

34.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2008-0130 Resolution In Committee

Resolution relative to authorizing the Director of Development to administer the selection process and to execute the 2007 US EPA Hazardous Substances and Petroleum Brownfield Assessment Grants.

Introduced: 5/20/2008

Controlling Body: Safety & Development Committee

Sponsor(s): Thomas G. Lajsic

COMMITTEE RECOMMENDATION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>5/20/08</u>	<input checked="" type="checkbox"/>		Barczak				
			Czaplewski				
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>		Narlock	<input checked="" type="checkbox"/>			
			Reinke				<input checked="" type="checkbox"/>
			Roadt				
			Sengstock				
		<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
			Weigel				
			TOTAL	<u>4</u>	<u>0</u>		<u>1</u>

SIGNATURE OF COMMITTEE MEMBER

[Signature]
 Chair _____ Vice-Chair _____ Member _____

COMMON COUNCIL ACTION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>MAY 20 2008</u>	<input checked="" type="checkbox"/>		Barczak	<input checked="" type="checkbox"/>			
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin	<input checked="" type="checkbox"/>			
			Lajsic	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
			Reinke				<input checked="" type="checkbox"/>
			Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
			Vitale	<input checked="" type="checkbox"/>			
			Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>			<u>1</u>



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2008-0130

Final Action:

Sponsor(s): Thomas G. Lajsic

MAY 20 2008

Resolution relative to authorizing the Director of Development to administer the selection process and to execute the 2007 US EPA Hazardous Substances and Petroleum Brownfield Assessment Grants.

WHEREAS the City received two 2007 EPA Brownfield Assessment Grants totaling \$400,000 of which \$200,000 was for Hazardous Substances and \$200,000 was for Petroleum Brownfield Assessments; and,

WHEREAS the applications, hereby attached, established the criteria for site selection; and

WHEREAS the Director of Development, in the capacity of administering redevelopment initiatives for the City, would be most suitable for determining the selection of properties and which sites will be funded with said grant funds.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of West Allis that the Director of Development is authorized to administer the selection process and to execute the 2007 US EPA Hazardous Substances and Petroleum Brownfield Assessment Grants.

cc: Department of Development
Chris Phinney, Grants Accounting Specialist

DEV-R-509-5-20-08\bjb

ADOPTED

MAY 20 2008

Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED

5/22/08

Dan Devine, Mayor



MAYOR'S OFFICE

JEANNETTE BELL
Mayor

414/302-8290
414/302-8207 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

mayor@ci.west-allis.wi.us
www.ci.west-allis.wi.us

December 8, 2006

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

RE: The City of West Allis
Community-Wide Brownfield Assessment Grant – Hazardous Substance, 2007

Dear Mr. West:

The City of West Allis respectfully submits the enclosed application for a 2007 Community-Wide Hazardous Substance Brownfield Assessment Grant. West Allis is a first-ring industrial suburb of the City of Milwaukee and is a landlocked municipality. In order for the City to grow, the City has proactively redeveloped numerous former industrial sites and commercial properties. These properties have shown environmental contamination via PCB's, petroleum products, solvents, foundry sand, and other hazardous substances. For development and investment to occur, the City must often spend millions on infrastructure improvements such as sanitary and sewer capacity, site acquisition, remediation, and site preparation. The City priority areas for the assessment grant include the following five-redevelopment areas:

1. **Former Allis-Chalmers Manufacturing Site** - a 166-acre area that once employed over 15,000.
2. **Six Points Crossing Neighborhood** - part of a TIF District, over 17 acres located on the east end of the downtown.
3. **Pioneer Neighborhood Redevelopment** - the original site of the Honey Creek Settlement, includes the site of a former school bus terminal (Laidlaw Bus Co.) and a hardware business.
4. **Cross Town Connector Trail** - is a five-mile stretch of proposed bike trail that will lie along We Energies right-of-way and cross various city streets. It involved acquisition and development of an additional 2.3 miles of trail.
5. **Eastern Industrial Corridor** - located east of S. 60th St. and south of National Ave., this area includes several former industrial facilities, including the former Wehr Steel Site, Novak Lime Pit Site and the Teledyne-Wisconsin Motors property.

The City has a proven history in brownfield development and successful administration of federal and state funds. By leveraging federal and state funds, the City has begun a renaissance with the attraction of new investment and employment opportunities. Projects have been assisted through the creation of tax increment districts. The assessment grant will be catalytic to expanding the City's efforts on brownfield sites by allowing the City to address properties where known or perceived environmental concerns form barriers to economic revitalization. The mission of West Allis is to redevelop properties, to add new tax base growth, to create jobs for community residents, while adding quality living units. Recent projects have attracted \$184 million in private investment, \$38 million in public investment and \$6 million in state and federal assistance. The projects have added nearly 3,500 jobs and \$6 million in taxes.

Thank you for your consideration and time and please do not hesitate to call my office.

The following provides the additional required information on the project.

1. **Name of Applicant:** City of West Allis
2. **Funding Requested:** Community-Wide Brownfield Assessment Grant
Hazardous Substance - \$200,000
3. **Location:** The City of West Allis, County of Milwaukee, State of WI
Mayor Jeannette Bell, 7525 W. Greenfield Ave., West Allis, WI
Phone: (414) 302-8290 Fax: (414) 302-8207
4. **Project Contacts:** (Note: Please direct communication to the Project Director)
Project Director: Mr. Patrick Schloss e-mail: pschloss@ci.west-allis.wi.us
Chief Executive: Mr. John F. Stibal e-mail: jstibal@ci.west-allis.wi.us
Address (for both): City of West Allis
Department of Development
7525 West Greenfield Avenue
West Allis, WI 53227
Phone: (414) 302-8468 **Fax:** (414) 302-8401
5. **Date Submitted:** December 8, 2006
6. **Project Period:** October 1, 2007 – September 30, 2009
7. **Population of West Allis:** 61,254 (from the Census 2000)
8. **Other:** Former Weed & Seed Community, HUD Entitlement Community

9. **Cooperative Partners**

1	Community Development Authority of the City of West Allis	Gerald Matter	(414) 550-0431
2	West Allis/West Milwaukee Chamber of Commerce	Gerise LaSpisa	(414) 302-9901
3	Downtown West Allis Business Improvement District	Brian Preiss	(414) 774-2676
4	West Allis-West Milwaukee School District	Kurt Wachholz	(414) 604-3000
5	Community Alliance Against Drugs	Robert Navarrette	(414) 302-8054
6	Walkable/Bikable Committee	Steven Schaer	(414) 302-8466
7	Neighborhood Crime Prevention	Police Chief Puschnig	(414) 302-8070

Sincerely,


Jeannette Bell
Mayor

JB:bjb

cc: John F. Stibal, Director, Department of Development

Attachments

h\p\f-a-c-1

**City of West Allis, Wisconsin
 Application for EPA Community-Wide Assessment Grant – Hazardous Substances**

THRESHOLD CRITERIA

Applicant Eligibility

The City of West Allis, Wisconsin is a local government as that term is defined in 40 CFR Part 31 and as such is eligible for this grant.

Letter from the State Environmental Authority

A letter of acknowledgement and support from Mr. Mark Giesfeldt, Director of the Bureau of Remediation and Redevelopment of the Wisconsin Department of Natural Resources is provided as an attachment to this application.

Site Eligibility and Property Ownership Eligibility

Not applicable. The City is applying for a *community-wide assessment grant for hazardous substances*. After receiving this grant, the City will request a determination from the EPA for each site proposed for assessment using the threshold criteria established in the EPA Proposal Guidelines.

RANKING CRITERIA FOR ASSESSMENT GRANTS

Assessment Grant Proposal Budget

The following table presents the budget proposed by the City of West Allis for using the City-Wide Assessment Grant Fund on sites impacted by hazardous substances. Activities proposed in the following budget would be used on sites where the EPA has made a determination of eligibility. The City will contribute the cost for personnel, fringe benefits and equipment used toward this grant.

Budget for City-Wide Assessment Grant – Hazardous Substances

Budget Categories	Project Tasks					
	Task 1 Phase I	Task 2 Phase II/Site Investigation	Task 3 Remediation Planning	Task 4 Community Involvement	Task 5 Programmatic	Total
Personnel						
Fringe Benefits						
Travel					\$3,000	\$3,000
Equipment						
Supplies				\$2,000		\$2,000
Contractual	\$20,000	\$120,000	\$53,000	\$2,000		\$195,000
Total	\$20,000	\$120,000	\$53,000	\$4,000	\$3,000	\$200,000

Task 1 – Phase I Environmental Site Assessment (ESA): The City will conduct Phase I ESAs as appropriate for due diligence prior to acquisition of properties. The Phase I ESAs will be conducted in accordance with ASTM Standard 1527-05 which meets the EPA's All Appropriate Inquiry requirements. The Phase I ESA will identify Recognized Environmental Conditions (RECs), as defined by the ASTM standard. We estimate that up to 5 Phase I ESAs will be completed for an approximate cost of \$2,000 per Phase I.

Task 2 – Phase II ESA/Site Investigation: Phase II ESAs will be performed to evaluate RECs identified during the Phase I ESA. Additional Site Investigation may also be conducted if the Phase II ESA indicates a release to the environment. This task will include sampling and analytical testing of environmental media, investigative waste handling and disposal, and reporting. Sampling methods will be specific to the site conditions and contaminants of concern. Activities conducted under this phase will follow the appropriate NR700 WAC requirements. We anticipate completing 3 to 5 Phase II ESAs at an estimated cost of \$10,000 to \$14,000 per Phase II ESA. We have also budgeted \$60,000 for additional site investigation as necessary to define the degree and/or extent of contamination, where appropriate.

Task 3 – Remediation Planning: Remedial action options will be evaluated to determine the most cost-effective approach that will facilitate the desirable redevelopment of each property. Meetings may be held between the City, potential developer, environmental consultant and, if appropriate, the WDNR to review alternatives and strategize on the most effective remedial options. Remedial Action Plans will be prepared and submitted to the WDNR for technical review and approval.

Task 4 - Community Involvement: This task involved activities that will continue to enhance the City's community involvement efforts to keep citizens informed and involved with activities covered by this grant. Supply expenditures would include the costs associated with publication, preparation and distribution of community outreach publications. The contract portion will include involvement by selected consultants.

Task 5 – Eligible Programmatic Costs: This task includes costs associated with attendance and travel to regional and/or national brownfield conferences by one or more City staff during the three year grant funding cycle.

Community Need

1. Description of target community: West Allis is a first-ring industrial suburb of the City of Milwaukee with a population of 61,254 (based on the 2000 US Census). The City continues to experience a declining population as indicated by Wisconsin Department of Administration January 2006 estimate of 60,300 people, a loss of 954 residents. Historically, from 1979 to 1989, West Allis lost 8,800 manufacturing jobs, experienced a decline of 10,000 residents, and experienced a drop in the average wage of 25% within the City. During this period, West Allis lost numerous manufacturing jobs and was left with a large corridor of industrial properties that experienced disinvestment, disrepair, and were impacted by the existence of environmental conditions such as vast amounts of foundry sand, petroleum products, chlorinated solvents and PCBs. Today, numerous properties that were blighted, environmentally impacted, and underutilized have witnessed new investment and interest because of the City's proactive stance on redevelopment. Projects like the former Allis-Chalmers site and Wehr Steel sites, all located along the historic industrial corridor, have become valuable developments to the tax base of the City. The sites have become new employment centers that provide good family paying jobs. While local funds have greatly contributed to the success of brownfield development in West Allis, the use of federal and state grant/loan funds have been catalytic to the assessment and cleanup of brownfield projects.

Along with the historic industrial corridor, the City of West Allis has experienced a need to assist small local businesses in addressing hazardous substances. In recent years, the City has creatively loaned funds and provided technical assistance to entrepreneurs such as a dry cleaner and family owned chemical company. These efforts helped address properties that were impacted by hazardous substances and petroleum and to retain jobs within our community.

As a Community Development Block Grant (CDBG) entitlement community by the Department of Housing and Urban Development, West Allis has a large population of Low to Moderate Income (LMI) individuals. A majority of Brownfield properties are located along the east portion of the City including Census Tracts 1001, 1002, 1003, 1016. A comparison of census statistics for these tracts is attached.

According to the Wisconsin Department of Workforce Development, the unemployment rate for the City of West Allis as of October 2006 was 4.5% with year average of 5.2%. The rate has increased by 0.2% in comparison to October 2005 (4.3%). The rate is higher than the State rate for Oct. 2006 by 0.6% (3.9%) and the year average by 0.4 % (4.8%). As a first ring industrial community to Milwaukee, the City belongs to the Milwaukee-Waukesha-West Allis -MSA which has consistently higher unemployment rates than the state average. Between 2002 and 2006, West Allis' civilian labor force has diminished by 1,569 people. According to the Department of Workforce Development, Milwaukee County continues to experience a level of unemployment that is higher than the state and national average. According to the Milken Institute, Southeastern Wisconsin lags behind in growth in per-capital income (Wisconsin-\$29,996, National Average-\$30,832). Growth in per capital income can be contributed to technology and service job creation. Milwaukee County historically has been a manufacturing based economy. Technology and service jobs creation has trailed other technology cluster on a national basis.

The City of West Allis is a fully land locked community requiring development and growth from within the existing boundaries. Further, as an urban community, the City is required to offer an array of public services to meet the needs of the community. In 2005, the State Legislature imposed a municipal 2% levy freeze that limited the City to a budget increase of \$500,000. Faced with increasing costs plus continued decreases in CDBG entitlement funds, the City has reduced ability to address and to participate in brownfield-related assessment or cleanup funds.

2. Benefits to target community: The targeted community for the purpose of this grant involves Five Priority Areas, as discussed further in the "Site Selection Process" section of this application. The Priority Areas are within industrial corridors, residential neighborhoods and commercial districts. Redevelopment of the sites would provide new employment opportunities, linkages between land uses, and environmentally sustainable development. Immediate use of funds would involve continued redevelopment of the former Allis-Chalmers Manufacturing site, the Eastern Industrial Corridor, and the Six Points Crossing Neighborhood. The two other Priority Areas, Pioneer Neighborhood and Cross Town Connector Trail will also be ready for assessment shortly. Not only would redevelopment in these areas benefit West Allis, but the metro-Milwaukee area as well, since West Allis is centrally located along existing roads, highways, bike paths and public transportation routes. Community wide efforts would include addressing smaller parcels within commercial districts, such as gas stations, dry cleaners, former chemical companies and landfills.

The EPA has provided funds to the City of West Allis in the form of an Pilot Assessment Grant in 1999 for assessment of the Wehr Steel site and in 2005 in the form of two \$200,000 clean-up grants for the Pressed Steel Tank site (located in the Six Points Crossing Neighborhood) and the Novak Lime Pit site (located in the Eastern Industrial corridor. Additional funds are required to attract development and to address environmental concerns such as the management of foundry sand and impacted soil to facilitate development. As described below, the City

has identified 372 brownfield sites within its borders and thus a significant amount of investment is required. The EPA Assessment Grant will further the efforts of the City and encourage the investment of private developers.

3. *Extent of Brownfields:* The City is currently developing a 2030 Comprehensive Land Use Plan. As part of the planning process, staff and consultants have identified over 372 brownfield sites, occupying approximately 942 acres. In addition, the planning has involved discussions on development of a green building policy relating to publicly assisted projects, forming linkages between sites and neighborhood parks and alternative commuter routes such as the pedestrian and bike Cross Town Connector trail. Initial estimates suggest that addressing the brownfields would add approximately \$1.1-billion to the tax base of the City in addition to numerous housing and employment opportunities. The concentration of brownfields within the City is shown on the attached map.

Environmental hazards continue to contribute significantly to disease, disability, and premature death in Wisconsin. Per the City's Health Assessment, West Allis is faced with elevated levels of radon, above average childhood lead poisoning, and the City is located within an ozone action area. Local brownfields have played a role in impacting groundwater and the areas waterways through environmental contamination and petroleum leaks. The City's focus on brownfields has resulted in park improvements, renovations of the historic Farmers Market and increased recreational opportunities. In addition, as a community with an aging population, the City has proactively assisted in the development of affordable senior housing.

Site Selection Process

1. *Site selection criteria and eligibility:* Through the use of comprehensive planning the City is focusing its efforts primarily on five Priority Areas of the City for redevelopment. Expenditures of these grant funds will be concentrated in (but not limited to) these Priority Areas to advance the redevelopment of sites that are already vacant or under utilized. These Priority Areas are identified as follows:

- Former Allis-Chalmers Manufacturing Site – a 166 acre area that once employed over 15,000.
- Six Points Crossing Neighborhood – part of a Tax Increment Financing District, over 17 acres located on the east end of the down-town.
- Pioneer Neighborhood Redevelopment – the original site of the Honey Creek Settlement, includes the site of a former school bus terminal (Laidlaw Bus Company) and a hardware business.
- Cross Town Connector Trail – is a five-mile stretch of proposed bike trail that will lie along We Energies right-of-way and cross various city streets. It involves acquisition and development of an additional 2.3 miles of trail.
- Eastern Industrial Corridor – located east of South 60th Street and south of National Avenue, this area includes several former industrial facilities, including the former Wehr Steel Site, the Novak Lime Pit Site and the Teledyne-Wisconsin Motors property, as well as several closed gas stations and a drycleaner site.

The City is also considering the viability of assisting in the redevelopment of several outlying industrial properties including the Wedor Corporation, a family-owned chemical company located on 89th and Lincoln Avenue; the Jewel Foods/Home Juice site where petroleum is the primary contaminant of concern; and the former quarry site, located on 116th and Morgan Avenue, where fly ash and possibly incinerator ash were disposed and solvents were discovered during testing on adjacent property.

To determine site eligibility the City will use the criteria established by the EPA in their Proposal Guidelines for Brownfields Assessment. The City will request an eligibility determination from the EPA Project Manager using the criteria outlined in the Guidelines to present its opinion of eligibility regarding a particular site. The EPA staff will

review the request and either approve of the site funding, request additional information, or deny the site eligibility. The City will not proceed to use grant funding without receiving approval from the EPA Project Manager.

2. *Site prioritization efforts:* The City's focus for the prioritization of sites for utilization of this grant money will be as follows:

- To focus on sites that are within the City's Priority Redevelopment Areas, as outlined above;
- To focus on sites that are ready for assessment/redevelopment;
- To improve the livability of low income neighborhoods through a comprehensive approach of development that includes sustainable development projects, creation of employment opportunities, affordable housing, and linkages to neighborhood shopping districts and recreational areas;
- To promote the re-use of land and buildings;
- To ensure that environmental conditions on brownfield sites do not create a health hazard within the community; and
- To promote revitalization efforts of the downtown and surrounding areas.

In reality, the project sites that are within the Priority Redevelopment Areas and that are ready to move forward will be given the highest priority for the use of this grant money. Ultimately the City will continue to address redevelopment in each of these Priority Areas and in consideration of these selection criteria.

3. *Potential site access issues:* The City fully anticipates that assessment activities will be conducted on brownfield sites already owned by the City or the Community Development Authority, and on privately-owned sites where a cooperative agreement between the City and property owner has been negotiated. The City has a proven track record of public/private cooperation and has received letters of support from several private developers/land-owners, including the Whitnall Summit Company, MSP Real Estate Inc., and Toldt Development, Inc., the company redeveloping the Pressed Steel Tank Site.

Sustainable Reuse of Brownfields

1. *How the Grant will prevent pollution and reduce resource consumption:* The City's approach to prevent pollution and reduce resource consumption is evident in their employment of Smart-Growth development policies, such as their commitment to adopt a "Green Policy", the development of the Crosstown Connector Trail, and the promotion of adaptive re-use for structures, as well as existing infrastructure. The City is an active opponent of urban sprawl and unbridled greenfield development. The City has become an attractive venue because of its centralized location, access to Interstates I-94 and I-894 and established infrastructure. It is a walkable community with sidewalks on 80% of its residential and commercial streets. The City is also serviced by the Milwaukee County Transit System which operates buses along 12 of its major right-of-ways, in addition to several commuter bus routes that service the State Fair Park 'n Ride. Residents enjoy the close proximity of employment opportunities, shopping and entertainment venues and neighborhood services. By redeveloping brownfields, the City reduces resource consumption by reusing existing infrastructure, decreasing commuting times and encouraging mass transportation. The City incorporates Green Policies and clean energy production into all development agreements for brownfields, including the use of green roofs, rainwater recycling, energy efficient equipment/appliances and natural lighting. For example, the new Belmont Development in the Six Points Crossing Area was constructed with a green roof, as will be the Berkshire Development, and the renovated Farmers Market has incorporated the use of rain barrels for landscape maintenance and other non-drinking uses. The Planning Commission has established a landscaping requirement that 10% of sites must be used for landscaping, while also allowing a zero-set-back where appropriate for best land utilization in this urban environment. The City has creatively addressed their historic

foundry sand fill sites by re-using foundry sand fills, generally on-site, which was the case for the former Allis Chalmers Tractor Plant Site, but also has coordinated the beneficial re-use of foundry sand removed from the Pressed Steel Tank Site into the remediation at the Novak Lime Pit site. The City also promotes the adaptive reuse of structures and historical preservation. The Summit Place redevelopment in a portion of the Allis Chalmers Manufacturing Complex is a *premier* example of historic structure reuse where 240,000 square feet of vacant and under-used manufacturing relics were converted to 650,000 square feet of prime office space (a summary of site development as presented in a Biennial Economic Development Award is attached). The City also successfully tackles smaller redevelopment projects such as the renovation of the historic Carnegie Library into a successful senior housing development.

2. How the Grant will promote economic benefits: The City's Comprehensive Plan includes five Priority Redevelopment Areas, as mentioned briefly above. The City has already seen great success economically with the brownfield redevelopment that they have completed. This success has clearly spilled over to adjoining properties, having a huge impact on the City tax-base. The following provides a summary of the status of redevelopment within the identified Priority Areas, and in particular the economic benefits the City has realized because of their redevelopment efforts as well as the benefits the grant will promote:

- Former Allis Chalmers Manufacturing Site – In 1992, the City adopted a redevelopment plan after public hearings and meetings to purchase a 26-acre portion, known as the Tractor Plant site, of this originally 166-acre manufacturing site. Within two years, the site was remediated, sub-divided, sold and redeveloped by the Poblocki Sign Company, C & H Distributing Company and Distribution Dynamics, bringing over 350 new jobs to the City of West Allis. The City also provided the infrastructure/access by constructing West Washington Street between South 70th and South 66th Streets. These redevelopments, in turned spurred additional redevelopment by the Whitnall Summit Company. Whitnall Summit Company purchased the adjacent 60-acre parcel that was occupied by the former machine shop buildings. With assistance from the City, Whitnall Summit converted vacant deteriorated industrial warehouse space into a first-class office complex, *Summit Place*, earning the honor of *The Business Journal - Business of the Year for 2006* and the *Good Government Award* from the Wisconsin League of Municipalities, as well as awards from the Wisconsin Public Policy Forum and the International Economic Development Council. Over 650,000 square feet of office space have been created and leased, resulting in the creation of over 2,900 jobs to the area, including three major corporate headquarters and over 50 tenants. Within the next two years, the business complex will be expanded an additional 400,000 square feet. To do this, Whitnall Summit, with assistance from the City plans to renovate the vacant former Allis Chalmers Power Plant building, the Balance and Over Speed Facility and the Main Erecting Building. Renovation of each of these structures will need to address environmental concerns, including the presence of asbestos, the presence of foundry sand (which has shown to have associated poly-cyclic aromatic hydrocarbons(PAHs) and metals above regulatory standards), the potential presence of polychlorinated biphenols (PCBs), and potentially other contaminants of concern, including petroleum products and chlorinated solvents. The City is also considering the purchase of the former Allis Chalmers Utility Corridor which was used historically by Allis-Chalmers to, in part, manage storm and process water from the plant, and has recently been renovated to manage storm-water for the redeveloped area.
- Six Points Crossing Neighborhood – Part of TIF District 5, over 17 acres of the City's most blighted properties have been assembled for redevelopment as a high-quality, mixed use neighborhood. This area encompasses the historic Farmers Market, the former Pressed Steel Tank facility, and several other smaller blighted properties. A \$2-million renovation of the Farmers Market was completed in 2006. This market is one of the largest and longest-running markets in the metro-Milwaukee area. The former Pressed Steel Tank facility, located across the street from the Farmers Market was demolished in 2006.

Site remediation will be conducted in conjunction with redevelopment and will include removal and off-site treatment/disposal of affected soils to facilitate the placement of basements and foundations for the new structure; encapsulation of affected materials left in place; and foundation venting/drainage to protect the health of future site occupants. The City is using an EPA Cleanup Grant awarded in 2005, along with TIF funding to complete this remediation. The new development will include 650 housing units and 47,000 square feet of prime retail space. The housing will include a mixture of high-end condominiums, town homes and apartments. The Berkshire development is also located in the Six Points Crossing Neighborhood. The Berkshire, a 1.3-acre, \$7-million development, opened in 2004 with 80 affordable senior living units and ground-floor retail currently lease to State Farm Insurance and the Q Real American Food Restaurant. The Belmont is another mixed use development which has recently broken ground in the Six Points Crossing Neighborhood. The Belmont will include 42 condominium units and 22,000 square feet of ground-level retail space.

- Pioneer Neighborhood Redevelopment – Originally the site of the Honey Creek Settlement, the Pioneer Neighborhood is one of West Allis's oldest neighborhoods. The area contains a mixture of large stately historic homes, small businesses and several vacant properties, including the former Laidlaw Bus Company site and Neis Hardware site. These two adjacent sites occupy approximately 5 acres of prime property. The City recently purchased these parcel, created a new Tax Increment Finance District (TIF 9) and has requested proposals from interested developers. Development proposals include senior living, mixed use commercial/residential developments estimated to value between \$18- and \$24-million. Redevelopment of these sites is complicated by the presence of petroleum products, foundry sand fill and associated PAHs, metals and VOCs. We anticipate that focused site investigation and remediation planning will be addressed by this grant. The project is slated to begin late 2007
- Cross Town Connector Trail – Involves the acquisition and development of 2.3 miles of We Energies right-of way, as well as various on and off-street improvements to create an east-west bicycle and pedestrian trail/route. The new facility will pass by several schools, some of the City's largest employers, including the Summit Place development, several City buildings and gathering places and through five of the City's nine Tax Incremental Districts. A portion of this total 5-mile trail is already completed. When complete, it will extend across the entire City connecting to the Hank Aaron Trail on the east end and the New Berlin Recreation Trail on the west end. This project will provide an attractive and safe corridor for recreational use and commuting to work, school, Milwaukee Brewer's games and other local events. We anticipate conducting Phase I ESAs along the connector route prior to City purchase to determine if RECs that may affect the proposed use are present.
- Eastern Industrial Corridor Redevelopment Area – is an area of numerous vacant and underused industrial facilities, including the Wehr Steel Site, the Novak Lime Pit Site and the Teledyne-Wisconsin Motors complex. The City of West Allis used an EPA Pilot Assessment Grant to assess the former 13-acre Wehr Steel Site after being vacant and unkempt for over ten years. As a result of the site assessment and with great perseverance by the City, a 60,000 square-foot light industrial facility is currently being constructed on the property. The building will be leased by Columbia Pipe for a piping distribution center. Prior to Brownfields Assessment, the tax value of the Wehr Steel property was \$914,000. The new facility is projected to create 60 jobs and have a taxable value of \$3,000,000. Another 180,000 square-foot building is proposed to begin construction in 2007 further increasing the taxable value of the site. The Novak Lime Pit Site, also located within the Eastern Industrial Corridor, was awarded an EPA Clean-up Grant in 2005. The grant was signed recently in 2006 and shortly thereafter the buildings were demolished. Remediation, which involves neutralization of the lime wastes and affected soil, is underway. The remediation was also furthered by the creative re-use of foundry sand soils from the Pressed Steel Tank site to fill ponds/pits on the Lime Pit site. The Teledyne-Wisconsin Motors site is an under-utilized former industrial facility, a

portion of which is currently being used as a cold storage facility. The site is known to be affected by petroleum products and likely has foundry sand fill and other hazardous substances. We anticipate conducting a phased ESA on the Teledyne site.

3. How the Grant will promote a vibrant, equitable and healthy community: West Allis is vibrant community woven together with many important values and resources. It exemplifies an American community with strong principles of family and work. Citizens treasure their homes and continuously work to maintain them and their neighborhoods, as well. The City takes pride in the nine City and County parks located within its borders, as well as the 8.6 miles of bike trails and the two natural parkway areas that run through the City. West Allis is home to the State Fair Park and the State Fair Racetrack – leased by the Milwaukee Mile. These recreational facilities are clear signs of a vibrant and healthy community. The City is further dedicated to maintaining, and where possible, improving the quality of life in West Allis as evidenced by their investment into the Six Points Crossing Neighborhood, where a mixed-use residential/commercial redevelopment is currently under construction and the Cross Town Connector Trail (walk and bike path connecting neighborhoods), as well as their recent commitment to address the Pioneer Neighborhood (where a planned mixed-use redevelopment will replace the vacant school bus terminal and vacant hardware business). The grant will play a significant role in completing redevelopment in these areas.

Creation and/or Preservation of Greenspace/Open Space

As previously stated, the city of West Allis is landlocked by other metropolitan areas within Milwaukee and Waukesha Counties which limits the ability to find new greenspace. Therefore, West Allis has to preserve the greenspace and open space we already have and focus on creating new opportunities for greenspace within brownfield sites.

To that end, the city of West Allis practices new urbanism in which linkages are created with public spaces or parks and building spaces for residents to socialize and celebrate. A great example is the West Allis Eastern Industrial Corridor where two neighborhood parks are located within walking distance of the corridor. Within this corridor is the recently revitalized Liberty Heights Park with new recreational equipment and a new wading pool. The grant will be used to create similar linkages to existing parks while enhancing the features of the parks. These parks are maintained and managed by the City Parks Department staff.

The City spent approximately \$2-million in improving the historic and successful Farmers Market. The Market offers the opportunity for local fresh produce farmers and small businesses to sell organic and niche items such as cheese, sausage, honey, garden plants and more. The Farmers Market is also a gathering place for the National "Night-Out Crime Prevention" kick-off, concerts and festivals and creates a focal point for residents and workers to shop, plan and live. The City recently installed rain gardens and rain barrels to improve the aesthetics of the Market. The West Allis Health Department currently regulates and manages the Farmers Market so that only locally grown produce and items are sold. The Market also sells to low to moderate income families under the WIC program.

The City is in the process of constructing the Cross Town Connector Trail, and east-west bicycle and pedestrian trail/route. The new trail will pass by several schools, some of the City's largest employers, City Buildings and gathering places, such as the Farmers Market. The proposed trail will extend five miles across the entire City connecting other existing State and County bikeways and trails. Approximately half of this trail is completed, but the City needs to acquire an additional 2.3 miles, primarily along We Energies right-of-way, and create various on and off-street improvements to complete the trail.

The city also advocates "green policies" to developers and is in the process of preparing a written "Green Policy" document. We encourage the creation of greenspace and open space within each new development. For example, the soon-to-be-built Belmont Building will have a green roof with landscaping and private roof-top gardens. Private property owners would maintain and manage these green spaces.

We also used a WDNR Urban Non-Point Source and Stormwater grant to create an area storm water detention basin within the utility corridor area of the former Allis Chalmers property. We took an environmentally challenged property with little redevelopment potential and created a use for several newly developed neighboring properties. After the site was environmentally cleaned up, the detention basin was created to handle storm water from a large area of the overall site redevelopment including Phase 2 that should begin redevelopment in the next 3 years. The detention basin may ultimately be purchased by the City and maintained and supported by private property owners through the stormwater utility fund.

Another great example of greenspace innovation is the planned creation of soccer fields on an old, abandoned landfill on the northwest side of Nathan Hale High School. The City was awarded a \$178,000 WDNR Greenspace Grant to remediate the area needed for the fields while protecting human health. The soccer fields will be used throughout the summer by recreational leagues, residents and other recreational organizations. These soccer fields will be maintained by the West Allis School District with funding generated by the rental of these facilities.

The grant will be used to continue to promote and create the greenspaces and open spaces as described above. We will incorporate a green policy into agreements with developers to incorporate greenspace and open space in their developments. These new greenspaces will be required to be maintained by the private property owner or through the formation of neighborhood improvement districts. Where the city currently owns and maintains greenspace and open space, we will use the grant money when ever possible to improve these spaces and create linkages to them to allow more public access.

Pre-Award Community Notification

1. *Community Notification Process:* The City of West Allis has scheduled a public information meeting on December 18, 2006 at the West Allis City Hall at which City staff members will present to the public the intent behind the applications and at which the public can ask questions and comment.

The City has placed a Notice of Intent for Application for US EPA Grants including a Community wide Brownfield Assessment Grant Program for \$200,000 for petroleum-impacted projects, Community wide Brownfield Assessment Grant Program for \$200,000 for hazardous substance impacted properties, and a Revolving Loan Fund Grant Program for \$1,000,000.

The Public Informational Meeting and the Notice of Intent for the application have been sent out to the following media:

- A. The Milwaukee Journal Sentinel and the Wisconsin State Journal on December 7, 2006 and December 14, 2006.
- B. The City of West Allis website (<http://www.ci.west-allis.wi.us/>) on November 28, 2006.
- C. The City of West Allis's cable TV access channel, channel 25 in the West Allis/West Milwaukee viewing area.
- D. Posted in all public buildings.
- E. In the City of West Allis quarterly newsletter which is mailed out to all of the properties located in the City of West Allis.

In all of our notices we informed the community that they could express their opinions in writing by December 8, 2006 or that they could attend the December 18, 2006 informational meeting at which time the City would take any questions or comments regarding the applications.

2. *Justification for notification process:* The City of West Allis utilizes translator services, most notably in the Spanish language. This represents the largest non-English language spoken in the City of West Allis. The City of West Allis will be communicating progress of this particular project on a bi-weekly basis on our cable TV network, Channel 25 in the West Allis/West Milwaukee viewing area. In addition to the December 18, 2006 informational meeting the City will hold bi-monthly public informational meetings as well as any special meetings as needed to take input from the public and inform the public how the funds are planned to be used.

In addition to the public informational meetings the City of West Allis holds regularly scheduled meetings once a month with the Community Development Authority of the City of West Allis and the City of West Allis Plan Commission. Both of these citizen committees address the City's Brownfield redevelopment projects on a monthly basis. Additionally, the City holds regularly scheduled Public Hearings at Common Council meetings twice a month in which redevelopment issues are presented to the public and the Common Council. Citizen input is encouraged at these meetings. These meetings are also televised on the City's Cable Channel, City 25 and are repeated up to 5 times in between meetings. It will be important to cover the EPA grant and loan application process in these meetings because these are pre-existing scheduled meetings at which the public already has knowledge will take place and already have very active public participation.

3. *Comment period and forms of outreach:* The City of West Allis, as mentioned above, has already begun the public notification process through every media available to it. Within this notification process the City of West Allis has asked to receive comments by the application deadline of December 8, 2006 so that public comments can be addressed in the application.

A simple notice to the public may not be enough information to respond to and giving the public a range of 4 days to 14 days to respond may not be a long enough time period so we have included a notice of an informational meeting on December 18, 2006. The City plans to hold such meetings as information comes into the City regarding the loan and grant process and as redevelopment projects come about. These issues will also all be dealt with at the City's regularly scheduled Community Development Authority meetings, Plan Commission meetings and televised Common Council meetings.

4. *Plans for addressing public comments:* The City of West Allis will document all comments and questions in the minutes and provide applicants with written responses along with verbal responses at the meetings if possible. The City of West Allis takes the citizen's input very seriously and will always consider them in the our plans.

Ongoing Community Involvement

1. *Community Involvement Plan description:* The City of West Allis has a long history of creating citizen committees to assist the City in development/ redevelopment projects. The Community Development Authority of the City of West Allis, the Plan Commission, and the Historical Commission, along with the City of West Allis Common Council will continue to be involved in all aspects of development/redevelopment. Each committee has had a large hand in the development/redevelopment of the City of West Allis.

It is further expected as we go forward in the City of West Allis in development districts, that committees will be utilized to help facilitate development, allowing for concerns, suggestions and thoughts to be raised by all stakeholders and concerned citizens within the community.

2. *Local, State and Stakeholder Partnerships:* The City of West Allis has worked in close concert with the Wisconsin Department of Natural Resources and the Environmental Protection Agency on several redevelopment projects such as the Quad Graphics Redevelopment, the former WEPCO Landfill Redevelopment, the former Allis Chalmers Industrial Plant Redevelopment (including Summit Place Business Park), as well as the Six-Points Crossing Redevelopment. Additionally, the City of West Allis has worked with the Wisconsin Department of Transportation on several projects such as the City's Cross Town Connector Trail.

During the Development of the City of West Allis's Year 2030 Comprehensive Land Use Plan, the City plans to contact all adjacent municipalities and will invite participation from the Southeastern Wisconsin Regional Planning Commission and the Wisconsin Department of Transportation to assist in the development of the Comprehensive Plan. We will continue to attempt to gather as much critical review of our redevelopment projects as possible.

3. *Specific plans for communicating progress:* The City of West Allis plans to keep the public informed through public information meetings to be held when information is gathered and public input is important. Additionally the City's Newsletter and the City's Public Cable Channel will act as local media outlets to the community in which people can be informed and contact the Department of Development with any questions.

Along with the special information meetings the City will get the word out to the Community through its regularly scheduled meetings through the Community Development Authority the Plan Commission and the televised Common Council Meetings.

The City of West Allis utilizes translator services, most notably in the Spanish language. It has utilized these services in the past for Plan Commission applications and information. The Spanish language represents the largest non-English language spoken in the City of West Allis.

4. *Community-based organizations:* Various community organizations which are or will be involved with development/redevelopment of the City of West Allis include the following:

Community Development Authority: Citizen Committee responsible for Redevelopment Project Plans
Jerry Matter, Chairperson, (414) 550-0431

West Allis-West Milwaukee Chamber of Commerce: Business Community
Gerise LaSpisa, (414) 302-9901

Downtown West Allis Business Improvement District: Local business group that provides input, suggestions and thoughts to the City of West Allis on a regular basis on business related issues
Brian Preiss, Executive Director, (414) 774-2676

West Allis-West Milwaukee School District: School District and Recreational Activities
Kurt Wacholz, (414) 604-3000

Walkable-Bikeable Committee: Citizen committee for planning Bike path
Mike May, (414) 453-8090

Plan Commission: Citizen committee for reviewing developments and plans for the City
Charles Wikenhauser, (414) 541-1360

Reduction of Threats to Human Health and the Environment

1. *How funds will be used to identify/reduce threats to human health and the environment:* The grant funds will be used to identify the extent and magnitude of contaminants at a site and/or conduct a site remediation. Based on the

type and distribution of contaminants, we or the developer will look at ways to eliminate or reduce the potential for exposure to these contaminants. Those methods could include excavation, capping, institutional controls, in-situ remediation, risk assessment and/or development of site-specific residual contaminant levels.

Foundry sand is one of our primary contaminants that we encounter when redeveloping sites in West Allis. With our long history of industrial facilities like Allis Chalmers and Wehr Steel, foundry sand has been used as a fill material in many areas of the city including residential neighborhoods. We have taken many measures to reduce the threat to human health and the environment from the foundry sand. At the redeveloped Allis Chalmers site, we used dynamic compaction to consolidate over 30 feet of foundry sand to create a stable base for building foundations. Given the monolithic nature of foundry sand, it is a great engineered fill. At other locations throughout the city, foundry sand has been used as base material for parking lots and as fill to grade an undulating landscape. The foundry sand is always covered to prevent direct contact and limit the amount of infiltration that could affect groundwater quality. When it is not possible to use the foundry sand on site, it has been disposed of at a landfill, or recycled at another brownfield site, with approval from the WDNR. This method creates a beneficial reuse of the foundry sand.

At other sites, we always strive to reduce or eliminate the threat to human health and the environment. To reduce costs, we will cap impacted soils on site. We use Wisconsin Department of Natural Resources approved institutional and engineering controls such as caps and deed restrictions. Some of the engineered caps include covering material with parking lots, buildings, soil or geomembranes. These methods eliminate the potential for direct contact. We also have excavated out soil to make sure the upper four feet do not have contaminants above the state direct contact values. When contaminants were left in place, we have placed institutional controls on the property. In Wisconsin, this can be in the form of deed restrictions and placement on the state Geographical Information System (GIS). Placement on the GIS allows anyone with internet access to review the most current environmental data on a site that has been submitted to the state. It allows potential property owners to be aware of what could be encountered if a property is redeveloped.

2. Relationship with State Environmental Authority: West Allis is recognized as a leader in brownfield development in the State of Wisconsin. The City was one of the initial municipalities to utilize the tools available in the Wisconsin Brownfield Initiative, including being the first to participate in the "Limited Environmental Liability Under Contaminated Land Recycling Program", which is now known in the State as a Voluntary Party Liability Exemption (VPLE). The City's Director of Development is a participating member of Wisconsin's Brownfield Study Group and as such has been instrumental in designing the current Brownfield Legislation, rules and regulations.

The City is also known as being an environmental advocate and creating cost-effective strategies that are protective of human health and the environment. The re-use of foundry sand fill on the former Allis-Chalmers site being one example. West Allis has worked closely with the WDNR on site investigation, remediation planning and implementation and obtaining final site closure on the brownfield sites they have been involved with. The City has in the past and will continue to conduct site investigation and remedial action in accordance with NR 700 of the Wisconsin Administrative Code and all appropriate guidelines that have been established by the WDNR. The City, where appropriate to facilitate redevelopment will enroll in the State's VPLE program which protects the City and future property owners from future liability for any past contamination on the site once the site reached a certain clean-up criteria. The VPLE program can be a very attractive marketing tool for redevelopment.

Locally, the City has worked closely with Ms. Margaret Brunette, Ms. Gina Keenan and Mr. Frank Schulz of the Southeast Region of WDNR's Remediation and Redevelopment Program. On the state level, Ms. Darsi Foss, the

Section Chief for Brownfields and Outreach, has been and continues to be an advocate for the redevelopment efforts of the City of West Allis

Leveraging of Additional Resources

1. *Additional funds committed to meet assessment/redevelopment needs:* The City has committed general revenue funds and CDBG funds to provide in-kind services with staff administering any brownfield grants. The City has established nine Tax Increment Financing (TIF) districts for brownfield redevelopment that have leveraged over \$240-million in private investment and \$11-million in state and local funds. A summary of the TIF Districts and associated funding mechanisms used by the City within these districts to redevelop brownfields is attached.
2. *Ability to leverage funds:* Redevelopment in West Allis has been successful because of proper management and utilization of federal, state, and local funding for brownfield redevelopment. Further, the following financial mechanisms have assisted redevelopment including the establishment of Tax Incremental Financing Districts, the use of Community Development Block Grants, the use of Wisconsin Department of Natural Resources Brownfield Site Assessment Grants, the use of Wisconsin Department of Commerce Brownfield Grants, the use of a WDNR Urban Non Point Source and Storm Water Grant, the use of WDNR Land Recycling Loans, the use of a WDNR Green Space and Public Facility Grant, the use of New Market Tax Credits, reimbursement for investigation and remediation of petroleum contamination through Wisconsin's Petroleum Environmental Clean-up Fund Act (PECFA) and reimbursement under Wisconsin's Drycleaner Environmental Repair Fund (DERF). In addition to the public funding mechanisms the City has been so successful with, the City and the West Allis Community Development Authority are currently leveraging in excess of \$170-million in private sector funding in current ongoing brownfield redevelopment projects.

Programmatic Capability

1. *Ability to manage grants:* Grant funds will be administered by the Development and Finance Department of the City of West Allis. Existing staff has experience and established procedures and protocols in managing all grants. The procedures include allocation of funds by all political bodies and notifying the general public. Further, if necessary, the City will contract for additional professional services in meeting all federal requirements and obligations of the funds. Monies will be paid on a reimbursement basis through the use of the Automated Standard Application for Payments.
2. *History of managing federal funds:* The City currently manages numerous State and Local grants and loans. Finance staff members are often present in discussions when forming recommendations for funding. Further, the City administers a \$1.4 million Community Development Grant Program, \$2 million Section 8 Housing Choice Voucher Program, Economic Development Loan Program, Microenterprise Loan Program, \$274,000 in HOME Funds, and a Housing Rehabilitation Loan program and portfolio. The city also oversees projects where Davis-Bacon is required. Staff has attended numerous training opportunities by HUD, WDNR, Wisconsin Department of Commerce and the EPA. To date, the city has not had any adverse audit findings and has not been required to comply with special "high risk" terms from the OMB.
3. *Management of EPA Brownfields Cooperative Agreements:* The city is currently in the process of establishing ASAP accounts for two approved EPA Brownfield Cleanup grants. Preparation of the quarterly reports and property profiles has been and will continue to be a joint effort between the City and its selected environmental consultant. The City is up-to-date with reporting on its current Brownfield Clean-up grants. The City has been the recipient of the following EPA grants.

EPA Cooperative Agreement	Year of Award	Project Award	Remaining Funds
BP-97508401	1999	\$200,000	\$0
BF-96590801-0	2006	\$400,000	\$440,000

BP-97508401 was awarded to investigate the former Wehr Steel site, a 13-acre vacant property in the Eastern Industrial Corridor. Although there was a long period of negotiations and legal pressure while pursuing eminent domain, the site was finally accessed for a Phase II Site Investigation in 2002. As a result, the property owner, without assistance from the City planned and obtained City approval for redevelopment for two light industrial facilities. The first, a 60,000 square foot structure is currently under construction and will increase the tax base of the property over \$2,000,000. A second 180,000 square foot structure is scheduled to be constructed in 2007.

BF-96590801-0 was recently awarded for the clean-up of the Press Steel Tank site and the Novak Lime Pit site. On the Press Steel Tank site, the City has contracted for consultant and contractor services, and is in the midst of compiling Remedial Action Plans. On the Novak Lime Pit site the City is in discussions with potential developers, including a pharmaceutical company and a printing company that is interested in building a green building, which when selected will have input into the final remedial design. Excess foundry sand fill, from a remedial action in the Six Points Crossing Neighborhood, is currently being placed and compacted on the site.

4. *Plans for tracking and measuring progress:* Outputs and outcomes will be tracked through formation of redevelopment plans, the addition of development values, remediation of sites, leveraging of private investment, completion of assessments (Phase I and II) and job creation or housing unit creation. Reports will be generated on annual basis by the Department of Development and submitted to the City's Common Council. Results will also be posted on the City's website.



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

December 4, 2006

Mr. John Stibal
Executive Director
Community Development Authority, West Allis
7525 West Greenfield Avenue
West Allis, WI 53214

CITY OF WEST ALLIS
DEPARTMENT OF DEVELOPMENT

DEC 07 2006

RECEIVED

SUBJECT: Support for the Community Development Authority (CDA) of West Allis' Federal Brownfield Grant Applications:

- Community Wide Revolving Loan Fund
- Community Wide Hazardous Substance Assessment
- Community Wide Petroleum Assessment

Dear Mr. Stibal:

The Department of Natural Resources is pleased to support the City of West Allis' applications to EPA for the three brownfield grant applications referenced above. West Allis has had previous success in managing federal brownfield grants.

West Allis is a city of over 60,000, adjacent to the City of Milwaukee, which has experienced significant losses to its tax base and employment due to changes in the near-urban manufacturing economy. By necessity, the Community Development Authority (CDA) of West Allis has been very active in creating new jobs, and redevelopment of brownfields has been at the cornerstone of plans to improve the quality of life. The CDA has been recognized for its creation of public/private partnerships and for leveraging public funding with private sector capital.

West Allis has a demonstrated need for further brownfield assessment and establishment of a revolving loan fund (RLF), and the CDA has the experience and the resources to manage them. The CDA is well experienced in selecting properties for assessment and cleanup funding that will lead to economic redevelopment. West Allis has already supported redevelopment of over sixty properties, ranging from old service stations to entire city blocks. Nonetheless, it has numerous remaining brownfields affecting its economic and environmental health, with 583 entries in the Department's database of contaminated sites. The entire community will benefit from the continued efforts to stimulate economic development, protect the health of the citizens and clean up the environment.

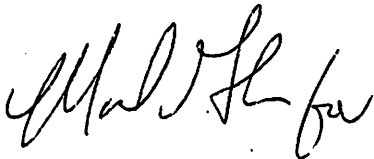
Factors in the Department's support for the RLF application and the two assessment grants include:

- The decline of the suburban manufacturing economy in the midwest and the resultant rise in brownfields in West Allis;
- West Allis' loss of manufacturing jobs over the last several decades;
- the CDA's active history of brownfield cleanup and redevelopment, and its record of success

- in former industrial areas;
- the high number of West Allis properties included in the Department's database of contaminated sites;
- the CDA's previous experience with federal brownfield grants,
- the city's successful acquisition and management of multiple DNR Site Assessment Grants, DNR Land Recycling Loans, DNR Green Space and Public Facility Grant and multiple Department of Commerce Brownfield Grants; and
- the CDA's active participation in the Wisconsin Brownfields Study Group.

Cleanup and redevelopment of brownfields in the City of West Allis is consistent with community needs, important to the local economy and will help bring needed improvements to the quality of life. West Allis is one of the most assertive cities in Wisconsin in bringing its urban brownfields back into productive use.

Sincerely,



Mark F. Giesfeldt, Director,
Bureau for Remediation and Redevelopment

cc: Patrick Schloss, Department of Development, West Allis
Donna Volk, STS Consultants, 11425 W. Lake Park Dr., Milwaukee, WI 53224
Binyoti Amungwafor, DNR Southeast Region
Margaret Brunnette, DNR Southeast Region



OFFICE OF THE CITY ATTORNEY

December 5, 2006

Scott E. Post
City Attorney

Sheryl L. Kuhary
Jeffrey J. Warchol
Cheryl L. Wentland
Assistant City Attorneys

Ms. Deborah Orr
EPA Region 5
77 West Jackson Boulevard
Chicago, IL 60604-3507

RE: US EPA Brownfields Revolving Loan Fund

Dear Ms. Orr:

I am the City Attorney for the City of West Allis. You have requested my opinion in connection with certain aspects of the City's application for a US EPA Brownfields Revolving Loan Fund.

Subject to the assumptions, qualifications and limitations expressed herein, I am of the following opinions:

1. The City of West Allis is a municipal corporation validly existing under the laws of the State of Wisconsin and has full municipal power and authority to, among other things, acquire, own, lease, operate and dispose of its properties, hold funds, make loans, take all legal measures to enforce the terms of said agreements and otherwise conduct its business.
2. Any loan made under this program will be accompanied by an agreement permitting the City of West Allis/Community Development Authority of the City of West Allis to complete the work should the lendee fail to perform.

This opinion is limited to the legal matters stated herein and no opinion is implied or may be inferred beyond the matters expressly stated.

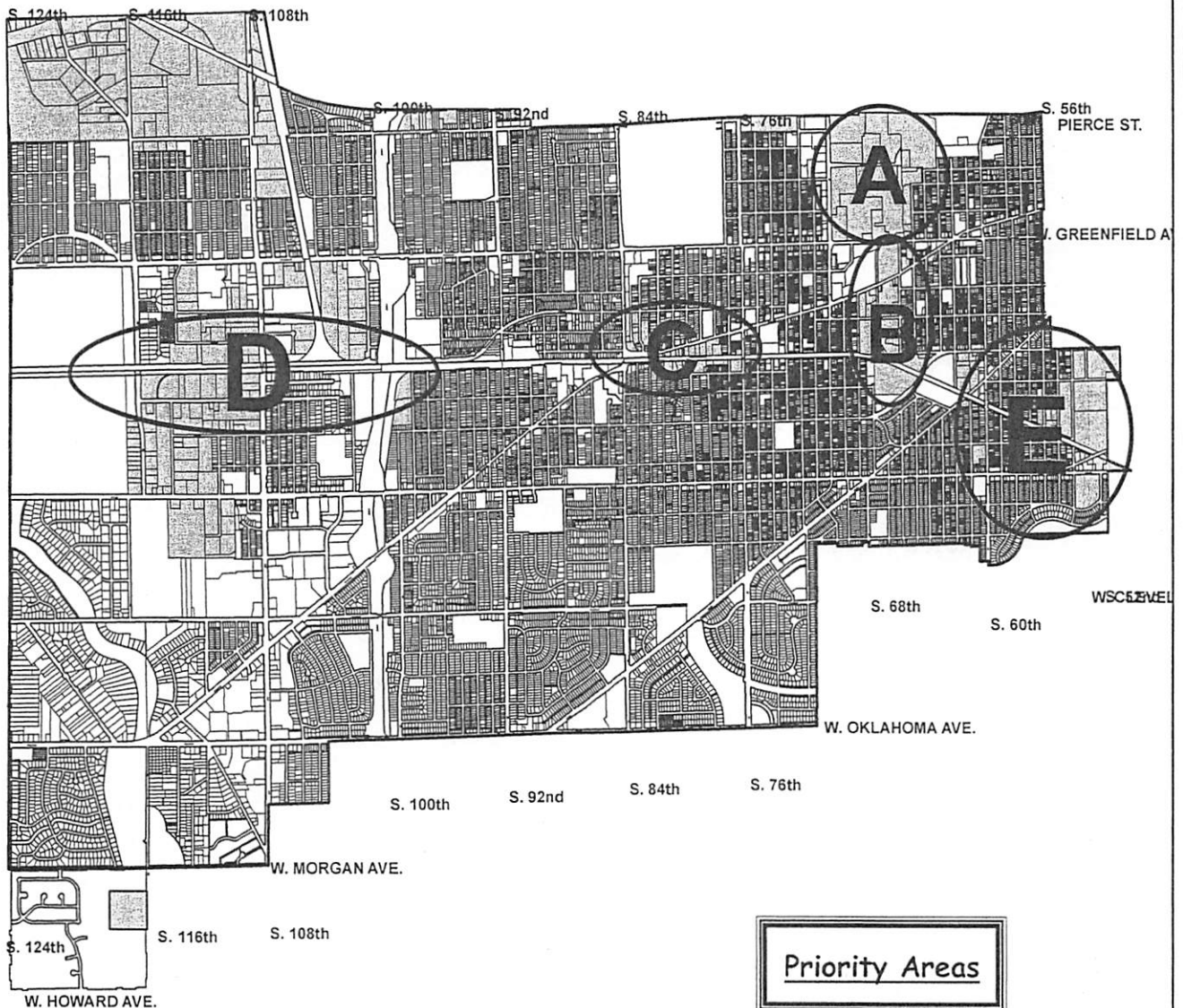
Yours very truly,

Scott E. Post
City Attorney


SEP:da
Scott/Corr/Opinion Ltr-EPA-PST

cc: Patrick Schloss, Manager, Community Development Div.

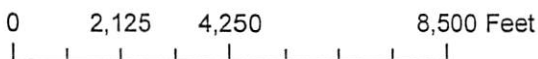
Brownfield Inventory City of West Allis - 2006



Priority Areas

-  = Brownfield Sites
- A = Former Allis-Chalmers Mfg. Co. Site
- B = Six Points Crossing Neighborhood
- C = Pioneer Neighborhood Redevelopment
- D = Cross Town Connector Trail
- E = Eastern Industrial Corridor

1 inch equals 3,500 feet



Comparison of Census Statistics for the Eastern Industrial Corridor Priority Area

	Census Tract 1001	Census Tract 1002	Census Tract 1003	City of West Allis
Population	3,667	3,446	3,077	61,254
Percentage LMI	58.5%	60.4%	61.2%	52.1%
Percent Unemployed Civilian Workforce	5.5%	5.8%	6.9%	3.0%
Percent Non-White	8.4%	7.9%	6.2%	6%
Housing Vacancy Rate	5.8%	5.4%	7.2%	3.8%
Owner Occupied Rate	52.3%	41.8%	39.4%	58.1%
Renter Occupied Rate	47.7%	58.2%	60.6%	41.9%
Source: U.S. Census 2000 and U.S. Dept. of HUD				

	Census Tract 1004	Census Tract 1009	Census Tract 1016	City of West Allis
Population	2,647	3,718	4,526	61,254
Percentage LMI	46.0%	57.8%	49.4%	52.1%
Percent Unemployed Civilian Workforce	4.1%	1.9%	2.1%	3.0%
Percent Non-White	4.9%	7.5%	5.4%	6%
Housing Vacancy Rate	5.3%	3.0%	3.9%	3.8%
Owner Occupied Rate	45.8%	44.1%	65.0%	58.1%
Renter Occupied Rate	54.2%	55.9%	35.0%	41.9%
Source: U.S. Census 2000 and U.S. Dept. of HUD				

Summary of Tax Incremental Financing Districts and Associated Funding Mechanisms and Impacts

Project	Description	Current Occupants	Financing Methods	Investment		Federal/State/
			Type of Public Assistance	Private	Public	Funds
S. 70 St. and W. Walker St.	Redevelopment of 23 acres of the former Allis-Chalmers Tractor Plant, blighted industrial property redeveloped into state of	Gateway Medical Clinic Tri-City Operations	Tax Increment Financing Dept. of Transportation TEA Grant PECFA Reimbursement	\$ 21,353,500	\$ 5,218,950	\$ 810,000
S. 70 and National (Veterans Park		apartments , senior tax credit	Tax Increment Financing Housing Tax Credits	\$ 5,381,000	\$ 5,036,150	\$ 2,000,000
Quad Graphics	Assisted in the recruitment and financing a printing company	Quad Graphics (international printer)	Tax Increment Financing Traditional Financing and Private Equity	\$ 20,198,600	\$ 5,760,000	\$ 1,000,000
113th and Greenfield Industrial Park	Former stone quarry	Milwaukee Plate Glass Lincoln Plumbing Abra Autobody	Tax Increment Financing Traditional Financing and Private Equity Wisconsin Electric Power Co.	\$ 8,418,900	\$4,204,102	\$ 1,600,000
Six Points Redevelopment Area - 1445 S. 66 St.	Assembly of blighted industrial properties, salvage yards, rooming houses, bars,	over 700 housing units including apartments, condos, and lofts. 60,000 square feet of retail space	U.S. EPA Brownfield Cleanup Grant Land Recycling Loan Program Allocation Tax Increment Financing Wisconsin Dept. of Commerce Brownfield Grant Wisconsin DNR Site Assessment Grant Housing Tax Credits	\$ 82,000,000	\$27,000,000	\$ 3,187,161
1960 S. 67 Place	Blighted property used as a salvage yard	light industrial development	U.S. EPA Brownfield Cleanup Grant Tax Increment Financing Wisconsin Dept. of Commerce Brownfield Grant		\$ 1,000,000	\$ 937,790
Summit Place 6737 W. Washington St.	Redevelopment of the former Allis Chalmers property into over 650,000 sq. ft. of class A office space	Blue Cross Blue Shield Insurance Brookdale Senior Living Merge E Film Stanford Brown College	New Market Tax Credits Tax Increment Financing Wisconsin Dept. Commerce Brownfield Grant WDNR Urban Nonpoint Source and Storm Water grant Traditional Financing and Private Equity PECFA	\$ 68,000,000	\$7,225,000	\$ 1,039,335
Former Wehr Steel Foundary 2154 S. 54 St.	Redevelopment of former site of Wisconsin's Largest Steel Foundary into light industrial	under development -160,000 square feet light industrial space, Future Tenant - Columbia Pipe -60,000 sq. ft	EPA Brownfield Pilot Tax Increment Financing Traditional Financing and Private Equity	\$12,000,000	\$500,000	\$ 559,800
Pioneer Neighborhood Redevelopment Area	Redevelopment of private transit terminal and blighted commercial building	vacant- proposed bank, senior living, and commercial	Tax Increment Financing Housing Tax Credits Wisconsin DNR Site Assessment Grant	\$ 22,615,000	\$ 2,437,419	\$ 29,900
TOTAL INVESTMENT				\$ 239,967,000	\$ 58,381,621	\$ 11,163,986



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2006-0360

Final Action:

Sponsor(s): Safety & Development Committee

DEC 05 2006

Resolution relative to authorizing the submittal of federal grant applications by the Director of Development and the subsequent appropriation of necessary local matching funds for the U.S. Environmental Protection Agency's Brownfield Assessment Grant Program and Brownfield Revolving Loan Grant Program.

WHEREAS, the U.S. Environmental Protection Agency (EPA) is offering a brownfield economic redevelopment initiative; and,

WHEREAS, the EPA is requesting applications to apply for funding for EPA's Brownfield Grant Programs; and,

WHEREAS, the City of West Allis wishes to promote economic redevelopment through the sustainable reuse of brownfields; and

WHEREAS, the EPA defines brownfields as abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination; and,

WHEREAS, in this action the Common Council of the City of West Allis authorizes the submittal of two applications for the Brownfield Cleanup Grant Program and two applications for the Brownfield Revolving Loan Grant Program; and

WHEREAS, in this action, the Common Council of the City of West Allis declares its intent to complete the activities described in each application, if funds are awarded, for properties and projects described on the attached Exhibit A, which is hereby incorporated herein by this reference and make a part hereof to the said extent as if set out in full herein; and,

WHEREAS, the aforementioned properties, in West Allis, Wisconsin, meet the EPA's definition of a brownfield site.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Director of Development is hereby authorized to submit applications to the EPA for an amount not to exceed Two Hundred Thousand Dollars (\$200,000) from the Brownfield Assessment Grant Program and One Million Dollars (\$1,000,000) from the Brownfield Revolving Loan Grant Program, for clarifying and removing environmental issues associated with the aforementioned properties.

BE IT FURTHER RESOLVED that the Director of Development is hereby authorized to execute and deliver the aforesaid application, together with other appropriate communications and support documents on behalf of the City to the U.S. Environmental Protection Agency.

cc: Dept. of Development
Patrick Schloss, Community Development Manager
Chris Phinney, Grant Accounting Specialist

Dev-R-459-12-5-06\dlm

ADOPTED

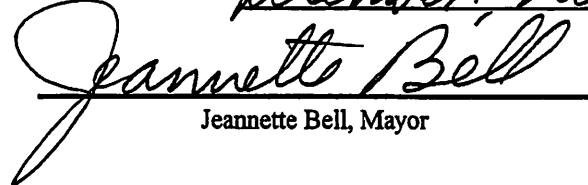
DEC 05 2006



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED

December 7 2006



Jeannette Bell, Mayor

EXHIBIT A

U.S. EPA Brownfield Assessment Grant Program

Community-wide Hazardous

Project Name: Community-wide Grant for hazardous substances for impacted sites

Properties Included: Determined through planning and project need

Description: The City of West Allis, a first-ring suburban city, has experienced the loss of significant tax base and jobs as a result of lost manufacturing and industrial operations. Throughout the City, there are numerous old industrial and commercial sites that require the financial means to complete the necessary investigative measures to determine a sites redevelopment potential. The City has been proactive in creating new tax base and jobs through successful brownfield redevelopment. The redevelopment of brownfields has been, and will continue to be, a cornerstone of the West Allis plan to grow the community, improve the quality of life, and cleanup the overall environment of the City. West Allis has been recognized for its innovative participation in brownfield redevelopment by creating public/private partnerships and leveraging the public funding with private sector capital. A Brownfield Assessment Grant relating to hazardous substances would provide a great tool to fund investigations regarding perceived or known issues of properties that are underutilized and restricted for development.

Community-wide Petroleum

Project Name: Community-wide Grant for Petroleum impacted sites

Properties Included: Determined through planning and project need

Boundaries: The City of West Allis has experienced numerous properties that have been impacted by petroleum. The financial costs of site investigations has often restricted the potential of investment and redevelopment. The City has a proven track record of conducting investigations and working with private entities in partnerships to address perceived and known environmental and petroleum risks. The Assessment grant would be catalyst to foster redevelopment of additional petroleum impacted properties within the community.

U.S EPA Brownfield Revolving Loan Program

Project Name: Community-wide Revolving Loan Fund

Properties Included: Determined through planning and project need

Description: The City of West Allis, a first-ring suburban city, has experienced the loss of significant tax base and jobs as a result of lost manufacturing and industrial operations. By necessity, the City has been proactive in creating new tax base and jobs through successful brownfield redevelopment. The redevelopment of brownfields has been, and will continue to be, a cornerstone of the West Allis plan to grow the community, improve the quality of life, and cleanup the overall environment of the City. West Allis has been recognized for its innovative participation in brownfield redevelopment by creating public/private partnerships and leveraging the public funding with private sector capital. The City has a demonstrated need for the establishment of the RLF to assist with the continuing need for funding Brownfield redevelopment.



MAYOR'S OFFICE

JEANNETTE BELL
Mayor

414/302-8290
414/302-8207 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

mayor@ci.west-allis.wi.us
www.ci.west-allis.wi.us

December 8, 2006

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

RE: The City of West Allis
Community-Wide Brownfield Assessment Grant – Petroleum, 2007

Dear Mr. West:

The City of West Allis respectfully submits the enclosed application for a 2007 Community-Wide Petroleum Brownfield Assessment Grant. West Allis is a first-ring industrial suburb of the City of Milwaukee and is a landlocked municipality. In order for the City to grow, the City has proactively redeveloped numerous former industrial sites and commercial properties. These properties have shown environmental contamination via petroleum products. For development and investment to occur, the City must often spend millions on infrastructure improvements such as sanitary and sewer capacity, site acquisition through the foreclosure process, remediation, and site preparation. The City priority areas for the assessment grant include the following five-redevelopment areas:

1. **Former Allis-Chalmers Manufacturing Site** - a 166-acre area that once employed over 15,000.
2. **Six Points Crossing Neighborhood** - part of a TIF District, over 17 acres located on the east end of the downtown.
3. **Pioneer Neighborhood Redevelopment** - the original site of the Honey Creek Settlement, includes the site of a former school bus terminal (Laidlaw Bus Co.) and a hardware business.
4. **Cross Town Connector Trail** - is a five-mile stretch of proposed bike trail that will lie along We Energies right-of-way and cross various city streets. It involved acquisition and development of an additional 2.3 miles of trail.
5. **Eastern Industrial Corridor** - located east of S. 60th St. and south of National Ave., this area includes several former industrial facilities, including the former Wehr Steel Site, Novak Lime Pit Site and the Teledyne-Wisconsin Motors property.

The City has a proven history in brownfield development and successful administration of federal and state funds. By leveraging federal and state funds, the City has begun a renaissance with the attraction of new investment and employment opportunities. Projects have been assisted through the creation of tax increment districts. The assessment grant will be catalytic to expanding the City's efforts on brownfield sites by allowing the City to address properties where known or perceived environmental concerns form barriers to economic revitalization. The mission of West Allis is to redevelop properties, to add new tax base growth, to create jobs for community residents, while adding quality living units. Recent projects have attracted \$184 million in private investment, \$38 million in public investment and \$6 million in state and federal assistance. The projects have added nearly 3,500 jobs and \$6 million in taxes.

Thank you for your consideration and time and please do not hesitate to call my office.

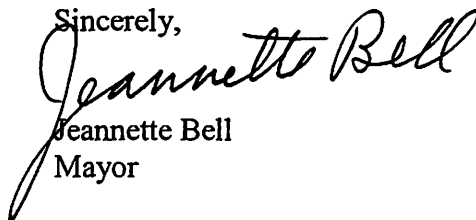
The following provides the additional required information on the project.

1. **Name of Applicant:** City of West Allis
2. **Funding Requested:** Community-Wide Brownfield Assessment Grant
Petroleum - \$200,000
3. **Location:** The City of West Allis, County of Milwaukee, State of WI
Mayor Jeannette Bell, 7525 W. Greenfield Ave., West Allis, WI
Phone: (414) 302-8290 Fax: (414) 302-8207
4. **Project Contacts:** (Note: Please direct communication to the Project Director)
Project Director: Mr. Patrick Schloss e-mail: pshloss@ci.west-allis.wi.us
Chief Executive: Mr. John F. Stibal e-mail: jstibal@ci.west-allis.wi.us
Address (for both): City of West Allis
Department of Development
7525 West Greenfield Avenue
West Allis, WI 53227
Phone: (414) 302-8468 **Fax:** (414) 302-8401
5. **Date Submitted:** December 8, 2006
6. **Project Period:** October 1, 2007 – September 30, 2009
7. **Population of West Allis:** 61,254 (from the Census 2000)
8. **Other:** Former Weed & Seed Community, HUD Entitlement Community

9. **Cooperative Partners**

1	Community Development Authority of the City of West Allis	Gerald Matter	(414) 550-0431
2	West Allis/West Milwaukee Chamber of Commerce	Gerise LaSpisa	(414) 302-9901
3	Downtown West Allis Business Improvement District	Brian Preiss	(414) 774-2676
4	West Allis-West Milwaukee School District	Kurt Wachholz	(414) 604-3000
5	Community Alliance Against Drugs	Robert Navarrette	(414) 302-8054
6	Walkable/Bikable Committee	Steven Schaer	(414) 302-8466
7	Neighborhood Crime Prevention	Police Chief Puschnig	(414) 302-8070

Sincerely,



Jeannette Bell
Mayor

JB:bjb

cc: John F. Stibal, Director, Department of Development

Attachments

h)\f-a-c-1

**City of West Allis, Wisconsin
 Application for EPA Community-Wide Assessment Grant – Petroleum**

THRESHOLD CRITERIA

Applicant Eligibility

The City of West Allis, Wisconsin is a local government as that term is defined in 40 CFR Part 31 and as such is eligible for this grant.

Letter from the State Environmental Authority

A letter of acknowledgement and support from Mr. Mark Giesfeldt, Director of the Bureau of Remediation and Redevelopment of the Wisconsin Department of Natural Resources is provided as an attachment to this application.

Site Eligibility and Property Ownership Eligibility

Not applicable. The City is applying for a *community-wide assessment grant for petroleum contamination*. After receiving this grant, the City will request a determination from the Wisconsin Department of Natural Resources (WDNR) for each site proposed for assessment using the threshold criteria established in the United States Environmental Protection Agency (EPA) Proposal Guidelines.

RANKING CRITERIA FOR ASSESSMENT GRANTS

Assessment Grant Proposal Budget

The following table presents the budget proposed by the City of West Allis for the City-Wide Assessment Grant Fund on sites impacted by petroleum. Activities proposed in the following budget would be used on sites where the EPA has made a determination of eligibility. The City will contribute the cost for personnel, fringe benefits and equipment used toward this grant.

Budget for City-Wide Assessment Grant – Petroleum

Budget Categories	Project Tasks					
	Task 1 Phase I	Task 2 Phase II/Site Investigation	Task 3 Remediation Planning	Task 4 Community Involvement	Task 5 Programmatic	Total
Personnel						
Fringe Benefits						
Travel					\$3,000	\$3,000
Equipment						
Supplies				\$2,000		\$2,000
Contractual	\$20,000	\$120,000	\$53,000	\$2,000		\$195,000
Total	\$20,000	\$120,000	\$53,000	\$4,000	\$3,000	\$200,000

Task 1 – Phase I Environmental Site Assessment (ESA): The City will conduct Phase I ESAs as appropriate for due diligence prior to acquisition of properties. The Phase I ESAs will be conducted in accordance with ASTM Standard 1527-05 which meets the EPA's All Appropriate Inquiry requirements. The Phase I ESA will identify Recognized Environmental Conditions (RECs), as defined by the ASTM standard. We estimate that up to 10 Phase I ESAs will be completed for an approximate cost of \$2,000 per Phase I.

Task 2 – Phase II ESA/Site Investigation: Phase II ESAs will be performed to evaluate RECs identified during the Phase I ESA. Additional Site Investigation may also be conducted if the Phase II ESA indicates a release to the environment. This task will include sampling and analytical testing of environmental media, investigative waste handling and disposal, and reporting. Sampling methods will be specific to the site conditions and contaminants of concern. Activities conducted under this phase will follow the appropriate NR700 WAC requirements. We anticipate completing 3 to 5 Phase II ESAs at an estimated cost of \$10,000 to \$14,000 per Phase II ESA. We have also budgeted \$50,000 for additional site investigation as necessary to define the degree and/or extent of contamination, where appropriate.

Task 3 – Remediation Planning: Remedial action options will be evaluated to determine the most cost-effective approach that will facilitate the desirable redevelopment of each property. Meetings may be held between the City, potential developer, environmental consultant and, if appropriate, the WDNR to review alternatives and strategize on the most effective remedial options. Remedial Action Plans will be prepared and submitted to the WDNR for technical review and approval.

Task 4 - Community Involvement: This task involved activities that will continue to enhance the City's community involvement efforts to keep citizens informed and involved with activities covered by this grant. Supply expenditures would include the costs associated with publication, preparation and distribution of community outreach publications. The contract portion will include involvement by selected consultants.

Task 5 – Eligible Programmatic Costs: This task includes costs associated with attendance and travel to regional and/or national brownfield conferences by one or more City staff during the three year grant funding cycle.

Community Need

1. *Description of target community:* West Allis is a first-ring industrial suburb of the City of Milwaukee with a population of 61,254 (based on the 2000 US Census). The City continues to experience a declining population as indicated by Wisconsin Department of Administration January 2006 estimate of 60,300 people, a loss of 954 residents. Historically, from 1979 to 1989, West Allis lost 8,800 manufacturing jobs, experienced a decline of 10,000 residents, and experienced a drop in the average wage of 25% within the City. During this period, West Allis lost numerous manufacturing jobs and was left with a large corridor of industrial properties that experienced disinvestment, disrepair, and were impacted by the existence of environmental conditions such as vast amounts of foundry sand, petroleum products, chlorinated solvents and PCBs. Today, numerous properties that were blighted, environmentally impacted, and underutilized have witnessed new investment and interest because of the City's proactive stance on redevelopment. Projects like the former Allis-Chalmers site and Wehr Steel sites, all located along the historic industrial corridor, have become valuable developments to the tax base of the City. The sites have become new employment centers that provide good family paying jobs. While local funds have greatly contributed to the success of brownfield development in West Allis, the use of federal and state grant/loan funds have been catalytic to the assessment and cleanup of brownfield projects.

Along with the historic industrial corridor, the City of West Allis has experienced a need to assist small local businesses in addressing hazardous substances. In recent years, the City has creatively loaned funds and provided technical assistance to entrepreneurs such as a dry cleaner and family owned chemical company. These efforts helped address properties that were impacted by hazardous substances and petroleum and to retain jobs within our community.

As a Community Development Block Grant (CDBG) entitlement community by the Department of Housing and Urban Development, West Allis has a large population of Low to Moderate Income (LMI) individuals. A majority of Brownfield properties are located along the east portion of the City including Census Tracts 1001, 1002, 1003, 1016. A comparison of census statistics for these tracts is attached.

According to the Wisconsin Department of Workforce Development, the unemployment rate for the City of West Allis as of October 2006 was 4.5% with year average of 5.2%. The rate has increased by 0.2% in comparison to October 2005 (4.3%). The rate is higher than the State rate for Oct. 2006 by 0.6% (3.9%) and the year average by 0.4 % (4.8%). As a first ring industrial community to Milwaukee, the City belongs to the Milwaukee-Waukesha-West Allis –MSA which has consistently higher unemployment rates than the state average. Between 2002 and 2006, West Allis' civilian labor force has diminished by 1,569 people. According to the Department of Workforce Development, Milwaukee County continues to experience a level of unemployment that is higher than the state and national average. According to the Milken Institute, Southeastern Wisconsin lags behind in growth in per-capital income (Wisconsin-\$29,996, National Average-\$30,832). Growth in per capital income can be contributed to technology and service job creation. Milwaukee County historically has been a manufacturing based economy. Technology and service jobs creation has trailed other technology cluster on a national basis.

The City of West Allis is a fully land locked community requiring development and growth from within the existing boundaries. Further, as an urban community, the City is required to offer an array of public services to meet the needs of the community. In 2005, the State Legislature imposed a municipal 2% levy freeze that limited the City to a budget increase of \$500,000. Faced with increasing costs plus continued decreases in CDBG entitlement funds, the City has reduced ability to address and to participate in brownfield-related assessment or cleanup funds.

2. Benefits to target community: The targeted community for the purpose of this grant involves Five Priority Areas, as discussed further in the "Site Selection Process" section of this application. The Priority Areas are within industrial corridors, residential neighborhoods and commercial districts. Redevelopment of the sites would provide new employment opportunities, linkages between land uses, and environmentally sustainable development. Immediate use of funds would involve continued redevelopment of the former Allis-Chalmers Manufacturing site, the Eastern Industrial Corridor, and the Six Points Crossing Neighborhood. The two other Priority Areas, Pioneer Neighborhood and Cross Town Connector Trail will also be ready for assessment shortly. Not only would redevelopment in these areas benefit West Allis, but the metro-Milwaukee area as well, since West Allis is centrally located along existing roads, highways, bike paths and public transportation routes. Community wide efforts would include addressing smaller parcels within commercial districts, such as gas stations, dry cleaners, former chemical companies and landfills.

The EPA has provided funds to the City of West Allis in the form of an Pilot Assessment Grant in 1999 for assessment of the Wehr Steel site and in 2005 in the form of two \$200,000 clean-up grants for the Pressed Steel Tank site (located in the Six Points Crossing Neighborhood) and the Novak Lime Pit site (located in the Eastern Industrial corridor. Additional funds are required to attract development and to address environmental concerns such as the management of foundry sand and impacted soil to facilitate development. As described below, the City

has identified 372 brownfield sites within its borders and thus a significant amount of investment is required. The EPA Assessment Grant will further the efforts of the City and encourage the investment of private developers.

3. *Extent of Brownfields:* The City is currently developing a 2030 Comprehensive Land Use Plan. As part of the planning process, staff and consultants have identified over 372 brownfield sites, occupying approximately 942 acres. In addition, the planning has involved discussions on development of a green building policy relating to publicly assisted projects, forming linkages between sites and neighborhood parks and alternative commuter routes such as the pedestrian and bike Cross Town Connector trail. Initial estimates suggest that addressing the brownfields would add approximately \$1.1-billion to the tax base of the City in addition to numerous housing and employment opportunities. The concentration of brownfields within the City is shown on the attached map.

Environmental hazards continue to contribute significantly to disease, disability, and premature death in Wisconsin. Per the City's Health Assessment, West Allis is faced with elevated levels of radon, above average childhood lead poisoning, and the City is located within an ozone action area. Local brownfields have played a role in impacting groundwater and the areas waterways through environmental contamination and petroleum leaks. The City's focus on brownfields has resulted in park improvements, renovations of the historic Farmers Market and increased recreational opportunities. In addition, as a community with an aging population, the City has proactively assisted in the development of affordable senior housing.

Site Selection Process

1. *Site selection criteria and eligibility:* Through the use of comprehensive planning the City is focusing its efforts for this grant on the 35 Leaking Underground Storage Tank (LUST) sites, identified on the WDNRs Bureau of Remediation and Redevelopment Tracking System (BRRTS); 6 petroleum sites that the City has been approached for assistance on; and another 6 abandoned gasoline stations/ commercial properties where conditions are unknown but are suspected of having petroleum contamination. The City has also identified five Priority Areas of the City for redevelopment, each of these involving one or more petroleum sites. These Priority Areas are identified as follows:

- Former Allis-Chalmers Manufacturing Site – a 166 acre area that once employed over 15,000.
- Six Points Crossing Neighborhood – part of a Tax Increment Financing District, over 17 acres located on the east end of the downtown.
- Pioneer Neighborhood Redevelopment – the original site of the Honey Creek Settlement, includes the site of a former school bus terminal (Laidlaw Bus Company) and a hardware business.
- Cross Town Connector Trail – is a five-mile stretch of proposed bike trail that will lie along We Energies right-of-way and cross various city streets. It involves acquisition and development of an additional 2.3 miles of trail.
- Eastern Industrial Corridor – located east of South 60th Street and south of National Avenue, this area includes several former industrial facilities, including the former Wehr Steel Site, the Novak Lime Pit Site and the Teledyne-Wisconsin Motors property, as well as several closed gas stations and a drycleaner site.

To determine site eligibility the City will use the criteria established by the EPA in their Proposal Guidelines for Brownfields Assessment. The City will request an eligibility determination from the Wisconsin Department of Natural Resources using the criteria outlined in the Guidelines to present its opinion of eligibility regarding a particular site. The WDNR staff will review the request and either approve of the site funding, request additional information, or deny the site eligibility. The City will not proceed to use grant funding without receiving approval from the WDNR.

2. *Site prioritization efforts:* The City's focus for the prioritization of sites for utilization of this grant money will be as follows:

- To focus on sites that are known to be and/or suspected to be impacted by petroleum products;
- To focus on sites that are within the City's Priority Redevelopment Areas, as outlined above;
- To focus on sites that are ready for assessment/redevelopment;
- To improve the livability of low income neighborhoods through a comprehensive approach of development that includes sustainable development projects, creation of employment opportunities, affordable housing, and linkages to neighborhood shopping districts and recreational areas;
- To promote the re-use of land and buildings;
- To ensure that environmental conditions on brownfield sites do not create a health hazard within the community; and
- To promote revitalization efforts of the downtown and surrounding areas.

3. *Potential site access issues:* The City fully anticipates that assessment activities will be conducted on brownfield sites already owned by the City or the Community Development Authority, and on privately-owned sites where a cooperative agreement between the City and property owner has been negotiated. The City has a proven track record of public/private cooperation and has received letters of support from several private developers/land-owners, including the Whitnall Summit Company, MSP Real Estate Inc., and Toldt Development, Inc., the company redeveloping the Pressed Steel Tank Site.

Sustainable Reuse of Brownfields

1. *How the Grant will prevent pollution and reduce resource consumption:* The City's approach to prevent pollution and reduce resource consumption is evident in their employment of Smart-Growth development policies, such as their commitment to adopt a "Green Policy", the development of the Crosstown Connector Trail, and the promotion of adaptive re-use for structures, as well as existing infrastructure. The City is an active opponent of urban sprawl and unbridled greenfield development. The City has become an attractive venue because of its centralized location, access to Interstates I-94 and I-894 and established infrastructure. It is a walkable community with sidewalks on 80% of its residential and commercial streets. The City is also serviced by the Milwaukee County Transit System which operates buses along 12 of its major right-of-ways, in addition to several commuter bus routes that service the State Fair Park 'n Ride. Residents enjoy the close proximity of employment opportunities, shopping and entertainment venues and neighborhood services. By redeveloping brownfields, the City reduces resource consumption by reusing existing infrastructure, decreasing commuting times and encouraging mass transportation. The City incorporates Green Policies and clean energy production into all development agreements for brownfields, including the use of green roofs, rainwater recycling, energy efficient equipment/appliances and natural lighting. For example, the new Belmont Development in the Six Points Crossing Area was constructed with a green roof, as will be the Berkshire Development, and the renovated Farmers Market has incorporated the use of rain barrels for landscape maintenance and other non-drinking uses. The Planning Commission has established a landscaping requirement that 10% of sites must be used for landscaping, while also allowing a zero-set-back where appropriate for best land utilization in this urban environment. The City has creatively addressed their historic foundry sand fill sites by re-using foundry sand fills, generally on-site, which was the case for the former Allis Chalmers Tractor Plant Site, but also has coordinated the beneficial re-use of foundry sand removed from the Pressed Steel Tank Site into the remediation at the Novak Lime Pit site. The City also promotes the adaptive reuse of structures and historical preservation. The Summit Place redevelopment in a portion of the Allis Chalmers Manufacturing Complex is a *premier* example of historic structure reuse where 240,000 square feet of vacant and under-used manufacturing relics were converted to 650,000 square feet of prime office space (a summary of site development as presented in a Biennial Economic Development Award is attached). The City also successfully

tackles smaller redevelopment projects such as the renovation of the historic Carnegie Library into a successful senior housing development.

2. *How the Grant will promote economic benefits:* The City's Comprehensive Plan includes five Priority Redevelopment Areas, as mentioned briefly above. The City has already seen great success economically with the brownfield redevelopment that they have completed. This success has clearly spilled over to adjoining properties, having a huge impact on the City tax-base. The following provides a summary of the status of redevelopment within the identified Priority Areas, and in particular the economic benefits the City has realized because of their redevelopment efforts as well as the benefits the grant will promote:

- Former Allis Chalmers Manufacturing Site – In 1992, the City adopted a redevelopment plan after public hearings and meetings to purchase a 26-acre portion, known as the Tractor Plant site, of this originally 166-acre manufacturing site. The City completed a petroleum remediation on a portion of the Tractor Plant site and leveraged the cost of investigation and remediation by using Wisconsin's Petroleum Environmental Clean-up Fund Act (PECFA) program, resulting in over \$221,000 being reimbursed to the City. Within two years, the site was remediated, sub-divided, sold and redeveloped by the Poblocki Sign Company, C & H Distributing Company and Distribution Dynamics, bringing over 350 new jobs to the City of West Allis. The City also provided the infrastructure/access by constructing West Washington Street between South 70th and South 66th Streets. These redevelopments, in turned spurred additional redevelopment by the Whitnall Summit Company. Whitnall Summit Company purchased the adjacent 60-acre parcel that was occupied by the former machine shop buildings. With assistance from the City, Whitnall Summit converted vacant deteriorated industrial warehouse space into a first-class office complex, *Summit Place*, earning the honor of *The Business Journal - Business of the Year for 2006* and the *Good Government Award* from the Wisconsin League of Municipalities, as well as awards from the Wisconsin Public Policy Forum and the International Economic Development Council. Over 650,000 square feet of office space have been created and leased, resulting in the creation of over 2,900 jobs to the area, including three major corporate headquarters and over 50 tenants. Within the next two years, the business complex will be expanded an additional 400,000 square feet. To do this, Whitnall Summit, with assistance from the City plans to renovate the vacant former Allis Chalmers Power Plant building, the Balance and Over Speed Facility and the Main Erecting Building. Renovation of each of these structures will need to address environmental concerns, including the presence of asbestos, the presence of foundry sand (which has shown to have associated poly-cyclic aromatic hydrocarbons(PAHs) and metals above regulatory standards), the potential presence of polychlorinated biphenols (PCBs), and potentially other contaminants of concern, including petroleum products and chlorinated solvents. The City is also considering the purchase of the former Allis Chalmers Utility Corridor which was used historically by Allis-Chalmers to, in part, manage storm and process water from the plant, and has recently been renovated to manage storm-water for the redeveloped area.
- Six Points Crossing Neighborhood – Part of TIF District 5, over 17 acres of the City's most blighted properties have been assembled for redevelopment as a high-quality, mixed use neighborhood. This area encompasses the historic Farmers Market, the former Pressed Steel Tank facility, and several other smaller blighted properties. A \$2-million renovation of the Farmers Market was completed in 2006. This market is one of the largest and longest-running markets in the metro-Milwaukee area. The former Pressed Steel Tank facility, located across the street from the Farmers Market was demolished in 2006. Site remediation will be conducted in conjunction with redevelopment and will include removal and off-site treatment/disposal of affected soils to facilitate the placement of basements and foundations for the new structure; encapsulation of affected materials left in place; and foundation venting/drainage to protect the health of future site occupants. The City is using an EPA Cleanup Grant awarded in 2005, along with TIF

funding to complete this remediation. The new development will include 650 housing units and 47,000 square feet of prime retail space. The housing will include a mixture of high-end condominiums, town homes and apartments. The Berkshire development is also located in the Six Points Crossing Neighborhood. The Berkshire, a 1.3-acre, \$7-million development, opened in 2004 with 80 affordable senior living units and ground-floor retail currently lease to State Farm Insurance and the Q Real American Food Restaurant. The Belmont is another mixed use development which has recently broken ground in the Six Points Crossing Neighborhood. The Belmont will include 42 condominium units and 22,000 square feet of ground-level retail space.

- Pioneer Neighborhood Redevelopment – Originally the site of the Honey Creek Settlement, the Pioneer Neighborhood is one of West Allis's oldest neighborhoods. The area contains a mixture of large stately historic homes, small businesses and several vacant properties, including the former Laidlaw Bus Company site and Neis Hardware site. These two adjacent sites occupy approximately 5 acres of prime property. The City recently purchased these parcel, created a new Tax Increment Finance District (TIF 9) and has requested proposals from interested developers. Development proposals include senior living, mixed use commercial/residential developments estimated to value between \$18- and \$24-million. Redevelopment of these sites is complicated by the presence of petroleum products, foundry sand fill, PAHs, metals and VOCs. We anticipate that focused site investigation and remediation planning may be addressed by this grant. The project is slated to begin late 2007
- Cross Town Connector Trail – Involves the acquisition and development of 2.3 miles of We Energies right-of way, as well as various on and off-street improvements to create an east-west bicycle and pedestrian trail/route. The new facility will pass by several schools, some of the City's largest employers, including the Summit Place development, several City buildings and gathering places and through five of the City's nine Tax Incremental Districts. A portion of this total 5-mile trail is already completed. When complete, it will extend across the entire City connecting to the Hank Aaron Trail on the east end and the New Berlin Recreation Trail on the west end. This project will provide an attractive and safe corridor for recreational use and commuting to work, school, Milwaukee Brewer's games and other local events. We anticipate conducting Phase I ESAs and Phase II ESAs, as appropriate along the connector route prior to City purchase to determine if petroleum contamination is present that may affect the proposed use and to complete All Appropriate Inquiry prior to the City proposed acquisition.
- Eastern Industrial Corridor Redevelopment Area – is an area of numerous vacant and underused industrial facilities, including the Wehr Steel Site, the Novak Lime Pit Site and the Teledyne-Wisconsin Motors complex. The City of West Allis used an EPA Pilot Assessment Grant to assess the former 13-acre Wehr Steel Site after being vacant and unkempt for over ten years. As a result of the site assessment and with great perseverance by the City, a 60,000 square-foot light industrial facility is currently being constructed on the property. The building will be leased by Columbia Pipe for a piping distribution center. Prior to Brownfields Assessment, the tax value of the Wehr Steel property was \$914,000. The new facility is projected to create 60 jobs and have a taxable value of \$3,000,000. Another 180,000 square-foot building is proposed to begin construction in 2007 further increasing the taxable value of the site. The Novak Lime Pit Site, also located within the Eastern Industrial Corridor, was awarded an EPA Clean-up Grant in 2005. The grant was signed recently in 2006 and shortly thereafter the buildings were demolished. Remediation, which involves neutralization of the lime wastes and affected soil, is underway. The remediation was also furthered by the creative re-use of foundry sand soils from the Pressed Steel Tank site to fill ponds/pits on the Lime Pit site. The Teledyne-Wisconsin Motors site is an under-utilized former industrial facility, a portion of which is currently being used as a cold storage facility. The site is known to be affected by petroleum products and likely has foundry sand fill and other hazardous substances. We anticipate conducting a phased ESA on the Teledyne site to determine the degree and extent of petroleum impacts,

to complete All Appropriate Inquiry for potential acquisition by the City and to determine appropriate remedial actions prior to redevelopment.

3. How the Grant will promote a vibrant, equitable and healthy community: West Allis is vibrant community woven together with many important values and resources. It exemplifies an American community with strong principles of family and work. Citizens treasure their homes and continuously work to maintain them and their neighborhoods, as well. The City takes pride in the nine City and County parks located within its borders, as well as the 8.6 miles of bike trails and the two natural parkway areas that run through the City. West Allis is home to the State Fair Park and the State Fair Racetrack – leased by the Milwaukee Mile. These recreational facilities are clear signs of a vibrant and healthy community. The City is further dedicated to maintaining, and where possible, improving the quality of life in West Allis as evidenced by their investment into the Six Points Crossing Neighborhood, where a mixed-use residential/commercial redevelopment is currently under construction and the Cross Town Connector Trail (walk and bike path connecting neighborhoods), as well as their recent commitment to address the Pioneer Neighborhood (where a planned mixed-use redevelopment will replace the vacant school bus terminal and vacant hardware business). The grant will play a significant role in completing redevelopment in these areas.

Creation and/or Preservation of Greenspace/Open Space

As previously stated, the city of West Allis is landlocked by other metropolitan areas within Milwaukee and Waukesha Counties which limits the ability to find new greenspace. Therefore, West Allis has to preserve the greenspace and open space we already have and focus on creating new opportunities for greenspace within brownfield sites.

To that end, the city of West Allis practices new urbanism in which linkages are created with public spaces or parks and building spaces for residents to socialize and celebrate. A great example is the West Allis Eastern Industrial Corridor where two neighborhood parks are located within walking distance of the corridor. Within this corridor is the recently revitalized Liberty Heights Park with new recreational equipment and a new wading pool. The grant will be used to create similar linkages to existing parks while enhancing the features of the parks. These parks are maintained and managed by the City Parks Department staff.

The City spent approximately \$2-million in improving the historic and successful Farmers Market. The Market offers the opportunity for local fresh produce farmers and small businesses to sell organic and niche items such as cheese, sausage, honey, garden plants and more. The Farmers Market is also a gathering place for the National “Night-Out Crime Prevention” kick-off, concerts and festivals and creates a focal point for residents and workers to shop, plan and live. The City recently installed rain gardens and rain barrels to improve the aesthetics of the Market. The West Allis Health Department currently regulates and manages the Farmers Market so that only locally grown produce and items are sold. The Market also sells to low to moderate income families under the WIC program.

The City is in the process of constructing the Cross Town Connector Trail, and east-west bicycle and pedestrian trail/route. The new trail will pass by several schools, some of the City’s largest employers, City Buildings and gathering places, such as the Farmers Market. The proposed trail will extend five miles across the entire City connecting other existing State and County bikeways and trails. Approximately half of this trail is completed, but the City needs to acquire an additional 2.3 miles, primarily along We Energies right-of-way, and create various on and off-street improvements to complete the trail.

The city also advocates “green policies” to developers and is in the process of preparing a written “Green Policy” document. We encourage the creation of greenspace and open space within each new development. For

example, the soon-to-be-built Belmont Building will have a green roof with landscaping and private roof-top gardens. Private property owners would maintain and manage these green spaces.

We also used a WDNR Urban Non-Point Source and Stormwater grant to create an area storm water detention basin within the utility corridor area of the former Allis Chalmers property. We took an environmentally challenged property with little redevelopment potential and created a use for several newly developed neighboring properties. After the site was environmentally cleaned up, the detention basin was created to handle storm water from a large area of the overall site redevelopment including Phase 2 that should begin redevelopment in the next 3 years. The detention basin may ultimately be purchased by the City and maintained and supported by private property owners through the stormwater utility fund.

Another great example of greenspace innovation is the planned creation of soccer fields on an old, abandoned landfill on the northwest side of Nathan Hale High School. The City was awarded a \$178,000 WDNR Greenspace Grant to remediate the area needed for the fields while protecting human health. The soccer fields will be used throughout the summer by recreational leagues, residents and other recreational organizations. These soccer fields will be maintained by the West Allis School District with funding generated by the rental of these facilities.

The grant will be used to continue to promote and create the greenspaces and open spaces as described above. We will incorporate a green policy into agreements with developers to incorporate greenspace and open space in their developments. These new greenspaces will be required to be maintained by the private property owner or through the formation of neighborhood improvement districts. Where the city currently owns and maintains greenspace and open space, we will use the grant money when ever possible to improve these spaces and create linkages to them to allow more public access.

Pre-Award Community Notification

1. *Community Notification Process:* The City of West Allis has scheduled a public information meeting on December 18, 2006 at the West Allis City Hall at which City staff members will present to the public the intent behind the applications and at which the public can ask questions and comment.

The City has placed a Notice of Intent for Application for US EPA Grants including a Community wide Brownfield Assessment Grant Program for \$200,000 for petroleum-impacted projects, Community wide Brownfield Assessment Grant Program for \$200,000 for hazardous substance impacted properties, and a Revolving Loan Fund Grant Program for \$1,000,000.

The Public Informational Meeting and the Notice of Intent for the application have been sent out to the following media:

- A. The Milwaukee Journal Sentinel and the Wisconsin State Journal on December 7, 2006 and December 14, 2006.
- B. The City of West Allis website (<http://www.ci.west-allis.wi.us/>) on November 28, 2006.
- C. The City of West Allis's cable TV access channel, channel 25 in the West Allis/West Milwaukee viewing area.
- D. Posted in all public buildings.
- E. In the City of West Allis quarterly newsletter which is mailed out to all of the properties located in the City of West Allis.

In all of our notices we informed the community that they could express their opinions in writing by December 8, 2006 or that they could attend the December 18, 2006 informational meeting at which time the City would take any questions or comments regarding the applications.

2. *Justification for notification process:* The City of West Allis utilizes translator services, most notably in the Spanish language. This represents the largest non-English language spoken in the City of West Allis. The City of West Allis will be communicating progress of this particular project on a bi-weekly basis on our cable TV network, Channel 25 in the West Allis/West Milwaukee viewing area. In addition to the December 18, 2006 informational meeting the City will hold bi-monthly public informational meetings as well as any special meetings as needed to take input from the public and inform the public how the funds are planned to be used.

In addition to the public informational meetings the City of West Allis holds regularly scheduled meetings once a month with the Community Development Authority of the City of West Allis and the City of West Allis Plan Commission. Both of these citizen committees address the City's Brownfield redevelopment projects on a monthly basis. Additionally, the City holds regularly scheduled Public Hearings at Common Council meetings twice a month in which redevelopment issues are presented to the public and the Common Council. Citizen input is encouraged at these meetings. These meetings are also televised on the City's Cable Channel, City 25 and are repeated up to 5 times in between meetings. It will be important to cover the EPA grant and loan application process in these meetings because these are pre-existing scheduled meetings at which the public already has knowledge will take place and already have very active public participation.

3. *Comment period and forms of outreach:* The City of West Allis, as mentioned above, has already begun the public notification process through every media available to it. Within this notification process the City of West Allis has asked to receive comments by the application deadline of December 8, 2006 so that public comments can be addressed in the application.

A simple notice to the public may not be enough information to respond to and giving the public a range of 4 days to 14 days to respond may not be a long enough time period so we have included a notice of an informational meeting on December 18, 2006. The City plans to hold such meetings as information comes into the City regarding the loan and grant process and as redevelopment projects come about. These issues will also all be dealt with at the City's regularly scheduled Community Development Authority meetings, Plan Commission meetings and televised Common Council meetings.

4. *Plans for addressing public comments:* The City of West Allis will document all comments and questions in the minutes and provide applicants with written responses along with verbal responses at the meetings if possible. The City of West Allis takes the citizen's input very seriously and will always consider them in the our plans.

Ongoing Community Involvement

1. *Community Involvement Plan description:* The City of West Allis has a long history of creating citizen committees to assist the City in development/ redevelopment projects. The Community Development Authority of the City of West Allis, the Plan Commission, and the Historical Commission, along with the City of West Allis Common Council will continue to be involved in all aspects of development/redevelopment. Each committee has had a large hand in the development/redevelopment of the City of West Allis.

It is further expected as we go forward in the City of West Allis in development districts, that committees will be utilized to help facilitate development, allowing for concerns, suggestions and thoughts to be raised by all stakeholders and concerned citizens within the community.

2. *Local, State and Stakeholder Partnerships:* The City of West Allis has worked in close concert with the Wisconsin Department of Natural Resources and the Environmental Protection Agency on several redevelopment projects such as the Quad Graphics Redevelopment, the former WEPCO Landfill Redevelopment, the former Allis Chalmers Industrial Plant Redevelopment (including Summit Place Business Park), as well as the Six-Points Crossing Redevelopment. Additionally, the City of West Allis has worked with the Wisconsin Department of Transportation on several projects such as the City's Cross Town Connector Trail.

During the Development of the City of West Allis's Year 2030 Comprehensive Land Use Plan, the City plans to contact all adjacent municipalities and will invite participation from the Southeastern Wisconsin Regional Planning Commission and the Wisconsin Department of Transportation to assist in the development of the Comprehensive Plan. We will continue to attempt to gather as much critical review of our redevelopment projects as possible.

3. *Specific plans for communicating progress:* The City of West Allis plans to keep the public informed through public information meetings to be held when information is gathered and public input is important. Additionally the City's Newsletter and the City's Public Cable Channel will act as local media outlets to the community in which people can be informed and contact the Department of Development with any questions.

Along with the special information meetings the City will get the word out to the Community through its regularly scheduled meetings through the Community Development Authority the Plan Commission and the televised Common Council Meetings.

The City of West Allis utilizes translator services, most notably in the Spanish language. It has utilized these services in the past for Plan Commission applications and information. The Spanish language represents the largest non-English language spoken in the City of West Allis.

4. *Community-based organizations:* Various community organizations which are or will be involved with development/redevelopment of the City of West Allis include the following:

Community Development Authority: Citizen Committee responsible for Redevelopment Project Plans
Jerry Matter, Chairperson, (414) 550-0431

West Allis-West Milwaukee Chamber of Commerce: Business Community
Gerise LaSpisa, (414) 302-9901

Downtown West Allis Business Improvement District: Local business group that provides input, suggestions and thoughts to the City of West Allis on a regular basis on business related issues
Brian Preiss, Executive Director, (414) 774-2676

West Allis-West Milwaukee School District: School District and Recreational Activities
Kurt Wacholz, (414) 604-3000

Walkable-Bikeable Committee: Citizen committee for planning Bike path
Mike May, (414) 453-8090

Plan Commission: Citizen committee for reviewing developments and plans for the City
Charles Wikenhauser, (414) 541-1360

Reduction of Threats to Human Health and the Environment

1. *How funds will be used to identify/reduce threats to human health and the environment:* The grant funds will be used to identify the extent and magnitude of petroleum impacts at a site and/or conduct a site remediation. Based

on the type and distribution of petroleum constituents, we or the developer will look at ways to eliminate or reduce the potential for exposure. Those methods could include excavation, capping, institutional controls, in-situ remediation, risk assessment and/or development of site-specific residual contaminant levels.

There are 35 Leaking Underground Storage Tank (LUST) sites, identified on the WDNRs Bureau of Remediation and Redevelopment Tracking System (BRRTS); 6 petroleum sites that the City has been approached for assistance on; and another 6 abandoned gasoline stations/ commercial properties where conditions are unknown but are suspected of having petroleum contamination. The City anticipates using this grant to address as many of these sites as possible.

The City has taken many measures to reduce the threat to human health and the environment from the occurrence of petroleum constituents on their brownfield sites. The City completed a petroleum remediation on a portion of the Tractor Plant site and leveraged the cost of investigation and remediation by using Wisconsin's Petroleum Environmental Clean-up Fund Act (PECFA) program, resulting in over \$221,000 being reimbursed to the City. Within two years, the site was remediated, sub-divided, sold and redeveloped by the Poblocki Sign Company, C & H Distributing Company and Distribution Dynamics, bringing over 350 new jobs to the City of West Allis. At the 113th and Greenfield Industrial Park, the City also completed a petroleum remediation, incorporating the use of site specific residual contaminant levels and a direct contact barrier on the property currently occupied by Milwaukee Plate Glass Company, Lincoln Plumbing and Abra Autobody. The City has also monitored to show that natural attenuation was an effective remedy on several petroleum sites.

We always strive to reduce or eliminate the threat to human health and the environment. To reduce costs, we may cap impacted soils on site. We use Wisconsin Department of Natural Resources approved institutional and engineering controls such as caps and deed restrictions. Some of the engineered caps include covering material with parking lots, buildings, soil or geomembranes. These methods eliminate the potential for direct contact. We also have excavated out soil to make sure the upper four feet do not have contaminants above the state direct contact values. When contaminants were left in place, we have placed institutional controls on the property. In Wisconsin, this can be in the form of deed restrictions and placement on the state Geographical Information System (GIS). Placement on the GIS allows anyone with internet access to review the most current environmental data on a site that has been submitted to the state. It allows potential property owners to be aware of what could be encountered if a property is redeveloped.

2. Relationship with State Environmental Authority: West Allis is recognized as a leader in brownfield development in the State of Wisconsin. The City was one of the initial municipalities to utilize the tools available in the Wisconsin Brownfield Initiative, including being the first to participate in the "Limited Environmental Liability Under Contaminated Land Recycling Program", which is now known in the State as a Voluntary Party Liability Exemption (VPLE). The City's Director of Development is a participating member of Wisconsin's Brownfield Study Group and as such has been instrumental in designing the current Brownfield Legislation, rules and regulations.

In Wisconsin, environmental regulatory authority for petroleum sites is handled by the Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Commerce (COMM). DNR has authority for sites that 1) have not been classified; 2) are classified as high-risk; and 3) that have soil or groundwater contamination of hazardous substances, in addition to the petroleum constituents. COMM has authority for sites that are both 1) classified as low or medium risk and 2) consist of petroleum contamination that is not commingled with hazardous substances. Regardless of regulatory authority, site investigation and remedial action will be in accordance with the appropriate sections of NR 700 and NR 746 of the Wisconsin Administrative Code and all appropriate guidelines that have been established by the WDNR, as required under NR 746. The City, where appropriate to facilitate

2. *History of managing federal funds:* The City currently manages numerous State and Local grants and loans. Finance staff members are often present in discussions when forming recommendations for funding. Further, the City administers a \$1.4 million Community Development Grant Program, \$2 million Section 8 Housing Choice Voucher Program, Economic Development Loan Program, Microenterprise Loan Program, \$274,000 in HOME Funds, and a Housing Rehabilitation Loan program and portfolio. The city also oversees projects where Davis-Bacon is required. Staff has attended numerous training opportunities by HUD, WDNR, Wisconsin Department of Commerce and the EPA. To date, the city has not had any adverse audit findings and has not been required to comply with special "high risk" terms from the OMB.

3. *Management of EPA Brownfields Cooperative Agreements:* The city is currently in the process of establishing ASAP accounts for two approved EPA Brownfield Cleanup grants. Preparation of the quarterly reports and property profiles has been and will continue to be a joint effort between the City and its selected environmental consultant. The City is up-to-date with reporting on its current Brownfield Clean-up grants. The City has been the recipient of the following EPA grants.

EPA Cooperative Agreement	Year of Award	Project Award	Remaining Funds
BP-97508401	1999	\$200,000	\$0
BF-96590801-0	2006	\$400,000	\$440,000

BP-97508401 was awarded to investigate the former Wehr Steel site, a 13-acre vacant property in the Eastern Industrial Corridor. Although there was a long period of negotiations and legal pressure while pursuing eminent domain, the site was finally accessed for a Phase II Site Investigation in 2002. As a result, the property owner, without assistance from the City planned and obtained City approval for redevelopment for two light industrial facilities. The first, a 60,000 square foot structure is currently under construction and will increase the tax base of the property over \$2,000,000. A second 180,000 square foot structure is scheduled to be constructed in 2007.

BF-96590801-0 was recently awarded for the clean-up of the Press Steel Tank site and the Novak Lime Pit site. On the Press Steel Tank site, the City has contracted for consultant and contractor services, and is in the midst of compiling Remedial Action Plans. On the Novak Lime Pit site the City is in discussions with potential developers, including a pharmaceutical company and a printing company that is interested in building a green building, which when selected will have input into the final remedial design. Excess foundry sand fill, from a remedial action in the Six Points Crossing Neighborhood, is currently being placed and compacted on the site.

4. *Plans for tracking and measuring progress:* Outputs and outcomes will be tracked through formation of redevelopment plants, the addition of development values, remediation of sites, leveraging of private investment, completion of assessments (Phase I and II) and job creation or housing unit creation. Reports will be generated on annual basis by the Department of Development and submitted to the City's Common Council. Results will also be posted on the City's website.