
Green Tier 2008 Annual Report

Casaloma Properties, Inc. (Sweetwood Development LLC) began the Green Tier Continual Improvement process in an attempt to see if we could influence the future of development in the State. We believe that the best route for producing superior environmental performance during development was for us to become a Green Tier certified developer who would implement a project we could use to determine the cost benefit of the Green Tier/EMS approach to produce environmental results beyond what the Department of Natural Resources (DNR) requires.

The development called Cottages at Woodside Green, located in Neenah, WI gave us an opportunity to test our EMS. Many of our objectives and targets established in the EMS implementation process were incorporated in the project including:

- No-erosion soil disturbance practices
- On-road diesel used in off-road construction
- Diesel delivery to prevent spill potential
- Implementation of infiltration enhancement like rain gardens, pervious paving and infiltration strips
- Preservation of existing plant life and habitat
- Development wide energy reduction
- Home specific energy reduction
- Storm water runoff prevention
- Educational experience promotion and participation
- Collaboration with local units of government and educational institutions.

By incorporating these objectives and targets into our development process we were able to practice and achieve progress toward our environmental policy commitments along with the significant aspects we chose and planned during the initiation of this development. We were further able to utilize most of our EMS procedures, including training, communications (internal/external), corrective/preventive actions, operational controls, and emergency response (spill prevention) among others.

We are very pleased with the results of our first development. Below is a short list of the activities we engaged in, their impact and a measure of performance for our significant aspects associated with our activities.

1. During the planning stage we discussed many of the energy and environment ideas with City of Neenah staff. This EMP activity assisted all parties in planning what aspects of the development could be managed more efficiently for superior environmental performance. Measure = meetings with interested and involved persons follow up inspections/meetings with the city lead to their commitment to look at how the city inspects and does development projects.
2. Because of this communication process the City of Neenah engineering staff, our engineering contractors, our site subcontractors and ourselves were trained in the potential to incorporate new development techniques into the process. New ideas incorporated included covering disturbed soils to reduce erosion, shorter inspection time on the site, training of more city staff, use of new products for the city IE; PVC water main in lieu of the pipe that was specified previously.

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3. From this discussion and interaction we developed methods to ensure the soil was not disturbed unless absolutely needed, and then only for one day's work at a time. The procedure agreed to by all parties was as follows: strip the road, install the amount of sewer and water mains and laterals that could be done in one day. The following day the street contractor would install the stone base so erosion would be eliminated. We also blew chopped hay on any disturbed soil each night. Through inspections after rain events, we were able to demonstrate excellent results as measured by the engineering companies inspections after rain events based upon the amount of soil observed at the perimeter erosion systems. With the DNR using our project as a demonstration site, a third party is also monitoring the quality of the storm water.
 4. The use of filter sock in lieu of soil erosion fence also produced excellent results; the product filtered the storm water as it passed through the sock. It can also be moved or adjusted and stood up to site traffic by remaining effective even if it was accidentally driven over or construction material placed on it temporarily. We performed rainfall inspections without evidence of a release from any of the disturbed area.
 5. We designed a street lighting system that allows the street lights to turn on at dusk at 20% of wattage until motion is detected. When motion is detected they ramp up to 100% until 4 minutes after the motion ceases. The lights then return to a 20% of total wattage operation. There are 25 lights that operate at 250 watts during full operation. If these lights operate an average of 10 hours out of each 24 then the daily watts are 62,500 watts or 22.8 million watts per year. The ramp down feature has the potential to reduce annual consumption to 4.6 million watts per year. This difference would effectively power a large number of the homes in our neighborhood.

Outreach:

We had an opportunity to present the educational information about our EMS to many groups during 2008 such as:

- A. The AIA annual meeting
- B. Fox River Academy environmental charter school and,
- C. Other environmental groups such as Sierra Club
- D. Engineering consulting firms/personnel
- E. East Central Wisconsin Planning

The benefits of environment protection were well recognized by all groups and we received positive feedback from these presentations. Incorporated into these educational sessions were photos of Lake Winnebago (supplied by DNR) showing the algae bloom during the summer months. This provided the attendees a clear picture of how urban runoff contributes to lake pollution. During the educational experiences we were able to tell people about our EMS process, the writing of our EMS, and our path to implementation. This benefitted those brought together by helping them understand what an EMS is and how it can be used to produce superior environmental performance. We had the Sierra Club, 1000 Friends of Wisconsin, DNR personnel, engineering staff as well as our own company employees.

As is shown by the significant outreach, experiences and measured progress, Casaloma produced voluntary superior environmental performance toward those significant aspects we identified in our EMS planning process. We further identified and practiced ways we could use our EMS procedures to

plan, communicate, collaborate, educate and measure our progress toward the Casaloma objectives and toward the objectives of the ECCO-DEV Charter.

Overall, we are pleased with our first year's participation in the Green Tier Program. WE look forward to our upcoming year and the many opportunities and challenges it will bring.