

## Washington County's Site Redevelopment Program Success Story

### Saxony Village Apartments 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 a coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield and Village of Slinger to apply for a U.S. Environmental Protection Agency (USEPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields.

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.

#### Saxony Village Apartments – Project Overview

With an estimated value of \$28 million, the Saxony Village Site Redevelopment project will transform three vacant parcels totaling 23.8 acres into 172 one, two, and three bedroom apartments spread over six buildings in the Village of Germantown. Before this project could begin, the land needed to be assessed and remediated for any potential contamination from previous industrial uses.



#### Site History

Industrial use of two of the parcels dates back at least 125 years, with one parcel used as a bulk fuel storage and distribution facility from 1892 through the 1980s, and the other used as a lumberyard and agricultural chemical facility. More than \$1 million in cleanup was previously performed at the bulk fuel storage facility. However, all the parcels were still not ready for remediation and redevelopment until Phase I and II Environmental Site Assessments were performed. The USEPA grant, secured by Washington County, provided the necessary funds to perform the assessments, making remediation redevelopment possible.

#### Saxony Village Site Redevelopment Partners and Funding Sources

Funding for the ESAs and redevelopment was comprised of \$38,000 from the USEPA grant as well as funding provided by the County. The development agreement included payment of over \$1 million in impact fees to the Village (\$6,147 per residential unit). USEPA funded activities were a critical factor in helping to leverage \$375,000 in State of Wisconsin Brownfields cleanup funding and \$25 million in private financing.

#### Site Redevelopment Collaboration Partners

Washington County Planning Division	Village of Germantown	JB Development (Property Owner)
Economic Development Washington County	Vandewalle & Assoc. Redevelopment Planning	Stantec Consulting Services



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### Phase I and Phase II Environmental Site 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 at the Saxony Village site on April 7, 2016 which indicated the site's historic uses presented a contamination risk. Stantec then 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 our air, making their removal a public health imperative. After the Phase II ESA was completed, these toxins and other contaminants were safely removed so that redevelopment could begin and the project could stay on track for construction.

### Site Redevelopment Benefits: Successful Redevelopment at Saxony Village



Development began in the fall of 2016 and is nearing completion for an anticipated May occupancy. Site redevelopment presents an enormous benefit to the Village of Germantown's economic prosperity and public health. Here are just a few of the economic benefits anticipated from the Saxony Village site redevelopment:

- ✓ **\$28 million Total Project Value**
- ✓ **Over \$1 million in Village Impact Fees**
- ✓ **Significantly Increasing Village Property Tax Base**
- ✓ **Economic Reinvestment in Historic Downtown Germantown**

Clean-up and remediation of the site has numerous health benefits, as both neurotoxins and carcinogens were present at the site. Village of Germantown and Washington County residents will no longer be exposed to the lead, arsenic, and petroleum hydrocarbons which were removed. 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](mailto:deb.sielski@co.washington.wi.us)

