

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



Washington County's Site Redevelopment Program Success Story

E.H. Wolf & Sons Site Redevelopment Profile

Site Redevelopment Program (SRP) Overview

Since 2012, Washington County has been proactively working to evaluate and assess sites in need of redevelopment—commonly referred to as “brownfield” sites. Assessment, cleanup, and redevelopment of brownfields is critical for eliminating threats to human health and the environment and revitalizing Washington County’s communities.

In 2013, Washington County formed the Site Redevelopment Coalition (SRC) with the City of Hartford, the City of West Bend, the Village of Jackson, the Village of Richfield and the Village of Slinger to apply for a U.S. Environmental Protection Agency (USEPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields.

Site Redevelopment Collaboration Partners

Vandewalle & Assoc. Redevelopment Planning	Village of Slinger	Washington County Planning Division
Economic Development Washington County	Wisconsin Economic Development Corp.	E.H. Wolf & Sons (Property Owner)
KRPG, Inc. (owner's consultant)	Husch Blackwell LLP (owner's attorney)	Stantec Consulting Services

Washington County Secures \$600,000 U.S. EPA Brownfield Site Assessment Grant

In 2017, the USEPA announced that Washington County was successful in securing a second USEPA Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund an update of the community-wide inventory and site prioritization, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites, and perform community outreach and education.

E.H. Wolf & Sons – Site History

E.H. Wolf & Sons, a fuel and petroleum distributor, is a long standing and well known stakeholder located in the Village of Slinger since the 1980s. The company sought to develop two unused parcels along an active railway totaling 0.86 acres. Historic uses of the parcels includes a foundry operation, bulk oil storage and distribution, and a gravel parking lot.

Due to the risk of environmental contamination from the historic uses, the property needed environmental site assessments (ESAs) prior to any redevelopment.

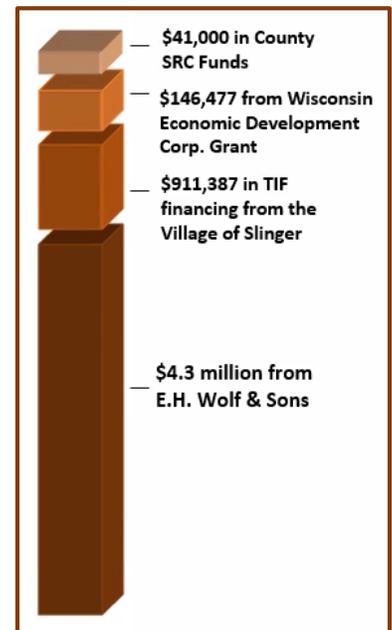


Site Redevelopment Funding Sources

Funding for the ESAs and redevelopment work derived from the USEPA grant as well as funds from the WEDC and E.H. Wolf & Sons.

E. H. Wolf & Sons contributed \$316,681 to abatement and cleanup.

Furthermore, the company invested \$4.1 million in a new warehouse and office facility. The Village of Slinger supported the project with \$911,387 in TIF financing as well as utilizing \$41,000 in SRP funds for Phase I and II Environmental Site Assessments, positioning the site for clean-up and redevelopment.



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Phase I and Phase II Environmental Assessments (ESAs)

A **Phase I ESA** report identifies a site's potential for environmental contamination liabilities. If the risk for contamination is determined to be likely, a **Phase II ESA** tests the site for the presence of the contaminants. Stantec Consulting Services completed a Phase I ESA report on the E.H. Wolf & Sons site on May 11, 2016, indicating that the site's historic uses likely presented a contamination risk. Shortly after, Stantec conducted a Phase II ESA on the site, reporting the presence the following contaminants:

- ❖ Lead – *Neurotoxin (affects cognitive development of babies & children)*
- ❖ Arsenic – *Carcinogen (known cancer-causing agent)*
- ❖ Petroleum Hydrocarbons - *Hormone Disrupters (interferes with hormonal processes in our bodies)*



These toxins can seep into groundwater and be dispersed into the air, making their removal a public health imperative. Following the Phase II ESA was completed, these toxins and other contaminants were safely removed so that redevelopment could begin.

Site Redevelopment Benefits: Successful Redevelopment at E.H. Wolf & Sons



Site redevelopment presents an enormous benefit to the Village of Slinger's economic prosperity and public health. Here are just a few of the economic benefits from the E.H. Wolf & Sons site redevelopment:

- ❖ **19 new jobs created**
- ❖ **\$1.2 million increased annual local wages**
- ❖ **\$59,000 increased annual property tax revenue**
- ❖ **\$194,000 increased sales tax revenue**
- ❖ **\$3.3 million in post-redevelopment property value**

Clean-up and remediation of the site has numerous health benefits, as both neurotoxins and carcinogens were present at the site. Village of Slinger and Washington County residents will no longer be exposed to the lead, arsenic, and petroleum hydrocarbons which were removed from this site. Now a formerly contaminated and unused industrial site has been transformed into an economically thriving part of the community, and is another success story of the Washington County Site Redevelopment Program.

Stay Up-to-Date with the Site Redevelopment Program

- ✓ **Attend** SRP meetings – they are open to the public. The next SRP meeting will occur in spring 2018. A meeting agenda will be posted on the program website at: <http://www.co.washington.wi.us/srp>
- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: <https://businessreadywi.com/business-intelligence/redevelopment-tool/>
- ✓ **Contact** Debora Sielski, Washington County Planning and Parks Dept., at (262) 335-4445 or deb.sielski@co.washington.wi.us

