevelopment of multiple brownfields sites in the City as described elsewhere in this grant application and would be available to support projects at the site with a jobs creation component.

iv) Community Engagement: Following the grant award announcement, the City will draft a press release for circulation in the Wausau Daily Herald and the City Pages, both of which have provided extensive coverage of brownfields issues in the City in the past including front page articles within the past year detailing the threats to public health posed by brownfields and other contaminated sites in the City. The City will also place advertisements on local radio stations, as well as local access television, to reach the illiterate members of the community and those without internet service.

The City will schedule at least one (1) public kick-off meetings to inform citizens and stakeholders about the Project. A public meeting/planning charrette will be conducted by the committee and planning firm to assure that community residents, business owners and other stakeholders are well informed and that their input is fully integrated regarding future land use and incorporation of enhancements for integration into the surrounding areas. Public comments will be considered and incorporated into the final conceptual plan for the area. The comments and status of the final conceptual plan will be presented to the City at regularly scheduled meetings open to the public with opportunity for continued public comment.

The City will rely on project partners Marathon County Development Corporation (McDEVCO) and the Wausau Chamber of Commerce to help notify the business community and developers of these meetings and to provide other outreach to the business community. It is anticipated that the Sierra Club will assist with organizing attendance by community residents and other stakeholders with an interest in threats to the environment and opportunities for habitat protection/enhancement/restoration as these relate to brownfields sites and proposed developments along the Wisconsin River. The Wausau Area Hmong Mutual Association (WAHMA) will be a key partner and will assist with providing information and other outreach to the over 5,000 Hmong residents in the City. Spanish translations will also be provided, if needed.

The City will also distribute information through the City's website, newsletters, direct notice to community organizations (written, telephone, e-mails, etc.), and local newspapers. The City will use these notification procedures and outlets for all community outreach programs discussed in this section.

#### **4. COMMUNITY BENEFITS**

i.) Community Improvements, Clean-up and Area Revitalization: This corridor includes numerous known or suspected brownfields that are sitting vacant (including the catalyst sites) or underutilized and which pose threats to human health without proper cleanup. With substantial public and private investment, there has been the beginning of a rebirth occurring in this area leading to proper cleanup and returning of brownfield properties to productive use. However, the extent of the brownfield properties and their age (approximately 100 years) has created a "brownfields district" that does not have a clear vision in the minds of the community to spark widespread private investment and help to redevelop this critical area. The City of Wausau, its partners and continuing assistance from the U.S. EPA have made substantial investments in property acquisition, assessment and cleanup with exciting success stories beginning to occur. The inclusion of the BF AWP provides the key link in the chain of success by allowing the community to undergo a critical

planning process to shake off the legacy image of an aging brownfields district and instead see the area for what it is becoming, a truly exciting rebirth in a critical area of the community.

The area that is the subject of this application is in an environmentally sensitive area, sitting along the banks of the Wisconsin River. As mentioned previously, past efforts have already begun to have a positive impact on the environment with the reestablishment of a fish spawning area and the introduction of a kayaking whitewater course to restore and provide access to some of the natural amenities that have been hampered or destroyed by past brownfields. This restoration of the critical habitats of the Wisconsin River area and increasing the public access to them will be critical themes of the BF AWP effort.

As mentioned previously, in addition to the general public health concerns which come from brownfields, the contamination in this area poses an additional direct public health threat to a sensitive population, the Hmong and Native American community through their treaty rights, who still rely on fish from the Wisconsin River for basic nutrition in spite of the PCB warnings related to consumption of fish from this area. Part of this BF AWP process will involve community outreach to the Hmong community which should have benefits from both their valuable input as some of the heaviest users of the river fish resource and also as a community education tool to build an understanding of the contamination risks that exist with their food source until further cleanup can occur.

There are many valuable goals for this BF AWP process, but one that is critical from a financial perspective is economic development. As mentioned previously, the City of Wausau, its partners and the EPA have all invested heavily in this area for assessment, acquisition and cleanup. In addition, the City of Wausau has experienced significant layoffs and employer closings that cause financial strain on the community and its residents. Therefore, economic development is critical for the health, welfare and economic sustainability of the community. Economic development will provide financial return for the past (and future) public investments in brownfield acquisition and cleanup as well as provide critical employment and income for area residents to help address some of what has been lost due to past employer losses. In addition, fostering redevelopment in this critical environmental resource area may better position Wausau to attract 21st Century growth businesses to replace some of the lost businesses that were growth industries in the latter half of the 19th Century and first half of the 20th Century.

Since this is an existing development area in the core of Wausau, this is a land recycling area where public infrastructure is already in place and available for use in redevelopment. Of course it is possible that some minor relocation of local services will occur as part any redevelopment, but the main infrastructure to serve the development is in place.

With its location along the banks of the Wisconsin River, this area has the potential to expand and enhance the open space and public access to the unique natural characteristics of the Wisconsin River edge. As mentioned earlier, the beginning steps of this process are already underway with the reestablishment of a fishery breeding ground and the creation of a World Class whitewater kayaking facility. The BF AWP will allow these efforts to grow and seed similar exciting new open space and recreational opportunities in other critical areas of the corridor.

ii. Advance the HUD-DOT-EPA Partnership for Sustainable Communities Livability Principles: This project will strive to advance the sustainable communities principals in the following manner:

***Provide more transportation choices*** – Transit has been an important part of the Wausau community since the establishment of the first streetcars in 1906. As the BF AWP process proceeds, ways to facilitate and encourage transit use will be one of the multi-modal considerations. In addition, non-motorized transportation links will be a key piece of the transportation picture as connections are developed to serve the bimodal trail loop, open space areas and the connections of residences and employment.

***Promote equitable, affordable housing*** – The study area provides opportunity for affordable housing, including vulnerable, non-English speaking populations. Another key goal will be the creation of additional services, employment opportunities and connections along the corridor to existing areas of affordable housing so that the combined costs of housing and transportation can be minimized for these populations.

***Enhance economic competitiveness*** – As discussed earlier, this study will create key opportunities for economic development by removing the aging brownfield “stigma” from the area, continue to enhance the quality and benefits of the natural riverfront environment and create opportunities for creation of redevelopment sites suitable for 21st Century growth industries. The BF AWP will create an action plan to increase employment centers, business needs and other basic services for workers in the adjacent neighborhoods and throughout the Wausau area community.

**Support existing communities** – This project is completely focused on existing communities, land recycling and use of existing infrastructure. Of particular focus will be the support needed by the Hmong community in Wausau which utilizes the Wisconsin River as a food source, in spite of its contamination problems.

**Coordinate policies and leverage investment** – The goal of this planning effort is to coordinate local government, non-profit and private sector energy and resources towards a common revitalization goal for the corridor. This level of coordination is the standard method of operation in Wausau and a major reason for past successes involving the City, economic development partners, the EPA and the private sector. AS a result of the BF AWP, any identified changes in policies will be identified so they can be brought into alignment with the revitalization strategy. Although substantial local leverage has already occurred as part of the City's acquisition and cleanup programs, additional local funding sources will be utilized including Tax Increment Financing (TIF) and other funds. Ultimately, the goal of the BF AWP is to use this planning effort as a catalyst for private development which will leverage private sector funds.

**Value communities and neighborhoods** – This planning effort will enhance and support the unique characteristics of this community and neighborhood, including the natural characteristics of the Wisconsin River and the cultural contributions of its Hmong residents. Walkable features will be implemented that will connect residents to new businesses that serve their employment and business service needs as well as provide improved access to the significant regional natural features that serve as the border of this study area.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

i) **Previous State and Federally Funded Assistance Agreements:** The City was awarded a U.S. EPA Brownfields Grant which was a \$200,000 Brownfields Assessment Pilot Grant as part of the Fiscal Year 2000 grant competition. Although this grant was completed more than 3 years ago, it is being briefly discussed in this section as it was directly relevant to the proposed planning project in having included assessment of several of the catalyst sites (and thereby having kicked off more than a decade of subsequent brownfields revitalization efforts in this area). The City complied with all administrative, programmatic, and reporting requirements under the grant, and the funds were fully expended. In terms of desired outputs, full Phase I ESAs were completed on only approximately 12 parcels and environmental data research was performed for 40 parcels and integrated with the City's GIS. Funding was also used to perform additional Phase II ESA assessment activities. The ACRES system did not exist at this time, but the City complied with the reporting requirements that existed at the time the grant was executed. In terms of desired outcomes, the project was extraordinarily successful. Three of the sites that were targeted for assessment within the River Corridor subsequently moved fully through the assessment, investigation, cleanup, and redevelopment process. The developments on these properties have included the Wausau Benefits Building, the First Wausau Tower, and the Eye Clinic of Wisconsin building. These three projects together have resulted in the retention over 800 jobs were retained, the creation of over 200 new jobs paying living wages, and developments with an associated assessed value of over \$40 million.

The City was awarded a U.S. EPA Brownfields Cleanup Grant for \$200,000 as part of the Fiscal Year 2012 grant competition for the former Cloverbelt Co-op property located within the Riverfront Redevelopment area at 1202 1st Street. Approximately \$175,000 of the funds is remaining. The grant is being used implement cleanup and includes excavating a buried storm-sewer culvert and restoring the previously navigable stream. An impermeable barrier will be placed beneath the stream bed and along the stream banks to prevent direct contact of petroleum- contaminated soil and groundwater with the stream. Soil excavated during the creek construction will be reused as fill and in berms on the Property. Current foundations of previous buildings will also be removed and crushed for use on site. Contaminated areas remaining will be capped with up to 2 feet of clean clay fill to address potential direct contact overlain by approximately 6-inches of topsoil. To date, the ABCA has been completed and approved by the WDNR. The Remedial Action Plan as well as detailed bid specifications are currently being prepared and community relations components including two public meetings and press releases have been completed. Project work is being performed in close coordination with the WDNR and U.S. EPA and the project remains on schedule and budget to provide the intended outputs and outcomes, the preliminary designs are completed. No specific programmatic reporting or ACRES reporting has been required to date as the project began October 1, 2012.

City staff, most of whom will be involved on this project, have successfully managed nine other separate federal grants since 2009 ranging from CDBG, to HOME, to Neighborhood Stabilization Program grants totaling over \$4,500,000 in federal funds all were completed as required and within the allotted timeframe. There have been no adverse audit findings related to administration of grants received by the City. The City has strong financial controls, and per State statues, conducts an annual audit on all government activities.

ii) Programmatic Capability: The proposed project team is currently implementing a similar U.S. EPA Brownfields cleanup grant awarded to the City in 2012. The project will be managed by Ms. Ann Werth who is the City Economic Development Director. Ms. Werth has been involved for 20 years with cleanup and redevelopment of brownfield sites. Ms. Werth also represents the City in discussions with developers looking at redevelopment opportunities for the property. She is currently involved with three separate projects involving cleanup of contaminated properties, one through her position with the City of Wausau, and two others through the Community Development Authority. Ms. Werth holds an Associate Degree in Architectural and Residential Design from Northcentral Technical College. She has held a State of Wisconsin Lead Risk Assessor's license since the State Program's inception, initiating and leading Wausau's lead reduction program.

Mr. Brad Lenz, City Planner for the City of Wausau, will serve as primary project contact. Mr. Lenz is a certified planner with the American Institute of Certified Planners (AICP) and has a Masters of Urban Planning degree from the University of Wisconsin Milwaukee. He is currently the project contact for the EPA Cleanup Grant awarded to the City in 2012. Mr. Lenz managed the design charrettes and community open-house of the East Riverfront District preliminary design concepts. Mr. Lenz serves to implement various city plans, including redevelopment plans for the downtown and riverfront. He has been a lead staff member in developing more detailed plans for the riverfront area, starting with the facilitation of planning and design charrettes. He will also be available to manage the grant if Ms. Werth becomes unavailable due to unforeseen circumstances.

In addition to Ms. Werth and Mr. Lenz, the City has additional staff members that have managed previous grants on behalf of the City including: David Erickson, the City's Environmental Engineer; Brad Marquardt, Director of Public Works; Allen Wesolowski, City Engineer; Heather Wessling, Assistant Community Development Director; Maryanne Groat, Finance Director; Mindy Walker, Community Development Specialist; and Tammy Stratz, Community Development Analyst. Also worth noting, the City has a GIS system and staff available to assist with information searches, sorting and manipulation. The City routinely contracts out for more than \$500,000 per year of engineering, construction and consulting services and has all of the management and procurement procedures in place to procure these services.

## **6. LEVERAGING**

As mentioned previously, the City of Wausau has already committed and expended a large amount for property acquisition and brownfield cleanup. Of the 53 acres in the subject area, the City already owns 20 acres. Four (4) acres are owned by project partner Marathon County Economic Development Corporation (McDEVCO) and 13 acres are combined public rights of way (ROW), with the remaining 16 acres in private ownership. The City's acquisition of 21 properties has cost in excess of \$4,268,000. Project partner McDEVCO acquired a key high priority waterfront parcel for another \$750,000 of private investment within this designated redevelopment area. The late Jane and Lawrence Sternberg have entrusted the Community Foundation of North Central Wisconsin with a significant estate gift that is earmarked for completing the Rivers Edge bimodal trail loop which will traverse all of the catalyst properties along the waterfront. Stream restoration and related clean-up activities in progress on Catalyst Site #1 will cost the City \$110,000 plus in-kind services estimated at over \$50,000 as part of the U.S. EPA Cleanup Grant.

Additional leveraging opportunities exist due to the designation of this project area as Tax Increment District (TID) #3 which the City has defined as "redevelopment and blight elimination district". This designation allows additional leveraging of funding from within the project area by the City resulting from increases in property values within this district.

Successful redevelopment has already occurred in the area demonstrating a history of success for the City in leveraging public and private sources of funding for brownfields cleanup and redevelopment. Significant private developments within this TID include: the Dudley Tower, Wausau Benefits, Jefferson Street Inn, Jefferson parking ramp, Pick N Save, Trolley Quarter Flats and the Wisconsin Eye Clinic.

Significant public developments within this area include Whitewater Park just to the south, a world class whitewater kayaking course, the 400 Block City Center park with a free splash pad, the completion of the west side Rivers Edge bi-modal trail directly across the Wisconsin River. It is worth noting that most these aforementioned successful redevelopment projects over the last decade received their initial funding through the City's EPA community wide assessment grant received in 2000. During the BF AWP process, substantial leveraging of funds will occur via in-kind contributions of time by City staff. It is anticipated that this will add \$22,000 of additional leveraged value to the project.

Attachment A: Threshold Documentation



## ATTACHMENT A

### THRESHOLD CRITERIA FOR BROWNFIELDS PLANNING GRANTS

**1. Applicant eligibility**

The City of Wausau is a “general purpose unit of local government” as that term is defined in 40 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for Brownfields Planning.

**2. Location of proposed BF AWP project area:**

- a. The geographic boundaries of the proposed BF AWP project area are depicted on the attached map.
- b. The approximate total acreage of the proposed BF AWP project area is 53 acres.

**3. Identify the specific catalyst, high priority brownfield site(s) within the proposed BF AWP project area around which your project will focus:**

#### SITE 1

**a. Basic Brownfields Site Information:**

Name of Site: Former Cloverbelt Coop Services Site & Former Tomorrow Valley Coop Site (*Previous EPA Clean-up Grant Eligibility Determination*)

Site Address: 1202 1st Street, Wausau, WI 54403

Current Owner: City of Wausau

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contaminations, or Potential Contamination, at the site:**

Petroleum: The City of Wausau (the City) acquired the approximately 6-acre Property from Marathon County Development Corporation during June 2011 for the purpose of blight elimination. The property was developed in the late 1800's and first used for lumber storage due to its location adjacent to the Wisconsin River. In the mid 1900's the property was used as a Cooperative, which included the former Cloverbelt Cooperative Services and Tomorrow Valley Cooperative

Services. During this time, the site was used for storing and dispensing petroleum. The site has been vacant since 2005. With the exception of one small office building, all buildings have been razed. The fueling systems have been removed and closed out. Select remediation was performed as part of the fueling system closures.

Between 1992 and 2008 soil and groundwater samples were collected from more than 50 boreholes and 15 groundwater monitoring wells, respectively. After completing the investigation and remedial activities, the WDNR/Wisconsin Department of Commerce closed the site during 2009 for industrial standards and required no additional investigation or remediation. Residual **petroleum** contaminated soil and groundwater remains on the Property.

The site was closed under NR 700 Wisconsin Administrative Code rule series and has Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking # (WDNR BRRTS #): 02-37-000608.

Further remediation is required to redevelop the site to non-industrial standards.

**Petroleum Site Eligibility: Please see attached State of Wisconsin Determination**

- d. **(If applicable) Date of the EPA's prior determination:** November 11, 2011  
State of Wisconsin- site subsequently awarded an EPA Cleanup Grant for FY 2012 Competition.

**SITE 2**

**a. Basic Brownfields Site Information:**

Name of Site: US Post Office Storage Facility  
Site Address: 1212 N. 1<sup>st</sup> Street, Wausau, WI 54403  
Current Owner: City of Wausau

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contaminations, or Potential Contamination, at the site:**

Hazardous Substances: There is no documented contamination on this site. Prior use was for lumber production and storage. The site also contains fill. Hazardous

substance contamination due to potential historic fill and previous industrial use is probable.

- d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

### SITE 3

**a. Basic Brownfields Site Information:**

Name of Site: Marathon Printing

Site Address: 1010 N. 1<sup>st</sup> St., Wausau, WI 54403

Current Owner: Marathon County Development Corporation

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contaminations, or Potential Contamination, at the site:**

Hazardous Substances: The site has a history that was tied to lumber production around the turn of the century, a dry cleaner in the 1920s, a large commercial printing shop until the mid-1950s and then was occupied by a heating & furnace company. It has been vacant since the 1980s. In addition, the site contains significant fill. Hazardous substance releases are likely. No formal assessment sampling has been performed for this property. It is likely that additional investigation work will be required on this property to evaluate if releases are present due to historic activities on the property.

- d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

### SITE 4

**a. Basic Brownfields Site Information:**

Name of Site: Former Hammerblow Corporation Site

Site Address: 920-1000 1<sup>st</sup> Street, Wausau, WI 54403

Current Owner: City of Wausau

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into

by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contamination, or Potential Contamination, at the site:**

Hazardous Substances: Chlorinated solvents and arsenic are the primary contaminants at the site. Phase I and Phase II ESA's, Site investigation and remedial actions were conducted at the property during the 1990s and 2000's by previous owners. The Property was investigated, remediated to industrial standards and closed to industrial standards utilizing the WDNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites, which indicates soil and groundwater hazardous substances and limited petroleum impacts remain at concentrations above applicable groundwater and industrial soil standards and that cap maintenance is required as a condition of closure. Chlorinated solvents and arsenic (Hazardous substances) are the primary contaminants at the site. The site was closed under NR 700 Wisconsin Administrative Code rule series and has Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking # (WDNR BRRTS #): 02-37-000608.

Further remediation is required to redevelop the site to non-industrial standards.

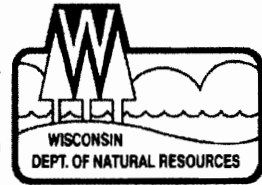
d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

4. **Ineligible activities:** N/A

5. **Letter of Support:** Community Foundation of North Central Wisconsin (See Attachment C)

State of Wisconsin  
DEPARTMENT OF NATURAL RESOURCES  
101 S. Webster Street  
Box 7921  
Madison WI 53707-7921

Scott Walker, Governor  
Cathy Stepp, Secretary  
Telephone 608-266-2621  
FAX 608-267-3579  
TTY Access via relay - 711



November 22, 2011

BRRTS NO. 03-37-000624

Ms. Ann Werth  
Community Development Administrator  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

Subject: State Eligibility Determination for Federal Petroleum Cleanup Grant  
Former Cloverbelt Coop Services – 1202 N 1<sup>st</sup> Street, Wausau WI 54403

Dear Mr. Reimer:

This letter provides a state determination of eligibility for petroleum cleanup at the above property in Wausau. This request was made by the City of Wausau for their site-specific petroleum substance cleanup proposal for the FY2012 EPA Brownfields Assessment, Revolving Loan Fund and Cleanup Grant competition. If funds are awarded, this letter will stand as the states determination, unless changes have occurred in site ownership or usage.

### History and Ownership

The approximately 2-acre property located at 1202 N. 1<sup>st</sup> Street, known as the former Cloverbelt Coop Services site, is currently owned by the City of Wausau. The city acquired the site via Fee Simple Purchase in June of 2011. The immediate past owner of the site was the Marathon County Development Corporation.

The property was developed in the late 1800's and first used for lumber storage due to its location adjacent to the Wisconsin River. In the mid 1900's the property was used as a Cooperative, which included the former Cloverbelt Cooperative Services and Tomorrow Valley Cooperative Services. During this time, the site was used for storing and dispensing petroleum. The site has been vacant since 2005. With the exception of one small office building, all buildings have been razed. The fueling systems have been removed and closed out.

### Contaminant Information

Contamination has been confirmed at this site and the site is listed in the Department's Contaminated Lands Environmental Action Network (CLEAN). Based upon Phase II environmental assessment data, this site is known to be contaminated with petroleum compounds. The Bureau for Remediation and Redevelopment Tracking System (BRRTS) number for this site is 03-37-000624.

**Using EPA's FY2012 Proposal Guidelines for Brownfields Cleanup Grants, the Department has made the following determination regarding petroleum cleanup at 1202 N. 1<sup>st</sup> Street, Wausau, Wisconsin:**

- The site meets the federal definition of a brownfield.



- There are no viable responsible parties based on the criteria in EPA's FY2012 Proposal Guidelines for Brownfields Cleanup Grants. There is no information leading the Department to believe that the current or immediate past owner (1) dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site; (2) owned the site when any dispensing or disposal of petroleum (by others) took place; and (3) did not take reasonable steps with regard to the contamination at the site. Additionally, there is no known viable responsible party under the federal guidelines, i.e. another party who is subject to either a judgment in a court of law or an administrative order issued by an administrative body that would require that party to assess, investigate, or clean up the site. There is no filed environmental enforcement action brought by federal or state authorities regarding this site, and it is not subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess investigate or clean up the site.
- The applicant, the City of Wausau, did not dispense or dispose of petroleum or petroleum product, or exacerbate the existing contamination at the site. Also, the City is taking reasonable steps in regards to the contamination at the site. The site is currently closed for industrial use, which is its current zoning.
- Potential petroleum contamination would be of "relatively low risk" based on the criteria in EPA's FY2012 Proposal Guidelines for Brownfields Cleanup Grants. Specifically, LUST trust fund monies are not currently being spent at this site and the site is not currently subject to a response under the Oil Pollution Act (OPA).
- The property is not subject to a corrective action order under the Resource Conservation and Recover Act (RCRA) Sec. 9003(h).

Therefore, we believe that there are no obstacles to the City of Wausau's plan to cleanup this property using EPA FY2012 petroleum substance cleanup funding if the funds are awarded. Please contact me at 608-266-9263 if you have any questions.

Sincerely,

Melissa L. Enoch  
Remediation and Redevelopment Program  
Department of Natural Resources

cc: Lisa Gutknecht / Loren Brumberg, DNR West Central Region  
Richard Binder, Stantec



**Stantec Consulting Services Inc.**  
12075 Corporate Parkway Suite 200  
Mequon WI 53092  
Tel: (262) 241-4466  
Fax: (262) 241-4901

**Stantec**

**Bonestroo**

November 19, 2011

Ms. Melissa Enoch, RR/5  
Wisconsin Department of Natural Resources  
P.O. Box 7921  
Madison, WI 53707

***Via Email***

Dear Ms. Enoch:

**Reference: Request for a State Letter of Petroleum Determination and Support for Application by the City of Wausau to the U.S. EPA for a Petroleum Substances Brownfield Cleanup Grant, Riverfront Redevelopment Property, 1202 North 1<sup>st</sup> Street, Wausau, Wisconsin**

Stantec Consulting Services, Inc. (formerly Bonestroo, Inc.) on behalf of the City of Wausau, is requesting that the Wisconsin Department of Natural Resources (WDNR) provide a letter of petroleum determination and support for a Petroleum Substances Brownfield Cleanup Grant application being submitted by the City of Wausau to the United States Environmental Protection Agency (U.S. EPA) as part of the Fiscal Year 2012 Brownfield Grant competition. Requested information is presented below.

- 1. Type of Grant:** U.S. EPA Petroleum Substances Brownfield Cleanup Grant (\$200,000).
- 2. Name and Mailing Address of Person to whom the letter should be addressed:**

Ms. Ann Werth  
Community Development Administrator  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

**Phone:** (715) 261-6686  
**Fax:** (715) 261-6808  
**Email:** [ann.werth@ci.wausau.wi.us](mailto:ann.werth@ci.wausau.wi.us)

- 3. Property Address, History of Ownership, History of Land Use and Contamination Documentation:**

The property is located at 1202 North 1<sup>st</sup> Street in the City of Wausau immediately adjacent to the Wisconsin River. The property was historically utilized for manufacturing and other industrial purposes. The property was investigated, remediated to industrial standards and closed utilizing the WDNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites, which indicates groundwater and soil petroleum impacts remain at concentrations above applicable groundwater and industrial soil standards. Additional information is provided below.

**WDNR BRRTS #:** 03-37-000624  
**Commerce/WDSPS #:** 54401-2605-02-A  
**Site Name:** Former Cloverbelt Coop Services Site  
**Site Address:** 1202 North 1<sup>st</sup> Street  
Wausau, WI 54403

# Stantec

Ms. Melissa Enoch, RR/5  
Page 2 of 2

**Reference: Request for State Letter of Petroleum Determination and Support for Application by the City of Wausau to the U.S. EPA for a Hazardous Substances Brownfield Cleanup Grant, Riverfront Redevelopment Property, 920 North 1st Street, Wausau, Wisconsin**

**Current Owner:** The City of Wausau (Applicant)  
**Time of Purchase:** June, 2011  
**Method of Acquisition:** Fee Simple Purchase  
**Immediate Past Owner:** Marathon County Development Corporation (MCDEVCO)  
**No Responsible Party:** The current owner (applicant) and immediate past owner 1) did not dispense or dispose of petroleum or petroleum product or exacerbate existing petroleum contamination at the site and 2) took reasonable steps with regard to contamination at the site. (Site is closed for industrial use/current zoning).  
**Relatively Low Risk:** The site is of "relatively low risk" compared to other petroleum or petroleum product-only contaminated sites in Wisconsin. The site is no longer receiving Petroleum Environmental Cleanup Fund Act (PECFA) funds and is not eligible to utilize PECFA funds for redevelopment to nonindustrial use.  
**Judgments, Orders, or Third Party Suits:** No responsible party is identified for the site through court judgment/administrative order, enforcement action, citizen suit, contribution action or third-party claim.  
**Subject to RCRA:** The site is not subject to any order under section 9003(h) of the Solid Waste Disposal Act.  
**Financial Viability of Responsible Parties:** None identified, not applicable.

The property is one of six contiguous riverfront properties located adjacent to the Wisconsin River that are planned for commercial, residential and recreational mixed use redevelopment. Redevelopment will include a bicycle/pedestrian trail adjacent to the river, boat launch area and associated green space and residential and commercial development. The City has committed significant funds for property acquisition and planning to date. Additional funding to assist with remediation of the site to allow commercial/residential/recreational land use is critical to assure completion of the project. U.S. EPA funding will be used to finalize the remedial action plan for the site, prepare bid specifications, procure remedial contractors and an environmental consultant and execute and document the remedial activities. Community outreach and education related to brownfields and to the cleanup grant project will also be provided.

If possible, could one copy of the support letter be forwarded directly to Stantec in addition to the copy sent to the City? If yes, contact information for Stantec is provided at the end of this letter. If you have any questions regarding this letter or City of Wausau's applications, please contact either me or Ann Werth at the City at your earliest convenience.

Respectfully,

**STANTEC CONSULTING SERVICES, INC.**



Richard J. Binder P.G., CPG  
Associate  
Tel: 262-643-9010  
Fax: 262-241-4901  
Email: [rick.binder@stantec.com](mailto:rick.binder@stantec.com)

c. Ann Werth, City of Wausau



Attachment B: Project Milestone Schedule





Attachment C: Letters of Support Meeting Threshold Criterion 5



November 27, 2012

Ann Werth, Director of Community Development  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

Dear Ann:

The Community Foundation of North Central Wisconsin is a certified community foundation, one of 22 in Wisconsin and 700 nationwide. Our mission is to enrich the quality of life in the greater Wausau area and Marathon County. We are focused on creating a vibrant, live-able area that serves as a magnet to attract and retain residents.

Central to the fabric of our area is the beautiful Wisconsin River, which flows into Lake Wausau. For years, it has been a working river, carrying lumber and supplies to mills. Over time its beauty in many points along the shore has been marred by industrial development, and in some cases, is environmentally impaired.

Through the work of the River Edge Commission our community has focused on cleaning up the River Edge. Restoring its beauty and function is a community priority. It has been a painstaking process to acquire easements so that an attractive and functional trail can be built along the river edge. There are only two unfinished segments left that need to be completed and a large downtown "loop" will be formed. This will allow a contiguous walking, jogging, bicycling path that will serve both a recreational purpose as well as a functional transportation purpose.

The City of Wausau has expended significant dollars in acquiring the east portion segment, showing their fierce commitment to completing this decades-spanning project. The Wausau Marathon County Park Department has invested resources and expertise to move this project forward. Our residents and visitors alike are anxious to see this trail completed. The results of a community visioning process conducted by the Milwaukee School of Engineering in 2011 provides additional evidence of the community perception that the river edge functions are an integral part of our beautiful downtown area, a successful Mainstreet project.

The late Jane and Lawrence Sternberg have entrusted the community foundation with a significant estate gift that is earmarked to provide enhancements to the downtown River Edge trail. Our Board of Directors is committed to honoring the Sternbergs' vision and legacy by providing funding for enhancements to the River Edge Trail with a focus on completing the downtown loop before June 2018.

We are in full support of this application to the U.S. EPA for the clean-up of the brownfield on this river edge segment. It would provide the leverage needed to finish this segment. We stand ready and able as a community partner to help "finish the job" with trail enhancements, honoring the legacy of the Sternbergs, and contributing to a vibrant and sustainable community for decades to come.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean Tehan".

Jean Tehan, Executive Director

Attachment D: Additional Letters of Support



Growing Business.  
Building Communities.  
Improving Quality of Life.

October 16, 2012

Ann Werth  
Community Development Director  
City of Wausau  
407 Grant St.  
Wausau, WI 54403

Re: Letters of Support  
Applications for EPA Grants for planning and cleanup of brownfield properties

Dear Ms. Werth:

The Marathon County Development Corporation (McDEVCO), a non-profit public-private partnership for economic development, supports the applications being submitted by City of Wausau to the U.S. EPA for grants for planning and cleanup of brownfield properties located along the Wisconsin River. As you are aware, McDEVCO is pro-active in retaining existing industry and attracting new companies to the area. We work with existing businesses to retain jobs and we also assemble incentive packages, such as affordable industrial land, revolving loan funds at lower than market interest rates, job training funds, and more for those looking to expand their operations in/to Marathon County municipalities. As such, use of brownfields clean up grants to help transform blighted, contaminated and/or abandoned properties into productive sites will help us further our organizational goals. In the past we have supported the efforts of the City of Wausau to receive and implement brownfields assessment grants for properties recently redeveloped along the Wisconsin River within the City increasing assessed values by over \$30 million dollars, creating hundreds of new living wage jobs in the community.

McDEVCO will be happy to support the City during implementation of EPA brownfield cleanup grants, as we did with their EPA assessment grants several years ago. One form of assistance McDEVCO can provide is to have a member of our staff serve on the City's brownfields advisory committee. In addition, McDEVCO will also assist with public outreach and the education components of the projects, as well as to effectively "communicate information on the program and the potential development opportunities it may facilitate to the business community in the greater Wausau area. Finally, McDEVCO can provide technical assistance with marketing of brownfields properties to businesses and/or developers that may be interested in reusing or redeveloping the properties.

We understand that having the resources available to move sites beyond assessment through redevelopment is a critical component of a successful brownfields program. The U.S. EPA clean up grants would provide an excellent opportunity for McDEVCO to partner with the City to achieve our shared objectives of sustainable economic and community development.

Respectfully,

  
Dave Eckmann, Economic Development Director  
McDEVCO, Inc.



October 23, 2012

Ann Werth  
Community Development Director  
City of Wausau  
407 Grant St.  
Wausau, WI 54403

Re: Letters of Support of U.S. EPA Applications for Planning and Cleanup of Brownfields—City of Wausau

Dear Ms. Werth:

On behalf of the Wausau Region Chamber of Commerce and its over 1200 members, I am pleased to offer our support for the applications being submitted by Marathon County to the U.S. EPA for brownfields planning and cleanup funding. The grants will reinforce our organization's mission of strengthening existing businesses and facilitating new business investment in Marathon County municipalities.

If funding is awarded by U.S. EPA to the City, the Chamber will work as a partner with the County to assist with the successful implementation of the grant or grants. One pledge to this undertaking will be for a member of the Chamber to serve on the brownfields advisory committee. In addition, the Chamber will communicate this pertinent information to our business members and other stakeholders in Marathon County via our marketing media including our website. Information on the grant program and how the grants can facilitate redevelopment of brownfields will be presented, as appropriate, at Chamber Board of Director and Committee monthly meetings. It is our understanding the funding from the grant program can be used to support private economic development projects on certain eligible sites, and therefore may be of direct interest to some of our business members, as well as relevant to our organization's goal of strengthening the economy of the Wausau area.

We recognize the planning, cleanup and redevelopment of brownfields is an important component of building a stronger and more sustainable community and we look forward to participating in this initiative. The Chamber looks forward to working with City leaders as they implement this important grant program.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Zriny", is positioned above the typed name.

Jeff Zriny  
President/CEO  
Wausau Region Chamber of Commerce





*Wausau Area Hmong Mutual Association*

1109 6th Street  
Wausau, Wisconsin 54403  
715-842-8390  
Fax: 715-842-9202  
E-Mail: bzehren@wausauhmong.org

October 15, 2012

Ann Werth  
Community Development Director  
City of Wausau  
407 Grant St.  
Wausau, WI 54403

Re: Letter of Support for Applications by City of Wausau to U.S. EPA for Grants for Clean Up of Brownfield Properties

Dear Ann:

The Wausau Area Hmong Mutual Association (WAHMA) fully supports the City of Wausau's grant application to the U.S. EPA for its planning and cleanup of brownfield properties. According to the 2010 Census, the greater Wausau area has more than 7,000 Southeast Asian residents, making it the second largest and the highest per capita Southeast Asian population in Wisconsin.

Many members of the Hmong community live in very close proximity to the 16 acres slated for redevelopment along the Wisconsin River. We are also excited about the positive economic and environmental impacts the project will have along the River and the downtown area. If funding is awarded to the City, the Association will support the implementation of the Brownfields Program in several ways. First we will assign a member to serve on the brownfields advisory committee and to serve as a conduit for sharing of information in the Hmong community. Second, we will support public outreach efforts by including select information on the program in our organization's newsletter and providing interpreting and translation services. As the greatest concentration of Hmong are in the residential neighborhoods in the closest proximity of the proposed clean up area, we fully recognize that there will be significant benefits to our active participation in this project.

Sincerely,

  
Peter Yang  
Executive Director



A United Way Agency



October 15, 2012

Ann Werth  
Community Development Director  
City of Wausau  
407 Grant St.  
Wausau, WI 54403

Dear Ms. Werth:

RE: Letter of Support for U.S. EPA Grant Applications for  
Cleanup of Brownfields – City of Wausau

I am writing regarding efforts by City of Wausau to secure EPA Grants for the planning and assessment of Brownfield properties, particularly the Hammerblow site along the Wisconsin Riverfront.

A partnership with the City of Wausau on EPA Grants would provide valuable real world experience for our students to augment our classroom activities. Brownfields redevelopment sits at the intersection of science and public policy concerns, including economic development, sustainability, health, and environmental justice.

As such, if the City is awarded this EPA grant, one or more of our staff could participate on the brownfields advisory committee. We would work with your department and the committee to identify opportunities for internships, student projects, and other class activities related to brownfields that can contribute both to the project success and to the education of our students.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Montgomery'.

Keith Montgomery Ph.D.  
Campus Dean and CEO



Lori A. Weyers, Ph.D., President

October 15, 2012

Ann Werth  
Community Development Director  
City of Wausau  
407 Grant St.  
Wausau, WI 54403

Re: Letter of Support for Applications by City of Wausau to U.S. EPA for Grants for Planning and Cleanup of Brownfield Properties

Dear Ms. Werth:

Northcentral Technical College (NTC) is documenting our support for the applications being submitted by City of Wausau to the U.S. EPA for planning and cleanup grants for properties owned by the City located along the Wisconsin River. The City has partnered with NTC on environmental protection programming. Curriculum at the NTC Farm Learning Laboratory includes dairy science, renewable and alternative energies, natural resources, entrepreneurship, environmental stewardship, and farming sustainability.

The pending grant application(s) represent an opportunity to collaborate with the City of Wausau to advance educational opportunities in the area of agriculture, community development, and business programs. If the City is awarded the grants, NTC is committed to supporting the project through participation by one or more staff on the brownfields advisory committee, through student projects where there are opportunities to perform evaluations or studies that would help with some component of the assessment and planning process, and technical support related to brownfields assessment and development.

NTC has worked collaboratively with the City of Wausau on past initiatives and looks forward to continuing that working relationship on the potential projects generated by this grant.

Sincerely,

A handwritten signature in cursive script that reads "Lori A. Weyers".

Lori A. Weyers  
President

1000 W. Campus Drive  
Wausau, WI 54401  
888.682.7144 | 715.675.3331  
[www.ntc.edu](http://www.ntc.edu)

Attachment E: Leveraging Documentation



November 27, 2012

Ann Werth, Director of Community Development  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

Dear Ann:

The Community Foundation of North Central Wisconsin is a certified community foundation, one of 22 in Wisconsin and 700 nationwide. Our mission is to enrich the quality of life in the greater Wausau area and Marathon County. We are focused on creating a vibrant, live-able area that serves as a magnet to attract and retain residents.

Central to the fabric of our area is the beautiful Wisconsin River, which flows into Lake Wausau. For years, it has been a working river, carrying lumber and supplies to mills. Over time its beauty in many points along the shore has been marred by industrial development, and in some cases, is environmentally impaired.

Through the work of the River Edge Commission our community has focused on cleaning up the River Edge. Restoring its beauty and function is a community priority. It has been a painstaking process to acquire easements so that an attractive and functional trail can be built along the river edge. There are only two unfinished segments left that need to be completed and a large downtown "loop" will be formed. This will allow a contiguous walking, jogging, bicycling path that will serve both a recreational purpose as well as a functional transportation purpose.

The City of Wausau has expended significant dollars in acquiring the east portion segment, showing their fierce commitment to completing this decades-spanning project. The Wausau Marathon County Park Department has invested resources and expertise to move this project forward. Our residents and visitors alike are anxious to see this trail completed. The results of a community visioning process conducted by the Milwaukee School of Engineering in 2011 provides additional evidence of the community perception that the river edge functions are an integral part of our beautiful downtown area, a successful Mainstreet project.

The late Jane and Lawrence Sternberg have entrusted the community foundation with a significant estate gift that is earmarked to provide enhancements to the downtown River Edge trail. Our Board of Directors is committed to honoring the Sternbergs' vision and legacy by providing funding for enhancements to the River Edge Trail with a focus on completing the downtown loop before June 2018.

We are in full support of this application to the U.S. EPA for the clean-up of the brownfield on this river edge segment. It would provide the leverage needed to finish this segment. We stand ready and able as a community partner to help "finish the job" with trail enhancements, honoring the legacy of the Sternbergs, and contributing to a vibrant and sustainable community for decades to come.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean Tehan". The signature is fluid and cursive.

Jean Tehan, Executive Director

Attachment F: Other Factors Check-list



## Other Factors Checklist

Name of Applicant: City of Wausau, Wisconsin

Please identify with an *X* any of the items below which may apply to your proposed BF AWP project area as described in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable; otherwise, this information may not be considered in the grant selection process.

- Applicant's proposed BF AWP project is in an urban area, where the population of the overall community is 100,000 or more
- Applicant's proposed BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area
- Applicant is, or applicant will assist, a federally recognized Indian Tribe or an entity from a United States Territory
- Applicant proposes to serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.
- Applicant's proposed BF AWP project area has been affected by recent (2005 or later) natural disaster(s). To be considered, **applicant must identify here** the timeframe and type of natural disaster(s) that occurred: \_\_\_\_\_

**The city was negatively affected by severe storms and flooding which occurred September 22 through October 9, 2010, and declared a major natural disaster area (DR-144) on October 21, 2010. The Wisconsin River at Wausau/Rothschild reached the second highest level ever recorded.**

- Applicant's proposed BF AWP project area contains recent (2007 or later) industry plant closures or other significant economic disruptions. To be considered, **applicant must identify here** the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption within the BF AWP project area:  
\_\_\_\_\_

**Over the past five years, many manufacturing and professional companies have implemented mass layoffs affecting over a thousand workers and closing facilities located throughout the City. Most recently WPS Health Insurance announced that it will eliminate 250 jobs at its office in Wausau in April**

**2013. The Wausau Paper Mill closed in March 2012 eliminating 450 jobs and will take away an estimated \$27 million a year from the economy of central Wisconsin, according to an estimate from the Marathon County Economic Development Corporation.**

- Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant has or will benefit the BF AWP project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

Attachment G: Application for Federal Assistance (SF-424)

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

**\* 2. Type of Application:**

- New
- Continuation
- Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify)**

**\* 3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**\* 5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**B. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of Wausau

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

39-6005648

**\* c. Organizational DUNS:**

949732473

**d. Address:**

**\* Street1:**

407 Grant Street

**Street2:**

**\* City:**

Wausau

**County:**

Marathon

**\* State:**

Wisconsin

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

54403

**e. Organizational Unit:**

**Department Name:**

Community Development

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Mrs.

**\* First Name:**

Ann

**Middle Name:**

**\* Last Name:**

Werth

**Suffix:**

**Title:**

Communtiy Develoment Director

**Organizational Affiliation:**

**\* Telephone Number:**

715-261-6686

**Fax Number:**

715-261-6808

**\* Email:**

ann.werth@ci.wausau.wi.us

**Application for Federal Assistance SF-424**

**9. Type of Applicant 1: Select Applicant Type:**

City Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US EPA

**11. Catalog of Federal Domestic Assistance Number:**

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-12-06

\* Title:

Request for Proposals for Brownfields Area Wide Planning Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

City of Wausau

**\* 15. Descriptive Title of Applicant's Project:**

Funding will be used to further redevelopment planning and implementation in the East Riverfront District project planning area.

Attach supporting documents as specified in agency instructions.

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant Sean Duffy - # 7

\* b. Program/Project Sean Duffy - # 7

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date: 05/01/13

\* b. End Date: 04/30/15

**18. Estimated Funding (\$):**

\* a. Federal 200,000.00

\* b. Applicant

\* c. State

\* d. Local 5,000,000

\* e. Other

\* f. Program Income

\* g. TOTAL 5,200,000

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) Applicant Federal Debt Delinquency Explanation**

Yes

No

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Middle Name: \* First Name: Ann

\* Last Name: Werth

Suffix:

\* Title: Community Development Director

\* Telephone Number: 715-261-6680 Fax Number: 715-261-6808

\* Email: ann.werth@ci.wausau.wi.us

\* Signature of Authorized Representative: *Ann Werth* \* Date Signed: 11/29/12



**Application for Federal Assistance SF-424**

**\* Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

N/A