



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov

espanol.hud.gov

## **Broad-Level Tiered Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR Part 58.35(a)**

### **Project Information**

**Project Name:** Housing/Homeowner Rehabilitation Program

**Responsible Entity (RE):** City of Wausau

**State/Local Identifier:** N/A

**RE Preparer:** Tammy Stratz

**Certifying Officer:** Mayor Katie Rosenberg

**Grant Recipient** (if different than Responsible Entity): N/A  
**Point of Contact:**

**Consultant** (if applicable): N/A  
**Point of Contact:**

**Project Location:** Unidentified at this point – City of Wausau corporate limits

**Additional Location Information:**

**Direct Comments to:**

Tammy Stratz  
Community Development Manager  
City of Wausau  
407 Grant Street  
Wausau, WI 54403  
715-261-6682  
[tammy.stratz@ci.wausau.wi.us](mailto:tammy.stratz@ci.wausau.wi.us)

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

Projects will consist of necessary repairs/renovations of residential properties to increase energy-efficiency, correct safety issues, code-violations and/or incipit violations. Repairs can also address maintenance issues to maintain and/or improve the value of the property. Program will assist income qualified homeowners OR City-owned properties that need repairs before they can be placed on the market and sold to income qualified households that will utilize the property as their primary residence.

**Approximate size of the project area:** Not available at this time. Each project will consist of the city lot that the house sits on. Most City lots are 60’ x 120’; however many lots in the City are non-conforming and may or may not be that specific lot size.

**Length of time covered by this review:** Funding affected by this review are 2018 – 2022 Housing Rehabilitation Funding and any revolving loan funds attached to those funding years. 2018 funds will be utilized after this review period has elapsed – approximately starting end of 2020.

**Maximum number of dwelling units or lots addressed by this tiered review:** Each funding year addresses approximately 8 – 12 dwelling units. With this review covering five years of funding, we anticipate no more than 75 units that will be addressed with these funds.

**Level of Environmental Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: \_\_\_\_\_

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Program Name</b>	<b>Funding Amount</b>
B-18-MC-55-0017	CDBG	Housing Rehabilitation	\$56,950 + RLF
B-19-MC-55-0017	CDBG	Housing Rehabilitation	\$65,000 + RLF
B-20-MC-55-0017	CDBG	Housing Rehabilitation	\$45,000 + RLF
B-21-MC-55-0017	CDBG	Housing Rehabilitation	Undetermined at this time
B-22-MC-55-0017	CDBG	Housing Rehabilitation	Undetermined at this time

**Estimated Total HUD Funded Amount:** approximately \$267,000 in new funding along with approximately \$70,000 of revolving loan funds each year for a total of \$350,000 in revolving loan funds.

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:**

Maximum loan amount per guidelines is \$25,000 per household unless additional funding is deemed necessary and appropriate.

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities and Written Strategies**

<p><b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4, 58.5, and 58.6</p>	<p>Was compliance achieved at the broad level of review?</p>	<p><b>If Yes:</b> Describe compliance determinations made at the broad level. <b>If No:</b> Describe the policy, standard, or process to be followed in the site-specific review.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.6</b></p>		
<p><b>Airport Hazards</b>  24 CFR Part 51 Subpart D</p>	<p>Yes    No <input checked="" type="checkbox"/>   <input type="checkbox"/></p>	<p>There is a small municipal airport located within the City of Wausau located on the southeast side; however, no civil or military airports within the City of Wausau. (See attached map.)</p>
<p><b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes    No <input checked="" type="checkbox"/>   <input type="checkbox"/></p>	<p>The City of Wausau is not along any Coastal areas.</p>
<p><b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No <input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There are some areas in the City of Wausau that are located within designated Flood Zones. Properties will be checked at the beginning of the project to determine if they are in the flood zone or not. Properties that are located within these areas will be required to maintain flood insurance during the duration of the loan or they will not qualify for the program.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.5</b></p>		
<p><b>Clean Air</b></p>	<p>Yes    No <input checked="" type="checkbox"/>   <input type="checkbox"/></p>	<p>The City of Wausau is not part of a Nonattainment Area. (See attached map.)</p>

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		
<b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The City of Wausau is not located by any Coastal zones.
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Attached is a list of the superfund listed in the City of Wausau. No residential properties are located around this site. Each property will have an inspection to identify if there are any apparent toxic substances that need to be abated.
<b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Per the EPA site at: <a href="https://ecos.fws.gov/ipac/location/AHFH3B_WDBBGBFMNEDNL7NZAJZI/resources">https://ecos.fws.gov/ipac/location/AHFH3B_WDBBGBFMNEDNL7NZAJZI/resources</a> These are the endangered species in our area. Most residential rehabilitation projects will not affect any endangered species. If any are identified during initial inspection, the project will halt until a proper solution is derived.
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	All properties will be inspected for explosive and flammable hazards located on the residential sites. Any identified hazards will be property removed or corrected through the rehabilitation project. Any fuel tanks will be identified and, if possible, properly removed or safety worked around if still in operation.
<b>Farmlands Protection</b>  Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The City of Wausau does not have any Farmlands located within its corporate limits.
<b>Floodplain Management</b>  Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are some areas in the City of Wausau that are located within designated Flood Zones. Properties that are located within these areas will be required to maintain flood insurance during the duration of the loan or they will not qualify for the program. Rehab work will abide by local codes that dictate

		how rehab work must be followed in flood zone.
<b>Historic Preservation</b>  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Identified projects will be reviewed for historic significance and if they are listed on the local, state and/or federal historic surveys. If the property is listed on any of the above, consultation will be received from State Historical Society before the project moves forward.
<b>Noise Abatement and Control</b>  Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are not many streets/roadways in the City that has over 10,000 vehicles per day. There are areas in the city that residential properties are within 3000 feet of an operable railroad. In either of these cases, we will consult the DOT website and the railroads to calculate the decimal levels and will include any noise control(s) that will be necessary for the project if the decimal levels are not at a permissible level.
<b>Sole Source Aquifers</b>  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input checked="" type="checkbox"/> <input type="checkbox"/>	The City of Wausau does not have any U.S. EPA designated Sole Source Aquifers. (See attached EPA map.)
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are not many residential properties that are located within a wetland. However, each property will be consulted with the Fish and Wildlife website to determine if this is an issue. (See attached City of Wausau wetlands map through the National Wetlands inventory.) If a property is located within a wetlands, we will consult with the DNR to see if the work would be permissible or not.
<b>Wild and Scenic Rivers</b>  Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input checked="" type="checkbox"/> <input type="checkbox"/>	No Wild and Scenic Rivers (which are the St. Croix and Wolf River in Wisconsin) are located in Wausau.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input checked="" type="checkbox"/> <input type="checkbox"/>	The residential rehabilitation program will only have a positive effect on the community – stabilizing the values of residential properties and neighborhoods throughout the

		City of Wausau. This program does not target any neighborhoods with specific demographics. All residential properties located within the City of Wausau's corporate limits, potentially qualify - it is the household that must meet the income limits.
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Attach supporting documentation as necessary, including a site-specific checklist.

**Determination:**

- Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
- There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title/Organization: Tammy Stratz, Community Development Manager, City of Wausau

Responsible Entity Agency Official Signature:

\_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Katie Rosenberg, Mayor, City of Wausau

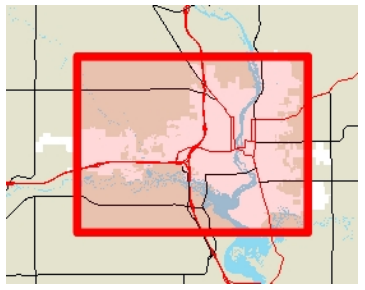
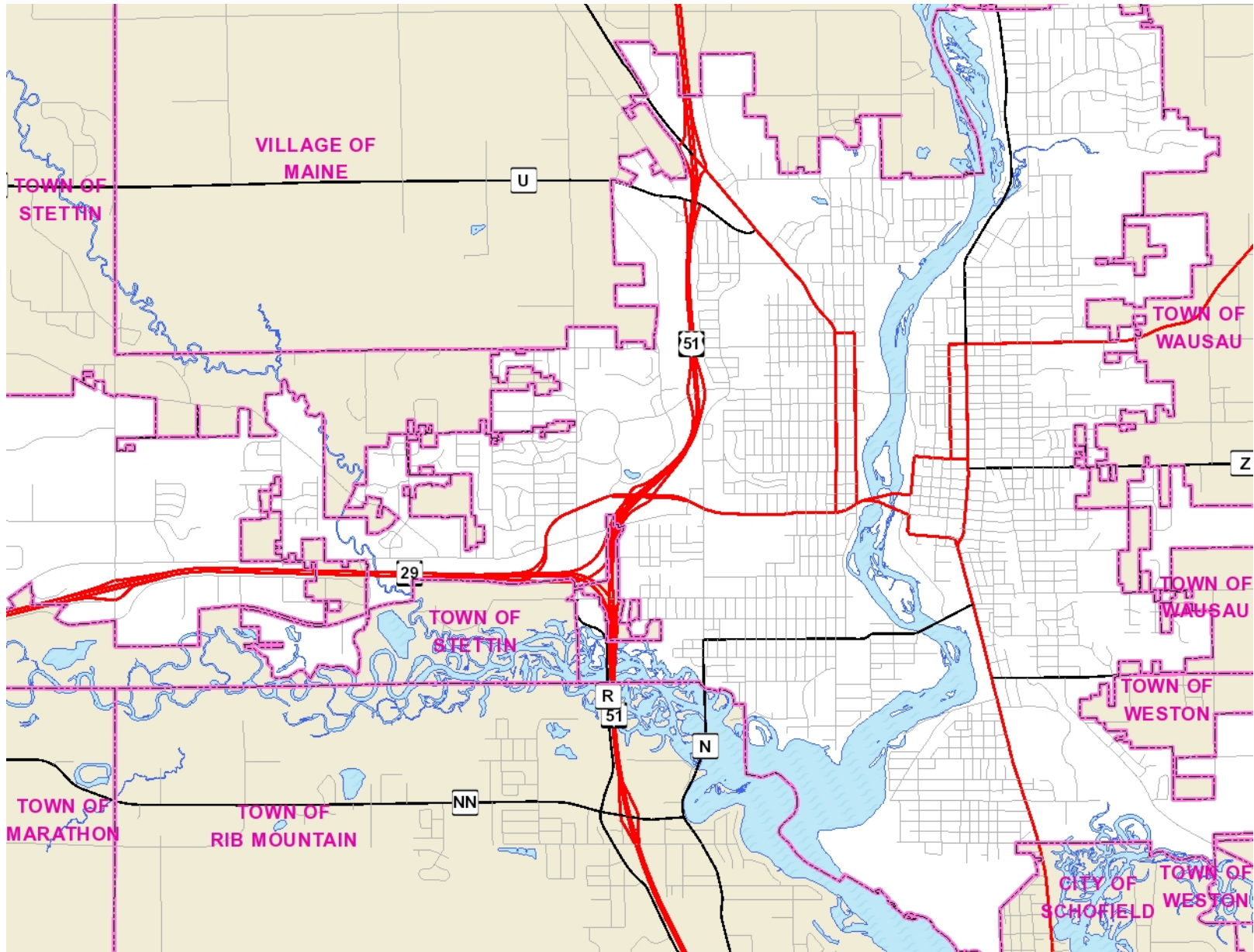
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**This document represents the Tier 1 or Broad-Level review *only*. As individual sites are selected, this review must be supplemented by individual Tier 2 or Site-Specific reviews for each site. All laws and authorities requiring site-specific analysis will be addressed in these individual reviews.**

**APPENDIX: Site-Specific or Tier 2 Reviews**

Update this document as site-specific reviews are completed. Complete each site-specific review according to the written strategies outlined in the broad-level review and attach it in the environmental review record.

<b>Site-specific project name</b>	<b>Address or location</b>
NONE identified at this time	



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Map Created: 8/13/2020

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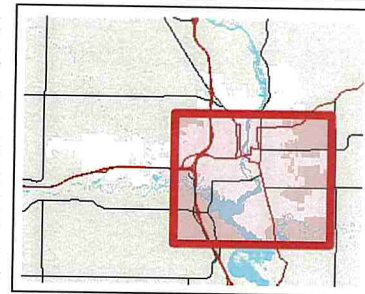
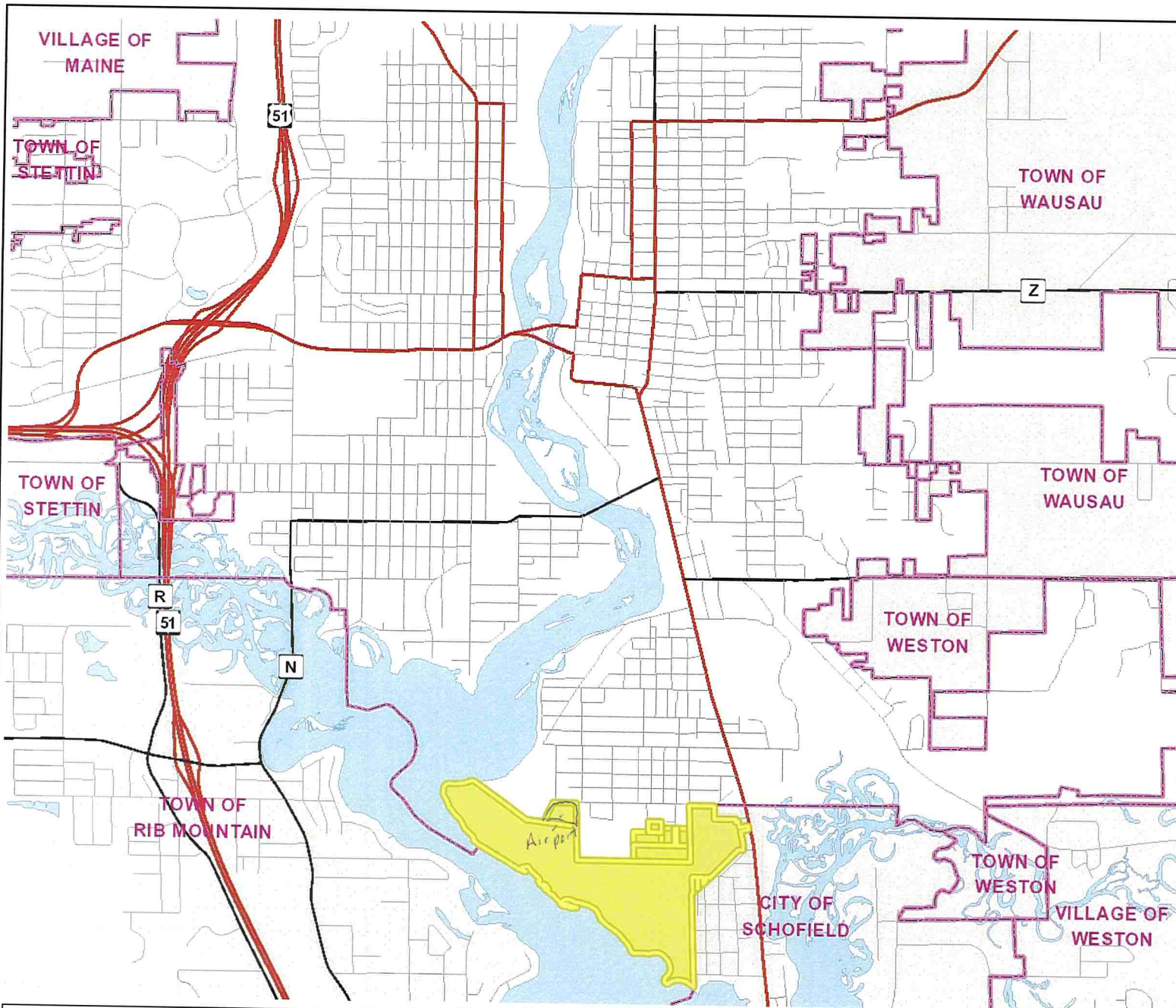
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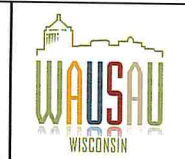
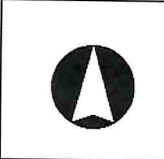
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes





**Legend**



Map Created: 11/10/2017  
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**Notes**



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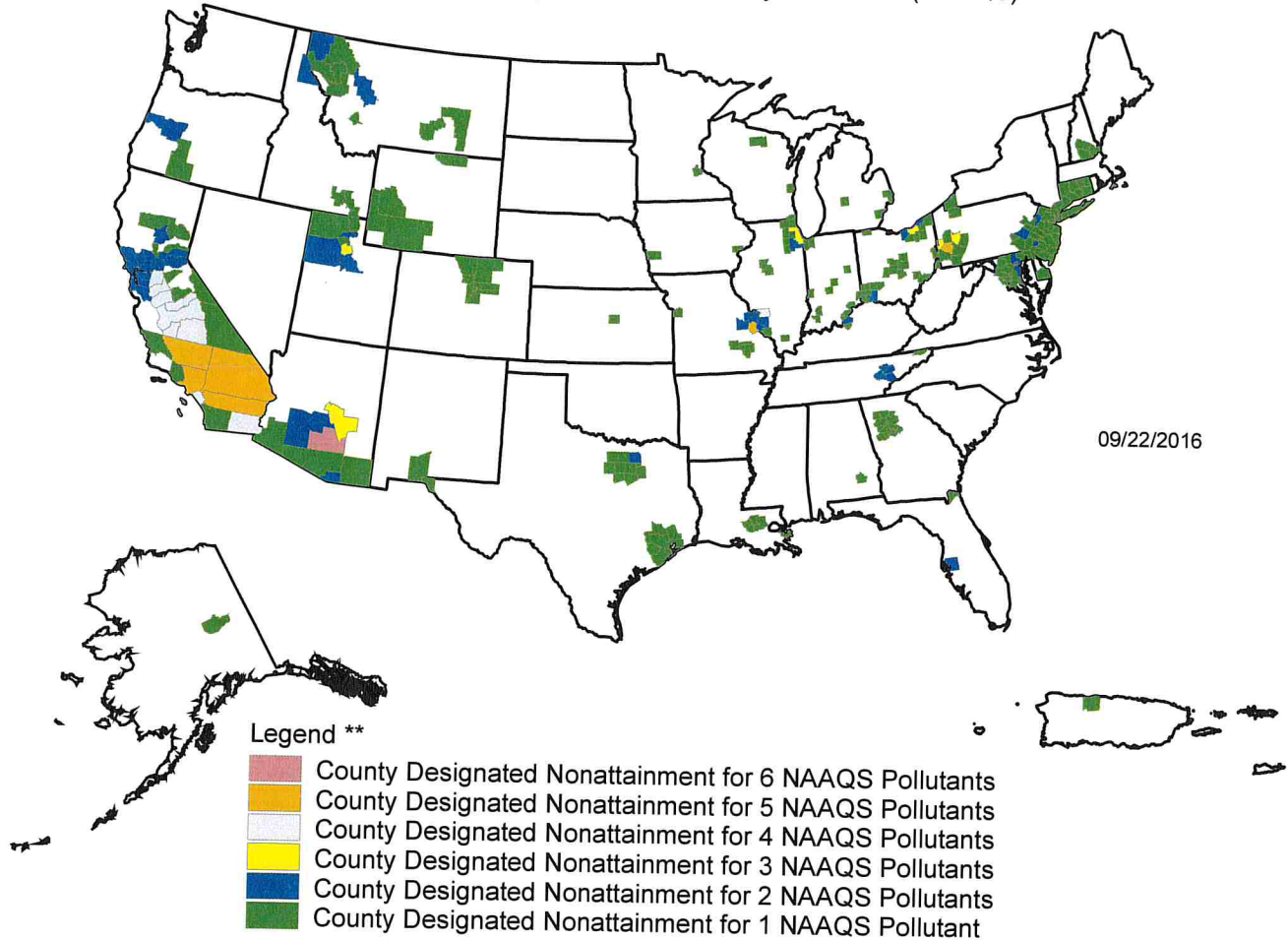
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SCHÖFIELD

# Counties Designated "Nonattainment"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) \*



Guam - Piti and Tanguisson Counties are designated nonattainment for the SO<sub>2</sub> NAAQS

\* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

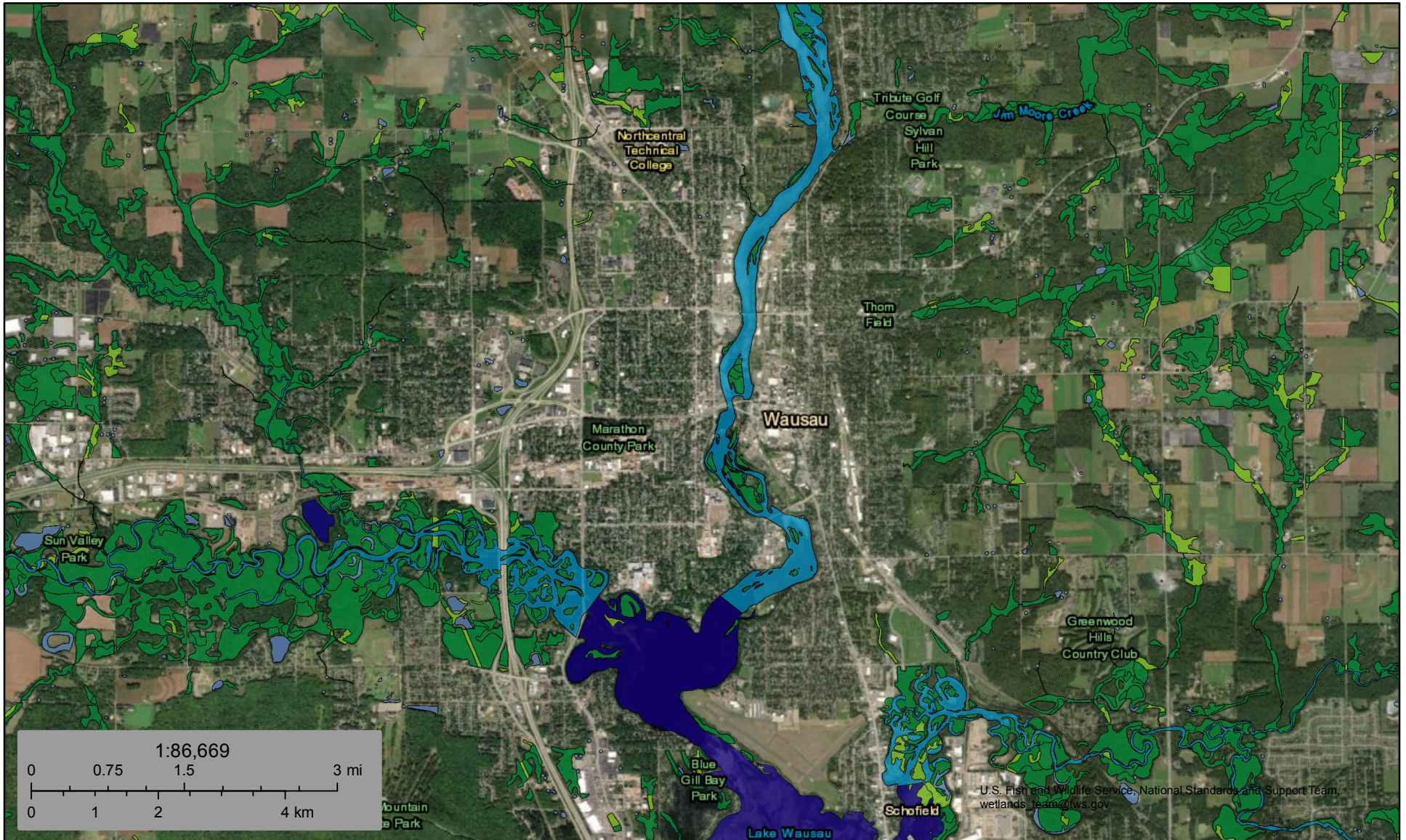
\*\* Included in the counts are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.

**SUPERFUND SITES IN WISCONSIN**  
**WISCONSIN SITES ON THE NATIONAL PRIORITIES LIST (NPL)**

NO. SITE NAME	LOCATION	COUNTY	SCORE	STATE'S NOMINATION DATE	FINAL LISTING DATE
<b>NORTHEAST REGION</b>					
1 Better Brite Chrome & Zinc	Depere	Brown	48.91	03/89	08/90
2 Lemberger Fly Ash Landfill	Whitelaw	Manitowoc	34.07	01/85	06/86
3 Lemberger Transport/Recycling	Whitelaw	Manitowoc	34.58	06/83	09/84
4 Schmalz Dump	Harrison	Calumet	48.90	06/83	09/84
5 Algoma, City of, Landfill	Algoma	Kewaunee	39.99	01/86	07/87
6 N. W. Mauthe Company	Appleton	Outagamie		01/86	03/89
7 Ripon FF/NN Landfill	Ripon	Fon du Lac	39.04	06/93	05/94
<b>NORTHERN REGION</b>					
8 Ashland/NSP Lakefront Site	Ashland	Ashland	50.00	12/00	09/02
9 Scrap Processing Inc. – Potaczek	Medford	Taylor	34.24	06/83	09/84
10 Penta Wood Products	Daniels	Burnett	50.00	04/94	06/96
<b>SOUTHEAST REGION</b>					
11 Amcast	Cedarburg	Ozaukee	46.86	04/09	09/09
12 Delavan Municipal Well No. 4	Delavan	Walworth	28.90	06/83	09/84
13 Kohler Company Landfill	Kohler	Sheboygan	42.93	06/83	09/84
14 Boundary Rd. (f/k/a Lauer 1) Landfill	Menomonee Falls	Waukesha	42.69	06/83	09/84
15 Master Disposal Service Landfill	Brookfield	Waukesha	47.49	06/83	09/84
16 Moss-American (Kerr McGee Oil)	Milwaukee	Milwaukee	32.14	06/83	09/84
17 Muskego Sanitary Landfill	Muskego	Waukesha	51.91	06/83	09/84
18 Sheboygan River and Harbor	Sheboygan	Sheboygan	33.79	01/85	06/86
19 Hunts Disposal/Caledonia Landfill	Caledonia	Racine	31.02	01/86	07/87
20 Waste Management of Brookfield	Brookfield	Waukesha	28.90	11/86	08/90
<b>SOUTH CENTRAL REGION</b>					
21 City Disposal Corp. Landfill	Dunn Township	Dane	36.84	06/83	09/84
22 Janesville Ash Beds	Janesville	Rock	57.90	06/83	09/84
23 Janesville Old Landfill	Janesville	Rock	57.93	06/83	09/84
24 Oconomowoc Electroplating Co. Inc.	Ashippun	Dodge	31.86	06/83	09/84
25 Stoughton City Landfill	Stoughton	Dane	35.79	03/84	06/86
26 Hagen Farm	Stoughton	Dane	32.06	01/85	07/87
27 Land and Gas Reclamation (f/k/a Hechimovich) Landfill	Williamstown	Dodge	47.91	01/86	03/89
28 Sauk County Landfill	Excelsior	Sauk	34.21	05/86	10/89
29 Madison Metro Sludge Lagoons	Madison	Dane	32.65	05/87	02/90
30 Refuse Hideaway Landfill	Middleton	Dane	34.67	02/92	10/92
<b>WEST CENTRAL REGION</b>					
31 National Presto Industries	Eau Claire	Eau Claire	42.39	03/84	06/86
32 Mid-State Disposal	Cleveland	Marathon	35.23	06/83	09/84
33 Wausau, City of, Water Supply	Wausau	Marathon	28.91	01/85	06/86
34 Spickler Landfill	Spencer	Marathon	44.24	05/86	07/87
35 Onalaska Municipal Landfill	Onalaska	LaCrosse	42.47	06/83	09/84
36 Tomah Armory	Tomah	Monroe	30.63	01/86	07/87
37 Tomah Sanitary Landfill	Tomah	Monroe	45.91	06/86	03/89



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

May 15, 2020

**Wetlands**

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Freshwater Pond
- Riverine

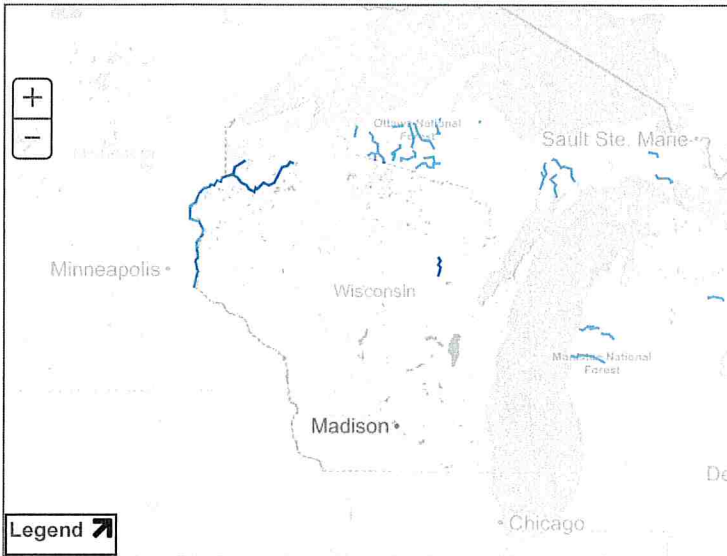
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



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### WISCONSIN

Wisconsin has approximately 56,884 miles of river, of which 276 miles are designated as wild & scenic—approximately 1/2 of 1% of the state's river miles.



*Nourished by the fertile soils of the region, rivers of the Midwest explode with life, from great avian migrations to ancient fishes.*

[+ View larger map](#)

St. Croix River  
Wolf River

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