

Washington County's Site Redevelopment Program Awarded 2nd Countywide Coalition Brownfield Assessment Grant, Continues Site Assessment and Reuse Planning for Another 3-year period!

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!

This next Washington County Site Redevelopment Program (SRP) USEPA grant will continue its award-winning work in the inventory, prioritization, and assessment of redevelopment sites in communities across the county. This grant award is validation of the result-driven work the SRP has already accomplished and will drive more forward progress in site remediation and redevelopment over the next three years.

Further, the SRP submitted a USEPA Brownfield Revolving Loan Fund grant application for \$1 million in November 2017. The addition of a Revolving Loan Fund will enable the SRP, in partnership with Washington County and Economic Development Washington County (EDWC), to expand services to Washington County communities and businesses looking to redevelop sites. If awarded (pending USEPA award decision in spring 2018), the SRP will be able to add essential gap financing to support the return of contaminated sites to productive use.

Germantown Saxony Village Development

In 2016, the Village of Germantown approached the SRP with interest in the redevelopment of the former Jacobus Oil and CMC Heartland site. The Village



and the SRP collaborated to advance remediation of the site and achieve the development of the new Saxony Village apartments.

The 3-parcel, 23-acre property has had industrial uses for 125 years, including bulk fuel storage and distribution, a railyard, a lumberyard, and an agricultural-chemical facility. Previous attempts to assess and remediate environmental concerns at the site had been stalled in the past, until involvement of the SRP and the use of SRP grant funds.

As is typical with brownfield redevelopment efforts, a collaborative approach was necessary and funding resources needed to be leveraged. For this project, \$38,000 in SRP USEPA grant funds were used to complete

environmental assessment activities at a critical point in project development. Two phases of testing were completed, which enabled petroleum-based contamination and remediation needs to be resolved promptly, keeping

the project on track and securing the final approvals necessary to begin construction.

In addition, Economic Development Washington County and the Wisconsin Economic Development Corporation, leveraged an additional \$375,000 in state brownfield cleanup funding and \$25 million in private investment. Construction on Saxony Village began in the fall of 2016 and is nearing completion. The project is valued at an estimated \$28 million, which includes the value of the land as well as project development costs. Saxony Village will feature 172 new apartment units and will contribute to a renewed energy and economic vitality in the Village's historic downtown.



Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



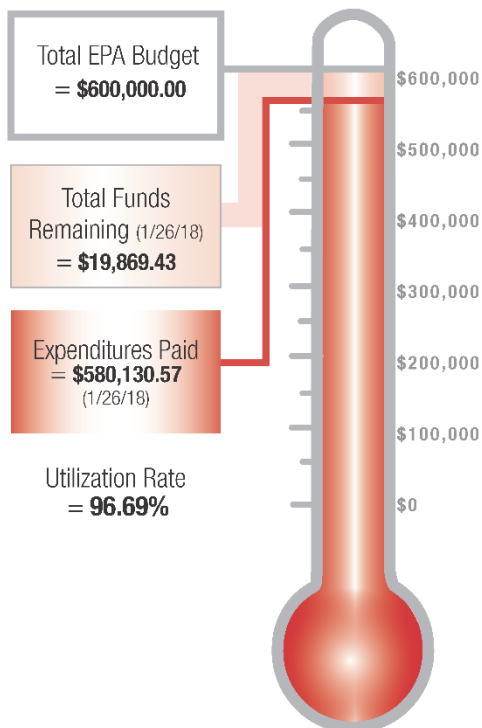
Stay Up-to-Date with the Site Redevelopment Program:

- ✓ **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

Washington County Site Redevelopment Program Goals:

The following Site Redevelopment Program goals were developed and established in consideration of the FY2017 EPA grant award and will make the SRP more sustainable as well as maintain ongoing measurable success:

1. **Obtain Maximum Leverage:** Work with County, local governments, EDWC and WEDC to maximize leveraging projects, using grant to leverage at least \$2 million in additional grants and funding.
2. **Connecting Sites to Investors:** Continue EDWC efforts to have a working system for promoting brownfield sites on their website, including the Site Redevelopment Project Tool.
3. **Integrate Inventory with GIS:** Integrate redevelopment inventory with County GIS and other web-based mapping applications, while maintaining, expanding, and updating site inventory and the EDWC Site Redevelopment Project Tool.
4. **Integrate Partnerships into Project Development:** Develop meaningful partnerships with non-profit organizations on a site-by-site basis.
5. **Improve Efficiencies of Grant Administration:** Improve the program's administrative approach with reporting requirements and program implementation.
6. **Market Successes of the Site Redevelopment Program:** Following SRP projects, provide return on investment and impact analysis that informs success stories and case studies highlights the SRP and partner communities' achievements as one of the most successful Redevelopment Programs in USEPA Region V.
7. **Sustainability of Site Redevelopment Program:** Achieve program sustainability with a permanent funding source in place in 3 years through county and local investments while also pursuing additional grant opportunities.



Projects Funded by the Washington County Site Redevelopment Program

Coalition Member/Projects	Tasks	# of Parcels	Funds Allocated	Status
City of West Bend				
Former Bermico Site	Phase I ESA	1	\$ 10,898.00	Completed
Former Bermico Site	Phase II ESA	1	\$ 25,285.00	Completed to Date *
Former Blaine Site	Phase I ESA	2	\$ 8,770.00	In-progress
Former Blaine Site	Phase II ESA	2	\$ 1,222.00	Completed to Date *
West Bend Economic Development Site	Phase I ESA	1	\$ 7,354.00	Completed
Former Gehl Site - Cluster H	Redev/ Reuse Plan	1	\$ 3,414.00	Completed to Date *
City of Hartford				
Northern Bookends Site	Phase I ESA	8	\$ 10,649.00	Completed
Northern Bookends Site	Phase II ESA	8	\$ 33,227.00	Completed
Northern Bookends Site	Site Investigation	8	\$ 7,919.00	Completed
Village of Slinger				
Former Niphos Coating Site	Phase II ESA	1	\$ 34,080.00	Completed
Former Niphos Coating Site	Remedial Action Plan	1	\$ 2,040.00	Completed
E.H. Wolf & Sons Site	Phase I ESA	2	\$ 7,026.00	Completed
E.H. Wolf & Sons Site	Phase II ESA	2	\$ 36,969.00	Completed
Cluster B - Intersection of Hwys 175 & 60	Phase I ESA	7	\$ 1,972.00	Completed to Date *
Village of Richfield				
Northeast Corridor	Redev/ Reuse Plan	N/A	\$ 34,972.00	Completed
Former Amici's Restaurant	Phase I ESA	2	\$ 7,129.00	Completed
Laubenheimer's Garage	Site Investigation	1	\$ 27,500.00	In-progress
Village of Jackson				
Main & Center Streets	Redev/ Reuse Plan	N/A	\$ 32,070.00	Completed
Village of Germantown				
Saxony Village Development	Phase I ESA	3	\$ 11,801.00	Completed
Saxony Village Development	Phase II ESA	3	\$ 26,429.00	Completed
Town of West Bend				
4991 Hron Rd. Site	Phase II ESA	1	\$ 17,956.00	Completed
4991 Hron Rd. Site	Site Investigation	1	\$ 17,500.00	Completed

* Work completed to date, additional work is anticipated on this project as part of the FY2017 Brownfields Grant

