



October 12, 2007

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

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

Dear Mr. West and Ms. Orr:

Attached to this letter you will find a \$200,000 Hazardous Substances Cleanup Grant proposal for the Eastern Manufactured Gas Site located in the Ringling Riverfront District in downtown Baraboo, Wisconsin. This Cleanup Grant proposal is one of three Cleanup Grant proposals being submitted by Baraboo this year for sites in our Brownfield Redevelopment District for which we have already completed Phase I Environmental Site Investigations; own or are in final negotiations to own; and have developed Remedial Action Plans that are in need of funding assistance. Our Brownfields Initiative is at its most momentous point thus far, yet we need additional financial assistance to bring us down the home stretch. We are tapping all local public and private funds available to us, but we strongly believe that the extra push from federal cleanup dollars, which we are ready, willing, and able to manage, will get us across the finish line. We respectfully request your consideration of this proposal.

For over ten years, Baraboo has been actively pursuing revitalization and reinvestment in our downtown. Five years ago, the Citizens for Waterfront Revitalization -- a grass-roots organization formed in 1997 that remains a strategic project partner today -- created the *2001 Baraboo Rapids Strategic Plan* for the Baraboo River. The *Strategic Plan* recommended recruitment of retail and commercial services and a secondary emphasis on tourism services; increasing options for centrally located activities; and development of river and creek corridors as recreational and tourism attractions. As a follow-up to that effort in 2006, the City commissioned the *Baraboo Riverfront Redevelopment Area Plan*, which established goals to stabilize the downtown Baraboo economy and position it for continued social and economic growth, to pursue sustainable land uses, to promote economic development, and to coordinate development with environmental activities through the redevelopment of brownfields in the Ringling Riverfront District.

The combination of affordable residential development and mixed uses proposed along the riverfront will work to rectify past and current environmental injustices by ensuring the opportunity for everyone to live in the forthcoming highly desirable riverfront area -- especially the residents of the Down Town neighborhood -- our target community for this grant -- which lies adjacent to the Ringling Riverfront District. Live/work housing units and second story residential above ground floor retail will be aggressively promoted to provide environmentally friendly redevelopment uses. Furthermore, completion of the Riverwalk trail along these brownfields will provide links throughout the community to promote biking and walking to work while also creating the regional connection to the state-wide Ice Age Trail, providing potential for regional commuter opportunities.

Time is of the essence. We need USEPA's assistance through this Hazardous Substances Cleanup Grant. General project information is included below with complete project details included in the proposal.

DRAFT

Applicant Identification:	City of Baraboo, 135 Fourth Street, Baraboo, WI 53913
Funding Request:	\$200,000 Hazardous Substances Clean-up Grant
Location:	City of Baraboo, Sauk County, Wisconsin
Chief Executive:	Patrick Liston, Mayor, 135 Fourth Street, Baraboo, WI 53913, Phone: (608) 355-2715, Fax (608) 355-2719, pliston@cityofbaraboo.com
Project Contact:	Ed Geick, City Administrator 135 Fourth Street, Baraboo, WI 53913, Phone: (608) 355-2715, Fax (608) 355-2719 egeick@cityofbaraboo.com
Submittal Date:	October 12, 2007
Project Period:	October 1, 2008 – September 30, 2011
Population:	10,711 Baraboo, Wisconsin (US Bureau of the Census, 2000 Decennial Census); Target Community: 2,316 Census Tract 3, Block 4, Sauk County, Wisconsin. (US Bureau of the Census, 2000)
Other:	The City of Baraboo is not a federally recognized tribe, recognized Empowerment Zone/Enterprise Community, or federally recognized Renewal Community.
Cooperative Partners:	Steve Gladson, Alliant Energy, (319) 551-2105 Mike Palm, Baraboo Economic Development Commission, (608) 355-8918 Rick Eilertson, Citizens for Waterfront Revitalization, (608) 355-0465 Karna Hanna, Sauk County Development Corporation, (608) 355-2084 Henry Nehls-Lowe, WI Dept. of Health and Family Services, (608) 266-3479 Laurel Berman, ATSDR Region V, (312) 886-7476 <i>For a complete list of cooperative project partners, see question # G4.</i>

Please do not hesitate to contact me regarding the Baraboo Riverfront Redevelopment Initiative that my community is championing. When fully developed, well planned, environmentally sustainable, riverfront redevelopment projects will firmly secure Baraboo's economy well into the 22nd century.

I greatly appreciate your support and consideration for this 2007 USEPA Cleanup Grant proposal for the Eastern Manufactured Gas Plant Site.

Sincerely,

Patrick Liston, Mayor
City of Baraboo, Wisconsin

THRESHOLD CRITERIA FOR CLEANUP GRANTS

A. Applicant Eligibility

The City of Baraboo is an incorporated municipality of Wisconsin and has the authority to enter into a cooperative agreement with the USEPA.

B. Letter from the State or Tribal Environmental Authority

Please see Appendix 2 for a Letter of Acknowledgement from Mark Giesfeldt, Director, Bureau for Remediation and Redevelopment, Wisconsin Department of Natural Resources.

C. Site Eligibility and Property Ownership Eligibility

1. (a) *Site Name*: Eastern Manufactured Gas Plant (a.k.a. The Eastern MGP Site). (b) *Address*: Vine Street, Baraboo, WI, comprising the part of Parcel 0934 east of Vine Street; (c) *Owner*: Alliant Energy Co. (d) *Date of Acquisition*: The site was acquired by Wisconsin Power and Light (now Alliant Energy) circa 1916. The City of Baraboo and Alliant Energy Co. are currently finalizing negotiations on a Purchase and Sale Agreement which is anticipated to be finalized by December 1, 2007 at which time Baraboo will be the owner of the site.
2. (a) *Contamination*: This site is contaminated by hazardous substances. (b) *Operational History & Current Use*: The manufactured gas plant at this site was operated from the mid-1880s to 1911, at which time it was replaced by a larger MGP on a different site (Western MGP Site). The manufactured gas plant was originally organized under the Baraboo Gas and Electric Light Company. Wisconsin Power and Light (now Alliant Energy) acquired the property in 1916. The site is currently used by Alliant Energy for offices and a garage. (c) *Environmental Concerns*: The manufactured gas plant produced a tarry waste product (typical of manufactured gas plants) consisting of polycyclic aromatic hydrocarbons (PAHs), cyanide, and volatile organic chemicals (VOCs). (d) *How Site became Contaminated & Nature/Extent of Contamination*: The extent of soil contamination was investigated during investigations conducted between 1991 and 1995. The extent of contamination was poorly defined due to much of the area being covered by an office complex and garage; however, contaminants typical of MGP are present in the soil. Additional assessment will be required to define the extent of the contamination.
3. The Eastern Manufactured Gas Plant Site is: (a) Not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) Not subject to the jurisdiction, custody, or control of the United States Government.
4. The Eastern Manufactured Gas Plant Site does not require a property-specific determination as it is: (a) Not subject to a CERCLA planned or ongoing removal action; (b) Not subject to unilateral administrative orders, a court order, an administrative order on consent, or a judicial consent decree; (c) Not subject to corrective action under the RCRA; (d) Not a land disposal unit; (e) Not a portion of a facility at which there has been a release of PCBs; and (f) Not a portion of a LUST facility.
5. The City of Baraboo completed a Phase I Environmental Site Assessment of the property in December 2006. The site assessment was done in accordance with ASTM Practice E 1527-05 and All Appropriate Inquiry (AAI) requirements. An equivalent Phase II assessment was also completed by Wisconsin Power and Light (Alliant Energy) between 1991 and 1995. The site was subsequently remediated by Wisconsin Power and Light to industrial standards. The State of Wisconsin approved the completed remedial action and case-closure in 2002. Additional Phase II assessment will be required after the existing building is demolished and prior to remediating the site to non-industrial standards. The City of Baraboo initiated the additional Phase II assessment in April 2007 by hiring MSA Professional Services, Inc to compile existing site data and to identify data gaps. The City of Baraboo is currently soliciting proposals for environmental consulting services to fill the data gaps and to develop a remedial action plan to remediate the site to non-industrial standards. It is expected that the additional Phase II assessment and remedial action plan will be completed, approved, and ready to implement by October 1, 2008.

6. The City of Baraboo is not potentially liable, or affiliated with any other person that is potentially liable for contamination at the Alliant Site under CERCLA Section 107, because the City was not the owner or operator of the Alliant Site at the time of treatment or disposal of a hazardous substance at the site and because the City is a bonafide prospective purchaser and has (and will) conduct All Appropriate Inquiry, as necessary to be deemed an innocent landowner.

7. There are no ongoing or anticipated environmental enforcement actions on the site.

8. (a) *Property Acquisition*: The City of Baraboo will purchase the Eastern Manufactured Gas Plant Site from Alliant Energy through a Warranty Deed by December 1, 2007. (b) *Timing of Hazardous Substance Disposal*: Disposal of the hazardous substances at the property occurred during its use as a manufactured gas plant from the mid 1880s to 1911. The City of Baraboo did not cause or contribute to the release of any hazardous substances at the Eastern Manufactured Gas Plant Site. (c) *Pre-Purchase Inquiry*: Phase I and Phase II Environmental Assessments have been completed on the property. Additional Phase II assessment will be required prior to finalizing a remedial action plan. The Phase I was completed by MSA Professional Services, Inc, a consultant hired by the City of Baraboo, in December 2006, under the direction of a Professional Geologist and in conformance with ASTM Practice E 1527-05 and AAI. An equivalent Phase II assessment was conducted by various consultants hired by Wisconsin Power and Light (Alliant Energy) between 1991 and 1995, including the following studies: HydroSearch, Inc, April 1991, December 1991; Simon-Hydro Search, March 1993; RETEC, July 1995. (d) *Post-Acquisition Uses*: When the City acquires the property, the City intends to demolish the existing facilities, remediate the site to non-industrial standards, and redevelop the site for mixed commercial and residential use. (e) *Continuing Obligations*: The City will comply with all land use restrictions and institutional controls; assist and cooperate with those performing the cleanup by providing access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

D. Cleanup Authority and Oversight Structure

1. The Eastern MGP Site will be enrolled in the Department of Natural Resources Voluntary Party Liability Exemption Program (VPLE), which will lead oversight and approval of all remedial activities at the Site. Additionally, the City of Baraboo and its brownfield redevelopment consulting team will continue to manage the brownfields redevelopment program in Baraboo. Specifically, City Administrator Ed Geick will manage project tasks associated with this grant. He will oversee the competitive bidding process required by federal law to secure an environmental consultant to undertake the cleanup activities.

2. The site is directly accessible by public roadways and access to neighboring properties will not be necessary to complete the cleanup activities. It is assumed that cleanup at this site will require excavation of contaminated soils. Excavating soil contaminated by waste from former manufactured gas plants can produce odors that may migrate beyond property boundaries. It is expected that an air monitoring and management plan will be implemented that will include air sampling at the downwind property boundary. Routine air monitoring at the property boundary will not require access to neighboring properties.

E. Cost Share

Baraboo's 20 percent match requirement will be met through a portion of the revenues generated from the Rehabilitation Tax Increment Financing District #8 (TIF), adopted in 2006, which encompasses the project site. This match contribution will be used for eligible and allowable activities, as approved by USEPA. In-kind services from Mayor Patrick Liston, City Administrator Ed Geick, Finance Director Cheryl Geise, City Engineer Chuck Bongard, City Attorney Mark Reitz (typically about \$10,000/year) will also be contributed as match to the Baraboo's Brownfield Initiative.

RANKING CRITERIA FOR CLEANUP GRANTS**A Cleanup Grant Proposal Budget (10 points)**

BUDGET CATEGORIES (Programmatic costs only)	Task 1: Site Clean-up	Task 2: WDNR VPLE Expenses	Task 3: Air Management and Monitoring Program	Task 4: Community Involvement	Task 5: Eligible Programmatic Activities	Total
Personnel						
Travel					\$3,000	\$3,000
Equipment						
Contractual¹	\$187,000		\$3,000	\$2,000		\$192,000
Other		\$5,000				\$5,000
Cleanup Grant Total	\$187,000	\$5,000	\$3,000	\$2,000	\$3,000	\$200,000
City 20% Match Total	\$30,000			\$8,000	\$2,000	\$40,000
Project Total	\$210,000	\$5,000	\$3,000	\$10,000	\$5,000	\$240,000

¹ Baraboo will comply with federal procurement procedures contained in 40 CFR 31.36 to hire consultants.

Task 1: Activities in this task will focus on remediation of the Eastern MGP Site. These activities are described in detail in Section G.3. The majority of the requested grant funds are expected to be used for cleanup activities, including removing contaminated soil for offsite treatment and disposal.

Task 2: Baraboo intends to enroll the Eastern MGP Site in Wisconsin DNR's Voluntary Party Liability Exemption Program (VPLE). A portion of these grant dollars will be used to reimburse DNR for their oversight of the remedial activities at the property in pursuit of a final No Further Action letter.

Task 3: An air management and monitoring plan will be prepared and implemented as part of the remedial activities associated with the Eastern MGP Site, as excavated soil from former manufactured gas plants can produce odors that may migrate beyond property boundaries. This air monitoring and management plan will include air sampling at the downwind property boundary.

Task 4: The Baraboo Economic Development Committee (BEDC) meets the first Thursday of every month. This group comprised of citizens, City staff and elected officials serves as the conduit to the broader community for information related to the Baraboo Brownfields Initiative in the Ringling Riverfront District. The proposed Community Involvement budget will be used for project consultants to assist with quarterly BEDC meeting facilitation, as well as fact sheet and press release production. The City anticipates continuing our contribution of significant in-kind services toward community involvement in this project in the form of meeting attendance and outreach to project stakeholders.

Task 5: Coordination with USEPA, preparation of requisite agency reports, and expenses associated with the attendance of Baraboo Mayor Patrick Liston and/or City staff at brownfields conferences.

City 20% Match: Baraboo will contribute match through the Rehabilitation Tax Increment Financing District #8 (TIF), adopted in 2006, and will be used for eligible activities under the grant. Baraboo anticipates providing at least \$10,000/year in community involvement and eligible programmatic expenses, associated with this Cleanup grant.

B. Community Need (15 points)

1. The City of Baraboo is a small municipality of 10,711¹, located between Madison and the Wisconsin Dells and nestled between the northern and southern bluffs of the Baraboo Range. As a small city, our municipal budget is quite limited, which makes our need for federal assistance through this USEPA Cleanup grant all that more critical. The portion of the Baraboo River, which flows through the city, is known as the Baraboo Rapids. The Rapids historically contained many dams that provided power for businesses such as woolen mills and saw mills. The last dam was removed in 2001, returning the rapids to a natural state. At 115 miles, the Baraboo River is believed to be the longest stretch of unimpeded, main-stem river restored by the removal of dams in U.S. history.

As the Madison and Wisconsin Dells populations expand, Baraboo continues to experience the resulting development pressure and as such has been proactively planning a number of initiatives to turn this pressure into opportunities. One of these is the Baraboo River Redevelopment Initiative, which started five years ago in an area now known as the Ringling Riverfront. The Ringling Riverfront is a multiple parcel, 195-acre project area that runs through the center of Baraboo on the northern and southern banks of the Baraboo River. At the turn of the previous century, the Baraboo River's abundant water supply allowed the lumber and water-powered textile industries, such as McArthur Towels, to flourish in this area. With Alliant Energy, Veolia, NAPA, and other riverfront businesses, this area continues to serve as an industrial area. However, these heavy industrial uses have the potential to contaminate the river and are not suitable to the surrounding residences. The residential neighborhood around the Ringling Riverfront—referred to as “Down Town” by its early settlers due to its location on the south side of the River—is the primary target community that will benefit from this brownfield redevelopment initiative.

The Down Town neighborhood is several blocks from what was later established as the new historic downtown square in Baraboo on the “Up Town” side of the River. The Down Town neighborhood maintains limited views of the Baraboo River and minimal access to its amenities. Typically, proximity to river scenery, recreational trails, and canoe launches and close proximity to a downtown commercial center would suggest that this target community is the social and economic lifeblood of the area. However, demographic and economic indicators suggest that the Ringling Riverfront and surrounding target community is the area of most significant poverty, devalued property, and potentially of health issues in Baraboo – an issue of significant environmental justice.

Demographic Profile²	Census Tract 3, Block 4	City of Baraboo	Sauk County	State of Wisconsin
Population	2,316	10,711	55,225	5,363,675
% Living below poverty level	8.6%	7%	7%	12%
% Non-white	3.3%	3%	3%	11%
% Female householder w/kids	9.8%	8%	5%	6%
% Unemployed	3.3%	4%	3%	3%
Median household income	\$36,802	\$38,375	\$41,941	\$43,791
Median home value	\$56,800	\$92,800	\$107,500	\$112,200

The data above clearly support the assertion that our target community, the Down Town neighborhood, located in Block 4 of Census Tract 3, is a neighborhood that is significantly more disadvantaged than our City as a whole. In the Down Town neighborhood, 8.6% of the population lives below the poverty level,

¹ Data provided by US Census, 2000

² Data provided by US Census, 2000

3.3% are unemployed, 3.3% is comprised of non-white minorities, and 8.6% of households are single-mothers raising children. By contrast, the Down Town neighborhood lags behind the City, Sauk County and the State for each of these indicators of economic well being. The median household income in the Down Town neighborhood is \$36,802, which is lower than the city (\$38,375), county (\$41,941), and state (\$43,791) and consistent with the higher city and county poverty levels.

Median home values provide the most telling data to describe the differences between the target area and its surroundings. Homes in the Down Town neighborhood have a median value of \$56,800, which are considerably less than home values in the rest of the city (\$92,800), and closer to half of the county (\$107,500) and state (\$112,200) levels. And there has been no investment in new housing in the Down Town neighborhood in the past five years. While 171 residential building permits were issued since 1999 in Block 4 of Census Tract 3, all of these permits were in an area outside of the Ringling Riverfront. In comparison, 423 new residential units received permits in the City as a whole.³ Suburban flight has occurred in our small town, and we clearly need to support redevelopment, reinvestment, and the provision of new affordable housing in our target community.

2. The grant funds being requested in this Cleanup Grant will allow Baraboo to remediate the Eastern MGP site to non-industrial standards to facilitate mixed residential and commercial redevelopment of this site. Baraboo has already received two \$200,000 Hazardous Substances Assessment Grants (CA # BF-00E420-01 and CA # BF-00E417-01), which we anticipate using following a release of funds on or around October 1, 2007. We plan to use the assessment funds to complete Phase II activities at this site and to develop a Remedial Action Plan that will be ready to implement when Cleanup grant funds through this application become available on October 1, 2008. This site is in the heart of the Ringling Riverfront, immediately adjacent to the Baraboo River, and is the most contaminated site in the entire area. As such, remediation and redevelopment of this site is critical to the overall success of the larger plan for redeveloping the river corridor through Baraboo. These environmental cleanup activities will directly benefit Baraboo and our target community by allowing us to relocate old industrial uses away from the riverfront, undertake remediation, and encourage blight removal. Furthermore, this site is visually and olfactorily unappealing for our riverfront. Down Town neighborhood residents, which are southwind of these uses, will clearly benefit from its relocation, remediation and redevelopment as a “cleaner” use.

In addition to environmental cleanup, other economic and social benefits resulting from the remediation of the Eastern MGP site include: (1) establishing a diversity of uses for riverfront properties; (2) providing the catalyst for larger mixed-use redevelopment area efforts; (3) restoring neighborhood property values; (4) preserving historic neighborhood structures, such as the historic Aldo Leopold Foundation building and the existing train depot, which will be renovated to accommodate the planned excursion train between Baraboo and Madison; and (5) reducing unemployment in the target community by creating new job opportunities in the Ringling Riverfront.

Furthermore, there will be significant recreational, environmental, and public health benefits from the cleanup of the Eastern MGP Site, which will benefit our target community. These benefits include: (1) helping protect the quality of the Baraboo River by preventing discharge of contamination through surface water runoff; (2) opening up riverfront recreational opportunities, e.g., river view access points and boat launches, that are currently inaccessible to the Down Town neighborhood and greater community; and (3) making land available along the Baraboo River to allow for the completion of the Baraboo Riverwalk Path (and the City’s planned connection to the statewide Ice Age Trail).

3. Last year, 16 brownfield parcels that were identified in the Ringling Riverfront which are considered to be of highest priority due to their proximity to the Down Town neighborhood, the Baraboo River, and the central business district. The impacts of these brownfields (such as depressed property values,

³ Data provided by Sauk County Planning and Zoning Department

disinvestment, and the disproportionate amount of lower income persons in this target community) were characterized with data provided in question #B1 above that supports these assertions. These brownfields are underused and/or underutilized, located in the wrong place, and potentially contaminate the Baraboo River while exacerbating the community's environmental justice issues by having brownfields in and near poorer areas. Our goal is to use USEPA cleanup funds to eradicate these injustices in the Ringling Riverfront starting first at the Eastern MGP site (and the other two sites which comprise the former Alliant Energy manufactured gas plant), and then working methodically to cleanup adjacent contaminated sites within the Ringling Riverfront district using federal grant assistance combined with our own local resources generated in TIF District #8.

C. Sustainable Reuse of Brownfields (12 points)

1. The City of Baraboo intends to utilize as many means as possible to proactively promote pollution reduction and reduced resource consumption in the Ringling Riverfront. For a small community with limited resources, Baraboo prides itself on the fact that for the past ten years we have been positioning ourselves in the new economy of the 21st Century. Proactively planning, and now implementing, our strategy for the reuse and redevelopment of the Ringling Riverfront is just one of many cutting edge, forward thinking opportunities our community is pursuing. We are simultaneously undertaking numerous projects which demonstrate our City's commitment to sustainability, smart growth planning, new urbanism, resource protection, brownfields and pollution prevention, green energy, innovative agricultural technology, and transit-oriented development. Examples that demonstrate these commitments are elaborated as follows.

Brownfield Prevention: In 2006, we appointed our Baraboo Economic Development Commission (BEDC) as our Brownfields Redevelopment Advisory Group (BRAC). These BRAC members include property owners, concerned citizens, elected officials, community groups, *as well as representatives from local industrial operations.* Monthly BRAC meetings provide a forum to educate these industrial operators about practices that may decrease the likelihood of contamination from their properties and therefore decrease the subsequent creation of brownfields in our community. Furthermore, Baraboo's City Engineer is a member of the BRAC and attends regular BRAC meetings; through his exposure to the brownfields redevelopment process, he is now better able to apply this knowledge to site evaluations for new industrial development and site expansions on existing industrial sites in an effort to prevent sites throughout the community (not just in the Ringling Riverfront) from becoming future brownfields.

Although Baraboo does not currently have a brownfield prevention ordinance of our own, we are aware of a brownfields prevention ordinance drafted by an existing brownfield coalition. We are intrigued by the concept of a brownfield prevention ordinance and intend to review it to ascertain its applicability to our community. We will also continue to strongly enforce our traditional zoning standards – particularly the Natural Resources Protection Standards – and our building codes to prevent the abandonment of vacant buildings and businesses, to reduce visual and economic blight, and to promote the development of clean industrial and commercial enterprises within our community.

Reduce Resource Consumption: Redevelopment of the Ringling Riverfront will indirectly reduce consumption of one of society's most valuable resources – land. Prioritization of redevelopment in the Ringling Riverfront and the surrounding target community -- the Down Town neighborhood -- will help us reduce development pressure on regional farmlands, minimize urban sprawl, and encourage co-location of community services, amenities, and residential development. By densifying our central city, Baraboo will begin to see underutilized sites host new development, rather than more greenfield sites that require additional funds for extension and installation of utilities, roads, and other new public infrastructure. Infill development is a practice to which we are highly committed.

Infrastructure Reuse: The Ringling Riverfront, located in the heart of town, is well served by existing utilities, bridges and several segments of roads that were updated in the last three years. The higher density of the

proposed redevelopment project will result in a more efficient use of the existing infrastructure, and no new utility extensions will be needed to accomplish the redevelopment of this area. To the extent feasible, we will encourage redevelopment that restores and reuses existing physical structures to provide residential and commercial/retail infill.

Native Landscaping: There are a number of ways the City of Baraboo is encouraging the use of native landscaping in the future. The City recently enacted a “weed ordinance” that allows native plants and rain gardens in an effort to lower water consumption, reduce mowing, improve storm water retention, and reduce the use of chemical herbicides. We also support the use of native species along the river to mitigate undesirable impacts and will strictly enforce our Zoning Code’s requirements for development along shorelines, which should optimize natural resources in these critical buffer areas to be left undisturbed to protect the integrity of water resources. Furthermore, the existing riparian buffer is comprised of typical floodplain forest with mixed openings characterized by a high invasion of exotic herbs (e.g., garlic mustard, reed canary grass) and shrubs (e.g., honeysuckle, buckthorn). Dominant trees in the river corridor are Silver Maple, White and Slippery Elm, White Ash and Box Elder, the latter of which is often considered an opportunistic species that shades more desirable native prairie/wetland grasses and forbs. As we build our new riverwalk, we plan to implement a product developed by native seed company Agrecol, which is an innovative native vegetation river edge treatment system where seed placed in edge stabilization bags dissolve over time to develop the river edge with native plantings.

Innovative Stormwater Management: Stormwater runoff from brownfield properties in the Ringling Riverfront may be flowing into the Baraboo River. Our municipal code specifically outlines wastes that cannot be released to our storm or sanitary sewer systems in order to prevent the pollution of our precious water resources. The City enacted a Stormwater Utility last year that proportionately charges property owners based on impervious surfaces to recover costs connected with repairs and improvements to the stormwater management system. Additionally, Baraboo is in the process of adopting the Ringling Riverfront Design Guidelines that will require innovative stormwater management techniques for each redevelopment site to directly prevent pollution from flowing into the Baraboo River.

Construction Debris/Fill Reuse: Wherever possible, Baraboo will reuse (and encourage developers to reuse) demolition debris as fill material in areas that must be actively remediated and will further promote land reclamation by the use of engineered barriers, on-site encapsulation, and phytoremediation, if plausible, to reduce the amount of unnecessary digging and hauling of material to yet another landfill elsewhere – which costs more money and only relocates the waste.

Green Building/Energy Efficiency: Baraboo is very interested in incorporating green buildings in as many new projects as possible. Not only do we want to develop successful, sustainable redevelopment plans grounded in economic feasibility to create jobs and new tax base in the area, but the City is also encouraging development and redevelopment that follows green principals. In an effort to implement these principles, we are currently adopting the Ringling Riverfront Design Guidelines and Redevelopment Ordinance which will mandate that all new construction and redeveloped properties in the Ringling Riverfront be LEED-Certified. We are extremely proud of a current coordinated planning process by the City, County, and University of Wisconsin-Baraboo to build a jointly-owned “green” dormitory, likely one of the first of its kind. Furthermore, we are pursuing the possibility of becoming one of Wisconsin’s first *Sustainable Communities*, following our capitol city Madison’s example. Efforts such as these demonstrate our commitment to green building and energy conservation.

2. Economic Benefits: The redevelopment of the Ringling Riverfront will provide Baraboo with significant direct economic benefits through increased investment and an expanded tax base. The *Riverfront Plan* recommended that the land located on both sides of the river between Broadway and Walnut/Ash Street should contain a mix of entertainment, retail, and residential uses that orient toward the river and capitalize on the river as a development amenity. Uses could include restaurants, a brewpub, public spaces along the Riverwalk, and four-season activities. Housing could be located above new entertainment uses along the

river and be stand-alone buildings toward Lynn Street and 1st Avenue. These redevelopment activities will produce the desired result of having an expanded tax base.

The table below shows the breakdown of \$40,400,000 million dollars in anticipated new investment in the Ringling Riverfront built in phases over the next fifteen years. In addition to the over \$40 million projected in private investment, over \$9 million in public improvements are anticipated as part of this Brownfield Redevelopment Initiative. Public investment will fund the Baraboo Riverwalk as an extension of the statewide Ice Age Trail along the riverfront and the creation of an open space component in the heart of this project, as well as funding the acquisition and relocation of brownfields sites in Ringling Riverfront.

Ringling Riverfront Redevelopment Area – Proposed Redevelopment Projects, Value, and Phasing¹									
Phase I – by 2009		Phase II – by 2011		Phase III – by 2013		Phase IV – by 2016		Phase V – by 2021	
20 Condos	\$4.0	20 Condos	\$4.0	10 Condos	\$2.0	Range View Housing – Phase I	\$6.75	Range View Housing – Phase II	\$6.75
10,000 sf Commercial	\$1.0	10,000 sf Commercial	\$1.0	10,000 sf Commercial	\$2.0	10,000 sf Commercial	\$1.0	10,000 sf Commercial	\$1.0
		20 Apartments	\$2.0	15 Townhomes	\$2.5	20 Apartments	\$2.0		
		Restaurant	\$1.0	Restaurant	\$1.0	Hotel	\$2.4		
Investment by Phase	\$5.0		\$8.0		\$7.5		\$12.15		\$7.75
Total Estimated Ringling Riverfront Redevelopment Area Investment: \$40,400,000									
¹ Dollar amounts expressed in millions.									

The economic impact of this project extends beyond Baraboo to the entire region. Our City is located along a major corridor of growth extending from Madison to the Wisconsin Dells, and as such we have positioned ourselves as an attractive location for the growth of new businesses, particularly those related to nature and recreational activities. Extending the statewide Ice Age Trail system through the Ringling Riverfront will create the opportunity for us to tap into the regional tourism market. As we work to grow our economy based in the strengths of our region, we are promoting developments, which will complement our business development initiative by providing new urban housing and amenities.

3. *Smart Growth, Healthy Community*: For over ten years, Baraboo has been actively pursuing revitalization and reinvestment in our downtown. Five years ago, the Citizens for Waterfront Revitalization -- a grass-roots organization formed in 1997 that remains a strategic project partner today -- created the *2001 Baraboo Rapids Strategic Plan* for the Baraboo River. The *Strategic Plan* recommended recruitment of retail and commercial services and a secondary emphasis on tourism services; increasing options for centrally located activities; and development of river and creek corridors as recreational and tourism attractions. The *Strategic Plan* also identified seven “zones” and outlined development/redevelopment strategies to guide physical improvements along the river. The *Strategic Plan* called for the development of a Riverwalk and recreational trail (for both pedestrians and cyclists) to link riverfront parks, attractions, and commercial districts. This engaged group of citizens identified redevelopment of the Baraboo River corridor as having the greatest potential to achieve project goals and a catalyst for producing a sustainable community economy.

As a follow-up in 2006, the City commissioned the *Baraboo Riverfront Redevelopment Area Plan*, which established goals to stabilize the downtown Baraboo economy and position it for continued social and

economic growth, to pursue sustainable land uses, to promote economic development, and to coordinate development with environmental activities through the redevelopment of the Ringling Riverfront. Specifically, the *Riverfront Plan* calls for redevelopment of the Ringling Riverfront into residential, commercial, retail, and recreational mixed uses with a centrally located community open space. This smart growth, new urbanist plan promotes (1) higher density, affordable housing in an area with declining property values; (2) new commercial and entertainment establishments in the downtown which will serve local residents as well as attract tourists to the community; and (3) the final link of the Riverwalk path to the statewide Ice Age Trail.

The combination of affordable residential development and mixed uses proposed along the riverfront will work to rectify past and current environmental injustices by ensuring the opportunity for everyone to live in the forthcoming highly desirable riverfront area. Live/work housing units and second story residential above ground floor retail will be aggressively promoted to provide environmentally friendly redevelopment uses. The Riverwalk trail provides links throughout the community to promote biking and walking to work while also creating the regional connection to the state-wide Ice Age Trail which adds potential for regional commuter opportunities. Furthermore, a rail line that traverses directly through the Ringling Riverfront is proposed for inclusion in a regional commuter rail study currently underway for Sauk and Dane Counties. We are also in communication with the Department of Tourism about an excursion route along this rail line from Madison to the Wisconsin Dells through Baraboo. Our goal is to better connect Baraboo by environmentally friendly transit alternatives throughout the region.

D. Creation and/or Preservation of Greenspace/Open Space or other Nonprofit Purpose (5 points)

Building on years of work to this end, the City of Baraboo and its residents have exciting plans for creating and reclaiming open spaces in the Ringling Riverfront through the Baraboo Riverwalk. Citizens for Waterfront Revitalization, the Kiwanis Club, Optimist Club and Baraboo residents have been working for over a decade to finalize the Baraboo Riverwalk. The ten-foot wide asphalt path will be a $\frac{3}{4}$ mile community asset enjoyed year round by joggers, strollers, bicyclists, kids, and seniors. The City received \$61,000 in DNR Stewardship funds for the first 3 phases of Riverwalk construction. The Kiwanis Club established a Riverwalk Fund in 1999 for which they have raised over \$22,000 for riverfront property, acquired seven properties to date, and pledged an additional \$18,000 over the next two years. However, in their current state, two brownfield properties directly impede the extension of the Baraboo Riverwalk along the Baraboo River. If awarded, USEPA Cleanup funds will contribute to cleanup of the brownfield parcels that are directly adjacent to the Baraboo River allowing these community-based organizations to finalize the extension of this path through Baraboo.

Of particular importance, *the Riverwalk will ultimately link to the 1000-mile statewide Ice Age Trail - one of the longest loop trails in the United States.* The Trail, which ends at the St. Croix River on the Minnesota border, runs from Door County, northwest of Green Bay and follows the last continental glaciation up through the Baraboo Hills. Maintenance and care of the Baraboo Riverwalk and all public river amenities will be managed by the City Parks Department. It is anticipated that once redeveloped, the City will request support from the private sector, such as civic groups, condominium associations, etc. to provide additional landscaping and maintenance of their property along Riverwalk.

In addition to this public trail amenity, a public canoe/kayak launch and community open space is also being planned for the Eastern MGP site in the center of the Ringling Riverfront so that the entire community has access to this natural amenity. Following remediation, this gathering space will be developed for community events and other forms of passive recreation. There is a strong public-private partnership to redevelop the Eastern MGP site as a mixed-use commercial, retail and residential development that will anchor future redevelopment efforts. For example, in addition to the value of the actual development project, developers will contribute funding for stormwater reduction and sections of Riverwalk abutting their projects, or pay a fee in lieu, eliminating the need for Baraboo taxpayers to fund the improvements.

One more indirect open space benefit that we anticipate resulting from the remediation and redevelopment of our riverfront district is the protection of the Baraboo Range. Baraboo is nestled between the Baraboo Hills and Baraboo Range, which is designated as a Natural National Landmark. Development of high density residential in the Ringling Riverfront will not only preserve the River, but will promote and preserve the Baraboo Range by providing infill housing development with views toward the Southern Range. We intend to have this affordable alternative to housing being developed on the range tops of bluffs to help preserve that pristine Natural Landmark.

E. Pre-Award Community Notification (12 points)

1. In the course of developing our Brownfields Initiative, Baraboo has maintained a strong commitment to community notification. Our community notification efforts and other public meetings to discuss this grant proposal included the following: (See Appendix 1: Community Notification and Appendix 2: Letters of Support for documentation of these outreach activities.)

- At their monthly meeting on September 6, 2007, the Baraboo Economic Development Committee (BEDC) – our Brownfields Steering Committee - approved a motion to submit one or more grant applications to USEPA on behalf of the City of Baraboo.
- The Finance Committee passed a motion directing the City to pursue US EPA cleanup grants on September 11, 2007.
- Press releases were published in the local newspaper on September 27, 2007, announcing the city's intent to apply for the funds and to hold a public meeting, asking for community participation in grant preparation. Information contained in the press releases also scrolled on the City's Government Access Channel 12 for several weeks. In addition, WRPQ 740 AM radio conducted an interview with City Administrator Ed Geick that aired on November 30, 2006.
- Copies of the draft grant applications were available for review and comment at City Hall, the public library, and on the City's website for two weeks prior to submission to USEPA—from September 27th – October 10th.
- BEDC's next meeting on October 4, 2007 was used to facilitate the public meeting. The focus of this meeting, attended by City officials, BEDC members, project stakeholders, and the public, was to discuss the preparation of the three draft applications.

2. For a community the size of Baraboo, we believe we utilized broad outreach tactics and multiple forms of media as the most appropriate ways to ensure that we connect with the community at large. Specifically, we have involved community members through numerous public meetings as well as provided information and notices on a community wide level through print, Internet, and radio media. Each of the public meetings listed above were publicly noticed in the paper, posted in the Baraboo Public Library, at City Hall, and on City of Baraboo website. (See Appendix 1.)

If awarded a cleanup grant, we will also solicit more direct feedback on the development of our final Work Plan from residents in the Down Town neighborhood (our target community) by sending draft plans to homes and/or including meeting notices in water bills. Unfortunately, time constraints imposed by the release of the grant guidelines so close to the application submittal deadline did not allow for direct notification and feedback from the target community.

3. We provided a two-week comment period for our Cleanup grant applications from September 27, 2007 – October 11, 2007. Residents were encouraged to attend and participate in the public BEDC meeting to review the draft applications on October 4, 2007. Ed Geick, the City Administrator, reached out to residents for public during a local AM radio interview that aired on October XX, 2007. Additionally, the Mayor was available at City Hall on October 2, 2007 specifically to discuss the grant applications with interested residents. As indicated above, if awarded, we propose to hold a comment period of not less than one month on the draft Work Plan to allow more time for all members of our target community -- the

Down Town neighborhood -- to provide input into the scope of work; furthermore, all community notification practices described in #1 above will be repeated for that Work Plan prior to its finalization.

4. Comments received by the public both verbally and in writing were integrated into this grant application proposal prior to submission. Comments and changes to the application were posted on the City's website, at City Hall, and the library. If funded, we will summarize major comments and incorporate them into our final USEPA Work Plan after a Cooperative Agreement is signed.

F. Ongoing Community Involvement (16 points)

1. Baraboo is committed to involving its local citizens in each phase of the Ringling Riverfront redevelopment project from pre-planning through assessment, cleanup, and ultimately through construction. The City plans to continue the effective community notification and involvement practices as described above throughout the duration of our redevelopment project. We will specifically reach out to Down Town neighborhood residents through direct mailings to ensure that they are aware of the project progress and to invite their participation in shaping our initiative as it moves forward.

In terms of past planning, the preparation of the *Baraboo Riverfront Redevelopment Area Plan* in 2006 and *City of Baraboo Comprehensive Plan* in 2005 customarily included substantial community involvement both of which have contributed to informing the current Brownfields Initiative. For the *Riverfront Plan* in particular, in addition to City staff work sessions, over 20 interviews were conducted with business owners, property owners, civic leaders, and economic development representatives to explore the redevelopment opportunities and potential of the Ringling Riverfront and to legitimately inform the planning process. Once finalized, both plans were presented at public hearings, and formally adopted by our City Council.

As redevelopment opportunities for the Ringling Riverfront have arisen, area stakeholders as well as the community as a whole have been involved through monthly Baraboo Economic Development Committee (BEDC) meetings, in which information is exchanged and opinions are shared. Additionally, the City routinely discusses assessment and remediation strategies, funding opportunities, and the proposed redevelopment plan with all involved taxing entities, the City Council, and the community at large. Examples of our public outreach efforts are numerous and on going, and our support from the community is clearly demonstrated by the 21 letters in Appendix 2.

2. At the local level, BEDC has met at least monthly since March 2006 when we first began developing a plan for the Ringling Riverfront. BEDC provides a conduit for community participation and input in the remediation and redevelopment of the City's brownfield sites. On October 4, 2007, a public work session was facilitated with BEDC to obtain feedback and to help focus the goals of the draft cleanup grant applications. Also locally, Sauk County and the City of Baraboo have maintained a highly collaborative relationship to further community and regional planning activities for over a decade. Coordinating efforts to pursue brownfields redevelopment was a natural continuation of this collaboration. Sauk County Development Corporation, the local nonprofit economic development agency, also plays an important role by lending business development expertise to the Initiative. See question #4 below for a complete list and brief description of our other local partners in this Initiative.

At the state level, we initiated a highly collaborative relationship five years ago with our partners at Wisconsin DNR when we redeveloped a former brownfield site in the Ringling Riverfront on which our City Services Building now sits. The City received DNR and Wisconsin Department of Commerce (DOC) funds in 2000 for the site located between the railroad tracks and the Baraboo River, which received a closure letter by DNR. As it relates specifically to this Initiative, BEDC representatives have recently met with DNR representatives to reopen communication with our state agency partner and inform them of our new priority brownfields. We have also been partnering with DOC again when we were recently awarded a \$2.5 million comprehensive development grant to acquire Alliant Energy (which encompasses the Western MGP Site, Vine Street ROW Site, and the Eastern MGP Site) and acquire other key sites for redevelopment. For that DOC grant, we have developed a Community Indicators Evaluation Process with

our DOC project manager to ensure compliance and project success. We anticipate that both of these state partnerships will continue to help bring quick closure to sites in the Ringling Riverfront and leverage additional clean-up resources, as needed.

3. Baraboo has a well-established system for communicating its brownfields project progress to the community through monthly BEDC meetings, the distribution of project materials, and timely press releases via the local media. These outreach methods have generated impressive response and involvement, and the City will continue to employ them throughout the life of the Brownfields Initiative. Monthly BEDC meetings provide current information on environmental assessment results, projected cleanup activities, stakeholder negotiations, and redevelopment strategies, as well as provide an open forum for community members to be involved in the implementation process. We invite project consultants to present updates in order to prevent any inaccuracies in disseminating technical information. Minutes from these meetings are distributed so members can have an accurate account of the information to pass on to other community members. We also prepare project fact sheets that relay project status, funding strategies, and the general project timeline in language that is understandable to the general public. These fact sheets are delivered to BEDC members, placed in key locations throughout the community, such as City Hall, the public library, and the City's website. We also work closely with the local newspapers to prepare timely articles on our Brownfield Redevelopment Initiative. Direct mailing to residents of the Down Town neighborhood also ensures that our project progress is understood by the most directly impacted target community. If awarded this grant, we will continue holding BEDC meetings to ensure significant community input. Only 1.6% of Baraboo residents reported speaking English less than very well in the 2000 U.S. Census. Therefore, the demographics of our community are such that English is the only language needed for meetings and written materials. However, upon request, we will make a reasonable effort to accommodate residents who are not proficient in English to participate in the process.

4. Numerous community-based organizations have been directly and indirectly involved in Baraboo's Brownfields Redevelopment Initiative and the Ringling Riverfront project. Levels of participation range from minimal through passive meeting attendance to highly active as BEDC participants. Additionally, some entities listed have been involved in other Ringling Riverfront related initiatives, such as the Baraboo Riverwalk, and/or are likely to become more involved as our project unfolds.

Baraboo Area Chamber of Commerce: Gene Dalhoff (608) 356-8333 The Chamber is a partnership of business and professional people working together to build a healthy economy and to improve the quality of life in Baraboo. The Chamber supports the City's Brownfield Initiative to provide opportunities for establishing new and boosting existing businesses in Baraboo.

Baraboo Economic Development Commission: Mike Palm, Chair (608) 356-2559 BEDC is our nonprofit public-private partnership formed to promote economic development in Sauk County and support revitalization of brownfields to promote environmentally-responsible commercial development.

Sauk County Development Corporation: Karna Hanna (608) 355-2084 SCDC is a non-profit organization that actively seeks to develop partnerships with public and private organizations to nurture a civic and economic climate that will support local businesses. Karna frequently attends BEDC meetings.

Citizens for Waterfront Revitalization, Rick Eilertson (608) 355-0465 CWR is a grassroots organization that was formed in 1997 to bring attention to the riverfront in the Baraboo area. A critical player in the dam removal process, CWR conducted and produced a comprehensive strategic plan for the Baraboo Rapids with DNR planning grant funds and remains a key partner today. Rick frequently attends BEDC meetings.

Baraboo River Canoe Club: Kevin Olson (608) 355-8916 BRCC is a recreational canoe club that sponsors annual river cleanups and supported dam removal to restore the Baraboo River to its free-flowing state to enhance recreation. Kevin periodically attends BEDC meetings.

Ice Age Park & Trail Foundation: Tim Malzhan (608) 592-1433 IAPTF is a non-profit organization that protects, promotes, builds and maintains segments of the statewide Ice Age Trail -- a thousand-mile national

and state scenic trail located entirely in Wisconsin. Riverfront redevelopment plans include recreational uses and a Riverwalk trail that will connect to the statewide Ice Age Trail.

Nature Conservancy: Angela Ashley (608) 356-5300 TNC maintains an office in Baraboo on the River and has worked in the Baraboo Bluffs for more than 30 years helping to protect a total of 9,696 acres in the Baraboo Hills through conservation easements and lands owned by the Conservancy.

Aldo Leopold Foundation: Buddy Huffaker (608) 355-0279 ALF was established to honor influential conservation thinker Aldo Leopold and is housed in an historic building in the Ringling Riverfront.

Devil's Lake State Park: Richard Evans (608) 356-8301 This 9,117-acre state park is 2 miles south of Baraboo and visited by more people annually (about 1.3 million) than any other state park in Wisconsin. It is a unit of the Ice Age National Scientific Reserve.

Circus World Museum: Steve Freese, Executive Director (608) 356-8341 The Circus World Museum, dedicated to the history of the American circus, includes the area on the north bank of the Baraboo River which is home to the remaining structures of the original Ringling Bros. Circus Winter Quarters. The museum is actively involved in riverfront redevelopment planning. *The City recently renamed this redevelopment project area the Ringling Riverfront honoring this historical heritage and the importance of the River after several months of facilitated discussion and significant public input.*

Alliant Energy: Steve Gladson, Alliant Energy, (319) 551-2105 Alliant Energy is a major public utility company that owns a former manufactured gas site in the Ringling Riverfront. Having already been involved in the removal of 4,500 cubic yards of coal tar-contaminated sediment from the river attributable to that site, Alliant remains a key partner in the Brownfields Initiative. Through its relocation, Alliant will support the City's Initiative to redevelop brownfields and improve the environmental health of the Baraboo River.

Wisconsin Department of Health and Family Services (WDHFS) Henry Nehls-Lowe (608) 266-3479 WDHFS cooperates with the Agency for Toxic Substances and Disease Registry (ATSDR). We anticipate partnering with WDHFS and ATSDR to implement our Health Monitoring Program being funded under our 2007 USEPA Assessment Grants, and to assist with development of an Air Management and Monitoring Program for the remedial excavation.

Agency for Toxic Substances and Disease Registry (ATSDR) Laurel Berman (312) 886-7476 See WDHFS above for role of ATSDR in Baraboo's Health Monitoring Program.

G. Reduction of Threat to Human Health and the Environment (27 points)

1. The City of Baraboo intends to use this Cleanup Grant *to eliminate threats* to human health and the environment. Currently, threats to human health posed by this site prohibit the use of this property for residential or commercial use. In addition, contamination that leaches from this site discharges to the Baraboo River and threatens the river ecosystems. We will directly eliminate threats to human health by removing soil that poses a direct contact threat or a vapor migration threat to future users of the property. Removal of the source area contamination will also significantly reduce migration of residual contaminants to the Baraboo River ecosystems. The majority of funds (\$187,000) being applied for through this grant will be devoted to remediation of the Eastern MGP site in the Ringling Riverfront. At that point, we will have eliminated human health threats to residents in our targeted Down Town neighborhood, as well as to the health of the Baraboo River, our most sensitive environmental resource that lies directly adjacent to the site that has suffered from environmental contamination due to past industrial practices.

In Wisconsin, we have a voluntary clean up program, and we use risk-based clean-up objectives to bring closure to potential brownfields. It is our intent to utilize these tools as we mitigate risks to health and the environment through the redevelopment of properties in the Ringling Riverfront. We have used encapsulation as an engineered barrier in the form of the building and parking lot at our City Services Building brownfield redevelopment project, and we have already discussed using institutional controls and engineered barriers again with our DNR agency partner. Given the high cost and the impracticability of excavating all the subsurface contaminated materials at the Eastern MGP Site, we anticipate following a

similar course of action at this site utilizing the proposed mixed-use buildings and parking lots as barriers to contamination. A more detailed discussion of how we will achieve this cost effective closure remedy and the Wisconsin DNR's Voluntary Party Liability Exemption (VPLE) program is included in #2 below.

With funds from our two USEPA Assessment Grants, we hope to not only respond to existing conditions and reduce threats, but we also hope to identify potential threats to human health in our community that have resulted from contamination associated with the brownfield sites in the Ringling Riverfront. We are currently working with the Wisconsin Department of Health and Family Services (WDHFS) which has a cooperative agreement with the Agency for Toxic Substances and Disease Registry (ATSDR) to develop a Health Monitoring Program that focuses on residences in our target Down Town neighborhood. We will closely examine this neighborhood for potential links between our brownfield project and health issues. A further description of our Health Monitoring Program is included in question #2 below.

2. As mentioned above, we are already working in partnership with DNR to ensure the necessary consideration of public health as we bring environmental closure to numerous brownfields in the Ringling Riverfront. The City will enroll each brownfield into the VPLE program to receive exemption from future environmental liability. All environmental site assessment reports and remedial action plans will be prepared in accordance with section 292.15 of the Wisconsin Statutes and submitted to our DNR Project Manager for approval. Following any remediation, the City expects that No Further Action (NFA) letters will be issued by DNR. Any restrictions dictated by the NFA, such as maintenance of engineered barriers, will be recorded as a permanent part of the property chain-of-title and will run with the property. Any future developer or any subsequent owner(s) to whom the NFA letters are transferred will be required to maintain any deed restrictions, whereby ensuring the protection of human health and the environment.

The City is using a portion of its two USEPA Assessment Grants to fund a Health Monitoring Program. In researching potential options for this effort, we contacted our local health department and representatives at DNR. Our contact at WDHFS, Henry Nehls Lowe, an epidemiologist with the Bureau of Environmental Health in the Division of Public Health under cooperative agreement with the ATSDR, was engaged in a health consultation during dam removal and earlier cleanup of the Alliant Energy Site in 2001. Using his and Laurel Berman of ATSDR Region V's assistance, we are implementing a Health Monitoring Program, learning from the Milwaukee pilot program and applying this to our smaller, more rural community's demographics. This partnership will also include the Sauk County Health Department.

We have brainstormed with our partners to envision a Health Monitoring Program that meets the following objectives: 1) reviews existing data on community health indicators; 2) utilizes a community-driven public participation process to identify and prioritize brownfields related health concerns; 3) produces a set of measurable baseline health indicators based and tailored to the community's health concerns associated with properties; and 4) designs a framework for continued health monitoring of the outcomes of brownfields remediation in the target area. Potential baseline health indicators used to assess changes and improvements as a neighborhood experiences redevelopment may include the following: increased physical safety (injury reduction) due to brownfields physical hazards removal (e.g., unstable river banks, rebar, glass, and other potentially hazardous industrial materials); increased sense of personal safety (crime reduction) due green space improvements and removal of vacant lots and blighted properties; and decreased obesity and increased general health (increased walkability, bikability, and increased active recreational uses of the river) due to the Riverwalk and planned connection to the statewide Ice Age Trail. Furthermore, increased housing and employment options in tandem with increased physical activity inspired by new walking and bike paths in the Ringling Riverfront can also impact physical health. With assistance from our other partners we are confident that we can implement a community-led Health Monitoring Program for our Brownfields Initiative with a specific focus on Down Town residents.

3. The Remedial Action Plan (RAP) for the Eastern MGP Site will address contamination in the upper soil column that exceeds Wisconsin Administrative Code Ch. NR 720 limits for direct contact and soil that poses an inhalation risk resulting from intrusion of vapors into planned future buildings. Innovative

remedial options will be evaluated and incorporated into the final plan, such as encapsulating the soil in or under asphalt caps both on and off the site, and use of administrative controls to eliminate threats to human health and to the environment. The final remedial action plan will include innovative remedial options, administrative controls and removal and offsite treatment and disposal of soil that poses a threat to human health based on the expected future use of the site (mixed commercial and residential).

The extent of contamination will be defined by additional site assessment. A detailed remedial action plan has not been completed at this time; however, it is clear that soil removal to non-industrial standards will be required, including at a minimum removing soil exceeding WI Administrative Code NR 720 standards for direct contact and soil that would pose an inhalation threat if vapors intruded into planned commercial and residential structures. Removal of approximately 2,400 cubic yards (3,000+ tons) of contaminated soil is anticipated. Costs associated with this removal are anticipated to be \$250,000 - \$300,000.

H. Leveraging of Additional Resources (10 points)

The Sources and Uses Table below indicates the sources and uses of funds that we have committed locally and that we will need to leverage from the private sector and our state and federal partners. Projected return from tax increment on our collective investment is provided in the last column. Please refer to this table for both questions in this section.

Baraboo Riverfront Redevelopment Area Sources and Uses of Revenue					
Brownfield Parcel	Estimated Environmental & Redevelopment Costs				Economic Benefit
	Site Assessment & Cleanup	Leveraged Resources	Public Infrastructure, Acquisition & Site Preparation	Site-Specific Redevelopment Project	Estimated Annual Property Taxes
Alliant Site^A	\$680,000 ^{1,2}	\$1,100,000 ^{4,7}	\$3,755,000 ⁵	\$11,000,000 ⁶	\$220,250
Veolia Site^B	\$80,000 ²	\$600,000 ^{4,8}	\$3,845,000 ⁵	\$5,400,000 ⁶	\$122,850
Co-op Site^C	\$30,000 ³	\$600,000 ^{4,5}	\$1,590,000 ⁵	\$13,500,000 ⁶	\$307,000
Other Ringling Riverfront Sites^D	\$174,000 ^{2,3}	\$400,000 ^{4,5}	\$2,709,000 ⁵	\$10,500,000 ⁶	\$239,000
Total	\$964,000^{1,2,3}	\$2,700,000^{4,5,7,8}	\$11,899,000⁵	\$40,400,000⁵	\$919,100

Funding Strategy Key:

¹ 2008 USEPA Hazardous Substances Cleanup Grants for the Western MGP Site, the Vine Street ROW Site, and the Eastern MGP Site (all of which comprise the Alliant Site)

² 2007 USEPA Community-wide Hazardous Substances Grant

³ 2007 USEPA Community-wide Petroleum Assessment Grant

⁴ \$2.5 million Wisconsin Department of Commerce Grant – These funds will be used to relocate Alliant, Veolia and other users out of the Ringling Riverfront, and to contribute to any clean-up costs that may be determined following environmental assessment

⁵ Baraboo River Redevelopment Area TIF District and Baraboo General Fund – funds secured to pay for all public infrastructure

⁶ Although a developer(s) has not yet been secured for any of the redevelopment projects in the Ringling Riverfront, developers have been in confidential discussions with the City about their proposed projects.

⁷ Ready for Reuse Clean-up Grant from Wisconsin DNR, as needed for Alliant Site – anticipate +/- \$100,000 future request

⁸ Wisconsin Department of Commerce Brownfield Clean-up Grant for Veolia Site – anticipate +/- \$100,000 future request

Proposed Site-Specific Redevelopment Project for Each Parcel in the BRRRA:

^A Alliant Site (Comprised of the Western MGP Site, the Vine Street/ROW Site and the Eastern MGP Site): Up to 40 riverfront condo units, 3-story new construction with 20,000 sq. ft. 1st floor retail, restaurant

^B Veolia Site: 3-story new construction with 10,000 sq. ft. of retail, a restaurant and a hotel

^C Co-op Country Partners Site: Two phases of single-family and multi-family residential development at the Range View Housing site facing the Southern Baraboo Range

^D 6 – 8 other sites: 20 riverfront condos, 15 townhomes, 40 apartments, 20,000 sq. ft. of commercial

1. In 2006, the City of Baraboo created the Rehabilitation Tax Increment Financing District #8, which is our best tool for committing local funds to this project as a small community with a limited general fund budget. We anticipate using increment generated in our TIF District to repay bonds for public

infrastructure improvements in the riverfront area that will include the Riverwalk, public parks and boat access, street and sidewalk improvements, landscaping and lighting, property acquisition and relocation, and remediation. At full buildout, redevelopment in the Ringling Riverfront is expected to have leveraged over \$40 million in new private investment generating over \$900,000 in new annual tax increment.

In addition to this hard dollar contribution to the project, we anticipate continuing to contribute in-kind services at the same level as we have for this Intuitive over the past several years, or even greater as the project momentum continues to build. The City has contributed over \$10,000 of in-kind staff hours during the last 24 year. The staff time of Mayor Patrick Liston, City Administrator Ed Geick, Finance Director Cheryl Geise, City Planner Sandra Monck, City Engineer Chuck Bongard, City Attorney Mark Reitz, several other key city staff, and members of the Baraboo Economic Development Corporation will continue to be provided as in-kind contribution to the Baraboo Brownfields Redevelopment Initiative.

2. The City has a history of successfully leveraging federal and state funds for our redevelopment project area, including the following:

- \$200,000 USEPA Hazardous Substances Assessment Grant and \$200,000 Petroleum Assessment Grant for brownfields assessment of priority parcels in the Ringling Riverfront;
- \$2.5 million Wisconsin Department of Commerce comprehensive development grant to relocate Alliant Energy and acquire this and other sites in the Ringling Riverfront;
- 250,000 Wisconsin Department of Commerce Brownfields grant and a \$30,000 Wisconsin Department of Natural Resources Brownfields Site Assessment grant for a single downtown property, which was redeveloped into the new 65,000 sq. ft. City Services Center;
- \$232,000 Wisconsin Department of Transportation grant for street renovations and replacement of the Broadway Street Bridge; and
- \$25,000 Wisconsin Department of Natural Resources stewardship grant for land acquisition of the Baraboo Riverwalk.

The Sources and Uses Table above delineates our estimated public costs, as well as the state and private sector funds we anticipate leveraging to help pay for those costs; however, leveraged federal USEPA funds are still clearly needed. If awarded, the City anticipates using the majority of the \$200,000 Cleanup grant (\$187,000) for remediation of the Eastern MGP Site, which is one of three parcels that comprise the Alliant Site. The Alliant Site is the highest priority brownfield redevelopment site along the Baraboo River in the Ringling Riverfront District and will be the catalyst for all redevelopment projects in the District.

I. Programmatic Capability (20 points)

1. Although the City has not finalized its two USEPA Brownfields Cooperative Agreements (CA #BF-00E420-01 and CA #BF-00E417-01), we have managed numerous grants from state and federal agencies (See list in question #H2 above). We propose to follow the same process of management for this grant. City Finance Director Cheryl Geise maintains precise records of the City's grant activities and our in-kind contributions and submits all required reports to funders and will continue in this capacity. We will continue our contractual relationship with a consulting firm that maintains expertise in brownfields redevelopment to assist with project management and eligible programmatic activities. Mayor Patrick Liston will continue to spearhead our community involvement program and will work with our project consultants to ensure that all components of our project are properly shared with the community at large. All deliverables, including quarterly progress reports, brownfield reporting measures, and annual financial status reports will be completed and submitted to USEPA in a timely manner.

As it relates to the other activities in our proposed Work Plan, we will hire qualified environmental consultants to perform all environmental remediation activities and will work directly with experienced Wisconsin DNR project managers to oversee and approve those activities. (Please note that we will follow of federal procurement guidelines for the hiring of outside consultants and plan to conduct a formal request for proposals for all consulting activities.) Lastly, we will draw upon the expertise of our partners at

the University of Wisconsin Extension office in Sauk County, DNR, WDHFS, ATSDR, and the CDC to assist us with our funded Health Monitoring Program and our proposed Air Monitoring Program.

2. The City of Baraboo has successfully managed two ongoing federal grants from the Department of Transportation and HUD Community Development Block Grant (CDBG). The DOT grant of approximately \$105,000 annually funds a public taxi program for area residents who otherwise would lack access to local transportation. The CDBG program initially granted the City nearly \$2.72 million in five grant years between 1984 and 1994. We have successfully funded enough applicants that we have not needed to apply for new funding since that time. The City created a revolving fund which currently holds \$1.324 million in mortgages to 130 low-income households for housing rehabilitation. Due the program's success, we currently have a \$150,000 to work with new applicants. The City has had neither an OMB Circular A-133 audit, nor been required to comply with special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102. There are no adverse audit findings from a federal, state, tribal or local government to report.

3. As stated in question #1 above, although we have not finalized our USEPA Assessment Grant Cooperative Agreements, City Finance Director Cheryl Geise maintains precise records of the City's federal grant activities and our in-kind contributions and submits all financial reports required by our other federal assistance agreements. Likewise, City staff is up-to-date and compliant with all required progress reports and has successfully accomplished all tasks set forth in the work plans under those agreements.

4. Identifying the outputs and outcomes from Baraboo's Brownfields Initiative resulting from federal grant funding not only justifies project funding decisions, but also ensures future federal allocations for this critically important program. Consequently, the City will track the following: *Outputs of Assessment Grant Funding:* (a) Removal of at least 2,400 cubic yards (3,000 tons) of contaminated soil at the Eastern MGP Site; (b) Removal of between .25 and .5 acres of remediated property at the Eastern MGP Site and *Outcomes of Assessment Grant Funding:* (a) Acreage of land positioned for reuse; (b) Jobs leveraged (from catalyzed redevelopment and from contractors funded by this grant); (c) Funding leveraged; (d) Acreage of greenspace created or preserved.

In addition to following the requisite USEPA project reporting protocol, the City will also track progress of the Ringling Riverfront project through the Community Indicators tracking requirement of its contract with Wisconsin Department of Commerce grant for \$2.5 million to relocate Alliant Energy. Baseline community data that are currently being collected include ongoing tracking of construction related statistics (e.g., building permits, number of units, costs, etc.), equalized values, average wages and growth, business expansion measured from tax rolls, commercial vacancy rates, an inventory of property uses, and ten to twelve retail sales confidence indicators. Moreover, a detailed survey of Baraboo residents was conducted under that grant to assess the impact of redevelopment efforts in the Ringling Riverfront on residents including recreation and tourism activities (e.g., visits to Circus World Museum, recreational outings on the River, etc.). Coordinating efforts with the DOC project and our WDHFS/ATSDR Health Monitoring program under our USEPA Assessment Grants will leverage valuable information for the Baraboo Brownfields Initiative.

Appendix 1: Community Notification

- Baraboo Economic Development Committee Agenda and Draft Minutes from September 6, 2007 – Discussion of intent to prepare USEPA grant applications and resolution passed to recommend to City to apply for funds
- Baraboo Finance Committee Agenda and Draft Minutes from September 11, 2007 – Motion to Submit USEPA Cleanup Grant Applications
- Press Releases - Requesting community response to and participation in grant preparation, distributed to local newspaper September 24, 2007 and published September 27, 2007
- Announcement on City's website of availability of grant application for public comment, including link to draft grant application and US EPA grant guidelines.
- Baraboo Economic Development Committee Agenda and Notes from October 4, 2007 – A public work session facilitated with BEDC to obtain feedback and to help focus the goals of the draft USEPA Cleanup Grant applications for the Western MGP Site, the Vine Street/ROW Site, and the Eastern MGP Site

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Appendix 2: Letters of Support

Wisconsin State Agencies

- Wisconsin Department of Natural Resources

Elected Officials

- U.S. Congresswoman Tammy Baldwin
- State Senator Luther Olsen
- State Representative Jake Hines
- Sauk County Administrator Kathy Schauf

Cooperative Partners and Additional Supportive Organizations, Businesses and Citizens

- Brownfields Redevelopment Advisory Committee or BRAC (a.k.a Baraboo Economic Development Committee or BEDC)
- Alliant Energy
- Sauk County Development Corporation
- Baraboo Chamber of Commerce
- Citizens for Waterfront Revitalization
- Sauk County Planning Department
- Devil's Lake State Park
- International Crane Foundation
- The Nature Conservancy
- River Alliance of Wisconsin
- Baraboo River Canoe Club
- Youth Environmental Projects of Sauk County
- McArthur Towels
- Ice Age Park & Trail Foundation
- Private citizens

Letters of Support

Wisconsin State Agencies

- Wisconsin Department of Natural Resources

DRAFT

DNR Letter

DRAFT

Letters of Support

State and Federal Legislators

- U.S. Congresswoman Tammy Baldwin
 - State Senator Luther Olsen
 - State Representative Jake Hines
- Sauk County Administrator Kathy Schauf

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- Cooperative Partners and Additional Supportive Organizations, Businesses and Citizens

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Appendix 3: Access Agreements

- Alliant Energy

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