R05-13-A-071

CITY OF WAUWATOSA
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Wauwatosa, WI 53213
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Paulette S. Enders
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November 29, 2011

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

Dear Mr. West:

RE: Grant Proposal Submission by Wauwatosa, Wisconsin to the United States Environmental Protection Agency for a Community-Wide Brownfields Site Assessment Grant for Petroleum

The City of Wauwatosa, Wisconsin is pleased to submit the enclosed proposal to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfields Site Assessment Grant for Petroleum in the amount of $200,000. Funding will be utilized during a project period of three years (2012 to 2015 anticipated) to address Brownfields properties located within the City. It is planned that grant funds will be utilized to: (a) update City-wide inventories and prioritization of potential Brownfield sites impacted by petroleum; (b) prepare an Area-wide plan for the Mayfair Corridor; (c) perform Phase I and Phase II Environmental Site Assessments (ESA's) at sites located within the Mayfair and Burleigh Corridors and at sites located throughout the City based on prioritization and ranking criteria developed as part of the inventory process; and (d) to perform community outreach and education activities with a focus on strategic redevelopment of Brownfield properties and prevention of future Brownfields.

The City of Wauwatosa is inner-ring suburb of the City of Milwaukee and is surrounded on six of its seven sides by Milwaukee. Industrial development in Wauwatosa parallels the industrial/manufacturing history of Milwaukee and dates to the 1840s, with significant industrial/manufacturing development occurring throughout the 19th and 20th Centuries. With the heavy industrial/manufacturing history (including die casting aluminum and zinc, heat treating metal, steel smelters/foundries, chemical manufacturing, and gravel/rock mining) in addition to common commercial businesses (including gasoline stations and coal/oil distributers), the threat of a release of petroleum remains amorphous but certain. Current economic conditions faced by the City leaves it without the resources to continue investigation and redevelopment of Brownfield properties. Lingering threats to public heath, the need for a population to get back to work, and need for prevention of future Brownfields prompt this request for continued funding.

As the City is completely developed, growth can only come from redevelopment of Brownfield properties, which historically have significantly restricted the City's capacity to promote economic growth. The *City of Wauwatosa Comprehensive Plan*; *East Tosa North Avenue Plan*; *Village Strategic Redevelopment Plan;* and the *Burleigh Street Triangle Redevelopment Plan* will continue to be utilized collectively as a roadmap to guide Brownfield investigation/redevelopment efforts.

Per grant application requirements, the following identifies the applicant and contact for communication with USEPA:

Applicant Identification:

i. Name of Applicant: City of Wauwatosa
ii. Address of Applicant: 7725 W. North Ave; Wauwatosa, WI 53213

b. Dun and Bradstreet Data Universal Numbering System (DUNS)

i. DUNS Number: 078933991

c. Funding Requested:

i. Grant Type: USEPA Brownfields Community-Wide Assessment Grant
ii. Federal Funds Requested: $200,000
iii. Contamination: Petroleum
iv. Type: Community-Wide

d. Location:

The grant will be implemented in the City of Wauwatosa, Milwaukee County, State of Wisconsin

e. Property Identification:

Not Applicable; grant is for a community-wide assessment project.

f. Contacts:

i. Project Director:
Name: Paulette Enders, EDFP; Development Director
Phone/Fax: (414) 479-3531 (p); (414) 479-3532 (f)
Email address: penders@wauwatosa.net
Mailing Address: 7725 W. North Ave; Wauwatosa, WI 53213

ii. Chief Executive/Highest Ranking Elected Official:
Name: Kathleen Ehley, Mayor
Phone/Fax: (414) 479-8915 (p)
Email address: kehley@wauwatosa.net
Mailing Address: 7725 W. North Ave; Wauwatosa, WI 53213

g. Date Submitted:

This proposal is being submitted to the USEPA on December 3, 2012.

h. Project Period:

The project period for this proposal is 3 years (2013 to 2016 anticipated)

i. Population:

i. General population of Wauwatosa: 46,629 (2011 US Census Bureau Estimate)
ii. *Not Applicable; the City of Wauwatosa is a "general purpose unit of local government" as that term is defined in 40 CFR Part 31.*

j. Special Considerations

The "Special Considerations" Checklist in Appendix 3 is attached.

We look forward to working with the USEPA on this and other future projects. If you have any questions or concerns related to the City's proposal, please contact me at your earliest convenience.

Sincerely,

Paulette Enders
City of Wauwatosa
Development Director

CC: Ms. Deborah Orr, Regional Brownfields Coordinator – EPA Region 5, Chicago, IL

III.C THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

See Attachments A and B.

V.B. RANKING CRITERIA FOR ASSESSMENT GRANTS

V.B.1 Community Need – The City of Wauwatosa is an inner-ring suburb of the City of Milwaukee; surrounded on six of its seven sides by the City of Milwaukee. Wauwatosa is connected to the City of Milwaukee through a common street grid and extensive mass transit system. Industrial and manufacturing development in Wauwatosa parallels that of Milwaukee and dates to the 1840s, with significant development occurring throughout the 19th and 20th Centuries. These prolonged operations in Wauwatosa have resulted in considerable need for USEPA funding to address legacy environmental liabilities associated with Brownfield properties. The greatest need in Wauwatosa is redevelopment of these Brownfield properties to attract and create jobs, stabilize the tax base/equalize property value, and stabilize neighborhoods in the region. As the City of Wauwatosa is completely developed, growth must come from redevelopment of Brownfield properties, which historically have significantly restricted the City's capacity to promote economic growth. The *City of Wauwatosa Comprehensive Plan*; *East Tosa North Avenue Plan*; *Village Strategic Redevelopment Plan;* and the *Burleigh Street Triangle Redevelopment Plan* (herein referred to as individual *Corridor Redevelopment Plans*) will be utilized collectively as a roadmap to guide Brownfield investigation/redevelopment efforts. The goals of the *Comprehensive Plan* coincide with guiding Livability Principles (principles adopted by USEPA, USDOT, & HUD Smart Growth).

V.B.1.a(i) Number, Size, and Effect of Brownfields on Targeted Community – During implementation of the previous ARRA-funded USEPA Brownfield Assessment Grants, the City developed a dynamic Brownfields Geographic Information System (GIS) database for use in identifying and inventorying Brownfield properties. The GIS database currently contains records from 86 unique federal, state, local, and regional datasources/datatypes and has identified potential environmental liabilities at nearly 1,400 unique properties that appear to meet the USEPA's definition of a Brownfield property. GIS mapping of business listings in Wauwatosa City Directories published between 1926 and 1992 has identified 790 unique businesses, 67 unique business types, and 348 unique individual parcels of land with historic uses of potential environmental concern. Utilizing the same City Directories, GIS mapping has identified 84 unique individual parcels used as gasoline stations/fuel depots and 53 unique individual parcels occupied by an automobile related business. With the history of heavy manufacturing in industries known to used petroleum as a fuel, lubricant, hydraulic fluid (including die casting aluminum and zinc, heat treating metal, steel smelters/foundries, and gravel/rock mining) in addition to common commercial businesses (including gasoline stations, automotive repair or retail businesses, and coal/oil distributers) the threat of a release of petroleum remains amorphous but certain from Brownfield Sites in the City.

V.B.1.a(ii) Health and Welfare Impacts – Only limited data are available regarding the health and welfare of sensitive populations within Wauwatosa, such as minorities and sensitive populations based on age (children and the elderly). Impacts to these groups are currently being evaluated as part of the City of Wauwatosa Health Department's Community Health Assessment. As is typical with large former heavy manufacturing/industrial properties, the majority of identified Brownfield sites are located along rail corridors, roadways, and tributaries to Lake Michigan. Because Wauwatosa has relatively high population density (3,750 people per square mile versus an average of 98.8 people per square mile for the State of Wisconsin as a whole), these Brownfield properties are located in close proximity to residential neighborhoods, schools, and/or parks, increasing potential to negatively impact sensitive populations. The following table lists the potential health effects to sensitive populations associated with three representative Brownfield properties identified by the Wauwatosa Brownfields Advisory Committee located in the

Burleigh Corridor and Mayfair Corridor, which are the two target Brownfield Redevelopment Corridors for this project. In addition, the project is likely to include assessment at the numerous former automotive fueling stations (potential contaminants petroleum lubricants, diesel, gasoline) located throughout the City.

Example Site (Target Corridor)	Potential Contaminants [1,2]	Exposure Pathways and Health Effects [3]	Distance to Sensitive Ecosystem
Fmr. Dodge City & Fmr. Frascona Buick Auto Repair/Dealers (*Burleigh Corridor*)	Petroleum lubricants, hydraulic fluid, oil, diesel, gasoline	Hemolytic Anemia, Nervous System Damage, Kidney Damage	700-900 Ft W. of Trib. to Menomonee Rvr. (Tributary to Lake Michigan)
Fmr. Roundy's W'houses(*Burleigh Cor.*)	Hydraulic fluid, oil, diesel, gasoline	Kidney Damage, Blood Clotting Disorders	Adj. to Tributary to Lake Michigan
Fmr. RD Kia Auto Repair/Dealer (*Mayfair Corridor*)	Petroleum lubricants, hydraulic fluid, oil, diesel, gasoline	Liver, Brain, Lung Cancer, Reproductive Damage/Cancer	350 Feet W. of Underwood Creek (Trib. to Lake MI)

Source: [1] Potential Contaminants based on prior site use as described by Schineldecker, C.L., 1992, *Handbook of Environmental Contaminants: A Guide for Site Assessment*; Lewis Publishers, Chelsea, MI.
[2]Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment records.
[3]ASTDR ToxFAQs (*www.atsdr.cdc.gov/toxfaqs/index.asp*).

Milwaukee County ranked in the upper 90th percentile of counties in the United States for total environmental chemical releases and among the dirtiest/worst 10% of all counties in the United States in terms of air releases of recognized carcinogens (*www.scorecard.org*). A Huffington Post article published on November 7, 2011 (*www.huffingtonpost.com*) identifies several active facilities in and immediately adjacent to Wauwatosa as scoring in the upper quartile for health risk from hazardous air emissions, including one Site in Wauwatosa identified as being a "high priority violator". The City of Wauwatosa is bordered by two major interstate freeways and the busiest freeway interchange in the state. In addition, a large coal-powered electrical plant and numerous large industrial manufacturing plants are located within the City. Although data specific to Wauwatosa is not available, the American Lung Association (ALS) State of the Air 2012 report (available at *www.stateoftheair.org*) gives Milwaukee County an "F" 24-hour particle and a "D" for ozone pollution which rates indicates the air quality in the region is among the worst in the nation. Undoubtedly, these cumulative effects have a disproportionate impact on sensitive populations. The following list from ALS identifies the number of each sensitive group and aliment impacted by and likely attributable to poor air quality in Milwaukee County in 2012.

Pediatric Asthma	Adult Asthma	Emphysema	Chronic Bronchitis	Children Under 18	Adults 65 and over	Poverty	Total Population
20,996	59,238	12,425	29,830	236,377	108,133	202,825	947,735

Source: American Lung Association State of the Air 2012 report (available at *www.stateoftheair.org*).

The City of Wauwatosa *2012 Community Health Assessment* concluded that as 97% of homes were built prior to 1978, exposure to lead paint remains a significant exposure pathway to Wauwatosa children. Wisconsin Department of Health Services (WDHS) indicates 220 children in the City of Wauwatosa were identified as lead poisoned between 1996 and 2010 (*www.dhs.wisconsin.gov/lead*). Child lead poisoning appears clustered in the eastern portions of the City where heavy industry (i.e. steel foundries, metal works, etc.) and older homes (68%-100% of homes built pre 1950) are located. Over 93% of children less than 2 years old identified in Wauwatosa as lead poisoned in 2007 were on Medicaid (*www.dhs.wisconsin.gov/lead*). WDHS notes that the County (Wauwatosa data not available) had the greatest number of asthma emergency visits

and the greatest number of asthma hospitalization visits in the State between 2007 and 2009 (*www.dhs.wisconsin.gov/eh/asthma; 2010-2012 data not available*). Due to the proximity of Brownfields to neighborhoods, parks, schools, it is possible that Brownfields have played a pivotal role in children's elevated blood levels and asthma hospitalizations. Wisconsin is still ranked in the bottom quartile for several key indicators of child health (*commonwealthfund.org*) compared to other States: Children Receiving Needed Mental Health Care (ranked 34th); Childhood Preventative Care Visits (ranked 35th); Childhood Immunization (ranked 32nd).

Wauwatosa has a relatively small minority population (10.4% versus 13.8% for the State of Wisconsin; 2010 Census). However, due to problems with extreme chronic segregation in the Milwaukee region (ranked the worst among large cities in 2010; Brookings Institute; *censusscope.org*), the minority residents who are present tend to be disproportionately concentrated in the areas most impacted by Brownfields. Although data for Wauwatosa are not available, the Population Health Institute at UW (*uwphi.pophealth.wisc.edu*) ranked Milwaukee County 71 out of the 72 counties in Wisconsin in 2012 based on health characteristics associated with sensitive populations; namely morbidity (which included self-reported fair or poor health, poor mental health days, and percent of births with low birth weight); social and economic factors (which included measures of education, employment, income, family and social support, and community safety; and physical environment (which included many environmental justice parameters).

V.B.1.b Financial Need - Wauwatosa and the Milwaukee region's economy has been tied to industrial manufacturing. The continuing collapse of this key economic sector has hit the region disproportionately hard as summarized below. Please note the two block groups are the two target corridors for this project:

Economic Indicator	City of Wauwatosa *Mayfair Corr. Block Group*[2]	City of Wauwatosa *Burleigh Corr. Block Group*[2]	Milwaukee County[2]	Wisconsin[2]	US[1]
Population (2011)	1,292	1,776	949,486	5,709,106	308,745,538
Unemployment	> 50%	9%	12.8%	9.4%	8.2%
Poverty Rate	*Unknown*	*Unknown*	15.6%	10.8%	15.1%
% Minority	60.1%	22.9%	45.7%	16.7%	26.7%
Median HH Inc.	*Unknown*	$48,914	$49,775	$55,895	$49,445
Per Capita Income	$13,286	$29,715	$24,365	$26,503	$26,530

Sources: [1] Per FY 2013 Guidelines for Brownfields Assessment Grants, EPA-OSWER-OBLR-12-07
[2] 2010 data used per guidance table presented in EPA-OSWER-OBLR-12-07; data were obtained from *ESRI Community Analyst*, available online with subscription at *http://communityanalyst.esri.com/*

The community's primary financial concern is the lack of quality employment opportunities in the City and in the surrounding region, which is disproportionately impacting low-income and minority populations. The Greater Milwaukee Foundation report *Indicators of Economic Need in the Milwaukee Metro Area: June 2011 Update* (*www4.uwm.edu/eti/2011/VitalSignsJune2011.pdf*), notes employer surveys indicated there were 25 job seekers for every available full-time job opening in Milwaukee's inner city (*2011-2012 data not available*). As major transportation corridors connect individual communities to manufacturing corridors, the loss of jobs in the manufacturing sector in Wauwatosa impacts the entire region. As reported by the Milwaukee Business Journal, recent closing of the Harley Davidson motorcycle manufacturing plant and a near-by supporting manufacturing plant (Stroh Die Casting) in the Burleigh Corridor resulted in loss of 870 manufacturing/support jobs and vacancy of 590,000 square feet of former manufacturing space likely to be impacted with petroleum compounds. The former Dodge City and Frascona Buick (*Burleigh Corridor*) and RD Kia (*Mayfair Corridor*) automobile dealerships represent 11 acres of blighted property.

In particular, current economic conditions are further reflected in the demographic data of students attending schools in the Wauwatosa School District. As the recession nudged more families toward poverty, the need for free lunches doubled (921 children in FY2007 to 1,799 children in FY2012; total enrollment decreased during the same time) and the need shows no sign of slowing (Wisconsin Dept. of Instruction, Community and School Nutrition Programs; *www.dpi.wi.gov*). In response to economic conditions, Wauwatosa began offering a free/reduced breakfast program in 2007 and participation has steadily increased. As manufacturing plants continue to close, poverty rates will continue to increase. Children living in poverty have a heightened incidence of many diseases due to lack of funds.

Continued drastic trend in the decrease in State revenue will undoubtedly lead to significant cutbacks in available state funding opportunities further straining the City's ability to self-fund Brownfield assessment projects without USEPA and other sources of support. The 2012 Wauwatosa budget includes a number of reductions in revenue — primarily due to a decrease in state funding, the continued decrease in property values, tax receipts, and the environmental liability challenges of redeveloping Brownfield properties. A prime example of a Brownfield property impacting economic health of the City is a vacant former fuel dispenser/drycleaner located in a vibrant residential neighborhood and located near several schools. Releases of petroleum (and chlorinated solvents) are known to have occurred at the Site. The Site has remained vacant since 1994 and assessor records indicate property taxes have not been paid since 1992; and currently total well in excess of $200,000. Current economic conditions faced by the City leaves it without the resources to continue investigation and redevelopment of Brownfield properties. Lingering threats to public heath, the need for a population to get back to work, and need for prevention of future Brownfields prompt this request for continued funding.

V.B.2 <u>Project Description and Feasibility of Success</u>

V.B.2.a(i) Description of the Project to be Funded Under this Grant - The *City of Wauwatosa Comprehensive Plan*; and individual *Corridor Redevelopment Plans* will be utilized collectively as a roadmap to guide Brownfield investigation/redevelopment efforts. Wauwatosa is requesting funds under the community-wide designation as not all specific sites have been identified. Between 1926 and 1992, GIS mapping has identified 84 unique individual parcels used as gasoline stations/fuel depots and 53 unique individual parcels occupied by an automobile repair or retail business. Two former automotive repair/retail facilities in the Burleigh Redevelopment Corridor (Fmr. Dodge City and Fmr. Fransconia Buick) and an automotive retail/repair facility in the Mayfair Corridor in the process of closing (Russ Darrow Kia) are currently being evaluated for redevelopment. In addition, the State of Wisconsin tank database contains records for 1,564 petroleum USTs and 119 petroleum ASTs; however the number of petroleum tanks installed before the State began keeping records remains unknown, but likely significant.

Wauwatosa will use the funding to assess properties throughout the City with a strong potential for immediate redevelopment. A focus of this project will be assessing and facilitating redevelopment of Brownfield properties located in the Burleigh Corridor and Mayfair Corridor. The two target corridors share a common legacy of heavy industrial manufacturing dating back to the early/mid 20th Century. Both corridors are currently serving as transportation corridors linking the City of Wauwatosa to the City of Milwaukee and the greater Milwaukee metropolitan region. Resulting benefits will extend throughout the Milwaukee metropolitan region to reduce negative impact on the health and welfare of sensitive populations, as well as the environmental and the economic strength of the region.

<u>Task 1: Brownfields Inventory and Prioritization</u> – The City of Wauwatosa will expand and update the inventory of existing and potential future Brownfield properties located throughout the City using a custom

GIS software application (referred to as the Wauwatosa Brownfields GIS Database). Identification and redevelopment of Brownfield properties are in line with The *City of Wauwatosa Comprehensive Plan.* Wauwatosa has established a combination of screening level and detailed ranking criteria that are used during the prioritization process to rank potential sites for possible assessment. Although some potential sites have been identified, the ultimate selection of sites will occur based on the following criteria: (1) eligibility for assessment based on the requirements of USEPA; (2) property location in cohesion with existing planning efforts; (3) willingness of property owners to partner with the City on environmental studies and provide access; (4) marketability of the site and the potential for redevelopment emphasizing job creation; (5) extent and/or perception of contamination threatening public health and the environment and hindering development; and (6) potential positive impact on the surrounding community to be realized via site reuse. The City will also solicit the opinion of the Wauwatosa Brownfields Advisory Committee in property eligibility determinations and prioritization. Several enhancements to the Wauwatosa Brownfields GIS Database will be performed during this grant period to streamline workflow, data storage, and enhance access to Brownfield site records. In particular, existing data will be supplemented by: (a) adding of select data from historic property ownership/use maps (i.e. historic Sanborn, Baist, and Plat Maps); (b) conducting tours/inspections throughout select older industrial corridors; (c) performing informal interviews of local City officials and community members; (d) adding information from the Wauwatosa Health Department and Wauwatosa Fire Department related to the health monitoring of populations exposed to petroleum and environmental risk of a property.

Task 2: Area-wide Planning – The City will contract with a qualified consulting firm to create an area-wide redevelopment plan for the Mayfair Corridor to guide assessment and the redevelopment of properties. The *Mayfair Road Redevelopment Plan* will identify specific Brownfield sites and potential future uses as well as develop sustainable strategies that will ensure successful assessment, cleanup, and strategic re-use of the Brownfield site(s) identified within the Corridor. The *Mayfair Road Redevelopment Plan* will function as needed guidance for addressing aesthetic and economic impacts on the commuters, local businesses, and residents. Please note, the *Burleigh Triangle Redevelopment Plan* was developed prior to this grant application.

Task 3: Phase I Environmental Site Assessments – The City will contract with a qualified environmental consulting firm to conduct Phase I Environmental Site Assessments at an estimated 5 to 8 high priority properties, with an estimated 50% of the Phase I Environmental Site Assessments targeted to the Burleigh Corridor and Mayfair Corridor planning areas to strategically stimulate revitalization. Phase I Environmental Site Assessments will meet the requirements of the All Appropriate Inquiry Final Rule (40 CFR Part 312) and will follow ASTM E1527-05.

Task 4: Phase II Environmental Site Assessments, Supplemental Site Investigations, and Remedial Action Plans – The City will contract with a qualified environmental consulting firm to conduct Phase II Environmental Site Assessments, Supplemental Site Investigations, and/or Remedial Action Plans at select parcels for which Phase I Environmental Site Assessments were completed and the need for further assessment is identified. It is anticipated that Phase II Environmental Site Assessments, Site Investigations, and/or Remedial Planning activities will be conducted at approximately 5 sites, with an anticipated 50% conducted in the Burleigh and Mayfair Corridor planning areas to strategically stimulate revitalization per the individual *Corridor Redevelopment Plans.*

Task 5: Community Outreach and Involvement – To ensure the community residents and stakeholders have meaningful ownership of the project, and their concerns are fully understood, community outreach activities will be performed throughout each phase of the project. This will involve public meetings, media,

education, and other in-kind partnerships. The City will continue to involve the local community in area-wide planning activities through public participation. Through this grant, Wauwatosa will continue to perform community outreach and education activities with a focus on strategic redevelopment of Brownfield properties and prevention of future Brownfields.

V.B.2.b(i) Budget for EPA Funding and Leveraging Other Resources - Wauwatosa is requesting a grant in the amount of $200,000 for the community-wide assessment of Brownfield properties impacted with petroleum. A detailed description of each output associated with individual tasks is presented after the detailed budget table. Cost estimates for each output/deliverable are based on costs occurred during implementation of the previous ARRA-funded Assessment Grants and estimates made by the City's current Brownfield Environmental Consultant, which was selected in compliance with competitive procurement procedures and 40 CFR 31.36. Sites assessed under Tasks 3 and 4 must meet the site-specific eligibility requirements and are subject to USEPA approval either as part of work plan negotiation or following commencement of the overall project. Proposed use of USEPA funds is shown on lines 1 through 6 of the table, with totals for each task presented on line 7.

Line #	Budget Categories (program costs only)	Task 1 Brownfield Inventory and Prioritization	Task 2 Area-Wide Planning	Task 3 Phase I ESAs	Task 4 Phase II ESAs and Additional Investigations	Task 5 Community Outreach	Total
EPA GRANT FUNDED PROGRAM COSTS							
1	Personnel						-
2	Fringe						-
3	Travel					$4,500	$4,500
4	Equipment						-
5	Supplies	$1,500				$500	$2,000
6	Contractual	$14,500	$6,000	$28,000	$140,000	$5,000	$193,500
7	**TOTALS**	**$16,000**	**$6,000**	**$28,000**	**$140,000**	**$10,000**	**$200,000**

Task 1: Brownfields Inventory – ($16,000) – USEPA funds will be utilized to contract with an environmental consulting firm to assist with updates and maintenance of the Wauwatosa Brownfields GIS Database ($14,500). Outputs for Task 1 primarily include additions/updates to the Brownfields GIS Database and performing Site Prioritization evaluations. As noted in Section V.B.1, a major health concern in Wauwatosa is child lead exposure. To supplement City of Wauwatosa Health Department efforts in addressing/preventing child exposure to lead, contracted funds will be specifically targeted to GIS mapping of potential lead exposure sources and occurrences to support to the City of Wauwatosa Health Department's Community Health Assessment and development of the *Community Health Improvement Plan*, which will serve as a second output for Task 1. In addition, $1,500 of USEPA funds will be utilized for supplies to purchase software allowing select portions of the Wauwatosa Brownfields GIS Database to be published online for open community access.

Task 2: Area-wide Planning – ($6,000) – USEPA grant funds will be used to supplement financial resources currently committed by Wauwatosa for consulting fees associated with the *Mayfair Road Redevelopment Plan*. The target corridor redevelopment *Plan* will be used to prioritize Sites and guide the assessment of properties to facilitate redevelopment while addressing potential environmental liabilities through WDNR closure process. The completed *Plan* will serve as an output for Task 2.

Task 3: Phase I Environmental Site Assessments – ($28,000) – USEPA funds will be utilized to contract with a environmental consulting firm to perform 5 to 8 Phase I Environmental Site Assessments per the requirements of ASTM E1527-05, which will serve as the primary output for Task 3. We anticipate that the average cost for a Phase I Environmental Site Assessment will be $3,000 to $4,000 per Site, depending on the size of the property; however the number of Phase I Environmental Site Assessments may be reduced to allow for thorough assessment of large or complex properties. $4,000 of USEPA funds will be utilized to contract with an environmental consultant to prepare eligibility determination requests (at ~ $600 each), which will serve as additional outputs for Task 3. Fifty percent (50%) of the Phase I Environmental Site Assessments will be targeted to the Mayfair and Burleigh Corridors per individual *Redevelopment Plans.*

Task 4: Phase II Environmental Site Assessments, Supplemental Site Investigations, and Remedial Action Plans – ($140,000) – USEPA funds will be utilized to contract with a qualified environmental consulting firm to complete up to: 6 Sampling and Analysis Plans, 4 Phase II Environmental Site Assessments, 3 Supplemental Site Investigations, and 2 Remedial Action Plans. The reports will serve as outputs for Task 4. The estimated cost per investigation is difficult to estimate at this time; however unit cost estimates are $1,500 per Sampling and Analysis Plan ($9,000 total); $17,000 per Phase II ESA ($68,000 total); $15,000 per Supplemental Site Investigation ($45,000 total), and $8,000 per Remedial Action Plan ($16,000 total) is anticipated. Fifty Percent (50%) of the Site Assessments will be targeted to the Mayfair and Burleigh Corridors per individual *Corridor Redevelopment Plans.*

Task 5: Community Outreach and Involvement – ($10,000) – USEPA funds will be utilized to contract with a consulting firm familiar with public relations to assist with Community outreach, involving public meetings, media, education and other in-kind partnerships ($5,000). Outreach activities may also require room rental, newspaper public notice advertisements, mailings, website development, display materials costs, printing fact sheets and various media events. These deliverables will serve as outputs for Task 5. This task also includes $4,500 of USEPA funds for staff travel and training costs. Travel will include expenses required for City staff to attend two USEPA National Brownfield Conferences. This includes an estimated $800 for airfare, $750 for MI&E, $1,350 for three nights' lodging, and $100 for ground transportation. This reflects a total of $3,000 at current costs. The remaining funds will be used toward participation in environmental assessment or redevelopment workshops or training sessions that occur during the grant term. In addition, $500 of USEPA funds will be allocated to project supplies such as brochures, fact sheets, poster displays and other printed materials for public distribution and outreach displays at events. A general cost for a four color, double-sided brochure is about $1.25 per copy based upon similar public information materials prepared by the City of Wauwatosa Health Department. This would allow for the creation of approximately 400 brochures to be distributed to the general public and school groups.

V.B.2.b(ii) Plan for Tracking and Measuring of Progress Towards Expected Project Outcomes – The City's goals for its Brownfield program are to improve economic conditions while removing environmental threats to the community, preventing future Brownfields, and preserving greenspace. Wauwatosa will track and measure implementation progress and outcomes quarterly (short-term) and annually (long-term) in the required reports. Expected short- and long-term outcomes include: **(1)** Specific updates to the GIS tool (i.e. new/updated databases) will be tracked and documented as outcomes; **(2)** Number of environmental assessment activities in the target planning area and other high priority sites will be tracked as an outcome; **(3)** Identification of sites with off-site risks and the number of identified Sites will be tracked as an outcome; **(4)** The number of new jobs, leveraged investment, and tax revenue generated as well as acres of parks and greenspace created/preserved will be tracked as outcomes.

The plan for measuring and tracking progress towards completion of environmental assessment activities for priority Brownfield sites will be based partially on tracking of the following outputs: **(1)** Numbers and areas of potential Brownfield sites evaluated and scored as part of the inventory/prioritization task and number of Sites inspected using the Brownfields GIS Database; **(2)** An area-wide redevelopment plan for the Mayfair Corridor area, including strategic site selection, assessment, and sustainable revitalization in those areas; and **(3)** Numbers of completed: Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, Supplemental Site Investigations, Remedial Action Plans and Closure Requests; the number of parcels assessed; and the acreage assessed and/or evaluated.

The plan for measuring and tracking progress towards the continued development of an effective and on-going Brownfields program at the City will include tracking of: **(1)** Number of jobs and other funding leveraged through economic reuse of Sites; number of acres made ready for reuse; acres of greenspace preserved. **(2)** The level of participation by community partners, as determined from: (a) the total number of meetings held with community partners, (b) the number of staff at each organization participating in the meetings, (c) the total number of hours volunteered for project related activities by personnel at each organization. These factors will be documented based on sign in sheets for each meeting and survey forms distributed to each community partner; **(3)** The level of public participation in the program, as measured by: (a) the number of community meetings held, (b) the total attendance at each meeting, and (c) the number of contacts or inquiries related to the Brownfields program and received by project personnel; and **(4)** The level of media coverage of activities associated with or funded by the Brownfields program, as measured by the numbers of stories reported in various forms of news media (copies of which will be provided to the USEPA as part of each quarterly report). Progress reports demonstrating these outcomes and outputs will be reported to USEPA, and as appropriate, will be reported using the ACRES database.

V.B.2.b(iii) Leveraging – As discussed in Section V.B.2.c(iii), the City of Wauwatosa has demonstrated its dedication to leveraging funds in assessing and redeveloping Brownfield properties assessed using ARRA-funded assessment funds. Wauwatosa is committing $13,000 in direct in-kind labor to support the project and obtained commitment for additional leveraging of local, state, and federal resources to support redevelopment of Sites assessed under this grant as discussed below.

Wauwatosa has committed $303,000 to complete several planning studies. Current and recently completed planning studies include a review of the City's zoning code, the *North Avenue Redevelopment Plan*, and the *Wauwatosa Village Redevelopment Plan*. The *Burleigh Triangle Redevelopment Plan* was completed prior to this grant application. To facilitate development efforts in the second target Corridor, the City of Wauwatosa has committed at least $80,000 in CDBG funds to complete the *Mayfair Road Redevelopment Plan*. Also, $50,000 is committed to completing a City-wide *Bike/Pedestrian Plan*. There is a high probability this leveraging will materialize during this grant cycle. Resolutions and documentation of leveraging commitments of projects described above are provided in Attachments D1, D-4, D-6, D-7, D-8, and D-9.

The Wisconsin Department of Transportation has committed over $35 million in infrastructure projects improving roadways in the Mayfair and Burleigh Corridors. To supplement infrastructure improvements, the Wauwatosa Capital Improvements Program 2012-2016 budget includes $2.3 million to complete sanitary sewer and municipal water upgrades/repairs, resurface roads, and replace lights with LED fixtures in the Mayfair Corridor. Wauwatosa Capital Improvement Program (CIP) also includes $34.5 million in sanitary and storm sewer upgrades in key portions of the City to prevent future flooding as properties are redeveloped. There is a high probability this leveraging will materialize during the grant and the strength of

leveraging commitment is high. Documentation of WDOT and Wauwatosa CIP leveraging commitments is provided in Attachments D-5 and D-10, respectively.

If assessments determine that additional work is required, the City is able to obtain funding from a variety of sources. Based on the specific site, the City has the ability to establish Tax Incremental Finance (TIF) districts that can be used to provide supplemental funding. In the past two years, the City has provided $13.5 million in TIF funding (in addition to a $5.4 million EDA grant) to support redevelopment of two large Brownfield properties, projected to leverage $130 million in redevelopment (documentation provided in Attachment D-2). The City recently received a $50,000 Site Assessment Grant from the Wisconsin Eco. Dev. Corp. (WEDC) to support assessment of a large pet. B'field Site in the Mayfair Corridor pending multi-family residential redevelopment; projected to leverage $37 million in redevelopment in the next 1-2 years. On October 2, 2012, the City provided $380,000 in financing for project costs through TIF #3 to facilitate multi-family residential redevelopment of a large Brownfield property in a priority Brownfield redevelopment corridor; leveraging documentation is provided in Attachment D-3. On November 21, 2012, the City established TIF #7 ($10.8 million) for infrastructure upgrades in the Burleigh Corridor, the project is expected to add $48 million in assessed value; leveraging documentation in Attachment D-3.

Although these grants are competitive and funding is not guaranteed, Wauwatosa is committed to pursuing funding (as applicable to an individual project) and seeking funding from all potential sources including, but not limited to: USEPA Brownfield Cleanup Grants, WEDC SAG (to supplement assessment efforts), and WEDC BEBR grants (to supplement redevelopment efforts).

V.B.2.c Programmatic Capability and Past Performance

V.B.2.c(i)Programmatic Capability – To provide for continuity, this grant will be managed by the same team of staff members from Wauwatosa who established the City's Brownfields program and are currently involved with management and implementation of the FY 12 USEPA assessment grant. The City project team will include various departments within the City and an environmental consultant. The Wauwatosa Development Department will be the lead agency on the project. The City Clerk Treasurer will provide financial tracking and grant documentation support to ensure that grant requirements are met. The City will retain an environmental consultant to assist in managing Assessment Grant activities and perform the environmental assessment tasks. The City will also use the expertise of the CDA, WRLFC, and WEDC to provide redevelopment guidance as well as marketing to support strategic use of grant funds to promote economic development in Wauwatosa. The experience and qualifications of each of these key members of the project team are discussed in the following subsections. The Wauwatosa Brownfields Advisory Committee will provide guidance on use of grant funds.

Ms. Paulette Enders, Economic Development Director, will function as the Brownfield Project Manager for this project. Ms. Enders has over 19 years experience facilitating and executing successful large Brownfield Redevelopment projects in Wisconsin. One particular project of note was the successful redevelopment of a 42-acre Brownfield site located between Lake Michigan and the Sheboygan River for mixed-use commercial/residential reuse. This project (referred to collectively as the Sheboygan Harbor Center) leveraged a wide variety of financial resources, including more than $12 million in TIF funding from the city of Sheboygan and more than $4 million in grants from state and federal programs. As an acknowledgment of the exemplary successful and strategic redevelopment of the Site, the project received the Phoenix Award for Community Impact at the 2006 Brownfields Conference.

Ms. Jennifer Ferguson, Planner, will function as the Brownfield Project Coordinator for this project. Ms. Ferguson has provided oversight and management of the previous ARRA-funded USEPA Brownfield

Assessment grants ($400k) and is currently overseeing the management of the FY12 USEPA Brownfield Assessment Grant for Hazardous Substances ($200k). In this roll, Ms. Ferguson verified compliance with all reporting and financial responsibilities for Wauwatosa (including the additional ARRA reporting requirements), and is credited for successfully meeting all USEPA and ARRA milestones. Ms. Ferguson's passion, vision, and commitment to a greener Wauwatosa has been instrumental in creating community partnerships, teamwork with the USEPA project managers, and strategic assessment resulting in economic development and protection of health and the environment. During the past four years, Ms. Ferguson has directly managed/overseen/coordinated implementation of over $10.7 million in grant-funded projects; including $4.8 million in CDBG, $323K in CDBG-R, $220k in DOE-EECBG, and $5.4 million in EDA.

In the event of future personnel turnover, the planned "team" approach will prevent any interruptions with the implementation of the Brownfield projects. The City's plan for continuity in the event of loss of the project manager relies on availability of an experienced Brownfield Project Manager on staff in the City and an experienced environmental consultant. Ms. Jennifer Ferguson, Planner and Brownfields Coordinator has been involved in daily grant operations for the previous ARRA-funded grants and the FY12 grant and will become familiar with the new grant operations so she can immediately step in as either interim or replacement project manager in the case of loss/reassignment of the active Project Manager, Ms. Paulette Enders. Ms. Ferguson and the environmental consultant will have the responsibility for continued operations, selection/training of a new project manager, and training of any new team members, should it become necessary.

The program will utilize a qualified environmental consulting firm, selected in accordance with OMB and USEPA required procurement procedures, to perform updates to the Wauwatosa Brownfields GIS Database, prepare Corridor redevelopment plans, perform Phase I and II Environmental Site Assessments, site investigations, remedial action planning, and community outreach. Although the City will retain ultimate responsibility for reporting project progress to USEPA, the consulting firm will be required to assist with mandated reporting requirements.

V.B.2.c(ii) Adverse Audit Findings – The ARRA-Funded USEPA Brownfield Assessment grants awarded to Wauwatosa in 2009 have been audited annually. There were no adverse findings. Results from audits indicate no material weakness and classify the City as a low risk entity in its fiscal management. In addition, Wauwatosa has and continues to receive various federal funding, including in CDBG, CDBG-R, DOE-EECBG, and EDA grants. All of these grants receive annual audits and OMB Circular A-133 audits. Results from audits from the last 5 years indicate no material weakness and classify the City as a low risk entity in its fiscal management of grants and other funding sources

V.B.2.c(iii) Past Performance in Managing Previous USEPA Brownfield Grants
1) ARRA-Funded Community-Wide USEPA Brownfield Assessment Grants for Hazardous Substances and Petroleum (FY-2009)

Funds Expenditure: All grant funds have been spent and the grants closed successfully.

Compliance with Grant Requirements: Wauwatosa met all schedule and reporting milestones, including the additional ARRA-required reporting requirements. Wauwatosa maintained compliance with the work plan, schedule, and all terms and conditions of the cooperative agreement. All project milestones were recorded and continue to be routinely updated using the ACRES database. Wauwatosa submitted all reports (i.e. ARRA-reports, USEPA quarterly reports, ACRES updates, MBE/WBE utilization, and financial status reports) on a timely basis.

Accomplishments: Numerous accomplishments were achieved and recorded in the ACRES database. In addition to development of the aforementioned comprehensive dynamic customized Brownfields GIS Database, a total of 14 Phase I ESAs and 16 Phase II ESAs/Supplemental Assessments, and 20 Remedial Planning documents were successfully completed using funds from these grants. Additional outcomes reported via ACRES include successful leveraging and redevelopment of several high-priority properties. As a direct result of activities performed under the previous ARRA-funded USEPA Brownfield Site Assessment Grants awarded to the City in 2009, Wauwatosa has successfully leveraged an additional **$2,089,800** for Brownfield redevelopment projects, in the form of private investment ($1,484,000), direct donation of property (donation valuated at $359,800), CDBG award ($71,000), Wisconsin Economic Development Corporation Blight Elimination and Brownfield Redevelopment (WEDC BEBR) grant ($75,000), Wauwatosa RLF loan ($50,000), and a WEDC SAG award ($50,000). Three properties have received closure from WDNR and have been redeveloped. In addition to the temporary jobs created during assessment and redevelopment, the redevelopment resulted in creation/preservation of 5 fulltime jobs and several part-time positions. Accomplishments are meeting the need of sustainable job creation/preservation in Wauwatosa discussed in Section V.B.1.

2) Community-Wide USEPA Brownfield Assessment Grant for Hazardous Substances - The City of Wauwatosa was awarded a USEPA Brownfields Assessment Grant for Hazardous Substances in 2012 (Cooperative Agreement 00E01045.
Funds Expenditure: The cooperative agreement was executed on September 21, 2012 and $200,000 in grant funds remain available. Funds are being allocated to properties and the City anticipates at least 50% of funds to be allocated to strategic redevelopment projects by Summer/Fall 2013.
Compliance with Grant Requirements: The cooperative agreement was executed on September 21, 2012 and the City is in compliance with grant requirements.
Accomplishments: The City has hired an environmental consultant. Several high-profile Sites are targeted for immediate assessment, including several large properties in the Mayfair Road Redevelopment Corridor.

V.B.3. Community Engagement and Partnerships

V.B.3.a Community Involvement Plan - Community involvement efforts among Wauwatosa residents and stakeholders are an essential element of the City's vision of revitalization, economic redevelopment, protection of human health, and Brownfield prevention. Through management of the current Brownfield Grants, the City has developed integrated processes along with a framework to involve citizens, local businesses, schools, civic organizations, and communities in the decision making process. Information dissemination, community feedback, and public hearings are integral elements of the process to provide ample opportunity for all stakeholders to become informed and provide input into all phases of the project, including assessment, cleanup decisions, and reuse planning. Wauwatosa currently has several community groups already devoted to understanding, educating, and engaging the public on the positive outcomes related to sustainable Brownfield redevelopment. They include environmental committees of the area and a number of local activist and nature groups already working with local governments throughout the Milwaukee region to clean up and reuse abandoned and vacant properties. Wauwatosa is also targeting the development community by providing planning tools and incentives. Neighborhood associations and service clubs will continue to be involved in outreach activities, and help reduce the affect that human activity has on our soils, air, groundwater, and vistas. The partnership with Wauwatosa School District will continue to be utilized to teach the elementary and secondary education community about the consequences of pollution and improper waste disposal. During the implementation of the previous USEPA Brownfields Assessment Grants, the City leveraged hands-on outreach/educational/job-training opportunities through the University of Wisconsin-Milwaukee Geosciences Department, an ideal setting to introduce students to good practices along with the sciences of their profession.

A public meeting will be held following the notice of award to present general information on the grants and to solicit input from the community to provide ample opportunity for all stakeholders to become informed and provide input into all phases of the project. Subsequent public meetings will be held to engage the public for input and involvement during area-wide planning activities designated for the Mayfair and Burleigh Corridors. Wauwatosa anticipates these meetings will benefit program initiatives by; 1) identifying overlooked local knowledge or ideas about future land-use 2) providing the City with community based issues and concerns, and 3) gaining public acceptance of future projects through contributions to the process. The City will hold subsequent public meetings when sites are selected for assessment and/or redevelopment/cleanup and when additional information regarding the Brownfields project is requested by citizens or community organizations. Following completion of an assessment, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities that have occurred, providing results of the assessments, and explaining health and environmental impacts of findings. As needed, City project representatives will attend Neighborhood Association and/or community organization meetings to discuss the project and/or specific site assessments. Additionally, periodic updates will be posted on the City's Brownfield Program website and will be distributed as flyers.

Wauwatosa also intends to create and utilize a Facebook page or similar social networking tools, to post program information and solicit input from the public during all phases of the project. The City plans to issue status updates to the media, website, Facebook, and a list of stakeholders that include property owners, neighborhood associations, civic and action groups, as well as investors and economic development leaders. It is anticipated that a majority of project communications will be in English. As the Brownfield redevelopment projects in Wauwatosa may significantly affect residents with Spanish or Hmong as their first language, as necessary, translation of project materials will be developed in coordination with the City of Milwaukee. In addition, representatives of the local Hmong and Spanish language newspapers will be invited to attend each meeting and provided with informational materials for each meeting. Project meetings targeted at community involvement will be held in the evenings to accommodate work schedules of stakeholders. In addition, meetings will be held at a location served by the mass transit system. The meeting facility will be ADA compliant to accommodate needs of sensitive populations (i.e. disabled or elderly). Hard copies of all project outputs will be made available at City Hall to ensure access to stakeholders with information technology access, knowledge, or experience.

V.B.3.b. Partnership Development Plan

i. State Environmental and Health Agency. Building on the relationships developed during implementation of the previous Assessment Grants, the City will continue to work closely with WDNR on property eligibility determinations. The City will work with WDNR Project Managers throughout the assessment, investigation, and remedial planning process to verify regulatory assessment protocols related to contamination are effectively and fully addressed to efficiently facilitate redevelopment and closure of properties. In addition, Wauwatosa will continue to rely on WDNR staff expertise for acquisition technical support, resolution of regulatory or procedural issues, liability protections, and interpretation of rules and guidance documents. The WDNR will review and approve Site Investigation Reports and Remedial Action Plans as they are developed. The Wauwatosa Health Dept. is an integrated partner in this project and has worked for many decades with the Wisconsin Dept. of Health Services on the health monitoring.

ii. Federal and State Agencies. The City has worked with Federal Emergency Management Agency on a variety of projects during the past several decades in a significant Brownfields redevelopment corridor and will work with FEMA for any targeted properties that are located within the floodplain of waterways located within the City. Public health issues will be closely considered as part of the remedial assessment

and planning performed for any sites investigated using USEPA grant funding. The Wauwatosa Health Department has worked closely with numerous local, State, and Federal Agencies (including ATSDR, CDC, USEPA, and United States Geological Survey) in addressing public health issues and is committed to this project as noted in their letter of support provided in Attachment C.

iii. Environmental Job Training Programs. Wauwatosa will partner with the Milwaukee Community Service Corps (MCSC; awarded USEPA Brownfields Job Training Grants in 1998; 2002 (supplemental); 2004; and 2009) and the Great Lakes Community Conservation Corp (GLCCC; partner designated in the City of Milwaukee's USEPA Environmental Workforce Development and Job Training Grant awarded in 2012) to provide students with further job training and skill utilization opportunities and link students to potential employment in Brownfields redevelopment. Letters of support/commitment from MCSC and GLCCC are provided in Attachment C.

V.B.3.c. Role of Key Community-Based Organizations – Community based organizations were targeted to address community needs discussed in Section V.B.1; specifically the need for economic growth and sustainable redevelopment. Letters from community based organizations listed below, affirming their support for, and participation in the proposed project, are presented in Attachment C. Representatives from the Community-Based Organizations will serve on the Wauwatosa Brownfields Advisory Committee.

Organization Name	Organization Description	Role
Quarry Heights Neighborhood Assn'	Neighborhood association in target redevelopment area	Serve on Brownfields Advisory Comm. to provide n'hood guidance and feedback.
NAIOP	Wisconsin Chapter of the Commercial Real Estate Development Association	Identify Brownfield sites that offer the strongest potential for private investment
Wauwatosa Historical Society	Preserve and archive historic records of Wauwatosa	Provide guidance on S. 106 of NHPA and access to collection of historic documents pertaining to historic use of properties.
University of Wisconsin Milwaukee	A University meeting the diverse educational needs of Wisconsin's largest metropolitan area.	Director of Institute of Env. Health will serve on Brownfields Advisory Committee to provide insight into env. epidemiology.

V.B.4. <u>Project Benefits</u> –The primary focus of this project will be to identify Brownfield properties with the greatest potential to improve the welfare and/or public health and assess the properties so they can be quickly moved towards cleanup and redevelopment. The goals of Wauwatosa's Brownfields Redevelopment Program, Wauwatosa's *Comprehensive Plan,* and individual *Corridor Redevelopment Plans* are in direct alignment with the USEPA/HUD/DOT Livability Principals as summarized below based on two example Sites:

Example Site	More Transportation Choice	Equitable, Affordable Housing	Enhance Economic Comp'ness	Support Existing Comm.	Leverage Fed. Invest.	Value Comm. And N'hoods
Roundy's W'houses	Bike/Ped Plan requires "complete streets concepts"; Sites on or near several bus lines.	N/A	$78 m retail/yr 500 FT jobs	Mixed-use dev'ment in 2 target n'hoods	$10.8m TIF7 >40m private	Restore blight to safe/walk-able areas
RD Kia		225 Units Anticipated	Housing in comm. corridor		$36m private investment	

V.B.4.a Welfare and/or Public Health - The City has begun the process of characterizing Brownfields that may pose a threat to human health and the environment, then mitigating those threats through remediation and redevelopment. However, due to the sheer number of sites, the City has determined that

additional funding is needed. The following social and/or public health benefit outcomes are expected from the assessment and redevelopment of sites to be assessed under this grant: (1) Elimination of health and safety threats to children from Brownfield properties, (2) Elimination of potential health threats to vulnerable, minority populations who do not often understand the risks posed by Brownfield properties, and (3) Creation of safer neighborhoods by eliminating vacant properties that enable criminal activity and discourage law-abiding citizens from using the surrounding areas. Redevelopment of Brownfield properties will result in a vibrant community characterized by mixed-use, appropriate density, housing choice and walk-ability, which is a significant social benefit.

Redevelopment of target properties discussed in Section V.B.1 will improve resident's health and welfare by reducing sources of contamination, thereby reducing inhalation, ingestion, and contact exposures, while also potentially decreasing blood lead levels in children, asthma hospitalization, and infant mortality rates. Redevelopment of priority Sites will also limit uncontrolled, potentially contaminated storm water runoff, benefitting all life within the Great Lakes basin. Selection and assessment of Brownfield sites under this grant will be guided by the goals of the *City of Wauwatosa Comprehensive Plan* and individual *Corridor Redevelopment Plans* to guide the overall community "vision" for revitalization. The City's *Plans* include goals and policies to provide a coordinated approach to planned growth including interdepartmental and inter-jurisdictional cooperation, a sense of community, and environmental stewardship. The *Plans* include encouraging the development of multi-use areas that provide residents with more livable communities, preservation of lands that showcase the City's natural assets, and promote development that incorporates low impact and sustainable building practices and property uses. The *City of Wauwatosa Comprehensive Plan* and individual *Corridor Redevelopment Plans* integrate Livability and Equitable Development Principals into the reuse of Brownfield properties and will not displace residents historically affected by Brownfields. Health and safety procedures will ensure the community is protected from contaminants during the project.

V.B.4.b Economic Benefits and/or Greenspace - Redevelopment of Brownfield Sites is imperative to address the need for sustainable economic growth and provide for long-term job creation.

Economic Benefits - It is anticipated that targeted assessment of properties under this grant will result in significant private investment and an increased tax base in Wauwatosa. This project also has the potential to positively change the perception of urban areas and former industrial corridors. The project is designed to serve as a catalyst for strategic redevelopment of sites in the City, especially properties located within the Mayfair and Burleigh Corridors, in addition to other high priority areas. The proposed assessment work will eliminate the speculation of contamination that discourages economic investment in Brownfield sites. Based on the proposed activities, Wauwatosa estimates assessment activities utilizing USEPA funding may result in over 75 acres of reusable land throughout the City. Brownfield investigation and redevelopment will enable Wauwatosa to stimulate new business development by working with community partners to redevelop commercial, retail, greenspace, and residential properties that are collectively conducive to new economic investments and endeavors. For example, Phase I commercial/retail redevelopment of the **Fmr. Roundy's Warehouse** (*Burleigh Corridor*) is starting and is projected to result in redevelopment valued at approximately $48 million and generate over 500 jobs. Sales are projected at $78 million, which would deliver more than $4 million in state sales tax revenue in addition to generating more than $1.3 million in new city real estate taxes. Redevelopment of the **RD Kia** (*Mayfair Corridor*) is estimated to leverage $36 million in private redevelopment and result in construction of 226 apartment units.

Non-Economic Benefits (Greenspace) - In addition to direct economic benefits, it is anticipated that sites addressed under this grant will result in redevelopment and/or creation of greenspace and recreational areas (e.g. "rails to trails", parkway). The Wauwatosa *Comprehensive Plan* and individual *Corridor Redevelopment*

Plans include policies to provide a coordinated approach to planned growth, including interdepartmental and inter-jurisdictional cooperation and to promote a sense of community, character, and environmental stewardship. Greenspace is maintained by the property owner (i.e. City of Wauwatosa or Milwaukee County). The recent Hart Park Flood Control Project resulted in the addition of 30 acres of greenspace to the existing Park through acquisition by the City of 88 blighted residential, commercial, and industrial properties. Civic/philanthropic (primarily Rotary clubs) and local redevelopment funds were leveraged to construct an outdoor amphitheater, which hosts a summer-long concert series. A large tract of mine-scarred property previously used for industrial use was assessed by Wauwatosa during the previous ARRA-funded grant period and was recently gifted to the City for preservation as educational greenspace. The significance of preserving the Site extends far beyond simple creation of greenspace. The property contains a large outcropping of 425 million year-old Silurian reef fossils, known as the Schoonmaker Reef. A preliminary *Preservation Plan* has been developed and the Site will be managed by the Wauwatosa Historic Preservation Commission as a special historic resource with limited access in order to preserve its geologic features. As the reef extends westward to adjacent Brownfield properties, similar greenspace achievements could be realized at additional Brownfield Sites assessed under this grant.

V.B.4.c Environmental Benefits from Infrastructure Reuse/Sustainable Reuse - The Wauwatosa Brownfield Program anticipates significant environmental benefits, beyond the assessment and remediation of contaminants, associated with the sustainable redevelopment of sites assessed under this grant.

(i)Sustainable Redevelopment: The City of Wauwatosa zoning rules and building codes currently contain a variety of sustainable requirements for property redevelopment. For example, the City has a Big Box ordinance, which will be of specific importance in redevelopment of large tracts of land in the two target Corridors. In addition, the Bike/Ped Plan requires "complete streets concepts" to be included as part of infrastructure redevelopment. The *Wauwatosa Zoning Ordinance Update* includes several key sustainable building practices. Practices include: (1) Water Resources (rainwater harvesting/reuse, bioretention and stormwater BMPs, offstreet parking); (2) Energy Conservation and Renewable Resources (solar collectors and solar panels, solar access, wind energy, geothermal energy, light shelves, exterior insulation, electrical vehicle charging stations; (3) Land Use and Transportation (mixed-use development, home occupations, travel demand management); and (4) Food Supply (urban agriculture). Including sustainable building practices in Brownfields redevelopment will improve air, soil, and water quality.

(ii)Reuse of Existing Infrastructure: The areas where priority Brownfields sites are targeted are generally very favorably located relative to the regional transportation systems, bike trails, and recreational areas, providing additional environmental benefits through development at these locations via greater use of public transport, decreased driving distances to schools, office complex and retail complexes, etc. The targeted Brownfields areas are connected with all major regional transportation systems including the freeways, bus routes, and Amtrak. The City's *Comprehensive Plan* and individual *Corridor Redevelopment Plans* will provide a framework whereby any new development occurring on Brownfields properties will be fit in with the desired long term vision for the City and incorporate sustainable design practices.

(iii)Sustainable Reuse Measures: The Program is uniquely positioned to promote building green practices. One Brownfield property assessed with the City's previous ARRA-funded USEPA Brownfields Grant is being redeveloped as a LEED certified property. The City is continues to implement and encourages redevelopers to implement sustainable reuse measures such as green buildings, energy efficiency, water management, green remediation, construction and demolition materials recycling, diesel emissions reductions, as applicable. In addition, if salvageable construction materials are generated as waste during the implementation of this Grant, the Milwaukee Habitat for Humanity Restore (located in the Burleigh Corridor) will be contacted and salvageable construction materials targeted for reuse.

ATTACHMENT A

THRESHOLD DOCUMENTATION

III.C THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

III.C.1 Applicant Eligibility

The City of Wauwatosa is a "general purpose unit of local government" as that term is defined in 40 CFR Part 31 and is therefore eligible to receive a USEPA assistance agreement.

III.C.2 Letter from the State or Tribal Environmental Authority

A letter of support from the Wisconsin Department of Natural Resources (WDNR) is in Attachment B of the proposal.

ATTACHMENT B

LETTER OF SUPPORT FROM STATE AGENCY (WDNR)

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

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

November 27, 2012

Paulette Enders
Director of Economic Development
City of Wauwatosa
7725 W. North Ave.
Wauwatosa, WI 53213

Subject: State Support for City of Wauwatosa Federal Petroleum Assessment Grant Application

Dear Ms. Enders:

The Department of Natural Resources is pleased to support the federal brownfield grant application referenced above from the City of Wauwatosa. The City has shown a strong commitment to brownfields redevelopment in recent years and has been successful in managing and utilizing recent US EPA funding by receiving an Assessment grant for hazardous substance contamination sites in 2012 and would like to obtain a petroleum assessment grant to conduct additional assessment work. The City also successfully obtained, managed and closed out assessment grants several years ago as part of the American Recovery and Reinvestment Act.

The City of Wauwatosa and the greater Milwaukee region have experienced significant job loss and a crippling of the economic vitality of their region due to the collapse of the manufacturing industry. Because the City is both "landlocked" and fully developed, it has struggled in recent years in competing for development projects with outlying suburbs that don't have such restrictions. In order to have developable sites for potential new businesses, the City has been committing significant local and federal resources in redeveloping two major transportation/ former industrial Corridors in the region. Referred to locally as the Burleigh Triangle and Mayfair Road Corridors, these major transportation corridors are dominated with sites that have known or perceived environmental contamination.

The City is seeking brownfields assessment funds to conduct environmental site assessments at properties located in the Corridor and at other similar sites across the City. Additional potential sites with likely petroleum contamination include the former Stroh Die Casting Company manufacturing facility, the former Thurner Heat Treating Corporation facility, and the former Dodge City of Wauwatosa automotive dealership.

The assessment and subsequent cleanup of the City of Wauwatosa's brownfields is consistent with community needs, vital to the local economy and will help bring needed improvements to the quality of life for the City's residents.

Sincerely,

Mark F. Giesfeldt, PE, Director
Remediation and Redevelopment Program

cc: Darsi Foss, DNR Central Office
Margaret Brunette, DNR Southeastern Region
Harris Byers, Symbiont

ATTACHMENT C

LETTER OF SUPPORT FROM COMMUNITY BASED AND OTHER ORGANIZATIONS

CITY OF WAUWATOSA HEALTH DEPARTMENT
7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
Telephone: (414) 479-8936
Fax: (414) 471-8483
http://www.wauwatosa.net

November 13, 2012

Letter of Support for the 2012 EPA Community-Wide Hazardous Substance Assessment Grant Proposal

To Whom It May Concern:

The Wauwatosa Health Department (WHD) supports the Community Development Department's grant proposal related to Brownfield sites in the City of Wauwatosa. Health department expertise extends to the study of exposure to disease, substances, and events related to health and safety outcomes. The health department's role would be to provide collaboration and guidance on health issues related to our community. By state statute, health departments promote health and safety and protect the public from health hazards.

The WHD has knowledge of vulnerable and special needs populations. Approximately 25% of the City's population is 55 and older. Many of the families we serve experience limited English proficiency and reside in close proximity to Brownfield sites. WHD personnel provide health programs such as

- Childhood lead poisoning prevention and case management
- Weatherization grant for the replacement of windows and doors in aging housing
- Health services for families with infants and children
- Health services and clinics for the elderly
- Communicable disease control, investigation, and prevention
- Immunization services for adults, infants and children
- Refugee health

The WHD inspect all state-licensed restaurant, retail food, hotels, public pools, some of which are now blighted properties. We investigate, abate, enforce laws, and monitor progress in human health hazards using state statute and city ordinance to address matters of health and safety on vacant properties, lead paint issues, and boil water advisories.

The WHD collaborates multiple agencies, including the EPA and DNR. Local health departments report to the State of Wisconsin Department of Health Services—Division of Public Health. We have access to state and local data related to lead-poisoned children and communicable disease event. We follow the Centers for Disease Control and Prevention (CDC) recommendations on matters of public health and safety. We partner with multiple community entities including the City Senior Commission, public and private schools, community-based residential facilities, day cares and health care institutions. The WHD supports the Brownfield grant proposal.

Sincerely,

Nancy Kreuser

Dr. Nancy Kreuser, RN, PhD
City of Wauwatosa Health Officer
Wauwatosa Health Department Director

MCSC

Milwaukee Community Service Corps

Board of Directors

Juliet Pagliaro-Herman
President
Johnson Controls

Benjamin Weiland
Vice President
CB Richard Ellis

Dave Wagner-Treasurer
Ehlers & Associates

Troy L. Reese-Secretary
T.L. Reese Corporation

Carlos Amador
Robert W. Baird

Kurt Belongea
JP Morgan

Reggie Frias
Reggie Frias & Associates

Carrie Hersh
Wisconsin Regional Training Partnership / Big Step

Halanna Lathon
Curative Care Network

Robert Guardiola
Kelly Services

Anissia Roberston
Friends of Housing

Leslie Silletti
Office of Mayor Tom Barrett

Janet Tallberg
BMO Harris Bank

Paul Westphal
Robert W. Baird

George Leutermann
Executive Director

November 30, 2012

Paulette Enders
Director of Economic Development
City of Wauwatosa
7725 W. North Ave
Wauwatosa, WI 53213

Dear Ms. Enders:

Utilizing funding from multiple USEPA Brownfield Job Training Grants, the Milwaukee Community Service Corps (MCSC) provides Milwaukee's at-risk youth education, life skills and job training opportunities that allow them to earn wages while improving the community and the environment. MCSC has played a central role in Milwaukee's efforts to improve the economic self-sufficiency of disadvantaged youth by working to meet the needs of the community through visible and measurable community service. Our young men and women (corps members) are part of a unique program where they have the opportunity to learn the education behind making their community a better place to live and also learn the skills necessary to help them implement their ideas in the real world. As MCSC strives to achieve their mission of improving the community and the environment, The City of Wauwatosa's Brownfields Assessment Project will provide new opportunities for young adults enrolled in MCSC's Brownfield job training program to acquire skills and apply the knowledge they learn to real-world Brownfield investigation and redevelopment scenarios.

MCSC strives to be a good neighbor and helpful resource within the entire Milwaukee region. We are invested in seeing the region thrive and want to be involved in its prosperity. MCSC understands that one of the biggest barriers to urban revitalization projects in the City of Wauwatosa is perceived or actual contamination on land. MCSC enthusiastically supports the City of Wauwatosa's application to the USEPA for Brownfield assessment funding.

As the only entity in Wisconsin and the greater Milwaukee Region to have received USEPA Brownfield Job Training Grants, MCSC is in a unique position to support the City's project. If the grant is funded, MCSC would train and directly employ as many as 10 disadvantaged young adults from the City of Milwaukee and surrounding neighborhoods to provide supplemental field services associated with implementation of the grant. Please feel free to contact me at 414-372-9040 with any questions, or email me at investinyouth@wi.rr.com.

For the Corps,

George Leutermann
Executive Director
Milwaukee Community Service Corps

Paulette Enders
Director of Economic Development
City of Wauwatosa
7725 W. North Ave
Wauwatosa, WI 53213

November 15, 2012

GREAT LAKES CCC
Great Lakes Community Conservation Corps

A Member of The Corps Network of over 150 Youth Corps

Milwaukee County

531 South Water Street
Suite 200
Milwaukee, Wisconsin
53204

Waukesha-Ozaukee-Washington Counties

W175 N11163 Stonewood Court
Suite 227
Germantown, Wisconsin
53022

Racine-Kenosha-Walworth Counties

505 4 ½ Mile Road
Racine, Wisconsin
53402

Phone
(262) 880-4811

Website
www.greatlakesccc.org

Dear Ms. Enders:

The Great Lakes Community Conservation Corps (Great Lakes CCC) is a regional nonprofit youth corps organization that borrows experiential hands-on learning and vocational credentialing from the Civilian Conservation Corps (CCC) model of the 1930s. Great Lakes CCC uses an "open source" concept to share specialized credentialing opportunities and leverage resources across communities to build competitive skill sets and reduce the skills mismatch among disadvantaged young adults throughout the Milwaukee, Waukesha, Ozaukee, Washington, Racine, Kenosha and Walworth counties (M-7) of southeastern Wisconsin. Its goal is to double each year the number of out-of-school young adults trained and certified with vocational credentials. Its emphasis on water quality improvement, environmental restoration and community development facilitates experiential learning for dislocated and disengaged individuals that improves the physical and social landscape throughout the greater Milwaukee area.

As Great Lakes CCC strives to achieve its mission of improving the community and the environment, the City of Wauwatosa's Brownfields Assessment Project will provide new opportunities for young adults enrolled in Great Lakes CCC's hazardous waste and brownfield remediation job training program to acquire skills and apply the knowledge they learn to real-world brownfield investigation and redevelopment scenarios.

Great Lakes CCC strives to be a helpful resource within the entire Milwaukee region. We are invested in seeing the region thrive and want to be involved in its prosperity. Great Lakes CCC understands that one of the biggest barriers to urban revitalization projects in the City of Wauwatosa is perceived or actual contamination on land. Great Lakes CCC enthusiastically supports the City of Wauwatosa's application to the USEPA for Brownfield assessment funding.

As a partner designated in the City of Milwaukee's recent Environmental Workforce Development and Job Training Program grant awarded by the USEPA, Great Lakes CCC is in a unique position to support the City of Wauwatosa's project. If the grant is funded, Great Lakes CCC would train and facilitate the direct involvement of as many as 10 disadvantaged young adults from the greater Milwaukee area to provide supplemental field services associated with implementation of the grant. Please feel free to contact me at 262-880-4811 with any questions, or email me at investinyouth@wi.rr.com.

Sincerely,

Christopher J. Litzau
President

Mission:
Leverage resources among Great Lakes communities to train and educate disadvantaged populations for credentials that close the skills gap, improve water quality, build habitat, grow the legacy of the original Civilian Conservation Corps of the 1930s and make the region more competitive in the global economy.

QUARRY HEIGHTS
Neighborhood Association

November 13, 2012

Ms. Paulette Enders, EDFP
Development Director
City of Wauwatosa
7725 W. North Avenue
Wauwatosa, WI 53213

As the co-presidents of the Quarry Heights Neighborhood Association (QHNA), this letter is intended to serve as a recommendation and a statement of support for the City of Wauwatosa's application to USEPA for a community-wide Brownfields Assessment Grant to provide continued support of the City of Wauwatosa's efforts to assess and facilitate the redevelopment of Brownfield properties. Funds will be used primarily to conduct due diligence investigations (i.e. Phase I and Phase II Environmental Site Assessments) at a variety of targeted Sites throughout the City.

The QHNA is home to over 380 single-family households and includes several large multi-family residential apartment/condominium properties. Our neighborhood is geographically bounded to the south by the State Street Redevelopment Corridor, which is a former industrial and transportation corridor linking the City of Wauwatosa to the City of Milwaukee. The State Street Redevelopment Corridor includes numerous large former industrial/brownfield properties pending redevelopment and several brownfield properties redeveloped in the last few years using a combination of both City and USEPA Brownfields funding programs.

The goals of the QHNA, reinvigorated in the summer of 2011, include encouraging resident involvement in our community and strengthening the quality of life for our residents and community as a whole. Members of the QHNA are willing to participate in the implementation of the grant in several ways, including:

(a) participation on the Brownfields Advisory Committee;
(b) providing neighborhood feedback on priority Brownfield Redevelopment Sites; and
(c) assistance in locating community members with knowledge of prior use and operational history, if known, of brownfields properties targeted for assessment by the City of Wauwatosa.

Assessment grant funds provided to the Wauwatosa would serve to facilitate meaningful assessment, cleanup, and redevelopment of the current brownfield properties located throughout the City.

Respectfully submitted,

Debbie Fisher
Co-President QHNA
1403 N 64th Street
Wauwatosa WI 53213
pdfisher@wi.rr.com
(414) 837-6264

Victoria Ostry
Co-President QHNA
1409 N 64th Street
Wauwatosa WI 53213
vostry@victoryservices.biz
(414) 475-7000

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER

December 3, 2012

Ms. Paulette Enders
Economic Development Director
City of Wauwatosa
7725 W. North Avenue
Wauwatosa, WI 53213

RE: FY2013 USEPA Community-Wide Assessment Grant Application

Dear Ms. Enders:

NAIOP, the Commercial Real Estate Development Association, Wisconsin Chapter, is pleased to support the City of Wauwatosa's grant application to the U.S. Environmental Protection Agency for a Community-Wide Assessment Grant. NAIOP is an international association of developers, owners and professionals of commercial, industrial and mixed-use real estate. Our members promote responsible, sustainable development that creates jobs. NAIOP supports diversity within the industry, provides education and advocates for legislation that benefits the communities in which we work and live.

NAIOP is proud of the City of Wauwatosa's commitment to redeveloping brownfield sites within Wauwatosa. In addition to conducting Phase 1 and Phase 2 site assessments throughout Wauwatosa, the City has developed a dynamic Brownfield's Geographic Information System (GIS) database for use in identifying and inventorying Brownfield properties. The GIS database currently contains records from 86 unique federal, state, local, and regional data sources/data types and has identified potential environmental liabilities at nearly 1,400 unique properties that appear to meet the USEPA's definition of a Brownfield property.

The Community-Wide Assessment Grant will provide the City of Wauwatosa needed financial support to continue their brownfield redevelopment efforts. Based on the professional backgrounds of our members, NAIOP is in a position to help identify brownfield sites that offer the strongest potential for private investment. We recognize the value of redeveloping and reusing these sites. Many are located in areas with existing infrastructure and with appropriate incentives, including the proposed assessment grant, can be returned to productive use.

12300 W. Center Street Suite 210, Milwaukee, WI 53222 **Tel:** (414) 507-2326 **Fax:** (414) 892-5743

Thank you for the support you have given NAIOP in the past. We look forward to a continued partnership between the City of Wauwatosa and the USEPA.

Sincerely,

Chris Korjenek

Chris Korjenek
Executive Director, NAIOP WI

Cc: Deborah Tomczyk, NAIOP Public Affairs Committee Co-Chair
Richard Lincoln, NAIOP Public Affairs Committee Co-Chair

12300 W. Center Street Suite 210, Milwaukee, WI 53222 **Tel:** (414) 507-2326 **Fax:** (414) 892-5743

Wauwatosa Historical Society

Featuring the Kneeland-Walker House & Victorian Gardens

Executive Board

President
Traci E. Schnell

Vice President-Development
Stephanie Merz

Vice President-Education
Julie Peay

Vice President-Marketing
Chris Vogel

Secretary
Rachael VerDuin

Treasurer
Bryan Stutzki

Board of Directors

Sue Braden
Bill Cummings
Tom Gaertner
Beth Jaworski
Gary Kebbekus
Larry Kopperud
Ken Loeffel
Tom Schuler
Jill Wickham

November 26, 2012

Paulette Enders
Economic Development Director
7725 W. North Avenue
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter is a recommendation and statement of support for the City of Wauwatosa's application for USEPA Community Wide Brownfield Assessment Grants to provide continued support to the City's efforts to assess and redevelop Brownfield properties. Funds primarily will be used to conduct due diligence investigations (i.e. Phase I and Phase II Environmental Site Assessments) at a variety of targeted sites throughout the City.

The Wauwatosa Historical Society currently serves on the Wauwatosa Brownfields Advisory Committee and has worked closely with the City on previous Brownfields redevelopment projects, including the restoration of the Little Red Store, which sits on a contaminated property. Industry has played a significant role in the economic development of Wauwatosa and many of the oldest industrial facilities are located within or near the oldest and most historic areas of the City. Therefore careful consideration and evaluation of the potential historic significance of the properties is an important component of the overall assessment for many Brownfields properties.

The Historical Society is willing to participate in the implementation of the grant in the following ways, including: (a) continued participation on the Brownfields Advisory Committee, (b) assistance with determining the historical significance, if any, of Brownfields properties targeted for acquisition, demolition, and/or redevelopment by the City, and (c) making available historic records that may assist with completion of Phase I environmental sites assessment to be performed at high-priority Brownfields sites targeted for assessment using the USEPA grants. In addition, the Historical Society may document or preserve buildings, structures, or other items of historical significance, as needed for future assessment or redevelopment efforts.

Sincerely,

Traci E Schnell

Traci Schnell
President

7406 Hillcrest Drive
Wauwatosa, WI 53213
www.wauwatosahistoricalsociety.org
(414) 774-8672

CHILDREN'S ENVIRONMENTAL
HEALTH SCIENCES CORE CENTER

THE NATIONAL INSTITUTE OF ENVIRONMENTAL HEALTH SCIENCES

November 9, 2012

Paulette Enders
Director of Economic Development
City of Wauwatosa
7725 West North Avenue
Wauwatosa, WI 53213

Dear Ms. Enders:

This letter is intended to serve as a recommendation and a statement of support for the City of Wauwatosa's application for USEPA Community Wide Brownfield Assessment Grants to be used to provide continued support of the City's efforts to assess and redevelop Brownfield properties. Funds will be used primarily to conduct due diligence investigations (i.e. Phase I and Phase II Environmental Site Assessments) at a variety of targeted sites throughout the City.

Our Center has worked actively with Wauwatosa and other local communities over the years on numerous environmental public health educational and outreach initiatives and we are very interested in partnering on this project. Our Center, and its predecessor, the NIEHS-funded Marine & Freshwater Biomedical Sciences Center, and related schools and research entities (e.g., School of Public Health, School of Freshwater Science, WATER Institute) have led the promotion of environmentally responsible stewardship on campus and in the larger community.

The Children's Environmental Health Sciences Core Center (Center) supports collaborative research among basic and public health investigators in order to understand the development of reproductive and childhood diseases in relation to known or suspected environmental determinants. Investigators convert scientific understanding into effective strategies to prevent environmentally-dependent childhood disease. Additionally, the Center's community outreach arm, which I direct, aims to educate local and regional communities about the burden of environmentally-related reproductive and childhood diseases and effective ways to reduce them. In this capacity, I will serve on the City of Wauwatosa's Brownfields Advisory Committee to assist in the identification and prioritization of target Brownfield properties for assessment under the City's grant.

Our Center stands fully behind the City of Wauwatosa in using environmental health sciences as the foundation of decisions and actions to ensure environmental health of the community. We strongly support the City's efforts at assessing and redeveloping Brownfield properties throughout the community.

Sincerely,

Jeanne B. Hewitt, PhD, RN

Associate Professor
Associate Director, UWM Institute of Environmental Health
Director, Community Outreach and Education Core
UWM Children's Environmental Health Sciences Core Center Lapham Hall 225B
3209 N. Maryland Avenue
Milwaukee, WI 53211
O: 414-229-5463
FAX: 414-229-266email: jbhewitt@uwm.edu

ATTACHMENT D

DOCUMENTATION OF LEVERAGED FUNDS

D1 – Documentation for TIF # 3
D2 – Documentation for TIF # 6
D3 – Documentation for TIF #7
D4 – Documentation for Bike/Ped Plan
D5 – Documentation for WDOT Work in Target Corridors
D6 – Documentation for Zoning Code
D7 – Documentation for Village Corridor Plan
D8 – Documentation for North Avenue Plan
D9 – Documentation for Mayfair Corridor Plan
D10 – Documentation for Capital Improvement Projects

CITY OF WAUWATOSA
Resolution

R-12-173

Attachment D-1
TID #3 Leverage Documentation

By: Budget & Finance

2. Additional improvement of the proposed project area will significa of substantially all of the real property in the proposed district; and

3. The proposed project costs are related directly to eliminating blight and directly serve to rehabilitate the area consistent with the original purpose for the creation of the tax incremental district; and

4. The equalized value of the taxable property in the proposed district plus the equalized value of the taxable property in all exiting TIF districts in the City of Wauwatosa does not exceed 12% of the total equalized value of the taxable property within the City;

BE IT FURTHER RESOLVED THAT the amendment to the project plan for the City of Wauwatosa tax incremental district #3, a copy of which is attached hereto and incorporated herein, is hereby approved.

BE IT FINALLY RESOLVED THAT expenditures proposed in the amended project plan be reimbursed from the budget of tax incremental district #3, and that special assessments shall not be levied against the real property within the district for said purposes.

Passed and Dated OCT 0 2 2012

Carla A. Ledesma

City Clerk

Approved OCT 0 3 2012

Kathleen Ellis

Mayor

6

CITY OF WAUWATOSA
Resolution

R-12-198

By: Budget and Finance

Attachment D-2
TID #6 Leverage
Documentation

WHEREAS, the construction of Discovery Parkway in tax increm
is scheduled to begin in December, 2012; and

WHEREAS, of the estimated $10,415,704.00 project costs, approximately $4,630,433.00 of this must be financed through means of cash-on-hand; and

WHEREAS, the Finance Director has recommended internal financing of this cost via combination of an internal loan from health/life fund and an internal loan from tax incremental finance district #2, as more particularly described in his memorandum of October 26, 2012, and his presentation to the Committee on Budget & Finance at its meeting of October 30, 2012; and

WHEREAS, internal financing of Discovery Parkway construction as described in the Finance Director's memorandum is in the best interests of the City;

NOW, THEREFORE, BE IT RESOLVED THAT appropriate City officials are hereby authorized to provide internal financing for the construction of Discovery Parkway in tax incremental financing district #6 as more fully described in the memorandum and attachments presented by the Finance Director at the meeting of the Committee on Budget and Finance at its October 30, 2012 meeting.

Passed and Dated NOV 06 2012

Carla A. Ledesma

City Clerk

Approved NOV 07 2012

Kathleen Ellis

Mayor

2

CITY OF WAUWATOSA
Resolution

R-12-211

Attachment D-3
TID #7 Leverage
Documentation

By: Budget & Finance

WHEREAS, the City of Wauwatosa (the "City") has determined that th
Incremental Financing is necessary to promote development and redevelopmen

WHEREAS, Tax Incremental District No. 7 (the "District") is proposed to be created by the City in accordance with the provisions and requirements of Wisconsin Statutes Sections 66.1105; and

WHEREAS, the Community Development Authority of the City of Wauwatosa has prepared a project plan that includes:

- A statement listing the kind, number and location of all proposed public works or improvements within the district;
- an economic feasibility study;
- a detailed list of estimated project costs;
- a description of the methods of financing all estimated project costs;
- the time when the related costs or monetary obligations are to be incurred;
- a map showing existing uses and condition of real property in the district;
- a map showing proposed improvements and uses in the district;
- proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
- a list of estimated non-project costs;
- a statement of the proposed method for the relocation of any persons to be displaced;
- an indication as to how creation of the tax incremental district promotes the orderly development of the city/village;
- an analysis of the overlying taxing districts;
- a map showing the district boundaries; and
- an opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

WHEREAS, prior to its publication, a copy of the notice of said hearing was sent to the County Executive of Milwaukee County, the Superintendent of the Wauwatosa School District, the Milwaukee Area Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures of the law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Community Development Authority, on November 1, 2012 held a public hearing concerning the project plan and boundaries and proposed creation of Tax Incremental District No. 7, provided interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Community Development Authority of the City of Wauwatosa adopted, and subsequently recommended approval to the City Council a Project Plan for the District; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Milwaukee County, Wisconsin that:

1. The boundaries of "Tax Incremental District No. 7, City of Wauwatosa" are hereby established as specified in Exhibit A of this resolution.

CITY OF WAUWATOSA
Resolution

R-12-211

By: Budget & Finance

Attachment D-3
TID #7 Leverage
Documentation

2. The District is created effective as of January 1, 2013

3. The Common Council finds and declares that:
   a. Not less than 50% of the area occupied by real property within T[illegible] District No. 7 is suitable for blight and rehabilitation
   b. The improvement of Tax Incremental District No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district
   c. The project costs relate directly to promoting redevelopment and rehabilitation, consistent with the purpose for which the district is created
   d. The equalized value of taxable property of Tax Incremental District No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City
   e. Creation of the District promotes orderly development in the City

4. The Project Plan for "Tax Incremental District No. 7, City of Wauwatosa (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to apply to the Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2013 pursuant to the provisions of Section 66.1105(5)(b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Section 70.45 of the Wisconsin Statutes, those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

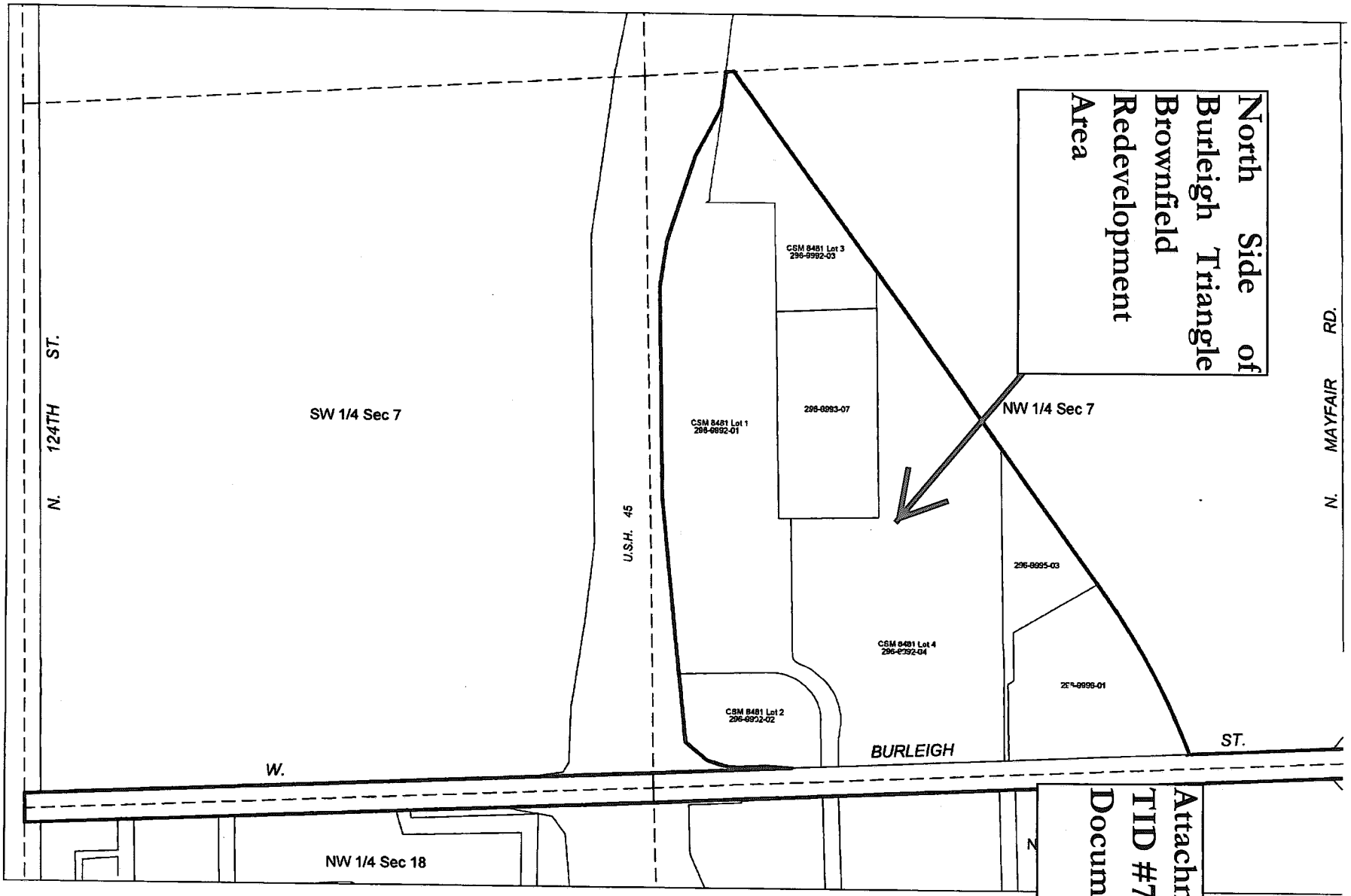
Passed and Dated NOV 20 2012

Carla A. Ledesma

City Clerk

Approved NOV 21 2012

Mayor



Tax Incremental District No. 7

Being a part of Sec. 7 and 18, T7N, R21E

City of Wauwatosa, Milwaukee Co., Wisconsin

Attachment D-3
TID #7 Leverage
Documentation

Scale: 1" =

Attachment D-3
TID #7 Leverage Documentation

Select Pages from
TID#7 Project Plan
Approved 11/21/12

are not limited to, financial consultant fees, attorneys
tracted services related to the District. This shall a
studies, traffic studies, preparation of this Project Plan, financial projections,
project costs, maps, legal services, and other payments made which are

D. Financing Costs:

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

TID NO. 7 - TABLE I
Proposed Project Costs, Public Works and Improvements

	Total Costs	Year 2012	2013	2014	2015-2037
CAPITAL COSTS					
Land & Acquisition					
Land Purchase	200,000		200,000		
On-site Work					
Demolition: Buildings	425,000		425,000		
Demolition: Pavings	274,000		274,000		
Demolition: Sewer	105,300		105,300		
Site Work					
Water main – upgrade to 16" ductile	500,000		500,000		
Curbs, sidewalks, dock paving	50,000		50,000		
Landscaping allowance	150,000		150,000		
Off-Site/ROW Work					
Excavation & Grading	150,000		150,000		
Site utilities	115,000		115,000		
Paving – concrete and asphalt	525,000		525,000		
Curbs and sidewalks	125,000		125,000		
Traffic signals	600,000		600,000		
Street light relocation	80,000		80,000		
Landscaping allowance	50,000		50,000		
Other Improvements					
Utility line burial	1,078,988		1,078,988		
Environmental remediation	500,000		500,000		
Sustainability enhancements	300,000		300,000		
Subtotal	5,228,288		5,228,288		
PRIVATE COSTS					
Developer Loan	2,000,000		2,000,000		
ADMINISTRATIVE COSTS					
	1,248,482	70,000	35,000	35,700	1,107,782
OTHER COSTS					

Select Pages from
TID#7 Project Plan
Approved 11/21/12

Attachment D-3
TID #7 Leverage Documentation

FINANCING COSTS					
Bond issuance costs	26,273				26,273
Bond interest costs	1,172,473				1,172,473
Loan interest costs	1,120,178				1,120,178
TOTAL	10,795,694	70,000	7,263,288	35,700	3,426,706

Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.

City of Wauwatosa 2012 CDBG Program - Proposed Projects

Projected Amount of 2012 CDBG Funds: $1,100,000

Attachment D-4
Bike-Ped Plan Leverage Documentation

ADMINISTRATION & PLANNING - $220,000 maximum due to a 20% spending cap in this category

	2011 Funding	2012 Request	2012 Grant Recommendation	Carryover Funds to Use in 2012
Project Name: **Program Administration**	$ 41,750	-	-	$ 151,750
Description: Provides for costs associated with the administration of the Community Development Block Grant Program, including salaries and fringe benefits, supplies, mailing, and travel expenses. Additionally funds are used to cover planning studies - in 2012 a portion of this funding will be used to complete a bike/ped plan, as identified in the city's Comprehensive Plan.				
Project Name: **Metropolitan Milwaukee Fair Housing Council**	$ 27,555	$ 33,000	$ 33,000	-
Description: The Metropolitan Milwaukee Fair Housing Council is funded by CDBG money to provide fair housing opportunities through its Fair Housing Project (FHP). The FHP is designed to further fair housing and eliminate unfair and illegal discrimination in the sale, renting, financing or insuring of housing. To this end, the fair housing council provides fair housing information, counseling and investigative services and research and technical assistance.				
Notes: The fair housing component is a HUD requirement for each grant year.				
Total Administrative & Planning Requests		$ 33,000	$ 33,000	$ 151,750
Administrative & Planning Allowed Allotment (Based upon a $1,100,000 grant award)		$ 220,000		

Note: Plan does not have separate line item as RFP will not be issued until Winter 2012.

Attachment D-4
Bike-Ped Plan Leverage Documentation

CITY OF WAUWATOSA
7725 WEST NORTH AVENUE
WAUWATOSA, WISCONSIN 53213
Telephone: (414) 479-8917
Fax: (414) 479-8989
Web Site: www.wauwatosa.net

BUDGET & FINANCE COMMITTEE MEETING
Tuesday, October 25, 2011
Committee Room #2

PRESENT: Alds. Walsh, Berdan, Causier, Donegan, McBride – 5

EXCUSED: Alds. Wilson, Ewerdt, Hanson

ALSO PRESENT: J. Archambo, City Administrator; A. Kesner, City Atty.; J. Ruggini, Finance Dir.; B. Porter, Public Works Dir.; S. Miner, City Assessor; B. Lenski, Deputy Assessor; Chief Ugaste, Fire Dept.; J. Ferguson, City Planner; Ald. Jay; Ald. Wilke

Ald. Walsh as chair called the meeting to order at 8:01 p.m.

Review and Approval of 2012 Community Development Block Grant funding levels

The committee reviewed a memo from the City Planner regarding the approval of 2012 Community Development Block Grant Program funding levels.

Ald. Jay asked for consideration to have funding levels for the Senior Center be brought back to last year's levels. She felt that this program was hit extremely hard in decreased funds.

Ald. Wilke encouraged the committee to keep the bike/pedestrian plan in the program as the plan would link neighborhoods together and is good for economic development. The bike path is also a goal of the Energy Committee.

The committee discussed all the programs and felt that each one is a viable and worthy project. It was agreed that the Senior Center got hit hard although all of these program types all got reduced by 16% based upon their requests.

Ald. McBride congratulated the committee and was impressed with the amount of work that went into this proposal. He suggested a few reductions in a few programs in the Public Services category to hold everyone at last year's amounts and some agencies with increases. The Senior Center is the only agency to have a reduction from 2011 so he suggested an increase of $4,940 for that program.

> Moved by Ald. McBride, seconded by Ald. Donegan to recommend taking the Public Services budget separately from the rest of this budget. In order to keep the Senior Center at the same funding level amount of $104,000 from last year, decreases will be taken from ARC of Milwaukee by $3,000 and approximately $2,000 from Tosa Cares while still keeping them at last year's levels -

Ald. Causier commented that her preference would be to not cut the Tosa Cares project as it cares for local residents. She agreed with previous conversation to reduce Elena's House funding by $370 and reducing Interfaith by $500. In order to make the Senior Center whole with the same funding as 2011, an additional

Attachment D-4
Bike-Ped Plan Leverage Documentation

By Budget and Finance Committee

RESOLUTION R-11-162

RESOLUTION

WHEREAS, the estimated amount for the City's Community Development Block Grant (CDBG) allocation for 2012 is $1,100,000; and

WHEREAS, a public hearing was held on October 17, 2011, for the purpose of soliciting public input on the allocation of funds; and

WHEREAS, the City's Community Development Block Grant Committee reviewed the applications and made their recommendations at their meeting on October 17, 2011; and

WHEREAS, these funding recommendations were reviewed and approved with minor revisions by the Budget & Finance Committee on October 25, 2011;

NOW, THEREFORE, BE IT RESOLVED THAT the Common Council of the City of Wauwatosa approves the use of 2012 CDBG funds for the following purposes:

Administration & Planning - $220,000 Max.		**Carry Over**
Administration		$151,750
Metro Fair Housing	33,000	
Total:	**$33,000**	

Portion will be Used for Bike/Ped Plan

Public Services & Community Programs - $165,000 Max.	
Senior Center	105,362
ARC Milwaukee	17,963
Elena's House	12,377
Interfaith	16,496
Tosa Food Pantry	3,314
PEP Program	5,364
Tosa Cares	4,124
Total:	**$165,000**

WISCONSIN
2011 - 2016 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
February 23, 2011 SNAPSHOT

HWY	COUNTY	PROJECT TITLE AND PROJECT LIMITS	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
094	KENOSHA	N-S FREEWAY CORRIDOR PROJECTS	3.23	$3,000,000-$3,999,999	2012	RECST	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
094	KENOSHA	N-S FREEWAY CORRIDOR PROJECTS	0.63	$4,000,000-$4,999,999	13-16	RECST	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
094	KENOSHA	N-S FREEWAY CORRIDOR PROJECTS	0.00	LESS THAN $100,000	13-16	MISC	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
094	KENOSHA	N-S FREEWAY CORRIDOR PROJECTS	0.00	$250,000-$449,999	13-16	MISC	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
094	KENOSHA	N-S FREEWAY CORRIDOR PROJECTS	0.81	$15,000,000 OR GREATER	13-16	RECST	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
094	KENOSHA	N-S FREEWAY CORRIDOR PROJECTS	0.67	$15,000,000 OR GREATER	13-16	RECST	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
	A	N-S FREEWAY CORRIDOR PROJECTS	0.00	$15,000,000 OR GREATER	13-16	RECSTE	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
	A	N-S FREEWAY CORRIDOR PROJECTS	0.00	$14,000,000-$14,999,999	13-16	RECSTE	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
	A	104TH ST, INTERSECTIONS CTH ML & EZ	0.72	$5,000,000-$5,999,999	2011	RECST	STH 165, 104th St, Village of Pleasant Prairie, Intersections of CTH ML & EZ, Reconstruction
	KEE	USH 18, 124TH ST TO MAYFAIR RD	1.13	$7,000,000-$7,999,999	2011	RECST	USH 18, 124TH ST TO MAYFAIR RD, RECONSTRUCT completed
	KEE	JANESVILLE ROAD (STH 24) WAUKESHA CO LN - 108	1.10	$3,000,000-$3,999,999	13-16	RESURF	Pavement Replacement

Attachment D-5
WDOT Leverage
Documentation

WISCONSIN
2011 - 2016 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
February 23, 2011 SNAPSHOT

REGION=Southeast PAGE=24

HWY	COUNTY	PROJECT TITLE AND PROJECT LIMITS	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
038	MILWAUKEE	HOWELL AVE (STH 38) GRANGE TO LAYTON	0.79	$4,000,000-$4,999,999	13-16	RECST	Mill and resurface with curb and gutter
038	MILWAUKEE	HOWELL AVE (STH 38) LAYTON TO HOWARD	1.00	$3,000,000-$3,999,999	13-16	RESURF	Resurface
038	MILWAUKEE	STH 38, RYAN RD TO GRANGE AVE	0.00	$5,000,000-$5,999,999	13-16	RESURF	STH 38, RYAN RD TO GRANGE AVE; RESURFACE PREVENTIVE MAINT.
038	MILWAUKEE	STH 38, W. LAYTON AVE INTERSECTION	0.00	$100,000-$249,999	13-16	MISC	STH 38, W. LAYTON AVE INTERSECTION
041	MILWAUKEE	APPLETON AVENUE STH 190 TO USH 45	3.60	$8,000,000-$8,999,999	13-16	RESURF	Resurface
043	MILWAUKEE	IH 43, URT BRIDGE	0.00	$750,000-$999,999	13-16	BRRHB	IH 43, URT Bridge; Concrete Surface Repairs & Structural Rehabilitation
043	MILWAUKEE	IH 94/43, NATIONAL AVE TO MENOMONEE RVR	0.00	$1,000,000-$1,999,999	13-16	BRRHB	IH 94/43, National Ave. to Menomonee River; Concrete Surface Repairs & Structural Rehabilitation
	AUKEE	N-S FREEWAY CORRIDOR PROJECTS	0.00	$500,000-$749,999	13-16	MISC	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
	AUKEE	N-S FREEWAY CORRIDOR PROJECTS	1.98	$100,000-$249,999	13-16	MISC	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
	AUKEE	IH 894/USH 45, BELTON OVERPASS TO BLUEMOUND R	0.00	$2,000,000-$2,999,999	13-16	RESURF	IH 894/USH 45, BELTON OVERPASS TO BLUEMOUND RD
	AUKEE	LOVERS LANE (USH 45) LOOMIS RD TO COLLEGE AVE	2.96	$15,000,000 OR GREATER	13-16	RECSTE	Reconstruct with additional lanes.
	AUKEE	USH 45 OVER RAWSON AVE	0.26	$8,000,000-$8,999,999	2011	BRRPL	Replacement of the USH 45 bridges over Rawson Avenue.
	AUKEE	USH 45, BLUEMOUND RD TO BURLEIGH ST	0.00	$3,000,000-$3,999,999	13-16	RESURF	USH 45, BLUEMOUND RD TO BURLEIGH ST

Attachment D-5
WDOT Leverage
Documentation

WISCONSIN
2011 - 2016 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
February 23, 2011 SNAPSHOT

HWY	COUNTY	PROJECT TITLE AND PROJECT LIMITS	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
100	MILWAUKEE	RYAN ROAD (STH 100) 27TH ST TO STH 38	1.96	$6,000,000-$6,999,999	13-16	PVRPLA	Pavement Replacement
100	MILWAUKEE	STH 100 WATERTOWN PLANK TO BURLEIGH	2.00	$8,000,000-$8,999,999	13-16	RESURF	Mill and Overlay
100	MILWAUKEE	STH 100, BURLEIGH ST TO SILVER SPRING DR	0.00	$7,000,000-$7,999,999	13-16	RESURF	STH 100, BURLEIGH ST TO SILVER SPRING DR, CITY WAUWATOSA, MILWAUKEE, RESURFACE
100	MILWAUKEE	W BROWN DEER RD (STH 100) W/N 51ST STREET	0.41	$1,000,000-$1,999,999	2011	MISC	W BROWN DEER RD (STH 100) INTERSECT W/ N 51ST STREET (SAFETY HSIP)
119	MILWAUKEE	N-S FREEWAY CORRIDOR PROJECTS	0.00	$15,000,000 OR GREATER	2012	RECST	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
145	MILWAUKEE	FOND DU LAC AVE STREETSCAPE	0.00	$250,000-$449,999	2011	MISC	Amenities to the corridor such as ten-foot sidewalks, hardscape surface such as decorative brick paving, transit shelters, information kiosks, trees, planters, etc.
145	MILWAUKEE	STH 145, VARIOUS BRIDGES	0.00	$12,000,000-$12,999,999	13-16	BRRHB	STH 145, VARIOUS BRIDGES
	AUKEE	W FDL AVE (STH 145) & N SHERMAN BLVD	0.00	LESS THAN $100,000	2012	MISC	W FDL AVE (STH 145) & N SHERMAN BLVD SAFETY HSIP
	AUKEE	W KILBOURN AVE & N 6TH ST INTERSECTION	0.00	LESS THAN $100,000	13-16	MISC	W KILBOURN AVE & N 6TH ST INTERSECTION
	AUKEE	N 76TH ST, CITY OF MILWAUKEE	0.00	$4,000,000-$4,999,999	13-16	RESURF	STH 181, N 76TH ST, CITY OF MILWAUKEE, BRIDGE OVER WEST SILVER SPRING DR, B-40-0146 BRIDGE DECK OVERLAY, RAMP RECONSTRUCTION
	AUKEE	W CAPITOL DR (STH 190) CITY MILWAUKEE	0.00	$2,000,000-$2,999,999	13-16	BRRPL	Bridge replacement
	AUKEE	W CAPITOL DR, MAYFAIR RD TO 84TH ST	2.85	$5,000,000-$5,999,999	13-16	RECST	W CAPITOL DR, MAYFAIR RD TO 84TH ST
	AUKEE	WEST CAPITOL DRIVE	2.85	$5,000,000-$5,999,999	2012	RECST	West Capitol Drive, Reconstruct

Attachment D-5
WDOT Leverage
Documentation

WISCONSIN
2011 - 2016 SIX YEAR HIGHWAY IMPROVEMENT PROGRAM
February 23, 2011 SNAPSHOT

HWY	COUNTY	PROJECT TITLE AND PROJECT LIMITS	MILES	ESTIMATE (RANGE)	YEAR	WORK TYPE	PROJECT DESCRIPTION
241	MILWAUKEE	27TH ST, W. DREXEL AVE. TO COLLEGE AVE.	0.00	$15,000,000 OR GREATER	13-16	RECSTE	27th St, W. Drexel Ave. to College Ave. (CTH ZZ), STH 241, City of Franklin/Oak Creek, Reconstruct with additional lanes
241	MILWAUKEE	S 27TH ST W KK RVR PRKWY TO W HOWARD AVE	0.00	$100,000-$249,999	13-16	MISC	VARIOUS INTERSECTION IMPROVEMENTS
241	MILWAUKEE	STH 241, HOWARD TO W KINNICKINNIC RVR PRKWY	1.02	$5,000,000-$5,999,999	13-16	RECST	Rubblize, overlay
794	MILWAUKEE	IH 794, CARFERRY DR I/C, NB ON RAMP	0.13	$250,000-$449,999	2011	RECST	IH 794, CARFERRY DR I/C, NB ON RAMP
VAR	MILWAUKEE	BAYVIEW BIKEWAY	0.96	$1,000,000-$1,999,999	2011	MISC	Provide a bike facility from Bay View to downtown Milwaukee.
VAR	MILWAUKEE	PAVEMENT REPAIR-3R, VARIOUS LOCATIONS	0.00	$3,000,000-$3,999,999	2011	RESURF	Pavement Repair-3R, Various Locations; Resurfacing
VAR	MILWAUKEE	SIGN BRIDGE REPAIR/REPLACEMENT	0.00	$250,000-$449,999	13-16	MISC	Based upon sign bridge inspections, repair or replace sign bridges at critical locations.
VAR	MILWAUKEE	SIGN BRIDGE REPAIR/REPLACEMENT	0.00	$250,000-$449,999	13-16	MISC	Based upon sign bridge inspections, repair or replace sign bridges at critical locations.
	AUKEE	N-S FREEWAY CORRIDOR PROJECTS	0.00	$100,000-$249,999	2011	MISC	Reconstruction of the interchanges and mainline roadway from the Illinois State Line to the Mitchell Interchange in Milwaukee County.
	AUKEE	WATERTOWN PLANK RD, BRIDGE OVER UNDERWOOD CRE	0.09	$5,000,000-$5,999,999	13-16	BRRHB	WATERTOWN PLANK RD, BRIDGE OVER UNDERWOOD CREEK
	KEE	GREEN BAY AVE (I43-S TOWER DRIVE)	1.31	$13,000,000-$13,999,999	2011	RECST	Reconstruct with added capacity.
	KEE	GREEN BAY AVE (MILWAUKEE RVR OVERFLOW BR-IH 4	0.36	$2,000,000-$2,999,999	2011	RECOND	Rehabilitation
	KEE	IH 43 STH 32 TO N OZAUKEE COUNTY LINE	0.00	$4,000,000-$4,999,999	13-16	BRRHB	REHABILITATE STRUCTURES

Attachment D-5
WDOT Leverage
Documentation

Attachment D-6
Zoning Code Leverage Documentation

By Budget & Finance

RESOLUTION R-10-233

RESOLUTION

WHEREAS, the Community Development Director obtained proposals for the rewriting of the Wauwatosa Zoning Code; and

WHEREAS, Duncan Associates submitted a bid in the best interest of the City in the amount of $99,900.00;

NOW, THEREFORE, BE IT RESOLVED THAT the Community Development Department is hereby authorized to issue a purchase order to Duncan Associates in the amount of $99,900.00 for the rewriting of the Wauwatosa Zoning Code.

Action of the Common Council

Passed and dated DEC 2 1 2010

Susan Van Haven
Dep- City Clerk

Approved DEC 2 2 2010

Mayor

By Budget and Finance Committee

RESOLUTION R-10-046

Attachment D-7
Village Corridor Plan
Leverage Documentation

RESOLUTION

WHEREAS, the Wauwatosa Village Business Improvement District Board has faced a number of issues regarding wayfinding public improvements and other potential changes to the Village area; and

WHEREAS, many of the issues addressed by the Village Improvement District Board require further study by professional planners and the creation of a Village Center/State Street Corridor Plan; and

WHEREAS, 2010 Community Development Block grant (CDBG) Administrative Funds could be made available to fund the cost of preparing the Village Center/State Street Corridor Plan;

NOW, THEREFORE, BE IT RESOLVED THAT 2010 CDBG Administrative Funds in an amount not to exceed $50,000.00 are hereby allocated for purposes of preparing a Village Center/State Street Corridor Plan consistent with the concerns expressed by the Village Business Improvement District Board, which consultant contact shall be awarded and administered by the Department of Community Development, Planning Division.

Action of the Common Council

Passed and dated MAR 1 6 2010

carla A. Ledesma
City Clerk

Approved MAR 1 7 2010

Mayor

By Budget & Finance Committee

Resolution R-10-023

Attachment D-8
North Ave. Corridor Plan
Leverage Documentation

RESOLUTION

WHEREAS, as a CDBG Entitlement Community, the City of Waukesha receives funding from HUD for the purpose of providing programs that benefit low and moderate income individuals; and

WHEREAS, funding for planning studies may be provided from funds set aside to cover administrative expenses related to the CDBG Grant; and; and

WHEREAS, funding for a North Avenue planning study was part of the 2010 annual plan previously approved by the Common Council; and

WHEREAS, staff in the Community Development Department worked with representatives of the North Avenue Alliance and other associated business and neighborhood groups to define the expectations of the group in order to ensure that the final study would provide the desired information and recommendations; and

WHEREAS, an RFP was issued for preparation of the study, twenty-four planning forms responded, and a selection committee identified two of the firms for further interviews; and

WHEREAS, the committee determined that the firm of RDG Planning and Design provided the best blend of planning expertise and knowledge of streetscaping and urban design as well as a very practical approach to creating a successful business corridor, and recommended that firm for the approval of the Common Council;

NOW, THEREFORE, BE IT RESOLVED THAT, appropriate city officials are hereby authorized to retain the firm of RDG Planning and Design for purposes of preparing the North Avenue Corridor Plan, pursuant to the terms of the RFP and the firm's proposal for a cost not to exceed $39,934.00, to be funded with 2010 CDBG administrative funds.

Action of the Common Council

Passed and dated FEB 1 6 2010

Carla A. Ledesma
City Clerk

Approved FEB 1 7 2010

Mayor

By COMMITTEE ON BUDGET AND FINANCE

RESOLUTION R-11-108

Attachment D-9
Mayfair Corridor Plan
Leverage Documentation

RESOLUTION

WHEREAS, the amount for the City's Community Developme
2011 is $1,086,233, which is approximately 16.5% less than the amount estimated in the fall of 2010 for program allocation in 2011; and,

WHEREAS, the 16.5% reduction in funding was applied to all 2011 projects with the exception of the water main project, which has been completed under the anticipated budget; and,

WHEREAS, the surplus funds from the 2011 water main project were divided up and added to projects in the public facilities category;

NOW, THEREFORE BE IT RESOLVED THAT the Common Council of the City of Wauwatosa approves the use of 2011 CDBG funds for the following purposes:

Administration & Planning - $217,245 Max.	
Administration:	$ 41,750
Metro Fair Housing:	$ 27,555
Mayfair Road Corridor Plan	$ 62,625
Total:	$131,930

Note: $63k committed so far. Plan likely to cost ~$100k, so additional funds will be needed

Public Services & Community Programs - $162,930 Max.	
Senior Center:	$104,000
ARC Milwaukee:	$ 17,750
Elena's House:	$ 12,230
Interfaith:	$ 16,300
Tosa Food Pantry:	$ 3,275
PEP Program:	$ 5,300
Tosa Cares	$ 4,075
Total:	$162,930

Public Facilities, Economic Development & Rehabilitation	
Sanitary Sewers in LMI:	$117,850
Water Mains in LMI:	$140,000
Greek Orthodox Manor:	$239,875
Badger Association/Blind	$ 16,000
Lutheran Home	$ 50,000
WEDC:	$227,648
Total:	$791,373

Action of the Common Council

Passed and dated JUL 19 2011

Carla A. Ledesma
City Clerk

Approved JUL 20 2011

Eric Meaux
Acting Mayor

Attachment D-10
CIP Leverage
Documentation

2012 to 2016: CAPITAL IMPROVEMENTS PROGRAM

CITY OF WAUWATOSA, WISCONSIN

CITY OF WAUWATOSA
7725 WEST NORTH AVENUE
WAUWATOSA, WI 53213
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JAMES M. ARCHAMBO
City Administrator

Attachment D-10
CIP Leverage Documentation

November 8, 2011

Mayor Jill Didier
City of Wauwatosa Common Council
City of Wauwatosa
Wauwatosa, Wisconsin

RE: City of Wauwatosa 2012 – 2016 Capital Improvements Program

Dear Mayor & Council Members:

I am pleased to transmit to you the City of Wauwatosa's 2012 - 2016 Capital Improvements Program (CIP).

There are two primary changes in the document that you have before you. The first change is cosmetic but nevertheless important. The second change is more substantive.

First, in terms of cosmetic changes, the format of the CIP has been greatly modified and expanded. The City has had a capital improvements program for decades. In 2012 however, we have worked with staff from Public Works, Finance Department, Water Utility, my office, and others in a collaborative effort to make the document more of a management tool to track, and report on the City's investment in infrastructure, as well as a more user friendly document. This is important so that citizens can more easily pick up the document and readily understand what they are reading.

For 2012 and beyond each capital project will have its own unique tracking number, and will be presented separately in the CIP book. The project request form provides a brief narrative describing the project's scope and timeline. Also presented is a multi-year fiscal picture of projected project costs. For most capital projects the design/build timeline spans more than one budget. In the past it was difficult to discern from the CIP which projects fell into that category. Now, as a project cycles through the five year CIP window, the entire fiscal history of a project will be shown.

All planning, design, and construction costs will be highlighted by year. This methodology should help Council better understand not only the timeline that a project takes to get to construction but also the total cost of a project as they consider it in the early stages.

The multiyear format also applies to the funding sources, elements of investment, and project type. The project request form lists all possible sources of funds by year. This data is important as reports can then be run based on the individual sources of funds.

The second table is a summary analysis that tracks the type of costs incurred by functional category. In this manner the specific project costs for design, land acquisition, and construction can be shown accurately. Finally, in terms of tracking the level of investment in each element of infrastructure, the project type table highlights and summarizes these costs each year the project is active.

In addition to the individual project request forms, each infrastructure element has its own program narrative. It is the intent of these narratives to summarize and put into some context the five year program for the use of Council, staff, and the public who may be reading the City's CIP for the first time. As the CIP matures in its new format over the years , it is staff's intent to use this section to present management benchmarks to track how well the City is doing in its maintenance and capital program in maintaining Wauwatosa's physical assets. There are some examples of this data in the program narratives now but that effort will be expanded in the future.

Attachment D-10
CIP Leverage
Documentation

The second primary change in the CIP is to provide an overall investment benchmark fo the City's infrastructure. This projected level of investment can then be compared to the as established by the State of Good Repair analysis (SOGR). The SOGR is generated a updated annually by the Engineering Division. The methodology is relatively simple. By taking the inventory numbers for each asset (ex. miles of sanitary sewer owned by Wauwatosa) times the current replacement cost (ex. $844,800/mile), and dividing by the projected useful life of the asset (ex. 72 years), a number is generated (ex. $1,771,733 per year) that states what the current investment level in that asset needs to be to maintain it in a state of good repair. It needs to be said that his methodology has some limitations. For example this number refers to simply replacing the asset "in-kind". If the City were to upsize the pipe to handle increased flows then the SOGR number does not sufficiently represent the investment. That being said however, this methodology is still very useful on a broad planning level to generate a report card on how the City is performing in maintaining its infrastructure. The SOGR section of the CIP tracks the five year projected expenditures against the SOGR with the out year costs increased by 4% to account for inflation.

For example the overall SOGR figure for 2012 is $19,338,441. The projected level of expenditure in the 2012 Capital Budget is $20,659,213. As is evident the projected level of expenditure in the CIP is adequate to meet the long term needs of the City.

I cannot end this letter of transmittal without commenting on the overarching focus of this document. While the City is proposing many worthwhile and necessary expenditures over the next five years, the projects with the largest price tags are the ones that are designed to address flooding issues in Wauwatosa. It is no secret that the City has been hard hit by severe and in some cases record breaking rainstorms over the past few years. Study after study has shown that aging and inadequate sewers, both storm and sanitary, must be upgraded and replaced to provide any measure of protection for our residents. Residents at our public information forum held this past August spoke loud and clear that they want the City to take action on this issue. I am pleased to say that the five year document before you sets forth almost a $26,000,000 investment in sanitary sewers alone over the next five years.

In summary, the five year CIP for 2012 - 2016 represents both a cosmetic and a fiscal change in how Wauwatosa approaches Capital Improvement planning. The emphasis is on transparency and achievability as we manage these critical capital projects that will maintain and improve the quality of life for our residents.

As always I welcome your thoughts and input as this document moves toward adoption. I also wish to thank staff from all City departments who have worked together as a team to revise and improve this document for your consideration.

Sincerely

James Archambo
City Administrator

attachment

JMA.dmh

Attachment D-10
CIP Leverage
Documentation

Table of Contents

City of Wauwatosa 2012-2016 Capital Improvements Program

CIP Project No.	Title	Page No.
N/A	City Administrator's Letter of Transmittal	1-2
N/A	Table of Contents	3-6
N/A	Capital Improvement Program 2012-2016-Budget Year Summary.	7
N/A	2012-2016 Capital Projects Summary	8-9
N/A	History of Capital Improvements (2004-2010)	10
N/A	State of Good Repair vs. CIP Investment Narrative	11-12
N/A	State of Good Repair vs. Five Year CIP Tables	13
N/A	State of Good Repair Spreadsheets	14-15
N/A	CIP Narrative -Street Improvements	16-18
N/A	City of Wauwatosa Estimated Assessments per Foot 2012-2016	19
N/A	Map of Five Year CIP Program	20
N/A	Map of Zoo Interchange Schedule of Improvements	21
N/A	Map of 2012-2013 Seal Coating Program	22
1001	2012 Street Repaving Program (Sheet 1 City Program)	23
1002	2012 Street Repaving Program (Sheet 2 Capitol Dr.)	24
1003	2012 Street Repaving Program (Sheet 3 Highway 100)	25
N/A	Listing of Streets to be Paved in 2012	26
1004	Capitol Drive Paving Project	27
1005	Mayfair Rd. Paving	28
1006	2013 Paving Program	29
N/A	Listing of Streets to be Repaved in 2013	30
1007	2014 Paving Program	31
N/A	Listing of Streets to be Repaved in 2014	32
1008	2015 Paving Program	33
N/A	Listing of Streets to be Repaved in 2015	34
1009	2016 Paving Program	35
N/A	Listing of streets to be Repaved in 2016	36
1612-1616	Pavement Repair and Spot Improvements	37

Attachment D-10
CIP Leverage Documentation

N/A	CIP Narrative-Traffic Signals	
N/A	Traffic Signal Index	
2601	Signalized Intersection Improvements	40
N/A	CIP Narrative-Street Lighting	41-42
N/A	Street lighting System Map w/ index of Time Clocks	43-44
2401	Street lighting (Independent of Paving)	45
N/A	CIP Narrative- Sidewalks	46
N/A	Map of 2013-2022 Sidewalk Repair Program	47
2001	Sidewalk Improvement Program	48
N/A	CIP Narrative-Bridges	49-50
N/A	Bridge Sufficiency Rating Index for Wauwatosa	51
N/A	Photo of North Ave Span	52
2201	North Ave. Bridge Design and Repairs	53
2202	Harmonee Bridge Repainting and Repairs	54
2203	Bridge Spot Repair	55
N/A	CIP Program Narrative- Sanitary Sewers	56-57
N/A	I/I Status Map	58
3001	Watertown Plank North Sanitary Improvements	59
3002	Ruby Area Sanitary- Phase II	60
3003	Ravenswood Area Storm and Sanitary Improvements	61
3004	Pump Station Improvements	62
3005	Tosa East Sanitary and Storm Improvements	63
3006	City Hall South Sanitary Sewer Improvements	64
3007	68th and Wisconsin Sanitary improvements	65
N/A	CIP Narrative-Storm Sewers	66-67
N/A	Map of Milwaukee County Grounds Flood Management Project	68
4001	Meinecke Ave Sewer Improvements	69
N/A	Map of Meinecke Ave Project Area	70
4002	Courtland Ave.Storm Sewer Improvements	71
N/A	Map of Courtland Ave Storm Sewer Project	72
4003	Ruby Storm Sewer Improvements	73
N/A	Map of Ruby Storm Sewer Improvements	74

4004	Hillside Lane Storm and Sanitary Improvements	75
N/A	CIP Narrative-Water Utility	76
N/A	Wauwatosa Water Utility Annual Pumpage Totals	
5001	Paint Glenview Water Tower	
N/A	Photo of Glenview Water tower	
5002	Renovate Blanchard Pumping Station	80
5003	Automatic Meter Reading	81
5004	Replace Potter Rd. Generator	82
5005	Sunset Court Main Replacement	83
N/A	CIP Narrative-Tax Increment Financing Districts	84-85
7001	TIF 6 UWM Grounds	86
7002	TIF 2 Paving and Utility Improvements	87
N/A	CIP Narrative- Structures and Equipment	88-89
6001	Roof Replacement -Municipal Complex	90
6002	Replace Boilers-Municipal Complex	91
6003	Replace Rooftop Unit #1-Municipal Complex	92
6201	Overhead Door Replacement	93
6202	Remodel Offices at Public Works	94
6203	Replace Trench Drains	95
6204	Remodel Women's Bathroom Facilities	96
6205	Re-roof Salt shed	97
6206	Install Kitchenette/Remodel Lunchroom	98
6207	Resurface Concrete Floor at Public Works Facility	99
6208	Remodel Shower Stalls at the Public Works Facility	100
6209	Replace doors at the Public Works Facility	101
6210	Rebuild Transfer Station	102
6211	Upgrade Fueling Facility	103
6401	Police Dept. -Replace Back up Generator	104
6601	Ambulance Replacement	105
6602	Command Vehicle Replacement	106
6603	Replacement of Fire Engines	107
6604	Replacement of Bathrooms at Station #3	108

Attachment D-10
CIP Leverage Documentation

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PRO
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Mayfair Road Paving
Project No.:	1005

PROJECT DESCRIPTION

Justification:
This project involves the 2013 resurfacing of Highway 100 (Mayfair Rd.) from Burleigh to Hampton. The primary city cost component is to replace the lighting with LED fixtures. Also included are minor sidewalk and curb repairs.

Year of Construction: 2012-2013 Expected Life of Item/Project: 40 years

Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue	$ 540,750	$ 250,000				$ 790,750
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates						$ -
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ 540,750	$ 250,000	$ -	$ -	$ -	$ 790,750

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design in-house	$ 25,750					$ 25,750
Design -other						
Land Acquisition						$ -
Construction	$ 515,000	$ 250,000				$ 765,000
Other						$ -
Total	$ 540,750	$ 250,000	$ -	$ -	$ -	$ 790,750

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation	$ 540,750	$ 250,000				$ 790,750
Sanitary Sewers						$ -
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 540,750	$ 250,000	$ -	$ -	$ -	$ 790,750

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGR
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	2012 Street Repaving Program (Page 3 of 3)
Project No.:	1003

PROJECT DESCRIPTION

Justification:
The repaving of Highway 100 from Walnut to Burleigh is a DOT project planned for 2012. The project includes repaving, turn lane extensions, sidewalk repairs, lighting replacement with LED fixtures, and utility work. Primarily necessary utility work involves lowering the city owned watermain beneath the Highway 45 overpass. Sanitary sewer repairs are scheduled for late 2011/early 2012.

Request made by: 2012 Expected Life of Item/Project: 40 years

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue	$ 600,000	$ -	$ -	$ -	$ -	$ 600,000
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates						$ -
Amortization Fund						$ -
Water Utility	$ 1,099,750					$ 1,099,750
Surplus						$ -
Total	$ 1,699,750	$ -	$ -	$ -	$ -	$ 1,699,750

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - In-house		$ -	$ -	$ -	$ -	$ -
Design - Other						
Land Acquisition						$ -
Construction	$ 1,699,750					$ 1,699,750
Other						$ -
Total	$ 1,699,750	$ -	$ -	$ -	$ -	$ 1,699,750

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation	$ 600,000					$ 600,000
Sanitary Sewers						$ -
Storm Sewers						$ -
Water	$ 1,099,750					$ 1,099,750
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 1,699,750	$ -	$ -	$ -	$ -	$ 1,699,750

Attachment D-10
CIP Leverage
Documentation

CAPITAL IMPROVEMENTS PROGRAM
NARRATIVE

SANITARY SEWERS

Overview: A major focus of the 2012 – 2016 CIP is to mitigate basement flooding in the City of Wauwatosa. The City has been hit with several severe flooding events in the past three years that have been traumatic for residents who have suffered through many episodes of basement flooding.

Narrative: To address the basement flooding problem in Wauwatosa, there are no easy, quick, or cheap answers. The reality is that the sanitary sewer system in the City is nearing the end of its useful life. Study after study have shown that many of the public sewers in Wauwatosa are generally well maintained but after 70 - 80 years of service are in need of repairs, rehabilitation, or in some cases replacement with larger sewers. These same studies have shown that merely targeting the public sewer system for upgrades will not address the basement flooding problem. To be able to significantly reduce the incidence of basement flooding, the City's program must target Infiltration/Inflow (I/I) from private sources. To that end, as of this writing, in the fall of 2011 the City is exploring policy options regarding the adoption of a Private Property I/I remediation program. This program would allow the City to do work on private property to reduce the 70% - 80% of I/I that originates from private property sources. Examples of private property sources include improperly connected sump pumps, foundation drains connected to the sanitary sewer system, yard drains, and leaking private laterals.

In an effort to get a handle on the problem, the City has retained a number of consultants to study wet weather flow characteristics of Wauwatosa's sanitary sewer system. The focus of the study areas are the sections of the City that have experienced the highest level of basement back-ups. The reports are in, and the results are known. As of this writing (fall 2011) design work is underway on several projects to remediate I/I in these areas. It must be noted however, that a policy direction to address private property I/I is a critical component of the solution. That effort is still a work in progress. A major goal for the remainder of 2011 and into the first quarter of 2012 is to finalize a comprehensive policy regarding private property I/I removal.

In addition to the policy effort underway to address private property I/I, the City has planned a total of $29 million dollars of work in the 2012 - 2016 CIP to repair and/or replace sewers in the City. While this is a huge number, it pales in comparison to the need for funding to address the basement backup issue. Estimates for the areas already under study show that upwards of $50 million dollars of repairs is on the horizon. The attached map, showing which areas of the City have been studied to date, indicates that there are many more areas in the City that have not yet been studied to determine the scope of the problem.

Specific projects that are in the 2012 - 2016 CIP include the East Tosa neighborhood, Watertown Plank Road north and south, City Hall south to State Street, Ravenswood,

work in the Meinecke area in conjunction with the storm sewer project, a sewers in the Ruby neighborhood.

In addition to the programmatic work detailed above, the City is proposing a lateral lining pilot program for 2012. Funded out of the operating budget, this program will be designed to test whether or not targeted lateral lining is an effective methodology in reducing I/I. Using the targeted approach will allow capital dollars to be focused on those laterals, that through rainfall testing, have been shown to leak most heavily. By repairing or replacing those laterals first, the question is whether or not that is an effective approach that significantly reduces I/I. If it is shown to be effective, then funding can be focused on the "worst first". If testing shows that by targeting lateral repairs in this method the I/I simply migrates to another lateral that was not formerly leaking, then it is obvious that a comprehensive approach is required that will reline all the laterals in a neighborhood, not just the ones that showed the highest level of leakage during rainfall simulation testing. This finding would require the City to take the approach that all laterals in a given area must be lined at once to achieve the desired result of reduced wet weather flows. This data is crucial to the success of the City's efforts to reduce basement flooding during heavy rainfall events.

The tables below demonstrate that despite ongoing maintenance to keep the system clear, the number of calls and blockages continue to increase. While weather is a significant variable impacting the number of blockages, these figures are also an indicator of a system that requires significant investment.

Year	*No. of Feet Cleaned*	*% of System*
2005	418,000	52.4%
2006	319,500	40.0%
2007	336,900	42.0%
2008	385,841	48.4%
2009	306,407	37.4%
2010	367,572	46.11%

Year	*No. Sanitary Sewer Calls*	*No. of Times Public Sewer Blocked*
2005	136	5
2006	158	13
2007	191	21
2008	631	18
2009	274	22
2010	497	44*

* Heavy rainfalls of July 2010

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Watertown Plank North Sanitary Improvments
Project No.:	3001

PROJECT DESCRIPTION

Justification:
To address serious basement flooding issues in this neighborhood, the city hired the consulting team of Graef and R.A. Smith to undertake a comprehensive analysis of the sanitary sewers in this area. Extensive clearwater inflow and infiltration into the sanitary system was found during rainfall simulation testing. To address this situation the consultant is recommending reducing clearwater entry into the public sewers and upsizing sewers along with modifications to the bypass pump stations serving this section of Wauwatosa. This work will be completed over two years

Year of Construction: 2013-2014 Expected Life of Item/Project: 72 years
Request made by: Engineering

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue	$ -	$ -	$ -			$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ 50,000	$ 2,200,000	$ 2,200,000			$ 4,450,000
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ 50,000	$ 2,200,000	$ 2,200,000	$ -	$ -	$ 4,450,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other	$ 50,000					$ 50,000
Land Acquisition						$ -
Construction		$ 2,200,000	$ 2,200,000			$ 4,400,000
Other						$ -
Total	$ 50,000	$ 2,200,000	$ 2,200,000	$ -	$ -	$ 4,450,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ 50,000	$ 2,200,000	$ 2,200,000			$ 4,450,000
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 50,000	$ 2,200,000	$ 2,200,000	$ -	$ -	$ 4,450,000

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Ruby Area Sanitary Phase II
Project No.:	3002

PROJECT DESCRIPTION

Justification:
This project will line the remaining sanitary sewers in the area of the Ruby Ave. project that is currently under construction. By lining the remaining public sewers that were not replaced in 2011, additional I/I will be removed which will help further reduce the frequency and severity of basement backups during heavy storms. The sewers to be lined are in the area of Congress to Hampton, and 100th Street to 110th Street. Engineering for this project will be done by in-house staff.

Year of Construction: 2013 Expected Life of Item/Project: 72 years

Request made by: Engineering

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue						$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ 10,000	$ 500,000				$ 510,000
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ 10,000	$ 500,000	$ -	$ -	$ -	$ 510,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house	$ 10,000					$ 10,000
Design - other						
Land Acquisition						$ -
Construction		$ 500,000				$ 500,000
Other						$ -
Total	$ 10,000	$ 500,000	$ -	$ -	$ -	$ 510,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ 10,000	$ 500,000				$ 510,000
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 10,000	$ 500,000	$ -	$ -	$ -	$ 510,000

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Ravenswood Area Sanitary and Storm Improvements
Project No.:	3003

PROJECT DESCRIPTION

Justification:

The Ravenswood area of the City is one of those neighborhoods that has been targeted for study to determine the cause of extensive basement flooding during heavy storms. Based on an analysis done by R.A. Smith Company extensive lining and replacement of existing infrastructure is proposed. The portion of the project along Glenview Ave. will be completed in 2013 along with DOT's planned work. The balance of the work in the Ravenswood neighborhood will be done in 2014.

Year of Construction: 2013-2014 Expected Life of Item/Project: 72 years

Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue						$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ 130,000	$ 650,000	$ 650,000			$ 1,430,000
Amortization Fund						$ -
Water Utility	$ 115,600	$ 578,000	$ 578,000			$ 1,271,600
Surplus						$ -
Total	$ 245,600	$ 1,228,000	$ 1,228,000	$ -	$ -	$ 2,701,600

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other	$ 245,600					$ 245,600
Land Acquisition						$ -
Construction		$ 1,228,000	$ 1,228,000			$ 2,456,000
Other						$ -
Total	$ 245,600	$ 1,228,000	$ 1,228,000	$ -	$ -	$ 2,701,600

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ 125,000	$ 625,000	$ 625,000			$ 1,375,000
Storm Sewers	$ 5,000	$ 25,000	$ 25,000			$ 55,000
Water	$ 115,600	$ 578,000	$ 578,000			$ 1,271,600
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 245,600	$ 1,228,000	$ 1,228,000	$ -	$ -	$ 2,701,600

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGR
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Pump Stations Improvements
Project No.:	3004

PROJECT DESCRIPTION

Justification:

The City of Wauwatosa has seven bypass pumping stations that are designed to turn on when sanitary sewers are surcharged but before basement flooding begins. This project would install telemetry on these seven stations such that an operator or on duty personnel could monitor the status of the station from a desk top back at the yard. As it stands now Public Works staff must go out and physically turn on four of the seven stations. The other three come on automatically.

Year of Construction: 2013 Expected Life of Item/Project: 20 years

Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue						$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ 20,000	$ 750,000				$ 770,000
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ 20,000	$ 750,000	$ -	$ -	$ -	$ 770,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other	$ 20,000					$ 20,000
Land Acquisition						$ -
Construction		$ 750,000				$ 750,000
Other	$ -					$ -
Total	$ 20,000	$ 750,000	$ -	$ -	$ -	$ 770,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ 20,000	$ 750,000				$ 770,000
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 20,000	$ 750,000	$ -	$ -	$ -	$ 770,000

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Tosa East Utility Improvements and Flood Relief
Project No.:	3005

PROJECT DESCRIPTION

Justification:

One of the areas of the City having a high incidence of basement back ups is the Tosa East neighborhood. To address this issue the City retained the firm of Brown and Caldwell. Based on the results there is heavy leakage of clearwater into the sanitary system. Some combination of I/I reduction, sewer upsizing, in line storage, or bypass pumping will be required to measurably reduce the severity and frequency of basement flooding. Moreover at the same time this neighborhood sees significant street ponding issues as well. The Schoonmaker Creek watershed that runs through Tosa East is being studied by RA Smith and it is likely that significant storm sewer improvements will have to be done in concert with planned sanitary upgrading. Sanitary sewer improvements estimated at $40 mil to $80 mil. Storm improvements estimated at $50 mil to $75 mil. Additional discussion will be forthcoming regarding establishing time frame for construction. At construction expenditures shown below construction will take approximately 30 to 52 years to complete.

Year of Construction: 2012 - TBD Expected Life of Item/Project: 72 years

Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue	$ -	$ -	$ -	$ -	$ -	$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ 89,286	$ 1,047,619	$ 2,250,000	$ 2,619,048	$ 2,988,095	$ 8,994,048
Amortization Fund						$ -
Water Utility	$ 35,714	$ 502,381	$ 1,100,000	$ 1,280,952	$ 1,461,905	$ 4,380,952
Surplus						$ -
Total	$ 125,000	$ 1,550,000	$ 3,350,000	$ 3,900,000	$ 4,450,000	$ 13,375,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other	$ 125,000	$ 300,000	$ 350,000	$ 400,000	$ 450,000	$ 1,625,000
Land Acquisition						$ -
Construction		$ 1,250,000	$ 3,000,000	$ 3,500,000	$ 4,000,000	$ 11,750,000
Other						$ -
Total	$ 125,000	$ 1,550,000	$ 3,350,000	$ 3,900,000	$ 4,450,000	$ 13,375,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ 44,643	$ 523,810	$ 1,125,000	$ 1,309,524	$ 1,494,048	$ 4,497,024
Storm Sewers	$ 44,643	$ 523,810	$ 1,125,000	$ 1,309,524	$ 1,494,048	$ 4,497,024
Water	$ 35,714	$ 502,381	$ 1,100,000	$ 1,280,952	$ 1,461,905	$ 4,380,952
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 125,000	$ 1,550,000	$ 3,350,000	$ 3,900,000	$ 4,450,000	$ 13,375,000

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	City Hall South Sanitary Sewer Improvements
Project No.:	3006

PROJECT DESCRIPTION

Justification:
Currently the firm of Brown and Caldwell is studying the section of the City known as sewershed WA 4003. This area is best described as south of City Hall to State Street. There have been signifigant reports of basement flooding in this area of the City, and the study will determine the cause of the excess water entering the system. At this time rehabilitation costs are unknown however a figure of $1,000,000 per year has been added to the five year plan through 2016 in anticipation that given the age of the system, and the results in other studies in systems of similiar age and construction practices, substantial dollars will be necessary to combat the basement flooding problem.

Year of Construction: 2014-2016+ Expected Life of Item/Project: 72 years
Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue		$ -	$ -	$ -	$ -	$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates		$ 200,000	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ 3,500,000
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ -	$ 200,000	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ 3,500,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other		$ 200,000	$ 100,000	$ 100,000	$ 100,000	$ 500,000
Land Acquisition						$ -
Construction			$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 3,000,000
Other						$ -
Total	$ -	$ 200,000	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ 3,500,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers		$ 200,000	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ 3,500,000
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ -	$ 200,000	$ 1,100,000	$ 1,100,000	$ 1,100,000	$ 3,500,000

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	68th and Wisconsin Area Sanitary Improvements
Project No.:	3007

PROJECT DESCRIPTION

Justification:
This area of Wauwatosa has suffered from basement flooding problems in the past during heavy rainfall events. Studies have shown that excess clearwater is entering the sanitary sewer system. This project will address the problem.

Year of Construction: 2014 Expected Life of Item/Project: 72 years

Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue	$ -	$ -	$ -	$ -	$ -	$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ -	$ 100,000	$ 1,000,000			$ 1,100,000
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ -	$ 100,000	$ 1,000,000	$ -	$ -	$ 1,100,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other		$ 100,000				$ 100,000
Land Acquisition						$ -
Construction			$ 1,000,000			$ 1,000,000
Other						$ -
Total	$ -	$ 100,000	$ 1,000,000	$ -	$ -	$ 1,100,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ -	$ 100,000	$ 1,000,000			$ 1,100,000
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ -	$ 100,000	$ 1,000,000	$ -	$ -	$ 1,100,000

Attachment D-10
CIP Leverage
Documentation

CAPITAL IMPROVEMENTS PROGRAM
NARRATIVE

STORM SEWERS

Overview: Over the past several years the City of Wauwatosa has been hit with many heavy, intense storms that have caused widespread flooding problems. Given the opinion of many climatologists that this type of storm will become more frequent in the future, how to address this problem is all the more cause for concern.

Narrative: To address these concerns several actions have been taken. First, on a regional level, MMSD has recently completed the construction of a major flood control reservoir along the Menomonee River/Underwood Creek watershed. Put into service in 2011, this reservoir will hold approximately 315 million gallons of storm water. It is designed to protect downstream areas of Wauwatosa during the 100 year flood. Built on a 91 acre parcel, the basin itself covers approximately 65 acres. During extreme storms the basin can fill to capacity in 4 hours, and take 4 days to release the storm water back into the river system in a controlled manner. This project cost 95 million dollars and will be money well spent the next time significant rainfall hits the region. A map of the facility follows this narrative.

Secondly, the City has initiated several projects that are designed to address long standing street flooding problems. Currently (Fall 2011) under construction is the Mountain/ Alta Vista project that was an area hard hit by street flooding in the last set of storms in July of 2010. Scheduled for completion late in 2011, this work will provide a greater level of protection for these residents.

Under design as of this writing in the fall of 2011 are several additional projects that will address the same street ponding issue in other areas of Wauwatosa. The Meinecke project, estimated to cost in the neighborhood of $8,000,000, will relieve street flooding in one area of the City where homes have suffered structural damage, and basement flooding. Replacement of storm sewer with upsized pipe will improve the level of protection for these homeowners. While the area is under construction, the City will also be replacing other utilities such as the sanitary sewer and water lines so that when complete, the neighborhood should not see construction again for many years. To complete this project an easement from Milwaukee County is required to access the river and cross Menomonee River Parkway. In lieu of cash payments for this easement the City and the Milwaukee County Parks Department have agreed that Wauwatosa will install asphalt on the bike path along the Parkway from 91st Street to Swan Boulevard. In addition the City will completely resurface this section of Menomonee River Parkway between 90th Street and Swan Boulevard. Upon receipt of easements the project should be ready for bidding in the first quarter of 2012 with construction likely continuing until 2013.

Another major storm sewer related project planned for 2012 is the installation of a new storm sewer on 100th Street south of Ruby Avenue to Grantosa Creek. This project will

extend into the City of Milwaukee and will require their permission to insta on their property. This project, along with the sewer improvements along currently in progress and expected to be complete by the end of 2011, will provide major flooding relief to the Ruby neighborhood that has been the site of extensive flooding in the past. A new box culvert type sewer will connect to the existing system on Ruby Avenue.

The third major flood relief project planned for 2012 is the Courtland Avenue Storm Sewer project that will extend west along Courtland Avenue to a point where it will cross Mayfair Road and empty into the Menomonee River. The existing 54" pipe will be supplemented with another 54" pipe. This project is set for bidding in the fall of 2011, pending an easement from the Milwaukee County Parks Department to gain access to the Menomonee River across Highway 100.

The Schoonmaker Creek watershed study is nearing completion. The results will be presented to Council in 2012. A major staff effort will be undertaken to coordinate planned storm water, sanitary sewer, and water main improvements in the East Tosa neighborhood.

Planned in the out years of the CIP are projects to be constructed in conjunction with the annual paving program. These projects include repairs to existing pipes, and structures, repairs to inlets and in some cases, installation of storm sewers at the right of way line that are meant to collect water from sump pumps, and/or disconnected footing tiles.

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Meinecke Avenue Neighborhood Sewer Improvments and Flood Relief
Project No.:	4001

PROJECT DESCRIPTION

Justification:

The Meinecke Ave. project is a multi year project to address serious street flooding, and basement flooding issues in this neighborhood. Design work began in 2010, and should be completed in 2011. It is planned to bid out this project in the first quarter of 2012. Construction will likely span 2012 and 2013. Bonding from the 2011,2012, and 2013 issues will be necessary to complete this project. In aggregate, the total cost of this project will be around $9.21 milion. For that amount of money a new stormwater outfall to the Menomonee River will be installed, and new, upsized sanitary sewers will go in concurrently. Water main replacement and comprehensive street repairs are planned as well.

Year of Construction: 2012-2013 Expected Life of Item/Project: 72 years

Request made by: Engineering

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue	$ -	$ -	$ -	$ -	$ -	$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ 3,300,000	$ 2,200,000	$ -	$ -	$ -	$ 5,500,000
Amortization Fund						$ -
Water Utility	$ 1,210,000					$ 1,210,000
Surplus						$ -
Total	$ 4,510,000	$ 2,200,000	$ -	$ -	$ -	$ 6,710,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other						
Land Acquisition						$ -
Construction	$ 4,100,000	$ 2,000,000				$ 6,100,000
Other	$ 410,000	$ 200,000				$ 610,000
Total	$ 4,510,000	$ 2,200,000	$ -	$ -	$ -	$ 6,710,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ 1,100,000	$ 825,000				$ 1,925,000
Storm Sewers	$ 2,200,000	$ 1,375,000				$ 3,575,000
Water	$ 1,210,000					$ 1,210,000
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 4,510,000	$ 2,200,000	$ -	$ -	$ -	$ 6,710,000

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRAM
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Courtland Storm Sewer Improvements
Project No.:	4002

PROJECT DESCRIPTION

Justification:

The storm sewer project on Courtland carries stormwater from the neighborhood west to the Menomonee River across Highway 100. An easement from Milwaukee County is required to gain access to the river. The sewer will run along Courtland west from 110th street to the river. The existing 54" pipe will be supplemented with another 54" pipe to move the stormwater out of the neighborhood and provide much needed flood relief. Total project cost is $1,050,000 and is included in the 2011 CIP and Bond Issue.

Year of Construction: 2012 Expected Life of Item/Project: 72 years

Request made by: Engineering

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue						$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ -					$ -
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other						
Land Acquisition						$ -
Construction	$ -					$ -
Other						$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers						$ -
Storm Sewers	$ -					$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ -	$ -	$ -	$ -	$ -	$ -

Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Ruby Area Stormwater Improvements and Flood Relief
Project No.:	4003

PROJECT DESCRIPTION

Justification:

This project will install extensive box culverts in 100th street from Ruby Ave south to Grantosa Drive. By doing so it will provide additional flooding relief to the Ruby neighborhood that has been hard hit by flooding problems in the past few years. An easement from Milwaukee County is required to access Grantosa creek. Total project cost is estimated to be $3.5 million of which $2.5 million is included in the 2011 CIP and Bond Issue.

Year of Construction: 2012 Expected Life of Item/Project: 72 years

Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue						$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates	$ 1,000,000					$ 1,000,000
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other						
Land Acquisition						$ -
Construction	$ 1,000,000					$ 1,000,000
Other						$ -
Total	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers	$ 1,000,000					$ 1,000,000
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ 1,000,000	$ -	$ -	$ -	$ -	$ 1,000,000

Attachment D-10
CIP Leverage Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGRA
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	Hillside Lane Area Storm and Sanitary Improvements
Project No.:	4004

PROJECT DESCRIPTION

Justification:
Inspection of the city storm sewer have shown that there is severe root intrusion in the storm sewer, which has contributed to street flooding on Hillside Lane. The storm sewer will be replaced from Hillside Lane to the Menomonee River. There is a capacity issue in the sanitary sewer system that also needs to be addressed.

Year of Construction: 2015 Expected Life of Item/Project: 72 years
Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue						$ -
Special Assessment						$ -
TIF						$ -
CDBG						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates		$ -	$ 90,000	$ 750,000		$ 840,000
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ -	$ -	$ 90,000	$ 750,000	$ -	$ 840,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house		$ -	$ 90,000	$ 750,000		$ 840,000
Design - other						$ -
Land Acquisition						$ -
Construction						$ -
Other						$ -
Total	$ -	$ -	$ 90,000	$ 750,000	$ -	$ 840,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers			$ 50,000	$ 500,000		$ 550,000
Storm Sewers			$ 40,000	$ 250,000		$ 290,000
Water						$ -
Structures & Equip.						$ -
TIF						$ -
Parks						$ -
Other						$ -
Total	$ -	$ -	$ 90,000	$ 750,000	$ -	$ 840,000

Attachment D-10
CIP Leverage
Documentation

CAPITAL IMPROVEMENTS PROGRAM
NARRATIVE

TAX INCREMENT FINANCING DISTRICTS

Overview: Tax increment financing (TIF) districts are an important economic development tool. They allow the City to utilize property tax revenue for public infrastructure improvements that stimulate economic development. Currently the City maintains five TIF districts These include:

TIF District #2 – Milwaukee County Research Park established in 1994
TIF District #3 – State Street established in 2000
TIF District #4 – Former Camelot Site created in 2002
TIF District #5 – Mayfair Medical
TIF District #6 – UW-M Innovation Park (a portion of TIF 6 overlaps TIF 2)

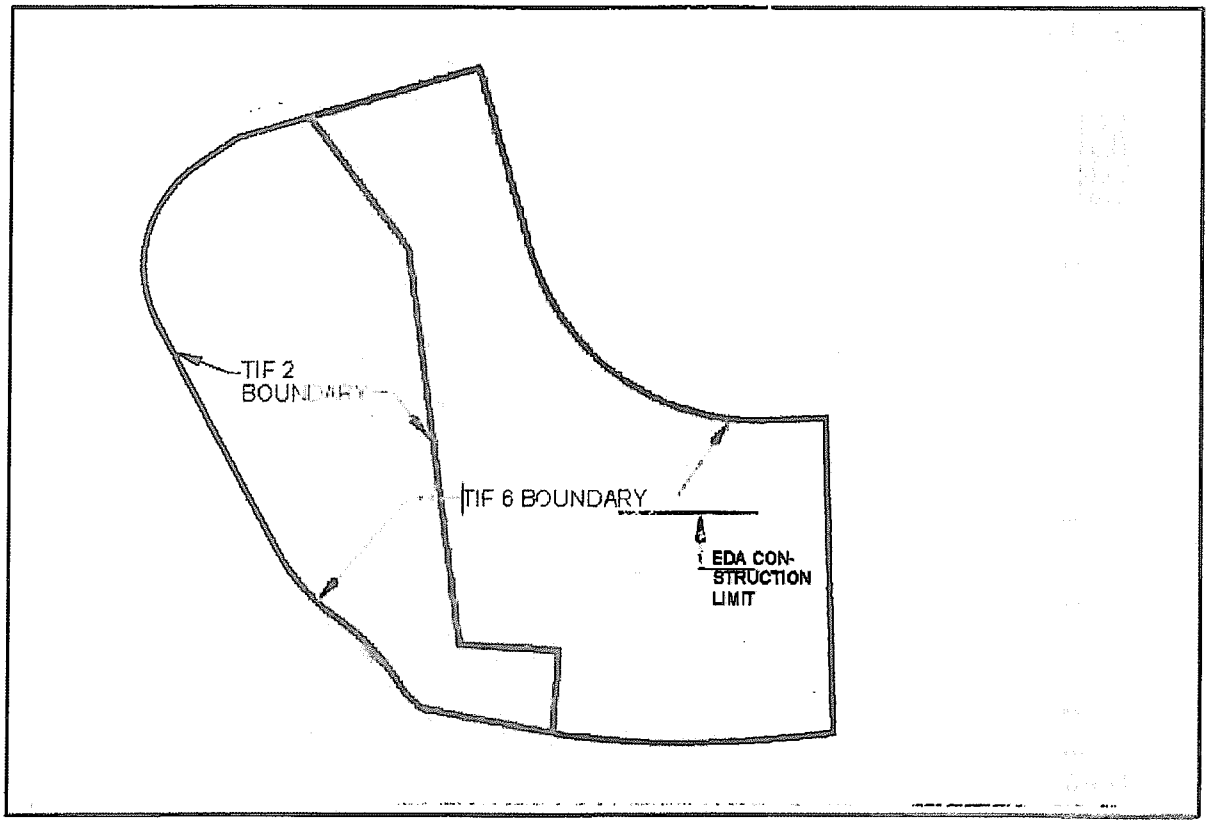
Narrative: The 2012-2016 plan focuses on capital improvements in TIF 2 and TIF 6. These include projects required to finalize the infrastructure necessary for the long-term success of the Research Park and projects necessary for the development of the University of Wisconsin Milwaukee Innovation Park. Since TIF 2 and TIF 6 overlap in a portion of the the Innovation Park site, costs attributable to the overlap area can be borne by either TIF.

Research Park Projects
The majority of these items will be completed in 2011 and no additional funding is requested in the 2012-2016 Capital Improvement Plan. Projects include minor pavement repairs, minor forestry work, sewer cleaning and water main improvements. Additional infrastructure work will be performed along Watertown Plank Road as part of the Zoo Interchange project but no local funding is expected to be needed at this time.

Innovation Park Projects
The current design for Innovation Park, located east of Swan Boulevard and north of Watertown Plank on the former County Grounds (see map below) requires $10.4 million of road, water, sanitary and storm water improvements as well as site grading necessary to facilitate construction of the Accelerator building, planned residential and anticipated institutional developments. This does not yet include costs for bringing water to the site or any costs associated with WE Energy utility relocations. Only $4 million is budgeted in the capital improvement plan because sufficient budget authority exists from prior capital budgets. However, the entire $10.4 million must still be financed using existing funds from TIF 2 and bond proceeds to be funded through the TIF 6 increment.

Attachment D-10
CIP Leverage
Documentation

Depending on Federal approval of the final plan, it is anticipated construc infrastructure associated with the Accelerator will be complete by 1/1/2013 and infrastructure associated with the residential development on the northwest quadrant of the site will be completed by 1/1/2014 with future work dependent on future development agreements.



Attachment D-10
CIP Leverage
Documentation

CITY OF WAUWATOSA CAPITAL IMPROVEMENTS PROGR
PROJECT REQUEST FORM

IDENTIFICATION

Project Title:	TIF 6 - UWM Grounds
Project No.:	7001

PROJECT DESCRIPTION

Justification:

The current design for Innovation Park, located east of Swan Boulevard and north of Watertown Plank on the former County Grounds requires $10.4 million of road, water, sanitary and storm water improvements as well as site grading necessary to facilitate construction of the Accelerator building, planned residential and anticipated institutional developments. This does not yet include costs for bringing water to the site or any costs associated with WE Energy utility relocations. Only $4 million is budgeted in the capital improvements plan because sufficient budget authority exits from prior capital budgets and will be carried over. However, the entire project must still be financed using existing funds from TIF 2 and bond proceeds to be funded through the TIF 6 increment.

Year of Construction: 2012-2015 Expected Life of Item/Project:

Request made by:

DEPARTMENT COST SUMMARY

Source of Funds	2012	2013	2014	2015	2016	Total
Bond Issue						$ -
Special Assessment						$ -
TIF	$ 2,000,000	$ 2,000,000				$ 4,000,000
CDBC						$ -
Grants//Shared Costs						$ -
Other Funds						$ -
Sewer Rates						$ -
Amortization Fund						$ -
Water Utility						$ -
Surplus						$ -
Total	$ 2,000,000	$ 2,000,000	$ -	$ -	$ -	$ 4,000,000

COST ANALYSIS

Estimated Cash Flows

Components	2012	2013	2014	2015	2016	Total
Design - in house						$ -
Design - other						
Land Acquisition						$ -
Construction	$ 2,000,000	$ 2,000,000				$ 4,000,000
Other						$ -
Total	$ 2,000,000	$ 2,000,000	$ -	$ -	$ -	$ 4,000,000

PROJECT TYPE

	2012	2013	2014	2015	2016	Total
Transportation						$ -
Sanitary Sewers						$ -
Storm Sewers						$ -
Water						$ -
Structures & Equip.						$ -
TIF	$ 2,000,000	$ 2,000,000				$ 4,000,000
Parks						$ -
Other						$ -
Total	$ 2,000,000	$ 2,000,000	$ -	$ -	$ -	$ 4,000,000

ATTACHMENT E

SPECIAL CONSIDERATIONS CHECKLIST

Appendix 3
Special Considerations Checklist

Please identify (with an *X*) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

☐ Community population is 10,000 or less

☐ Federally recognized Indian tribe

☐ United States territory

☐ Applicant assisting a Tribe o

Several Brownfield Properties in Wauwatosa would meet the definition of mine-scarred lands per discussions with Ms. Patricia Overmeyer at USEPA, OBLR.

A clandestine methamphetamine lab in a residential house near the target Brownfields redevelopment Corridor was discovered in 2010 prompting a response by HAZMAT and DEA.

X Targeted brownfield sites are impacted by mine-scarred land

X Targeted brownfield sites are contaminated with controlled substances

X Community is impacted by recent natural disaster(s) (2005 or later). T applicant must identify here the timeframe and type of natural disaster.

Pres. Obama declared Milwaukee Co. a disaster area in 2010 following extensive flood damage. FEMA assistance is routinely granted to Milwaukee Co. to support mgmt. of major winter storms/ blizzards (2/11). As noted in Attachment D, 2012-2015 City Imprvement Projects approved by the City to prevent future flood damage is estimated at $34.5 Million.

X Project is primarily focusing on Phase II assessments

Over 70% of requested Grant funds will be targeted on Phase II ESAs.

X Applicant demonstrates fi b completion by identifying amounts and contributors of funding in the p included documentation

Wauwatosa has strong leveraging commitments to redevelop Brownfield properties as demonstrated in Attachment D of this application

X Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.

☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has **must attach documentation** grant.

Recent (post 2007) closing of the Harley Davision motorcycle manufacturing plant and a near-by supporting manufacturing plant (Stroh Die Casting) in Wauwatosa resulted in loss of 870 manufacturing/support jobs and vacancy of 590,000 square feet of former manufacturing space.

☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant

X Community is implementing green remediation plans.

Brownfield assessment projects completed during the previous grant cycle by the City relied heavily on green investigative techniques outlined in USEPA's guidance document "Green Remediation: Incorporating Sustainable Environmental Practices into Remediation of Contaminated Sites." Activities included minimization of IDW, use of direct push drilling rigs, use of ground penetrating radar for geophysical surveys, field screening with XRF (heavy metals), Low-voltage ultraviolet light (petroleum), and PID (VOCs). All of the Sites assessed by the City and closed by WDNR utlized engineered barriers and institutional controls, which are two green remediation strategies. Of particular note, one former Brownfield property in particular was redeveloped as a LEED certified building. The new zoning ordinance approved by the common council on November 14, 2012 encourages the use of green technologies in renovating/redeveloping properties.