

# Cedar Commentary

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## Village of Somerset *Completes Downtown Revitalization Project*

The Village of Somerset (population 3,405) is one of the fastest growing communities in Wisconsin. Its population has been increasing 10% a year, due in part to its St. Croix County location just 30 minutes from the Minneapolis-St. Paul metro area. Somerset is also a popular destination for tourists and campers who enjoy tubing on the scenic Apple River, which runs through the heart of the community.

Through the comprehensive planning process, the Village of Somerset identified a goal to revitalize the downtown area. However, until a highway bypass was recently completed, STH 35/64 (Somerset's Main Street) had an extreme traffic volume of 15,700 vehicles per day on a two-lane road, making it difficult to create a traditional downtown identity.

After completion of a jurisdictional transfer of the Village's section of the old STH 64/35 from WisDOT, Somerset had the opportunity to reconstruct Main Street in a way that would create a pedestrian-friendly downtown environment and encourage redevelopment of business.

Several traffic calming techniques were used to slow traffic and make the downtown area safer for pedestrians, such as a narrower street, bump-outs, and lighted bollards at crosswalks (shown below).



A new center median defines the entrance to Somerset's revitalized downtown, and will soon have a Welcome sign installed. Street lights incorporate a fleur de lis symbol to highlight the French heritage of the area. Attractive retaining walls and park-like areas were incorporated to further define and enhance the downtown entry route.

To limit the amount of general fund money spent on the project, the Village created a redevelopment (blighted) TIF District, which is available to assist with storefront improvements and new developments for a portion of the downtown area. In addition, the Village used impact fees, and also received a \$250,000 CDBG-Public Facilities grant. The total cost of the project was \$2.4 million.

For additional information, please contact Wendy Sander, Director of Planning, or Rob Jones, Project Engineer, at 1-800-472-7372.

# Cleanup Underway *at Former Chippewa Falls Manufactured Gas Plant (MGP) Site*

Before the existence of natural gas pipelines that urban residents now take for granted, municipalities throughout the country manufactured their own fuel. The manufacturing process involved heating coal and other substances in large ovens, which produced gases that were stored in tanks and piped to homes for lighting and cooking.

In the mid-1900's the availability of inexpensive natural gas caused manufactured gas plants to close. According to Xcel Energy, Wisconsin had at least 70 MGP sites across the state. Many were abandoned and demolished; however, waste and contamination remained at most of the sites, creating environmental and public health concerns.

Cedar Corporation's Environmental Group was hired by Xcel Energy to complete a detailed investigation of the former Chippewa Falls MGP site located at the intersection of Bridge Street and Court Street. Until recently, Xcel Energy's Chippewa Falls Service Center was located on the property.



This detailed drawing of the former Chippewa Falls MGP site shows the location of existing and historical structures and where cleanup activities will occur. Phase 1 (green area) was completed in 2003. Phase 2 cleanup will occur in the blue area. Soil will be excavated to bedrock and filled with clean soil in the area with cross-hatching.

After determining the extent of contaminated soils, Cedar Corporation prepared a remedial action plan, which involved demolishing the existing building, removing contaminated soils under the building, filling the site with clean soil, and restoring the area with native grasses.

Cedar Corporation's Environmental Group, which is specially trained to manage contaminated site cleanups, is currently managing the Chippewa Falls MGP cleanup and will supervise restoration of the property. The project is scheduled for completion by summer 2007. For additional information, contact Scott McCurdy at 1-800-472-7372.



## Cedar Corporation Takes on New Role *as Management Consultant for WisDOT Local Program in North Central Region*

Cedar Corporation, partnering with DAAR Engineering of West Allis, was selected by the Wisconsin Department of Transportation for Local Program Management in WisDOT's North Central Region. The Cedar/DAAR team is managing the day-to-day Local Program project development, which typically includes urban and rural county and town road projects, and local bridge replacement projects that receive state or federal funding.

The team's responsibilities include assisting the local governing boards and highway commissioners with selection of the engineering consultant, negotiating contracts, managing the project during design and construction phase, and closing out the completed projects.

The 54-month contract includes 114 design projects and 140 construction projects. WisDOT's North Central Region encompasses 18 counties from Iron, Vilas, Forest and Florence counties in the north to Adams, Marquette, and Green Lake counties in the south. For additional information, contact Greg Wolfe or Troy Peterson at 1-800-472-7372.

# New Sports Bar/ Restaurant, Bowling, and Banquet Center *opens in Menomonie*

Shops Off Broadway, formerly Thunderbird Mall, has undergone extensive interior and exterior remodeling.

A new anchor tenant recently opened the Stout Ale House, Broadway Bowl, and Off Broadway Banquet Center. This impressive complex features a 250-seat restaurant with a large bar area, multiple TVs and projection screens, billiards area, bowling machine, gaming, and sky boxes for group meetings or parties; a separate banquet center for large groups; and 20 bowling lanes with cyber glow bowling, a full-service bar, and an arcade area.



The banquet center, which can seat up to 500, features state-of-the-art lighting, a complete sound system, pull down screens and projectors, a dance floor, stage, and portable bars.

Cedar Corporation is the architect and engineer for the entire Shops Off Broadway remodeling project, which also includes a complete renovation of the parking area. Cedar Corporation is also working with the same owner on a similar sports bar/bowling/banquet complex in Green Bay, Titledown Ale House, which is nearing completion. For additional information, contact Cory Scheidler at 1-800-472-7372.

## Upcoming Grant Deadlines

| GRANT AGENCY                    | GRANT PROGRAM                                       | APPLICATION DEADLINE |
|---------------------------------|---|----------------------|
| Wis. Dept. of Commerce          | CDBG – Public Facilities                            | Ongoing              |
| Wis. Dept. of Commerce          | CDBG – Public Facilities for Economic Development   | Ongoing              |
| Wis. Dept. of Commerce          | Blight Elimination & Brownfield Redevelopment Grant | Ongoing              |
| USDA Rural Development          | Water and Environmental Programs                    | Ongoing              |
| Wis. Dept. of Natural Resources | Lake Planning Grant                                 | Feb. & Aug. 2007     |
| Wis. Dept. of Transportation    | Safe Routes to School Grant                         | March 2007           |
| US Dept. of Homeland Security   | Assistance to Firefighters Grant                    | April 2007           |
| Wis. Dept. of Natural Resources | Urban Nonpoint Source & Stormwater Grant            | April 2007           |
| Wis. Dept. of Natural Resources | Targeted Runoff Management Grant                    | April 2007           |
| Wis. Dept. of Natural Resources | Local Assistance Grant Program – Parks & Recreation | May 2007             |
| Wis. Dept. of Natural Resources | Lake Protection Grant                               | May 2007             |
| Wis. Dept. of Commerce          | CDBG – Housing Rehabilitation                       | June 2007            |
| Wis. Dept. of Natural Resources | Green Space and Public Facilities Grant             | July 2007            |
| Wis. Dept. of Administration    | Comprehensive Planning Grant                        | November 2007        |
| Wis. Dept. of Natural Resources | Brownfield Site Assessment Grant                    | November 2007        |

For further information, please contact Wendy Sander at 1-800-472-7372.

## Village of Luck *Approves Design for New Library & Museum*



The Village of Luck has approved the design for a new 6,000 to 7,500 square foot library and museum to be located in the downtown area. The design includes a small plaza at the main entrance of the one-story building leading to a distinctive rotunda with vaulted ceiling and clear story windows. The library and museum areas will share a meeting room and restrooms. Exterior materials are anticipated to be cultured stone veneer with a stone cap along the lower portion of the building and a stucco finish on the upper portion of the building.

Cedar Corporation, with Sabongi Consulting Group of Eagan, Minnesota, is the architect, engineer and landscape architect for the project. Fundraising efforts are underway by members of the library board and the local historical committee. Cedar Corporation is preparing an application for Community Development Block Grant funding from the State of Wisconsin. Construction is anticipated in 2007.

For additional information contact Scott McCurdy or Katie Larsen at 1-800-472-7372.



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