Washington County, Wisconsin
USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

Cooperative Agreement No. BF-00E01347-0

Quarterly Report No. 10
2nd Quarter – Fiscal Year 2017
January 1, 2017 – March 31, 2017

Submitted by:
Debora M. Sielski, Deputy Planning & Parks Administrator
Washington County Planning & Parks Department

April 28, 2017
A. Project Title
   Washington County, Wisconsin Community-Wide Coalition Assessment for Hazardous Substance & Petroleum Brownfields

B. Name of Grantee
   Washington County Planning & Parks Department
   333 E. Washington Street, Suite 2300
   West Bend, WI 53095-2003

C. Cooperative Agreement No.
   No. BF-00E01347-0
   Community-Wide Coalition Assessment for Hazardous Substance & Petroleum Brownfields
   Date of Award: 9/19/2014
   Project Dates: 10/1/2014 – 09/30/2017
   Grant Amount:
      $300,000 – Hazardous Substance Brownfields
      $300,000 – Petroleum Brownfields

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Washington County, Wisconsin  
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Substance & Petroleum Brownfields  
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I. PROGRAM INTRODUCTION

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 2nd Quarter of Fiscal Year (FY) 2017 (January 1 through March 31, 2017) for implementation of the United States Environmental Protection Agency (USEPA) Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields awarded to the County by the USEPA in 2014. Washington County Planning and Parks Department is responsible for administering the grants which are being used to provide initial funding for a County-wide Site Redevelopment Program (SRP) that was created in 2013. The County is the lead for a coalition that includes the City of West Bend, City of Hartford, Village of Slinger, Village of Richfield, and the Village of Jackson.

The County’s USEPA-approved Implementation Work Plan describes five (5) tasks that are to be completed using funding from the grants. This report describes the status of each task as of March 31, 2017, provides an estimate of the degree of completion of each task, and provides a list of deliverables associated with each task. The tasks are described below:

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
</tr>
<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
</tr>
<tr>
<td>2</td>
<td>Conduct Phase I Environmental Site Assessment (ESAs)</td>
</tr>
<tr>
<td>3</td>
<td>Conduct Phase II ESAs, Site Investigations and Remedial/Reuse Planning Activities</td>
</tr>
<tr>
<td>4</td>
<td>Community Outreach and Involvement</td>
</tr>
</tbody>
</table>

II. BUDGET OVERVIEW

The USEPA awarded a total grant of $600,000 to the County including $300,000 for Hazardous Substance Brownfields Assessment and $300,000 for Petroleum Brownfields Assessment. The Assessment Grant budget includes $8,500 for direct expenses for the County (travel and supplies) and $591,500 for contracted services provided by environmental and other consulting firms. The total budget period cost is $662,463.00 of which $62,463 is the local in-kind contribution that will be provided by staff from the County, City of West Bend, City of Hartford, Village of Slinger, Village of Richfield and EDWC.
There were two budget reallocation requests that were approved by the USEPA Project Officer during the 2nd Quarter FY 2017. Budget reallocation request No. 8 was approved by the USEPA Project Officer on January 26, 2017. Budget reallocation request No. 9 was approved by the USEPA Project Officer on February 28, 2017. In addition, budget reallocation request No. 10 was approved by the USEPA Project Officer on April 6, 2017. All budget reallocation requests are detailed below.

**Budget**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Description</th>
<th>Approved Budget as of 4/6/17 with requests 1 - 9*</th>
<th>Reallocation Request 10</th>
<th>Current EPA Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
<td>$18,300</td>
<td>$4000</td>
<td>$22,300.00</td>
</tr>
<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
<td>$59,350.00</td>
<td>$0</td>
<td>$59,350.00</td>
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<tr>
<td>2</td>
<td>Phase I ESAs</td>
<td>$92,650.00</td>
<td>$4,000</td>
<td>$96,650.00</td>
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<tr>
<td>3</td>
<td>Phase II ESAs, Site Investigations, and Remedial/Reuse Planning</td>
<td>$361,050.00</td>
<td>($10,500)</td>
<td>$350,550.00</td>
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<tr>
<td>4</td>
<td>Community Outreach and Involvement</td>
<td>$68,650.00</td>
<td>$2,500</td>
<td>$71,150.00</td>
</tr>
<tr>
<td></td>
<td><strong>Total U.S. EPA Grant</strong></td>
<td><strong>$600,000.00</strong></td>
<td><strong>$0.00</strong></td>
<td><strong>$600,000.00</strong></td>
</tr>
</tbody>
</table>

* US EPA Approved Budget Reallocation Requests:

**Request 1 - $20,000** Request to shift funds from Task 3 to Tasks 1 and 4 for general community outreach. The US EPA approved this request on 7/31/15.

**Request 2 - $350** Request to shift funds from Task 3 to Task 4 for Site Redev. Brand/Logo for ongoing marketing of the Site Redevelopment Program. The US EPA approved this request on 7/31/15.

**Request 3 - $35,000** Request to shift funds within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for Village of Richfield. The US EPA approved this request on 10/21/15.

**Request 4 - $37,000** Request to shift grant funds from Task 3 (Phase II ESAs) to Tasks 1 for cost of completing the countywide inventory and site selection / prioritization process work that was completed by Vandewalle & Assoc. The US EPA approved this request on 1/18/16.

**Request 5 - $7,000** Request to shift grant funds from Task 3 (Phase II ESAs) to Task 4 to allow Vandewalle & Assoc. and Stantec to continue to participate in regular PMT and SRC meetings as the project moves forward. The US EPA approved this request on 1/18/16.
Request 6 - $5,000 – Village of Jackson Reuse/Redevelopment Planning - Request to shift $5,000 in grant funds from Task 2 (Phase I ESAs) to Task 3 – Area-wide Reuse/Redevelopment Planning for the Village of Jackson. This shift will reduce the number of estimated Phase I ESAs by one. The US EPA approved this request on 8/25/16.

Request 7 - $11,100 - Request to shift a total of $11,100 in grant funds from Task 3 (Phase II ESAs) to other Tasks including:
- $4,300 to Task 0 to allow Stantec to continue to assist with EPA quarterly reports and required reporting on the ACRES system.
- $150 to Task 1 to allow Vandewalle & Assoc. to conduct a ranking and prioritization process on a site in the Village of Kewaskum to be included in the countywide inventory.
- $2,650 to Task 2 to cover additional costs to conduct Phase I ESAs on several sites (City of Hartford North Bookends, City of West Bend EDC site, Village of Slinger E.H. Wolf site) where the costs were higher than anticipated.
- $4,000 to Task 4 to allow Vandewalle & Assoc. to continue their work on assisting the Village of Slinger and the County with access agreements and attend monthly PMT meetings and quarterly SRC meetings through the end of the grant cycle.
- The US EPA approved this request on 9/23/16.

Request 8 - $5,000 - Request to shift a total of $5,000 in grant funds from Task 3 (Phase II ESAs) to Task 2 (Phase I ESAs) to complete several anticipated Phase I ESAs and cover additional costs with completing eligibility determinations. The US EPA approved this request on 1/26/17.

Request 9 - $6,000 - Request to shift a total of $6,000 in grant funds from Task 2 (Phase I ESAs) to Task 3 (Phase II ESAs) to complete a site investigation work plan for the Northern Bookends site in the City of Hartford. The US EPA approved this request on 2/28/17.

Request 10 - $10,500 - Request to shift a total of $10,500 in grant funds from Task 3 (Phase II ESAs) to other Tasks including:
- $4,000 to Task 0 – Programmatic Activities for additional costs for assisting Washington County in quarterly reporting and other programmatic assistance.
- $4,000 to Task 2 – Phase I ESAs for additional costs incurred for eligibility determinations (ED) as well as expected costs for future ED of sites.
- $2,500 to Task 4 – Community Outreach and Involvement for costs incurred for additional outreach meetings as well as expected costs for future outreach meetings.
- The US EPA approved this request on 4/6/17.
III. MODIFICATIONS TO THE WORK PLAN

There were no requested modification to the Work Plan during the 2nd Quarter of FY 2017. All modifications to the Work Plan are described below:

<table>
<thead>
<tr>
<th>Type of ESA</th>
<th>No. of ESAs in Original Implementation Work Plan</th>
<th>Current No. of ESAs with Approved Reallocation Requests.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase II ESAs at small sites</td>
<td>7</td>
<td>4</td>
</tr>
<tr>
<td>Phase II ESAs at large sites</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Phase I ESAs</td>
<td>24</td>
<td>23</td>
</tr>
</tbody>
</table>

In addition, the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy is also a deliverable for Task 3.

IV. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task as of March 31, 2017, including a summary of projects and activities approved, completed, or in progress. Also summarized are deliverables for each task, an estimate of the percent complete, and a summary of scheduled activities to be performed during the 3rd Quarter of FY 2017.

Task 0 – Programmatic Activities

A. Task Description

This task includes preparing grant progress reports, and general communications about the Cooperative Agreement to the USEPA. This task had a budget of $14,000 which included travel costs to attend USEPA-sponsored National Brownfields conferences and for work by the environmental consultant to provide assistance with reporting and other eligible programmatic activities.

On Sept. 23, 2016, the USEPA Project Officer approved a budget reallocation of $4,300 from Task 3 to Task 0 to allow Stantec to continue to assist the County with USEPA quarterly reports and required reporting on the ACRES system.

On April 6, 2017, the USEPA Project Officer approved a budget reallocation of $4,000 from Task 3 to Task 0 to allow Stantec to continue to assist the County with USEPA quarterly reports and other programmatic assistance.

The current budget for Task 0 is $22,300.

B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

None.
C. Completed Activities or Projects

As part of advancing the County’s Site Redevelopment Program and coordination of a coalition prior to the grant application, in 2013 the County advanced a qualifications based procurement process meeting the requirements of 40 CFR 31.36, in order to obtain the services of a consultant to assist with public meetings, evaluation, and initial scoring and prioritization of sites including services for grant writing and implementation. The procurement process resulted in six proposals. Two firms were interviewed, and based on the interviews and previously submitted qualifications, a contract was executed with Stantec Consulting Services Inc. (Stantec).

2nd Quarter of FY 2015
During the 2nd Quarter of FY 2015, the County worked with the Project Team (Stantec, Vandewalle and EDWC) and finalized detailed roles and responsibilities as part of the contract with Stantec for grant implementation services on February 17, 2015. The contract with Stantec was signed on March 18, 2015.

The County drafted a Memorandum of Agreement (MOAs) and worked with coalition partners throughout March and early April to finalize.

3rd Quarter of FY 2015
During the 3rd Quarter of FY 2015, all MOAs were signed by coalition partners and submitted to the USEPA on April 23, 2015. No grant funds could be expended until all five coalition partner MOAs were signed and provided to the USEPA.

Contract agreements were finalized between Stantec, and Vandewalle and EDWC. As part of the Project Team, Vandewalle will assist the County, Stantec and the EDWC with the inventory process to create a Brownfields GIS Database, lead the site selection, ranking and prioritization of sites using a two-tiered site identification and prioritization process with the SRC, prepare area-wide reuse/redevelopment plans and conduct ongoing community outreach. As part of the Project Team, EDWC will assist the County, Stantec and Vandewalle with the inventory process, determining redevelopment potential and marketability of redevelopment sites, preparing area-wide reuse/redevelopment plans and ongoing community outreach. The contract with EDWC will also utilize the services of Ady Advantage, a WBE firm that will help develop webpages integrating redevelopment sites within the EDWC website for the purpose of connecting prospective end users and local stakeholders with information on redevelopment sites and associated reuse opportunities.

The County provided coalition partners with a method of tracking local in-kind contribution hours. The Project Manager will compile all local in-kind contribution hours completed and report hours as part of upcoming USEPA Quarterly Reports. The Project Manager submitted the 2nd Quarter Report to the USEPA on April 27, 2015 and has had ongoing communication with the USEPA Project Officer.
4th Quarter of FY 2015

- During July, the quarterly report for Q3 was completed by the County with assistance from Stantec and Vandewalle, and submitted to USEPA.
- On 9/1-4/15, Stantec, EDWC, Vandewalle, and County staff attended the USEPA brownfields conference in Chicago.

1st Quarter of FY 2016

During October 2015, 4th Quarter FY 2015 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle, and submitted to the USEPA including the required MBE/WBE Annual Reporting Form. The Project Manager continued ongoing communication with the Project Management Team (PMT), coalition partners, the Site Redevelopment Committee (SRC) members and the USEPA Project Officer. The Project Manager reviewed and approved numerous consultant invoices for payment processing.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

During January 2016, 1st Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle, and submitted to the USEPA. In March 2016, Stantec and the Project Manager finalized the site specific tracking table which includes all environmental assessment activities as well as redevelopment reuse planning activities. The tracking table is sent to the PMT, all coalition partners and SRC members on a regular basis.

On Feb. 1, 2016, the Project Manager presented the USEPA grant and Site Redevelopment Program information along with a draft Memorandum of Agreement (MOA) to the Village of Germantown Board for their consideration in anticipation of utilizing USEPA grant funds for environmental assessment work for the proposed Saxony Village development. On Feb. 17, 2016 the Memorandum of Agreement with the Village of Germantown (MOA) was executed.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

During April 2016, the 2nd Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated. The tracking table was distributed to the PMT, all coalition partners and SRC members on April 1, 2016 and May 2, 2016.

On May 13, 2016, the County submitted reimbursement request to the USEPA – ASAP system for $167,436.56.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

During July 2016, the 3rd Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated. The tracking table was distributed to the PMT, all coalition partners and SRC members on August 15, 2016.
On July 21, 2016 Fred Bartman, Project Officer for USEPA, conducted a site visit to Washington County. The County Project Manager and Stantec provided background information for site visits to E.H. Wolf & Sons in the Village of Slinger, North Bookends site in the City of Hartford and Saxony Village Development in the Village of Germantown.

1st Quarter of FY 2017 (October 1, 2016 – December 31, 2016)
On October 31, 2016, the 4th Quarter FY 2016 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated.

On October 17, 2016 the County Project Manager requested a grant reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System of $192,357.81 for grant work completed.

On November 23, 2016, the County Project Manager provided the USEPA Automated Standard Application for Payment (ASAP) System a breakdown of the previously submitted reimbursement requests identifying the specific grant funding source for each project by either hazardous substance brownfield grant or petroleum brownfield grant funding.

On September 27, 2016, Washington County sent a letter to the City of West Bend asking to confirm the use of $25,000 in grant funding to fully leverage the Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC) dollars to complete assessment and investigation activities at the former Bermico site. On October 10, 2016, the City of West Bend confirmed their intent to use the $25,000.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
On January 31, 2017, the 1st Quarter FY 2017 Quarterly Report was completed by the County with assistance from Stantec and Vandewalle & Assoc. and submitted to the USEPA. The Site Specific Project Tracking Table developed in the 2nd Quarter FY16 continues to be updated. The Tracking Table was updated and distributed to Coalition members, SRC members and the PMT.

D. Activities or Projects in Progress

The Project Team (County, Stantec, Vandewalle and EDWC) is in the process of finalizing a detailed Project Timeline that outlines specific tasks, deadlines and responsible parties for each of the five main Project Tasks outlined in the Implementation Work Plan. This document will be used by the Project Team to stay on task throughout the grant period and to track progress during the monthly Project Team meetings.
1st Quarter of FY 2016
Stantec and the Project Manager are finalizing a site specific tracking table for all assessment activities to be sent to coalition partners and SRC members on a regular basis.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Stantec and the Project Manager continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)
Stantec and the County Project Manager continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
Stantec and the County Project Manager continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

On September 27, 2016, Washington County sent a letter to the City of West Bend asking to confirm the use of $25,000 in grant funding to fully leverage the Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC) dollars to complete assessment and investigation activities at the former Bermico site. On October 10, 2016, the City of West Bend confirms intent to use the $25,000. (See attached.)

1st Quarter of FY 2017 (October 1, 2016 – December 31, 2016)
Stantec and the County Project Manager will continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
Stantec and the County Project Manager will continue to regularly update the Site Specific Project Tracking Table for distribution to the PMT, all coalition partners and SRC members on a regular basis.

E. Deliverables

Memorandum of Agreement (MOAs) signed by the coalition partners (City of West Bend, City of Hartford, Village of Jackson, Village of Richfield and Village of Slinger) were submitted to the USEPA Project Officer on April 23, 2015.

1st Quarter of FY 2016
None for this Quarter.
2\textsuperscript{nd} Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
A Memorandum of Agreement (MOA) was executed between Washington County and the Village of Germantown on February 17, 2016 in anticipation of environmental assessment work for the Saxony Village Development project. See attached MOA.

3\textsuperscript{rd} Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)
None for this Quarter.

4\textsuperscript{th} Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
None for this Quarter.

1\textsuperscript{st} Quarter of FY 2017 (October 1, 2016 – December 31, 2016)
None for this Quarter.

2\textsuperscript{nd} Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
None for this Quarter.

F. Percent Complete and Scheduled Activities

This task is currently 80% completed.

1\textsuperscript{st} Quarter of FY 2016
Scheduled activities for the 1\textsuperscript{st} quarter of FY 2016 (October 1 through December 31, 2015) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

2\textsuperscript{nd} Quarter of FY 2016
Scheduled activities for the 2\textsuperscript{nd} Quarter of FY 2016 (January 1 through March 31, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

On December 10, 2015, the SRC completed the Countywide Inventory and Site Selection/Prioritization Process and approved the use of the EPA Brownfield Assessment Grant funds for Site K in the Village of Germantown. A Memorandum of Agreement (MOAs) was completed and sent to the Village for review. It is scheduled for approval at the February Village Board meeting.

3\textsuperscript{rd} Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Scheduled activities for the 3\textsuperscript{rd} Quarter of FY 2016 (April 1 through June 30, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

4\textsuperscript{th} Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)
Scheduled activities for the 4\textsuperscript{th} Quarter of FY 2016 (July 1 through Sept. 30, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.
Scheduled activities for the 1st Quarter of FY 2016 (Oct. 1 through Dec. 31, 2016) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

Scheduled activities for the 2nd Quarter of FY 2017 (Jan. 1 through March. 31, 2017) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

The County Project Manager will be requesting a reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed during the 1st Quarter of FY 2017 once all invoices are received from consultants and paid out by the County. The anticipated ASAP reimbursement request will likely exceed $100,000.

Scheduled activities for the 3rd Quarter of FY 2017 (April 1 through June 30, 2017) include overseeing site and project activities of consultants and preparing required reports and correspondence with the USEPA Project Officer.

The County Project Manager will be requesting a reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed during the 1st and 2nd Quarters of FY 2017 once all invoices are received from consultants and paid out by the County. The County experienced staff turnover so the ASAP reimbursement that was anticipated during the 2nd Quarter FY2017 will be completed in the 3rd Quarter FY2017. The anticipated ASAP reimbursement request will exceed $100,000.

Task 1 – Brownfields Inventory and Site Prioritization

A. Task Description

This task includes preparing a community-wide brownfields inventory and prioritization of brownfield sites within the County. As part of the inventory, the County will acquire digital copies of approximately 73 historic Sanborn Fire Insurance Maps to be integrated into the County GIS system. This task had a budget of $21,700 which included preparing the inventory, development of the GIS brownfields database, acquisition of historic Sanborn Fire Insurance Maps and executing property access agreements.

On January 18, 2016, the USEPA Project Officer approved a budget reallocation of $37,500 from Task 3 to Task 1 to offset costs of the Countywide Inventory and Site Selection/Prioritization Process.

On Sept. 23, 2016, the USEPA Project Officer approved a budget reallocation of $150 from Task 3 to Task 1 to allow Vandewalle & Assoc. to conduct a ranking and
prioritization process on a site in the Village of Kewaskum to be included in the countywide inventory.

The current budget for Task 1 is $59,350.

B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
On January 18, 2016, a request was made to reallocate funds to offset costs of the Countywide Inventory and Site Selection/Prioritization Process. The request was approved by the USEPA Project Officer. See Section II – Budget Overview for further detail.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)
None for this Quarter.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
On Sept. 23, 2016, the USEPA Project Officer approved a budget reallocation of $150 from Task 3 to Task 1 to allow Vandewalle & Assoc. to conduct a ranking and prioritization process on a site in the Village of Kewaskum to be included in the countywide inventory.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
None for this Quarter.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
None for this Quarter.

C. Completed Activities or Projects

As part of developing the coalition, meetings were held with representatives of 12 municipalities which included two cities, five villages and five towns. Nominations were obtained from five communities, each of which subsequently committed to participating in the coalition. An initial prioritization process was used to evaluate 13 nominated target sites or areas that included 47 parcels. At the final stage of this process, each of the coalition partners selected the site or area that was their highest priority in need of assessment based on site selection criteria. Assessment needs for these sites are expected to utilize approximately one third ($200,000) of the grant funds. Initial target sites include WB Place, a 3.8-acre parcel in the City of Hartford that has been in use as a tannery since the 1840s, former Praefke Brake Manufacturing in the City of West Bend which dates back to the 1920s, the Center Street Redevelopment Area which includes 10 parcels within the historic center of the Village of Jackson, the historic Hwy 175/Village of Richfield Area which includes 12 parcels bordering State Hwy 175 and the former railroad right-of-way for the Chicago, Milwaukee, St. Paul and Pacific Railroad, and the former Niphos Coating
facility in the Village of Slinger which was subject to an emergency removal action by the USEPA to address more than 8,800 gallons of hazardous chemicals that were abandoned in the building.

The grant will be implemented using a parallel track approach with two major strategies progressing simultaneously. The two tracks will be implemented as described below:

1. Approximately one-third ($200,000) of the grant will go toward the implementation of the five high priority brownfield sites or areas that were identified by the five coalition partners as part of the inventory and prioritization completed in 2013. Meetings were held with coalition partners in the 3rd Quarter of FY 2015 that confirmed or requested an amendment to the high priority sites. The funds will be utilized to perform assessment or reuse/redevelopment planning activities.

2. Complete a comprehensive county-wide inventory and prioritization of brownfield sites providing opportunity for participation by all communities in the County that may have assessment needs not identified as part of the outreach conducted in 2013.

2nd Quarter FY 2015
During the 2nd Quarter FY 2015, the County met with the City of West Bend, Stantec, and EDWC to discuss priority sites within the City of West Bend.

3rd Quarter of FY 2015
During the 3rd Quarter of FY 2015, the Project Team met with all five coalition partners to discuss and reconfirm their high priority redevelopment sites. Further discussion will continue with the Village of Jackson to define their high priority sites in the 4th Quarter of FY 2015. The City of West Bend is considering changing their priority site. The Project Team met with the City of West Bend numerous times during this quarter to discuss changing their priority site. Upon completion of the coalition partner meetings, work began on preparing eligibility determination requests for several priority brownfield sites including WB Place in the City of Hartford and the former Niphos Coating facility in the Village of Slinger.

The County purchased 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers.

4th Quarter of FY 2015
During the 4th Quarter of FY 2015 the SRP Project Management Team (PMT) began the site inventory and prioritization process. First, the Team created an inventory of sites. The Team determined which data points were most important to include—based on brownfield identification best practices—to identify potential brownfield sites. From these discussions a three-level data collection system was created to filter sites to determine a manageable number of high probability brownfield sites. From this process a comprehensive countywide list of sites was identified and mapped utilizing GIS. With the map and the accompanying data table the PMT was able to
further focus inventory efforts on a manageable number of sites to score in the prioritization process.

Next the PMT developed a system to score and prioritize the brownfield inventory. The system applies a three-level analysis consisting of redevelopment feasibility, environmental conditions, and community goals. Under each area of analysis there are several criteria that an expert or group of experts will use to score each site on a multipoint scale. Once this process is complete the scores will be totaled and a site prioritization ranking determined.

The PMT worked with SRP Coalition partners to further refine their priority sites. Hartford and West Bend have confirmed their priority sites that will provide them with maximum redevelopment potential. West Bend has determined the riverfront Bermico property and an adjacent City-owned property as the highest priority site area to health, safety and environmental concerns and redevelopment potential.

On July 6, 2015, the County acquired 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers. The maps were geo-referenced and integrated into the County GIS system.

On July 22, 2015, the Project Team met with the City of West Bend and the USEPA Project Officer to discuss the new priority site for the City located near the Milwaukee River and the Eisenbahn State Trail. A list of action items were developed to move forward with the new priority site. The Project Team also discussed the former Niphos Coating facility in the Village of Slinger with the County Attorney and developed a list of action items to move the project forward.

Stantec worked with County staff to develop an access agreement form (draft completed by Stantec on July 24, 2015) and an attachment with information for property owners on various types of assessment activities that could be performed (draft completed by Stantec on August 14, 2015). The agreement was reviewed by the County Attorney and City of West Bend. On September 14, 2015, an access agreement was executed by the County with the owner of the former Bermico property in West Bend.

Stantec completed a review and screening of approximately 1,200 sites in the County that are included on the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS).

On August 11, August 24, September 8 and September 21, 2015, meetings were held by the PMT to work on the inventory and prioritization.

1st Quarter of FY 2016
During the 1st Quarter of FY 2016 the SRP Project Management Team (PMT) completed the site inventory and prioritization process. Attached to this quarterly report are various documents that summarize the inventory and prioritization process activities that were completed during this reporting period.
• **September 29, 2015** – The SRC completed a brainstorming session facilitated by the University of Wisconsin-Extension to gather thoughts on the potential impacts that may occur as a result of redeveloping brownfields in Washington County communities. The results of the SRC brainstorming session are attached.

• **October 15, 2015** – Washington County hosted an SRP Countywide Community Workshop to engage the public in the Site Redevelopment Program, review the site inventory and prioritization process, discuss and consider community goals and gather input for priority areas. As part of this workshop, attendees participated in a 3-part community priorities brainstorming exercise to provide input into the development of community goals for scoring of identified redevelopment sites. The community priorities were developed using the community outreach expertise of the PMT, the UW-Extension facilitated brainstorming exercise at the September SRC meeting, and the EPA’s Livability Principles. For more information, please reference the attached documents:
  - Oct. 15, 2015 Community Workshop Flyer
  - Oct. 15, 2015 Community Workshop Exercises
  - Oct. 15, 2015 Community Workshop Results Summary

• **November 12, 2015** – The November SRC meeting provided an overview of the Oct. 15 Community Workshop results, updated the committee on the completed inventory process and discussed the prioritization process and criteria. The completed inventory consisted of 117 parcels making up 55 potential redevelopment areas in the County. Vandewalle staff facilitated a discussion of the three-tiered ranking system consisting of redevelopment feasibility, ability to advance community goals, and environmental conditions which was approved by the SRC. Each tier was composed of criteria based on industry standards for gauging the level of effort and likelihood that a brownfield site would be and/or should be redeveloped. For more information, please reference the attached documents:
  - Nov. 12, 2015 SRC Meeting Flyer
  - Nov. 12, 2015 SRC Meeting Minutes
  - Redevelopment Feasibility and Environmental Criteria

• **November 16 – December 2, 2015** - Site scoring and ranking was completed by the PMT. Redevelopment feasibility and community goals were scored by Scott Harrington, Vandewalle & Associates; Christian Tscheschlok, EDWC; and Debora Sielski, Washington County. Each PMT scorer produced his or her own scores for all 51 sites comprised of 115 parcels. Environmental conditions were scored by David Holmes of Stantec Consulting Services. Mr. Holmes scored each of the 115 parcels individually.

• **December 10, 2015** – The December SRC meeting provided a review of site scoring and rankings, a discussion of additional consideration factors and the selection of 2-3 sites for assessment funding. There were 115 parcels making up 51 sites. Some parcels and sites were grouped into 11 clusters that consisted of two or more parcels where redevelopment would likely involve all or most of the parcels. For the purposes of scoring and ranking, it made sense to look at them as a group. The committee reviewed the final scoring
and raking of the 51 sites. Local representatives discussed the top raking sites in terms of six factors including potential to obtain site access, site eligibility, owner cooperation, project complexity and local government capacity. The SRC took action to provide assessment funding for 5 sites:

- Cluster Site H in West Bend—former Gehl industrial property now mostly owned by the City with significant resources invested in assessments and clean-up; the City is in need of final site closure and reuse planning assistance as the next steps toward redevelopment.
- Cluster Site B in Slinger—situated at the gateway to the Village in an area identified as critical for redevelopment. The site includes historic auto repair and industrial at the southwest and active gas station on the northeast.
- Cluster Site K in Germantown—needs limited phase II work for final site closure on the northeast portion of site before redevelopment as multi-family housing.
- Site #3 (WB Place) in Hartford and Site #138 (West Bend Economic Development Corporation Site) in West Bend—both sites were selected to receive services limited to Phase I assessments, as long as funding is available.

For more information, please reference the attached documents:

- Dec. 10, 2015 SRC Meeting Flyer
- Dec. 10, 2015 SRC Draft Meeting Minutes
- Dec. 10, 2015 SRC Power Point of Top Ranked Sites (Includes maps of the top ranked sites.)
- SRP Inventory and Prioritization Summary Memo (Includes an overview of the inventory process, a map of sites, overview of the site prioritization process, final scoring and ranking of sites and program principles & considerations.)

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
During the 2nd Quarter of FY 2016 several access agreements were completed. On March 8, 2016 access agreements were executed by the County with the Village of Germantown and the owner’s representatives for three parcels making up the Saxony Village Development.

On March 14, 2016 an access agreement was executed by the County with the City of West Bend and the West Bend Economic Development Corporation (WBEDC) for their parcel on Hi Mount Road in the City of West Bend.

Vandewalle & Associates completed the SRP Inventory and Prioritization Summary Memo that was included as an attachment in the 1st Quarter FY 2016 EPA Report.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
During the 3rd Quarter of FY 2016 several access agreements were completed. On April 15, 2016 access agreements were executed by the County with the Village of Slinger and E.H. Wolf & Sons for two parcels as part of a redevelopment in the Village of Slinger.
On May 4, 2016 an access agreement was executed by the County with the City of Hartford and Hartford Main & State, LLC as part of the North Bookends project site in the City of Hartford. Additional access agreements will be executed in the 4th Quarter of FY 2016 for this project.

In response to questions from the property owner, the City Attorney and County Attorney concurred that the access agreement in place between the City of West Bend, Washington County and the owner of the former Bermico property allows Stantec to enter the property to continue testing.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
During the 4th Quarter of FY 2016, access agreements were executed by the County with the City of Hartford for all properties within the North Bookend site.

Information on the grant program was sent to the property owners within the Village of Slinger Hwy 175 and Hwy 60 intersection project. On Sept. 20, 2016 a meeting was held with several owners (all were invited) to discuss the grant program, the environmental due diligence process and access agreements.

A draft access agreement was provided to the City of Hartford for the owner of the WB Place site.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
During the 1st Quarter of FY 2017, access agreements were finalized by the County with the City of Hartford and all property owners within the North Bookend site.

On November 3, 2016, an access agreement was finalized by the County with the Village of Richfield and the property owner of the Former Amici’s Restaurant site.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
During the 2nd Quarter of FY 2017, an access agreement was drafted and submitted to the City of West Bend for the Former Blaine Site.

D. Activities or Projects in Progress

4th Quarter of FY 2015
During the beginning of 1st Quarter of FY 2016, several meetings have been held for the purpose of completing the inventory of brownfield sites, finalizing the criteria and process to be used for prioritizing the sites, and then completing the prioritization.

1st Quarter of FY 2016
During the 1st Quarter of FY 2016, the County prepared draft access agreements for the eight parcels of the North Bookend sites in the City of Hartford. These are currently being reviewed by the parcel owners. Access agreements were also prepared by the County for the parcel owners of Site K in the Village of Germantown, awaiting
Village Board approval of the Memorandum of Agreement (MOAs) that is scheduled for review at the February Village Board meeting.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
During the 2nd Quarter of FY 2016, the County prepared draft access agreements for the two parcels owned by E. H. Wolf & Sons as part of their redevelopment project in the Village of Slinger. These agreements were reviewed and signed by all parties on April 15, 2016.

Access agreements were also prepared by the County for the eight parcel owners of the site known as the North Bookends in the City of Hartford. The County has received three signed access agreements and anticipates that the remaining agreements will be forthcoming in the 3rd Quarter of FY 2016.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
The County and Stantec are currently working with the City of Hartford to obtain access agreements on the remaining parcels of the site known as the North Bookends in the City of Hartford. The County anticipates that the remaining agreements will be forthcoming in the 4th Quarter of FY 2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
The County and Stantec are currently working with the City of Hartford to obtain an access agreement with the owner of WB Place. Efforts by the City are continuing and are aimed at securing a signed access agreement from the property owner, as well as a commitment to participate in the assessment process.

The County, Stantec and Vandewalle & Assoc. are working with the Village of Slinger to obtain access agreements with owners within the Hwy 175 & Hwy 60 intersection. Efforts by the Village are continuing and are aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process.

The County and Stantec are working with the Village of Richfield to obtain access agreements with owners within the former Amici’s Restaurant site.

Vandewalle & Assoc. prepared a brief summary of information on a site in Kewaskum in anticipation of conducting an inventory and prioritization process later in the 1st Quarter of FY17.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
The County and Stantec are continuing to work with the City of Hartford to obtain an access agreement with the owner of WB Place. Efforts by the City are aimed at securing a signed access agreement from the property owner, as well as a commitment to participate in the assessment process.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
During the 2nd Quarter of FY 2017, an access agreement was drafted and submitted to the City of West Bend for the Former Blaine Site.
For the timing being, the City of Hartford has suspended efforts to secure an access agreement and to obtain the property owner’s participation in the assessment process for the Former W.B. Place Property. This was done in part to free up budget allocated for this property to a higher priority site and purpose (i.e., completion of site investigation work plan for the North Bookend redevelopment site in Hartford).

Efforts by the Village of Slinger are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process to the Hwy 175/Hwy 60 Intersection Project.

E. Deliverables

1st Quarter of FY 2016
During the 1st Quarter of FY 2016, as described above, the Countywide Inventory and Prioritization Process is complete and described in the attached document titled SRP Inventory and Prioritization Summary Memo.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
None.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)
None.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
None.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
None.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
None.

F. Percent Complete and Scheduled Activities

This task is currently estimated to be approximately 99% completed.

4th Quarter of FY 2015
Scheduled activities for the 1st Quarter of FY 2016 (October 1 through December 31, 2015) include the Project Team determining variables and datasets to develop a GIS Brownfields database for analysis during the site prioritization process with the SRC. This process will also consider EDWC dashboard measures and location center tools for the EDWC website creation. Outputs of this process include completing a county wide brownfields inventory.
The Project Manager and EDWC will work with the Village of Jackson to further discuss and define their high priority site(s). Site and property owner eligibility determination requests will be completed for the three remaining high priority coalition site(s) including the City of West Bend, Village of Richfield and Village of Jackson.

The Project Manager and County Attorney will work with coalition partners to complete and execute property access agreements on the five high priority sites.

During the 1st Quarter of FY 2016, the PMT will conduct the prioritization of the brownfield inventory. This process will utilize the previously described three-level scoring system. Stantec—as the environmental expert—will score all environmental conditions criteria. The PMT will draw on its expertise in economic development/redevelopment to score the redevelopment feasibility criteria. Finally, the community goals criteria will be scored by the SRC members. The results of the prioritization process will be presented at an SRC meeting in December 2015.

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) includes the County preparing draft access agreements for those sites approved by the SRC in December for assessment funding.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 through June 30, 2016) includes the County working with the City of Hartford to execute the remaining access agreements with property owners within the North Bookend site and the owner of the former WB Place.

The County Project Manager will prepare draft access agreements for sites that have been determined eligible by the USEPA for environmental assessment work including the seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger that was determined eligible by the USEPA on April 12, 2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)
Scheduled activities for the 4th Quarter of FY 2016 (July 1, 2016 through Sept. 30, 2016) includes the County working with the City of Hartford to execute the remaining access agreements with property owners within the North Bookend site and the owner of WB Place.

The County Project Manager will also work with the Village of Slinger to execute access agreements for environmental assessment work including the seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger that was determined eligible by the USEPA on April 12, 2016.
1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
Scheduled activities for the 1st Quarter of FY 2017 (Oct. 1 through Dec. 31, 2016) include working with the Village of Slinger to execute access agreements for environmental assessment work including the seven parcels that make up the Hwy 175 / Hwy 60 Intersection. It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during November or December 2016.

It is anticipated that access agreements for the two parcels of the former Amici’s Restaurant site will be finalized and the Phase I ESA completed during November 2016.

It is anticipated that an access agreement for W.B. Place in the City of Hartford will be signed, and a Phase I ESA completed during November or December 2016.

It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement executed with the City of West Bend, and a Phase I ESA completed for the former Blaine property.

Vandewalle & Assoc. will conduct an exercise to add a new brownfield redevelopment site to the county wide inventory and ranking during the 1st Quarter FY17 reporting period.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)
It is anticipated that an access agreement for W.B. Place in the City of Hartford will be signed, and a Phase I ESA completed during 2nd Quarter FY17 reporting period.

It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement executed with the City of West Bend, and a Phase I ESA completed for the former Blaine property.

Vandewalle & Assoc. will conduct an exercise to add a new brownfield redevelopment site to the county wide inventory and ranking during the 2nd Quarter FY17 reporting period for a site in the Village of Kewaskum.

The County Project Manager will work with the County GIS Department to integrate the completed inventory into the County GIS system.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)
It is anticipated that an access agreement for the Former Blaine Site in the City of West Bend will be signed, and a Phase I ESA completed during the 3rd Quarter of FY 2017.
Efforts will continue by the Village of Slinger to secure signed access agreements from the property owners, as well as commitments to participate in the assessment process for the Hwy 175/Hwy 60 Intersection Project.

**Task 2 – Conduct Phase I Environmental Site Assessments (ESAs)**

A. Task Description

This task is described in the USEPA approved Implementation Work Plan as follows:

“Under the direction of the County, the environmental consulting firm will complete Phase I ESAs at 24 sites. Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to USEPA (for hazardous substance brownfields) or WDNR (for petroleum brownfields) for approval. Upon confirmation of eligibility, Phase I ESAs will be completed in accordance with the All Appropriate inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I Environmental Site Assessment Process.”

This task had a budget of $96,000 which included the environmental consulting firm, Stantec, under the direction of the County Project Manager, completing Phase I ESAs at 24 sites at an average cost of $4,000 per site.

On August 25, 2016, the EPA Project Officer approved a budget reallocation of $5,000 from Task 2 (Phase I ESAs) to Task 3 – Area-wide Reuse/Redevelopment Planning for the Village of Jackson.

On Sept. 23, 2016, the EPA Project Officer approved a budget reallocation of $2,650 from Task 3 to Task 2 to cover additional costs to conduct Phase I ESAs on several sites (City of Hartford North Bookends, City of West Bend EDC site, Village of Slinger E.H. Wolf site) where the costs were higher than anticipated.

On January 26, 2017, the EPA Project Officer approved a budget reallocation of $5,000 from Task 3 to Task 2 to complete several anticipated Phase I ESAs and cover additional costs with completing eligibility determinations.

On February 28, 2017, the EPA Project Officer approved a budget reallocation of $6,000 from Task 2 to Task 3 to complete a site investigation work plan for the Northern Bookends site in the City of Hartford.

On April 6, 2017, the EPA Project Officer approved a budget reallocation of $4,000 from Task 3 to Task 2 for additional costs incurred for eligibility determinations (ED) as well as expected costs for future ED of sites.

The current budget for Task 2 is $96,650.
B. New Activities or Projects Approved for Implementation by USEPA During the Fiscal Quarter

4th Quarter of FY 2015
Eligibility Determinations were approved by the USEPA Project Officer for the former Bermico site in the City of West Bend via email on September 22, 2015.

1st Quarter of FY 2016
Eligibility Determinations were approved by the USEPA Project Officer for the Former Niphos Coating Site in the Village of Slinger on Nov. 18, 2015.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Eligibility Determinations were approved by the USEPA Project Officer for the eight parcels making up the North Bookends Site in the City of Hartford on January 14, 2016, the three parcels making up the Saxony Village Development in the Village of Germantown on February 17, 2016 and the West Bend Economic Development Corporation site in the City of West Bend on March 9, 2016.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)
Eligibility Determinations were approved by the USEPA Project Officer on April 12, 2016 for two parcels which are part of the E.H. Wolf & Sons Redevelopment Project in the Village of Slinger and seven parcels that make up the Hwy 175 / Hwy 60 Intersection in the Village of Slinger.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
An Eligibility Determination was approved by the USEPA Project Officer on August 12, 2016 for the City of Hartford WB Place site.

Wisconsin DNR determined that the North Bookends sites E and H are eligible under the Federal Petroleum Assessment Grant.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
Eligibility Determinations were approved by the USEPA Project Officer on October 12, 2016 for two sites that make up the former Amici’s Restaurant site in the Village of Richfield.

On November 18, 2016 the WI DNR determined eligibility under the petroleum assessment grant for the Squire Dr., Jacobus Oil and CMC Heartland parcels as part of the Saxony Development in the Village of Germantown.

On November 22, 2016 the WI DNR determined eligibility under the petroleum assessment grant for the Former Slinger Foundry Parking Lot as part of the E.H. Wolf redevelopment project in the Village of Slinger.

On November 30, 2016 the WI DNR determined eligibility under the petroleum assessment grant for the Former Gehl Co. property in the City of West Bend.
On March 16, 2017 the WI DNR determined eligibility under the petroleum assessment grant for the Former Blaine Site in the City of West Bend. (See Attachment A)

C. Completed Activities or Projects

4th Quarter of FY 2015
During the 4th Quarter of FY 2015, work was initiated on completing eligibility determinations (EDs) for high priority brownfield sites in Slinger, West Bend, and Hartford. A draft ED was completed by Stantec for the WB Place site in Hartford, but put on hold after a determination was made that the site was being more fully utilized by a new occupant, and also that some environmental assessment activities had in fact been completed for the property. As a consequence, the City selected an alternative site to serve as its initial high priority site.

On September 9, 2015, ED’s for two sites (the former Niphos Coating facility in Slinger, and the former Bermico facility in West Bend) were completed and submitted to USEPA for review.

During September 2015, work began on preparation of ED’s for a 7 parcel redevelopment site in Hartford (North Bookend site).

1st Quarter of FY 2016
Numerous eligibility determinations (ED) were completed during this quarter for the following sites:

- **Former Niphos Coating Site** – Village of Slinger – The ED was completed by Stantec and reviewed by the County Project Manager and the Village of Slinger in Sept, 2015. The site was determined eligible by the USEPA Project Officer on November 18, 2015. The Statute of Limitations date had expired regarding any outstanding cleanup costs and therefore any enforcement actions for recovery of such costs has been closed out by the USEPA. On December 21, 2015, the County took possession of the property as part of a tax delinquency process.

- **North Bookends Site** – City of Hartford – The ED for the eight sites were completed by Stantec on Oct. 21, 2015, reviewed and approved by the County Project Manager on Oct. 21, 2015 and the City of Hartford on November 10, 2015. The ED was sent to the EPA Project Officer on Nov. 11, 2015.

- **Former Blaine Property** – City of West Bend – The ED was completed by Stantec on Oct. 1, 2015, reviewed and approved by the County Project Manager on Oct. 2, 2015 and the City of West Bend on Oct. 6, 2015. The ED was sent to the USEPA Project Officer for review on Oct. 6, 2015. On Oct. 21, 2015 the USEPA responded that the site is currently not eligible.

Stantec completed the Phase I ESA for the former Bermico property in West Bend on Dec. 7, 2015. After review by the County Project Manager and the City of West
Bend, the Phase I ESA was finalized and sent to the EPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquires Checklist.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Numerous eligibility determinations (ED) requests and Phase I ESAs were completed during this quarter for the following sites:

- **Former Niphos Coating Site** – Village of Slinger – The Petroleum ED request was completed by Stantec on February 22, 2016 and reviewed by the County Project Manager and the Village of Slinger on March 18, 2016. The Petroleum ED was finalized and submitted to the Wisconsin DNR on March 23, 2016. The site was determined eligible by the Wisconsin DNR on March 30, 2016. See attached letter.
- **Former Bermico Site** – City of West Bend - The Petroleum ED request was completed by Stantec on February 22, 2016 and reviewed by the County Project Manager on February 24, 2016.
- **North Bookends Site** – City of Hartford – The site was determined eligible by the USEPA Project Officer on January 14, 2016.
- **Saxony Village Development** – Village of Germantown – The Hazardous Substances ED request for the three parcels was completed by Stantec on Feb. 10, 2016, reviewed and approved by the County Project Manager on Feb. 12, 2016 and the Village of Germantown on Feb. 17, 2016. The ED was sent to the USEPA Project Officer on Feb. 17, 2016. The site was determined eligible by the USEPA Project Officer on Feb. 17, 2016. Stantec completed the draft Phase I ESA on March 21, 2016 and sent via email to the County Project Manager, the Village of Germantown, the owners representative and their environmental consultant for review.
- **West Bend Economic Development Corporation (WBEDC) site** – City of West Bend – The Hazardous Substances ED request for this parcel was completed by Stantec on Feb. 11, 2016, reviewed and approved by the County Project Manager on Feb. 12, 2016 and the WBEDC on March 7, 2016. The ED was sent to the USEPA Project Officer on March 9, 2016. The site was determined eligible by the USEPA Project Officer on March 9, 2016. Stantec completed the draft Phase I ESA on March 31, 2016 and sent via email to the County Project Manager, the City of West Bend and the WBEDC for review.
- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – The Hazardous Substances ED request for these seven parcels completed by Stantec on March 25, 2016 for review by the County Project Manager and the Village of Slinger.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

- **Saxony Village Development** – Village of Germantown – The Phase I ESA was finalized by Stantec on April 7, 2016 and was sent along with the signed All Appropriate Inquiries to the USEPA on May 3, 2016. The Phase I ESA was also sent to the owner’s representative and Village of Germantown on May 3, 2016.
- **West Bend Economic Development Corporation (WB EDC) Site** – City of West Bend – Stantec completed the draft Phase I ESA on March 31, 2016 and
was approved by the County on April 4, 2016 and the WB EDC on April 12, 2016. The final Phase I ESA was completed by Stantec and distributed to the City of West Bend and the WB EDC on May 2, 2016. The Final Phase I ESA Report and signed All Appropriate Inquiries sent to USEPA on May 2, 2016.

- **Former Bermico Site** – City of West Bend - The Petroleum ED report was resubmitted to the City of West Bend for review and approval on July 20, 2016.

- **Former Blaine Site** – City of West Bend - The Petroleum ED report was resubmitted to the City of West Bend for review and approval on July 20, 2016. On April 12, 2016, the SRC approved $6,000 to complete a Phase I ESA on the site.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – Stantec completed a draft Hazardous ED for the E.H. Wolf project for review on April 1, 2016. The Hazardous ED was reviewed and approved by the County Project Manager and E.H. Wolf & Sons on April 4, 2016 and submitted to the USEPA Project Officer for approval on April 7, 2016. Both parcels were determined eligible by the USEPA Project Officer on April 12, 2016. The SRC approved $6,000 to complete a Phase I ESA on April 12, 2016. Stantec completed the Phase I ESA report and submitted it to the USEPA on May 11, 2016.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – The Hazardous Substances ED was reviewed by the County Project Manager on April 4, 2016. All seven parcels of the site were determined eligible by the USEPA Project Officer on April 12, 2016.

- **Former WB Place Property** – City of Hartford - Stantec resubmitted updated Hazardous ED to City of Hartford for approval on July 22, 2016.

**4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)**

- **WB Place** – City of Hartford - An Eligibility Determination was approved by the USEPA Project Officer on August 12, 2016 for the City of Hartford.

- **North Bookends – City of Hartford** - Access agreements were executed with all property owners (4 total) and owner questionnaires sent and completed. The Phase I ESA was completed, and a final report issued on August 31, 2016. On Sept. 23, 2016 Stantec finalized the Petroleum ED and sends to WI DNR for approval. On Sept. 29, 2016 the WI DNR determined the North Bookends sites E and H were eligible under the Federal Petroleum Assessment Grant.

**1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)**

- **North Bookends – City of Hartford** - On Oct. 19, 2016 a corrected Phase I ESA report was issued (the parcel numbers were incorrectly referenced on several pages of the report).

- **Former Amici’s Restaurant Site** – Village of Richfield – Two parcels were determined eligible under the hazardous assessment grant by the USEPA Project Officer on Oct. 12, 2016. An access agreement was executed on Nov. 3, 2016. The Phase I ESA was completed by Stantec and a final report issued

- **WB Place** – City of Hartford – The City continued outreach towards the property owner, as part of efforts to secure access and to obtain the property owner’s participation in the assessment process.

- **Former Bermico Site** – City of West Bend - The Petroleum ED request form was finalized by Stantec on Nov. 4, 2016 for review by the County and City of West Bend. County Project Manager reviewed the Petroleum ED form on Nov. 8, 2016.

- **Redevelopment/Reuse Planning – Gehl Property** – City of West Bend – A petroleum ED approval request form was prepared for the main (8-acre) parcel and submitted to the Wisconsin DNR for approval on Nov. 22, 2016. Eligibility was approved by Wisconsin DNR on Dec. 2, 2016.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – Stantec completed the petroleum ED approval request form for review on Nov. 11, 2016. It was submitted to the Wisconsin DNR for approval on Nov. 11, 2016. Eligibility was approved by Wisconsin DNR on Nov. 22, 2016.

- **Saxony Village Development** – Village of Germantown - Stantec completed the petroleum ED approval request forms for review for all three parcels on Nov. 10, 2016. They were submitted to the Wisconsin DNR for approval on Nov. 11, 2016. Eligibility was approved by Wisconsin DNR on Nov. 18, 2016.

### 2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- **WB Place** – City of Hartford – For the timing being, the City has suspended efforts to secure access and to obtain the property owner’s participation in the assessment process. This was done in part to free up budget allocated for this property to a higher priority site and purpose (i.e., completion of site investigation work plan for the North Bookend redevelopment site in Hartford).

- **Former Blaine Site** – City of West Bend - An eligibility determination request for use of petroleum funding was submitted to the WDNR on March 8, 2017, and approved on March 16, 2017. A draft access agreement was prepared by the County and submitted to the City for review.

### D. Activities or Projects in Progress

#### 4th Quarter of FY 2015

An ED for an additional site in West Bend (the Blaine property) was completed and submitted to USEPA on October 6, 2015. Approval of eligibility for the Blaine property is pending a review by USEPA legal staff. Approval of eligibility for the former Niphos Coating site in Slinger is also pending closeout related to the removal action completed by USEPA several years ago (which is anticipated to occur during the 1st Quarter of FY 2016). The Phase I ESA for the former Bermico property is in progress.
1st Quarter of FY 2016
Eligibility Determination (ED) Forms are in progress for the following sites:

- **Site #138 (West Bend EDC Site)** - West Bend – The ED is being developed for this site.
- **WB Place Site** – City of Hartford – the ED was updated by Stantec on Jan. 14, 2016. The County Project Manager approved this on Jan. 14, 2016 and it is currently being reviewed by the City of Hartford.
- **Cluster H (Former Gehl Property – Sites 97-100, 170-172)** – City of West Bend – initial data gathering for completion of ED’s for this 7 parcel redevelopment area is underway. Completion of the ED’s will follow additional discussions with the City of West Bend regarding specific assessment/reuse planning needs for each parcel.
- **Cluster B (Hwys 175/60 Redevelopment Area – Sites 20-26)** – Village of Slinger - initial data gathering for completion of ED’s for this 7 parcel redevelopment area is underway.
- **Cluster K (Saxony Village)** – Village of Germantown - initial data gathering for completion of ED’s for this 3 parcel redevelopment area is underway.

Stantec is beginning the Phase I ESAs for the parcels owned by the City of Hartford as part of the North Bookends Site. Phase I ESAs for the remaining parcels will be started once the access agreements are signed.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Numerous eligibility determinations (ED) and Phase I ESAs were completed during this quarter for the following sites:

- **Saxony Village Development** – Village of Germantown – The Phase I ESA was finalized by Stantec on April 7, 2016. The County Project Manager will provide the USEPA Project Office the Phase I ESA with the All Appropriate Inquires Checklist.
- **West Bend Economic Development Corporation (WBEDC) site** –Stantec finalized the Phase I ESA on April 11, 2016. The County Project Manager will provide the USEPA Project Office the Phase I ESA with the All Appropriate Inquires Checklist.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - The Hazardous Substances ED request was completed by Stantec on April 1, reviewed and approved by the County Project Manager on April 4, 2016 and by E.H. Wolf & Sons on April 4, 2016. The ED was sent to the USEPA Project Officer on April 7, 2016. The site was determined eligible by the USEPA Project Officer on April 12, 2016. Stantec is currently working on the draft Phase I ESA for this project.
- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – The ED request for the seven parcels which make up the Hwy 175 / Hwy 60 Intersection was completed by Stantec on March 25, 2016 for review by the County Project Manager and the Village of Slinger. The County Project Manager reviewed and approved the ED on April 4, 2016.
• **North Bookends Site** – City of Hartford – The City of Hartford is currently working to obtain the access agreements in anticipation of completing the Phase I ESA for the site.

**3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)**

- **West Bend Economic Development Corporation (WB EDC) Site** – City of West Bend – The site was reportedly put up for auction, with the Phase I ESA satisfying one of the requirements for the auction to be conducted.
- **Former Blaine Site** – City of West Bend – The draft Petroleum ED is under review by the City of West Bend.
- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – Work is on hold pending the securing of access agreements with all property owners.
- **Former WB Place Property** – City of Hartford – The draft Hazardous ED form is under review by the City of Hartford.
- **North Bookends Site** – City of Hartford – Efforts are underway to secure access for the remaining parcels.

**4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)**

- **Former Blaine Site** – City of West Bend – The draft Petroleum ED is under review by the City of West Bend.
- **Former Bermico Site** – City of West Bend – Stantec resubmitted the Petroleum ED request to the City for review and approval on July 20, 2016.
- **Former Amici’s Restaurant Site** – Village of Richfield - Eligibility Determinations were approved by the USEPA Project Officer on October 12, 2016 for two sites that make up the former Amici’s Restaurant site in the Village of Richfield.
- **Former Gehl Co. Property** – Stantec finalized Hazardous ED and submitted to USEPA for eligibility determination on Sept. 30, 2016. On October 13, 2016 the USEPA determines site is not eligible through the hazardous grant program.

**1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)**

- **Former W.B. Place Property** – City of Hartford – Efforts by the City are continuing aimed at securing a signed access agreement from the property owner, as well as a commitment to participate in the assessment process.
- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – Efforts by the Village are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process.
- **Former Blaine Property** – City of West Bend – A draft petroleum ED form is under review by the City.

**2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)**

- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – Efforts by the Village are continuing aimed at securing signed access agreements from the property owners, as well as commitments to participate in the assessment process.
Quarterly Report No 10, 2nd Quarter Fiscal Year 2017, January 1, 2017 – March 31, 2017
Washington County, Wisconsin – USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

- **Former Blaine Property** – City of West Bend – Work was initiated on research and data review for the Phase I ESA. Review of the access agreement by the City is in progress.
- **Downtown Redevelopment Area** – Village of Jackson – With the adoption on March 14, 2017 of the *Opportunity Analysis & Redevelopment Plan* prepared for the Village’s downtown core, efforts are underway to select one or more high priority parcels that will be the focus for Phase I ESAs.

E. Deliverables

**1st Quarter of FY 2016**
Stantec completed the Phase I ESA for the former Bermico property in the City of West Bend on Dec. 7, 2015. After review by the County Project Manager and the City of West Bend, the Phase I ESA was finalized and sent to the USEPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquires Checklist.

**2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)**
- **Former Bermico Site** – City of West Bend - The Phase I ESA report for the former Bermico property in the City of West Bend was sent to the USEPA Project Officer on January 19, 2016 along with a signed All Appropriate Inquires Checklist.

**3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)**
- **Saxony Village Development** – Village of Germantown – The Phase I ESA report was completed by Stantec on April 7, 2016. Copies of the report were mailed to the Village and the property owner. The report and signed All Appropriate Inquiries was sent to the USEPA on May 3, 2016.
- **West Bend Economic Development Corporation (WBEDC) site** – City of West Bend – The final Phase I ESA report was issued on May 2, 2016. Copies of the report were mailed to the City and the property owner. The report and signed All Appropriate Inquiries was sent to the USEPA on May 2, 2016.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – An ED form was completed and submitted to the USEPA on April 7, 2016. Stantec completed the final Phase I ESA report and submitted it USEPA on May 11, 2016. Copies of the report were mailed to the City and the property owner on May 11, 2016.
- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – An ED form was completed and submitted to the USEPA in April.

**4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)**
- **North Bookends Site** – City of Hartford – The Phase I ESA was completed, and a final report issued on August 31, 2016. A correct report was issued on October 19, 2016 (the parcel numbers were incorrectly referenced on several pages of the report).
Quarterly Report No 10, 2nd Quarter Fiscal Year 2017, January 1, 2017 – March 31, 2017
Washington County, Wisconsin – USEPA Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
- **North Bookends Site** – City of Hartford – A corrected Phase I ESA report was issued on Oct. 19, 2016.
- **Former Amici’s Restaurant Parcels** – Village of Richfield – A Phase I ESA report for the two parcels was issued on Nov. 11, 2016.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
- **Former Blaine Property** – West Bend – A petroleum ED form was completed and submitted to the WDNR.

F. Percent Complete and Scheduled Activities

This task is currently estimated to be approximately 75% completed.

1st Quarter of FY 2016
It is anticipated that the Phase I ESA for the former Bermico site will be completed during November 2015. It is anticipated that EDs will be submitted for additional sites, and (subject to confirmation of eligibility) that Phase I ESA will be completed for the Blaine, Niphos Coating, and North Bookend sites.

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include preparing Eligibility Determinations for those sites approved by the SRC in December for assessment funding.

The initial Phase I ESA for the Bermico site was higher cost due to its complex issues and large size. However, with the planned assessment of several multi-parcel sites (for which per parcel costs will be significantly lower) it is anticipated that the number and type of deliverables for this task will meet or exceed those required under the Work Plan.

Stantec will continue with the owner interviews, on-site inspections, and report preparation for the Phase I ESAs for all of the parcels that make up the North Bookend Site in the City of Hartford once the access agreements are signed. Stantec also anticipates beginning the Phase I ESA for WB Place in the City of Hartford upon the approval of the ED by the City of Hartford and the USEPA Project Officer and obtaining a signed access agreement.

It is anticipated that the PMT will meet with local representatives to determine the scope of work necessary for Site 138 – the West Bend EDC Site in the City of West Bend. It is anticipated that a Phase I ESA for the West Bend EDC property (Site #138) will be completed this quarter.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016) include the following:
• **Former Bermico Site** – City of West Bend – Complete the Petroleum ED request and submit to the Wisconsin DNR for approval. No additional activities related to the Phase I ESA are anticipated.

• **Former Blaine Property** – City of West Bend – It is anticipated that a ED request will be approved, an access agreement will be executed with the City and that the Phase I ESA will be completed and the report submitted to the USEPA.

• **North Bookends Site** – City of Hartford – It is anticipated that the Phase I ESA will be completed and the report submitted to the USEPA.

• **Saxony Village Development** – Village of Germantown – No additional Phase I ESA related activities are anticipated beyond use of the report as supporting documentation for a grant application being prepared by the property owner/developer seeking cleanup funding from the Wisconsin Economic Development Corporation (WEDC).

• **West Bend Economic Development Corporation (WBEDC) site** – City of West Bend – No additional activities related to the Phase I ESA are anticipated other than use of the completed report to support a sale/auction process.

• **E.H. Wolf & Sons Redevelopment** – Village of Slinger - It is anticipated that the Phase I ESA will be completed and the report submitted to USEPA.

• **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – It is anticipated that access agreements will be secured with select property owners and the Phase I ESA process will be underway.

• **Former WB Place Property** – City of Hartford - It is anticipated that access agreements will be secured with select property owners and the Phase I ESA process will be underway.

• **Village of Jackson** - No activities are anticipated unless a priority site in need of a Phase I ESA is identified over the next several weeks through the redevelopment reuse planning project.

### 4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)
Scheduled activities for the 4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016) include the following:

• **Former Blaine Property** – City of West Bend – It is anticipated that an ED request will be approved, an access agreement executed with the City and a Phase I ESA completed.

• **North Bookends Site** – City of Hartford – It is anticipated that the final access agreements will be signed and the Phase I ESA completed.

• **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – It is anticipated that access agreements will be secured and a Phase I ESA completed.

• **Former WB Place Property** – City of Hartford - It is anticipated that an ED request will be submitted to the USEPA, approved, an access agreement signed, and a Phase I ESA completed.

### 1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
Scheduled activities for the 1st Quarter of FY 2017 (Oct. 1 through Dec. 31, 2016) include the following:
- **Former Blaine Property** – City of West Bend – It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement will be executed with the City, and a Phase I ESA completed.
- **Former Amici’s Restaurant Site** – Village of Richfield - It is anticipated that access agreements for the two parcels will be finalized and the Phase I ESA completed during November 2016.
- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during November or December 2016.
- **Former WB Place Property** – City of Hartford - It is anticipated that an access agreement will be signed, and a Phase I ESA completed during November or December 2016.
- **Former Gehl Co. Property** – On October 14, 2016 the City of West Bend requests the County apply for Petroleum eligibility through the WI DNR.

**2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)**
Scheduled activities for the 2nd Quarter of FY 2017 (Jan. 1 through March. 31, 2016) include the following:

- **Former Blaine Property** – City of West Bend – It is anticipated that an ED request for petroleum funding will be submitted to the Wisconsin DNR and if approved, an access agreement will be executed with the City, and a Phase I ESA completed.
- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during the 2nd quarter of FY2017.
- **Former WB Place Property** – City of Hartford - It is anticipated that an access agreement will be signed, and a Phase I ESA completed during the 2nd quarter of FY2017.

**3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)**
Scheduled activities for the 3rd Quarter of FY 2017 (April 2017 through June 30, 2017) include the following:

- **Hwy 175/Hwy 60 Intersection** – Village of Slinger – It is anticipated that access agreements for one or more parcels may be executed and a Phase I ESA completed during the 3rd quarter of FY2017.
- **Former Blaine Property** – City of West Bend – During the 3rd quarter, it is anticipated that: (a) the access agreement will be executed, (b) the site investigation and other data collection activities will be completed, and (c) the Phase I ESA report will be completed.
- **Downtown Redevelopment Area** – Village of Jackson – It is anticipated that work on one or more Phase I ESAs may begin during the 3rd quarter.

**Task 3 – Conduct Phase II Environmental Site Assessments, Site Investigations, and Remedial/Reuse Planning Activities**
A. Task Description

This task is described in the USEPA approved Implementation Work Plan as follows:

“On sites that meet the site-specific eligibility requirements, and are approved for use of USEPA funds, by the USEPA (hazardous substance brownfields) and/or WDNR (petroleum brownfields), the County may use the assessment funds to conduct Phase II ESAs, site investigations, remedial planning and other brownfield reuse planning activities. Phase II site investigation activities are likely to include soil and groundwater sampling and may include magnetometer surveys, trenching to confirm anomalies, asbestos surveys and sampling for other hazardous building materials. Additional field services provided by USEPA may include geophysical characterization, such as ground penetrating radar or electro-magnetic surveys. Greener and Sustainable Remediation principles will be incorporated into project tasks using the ASTM Greener Cleanup Standard Guide.”

The original budget for Task 4 was $410,650 which includes a QAPP, four asbestos/hazardous building material surveys, seven Phase II ESAs, eight remedial action plans and two brownfield area-wide reuse plans.

On October 21, 2015, the USEPA Project Officer approved a budget reallocation of $35,000 within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for the Village of Richfield. On January 18, 2016, the USEPA Project Officer approved a budget reallocation of $44,500 from Task 3 to Task 1 ($37,500) to offset costs of the Countywide Inventory and Site Selection/Prioritization Process and Task 4 ($7,000) to allow consultants to continue to participate in regular PMT and SRC meetings as the project moves forward.

On August 25, 2016, the EPA Project Officer approved a budget reallocation of $5000 from Task 2 (Phase I ESAs) to Task 3 – Area-wide Reuse/Redevelopment Planning for the Village of Jackson.

On Sept. 23, 2016, the EPA Project Officer approved a budget reallocation of $11,100 from Task 3 to other tasks as described in Section II – Budget Overview of this quarterly report.

On January 26, 2017, the EPA Project Officer approved a budget reallocation of $5,000 from Task 3 to Task 2 to complete several anticipated Phase I ESAs and cover additional costs with completing eligibility determinations.

On February 28, 2017, the EPA Project Officer approved a budget reallocation of $6,000 from Task 2 to Task 3 to complete a site investigation work plan for the Northern Bookends site in the City of Hartford.

On April 6, 2017, the EPA Project Officer approved a budget reallocation of $10,500 from Task 3 to other tasks as described in Section II – Budget Overview of this quarterly report.
The current budget for Task 3 is $350,550.

B. New Activities or Projects Approved for Implementation by U. S. EPA During the Fiscal Quarter

1st Quarter of FY 2016
On October 21, 2015, the USEPA Project Officer approved a budget reallocation of $35,000 within Task 3 from Phase II ESAs to Reuse/Redevelopment Planning for the Village of Richfield in an area encompassing the northwest corner of the Interstate 41/Hwy45 and Hwy 167 Interchange.

On November 11, 2015, the Quality Assurance Project Plan (QAPP) was conditionally approved by the USEPA.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
- **Former Niphos Coating Site** – Village of Slinger – The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on Feb. 2, 2016.
- **Former Bermico Site** – City of West Bend – The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on Feb. 3, 2016.

3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on May 3, 2016.
- **Saxony Village Development** – Village of Germantown - The draft Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on May 11, 2016. The Phase II – Site Investigation Report was provided to the US EPA Project Officer on June 9, 2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
- **North Bookends Sites** – City of Hartford – Stantec completed and submitted a Site Specific Sampling Analysis Plan (SSAP) to USEPA on August 31, 2016. The SSAP is approved by the USEPA Project Officer on Sept. 1, 2016 for non-city owned properties.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
- **Redevelopment/Reuse Planning – Gehl Property** – City of West Bend – A petroleum eligibility approval request form was prepared for the main (8-acre) parcel and submitted to the Wisconsin DNR for approval on Nov. 22, 2016. Eligibility was approved by Wisconsin DNR on Dec. 2, 2016.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
On March 16, 2017 the WI DNR determined eligibility under the petroleum assessment grant for the Former Blaine Site in the City of West Bend. (See Attachment A)
C. Completed Activities or Projects

3rd Quarter of FY 2015
During the 3rd Quarter of FY 2015, the County and Stantec completed the pre-QAPP conference call meeting with Jan Pels, USEPA Brownfields Quality Assurance Reviewer on May 5, 2015.

In early June 2015, Stantec solicited bids from multiple labs for use on the project. Four labs were selected (Test America Laboratories, Inc.; CT Laboratories; Environmental Monitoring and Technologies, Inc. [EMT] and Legend Technical Services, Inc.). CT Laboratories and Legend Technical Services, Inc. are both Woman-Owned Business Enterprises (WBEs). EMT is a Service Disabled Veteran Owned Small Business Enterprise (SDVOSBE). Solicitation of bids from these firms, and inclusion in the QAPP, were performed as part of the Six Good Faith Efforts to ensure participation by Disadvantaged Business Enterprises (DBE) in the project.

4th Quarter of FY 2015
Revision 0 of the Quality Assurance Project Plan (QAPP), which was submitted to USEPA on July 15, 2015.

1st Quarter of FY 2016
None.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
- **Former Niphos Coating Site** – Village of Slinger – A site visit with the asbestos-lead based paint (LBP) survey contractor (NorthStar Environmental Testing LLC [NorthStar]) was completed on January 5, 2016. A proposal for the asbestos/LBP testing survey was prepared by NorthStar on January 6, 2016. A draft Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on January 20, 2016 and submitted for review by the County and the Village. The County Project Manager reviewed the SSAP on January 25, 2016. The SSAP was finalized and submitted to the USEPA Project Officer on Feb. 1, 2016. The SSAP was approved by the USEPA Project Officer on Feb. 2, 2016. Collection of samples of suspected asbestos containing materials (ACM) as well as LBP testing was completed by NorthStar on February 22, 2016. Soil sampling was conducted by Stantec on February 22, 2016 and groundwater sampling on February 23, 2016. On March 10, 2016, asbestos/LBP survey reports were issued by NorthStar, with separate reports issued for the main building at 308 Oak Street and for the rear building at 310 Oak Street. An analytical report for the soil and groundwater samples was issued by CT Laboratories to Stantec on March 11, 2016.
- **Former Bermico Site** – City of West Bend – A visit by the asbestos contractor was completed on January 5, 2016. A proposal for the survey was provided by the contractor to Stantec on January 6, 2016. The draft Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on January 22, 2016 and reviewed by the County Project Manager and the City of West Bend on January 25, 2016. The SSAP was finalized and submitted to the USEPA Project Officer.
on Feb. 1, 2016. The SSAP was approved by the USEPA Project Officer on Feb. 3, 2016. Collection of samples of suspected asbestos containing materials (ACM) as well as lead-based paint testing was completed on February 16 - 17, 2016 and March 2nd. A report documenting the pre-demolition survey findings was issued on March 17, 2016. Completion of the Phase II ESA is on hold pending potential award of a Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC).

- **Saxony Village Development** – Village of Germantown – Some discussions related to the Phase 2 ESA occurred subsequent to completion of the draft Phase I ESA report.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – There were some initial communications regarding the property with the Village, company representatives, Stantec, Economic Development Washington County (EDWC), and the County.
- **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. worked with the PMT and the Village of Richfield in developing an area wide plan for the northeast corridor of the Village. Major tasks included finalizing the market analysis research, assess & opportunities and regional context maps, identifying catalytic projects, programs and growth opportunities in each of the project sub-areas.

A public charrette was conducted on March 8, 2016 (see attached flyer) which began with an overview of the SRC program. Participants rotated through four stations based on specific geographic sub-areas and provided input on particular topics to each area. See attached Summary of Charrette results. A draft plan was completed on March 25, 2016 for review by the PMT and the Village of Richfield. The plan includes all analysis completed, recommendations for future development within the entire study area and sub-areas, an implementation strategy, and an identification of Brownfields needed further investigation.

**3rd Quarter of FY 2016 (April. 1, 2016 – June 30, 2016)**

- **Former Niphos Coating Site** – Village of Slinger – Water level measurements and surveying were completed at the property during April 2016. Work continued on completion of the supplemental Phase II ESA report. Several meetings were held to discuss potential reuse/redevelopment of the site with the County, Stantec, Vandewalle & Assoc. and the Village of Slinger. The Final SSAP was sent to the Village of Slinger on May 2, 2016. On July 21, 2016, the County took action to move forward with filing a WI- DNR Closure Report for the site. The County will be working with Stantec on this report.
- **Former Bermico Site** – City of West Bend – A report documenting the pre-demolition survey findings was sent to the property owner and City of West Bend on May 2, 2016. On April 12, 2016, the SRC approved $21,000 to fully leverage Site Assessment Grant (SAG) dollars from the Wisconsin Economic Development Corporation (WEDC) to complete assessment and investigation activities at the site. Completion of the Phase II ESA is on hold pending potential award of the SAG funds.
• **Saxony Village Development** – Village of Germantown – The Site-Specific Sampling and Analysis Plan (SSAP) was approved by the USEPA Project Officer on May 3, 2016. Stantec completed the Phase II – Site Investigation Report for review on May 27, 2016. The County reviewed the report on June 6, 2016. The report was sent to the owner’s representative and engineering consultant and forwarded to the WI – DNR on June 9, 2016. The Phase II – Site Investigation Report was provided to the US EPA on June 9, 2016.

• **E.H. Wolf & Sons Redevelopment** – Village of Slinger – The Site-Specific Sampling and Analysis Plan (SSAP) was completed by Stantec on May 6, 2016 and approved by the USEPA Project Officer on May 11, 2016. On April 12, 2016, the SRC approved $35,000 to complete testing and a Phase II ESA. Field work for the Phase II ESA was completed by Stantec between May 26-31. Stantec completed the Phase II ESA for review on July 14, 2016. The presence of contamination on the two parcels was reported to the Wisconsin DNR.

• **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. completed the final draft of the Northeast Redevelopment Opportunities Analysis on April 1, 2016. The County reviewed the report on April 4, 2016. The County Project Manager and Vandewalle & Assoc. presented the report to the Village of Richfield Board on April 7, 2016. The final report was completed by Vandewalle & Assoc. on June 10, 2016.

• **Former Blaine Property** – City of West Bend - On April 12, 2016, the SRC approved $18,000 to complete testing and a Phase II ESA.

• **Former Gehl Co. Property** – City of West Bend - There have been several meetings with Vandewalle & Assoc., Stantec, Washington County and the City of West Bend to discuss the scope of work and timeline of developing a redevelopment opportunities analysis for the site.

**4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)**

• **Former Niphos Coating Site** – Village of Slinger - A draft supplemental Phase II ESA report was completed on July 29, 2016 by Stantec.

• **Saxony Village Development** – Village of Germantown - Additional soil sampling was completed at the site on August 19, 2016. Samples were collected from 8 soil borings and analyzed for PVOCs. A report documenting the additional sampling was completed on Sept. 1, 2016 by Stantec.

• **E.H. Wolf & Sons Redevelopment** – Village of Slinger - The Phase II ESA report was completed by Stantec on July 27, 2016.

• **Redevelopment/Reuse Planning** – Village of Jackson – Vandwalle & Assoc. completed the following:
  o Prepared due diligence, and background information on the Village of Jackson and key redevelopment opportunities
  o Outreached and coordinated with stakeholders for interviews
  o Prepared base maps and collected necessary GIS data to produce maps and graphics
  o Developed a market analysis and summary memo to determine the key market opportunities to target to potential redevelopment sites
  o Attended a kickoff meeting and community tour with village staff and PMT
1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- **North Bookend Site** – City of Hartford – Stantec completed soil sampling at the site on Oct. 20-21, 2016. A Phase II ESA was completed for the eight parcels with a report issued on Dec. 12, 2016. Meetings were conducted at the City of Hartford with property owners, the developer, City of Hartford staff, County Project Manager and Stantec to review findings of Phase II ESA.

- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan efforts were initiated:
  - Developed and created project plan maps and graphics.
  - Outreached and interviewed additional key community stakeholders.
  - Developed draft material for November 2016 public input meeting.
  - Participated in program PMT check-in meeting and content development work session.
  - Developed draft plan document for review by project management team and Village planning team.
  - Prepared due diligence, and background information on the Village of Jackson and key redevelopment opportunities.

- **Former Niphos Coatings Property** – Village of Slinger – A cleanup plan/bid document was prepared to address an area of exposed contaminated soil identified during the supplemental Phase II ESA.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- **North Bookend Site** – City of Hartford – Release notifications were submitted to the Wisconsin DNR on 1/4/2017 in response to contamination documented on several of the parcels during the Phase II ESA. Funding was allocated for use in preparing a Site Investigation Work Plan for submittal to WDNR detailing additional sampling needed to complete definition of the magnitude and extent of impacts documented during the Phase II ESA. The Work Plan was submitted to the WDNR on 3/10/2017.

- **Redevelopment/Reuse Planning** – Village of Jackson – Area-wide reuse planning was completed for the Village’s downtown core. Prepared presentation material including handouts and comment forms, PowerPoint, and map boards for the open house and Village Board meeting. Conducted an Open House to present the final Plan to the residents of the Village. Presented the final Plan to the Village Board and Plan Commission and proposed adoption of the Plan as an amendment to the Village’s comprehensive plan. Prepared an adopted final version of the Plan to incorporate a last round of public comments and Village Board/Plan Commission feedback. The results of the planning were summarized in an *Opportunity Analysis & Redevelopment Plan* that was formally adopted by the Village of Jackson on 3/14/2017. (See Attachment B)

D. Activities or Projects in Progress

4th Quarter of FY 2015
Revision 0 of the QAPP is currently under review by USEPA staff. The PMT has drafted a scope of work for the City of West Bend’s priority redevelopment area.

1st Quarter of FY 2016
Stantec worked on completing a draft Sampling and Analysis Plan (SAP) for the former Bermico site in the City of West Bend. The SAP was completed on January 25, 2016. Stantec is also working on completing a draft Sampling and Analysis Plan for the former Niphos site in the Village of Slinger. The SAP was completed on January 25, 2016.

Vandewalle is working on completing the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy. Work completed during this quarter included conducting background/due diligence research, a full-day site visit including a tour and five focus group meetings on December 9, 2015, preparing base maps, conducting stakeholder interviews over the phone, a structural conditions analysis, and coordinating the project with the Village Administrator. For more information, see attached Scope of Services.

Vandewalle and the County Project Manager met with officials from the Village of Jackson on December 17, 2015 to discuss plans to produce an opportunity analysis for the Village as part of their ongoing strategic planning efforts.

Stantec is working on completing Revision 1 of the Quality Assurance Project Plan (QAPP) based on comments received from the USEPA review of Revision 0 of the QAPP.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
- **Former Niphos Coating Site** – Village of Slinger – Stantec is currently working on the Site Investigation Report.
- **Saxony Village** – Village of Germantown - Anticipating USEPA approval of SSAP.
- **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. worked with the Village of Richfield and the PMT to produce the final draft plan which was provided to the USEPA Project Officer on April 1, 2016. The final draft plan was presented to the Village Board on April 7, 2016.
- **Redevelopment/Reuse Planning** – Village of Jackson– Vandewalle & Assoc. worked with the PMT and the Village of Jackson in developing a scope of work.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
- **Redevelopment/Reuse Planning** – Village of Jackson– Vandewalle & Assoc. is working with the County and the Village of Jackson in finalizing a scope of work and timeline. The scope of work, including a budget reallocation request will be provided to the USEPA Project Officer for approval.
- **Former Niphos Coating Site** – Village of Slinger – The supplemental Phase II ESA report is being finalized.
- **Former Bermico Site** – City of West Bend – Work on the Phase II ESA is on hold pending the results of efforts to secure additional assessment funding from the Wisconsin Department of Commerce.

- **Saxony Village Development** – Village of Germantown – Stantec is working with the developer and their consultant in efforts to secure approvals necessary for the site to proceed with remediation and construction. Stantec is in the process of determining the scope of work for a second phase of testing.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – Work on grant funded activities is complete.

- **Former Blaine Property** – City of West Bend – Stantec is currently working to secure eligibility for use of either hazardous substance or petroleum funding for this property.

- **North Bookends Site** – City of Hartford – Work on the Phase II ESA is on hold pending completion of access agreements and the Phase I ESA.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – Work is on the Phase II ESA is on hold pending completion of access agreements and the Phase I ESA.

- **Former WB Place Property** – City of Hartford - The draft ED form is under review by the City.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- **Former Niphos Coating Site** – Village of Slinger – A draft supplemental Phase II ESA report was completed on July 29, 2016 by Stantec. The report recommendations are being revised in response to an anticipated change in future land use.

- **Former Bermico Site** – City of West Bend – Work on the Phase II ESA is on hold pending the results of efforts to secure additional assessment funding from the Wisconsin Department of Commerce.

- **Former Blaine Property** – City of West Bend – Currently working to secure eligibility for use of either hazardous substance or petroleum funding for this property.

- **North Bookends Site** – City of Hartford – Work on the Phase II ESA is in progress.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – Work on the Phase II ESA is on hold pending completion of access agreements and the Phase I ESA.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – All assessment activities to be funded via the USEPA brownfields grant are complete. Work began on demolition of the former foundry buildings and remediation of the site using private and state funding.

- **Redevelopment/Reuse Planning** – Village of Jackson – Vandewalle & Assoc. completed the following:
  - Developed and created project plan maps and graphics
  - Outreached and interviewed additional key community stakeholders
  - Developed draft material for November 2016 public input meeting
  - Participated in program PMT check-in meeting and content development work session
• **Former Gehl Co. Property Reuse Plan** – City of West Bend – Several conference calls were conducted with City of West Bend staff to discuss project details and determine the best scope of work to aid successful redevelopment of the site.

### 1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- **North Bookend Site** – City of Hartford – Release notifications were submitted to the Wisconsin DNR on Jan. 4, 2017 in response to contamination documented on several of the parcels during the Phase II ESA.
- **Former Niphos Coatings Property** – Village of Slinger – Remedial plans are being finalized.
- **Former Gehl Co. Property Reuse Plan** – City of West Bend – A brief organizational meeting was held in mid-January to discuss project kickoff and refine the scope of services to reflect current conditions. This meeting included Vandewalle & Associates, Washington County, and City of West Bend staff.

### 2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- **North Bookend Site** – City of Hartford – Additional work on the site is in progress but is being performed outside of the EPA grant. This work included preparation of an application for a $150,000 Site Assessment Grant from the Wisconsin Economic Development Corporation (WEDC) which will be used to fund additional environmental investigation activities at the site, as well as assessment and abatement of asbestos and hazardous building materials, and demolition of six buildings as part of preparations for construction and redevelopment. The City is committing $75,000 in matching funds to support the WEDC application.

### E. Deliverables

#### 4th Quarter of FY 2015

Revision 0 of the QAPP was submitted to USEPA for review.

#### 1st Quarter of FY 2016

On January 18, 2016, the USEPA Project Officer approved a budget reallocation that changed the Phase II ESA and Reuse/Redevelopment Planning deliverables in Task 3. See Section II – Budget Overview and Section III – Modifications to the Work Plan above for details.

#### 2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)

- **Former Bermico Site** – City of West Bend – A report documenting the pre-demolition survey findings will be distributed in the 3rd Quarter of FY 2016.
3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)

- **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. completed the final report of the Northeast Redevelopment Opportunities Analysis on June 10, 2016. See attached report.
- **Saxony Village Development** – Village of Germantown – A sampling and analysis plan was submitted to USEPA on 4/26/2016. A supplemental site investigation report was completed on May 27, 2016. Copies of the report were mailed to the Village, the property owner, and the USEPA on 6/9/2016.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – A sampling and analysis plan was completed and submitted to USEPA on 5/11/2016.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)

- **Saxony Village Development** – Village of Germantown – A report documenting the additional sampling performed during August 2016 was issued on Sept. 1, 2016 by Stantec.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – The Phase II ESA report was completed on July 27, 2016 by Stantec.
- **North Bookends Sites** – City of Hartford – Stantec completed and submitted Site Specific Sampling Analysis Plan (SSAP) to US EPA on August 31, 2016. The SSAP is approved by the US EPA Project Officer on Sept. 1, 2016 for non-city owned properties.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

- **North Bookend Site** – City of Hartford – The Phase II ESA report was issued on Dec. 12, 2016.
- **E.H. Wolf & Sons Redevelopment** – Village of Slinger – County Project Manager distributed CDs of Phase I ESA with AAI form, Phase II ESA and SSAP to USEPA Project Officer, property owner and Village of Slinger.
- **Saxony Village Development** – Village of Germantown – County Project Manager distributed CDs of Phase II ESA and SSAP to US EPA Project Officer, property owners and Village of Germantown.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

- **North Bookend Site** – City of Hartford – A Site Investigation Work Plan was completed and submitted to the WDNR on 3/10/2017.
- **Reuse Planning** – Village of Jackson – An **Opportunity Analysis & Redevelopment Plan** for the Village’s downtown core was completed and formally adopted by the Village on 3/14/2017.

F. Percent Complete and Scheduled Activities

This task is currently estimated to be approximately 70% complete and is on target with costs incurred through March 31, 2017.
1st Quarter of FY 2016
During the 1st Quarter of FY 2016, it is anticipated that the QAPP will be finalized. In addition, it is anticipated that site specific sampling and analysis plans (SAPs) will be completed for the former Bermico property, and potentially for additional sites (subject to determinations of eligibility).

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include submittal and approval of the SAPs for the former Bermico site in the City of West Bend and the former Niphos site in the Village of Slinger.

It is anticipated that the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy will be completed during the 2nd quarter of FY 2016 and presented to the Village Board for action. In March, the Village will host a community charrette where Vandewalle & Associates will present the identified opportunities in the study area. Attendees will be given the opportunity for interactive discussion and to provide feedback on the suitability of the development scenarios and identified opportunities in each of the four project subareas. The feedback from attendees will be used to polish the recommendations for each sub-area and to inform the final Strategy and Implementation Action Plan. In early April the Site Redevelopment Program PMT and the Village of Richfield will meet for a final review of the deliverables before the final Plan is given to the Village.

Vandewalle and the County Project Manager will continue to meet with officials from the Village of Jackson to discuss their opportunity analysis for the Village. It is expected that this work will be similar to the work being in done in the Village of Richfield with a focus on the downtown area, which contains several brownfield clusters that scored high in the site ranking process. The Village believes there would be more value in beginning with this type of an effort than with individual site assessments/reuse plans. A request to the USEPA Project Officer will be forthcoming.

It is anticipated that the PMT will meet with local representatives to determine the scope of work necessary for the following sites:

- Site H – Former Gehl Site - City of West Bend
- Site B – Hwy 175 and Hwy 60 Intersection – Village of Slinger
- Site K – Village of Germantown

Revision 1 of the Quality Assurance Project Plan (QAPP) will be completed and sent to the USEPA for approval.

It is anticipated that asbestos and pre-demolition sampling will be completed at the Bermico property this quarter. Similar testing as well as soil and groundwater sampling should be completed for the Niphos Coating property as well, including completion of a Supplemental Phase II ESA report.
3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Scheduled activities for the 3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016) include the following:

- **Former Niphos Coating Property** – Village of Slinger - It is anticipated that a supplemental Phase II ESA report will be completed and submitted to the USEPA and the WDNR. Furthermore, it is anticipated that a case closure request will be completed and submitted to the WDNR (potentially using funding provided by the County).

- **Former Bermico Property** – City of West Bend - It is anticipated that a grant funding request to the WEDC may be approved seeking $50,000 in additional funding to be used for assessment activities, in combination with $25,000 in USEPA funding being allocated for this purpose as required match. It is anticipated that testing may be underway by the end of this quarter.

- **Saxony Village Development** – Village of Germantown - It is anticipated that supplemental Phase II ESA testing will be completed and a report submitted to the USEPA and the WDNR. It is anticipated that some remedial action planning or cost estimation will also be completed in order to support a grant application being submitted by the property owner for funding from the WEDC.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - It is anticipated that supplemental Phase II ESA testing will be completed and a report submitted to the USEPA and the WDNR. It is anticipated that some remedial action planning or cost estimation will also be completed in order to support a grant application being submitted by the property owner for funding from the WEDC.

- **North Bookends Property** – City of Hartford - No activities are anticipated, although preparation of a site-specific sampling and analysis plan (SSAP) may begin subject to timing for completion of the Phase I ESA.

- **Hwy 175 / Hwy 60 Intersection** – Village of Slinger – No activities are anticipated.

- **Northeast Corridor Redevelopment Opportunities Analysis** – Village of Richfield – Vandewalle & Assoc. will finalize the plan during the 3rd Quarter of FY 2016 and provide as a deliverable to the USEPA Project Officer.

- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan – Vandewalle & Assoc. will work with the PMT and the Village of Jackson in finalizing a scope of work for review by the USEPA Project Officer including a budget reallocation request.

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)
Scheduled activities for the 4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016) include the following:

- **Former Gehl Co. Property Reuse Plan** – City of West Bend - Finalizing the scope of work and timeline for developing a redevelopment opportunities analysis for the site will be completed in the 4th Quarter FY 2016. It is anticipated that work will commence on this project in the 4th Quarter FY 2016.
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- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan – Vandewalle & Assoc. is working with the County and the Village of Jackson in finalizing a scope of work and timeline. The scope of work, including a budget reallocation request will be provided to the USEPA Project Officer for approval. It is anticipated that work will commence on this project in the 4th Quarter FY 2016.

- **Former Niphos Coating Property** – Village of Slinger - The supplemental Phase II ESA report will be finalized and submitted to the Wisconsin DNR, completed work using USEPA funding. Additional work will occur at the property using County funding, including soil removal, capping, and submittal of a case closure request to the Wisconsin DNR.

- **Former Bermico Property** – City of West Bend - It is anticipated that soil and groundwater sampling will be conducted using remaining USEPA funding allocated to this property as well as $50,000 in additional assessment funding being requested from the Wisconsin Department of Commerce (subject to an award being secured).

- **Former Blaine Property** – City of West Bend – It is anticipated that work on a sampling and analysis plan and completion of a Phase II ESA may begin, subject to the site being determined eligible for use of either petroleum or hazardous substance USEPA funding.

- **Saxony Village Development** – Village of Germantown - It is anticipated that an additional phase of sampling will be conducted at the property, using remaining funds allocated to this site, for the purpose of providing additional data requested by the Wisconsin DNR.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - It is anticipated that a remedial action plan will be completed, but also that this will be paid for through private funds and not the USEPA grant.

- **North Bookends Property** – City of Hartford - It is anticipated that work on a sampling and analysis plan will begin during the 4th quarter, and possibly work on the Phase II ESA.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
Scheduled activities for the 1st Quarter of FY 2017 (Oct. 1 through Dec. 31, 2016) include the following:

- **Former Niphos Coating Property** – Village of Slinger - The supplemental Phase II ESA report will be finalized and submitted to the USEPA, the Village, and the WDNR. This will complete USEPA funded assessment activities. Additional environmental activities will be completed at the property during November and December 2016, including soil removal and submittal of a case closure request to the Wisconsin DNR. The additional work will be paid for by the County.

- **Former Bermico Property** – City of West Bend - It is anticipated that an application for $50,000 in additional assessment funding will be submitted to Wisconsin Department of Commerce. USEPA assessment grant funding ($25,000) will be used to meet a portion of the match requirements.

- **Former Blaine Property** – City of West Bend - It is anticipated that work on a sampling and analysis plan and completion of a Phase II ESA may begin,
subject to the site being confirmed to be eligible for use of USEPA petroleum assessment funding.

- **North Bookends Property** – City of Hartford - The Phase II ESA report will be completed. It is anticipated that the City will apply for a State of Wisconsin grant to conduct additional environmental assessment activities to be performed subsequent to USEPA-funded assessment activities.

- **Saxony Village Development** – Village of Germantown - all assessment activities to be funded via the USEPA brownfields grant are complete.

- **E.H. Wolf & Sons Redevelopment** – Village of Slinger - All scheduled USEPA-funded activities are complete. It is anticipated that building demolition and soil remediation activities paid for by other funding will be completed during November and December 2016.

- **Redevelopment/Reuse Planning** – Village of Jackson –Jackson Community Brownfield Redevelopment Plan – anticipated activities include the following:
  - Conduct a public outreach meeting on Nov. 16, 2016 to gather information and feedback to incorporate in the Village of Jackson Community Brownfield Redevelopment Plan
  - Identify additional assets and opportunities for redevelopment activity in the Village
  - Revise maps and graphics to reflect new assets and opportunities in October and November of 2016
  - Create a plan document inclusive of analysis, findings, recommendations, next steps, maps and graphics in November and December of 2016

- **Former Gehl Co. Property Reuse Plan** – City of West Bend - It is anticipated that the County, City of West Bend, and Vandewalle & Associates will begin the redevelopment plan formulation for the Gehl site during the 1st Quarter of FY17. A start date is dependent on project eligibility approval.

### 2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)

- **North Bookend Site** – City of Hartford – It is anticipated that a grant application will be prepared and submitted to the Wisconsin Economic Development Corporation (WEDC) seeking funding to perform additional assessment, remedial planning, and abatement activities. Preparation of the grant applications and other activities will be performed outside of the USEPA grant project (for which activities for this site are now considered complete).

- **Redevelopment/Reuse Planning** – Village of Jackson – It is anticipated that the redevelopment/reuse planning project will be completed during the 2nd quarter of FY2017.

- **Former Niphos Coatings Property** – Village of Slinger – It is anticipated that remedial action will be completed at the site during the 2nd quarter of FY2017, and also that a request for case closure will be submitted to WDNR. This work will be funded by the County directly and performed outside of the USEPA grant.

- **Redevelopment/Reuse Planning – Gehl Property** – City of West Bend – It is anticipated the redevelopment/reuse planning activities for the parcel with
confirmed petroleum eligibility will be initiated and substantially completed during the 2nd quarter of FY2017. The County, City of West Bend, and Vandewalle & Associates will begin the redevelopment planning efforts for the Gehl site in early February.

- **Redevelopment/Reuse Planning** – Village of Jackson – Jackson Community Brownfield Redevelopment Plan - – anticipated activities include the following:
  - Facilitate the final plan open house and adoption.
  - Refine the plan based on feedback and input from the steering committee and Jackson Plan Commission to ensure the content is the most useful in achieving the stated implementation objectives.
  - Planning for the next steering committee check-in/review.
  - Planning toward the final plan open house, presentation, and adoption.
  - Help with implementation services to connect the Village and private partners with the financial and technical resources available to catalyze redevelopment in the project area.

**3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)**

Scheduled activities for the 3rd Quarter of FY 2017 (April 2017 through June 30, 2017) include the following:

- **North Bookend Site** – City of Hartford – No further USEPA-funded activities are scheduled at the Site. Work is continuing using private, local, and State funding. It is anticipated that a grant for $150,000 will be awarded by the WEDC during the 3rd quarter. Additional environmental investigation activities to be funded by this grant (and by the City) should begin near the end of the 3rd quarter.

- **Former Niphos Coatings Property** – Village of Slinger – It is anticipated that remedial action will be completed at the site during the 3rd quarter of FY2017, and also that a request for case closure will be submitted to WDNR. This work will be funded by the County directly and performed outside of the USEPA grant.

- **Reuse Planning – Gehl Property** – City of West Bend – The City has received two redevelopment proposals on the primary 8-acre parcel for which petroleum eligibility was approved. It is anticipated that funding allocated for reuse planning for this site will be used to support environmental due diligence activities that will need to be performed to advance the City’s preferred redevelopment proposal. This work will likely be completed during the 3rd quarter of FY2017.

- **Former Blaine Property** – City of West Bend – It is anticipated that a Site-Specific Sampling and Analysis Plan for a Phase II ESA will be prepared for the site during the 3rd quarter and submitted to USEPA. It is anticipated that work on the Phase II ESA will begin prior to the end of the 3rd quarter.
Task 4 – Community Outreach and Involvement

A. Task Description

Since 2010, the County has proactively involved Washington County communities in the development and advancement of a brownfields-focused Site Redevelopment Program (SRP). To lead this effort, in early 2013, the County established a Site Redevelopment Committee (SRC) to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment.

The coalition plans to convene the SRC on at least a bi-monthly basis, with the public meetings widely promoted. In addition to SRC meetings, the County will hold public meetings annually, inviting residents and other stakeholders to participate in the site selection process, cleanup decisions, and reuse planning performed as part of the grant-funded Project. To provide additional technical expertise as well as outreach to community organizations, a Technical/Community Advisory Subcommittee (T/CAS) with representatives from community based organizations, the Washington County Health Department, and other stakeholder groups, is being formed. The T/CAS will provide input to the SRC, and provide input on site selection, reuse planning, and other considerations.

This task had a budget of $57,650 which included public, community and property owner meetings, development of fact sheets, press releases and other appropriate communications and development of webpages that will integrate the redevelopment sites within the EDWC website focused on connecting prospective end users and local stakeholders with information on redevelopment sites and associated reuse opportunities.

On January 18, 2016, the USEPA Project Officer approved a budget reallocation of $7,000 from Task 3 to Task 4 to allow consultants to continue to participate in regular PMT and SRC meetings as the project moves forward. The budget for Task 4 was $64,650.

On Sept. 23, 2016, the EPA Project Officer approved a budget reallocation of $4,000 from Task 3 to Task 4 to allow Vandewalle & Assoc. to continue their work on assisting the Village of Slinger and the County with access agreements and attend monthly PMT meetings and quarterly SRC meetings through the end of the grant cycle.

On April 6, 2017, the EPA Project Officer approved a budget reallocation of $2,500 from Task 3 to Task 4 for Community Outreach and Involvement for costs incurred for additional outreach meetings as well as expected costs for future outreach meetings.

The current budget for Task 4 is $71,150.00
B. **New Activities or Projects Approved for Implementation by U. S. EPA During the Fiscal Quarter**

None.

C. **Completed Activities or Projects**

**1st Quarter of FY 2015**  
During the 1st Quarter of FY 2015 the County completed a press release for circulation in local newspapers, radio stations and three major television stations serving Southeastern Wisconsin. An article was also written for the Planning & Parks Department newsletter that was sent to over 3,100 households in Washington County. The County met with the Project Team to detail the roles and responsibilities for Task 4 - Community Outreach and Involvement.

**2nd Quarter of FY 2015**  
During the 2nd Quarter of FY 2015, as part of the development of detailed roles and responsibilities, the Project Team finalized the community outreach and involvement component to engage the public throughout the grant.

**3rd Quarter of FY 2015**  
During the 3rd Quarter of FY 2015, the Project Team had a conference call meeting with sub consultant Ady Advantage regarding design of the EDWC website integration.

**4th Quarter of FY 2015**  
The PMT has prepared for and conducted the initial SRC meeting under the grant, which was held on September 28, 2015. During preparation for the meeting, substantial effort was put in to developing outreach material and a strong recognizable brand for the program. This included preparation of: public meeting notices and a press release; an updated program factsheet; website upgrades; program letterhead; a program flyer; and meeting agendas and minutes. The first SRC meeting was well received. During proceedings the committee revisited the program overview and was updated on the Team’s progress to date. Each member also updated the group on their priority redevelopment site. During the meeting UW-Extension’s Paul Roback facilitated a group exercise to stimulate thought on how brownfield redevelopment benefits communities.

Additional preparation and outreach has gone into preparing for the first countywide community workshop on October 15th. This included preparation of: public meeting notices and a press release; an updated program factsheet; website upgrades; program letterhead; a program flyer; meeting agendas; and interactive exercises.

Additional outreach activities completed during the 4th Quarter of FY 2015 include:

On July 8, 2015, a meeting was held by the PMT with the City of West Bend to review the grant program, and the status of the City’s highest priority sites.
One July 17, 2015, a meeting was held by the PMT to discuss the project.

On July 22, 2015, a meeting was held with USEPA, the County, City of West Bend, Vandewalle, and Stantec staff to discuss the Bernico property. A separate meeting was held with the Village of Slinger, the County attorney, and Stantec/Vandewalle staff to discuss the former Niphos Coating property.

1st Quarter of FY 2016

The PMT had numerous meetings throughout the 1st Quarter of FY 2016 to discuss the status of assessment funded projects, community outreach and the countywide inventory and prioritization process. Meeting dates for the quarter include October 13, October 19, November 10 and December 1, 2015.

A Countywide Community Workshop was held on Oct. 15, 2015. See Section IV Task 1, Section C – Completed Activities or Projects above for details.

As part of the Site Redevelopment Program to revitalize and market brownfield sites within the County for redevelopment, Ady Advantage was hired to determine what information about each site needs to be communicated in order to best reach the redeveloper market. Ady Advantage contacted leading developers throughout September 2015. A report of their results was completed on October 7, 2015 and presented at the November SRC meeting. For more information, see attached Summary of Developer Research Related to Criteria Identification and Prioritization.

Two meetings of the Site Redevelopment Committee were held in this quarter on November 12, 2015 and December 10, 2015. For more information, see attached meeting minutes.

Stantec and the County Project Manager attended a Wisconsin Department of Natural Resources (WI DNR) Green Team meeting on November 11, 2015 in Milwaukee to discuss the status of Site K in the Village of Germantown and determine possible assessment needs.

Vandewalle and the County Project Manager met with officials from the Village of Jackson on December 17, 2015 to discuss plans to produce an opportunity analysis for the Village as part of their ongoing strategic planning efforts.

The EDWC held a two-day economic development conference in West Bend on October 5-6, 2015, which included a lunch program with over 50 attendees focused on brownfields redevelopment. The program included: (a) a status update on a study in progress by the State of Wisconsin on the economic impacts of the State of Wisconsin brownfield funding programs, (b) a presentation by County and EDWC staff on the SRP, and (c) a presentation by a developer (Cobalt Partners LLC) on a 65-acre brownfields development in suburban Milwaukee that included $9 million of environmental cleanup on a site that included 6 former industrial facilities, but which has resulted in $125 million in new development projects that are creating
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>500 jobs and providing housing for >500 residents. The program was attended by representatives of nearly every municipality in the County, and was followed a 3-hour “Economics 101” training course focused on how municipalities can better attract economic development projects, including those focused on brownfields.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
The Project Management Team (PMT) had numerous meetings throughout the 2nd Quarter of FY 2016 to discuss the status of assessment funded projects and community outreach. Meeting dates for the PMT this quarter included January 25, 2016 and March 9, 2016. There were also numerous conference calls discussing site specific projects throughout the quarter.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
There were numerous conference calls discussing site specific projects throughout the quarter with the Project Management Team (PMT) members.

The County Project Manager, Stantec and Economic Development Washington County presented three proposed projects for consideration by the SRC for use of USEPA Assessment Grant funds. The following properties received funding approval:
- E. H. Wolf & Sons Redevelopment - $41,000 – Village of Slinger
- Former Bermico Property - $21,000 – City of West Bend
- Former Blaine Property - $24,000 – City of West Bend

See attached April 13, 2016 West Bend Daily News article for additional information.

Vandewalle & Assoc. and Washington County presented the Northeast Corridor Redevelopment Opportunities Analysis to the Village of Richfield Board on April 7, 2016. The report was well received.

Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet on April 15, 2016 that includes a summary of the inventory process, the first round of site selection for planning and environmental assessment and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
There were numerous Project Management Team (PMT) meetings to discuss project status and next steps for assessment. Meetings were conducted August 15, Sept. 1 and Sept. 12, 2016.

There were also numerous conference calls with Coalition Partners and the PMT including July 20, Sept. 7, Sept. 9, Sept. 12 and Oct. 14, 2016 to discuss site specific projects.
The Site Redevelopment Committee (SRC) held their quarterly meeting on Sept. 20, 2016. Key topics included:

- County Project Manager presented proposed budget reallocation for consideration
- EDWC presented the Site Redevelopment Web Tool
- The Village of Richfield and Vandewalle & Assoc. presented the Village of Richfield Northeast Corridor Opportunity Analysis

Vandewalle & Assoc., the Village of Slinger, Stantec and Washington County conducted an outreach meeting with property owners related to the Village of Slinger redevelopment site at highways 175 and 60 on September 20, 2016.

Economic Development Washington County (EDWC) has been working closely with its website and database partners Earthling Interactive, GIS Planning and Ady Advantage to create a user-focused brownfield redevelopment web tool on the EDWC website. This web tool integrates Washington County GIS layers as well as creates a tailored brownfield redevelopment layer for local analysis. In addition, customized site specific brownfield profiles with relevant content have been created to target redevelopers.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter including:

- USEPA 7th Quarterly Report for the 3rd Quarter FY 2016
- Village of Slinger – E.H. Wolf & Sons Redevelopment – Site Specific Sampling and Analysis Plan Report
- Village of Richfield Northeast Corridor Opportunity Analysis Report
- SRC Meeting Agendas and Minutes

**1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)**

There were numerous Project Management Team (PMT) meetings to discuss the status of projects and next steps for assessment. A general PMT meeting was conducted on Nov. 11, 2016. Project specific PMT meetings with Coalition Partners were conducted Oct. 11, 2016, Nov. 29, 2016 and Dec. 13, 2016 for the North Bookends Site and Oct. 27, 2016 for the Village of Jackson Redevelopment/ Reuse Planning project.

There were also numerous conference calls with Coalition Partners and the PMT conducted on Oct. 10, 2016, Oct. 14, 2016 and Nov. 11, 2016 to discuss site specific projects.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter including:

- USEPA 8th Quarterly Report for the 4th Quarter FY 2016
- Village of Jackson – Community Workshop
• SRC Meeting Agendas and Minutes

The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3, 2016 at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success. Participants learned how to integrate the resources of the Brownfield Redevelopment Web Tool for immediate, on-the-job application. The EDWC worked with Ady Advantage to complete the Brownfield Redevelopment Web Tool meeting all objectives identified.


2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)

There were several Project Management Team (PMT) meetings to discuss the status of projects and next steps for assessment. A general PMT meeting was conducted on Jan. 11, 2017. A project specific PMT meeting with the Village of Jackson was held on March 2, 2017 to discuss Village of Jackson Redevelopment/ Reuse Planning project.

A Site Redevelopment Steering Committee (SRC) meeting was held on March 21, 2017. There were two budget reallocation requests approved and Stantec gave a presentation on the City of Hartford Northern Bookends Site.

Vandewalle & Associates conducted a public open house on March 14, 2017 to present the Final Draft Village of Jackson Opportunities Analysis and Development Plan and gain feedback on the draft plan. The Village of Jackson Board adopted the Plan immediately following the open house. (See Attachments B, C and D)

Washington County and Vandewalle & Assoc. produced a Site Redevelopment Program (SRP) Fact Sheet on March 20, 2017 that describes recent redevelopment successes and project budget allocation. The fact sheet was widely distributed through the County social media outlets. (See attachment F)

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter including:

• USEPA 9th Quarterly Report for the 1st Quarter FY 2017
• Village of Jackson – Community Workshop flyer (See attachment E)
• SRC Meeting Agendas and Minutes
• SRP Fact Sheet No. 3

D. Activities or Projects in Progress

4th Quarter of FY 2015
The Project Team is currently developing a detailed schedule for Task 4 regarding countywide inventory and prioritization of sites. The first countywide community workshop was held on October 15th. During this workshop participants learned about the program and helped develop the community goals criteria used to score/prioritize the brownfield sites inventory for redevelopment.

Work by Ady Advantage was partially completed, with the initial task focused on conducting a series of interviews with local developers with a track record of successfully developing brownfields. The interviews were used to help identify how the developers identified potential target sites for development, factors that made it more or less likely that they would pursue development of a brownfield site, and factors that most frequently led to projects becoming derailed prior to successful development. The developers were educated and asked for feedback regarding the County’s USEPA funded project. A 60-page report was completed and will be used to help better market brownfield sites for redevelopment.

1st Quarter of FY 2016
As part of the Village of Richfield Northeast Brownfield Redevelopment and Infill Growth Strategy additional public outreach will be completed during the 2nd quarter of FY 2016 as well as a presentation to the Village Board for action.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Economic Development Washington County (EDWC) has been working closely with its website and database partners Earthling Interactive, GIS Planning and Ady Advantage to accomplish the following 4 task objectives in generating a user-focused brownfield redevelopment resource on our website:

1. Integrate Washington County’s “local layers” into our GIS location analysis web tool
2. Design and create a custom brownfield redevelopment layer for our GIS location analysis web tool
3. Create a custom brownfield redevelopment profile / interface for each site included in the GIS location analysis web tool
4. Design and create custom brownfield redevelopment content targeted at site “off-takers”/skilled redevelopers leveraging information gleaned from the redeveloper interviews conducted previously

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
Economic Development Washington County (EDWC) will continue to work with its website and database partners Earthling Interactive, GIS Planning and Ady
Advantage to finalize the user-focused brownfield redevelopment web tool on the EDWC website. The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3rd at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success. Participants learned how to integrate the resources of the Brownfield Redevelopment Web Tool for immediate, on-the-job application. See attached flyer.

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Vandewalle & Assoc. is preparing for the Village of Jackson Redevelopment Plan Community Workshop scheduled for November 16, 2016. See attached flyer.

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Economic Development Washington County (EDWC) will continue to update the Brownfield Redevelopment Web Tool.

The County Project Manager continues to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Economic Development Washington County (EDWC) will continue to update the Brownfield Redevelopment Web Tool. The EDWC regularly reviews properties from Washington County’s 2016 inventory of potential brownfield sites using the criteria and updates the tool accordingly. Visit http://businessreadywi.com/business-intelligence/redevelopment-tool/ to explore the Site Redevelopment Project Tool.

E. Deliverables

1st Quarter of FY 2016
Ady Advantage contacted leading developers throughout September 2015. A report of their results was completed on October 7, 2015 and presented at the November SRC meeting. For more information, see attached Summary of Developer Research Related to Criteria Identification and Prioritization.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
None.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
None.
4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
None.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
None.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
None.

F. Percent Complete and Scheduled Activities

This task is currently estimated to be 87% complete and is on target with costs incurred through March 31, 2017.

1st Quarter of FY 2016
In November and December two SRC meetings will be held. The November meeting is intended to provide the committee with the final inventory of sites and a rationale for their selection, introduce the SRC members to the scoring process, and present the community goals criteria for them to score the sites with.

In December of 2015 the SRC will reconvene for the quarterly SRC meeting. The SRC will receive updates on SRP progress and the team will present the results of the scoring and a prioritized sites list.

2nd Quarter of FY 2016
Scheduled activities for the 2nd Quarter of FY 2016 (January 1 through March 31, 2016) include quarterly meetings of the SRC unless additional meetings are deemed necessary. It is anticipated that the next SRC meeting will be held at the end of February or early March, 2016. At the next meeting of the SRC, they will be provided a status update on current projects and a grant budget report.

Ady Advantage will continue their work on the SRP objective to market brownfield sites within Washington County for redevelopment. Anticipated tasks for the 2nd Quarter FY 2016 include creating property profile sheets and creating content for a new web page on the EDWC website under “Incentives/Resources,” which will provide website content to explain the program from a marketing standpoint. In addition, they will create online property listing sheets and suggest additional layers to add on the EDWC website mapping feature to communicate unique information designed to appeal to redevelopment experts.

The County Project Manager will continue to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC
meetings and SRP community workshop events. Additional information related to assessment work on project sites will be added in the 2nd Quarter FY 2016.

The SRC will also be updated on upcoming funding opportunities that could be used to further required assessment, cleanup, and redevelopment activities at priority sites targeted for assessment or reuse planning.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
It is anticipated that a PMT conference call/meeting will be held sometime in May.

The County Project Manager will continue to update the County Site Redevelopment Program website at www.co.washington.wi.us/srp to keep current with the SRC meetings, SRP community workshop events and completed assessment reports.

Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet that includes a summary of the first round of site selection for planning and environmental assessment and project budget allocation. (See attached)

Ady Advantage will continue their work on the SRP objective to market brownfield sites within Washington County for redevelopment. Anticipated tasks for the 2nd Quarter FY 2016 include creating property profile sheets and content for EDWC’s website for special brownfield/redevelopment site pages under “Doing Business Here,” which will key information about the program and key data required by developers in engaging in due diligence on redevelopment opportunities. The focus of these pages will be to secure optimal reuse for the listed brownfield sites. In addition, EDWC and Ady Advantage will create online property listing sheets and build out additional GIS layers to add on the EDWC website mapping feature, further communicating unique information designed to appeal to redevelopers and potential site “off-takers.”

4th Quarter of FY 2016 (July 1, 2016 – Sept 30, 2016)
The EDWC will continue to work closely with its website and database partners Earthling Interactive, GIS Planning and Ady Advantage to complete the first three task objectives listed above. In addition, the following tasks will be completed during the 4th Quarter of FY 2016:

- Finalizing content mandates and the overall look and feel of the resource pages associated with the “Site Redevelopment Program” and the redevelopment tools.
- Finalizing design, creating success story project profiles, authoring content, populating the brownfield redevelopment GIS layer and integrating all of the above into single, optimized web resource for project staff, redevelopers and community stakeholders alike.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
The EDWC will finalize its website Brownfield Redevelopment Web Tool to meet all objectives listed above, including adding potential redevelopment sites.

On November 16, 2016, Vandewalle & Assoc. will facilitate the Village of Jackson Redevelopment Plan Community Workshop.

The County Project Manager will facilitate monthly Project Management Team (PMT) meetings to discuss project status and next steps for assessment or redevelopment planning. In addition, meetings with Coalition Partners and PMT members will be held as necessary to discuss site specific projects.

The next quarterly meeting of the Site Redevelopment Committee is scheduled for December 6th at the City of Hartford.

2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017)

The County Project Manager will facilitate monthly Project Management Team (PMT) meetings to discuss project status and next steps for environmental assessment or redevelopment planning. In addition, meetings with Coalition Partners and PMT members will be held as necessary to discuss site specific projects.

The next quarterly meeting of the Site Redevelopment Committee is scheduled for March 21st at the City of Hartford.

Preparation of the next quarterly fact sheet is anticipated to occur once the West Bend-Gehl and Village of Jackson planning efforts have concluded to provide meaningful programmatic updates and success stories in the next fact sheet.

3rd Quarter of FY 2017 (April 1, 2017 – June 30, 2017)

The County Project Manager will facilitate Project Management Team (PMT) meetings as needed to discuss project status and next steps for environmental assessment or redevelopment planning. In addition, meetings with Coalition Partners and PMT members will be held as necessary to discuss site specific projects.

The next meeting of the Site Redevelopment Committee (SRC) is scheduled for May 3, 2017 to consider requested budget reallocations. The next quarterly meeting of the SRC is scheduled for June 6th at the Village of Jackson.

G. Community Outreach Handouts

4th Quarter of FY 2015

See attached handouts that were provided to the public as part of the Community Outreach.

- Site Redevelopment Program 2013 Newsletter
- Flyer for October 15, 2015 SRP Countywide Community Workshop
1st Quarter of FY 2016
See attached handouts that were provided to the public as part of the Community Outreach. In addition, two West Bend Daily News articles are attached that describe the Oct. 15, 2015 Community Outreach Event and the Dec. 10, 2015 SRC action to fund assessment sites.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
See attached Site Redevelopment Program Fact Sheet that includes a summary of the first round of site selection for planning and environmental assessment and project budget allocation.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
A Site Redevelopment Program Fact Sheet was widely distributed through the County social media outlets. See attached.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
Vandewalle & Assoc. prepared a flyer for the Village Jackson Redevelopment Plan Community Workshop on November 16, 2016.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
See attached Village of Jackson Redevelopment Plan Community Workshop flyer that was distributed through Village and County media outlets.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
Washington County and Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet (Attachment F) on March 20, 2017 that describes recent redevelopment successes and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

V. PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED
On October 15, 2014, the County requested an amendment to USEPA Cooperative Assistance Agreement BF00E01347 to correct the percentage calculations for the Recipient Share and Federal Share of the grant. Numerous requests have been made to the USEPA Grant Specialist for an updated agreement.

1st Quarter of FY 2016
None this quarter.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
None this quarter.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
The County received and completed an open records request for the former Bermico property located at 2100 Northwestern Ave in the City of West Bend. The matter is in litigation - Washington County Case No. 2016CV0361.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
On September 9, 2016 Washington County received a summons regarding the former Bermico property located at 2100 Northwestern Ave in the City of West Bend. It is Washington County Case No. 2016CV0550.

Although the Quality Assurance Project Plan (QAPP) has been conditionally approved, Washington County is awaiting final approval of the QAPP from the USEPA.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)
The County received and is currently working on filling an open records request for the former Praefke Brake property located at 133 W. Oak Street in the City of West Bend.

Although the Quality Assurance Project Plan (QAPP) has been conditionally approved, Washington County is awaiting final approval of the QAPP from the USEPA.

2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)
Case No. 16CV000361 regarding the FOIA request for the former Bermico property located in the City of West Bend was dismissed by the Washington County Circuit Court on February 13, 2017.

VI. SCHEDULE AND PROJECT MILESTONES

A partial summary of major milestones achieved during the project to date are summarized on the following table.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>6/28/2013</td>
<td>Issued request for proposals for professional services from environmental consulting firms following 40 CFR 31.36</td>
</tr>
<tr>
<td>0</td>
<td>8/16/2013</td>
<td>Selection of Stantec as environmental consulting firm</td>
</tr>
<tr>
<td>0</td>
<td>9/19/2014</td>
<td>Official Grant Award date</td>
</tr>
<tr>
<td>0</td>
<td>10/1/2014</td>
<td>3-year project period begins</td>
</tr>
<tr>
<td>4</td>
<td>Sept. 2013</td>
<td>Formation of Site Redevelopment Committee to oversee development and implementation of the grant</td>
</tr>
<tr>
<td>4</td>
<td>Nov - Dec 2013 &amp; Jan. 2014</td>
<td>Formation of Brownfields Coalition including Washington County, City of West Bend, City of Hartford, Village of Slinger, Village of Jackson and Village of Richfield</td>
</tr>
<tr>
<td>1</td>
<td>1/6/2014</td>
<td>Selection of high priority sites by coalition partners</td>
</tr>
<tr>
<td>4</td>
<td>5/28/2014</td>
<td>Press release completed and sent to media</td>
</tr>
<tr>
<td>4</td>
<td>12/2/2014</td>
<td>Article in Planning &amp; Parks Department newsletter regarding brownfield assessment grant</td>
</tr>
</tbody>
</table>
### 2nd Quarter FY 2015 Activity or Milestone Description

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>2nd Quarter FY 2015 Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>1/29/2015</td>
<td>Submitted 1&lt;sup&gt;st&lt;/sup&gt; Quarterly Report for FY 2015 to USEPA.</td>
</tr>
<tr>
<td>0</td>
<td>2/17/2015</td>
<td>Finalized detailed roles and responsibilities with Project Team (County, Stantec, Vandewalle and EDWC)</td>
</tr>
<tr>
<td>4</td>
<td>2/17/2015</td>
<td>Project Team finalized roles and responsibilities for community outreach and involvement. (County)</td>
</tr>
<tr>
<td>0</td>
<td>3/9/2015</td>
<td>Finalized Memorandum of Agreements (MOAs) for distribution to coalition partners.</td>
</tr>
<tr>
<td>0</td>
<td>3/13/2015 - 4/14/2015</td>
<td>Project Manager held meetings with coalition partners regarding MOAs. (County)</td>
</tr>
<tr>
<td>0</td>
<td>3/18/2015</td>
<td>County and Stantec finalized and signed contract for environmental services.</td>
</tr>
<tr>
<td>0</td>
<td>3/18/2015</td>
<td>Meeting with the City of West Bend to discuss priority sites. (County, Stantec, EDWC)</td>
</tr>
<tr>
<td>0</td>
<td>4/21/2015</td>
<td>All coalition partner MOAs signed.</td>
</tr>
<tr>
<td>0</td>
<td>4/23/2015</td>
<td>Project Manager sent signed MOAs to USEPA Project Officer. (County)</td>
</tr>
<tr>
<td>0</td>
<td>4/27/2015</td>
<td>Project Manager submitted 2&lt;sup&gt;nd&lt;/sup&gt; Quarterly Report for FY 2015 to USEPA Project Officer. (County)</td>
</tr>
<tr>
<td>3</td>
<td>5/5/2015</td>
<td>Pre-QAPP Conference Call Meeting with Jan Pels, USEPA (County, USEPA and Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>5/5/2015 – 6/30/2015</td>
<td>Worked on writing QAPP (Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>6/8/2015 – 6/12/2015</td>
<td>Solicited bids from multiple labs and selected four labs. Solicitation of bids from these firms, and inclusion in the QAPP, were performed as part of the Six Good Faith Efforts to ensure participation by Disadvantaged Business Enterprises (DBE) in the project. (Stantec)</td>
</tr>
<tr>
<td>1</td>
<td>6/10/2015 - 6/23/2015</td>
<td>Meetings with coalition partners to discuss/confirm high priority redevelopment sites. (County, EDWC, Stantec and Vandewalle)</td>
</tr>
<tr>
<td>4</td>
<td>6/23/2015</td>
<td>Conference call meeting with sub consultant Ady Advantage regarding design of EDWC website integration and content development focused on connecting prospective end users with information on site redevelopment sites.</td>
</tr>
<tr>
<td>0</td>
<td>6/1/2015 – 7/1/2015</td>
<td>Contract agreements were finalized between Stantec and Vandewalle and with EDWC. The contract with EDWC will utilize the services of Ady Advantage, a WBE firm representing another positive outcome of compliance with the Six Good Faith Efforts.</td>
</tr>
<tr>
<td>1</td>
<td>6/29/2015</td>
<td>Work began on preparing eligibility determination requests for several priority brownfield sites including WB Place in Hartford and the former Niphos Coating facility in Slinger.</td>
</tr>
</tbody>
</table>

### 3rd Quarter FY 2015 Activity or Milestone Description

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>3rd Quarter FY 2015 Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>4/21/2015</td>
<td>All coalition partner MOAs signed.</td>
</tr>
<tr>
<td>0</td>
<td>4/23/2015</td>
<td>Project Manager sent signed MOAs to USEPA Project Officer. (County)</td>
</tr>
<tr>
<td>0</td>
<td>4/27/2015</td>
<td>Project Manager submitted 2&lt;sup&gt;nd&lt;/sup&gt; Quarterly Report for FY 2015 to USEPA Project Officer. (County)</td>
</tr>
<tr>
<td>3</td>
<td>5/5/2015</td>
<td>Pre-QAPP Conference Call Meeting with Jan Pels, USEPA (County, USEPA and Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>5/5/2015 – 6/30/2015</td>
<td>Worked on writing QAPP (Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>6/8/2015 – 6/12/2015</td>
<td>Solicited bids from multiple labs and selected four labs. Solicitation of bids from these firms, and inclusion in the QAPP, were performed as part of the Six Good Faith Efforts to ensure participation by Disadvantaged Business Enterprises (DBE) in the project. (Stantec)</td>
</tr>
<tr>
<td>1</td>
<td>6/10/2015 - 6/23/2015</td>
<td>Meetings with coalition partners to discuss/confirm high priority redevelopment sites. (County, EDWC, Stantec and Vandewalle)</td>
</tr>
<tr>
<td>4</td>
<td>6/23/2015</td>
<td>Conference call meeting with sub consultant Ady Advantage regarding design of EDWC website integration and content development focused on connecting prospective end users with information on site redevelopment sites.</td>
</tr>
<tr>
<td>0</td>
<td>6/1/2015 – 7/1/2015</td>
<td>Contract agreements were finalized between Stantec and Vandewalle and with EDWC. The contract with EDWC will utilize the services of Ady Advantage, a WBE firm representing another positive outcome of compliance with the Six Good Faith Efforts.</td>
</tr>
<tr>
<td>1</td>
<td>6/29/2015</td>
<td>Work began on preparing eligibility determination requests for several priority brownfield sites including WB Place in Hartford and the former Niphos Coating facility in Slinger.</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>4th Quarter FY 2015 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>7/6/2015</td>
<td>The County acquired 73 historic Sanborn Fire Insurance Maps through Historical Information Gatherers. The maps were geo-referenced and integrated into the County GIS system. (County, Stantec)</td>
</tr>
<tr>
<td>4</td>
<td>7/8/2015</td>
<td>Meeting held by County, Stantec, Vandewalle and EDWC staff with City of West Bend staff to discuss high priority sites and the grant program.</td>
</tr>
<tr>
<td>3</td>
<td>7/15/2015</td>
<td>QAPP submitted to USEPA for review. (Stantec)</td>
</tr>
<tr>
<td>0</td>
<td>7/17/2015</td>
<td>Meetings to finalize detailed Project Timeline (County, Stantec, Vandewalle and EDWC)</td>
</tr>
<tr>
<td>0 and 1</td>
<td>7/22/2015</td>
<td>Meeting with City of West Bend, Village of Slinger, County, Stantec, Vandewalle and USEPA Project Officer</td>
</tr>
<tr>
<td>1</td>
<td>8/5/2015</td>
<td>Meeting of PMT to discuss Ady Advantage work on outreach to developers and SRC meeting</td>
</tr>
<tr>
<td></td>
<td>8/11/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>1</td>
<td>8/24/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>0</td>
<td>9/2-3/2015</td>
<td>Attend Brownfields Conference in Chicago</td>
</tr>
<tr>
<td>1</td>
<td>9/8/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>2</td>
<td>9/9/2015</td>
<td>ED submitted to USEPA for former Niphos Coatings property (Slinger) and former Bermico property (West Bend)</td>
</tr>
<tr>
<td>1</td>
<td>9/14/2015</td>
<td>Access agreement signed by owner of former Bermico property (West Bend)</td>
</tr>
<tr>
<td>1</td>
<td>9/21/2015</td>
<td>Meeting of PMT to work on inventory and prioritization of sites</td>
</tr>
<tr>
<td>2</td>
<td>9/22/2015</td>
<td>Eligibility confirmed by USEPA for Bermico property (West Bend)</td>
</tr>
<tr>
<td>4</td>
<td>9/28/2015</td>
<td>Initial SRC meeting held</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>1st Quarter FY 2016 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>----------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>2</td>
<td>10/2/2015</td>
<td>Meeting with City of West Bend – Bermico property (County, Stantec)</td>
</tr>
<tr>
<td>4</td>
<td>10/5-6/2015</td>
<td>County 2-day economic development conference, including session focused on brownfields redevelopment with &gt;50 attendees (County, Stantec, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>10/6/2015</td>
<td>ED submitted to USEPA for the former Blaine property (West Bend)</td>
</tr>
<tr>
<td>4</td>
<td>10/7/2015</td>
<td>Ady Advantage completes Executive Summary of Developer Research Related to Criteria Identification and Prioritization</td>
</tr>
<tr>
<td>1</td>
<td>10/13/2015</td>
<td>Meeting of PMT to work on prioritization and scoring criteria (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>1</td>
<td>10/15/2015</td>
<td>Community Outreach Event (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>10/15/2015</td>
<td>Site Inspection for ESA – Bermico property – City of West Bend (County, Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>10/15/2015</td>
<td>Meeting with V. Richfield re: Infill Strategy Plan (County, Vandewalle)</td>
</tr>
<tr>
<td>1</td>
<td>10/19/2015</td>
<td>Meeting of PMT to work on prioritization and scoring criteria (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>0</td>
<td>10/21/2015</td>
<td>USEPA Project Officer approved budget reallocation request #3</td>
</tr>
<tr>
<td>1</td>
<td>11/10/2015</td>
<td>Meeting of PMT to discuss prioritization and scoring (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>3</td>
<td>11/11/2015</td>
<td>Meeting with DNR Green Team re: V. Germantown – Saxony Village (County, Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>11/11/2015</td>
<td>Quality Assurance Project Plan was conditionally approved by the US EPA</td>
</tr>
<tr>
<td>4</td>
<td>11/12/2015</td>
<td>SRC Meeting – (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>11/18/2015</td>
<td>Eligibility confirmed by USEPA for Niphos Coating Site in V. Slinger</td>
</tr>
<tr>
<td>1</td>
<td>11/23/2015</td>
<td>Meeting with EDWC – inventory scoring (County, EDWC)</td>
</tr>
<tr>
<td>0 and 1</td>
<td>11/25/2015</td>
<td>Conference Call – invoices &amp; scoring (County, Stantec, Vandewalle)</td>
</tr>
<tr>
<td>1</td>
<td>12/1/2015</td>
<td>Meeting of PMT to discuss inventory scoring (County, Stantec, Vandewalle, EDWC)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Meeting with V. Germantown re: Saxony Village (County, Stantec, EDWC)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Meeting with V. Slinger re: Niphos site (County, Stantec)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Facilitated focus groups – V. Richfield Infill Strategy Plan (Vandewalle)</td>
</tr>
<tr>
<td>3</td>
<td>12/9/2015</td>
<td>Meeting with V. Richfield focus groups – V. Richfield Infill Strategy Plan (County, Vandewalle)</td>
</tr>
<tr>
<td>4</td>
<td>12/10/2015</td>
<td>SRC Meeting – discuss scoring and approval of sites for funding (County, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>3</td>
<td>12/17/2015</td>
<td>Meeting with V. Jackson re: redevelopment planning (County, Vandewalle)</td>
</tr>
<tr>
<td>12/21/2015</td>
<td>County took possession of Niphos property as part of tax delinquency process.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>1/14/2016</td>
<td>Eligibility confirmed by USEPA for North Bookends Sites in City of Hartford</td>
</tr>
<tr>
<td>0</td>
<td>1/18/2016</td>
<td>USEPA Project Officer approved budget reallocation requests #4 and #5</td>
</tr>
<tr>
<td>3</td>
<td>1/19/2016</td>
<td>Phase I ESA sent to US EPA Project Officer with signed All Appropriate Inquires Checklist.</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>2nd Quarter FY 2016 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td>0</td>
<td>1/18/2016</td>
<td>USEPA Project Officer approved budget reallocation requests #4 and #5</td>
</tr>
<tr>
<td>2 / 3 / 4</td>
<td>1/25/2016</td>
<td>PMT meeting - status update on projects (County/EDWC/Stantec/Vandewalle)</td>
</tr>
<tr>
<td>0</td>
<td>1/28/2016</td>
<td>Submittal of 5th Q Report 1st Q FY 2016 to EPA</td>
</tr>
<tr>
<td>0</td>
<td>2/5/2016</td>
<td>Sent EPA budget correction on 1st Quarterly Report FY2016</td>
</tr>
<tr>
<td>4</td>
<td>2/15/2016</td>
<td>County updates SRP website adding EPA Quarterly reports and completed ESAs</td>
</tr>
<tr>
<td>2 / 3 / 4</td>
<td>3/9/2016</td>
<td>PMT meeting - status update on projects (County/EDWC/Stantec/Vandewalle)</td>
</tr>
</tbody>
</table>

**Former Bermico/Line Material Co.**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1/5/2016</td>
<td>Bermico Site Investigation (County, Stantec, City WB)</td>
</tr>
<tr>
<td>2</td>
<td>1/19/2016</td>
<td>Phase I ESA sent to USEPA Project Officer with signed All Appropriate Inquires Checklist</td>
</tr>
<tr>
<td>3</td>
<td>1/22/2016</td>
<td>Stantec completed SSAP for review by County and City of West Bend</td>
</tr>
<tr>
<td>3</td>
<td>2/1/2016</td>
<td>SSAP sent to USEPA Project Officer for approval</td>
</tr>
<tr>
<td>3</td>
<td>2/3/2016</td>
<td>SSAP approved by USEPA Project Officer</td>
</tr>
<tr>
<td>3</td>
<td>2/16-17/2016 and 3/22/2016</td>
<td>Collection of samples of suspected asbestos containing materials (ACM) as well as lead-based paint testing was completed</td>
</tr>
<tr>
<td>2</td>
<td>2/22/2016</td>
<td>Stantec completed draft of Bermico - Petroleum ED request for review</td>
</tr>
<tr>
<td>2 and 3</td>
<td>2/23/2016</td>
<td>Meeting with C. West Bend - status update on Bermico, Gehl and WB EDC properties (County, City, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>2/24/2016</td>
<td>County reviewed Petroleum ED request</td>
</tr>
<tr>
<td>3</td>
<td>3/17/2016</td>
<td>A report documenting the pre-demolition survey findings was issued</td>
</tr>
<tr>
<td>3</td>
<td>3/30/2016</td>
<td>Conf. Call - discuss Bermico status (County/Stantec/City WB)</td>
</tr>
</tbody>
</table>

**West Bend ED Corp Property**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity or Milestone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2/8/2016</td>
<td>Meeting with West Bend EDC at EDWC re: Phase I and timing of auction (County/WB EDC/EDWC)</td>
</tr>
<tr>
<td>2</td>
<td>2/11/2016</td>
<td>Stantec completion of WB EDC ED request</td>
</tr>
<tr>
<td>2</td>
<td>2/12/2016</td>
<td>County review and approval of WB EDC ED request</td>
</tr>
<tr>
<td>2 and 3</td>
<td>2/23/2016</td>
<td>Meeting with C. West Bend - status update on Bermico, Gehl and WB EDC properties (County, City, Stantec, EDWC, Vandewalle)</td>
</tr>
<tr>
<td>2</td>
<td>3/7/2016</td>
<td>WB EDC reviewed and approved WB EDC ED request</td>
</tr>
<tr>
<td>2</td>
<td>3/9/2016</td>
<td>WB EDC ED request provided to USEPA for determination of eligibility</td>
</tr>
<tr>
<td>2</td>
<td>3/9/2016</td>
<td>USEPA determined West Bend EDC site eligible</td>
</tr>
<tr>
<td>1</td>
<td>3/14/2016</td>
<td>Access agreement for WB EDC signed by all parties</td>
</tr>
<tr>
<td>2</td>
<td>3/31/2016</td>
<td>Stantec completed draft Phase I ESA for review by County/City of West Bend/WB EDC</td>
</tr>
</tbody>
</table>
### Former Blaine Property

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Meeting Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>3/30/2016</td>
<td>Conf. Call - discuss Blaine status (County/Stantec/City WB)</td>
</tr>
</tbody>
</table>

### Former Gehl Co. Property

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Meeting Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2/23/2016</td>
<td>Meeting with C. West Bend - status update on Bermico, Gehl plan of action and</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>WB EDC properties (County, City, Stantec, EDWC, Vandewalle)</td>
</tr>
</tbody>
</table>

### Former Niphos Coatings

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Meeting Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1/5/2016</td>
<td>Niphos Site Investigation (NorthStar, County, Stantec, V. Slinger)</td>
</tr>
<tr>
<td>3</td>
<td>1/20/2016</td>
<td>SSAP completed by Stantec for review by County and Village</td>
</tr>
<tr>
<td>3</td>
<td>2/1/2016</td>
<td>SSAP finalized by Stantec and submitted to USEPA</td>
</tr>
<tr>
<td>3</td>
<td>2/2/2016</td>
<td>SSAP was approved by the USEPA Project Officer</td>
</tr>
<tr>
<td>2</td>
<td>2/22/2016</td>
<td>Stantec completes draft Petroleum ED request for review by County and Village</td>
</tr>
<tr>
<td>3</td>
<td>2/22-23/2016</td>
<td>Sampling and testing completed</td>
</tr>
<tr>
<td>3</td>
<td>3/10/2016</td>
<td>Asbestos/LBP survey reports issued by NorthStar</td>
</tr>
<tr>
<td>3</td>
<td>3/11/2106</td>
<td>Analytical report for the soil and groundwater samples issued by CT Laboratories</td>
</tr>
<tr>
<td>3</td>
<td>3/18/2016</td>
<td>Meeting w/ V. Slinger re: Plan of Action for Niphos site (County/V. Slinger/ Stantec)</td>
</tr>
<tr>
<td>2</td>
<td>3/18/2016</td>
<td>Petroleum ED request form approved by V. Slinger and County for Niphos Property</td>
</tr>
<tr>
<td>0</td>
<td>3/21/2016</td>
<td>Request to EPA for eligibility to use EPA funds for preparation and submittal of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Niphos WDNR closure request.</td>
</tr>
<tr>
<td>2</td>
<td>3/23/2016</td>
<td>The Petroleum ED request was finalized by Stantec and submitted to the Wisconsin DNR</td>
</tr>
<tr>
<td>2</td>
<td>3/30/2016</td>
<td>Wisconsin DNR determined Niphos site is eligible for Petroleum assessment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(WDNR)</td>
</tr>
</tbody>
</table>

### Hwy 175 / Hwy 60 Intersection

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Meeting Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>3/25/2016</td>
<td>Stantec completion of ED request for 7 parcels for review by County and Village</td>
</tr>
<tr>
<td>2</td>
<td>4/4/2016</td>
<td>County reviewed and approved ED request</td>
</tr>
</tbody>
</table>

### E.H. Wolf & Sons Redevelopment

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Meeting Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>3/11/2016</td>
<td>Initial Meeting with EH Wolf &amp; Sons regarding environmental concerns on property and possible use of EPA grant funds for assessment work (EDWC/Stantec/EH Wolf)</td>
</tr>
<tr>
<td>2</td>
<td>3/16/2016</td>
<td>Conf. call re: potential site - EH Wolf &amp; Sons Foundry in Slinger</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Stantec/County/V. Slinger/EDWC/VA)</td>
</tr>
<tr>
<td>Date</td>
<td>Event Description</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1/14/2016</td>
<td>Eligibility confirmed by USEPA for North Bookends Sites in City of Hartford</td>
<td></td>
</tr>
<tr>
<td>2/1/2016</td>
<td>Meeting with V. Germantown Board re: Saxony Village re: MOA w/Germantown</td>
<td></td>
</tr>
<tr>
<td>2/4/2016</td>
<td>Conf. Call re: Saxony Village - JBJ moving forward with Phase I and Phase II assessment work (County/JBJ/Himalayan Consult/Stantec)</td>
<td></td>
</tr>
<tr>
<td>2/10/2016</td>
<td>Stantec completion of Hazardous ED request for Saxony Village for review by County and Village</td>
<td></td>
</tr>
<tr>
<td>2/12/2016</td>
<td>Conference call - Saxony Village (County/Stantec/JBJ/Himalayan Consult)</td>
<td></td>
</tr>
<tr>
<td>2/12/2016</td>
<td>County approval of Saxony Hazardous ED request</td>
<td></td>
</tr>
<tr>
<td>2/17/2016</td>
<td>MOA between County &amp; V. Germantown signed by all parties</td>
<td></td>
</tr>
<tr>
<td>2/17/2016</td>
<td>Village approves Saxony Hazardous ED request</td>
<td></td>
</tr>
<tr>
<td>2/17/2016</td>
<td>Eligibility confirmed by USEPA for Saxony Village</td>
<td></td>
</tr>
<tr>
<td>3/8/2016</td>
<td>Access agreement signed by all parties for V. Germantown - Saxony Village</td>
<td></td>
</tr>
<tr>
<td>3/8/2016</td>
<td>Onsite Investigation Saxony Village (County/Stantec)</td>
<td></td>
</tr>
<tr>
<td>3/21/2016</td>
<td>Stantec completes draft Phase I ESA for Saxony Village for review by County, Village &amp; JBJ</td>
<td></td>
</tr>
<tr>
<td>3/22/2016</td>
<td>Conf. Call Re: Status update on Saxony Village (County/Stantec/JBJ/Himalayan Consult)</td>
<td></td>
</tr>
<tr>
<td>4/7/2016</td>
<td>Stantec finalized Phase I ESA for Saxony Village</td>
<td></td>
</tr>
<tr>
<td>2/23/2016</td>
<td>Meeting with V. Jackson to discuss Redevelopment Opportunity Analysis (County, EDWC, Vandewalle, V. Jackson)</td>
<td></td>
</tr>
<tr>
<td>3/2/2016</td>
<td>V. Jackson approval of VA scope of work</td>
<td></td>
</tr>
<tr>
<td>1/8/2016</td>
<td>Conference call - V. Richfield w/WSOR (County, Vandewalle, V. Richfield)</td>
<td></td>
</tr>
<tr>
<td>1/21/2016</td>
<td>Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)</td>
<td></td>
</tr>
<tr>
<td>1/26/2016</td>
<td>Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)</td>
<td></td>
</tr>
<tr>
<td>2/15/2016</td>
<td>Conf. Call - Meeting to discuss V. Richfield Northeast Corridor Plan (VA, V. Richfield)</td>
<td></td>
</tr>
<tr>
<td>3/8/2016</td>
<td>Village of Richfield Public Outreach Meeting (Vandewalle/Richfield)</td>
<td></td>
</tr>
<tr>
<td>3/25/2016</td>
<td>VA completed draft plan for review by the PMT and Village of Richfield</td>
<td></td>
</tr>
<tr>
<td>3/30/2016</td>
<td>Conf. Call - Meeting to discuss V. Richfield Northeast Corridor Plan (Richfield/PMT)</td>
<td></td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>3rd Quarter FY 2016 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
<td>------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>0</td>
<td>4/1/2016</td>
<td>Distributed updated Project Tracking Table to coalition members, SRC members and PMT</td>
</tr>
<tr>
<td>4</td>
<td>4/12/2016</td>
<td>Washington County Site Redevelopment Committee (SRC) meeting</td>
</tr>
<tr>
<td>4</td>
<td>4/15/2016</td>
<td>Vandewalle &amp; Assoc. completed the 2nd Site Redevelopment Program (SRP) Fact Sheet for distribution</td>
</tr>
<tr>
<td>4</td>
<td>4/18/2016</td>
<td>County updated SRP website pages including adding Former Bermico SSAP</td>
</tr>
<tr>
<td>0</td>
<td>4/29/2016</td>
<td>Submittal of 6th Quarterly Report - 2nd Q FY 2016 to USEPA</td>
</tr>
<tr>
<td>FYI</td>
<td>4/20/2016-</td>
<td>The County received and completed an open records request for the former Bermico property located at 2100 Northwestern Ave</td>
</tr>
<tr>
<td></td>
<td>6/9/2016</td>
<td>in the City of West Bend. The matter is in litigation - Washington County Case No. 2016CV0361.</td>
</tr>
<tr>
<td>0</td>
<td>5/13/2016</td>
<td>Submitted reimbursement request to USEPA - ASAP system for $167,436.56.</td>
</tr>
<tr>
<td>0</td>
<td>5/2/2016</td>
<td>Distributed updated Project Tracking Table to USEPA, coalition members, SRC members and PMT</td>
</tr>
<tr>
<td>4</td>
<td>5/26/2016</td>
<td>County updated SRP website pages including adding Former Niphos Coating Property SSAP</td>
</tr>
<tr>
<td>4</td>
<td>6/9/2016</td>
<td>County updated SRP website pages including adding April 12, 2016 SRC meeting handouts and presentation.</td>
</tr>
<tr>
<td>4</td>
<td>6/30/2016</td>
<td>Review SRP portion of EDWC Annual Report to County Board</td>
</tr>
</tbody>
</table>

### Former Bermico/Line Material Co.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>4/5/2016-</td>
<td>Worked with Stantec and City of West Bend to determine funding structure leveraging USEPA grant funds in City</td>
</tr>
<tr>
<td></td>
<td>6/6/2016</td>
<td>application for Site Assessment Grant (SAG) to complete Phase II ESA work.</td>
</tr>
<tr>
<td>1</td>
<td>4/6/2016-</td>
<td>In response to questions from the property owner, the City Attorney and County Attorney concurred that the access</td>
</tr>
<tr>
<td></td>
<td>4/29/2016</td>
<td>agreement in place between the City of West Bend, Washington County and the owner of the Former Bermico property</td>
</tr>
<tr>
<td></td>
<td></td>
<td>allows Stantec to enter the property to continue testing.</td>
</tr>
<tr>
<td>3</td>
<td>4/12/2016</td>
<td>SRC approved $21,000 funding to fully leverage Site Assessment Grant (SAG) from the Wisconsin Economic Development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Corporation (WEDC) dollars to complete assessment and investigation activities at the site.</td>
</tr>
<tr>
<td>3</td>
<td>5/2/2016</td>
<td>Final pre-demolition report sent to City of WB (incl discs)</td>
</tr>
<tr>
<td>3</td>
<td>5/2/2016</td>
<td>Final pre-demolition report sent to owner (incl discs)</td>
</tr>
<tr>
<td>3</td>
<td>5/2/2016</td>
<td>Final SSAP sent to owner and City of WB (incl discs)</td>
</tr>
<tr>
<td>3</td>
<td>5/2/2016</td>
<td>Final SSAP sent to USEPA (incl discs)</td>
</tr>
</tbody>
</table>
### West Bend Economic Development Corp. (WB EDC) Property

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>4/4/2016</td>
<td>County reviewed and approved draft Phase I ESA</td>
</tr>
<tr>
<td>2</td>
<td>4/12/2016</td>
<td>WB EDC reviewed and approved draft Phase I ESA</td>
</tr>
<tr>
<td>2</td>
<td>5/2/2016</td>
<td>Final Phase I ESA Report sent to WB EDC and City of WB (incl discs)</td>
</tr>
<tr>
<td>2</td>
<td>5/2/2016</td>
<td>Final Phase I ESA Report and signed All Appropriate Inquiries sent to USEPA (incl discs)</td>
</tr>
</tbody>
</table>

### Former Blaine Property

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 &amp; 3</td>
<td>4/12/2016</td>
<td>SRC approved $24,000 funding for Phase I ESA and Phase II ESA</td>
</tr>
<tr>
<td>2</td>
<td>7/20/2016</td>
<td>Stantec resubmitted Petroleum ED to City of West Bend for review and approval</td>
</tr>
</tbody>
</table>

### Former Gehl Co. Property

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>4/22/2016</td>
<td>Conference call with Vandewalle and Associates to discuss Gehl scope of work</td>
</tr>
</tbody>
</table>

### Former Niphos Coatings

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>4/5/2016 - 4/11/2016</td>
<td>Work with USEPA to determine if WI DNR closure report is covered under USEPA Assessment Grant.</td>
</tr>
<tr>
<td>3</td>
<td>5/2/2016</td>
<td>Final SSAP sent to Village of Slinger (incl discs)</td>
</tr>
<tr>
<td>3 &amp; 4</td>
<td>6/3/2016 - 6/24/2016</td>
<td>PMT discussions regarding potential reuse/redevelopment of site</td>
</tr>
</tbody>
</table>

### Hwy 175 / Hwy 60 Intersection

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>4/4/2016</td>
<td>County reviewed and approved Hazardous ED request</td>
</tr>
<tr>
<td>2</td>
<td>4/12/2016</td>
<td>Eligibility confirmed by USEPA for all 7 parcels of Hwy 175 /Hwy 60 Intersection</td>
</tr>
</tbody>
</table>
### E.H. Wolf & Sons Redevelopment Project

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/1/2016</td>
<td>Stantec completed draft Hazardous ED for E.H. Wolf &amp; Sons project for review</td>
</tr>
<tr>
<td>4/4/2016</td>
<td>Draft Hazardous ED reviewed by County and EH Wolf &amp; Sons</td>
</tr>
<tr>
<td>4/7/2016</td>
<td>Final Hazardous ED submitted to USEPA for approval</td>
</tr>
<tr>
<td>4/12/2016</td>
<td>Eligibility confirmed by USEPA for both parcels for E.H. Wolf &amp; Sons project</td>
</tr>
<tr>
<td>4/12/2016</td>
<td>SRC approved $41,000 funding for EH Wolf &amp; Sons Redevelopment project</td>
</tr>
<tr>
<td>4/12/2016</td>
<td>EH Wolf &amp; Sons signed access agreements for both properties</td>
</tr>
<tr>
<td>4/13/2016</td>
<td>Access agreements signed by Village of Slinger</td>
</tr>
<tr>
<td>4/15/2016</td>
<td>Access agreements signed by Washington County</td>
</tr>
<tr>
<td>5/5/2016</td>
<td>Stantec completed draft of Phase I ESA report for review</td>
</tr>
<tr>
<td>5/6/2016</td>
<td>Stantec completed draft SSAP for review</td>
</tr>
<tr>
<td>5/9/2016</td>
<td>E.H. Wolf &amp; Sons approves SSAP</td>
</tr>
<tr>
<td>5/10/2016</td>
<td>SSAP reviewed &amp; approved by Village of Slinger &amp; County</td>
</tr>
<tr>
<td>5/11/2016</td>
<td>Submitted SSAP to EPA for approval</td>
</tr>
<tr>
<td>5/11/2016</td>
<td>Sent Phase I ESA report to USEPA</td>
</tr>
<tr>
<td>5/11/2016</td>
<td>USEPA approved SSAP</td>
</tr>
<tr>
<td>5/26/2016 - 5/31/2016</td>
<td>On site testing by Stantec</td>
</tr>
<tr>
<td>5/26/2016</td>
<td>County presented overview of SRP to Co. Executive Committee as part of EDWC request for County Attraction Funds</td>
</tr>
</tbody>
</table>

### North Bookend Site

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/2/2016 - 7/22/2016</td>
<td>Working with City of Harford to obtain site access agreements</td>
</tr>
<tr>
<td>5/4/2016</td>
<td>Completed access agreement with Hartford Main &amp; State, LLC</td>
</tr>
</tbody>
</table>

### Former WB Place Property

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/22/2016</td>
<td>Stantec resubmitted updated Hazardous ED to City of Hartford for approval.</td>
</tr>
</tbody>
</table>
### Saxony Village Development

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/4/2016</td>
<td>County completed review of draft Phase I ESA</td>
</tr>
<tr>
<td>4/7/2016</td>
<td>Stantec finalized Phase I ESA for Saxony Village</td>
</tr>
<tr>
<td>4/20/2016</td>
<td>Draft SSAP completed by Stantec</td>
</tr>
<tr>
<td>4/25/2016</td>
<td>Final SSAP completed by Stantec for distribution to WDNR</td>
</tr>
<tr>
<td>4/26/2016</td>
<td>Final SSAP sent to USEPA for approval</td>
</tr>
<tr>
<td>5/3/2016</td>
<td>SSAP approved by USEPA</td>
</tr>
<tr>
<td>5/3/2016</td>
<td>Phase I ESA and signed All Appropriate Inquiries sent to USEPA (incl report disc)</td>
</tr>
<tr>
<td>5/3/2016</td>
<td>Phase I ESA sent to owners representative and Village of Germantown</td>
</tr>
<tr>
<td>5/27/2016</td>
<td>Received Phase II - Site Investigation Report from Stantec for review</td>
</tr>
<tr>
<td>6/6/2016</td>
<td>County completed review of Saxony Village Development Supplement Site Investigation Report</td>
</tr>
<tr>
<td>6/9/2016</td>
<td>Saxony Village Development Supplement Site Investigation Report sent to owner’s representative and engineering consultant. Report was forwarded to the WDNR.</td>
</tr>
<tr>
<td>6/9/2016</td>
<td>Saxony Village Development Supplement Site Investigation Report sent to the USEPA</td>
</tr>
</tbody>
</table>

### Village of Jackson

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/22/2016</td>
<td>Conference call with Vandewalle &amp; Assoc. to determine scope of work for Village of Jackson</td>
</tr>
</tbody>
</table>

### Village of Richfield - Northeast Corridor Redevelopment Opportunities Analysis Report

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/1/2016</td>
<td>Vandewalle &amp; Assoc. completed a final draft of Northeast Corridor Report</td>
</tr>
<tr>
<td>4/1/2016</td>
<td>County sent Final Draft of Northeast Corridor Report to EPA</td>
</tr>
<tr>
<td>4/4/2016</td>
<td>County completed review of Final Draft of Northeast Corridor Report</td>
</tr>
<tr>
<td>4/7/2016</td>
<td>County and Vandewalle &amp; Assoc presented Northeast Corridor Report to Village of Richfield Board</td>
</tr>
<tr>
<td>6/10/2016</td>
<td>Vandewalle &amp; Assoc. completed the Northeast Corridor Redevelopment Opportunities Analysis Report</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
</tr>
<tr>
<td>---------</td>
<td>----------</td>
</tr>
<tr>
<td>0</td>
<td>7/21/2016</td>
</tr>
<tr>
<td>0</td>
<td>7/29/2016</td>
</tr>
<tr>
<td>4</td>
<td>7/29/2016</td>
</tr>
<tr>
<td>4</td>
<td>8/10/2016</td>
</tr>
<tr>
<td>4</td>
<td>8/10/2016</td>
</tr>
<tr>
<td>4</td>
<td>8/15/2016</td>
</tr>
<tr>
<td>0</td>
<td>8/15/2016</td>
</tr>
<tr>
<td>0</td>
<td>8/15/2016</td>
</tr>
<tr>
<td>0</td>
<td>8/25/2016</td>
</tr>
<tr>
<td>4</td>
<td>9/1/2016</td>
</tr>
<tr>
<td>FYI</td>
<td>9/9/2016</td>
</tr>
<tr>
<td>4</td>
<td>9/12/2016</td>
</tr>
<tr>
<td>4</td>
<td>9/12/2016</td>
</tr>
<tr>
<td>4</td>
<td>9/14/2016</td>
</tr>
<tr>
<td>4</td>
<td>9/14/2016</td>
</tr>
<tr>
<td>4</td>
<td>9/15/2016</td>
</tr>
<tr>
<td>4</td>
<td>9/20/2016</td>
</tr>
<tr>
<td>0</td>
<td>9/23/2016</td>
</tr>
<tr>
<td>0</td>
<td>9/23/2016</td>
</tr>
<tr>
<td>4</td>
<td>10/3/2016</td>
</tr>
<tr>
<td>Date</td>
<td>Event</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>7/20/2016</td>
<td>Stantec resubmitted Petroleum ED to City of West Bend for review and approval</td>
</tr>
<tr>
<td>9/27/2016</td>
<td>County sent letter to City of West Bend asking to confirm use of $25,000 funding to fully leverage Site Assessment Grant (SAG) from the Wisconsin Economic Development Corporation (WEDC) dollars to complete assessment and investigation activities at the site.</td>
</tr>
<tr>
<td>10/10/2016</td>
<td>City of West Bend provides a response to County's letter confirming intent to use the $25,000 in grant funds for the site.</td>
</tr>
</tbody>
</table>

**Former Gehl Co. Property**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/20/2016</td>
<td>Conference call with City of West Bend/Vandewalle/Stantec/County re: Gehl site.</td>
</tr>
<tr>
<td>9/9/2016</td>
<td>Conference call with City of West Bend/Vandewalle/Stantec/County re: Gehl site.</td>
</tr>
<tr>
<td>9/26/2016</td>
<td>Stantec completes Hazardous ED for review by City of West Bend and County</td>
</tr>
<tr>
<td>9/28/2016</td>
<td>City of West Bend completes review/approval of ED</td>
</tr>
<tr>
<td>9/29/2016</td>
<td>County completes review/approval of ED</td>
</tr>
<tr>
<td>9/30/2016</td>
<td>Stantec finalizes Hazardous ED and submits to US EPA for eligibility determination</td>
</tr>
<tr>
<td>10/13/2016</td>
<td>US EPA determines site is not eligible through the hazardous grant program</td>
</tr>
<tr>
<td>10/14/2016</td>
<td>Conference call with City of West Bend/Vandewalle/Stantec/County re: Gehl site. City requests County to proceed with applying for Petroleum eligibility through the WI DNR</td>
</tr>
</tbody>
</table>

**Former Niphos Coatings**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/21/2016</td>
<td>County Administrative Services Committee meeting - Provided information on Site Redevelopment Program and Phase II ESA results. The Committee took action to move forward with filing a WI - DNR closure report for the site.</td>
</tr>
<tr>
<td>7/29/2016</td>
<td>Stantec completes draft of supplemental Phase II ESA report</td>
</tr>
<tr>
<td>9/7/2016</td>
<td>Stantec finalizes Niphos Phase II ESA report for County review</td>
</tr>
<tr>
<td>9/8/2016</td>
<td>County Project Manager reviews Phase II ESA report</td>
</tr>
<tr>
<td>9/12/2016</td>
<td>Conference call with regarding potential future uses of former Niphos site (County/Stantec/V. Slinger)</td>
</tr>
</tbody>
</table>
### Hwy 175 / Hwy 60 Intersection

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/7/2016</td>
<td>PMT meeting with Village of Slinger to discuss meeting with property owners to discuss access agreements (County/VA/Stantec/V. Slinger)</td>
</tr>
<tr>
<td>9/20/2016</td>
<td>Information on the grant program was sent to the property owners, and a meeting held with several owners (all were invited) to discuss the environmental due diligence plans and process and access agreements.</td>
</tr>
</tbody>
</table>

### E.H. Wolf & Sons Redevelopment

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/14/2016</td>
<td>Stantec completed draft Phase II for review</td>
</tr>
<tr>
<td>7/21/2016</td>
<td>Review of Phase II ESA from EH Wolf &amp; Sons</td>
</tr>
<tr>
<td>7/22/2016</td>
<td>County completed review of Phase II ESA</td>
</tr>
<tr>
<td>7/27/2016</td>
<td>Stantec finalized Phase II ESA report</td>
</tr>
</tbody>
</table>

### North Bookend Site

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>July - Sept</td>
<td>County receives signed access agreements for North Bookend properties</td>
</tr>
<tr>
<td>8/31/2016</td>
<td>Stantec completed SSAP for review by City of Hartford and County</td>
</tr>
<tr>
<td>8/31/2016</td>
<td>County Project Manager reviews SSAP for North Bookend Site</td>
</tr>
<tr>
<td>8/31/2016</td>
<td>City Hartford reviews SSAP for North Bookend Site</td>
</tr>
<tr>
<td>8/31/2016</td>
<td>Stantec finalizes and submits SSAP to US EPA for approval</td>
</tr>
<tr>
<td>8/31/2016</td>
<td>Stantec completes Phase I ESA for review by City of Hartford and County</td>
</tr>
<tr>
<td>9/1/2016</td>
<td>USEPA Project Officer approves SSAP for non-city owned properties</td>
</tr>
<tr>
<td>9/6/2016</td>
<td>County Project Manager reviews Phase I ESA report for North Bookend Site</td>
</tr>
<tr>
<td>9/21/2016</td>
<td>Stantec completes Petroleum ED for North Bookends City owned properties - sites E and H for review by County and City of Hartford</td>
</tr>
<tr>
<td>9/23/2016</td>
<td>County Project Manager reviews Petroleum ED for North Bookends Sites E and H</td>
</tr>
<tr>
<td>9/23/2016</td>
<td>City of Hartford reviews Petroleum ED for North Bookends Sites E and H</td>
</tr>
<tr>
<td>9/23/2016</td>
<td>Stantec finalized Petroleum ED and sends to WI DNR for approval</td>
</tr>
<tr>
<td>9/29/2016</td>
<td>WI DNR determines North Bookends sites E and H are eligible under the Federal Petroleum Assessment Grant</td>
</tr>
<tr>
<td>10/19/2016</td>
<td>A corrected Phase I ESA report was issued (the parcel numbers were incorrectly referenced on several pages of the report).</td>
</tr>
</tbody>
</table>
### WB Place Site

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>7/22/2016</td>
<td>Stantec resubmitted updated Hazardous ED to City of Hartford for approval</td>
</tr>
<tr>
<td>2</td>
<td>8/4/2016</td>
<td>City of Hartford reviews ED for WB Place</td>
</tr>
<tr>
<td>2</td>
<td>8/12/2016</td>
<td>Stantec submits Hazardous ED for WB Place to US EPA Project Officer for eligibility determination</td>
</tr>
<tr>
<td>2</td>
<td>8/12/2016</td>
<td>USEPA determines site is eligible through the hazardous grant program</td>
</tr>
<tr>
<td>3</td>
<td>8/15/2016</td>
<td>County Project Manager drafts access agreement for WB place and provides to City of Hartford</td>
</tr>
</tbody>
</table>

### Saxony Village Development

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>8/19/2016</td>
<td>Stantec completes additional soil sampling collected from 8 soil borings and analyzed for PVOCs</td>
</tr>
<tr>
<td>3</td>
<td>9/2/2016</td>
<td>Stantec completes draft report for supplemental site sampling investigation for review by County</td>
</tr>
<tr>
<td>3</td>
<td>9/2/2016</td>
<td>County reviewed supplemental site sampling investigation report</td>
</tr>
</tbody>
</table>

### Village of Jackson

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>8/25/2016</td>
<td>USEPA approves budget reallocation for reuse/redevelopment planning (Reallocation Request No. 6)</td>
</tr>
<tr>
<td>3</td>
<td>9/12/2016</td>
<td>Conference call with V. Jackson to discuss kick off redevelopment planning meeting (County/V. Jackson/Stantec/VA)</td>
</tr>
<tr>
<td>3</td>
<td>9/22/2016</td>
<td>Kick off meeting with V. Jackson to start redevelopment planning process (County/V. Jackson/Stantec/VA)</td>
</tr>
</tbody>
</table>

### Village of Richfield - Former Amici's Site

<table>
<thead>
<tr>
<th>#</th>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>9/26/2016</td>
<td>Stantec completes Hazardous ED for review by County and Village</td>
</tr>
<tr>
<td>2</td>
<td>9/27/2016</td>
<td>County reviews Hazardous ED</td>
</tr>
<tr>
<td>2</td>
<td>9/27/2016</td>
<td>Stantec finalizes Hazardous ED for review by US EPA Project Officer</td>
</tr>
<tr>
<td>2</td>
<td>10/12/2016</td>
<td>US EPA determines site is eligible through the hazardous grant program</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
<td>1st Quarter FY 2017 Activity or Milestone Description</td>
</tr>
<tr>
<td>---------</td>
<td>-----------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>4</td>
<td>10/3/2016</td>
<td>The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3rd at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success.</td>
</tr>
<tr>
<td>0</td>
<td>10/17/2016</td>
<td>County requested 2nd grant reimbursement through USEPA ASAP system for $192,357.81 for expenses paid out between Jan. 1, 2016 - August 30, 2016.</td>
</tr>
<tr>
<td>0</td>
<td>10/31/2016</td>
<td>County Project Manager submitted 4th Q FY16 report to USEPA.</td>
</tr>
<tr>
<td>4</td>
<td>10/31/2016</td>
<td>County Project Manager added 4th Q FY16 report to SRP website.</td>
</tr>
<tr>
<td>4</td>
<td>10/31/2016</td>
<td>Completion of services by Ady Advantage for EDWC Brownfield Redevelopment Web Tool.</td>
</tr>
<tr>
<td>3</td>
<td>11/11/2016</td>
<td>Conducted Project Management Team (PMT) meeting.</td>
</tr>
<tr>
<td>0</td>
<td>11/23/2016</td>
<td>Provided USEPA - ASAP with breakdown of reimbursement requests for hazardous and petroleum grants.</td>
</tr>
</tbody>
</table>

**Former Bermico/Line Material Co.**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 &amp; 3</td>
<td>10/10/2016</td>
<td>City of West Bend provided response to County’s letter confirming intent to use the $25,000 in grant funds for the site.</td>
</tr>
<tr>
<td>2</td>
<td>11/4/2016</td>
<td>Stantec finalized Petroleum ED for County and City review.</td>
</tr>
<tr>
<td>2</td>
<td>11/8/2016</td>
<td>County Project Manager reviewed Petroleum ED for Former Bermico site.</td>
</tr>
</tbody>
</table>

**Former Gehl Co. Property**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>10/13/2016</td>
<td>USEPA determined site is not eligible through the hazardous grant program.</td>
</tr>
<tr>
<td>2</td>
<td>10/14/2016</td>
<td>Conference call with City of West Bend, Vandewalle, Stantec and County regarding the Gehl site. City requested County to proceed with applying for Petroleum grant eligibility through the WI DNR.</td>
</tr>
<tr>
<td>2</td>
<td>11/9/2016</td>
<td>Stantec completed Petroleum ED for review.</td>
</tr>
<tr>
<td>2</td>
<td>Nov-2016</td>
<td>County Project Manager reviewed Petroleum ED</td>
</tr>
<tr>
<td>2</td>
<td>11/22/2016</td>
<td>Stantec submitted Petroleum ED for main parcel to WI DNR to determine eligibility under petroleum grant.</td>
</tr>
<tr>
<td>2 &amp; 3</td>
<td>12/2/2016</td>
<td>WI DNR determined the site is eligible under the 2014 Brownfield Petroleum Assessment Grant.</td>
</tr>
</tbody>
</table>

**Former Niphos Coatings**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>11/4/2016</td>
<td>Stantec completed remedial action plan for County review.</td>
</tr>
</tbody>
</table>
### E.H. Wolf & Sons Redevelopment

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/11/16</td>
<td>Stantec completed Petroleum ED for review.</td>
</tr>
<tr>
<td>11/11/16</td>
<td>County Project Manager reviewed Petroleum ED.</td>
</tr>
<tr>
<td>11/11/16</td>
<td>Stantec submitted Petroleum ED for parcel to WI DNR to determine eligibility under petroleum grant.</td>
</tr>
<tr>
<td>11/22/16</td>
<td>WI DNR determined the site is eligible under the 2014 Brownfield Petroleum Assessment Grant.</td>
</tr>
<tr>
<td>12/22/16</td>
<td>County Project Manager distributes CDs of Phase I ESA, Phase II ESA and SSAP to US EPA Project Officer, property owner and Village of Slinger.</td>
</tr>
</tbody>
</table>

### Northern Bookend Site

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/10/16</td>
<td>Conference call with Wisconsin Economic Development Corporation (WEDC), City of Hartford, County, Stantec and Vandewalle &amp; Assoc. regarding potential redevelopment of site.</td>
</tr>
<tr>
<td>10/11/16</td>
<td>Meeting with developer, WEDC, City of Hartford, County, Stantec and Vandewalle &amp; Assoc. regarding potential redevelopment of site.</td>
</tr>
<tr>
<td>10/18/16</td>
<td>Completed all access agreements with property owners.</td>
</tr>
<tr>
<td>10/19/16</td>
<td>A corrected Phase I ESA report was issued (the parcel numbers were incorrectly referenced on several pages of the report).</td>
</tr>
<tr>
<td>10/20 - 21/2016</td>
<td>Stantec completed soil sampling at site.</td>
</tr>
<tr>
<td>11/29/16</td>
<td>Meeting with City of Hartford staff &amp; attorney, Stantec, Vandewalle &amp; Assoc. and County staff &amp; attorney to discuss plan of action for disseminating Phase II ESA contamination results with owners &amp; developer.</td>
</tr>
<tr>
<td>12/12/16</td>
<td>Stantec completed Phase II ESA report for review.</td>
</tr>
<tr>
<td>12/13/16</td>
<td>Meeting at City of Hartford with owners, developer, City of Hartford, County and Stantec to review findings of Phase II ESA.</td>
</tr>
<tr>
<td>12/16/16</td>
<td>City of Hartford and County Project Manager reviewed Phase II ESA.</td>
</tr>
<tr>
<td>1/4/2017</td>
<td>Release notifications were submitted by Stantec to the Wisconsin DNR in response to contamination documented on several of the parcels during the Phase II ESA.</td>
</tr>
</tbody>
</table>

### Saxony Village Development

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/9/2016</td>
<td>Stantec completed Petroleum ED for Jacobus and CMC parcels for review.</td>
</tr>
<tr>
<td>11/10/2016</td>
<td>Stantec completed Petroleum ED for Heritage parcel for review.</td>
</tr>
<tr>
<td>11/10/2016</td>
<td>County Project Manager reviewed Petroleum ED for Heritage, Jacobus and CMC parcels.</td>
</tr>
<tr>
<td>11/11/2016</td>
<td>Stantec submitted Petroleum ED for Heritage, Jacobus and CMC parcels to WI DNR to determine eligibility under petroleum grant.</td>
</tr>
<tr>
<td>11/18/2016</td>
<td>WI DNR determines the sites are eligible under the 2014 Brownfield Petroleum Assessment Grant.</td>
</tr>
<tr>
<td>12/22/2016</td>
<td>County Project Manager distributed CDs of Phase II ESA and SSAP to US EPA Project Officer, property owners and Village of Germantown.</td>
</tr>
</tbody>
</table>
### Village of Jackson

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/7/16</td>
<td>Vandewalle &amp; Assoc. completed Community Workshop flyer for distribution.</td>
</tr>
<tr>
<td>10/14/16</td>
<td>County Project Manager added Community Workshop flyer to SRP webpage.</td>
</tr>
<tr>
<td>10/27/16</td>
<td>Meeting with Village of Jackson staff, County and Vandewalle &amp; Assoc. to prepare for community workshop.</td>
</tr>
<tr>
<td>11/16/16</td>
<td>Vandewalle &amp; Assoc. and County held a Community Outreach Workshop as part of the Village of Jackson Brownfield Redevelopment Strategy Plan.</td>
</tr>
</tbody>
</table>

### Village of Richfield - Former Amici’s Restaurant Site

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/11/16</td>
<td>Stantec completed Hazardous ED for site for review.</td>
</tr>
<tr>
<td>10/11/16</td>
<td>County Project Manager submitted Hazardous ED to USEPA Project Officer to determine eligibility under hazardous grant program.</td>
</tr>
<tr>
<td>10/12/16</td>
<td>USEPA Project Officer determined site is eligible through the hazardous grant program.</td>
</tr>
<tr>
<td>11/3/16</td>
<td>Owner access agreement is signed by all parties.</td>
</tr>
<tr>
<td>11/7/16</td>
<td>County Project Manager completed user questionnaire.</td>
</tr>
<tr>
<td>11/9/16</td>
<td>Stantec completed Phase I ESA for County review.</td>
</tr>
<tr>
<td>11/9/16</td>
<td>County Project Manager completed review of Phase I ESA.</td>
</tr>
<tr>
<td>11/10/16</td>
<td>Stantec finalized Phase I ESA.</td>
</tr>
<tr>
<td>11/14/16</td>
<td>Stantec completed the reliance letter for property developer.</td>
</tr>
<tr>
<td>Task No.</td>
<td>Date</td>
</tr>
<tr>
<td>---------</td>
<td>------------</td>
</tr>
<tr>
<td>4</td>
<td>1/11/2017</td>
</tr>
<tr>
<td>0</td>
<td>1/17/2017</td>
</tr>
<tr>
<td>0</td>
<td>1/26/2017</td>
</tr>
<tr>
<td>0</td>
<td>1/31/2017</td>
</tr>
<tr>
<td>4</td>
<td>1/31/2017</td>
</tr>
<tr>
<td>0</td>
<td>2/22/2017</td>
</tr>
<tr>
<td>0</td>
<td>2/28/2017</td>
</tr>
<tr>
<td>0</td>
<td>3/17/2017</td>
</tr>
<tr>
<td>4</td>
<td>3/20/2017</td>
</tr>
<tr>
<td>4</td>
<td>3/21/2017</td>
</tr>
<tr>
<td>4</td>
<td>3/22/2017</td>
</tr>
<tr>
<td>0</td>
<td>3/27/2017</td>
</tr>
<tr>
<td>0</td>
<td>4/6/2017</td>
</tr>
</tbody>
</table>

**Former Blaine Site**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>3/7/2017</td>
<td>Stantec conference call with City of West Bend</td>
</tr>
<tr>
<td>2</td>
<td>3/8/2017</td>
<td>Stantec submitted Petroleum ED request to the WI DNR</td>
</tr>
<tr>
<td>2</td>
<td>3/16/2017</td>
<td>WI DNR determined site is eligible for Petroleum funding</td>
</tr>
<tr>
<td>1</td>
<td>3/17/2017</td>
<td>County Project Manager submitted access agreement for City of West Bend approval</td>
</tr>
</tbody>
</table>

**Former Gehl Co. Property**

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Date</th>
<th>Activity Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>1/11/2017</td>
<td>Conference call with PMT to discuss Gehl</td>
</tr>
<tr>
<td>3</td>
<td>3/7/2017</td>
<td>Stantec conference call with C. West Bend</td>
</tr>
<tr>
<td>Date</td>
<td>Event</td>
<td>Details</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>1/4/2017</td>
<td>Release notifications were submitted by Stantec to the WI DNR in response to contamination documented on several of the parcels during the Phase II ESA.</td>
<td></td>
</tr>
<tr>
<td>1/18/2017</td>
<td>Received copies of responsible party letters from WI DNR to City of Hartford and land owners of Northern Bookends site.</td>
<td></td>
</tr>
<tr>
<td>2/15/2017</td>
<td>Green Team Meeting to discuss Northern Bookends site</td>
<td></td>
</tr>
<tr>
<td>2/22/2017</td>
<td>County Project Manager submitted budget reallocation request No. 9 to USEPA Project Officer for approval - regarding C. Hartford Northern Bookends site</td>
<td></td>
</tr>
<tr>
<td>2/28/2017</td>
<td>USEPA Project Officer approved Budget Reallocation Request No. 9</td>
<td></td>
</tr>
<tr>
<td>3/10/2017</td>
<td>Stantec completes Site Investigation Work Plan for County and City Hartford review</td>
<td></td>
</tr>
<tr>
<td>3/10/2017</td>
<td>City of Hartford and County Project Manager reviewed Site Investigation Work Plan</td>
<td></td>
</tr>
<tr>
<td>3/10/2017</td>
<td>Stantec submitted Site Investigation Work Plan to WI DNR</td>
<td></td>
</tr>
</tbody>
</table>

### Village of Jackson

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/1/2017</td>
<td>Vandewalle &amp; Assoc. completed draft plan for review and comment</td>
<td></td>
</tr>
<tr>
<td>3/2/2017</td>
<td>Project PMT meeting at Village of Jackson</td>
<td></td>
</tr>
<tr>
<td>3/6/2017</td>
<td>County staff provided comments on draft plan to Vandewalle &amp; Assoc.</td>
<td></td>
</tr>
<tr>
<td>3/9/2017</td>
<td>Vandewalle &amp; Assoc. completed final draft of the Jackson Opportunities Analysis and Development Plan</td>
<td></td>
</tr>
<tr>
<td>3/14/2017</td>
<td>Open house and presentation to Village of Jackson Board &amp; adoption of plan</td>
<td></td>
</tr>
<tr>
<td>3/29/2017</td>
<td>Vandewalle &amp; Assoc. completed Final Jackson Opportunities Analysis and Development Plan</td>
<td></td>
</tr>
</tbody>
</table>

Additional milestones for the project will be added to this table as part of the next Quarterly Report.
VII. BUDGET SUMMARY

Summary of Grant Expenses by Category for the Reporting Period 2nd Quarter of FY 2017

A summary of grant expenses based on invoices paid by the County by category is provided below, including the current budget, amounts previously expended, amounts expended during the 2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017), total amounts expended through March 31, 2017, and the budget remaining as of March 31, 2017.

<table>
<thead>
<tr>
<th>Categories</th>
<th>Budgeted Amount</th>
<th>Previously Expended</th>
<th>Expenses this Quarter</th>
<th>Total Cumulative Expenses</th>
<th>Amount Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Travel</td>
<td>$ 5,300.00</td>
<td>$ 1,897.28</td>
<td>$ -</td>
<td>$ 1,897.28</td>
<td>$ 3,402.72</td>
</tr>
<tr>
<td>Equipment</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Supplies</td>
<td>$ 3,200.00</td>
<td>$ 1,695.00</td>
<td>$ -</td>
<td>$ 1,695.00</td>
<td>$ 1,505.00</td>
</tr>
<tr>
<td>Contractual</td>
<td>$ 591,500.00</td>
<td>$ 356,290.65</td>
<td>$ 107,072.92</td>
<td>$ 463,363.57</td>
<td>$ 128,136.43</td>
</tr>
<tr>
<td>Other</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Totals</td>
<td>$ 600,000.00</td>
<td>$ 359,882.93</td>
<td>$ 107,072.92</td>
<td>$ 466,955.85</td>
<td>$ 133,044.15</td>
</tr>
</tbody>
</table>

Summary of Current Budget Status by Task as of March 31, 2017

The following is a summary of the current budget status by task as of March 31, 2017. The current budget status is based on invoices paid by the County within the reporting Quarter.

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Task Description</th>
<th>Approved Budget as of 4/6/17</th>
<th>Cumulative Amount Expended (through 3/31/17)</th>
<th>Budget Remaining as of 3/31/17</th>
<th>Percent of Budget Expended</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Programmatic Activities</td>
<td>$ 22,300.00</td>
<td>$ 14,571.59</td>
<td>$ 7,728.41</td>
<td>65.3%</td>
</tr>
<tr>
<td>1</td>
<td>Brownfields Inventory and Site Prioritization</td>
<td>$ 59,350.00</td>
<td>$ 59,212.17</td>
<td>$ 137.83</td>
<td>99.7%</td>
</tr>
<tr>
<td>2</td>
<td>Phase I ESAs</td>
<td>$ 96,650.00</td>
<td>$ 73,913.81</td>
<td>$ 22,736.19</td>
<td>76.5%</td>
</tr>
<tr>
<td>3</td>
<td>Phase II ESAs, Site Investigations, and Remedial/Reuse Planning</td>
<td>$ 350,550.00</td>
<td>$ 257,540.56</td>
<td>$ 93,009.44</td>
<td>73.5%</td>
</tr>
<tr>
<td>4</td>
<td>Community Outreach and Involvement</td>
<td>$ 71,150.00</td>
<td>$ 61,717.72</td>
<td>$ 9,432.28</td>
<td>86.7%</td>
</tr>
<tr>
<td></td>
<td>Total USEPA Grant</td>
<td>$ 600,000.00</td>
<td>$ 466,955.85</td>
<td>$ 133,044.15</td>
<td>77.8%</td>
</tr>
</tbody>
</table>
Summary of Grant Reimbursements through the USEPA Automated Standard Application for Payment System (ASAP) for the Reporting Period 2nd Quarter of FY 2017

A summary of grant reimbursements through the EPA Automated Standard Application for Payment (ASAP) System is based on reimbursements requested by the County for invoices already paid. The summary table includes the current grant amount, amounts previously reimbursed, amounts reimbursed during the 2nd Quarter of FY 2017 (Jan. 1, 2017 – March 31, 2017), total amounts reimbursed through March 31, 2017, and the budget remaining as of March 31, 2017 for both the hazardous substance and petroleum grants.

<table>
<thead>
<tr>
<th>Grants</th>
<th>Budgeted Amount</th>
<th>Previously Reimbursed</th>
<th>Reimbursed this Quarter</th>
<th>Total Cumulative Reimbursement</th>
<th>Amount Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous</td>
<td>$ 300,000.00</td>
<td>$ 187,306.45</td>
<td>$ 187,306.45</td>
<td>$ 112,693.55</td>
<td></td>
</tr>
<tr>
<td>Petroleum</td>
<td>$ 300,000.00</td>
<td>$ 172,487.92</td>
<td>$ 172,487.92</td>
<td>$ 127,512.08</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>$ 600,000.00</td>
<td>$ 359,794.37</td>
<td>$ -</td>
<td>$ 359,794.37</td>
<td>$ 240,205.63</td>
</tr>
</tbody>
</table>

The County Project Manager will be requesting a reimbursement through the USEPA Automated Standard Application for Payment (ASAP) System for work completed during the 1st and 2nd Quarters of FY 2017 once all invoices are received from consultants and paid out by the County. The County experienced staff turnover so the ASAP reimbursement that was anticipated during the 2nd Quarter FY2017 will be completed in the 3rd Quarter FY2017. The anticipated ASAP reimbursement request will exceed $100,000.

VIII. PERFORMANCE OUTPUTS AND OUTCOMES

This section summarizes performance outputs and outcomes for the Washington County Community-Wide Coalition Assessment Grant for Hazardous Substance & Petroleum Brownfields. Proposed outputs and outcomes include:

- Completion of a community-wide inventory and prioritization of brownfields sites within the County.
- Performing Phase I and Phase II environmental site assessments (ESAs) on priority brownfields sites.
- Completion of additional site investigation and remedial action plan development for select sites for which Phase II ESAs are completed.
- Performing community outreach and education related to brownfields.
- Connecting potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.
1st Quarter of FY 2016
Several performance outputs and outcomes were accomplished in the 1st Quarter of FY 2016 including:

- **Countywide Inventory and Prioritization** - One significant output for this quarter was the completion of the countywide inventory and prioritization of brownfield sites. A performance outcome of this completed inventory was demonstrated at the December SRC meeting as the committee utilized the inventory scoring and ranking to determine which brownfield sites would obtain funding as part of the $600,000 US EPA Brownfield Coalition Assessment Grant. The action taken by the SRC to fund specific sites was not done arbitrarily, but instead the action was based on:

  1. A rigorous three tiered scoring and ranking process where each tier was composed of criteria based on industry standards for gauging the level of effort and likelihood that a brownfield site would be and/or should be redeveloped.

  2. Discussion from local representatives considering each site in terms of six factors including the potential to obtain site access, site eligibility, owner cooperation, project complexity and local government capacity to oversee the project.

This decision process will be followed by the SRC when determining which sites will obtain grant funding in the future. Also part of this work included the community outreach and education related to brownfields as part of the October 15, 2015 countywide outreach event.

- **Phase I ESAs** - Completion of the Phase I ESA for the former Bermico Site in the City of West Bend. Submitted to the EPA on January 19, 2016.

- **Connecting Businesses to End Users** – The Research completed by Ady Advantage is the first step in the development of a marketing plan to connect potential business and other end-users with brownfield sites that can be a focus for redevelopment and reuse.

2nd Quarter of FY 2016 (Jan. 1, 2016 – March 31, 2016)
Several performance outputs and outcomes were accomplished in the 2nd Quarter of FY 2016 including:

- **Phase I ESAs** – Stantec completed and submitted Phase I ESA for the former Bermico Site in the City of West Bend to the EPA on January 19, 2016. The Phase I ESA for the WBEDC Site in the City of West Bend was completed and will be distributed in May. The Phase I ESA for Saxony Village Development in the Village of Germantown was completed and will be distributed in May.
Performing Community Outreach and Education - Substantial community outreach was completed by Vandewalle & Assoc. as part of the Northeast Corridor Redevelopment Opportunities Analysis. A public charrette was conducted on March 8, 2016 (see attached flyer) which began with an overview of the SRC program. Participants rotated through four stations based on specific geographic sub-areas and provided input on particular topics to each area. Participants were also provided a questionnaire in which they could further provide feedback on the plan process.

3rd Quarter of FY 2016 (April 1, 2016 – June 30, 2016)
Several performance outputs and outcomes were accomplished in the 3rd Quarter of FY 2016 including:

- **Phase I ESAs** – Stantec completed and submitted Phase I ESAs for the following sites:
  - WBEDC Site in the City of West Bend
  - Saxony Village Development in the Village of Germantown
  - E.H. Wolf & Sons in the Village of Slinger

- **Phase II ESAs** – Stantec completed and submitted Phase II ESAs for the following sites:
  - E.H. Wolf & Sons in the Village of Slinger
  - Saxony Village Development in the Village of Germantown

- **Performing Community Outreach and Education** - Vandewalle & Assoc. and Washington County presented the Northeast Corridor Redevelopment Opportunities Analysis to the Village of Richfield Board on April 7, 2016. The report was well received.

  Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet on April 15, 2016 that includes a summary of the inventory process, the first round of site selection for planning and environmental assessment and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

  Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

4th Quarter of FY 2016 (July 1, 2016 – Sept. 30, 2016)
Several performance outputs and outcomes were accomplished in the 4th Quarter of FY 2016 including:

- **Phase I ESAs** – Stantec completed and submitted Phase I ESAs for the following site:
  - North Bookends in the City of Hartford
Phase II ESAs – Stantec completed and submitted Phase II ESAs for the following sites:
  o Former Niphos Coatings in the Village of Slinger
  o E.H. Wolf & Sons in the Village of Slinger

Completion of Additional Site Investigation - Stantec completed additional site investigation for the following site:
  o Saxony Village Development in the Village of Germantown

Performing Community Outreach and Education - Vandewalle & Assoc., the Village of Slinger, Stantec and Washington County conducted an outreach meeting with property owners related to the Village of Slinger redevelopment site at highways 175 and 60 on September 20, 2016.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

1st Quarter of FY 2017 (Oct. 1, 2016 – Dec. 31, 2016)

Several performance outputs and outcomes were accomplished in the 1st Quarter of FY 2017 including:

Phase I ESAs – Stantec completed and submitted Phase I ESAs for the following sites:
  o Former Amici’s Restaurant Site in the Village of Richfield
  o North Bookends site in the City of Hartford was corrected and resubmitted

Phase II ESAs – Stantec completed and submitted Phase II ESAs for the following sites:
  o North Bookends Site in the City of Hartford

Completion of Additional Site Investigation or Remedial Action Planning - Stantec completed additional site investigation for the following site:
  o Former Niphos Coating in the Village of Slinger

Performing Community Outreach and Education - The City of Hartford, Stantec and Washington County conducted outreach meetings with property owners related to the Phase II ESA results for the North Bookends site in the City of Hartford on December 13, 2016.

Vandewalle & Assoc. and Washington County conducted a Community Outreach Workshop on November 16, 2016 as part of the Village of Jackson Brownfield Redevelopment Strategy Plan.
Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

- **Connecting Businesses to End Users** – The EDWC Brownfield Redevelopment Web Tool was unveiled on October 3rd at the 2016 Business Ready Wisconsin Conference Workshop – Outfoxing the Competition – Discovering Hidden Opportunity in a Brownfield Site and Transforming it into Your Next Growth Success. Participants learned how to integrate the resources of the Brownfield Redevelopment Web Tool for immediate, on-the-job application.

**2nd Quarter of FY 2017 (January 1, 2017 – March 31, 2017)**

Several performance outputs and outcomes were accomplished in the 2nd Quarter of FY 2017 including:

- **Task 3 - Conduct Phase II ESAs, Site Investigations, and Remedial/Reuse Planning Activities** - Area-wide reuse planning was completed for the Village of Jackson’s downtown core. The results of the planning were summarized in an *Opportunity Analysis & Redevelopment Plan* for the Village of Jackson that was formally adopted by the Village on 3/14/2017.

- **Completion of Additional Site Investigation or Remedial Action Planning** - Stantec completed a Site Investigation Work Plan for the Northern Bookends Site in the City of Hartford and submitted to the WDNR on 3/10/2017.

- **Performing Community Outreach and Education** - Vandewalle & Associates conducted a public open house in the Village of Jackson on March 14, 2017 to present the Final Draft *Opportunities Analysis and Development Plan* and gain feedback on the draft plan.

Washington County and Vandewalle & Assoc. produced a Site Redevelopment Program Fact Sheet on March 20, 2017 that describes recent redevelopment successes and project budget allocation. The fact sheet was widely distributed through the County social media outlets.

Washington County continues to update the Site Redevelopment Program website at www.co.washington.wi.us/SRP with numerous updates this quarter.

- **Connecting Businesses to End Users** – **EDWC Site Redevelopment Project Tool** - In 2017, Economic Development Washington County (EDWC) developed and launched the Site Redevelopment Project Tool. This powerful map based application is specifically designed to advance brownfield redevelopment projects by providing developer’s information on redevelopment properties that are positioned for near term redevelopment as a direct result of the work of the Site Redevelopment Program and its partners.
Any sites that show up on the Project Tool must meet several criteria including: being listed and available; having clear ownership; having environmental due diligence completed; having the commitment of experienced public partners, and; willing public participation through incentives. EDWC regularly reviews properties from Washington County’s 2016 inventory of potential brownfield sites using the criteria and updates the tool accordingly. Visit http://businessreadywi.com/business-intelligence/redevelopment-tool/ to explore the Site Redevelopment Project Tool for yourself.

- **Success stories –**
  
  **E. H. Wolf and Sons Redevelopment** - E.H. Wolf and Sons is a long standing and well known stakeholder in the Village of Slinger. In 2016, company leadership approached the Village of Slinger with a request to access SRP funds to help bridge a funding gap for phase I and phase II environmental site assessments – critical steps before environmental cleanup or redevelopment can occur. As of January 2017, $41,000 of program money has been used to provide phase I and phase II ESAs and have positioned the site for clean-up and redevelopment.

  What was once a vacant and underutilized facility adjacent to E.H. Wolf and Sons depot will once again be a productive asset. A conservative estimate puts the new property value generated from redevelopment at approximately $3.3 million or $80 of new property value for every $1 of assessment money used.

**IX. IN – KIND CONTRIBUTION**

Summary of In-Kind Contribution reported for the 2nd Quarter of FY 2017.
<table>
<thead>
<tr>
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$62,463.09  $108,991.84  $12,092.58  $121,084.42
Attachments

A. November 18, 2016 letter from WI DNR determining eligibility under the petroleum assessment grant for the Former Blaine Property in the City of West Bend.


C. Approved minutes of the March 14, 2017 Village of Jackson Board Meeting in conjunction with a special Plan Commission meeting adopting the *Opportunity Analysis & Redevelopment Plan*.


E. Village of Jackson *Opportunity Analysis & Redevelopment Plan* Open House flyer.

F. Site Redevelopment Program fact sheet No. 3.
March 16, 2017

Deborah Sielski
Deputy Planning and Parks Administrator
Washington County
333 East Washington Street
West Bend, WI 53095

Subject: State Eligibility Determination for Federal Petroleum Assessment Grant
Former Blaine Property, 2010-12 Northwestern Avenue, West Bend, WI

Dear Ms. Sielski:

This letter provides a state determination of eligibility for petroleum assessment for the former Blaine
Property located at 2010-12 Northwestern Avenue in West Bend, Wisconsin ("the Property"). The
Property has two tax parcel numbers: 291-1119-024-0002 and 291-1119-024-0003.

This work will be performed under the Washington County's 2014 Brownfield Petroleum Assessment
grant from the Environmental Protection Agency.

History and Ownership
The 2.77 acre property has a long history of industrial use beginning around 1920. The Barton Washer
Mfg. Company produced washing machines from approximately 1930 until around 1971. After that, the
property had many different owners and tenants. Edward Blaine used the property for an auto part
salvage business from 1989 until 1993. In 1995, the property was foreclosed on by the
State Bank of Random Lake. The property was acquired by the City of West Bend in 1998. The site has
been vacant since at least 1996, with use limited to storage by the City of tree limbs cut from diseased
trees.

Contaminant Information
Because of the years of industrial use, there is the potential for discharges of petroleum and other
hazardous substances on the Property. Manufacturing mostly likely used oil, gas, coal, lubricants, or
cutting oil that may have resulted in petroleum contamination. Also, an environmental assessment from
1996 described the auto part and engine salvage operations that could have resulted in spills and
discharges of oil, anti-freeze, fluids, etc. Also, one Leaking Underground Storage Tank (LUST) was
removed in 1997 and a cleanup action occurred and was approved by the DNR in 1998. It is also
possible that other underground storage tanks could be present on the Property.

Based on the information provided by Stantec on behalf of Washington County, the Department
has made the following determination regarding petroleum assessment for former Blaine
property in West Bend, Wisconsin:

- The Property meets the federal definition of a brownfield.
- There are no viable responsible parties based on the criteria in EPA's 2014 Guidelines for
  Brownfields Assessment Grants. Specifically, the grant recipient, Washington County, has not
  caused or contributed to contamination and is not liable for cleanup. There is no known viable
  responsible party under the federal guidelines, i.e. another party who is subject to either a judgment
  in a court of law or an administrative order issued by an administrative body that would require that
party to assess, investigate, or clean up the Property. The Department is not aware of any filed
environmental enforcement action brought by federal or state authorities regarding this Property, and we are not aware that the Property is subject to any known citizen suit, that would, if successful, require a responsible party that is financially capable of satisfying obligations under federal or state law to assess, investigate or clean up the Property.

- The current and immediate past owners, City of West Bend and West Bend Urban Redevelopment Corporation (URC), respectively did not dispense or dispose of petroleum or petroleum products, or own the Property during the dispensing or disposal of, any petroleum products. Reasonable steps were taken to respond to the known contamination on the Property by URC in that it appears they removed the tank and took the appropriate remedial actions. When the city of West Bend took title to the Property it was vacant so no reasonable steps were appropriate.
- Petroleum contamination would be of “relatively low risk” based on the criteria in EPA’s 2014 Guidelines for Brownfields Assessment Grants. Specifically, LUST trust fund monies have not been applied to the Property and the state is not aware of any outstanding requirements under the federal Oil Pollution Act.
- The Property is not subject to a corrective action order under the Resource Conservation and Recovery Act (RCRA; Sec. 9003(h)).

Therefore, we believe that there are no obstacles to Washington County’s plan to assess the Property under its 2014 federal Brownfield Petroleum Assessment grant.

Please note that a petroleum determination by the state under CERCLA section 101(39)(D) for the purposes of brownfields funding does not release any party from obligations under any federal or state law or regulation, or under common law, and does not impact or limit EPA or state enforcement authorities against any party.

Please contact me at 608-261-4927 if you have any questions.

Sincerely,

Michael Prager
Bureau for Remediation and Redevelopment

cc: John Feeney, DNR – Plymouth
     David Homes, Stantec
Opportunity Analysis & Redevelopment Plan

Village of Jackson, Wisconsin

Adopted: March 14, 2017
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INTRODUCTION

Site Redevelopment Program Background
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. On May 28, 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling $600,000.

USEPA grant funds have been used to complete a community-wide inventory and prioritization of sites that have redevelopment potential within the County, 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 related to redevelopment opportunities. The Washington County Site Redevelopment Program (SRP) is led by a Site Redevelopment Committee (SRC) comprised of representatives from each of the participating communities. The SRC guides all decisions related to resource allocation, environmental assessment advancement, and redevelopment planning efforts.

Planning Purpose
As a partner in the Washington County Site Redevelopment Coalition, the Village of Jackson was allocated funds to conduct a Village-wide Opportunity Analysis & Redevelopment Plan. The purpose of this plan is to identify and highlight community assets and key redevelopment opportunities in order to enhance, accelerate, and increase economic activity in the Village and contribute to its future prosperity. The Redevelopment Plan is a living document that can be used as a tool to advance specific efforts including site redevelopment, implementation of community infrastructure including parks and pathways, and advancement of a community vision to create a sense of place in the traditional Main Street downtown area of Jackson.

Planning Process
This Plan was developed with the assistance of the Village of Jackson Staff, the Washington County Site Redevelopment Program Project Management Team (PMT), and other community stakeholders between September 2016 and January 2017. As part of the planning process, Vandewalle & Associates, the SRP’s urban planning and design consulting firm, led site visits, visual assessments, village staff meetings and stakeholder outreach to gauge local economic trends, private property concerns, and resident and business owner visions for the Village. Through this process, Vandewalle & Associates worked with the Village team to develop redevelopment recommendations and a next steps implementation strategy.

Vandewalle & Associates presented draft Plan materials to meetings of the Village Steering Committee, the PMT, and the Village Board. The steering committee, PMT, and additional Village Staff provided feedback on the Plan draft. A public meeting and open house was held in mid-November, and the Village Board formally adopted the Plan on March 14, 2017.
**Redevelopment Study Area**

The Opportunity Analysis & Redevelopment Plan considers the entire Village of Jackson’s assets and opportunities. Community assets, as further described in this Plan, include place-based, economic, and demographic strengths. Assets can be capitalized on to advance redevelopment strategies in targeted areas. The Redevelopment Plan Study Area focuses on the downtown and civic core of the Village from approximately Industrial Drive in the west, Ridgeway Drive to the east, Hunters Road to the north, and White Oak Circle to the south. The Study Area encompasses the commercial corridor along Main Street, major community points of interest at Jackson Park, Hickory Lane Park and the Jackson Area Community Center, two economic nodes at Main and Center Streets and Main Street and Jackson Drive, civic facilities such as the fire station, Village Hall, and Jackson School, and a mix of new construction single and multifamily housing.

The Highway 60/Main Street Corridor and in particular the traditional downtown area was identified as the highest priority for further study and planning as it is the historic core of the community and the area of the Village that has the most opportunity for redevelopment and the establishment of a community “sense-of-place.” Within this area there are several areas to build on the existing commercial, civic, and community assets already in place.
COMMUNITY ASSETS, MARKET OPPORTUNITIES, & POSITION

The Village of Jackson sits along State Highway 60 just northeast of the I-41/US-45 interchange providing outstanding access to the Milwaukee metropolitan area, the I-94 corridor, and the Fox Valley. Regionally considered a bedroom community, residents of Jackson typically work in Milwaukee, West Bend, Hartford, the Fox Valley, Waukesha, or points north and south of the Village. Residents choose the peaceful, rural living of the well-known and highly regarded community with all the conveniences families seek.

Development within Jackson is defined by a compact and efficient land use with a variety of community spaces and parks to host local youth and adult sports leagues as well as several community events and festivals throughout the year.

The Village of Jackson is well-positioned within the region, with convenient access to many employment, commercial and entertainment centers that may draw Jackson residents in lieu of comparable offerings in or near the Village. Jackson is within 15 minutes of many of its Washington County peer communities, including Hartford, Slinger, Richfield and West Bend; within 30 minutes to northern Waukesha, Ozaukee and Milwaukee County suburban employment centers; and within 45 minutes of Fond Du Lac/Lake Winnebago, portions of Sheboygan, Dodge and Jefferson Counties, downtown Milwaukee, and Milwaukee’s southern suburbs.

Over the last several years Jackson has seen steady growth in the single family and multi-family housing development and has added both national retail chains and local small businesses to its growing portfolio of commercial establishments. Recently, Jackson has seen an increase in interest for commercial developments. Just east of the I-41/US-45 interchange there is an average traffic count of 15,700 Average Daily Trips (ADTs) which drops to 8,300 at Maple Road at the eastern Jackson Limits. ¹

This would indicate that a large portion of the traffic is originating west of Jackson and is captured within the community before returning west – a common characteristic of workforce commuter traffic.

**Demographics**

The following table offers a brief snapshot of Jackson’s demographics compared to Washington County and Wisconsin as a whole. The community has a median household income on par with the state average, with high levels of homeownership and housing values suggest a stable, middle class populace.

With a higher proportion of children than the county and state, fewer seniors and a lower median age, but a smaller ratio of persons per household, Census data suggests that Jackson householders are more likely to include singles and middle-aged persons with children. However, with very low growth rates projected over the next five years (Applied Geographic Solutions [AGS] modeling projects less than 1% growth in total population growth through 2021), the median age of Jackson residents is expected to climb. As with many other semi-rural communities around the county, younger residents are beginning to trend toward higher density areas, but many longtime residents are choosing to “age in place.”

Given the fairly high density of the Village’s population (2,234 persons per square mile) relative to its rural setting, it would appear that there is a built-in customer base that could support businesses that reflect residents’ needs and interests, as well as opportunities to capture some commuter traffic from the I-41 corridor along the Village’s western edge. Generally speaking, Jackson residents are the most likely to patronize local businesses, including a mix of year-round convenience and destination retail that is “local” and/or boutique in character and does not repeat offerings such as traditional big-box chain retail and dining available in larger nearby communities in the suburban Milwaukee area.

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<th>Wisconsin</th>
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<td>Population, 2015 estimate</td>
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<td>Population, percent change - April 1, 2010 to July 1, 2015</td>
<td>1.20%</td>
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<td>Persons under 18 years, percent, 2015</td>
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<td>Persons 65 years and over, percent, 2015</td>
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<td>Median Age</td>
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<td>Bachelor's degree or higher, percent of persons age 25+, 2010-2014</td>
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<td>Persons per household, 2010-2014</td>
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**Interstate 41/US Highway 45 Access**

US-45 intersects the community at Highway 60 on the western boundary of the community. To the north, US-45 connects Jackson with the City of West Bend and to the South the I-41 and the Milwaukee Metropolitan Area – both major employment centers and laborsheds for the region. US-45 provides businesses and industry access to a major transportation network to both move goods to markets to the north, south, and west as well as receive the essential supplies and inputs to production within minutes of entering the Jackson Village Limits. Access provided by US-45 is desirable to businesses attracted to highway frontage or proximity. With daily traffic counts (measured using Average Daily Trips or ADTs) to the north and south of the interchange averaging almost 32,000 ADTs and counts entering and exiting at the interchange averaging almost 4,000 ADTs, the US-45 interchange has significant market bandwidth to develop additional highway-oriented commercial businesses to serve the needs of passing motorists and draw more money into the community.

**Employment**

While often referred to as a bedroom community, Jackson also boasts an impressive employment base with many expanding homegrown businesses and large multi-national corporations choosing to locate in one of two rapidly growing business parks adjacent to I-41/US-45.

There are 255 establishments within the Village’s ZIP code, employing about 3,400 people. The vast majority of these firms in the Village may be categorized as small businesses, with nearly 75 percent employing less than 10 people. These employers provide over 6 percent of the total jobs in Washington County. Since a large proportion of Jacksonians work outside the community – predominantly in metro Milwaukee and West Bend – employers rely on access to blue-collar labor markets to the east and a white-collar labor force to the south as shown in the Village of Jackson Regional Context Map. This assumption is supported by workforce survey data and traffic counts along Highway 60. There are also several large employers, the Cabela’s sporting goods store near the junction of I-41 and US-45 and St. Joseph’s Hospital, that each employ several hundred people and lay just outside the Village limits. Leading industry sectors in the immediate area include retail trade (23.3% of total employment), health care (21%), manufacturing (18.1%) and construction (6.4%). About 58% of total employment may be considered “white-collar” information and service positions, vs. 42% of “blue-collar” positions in production, building trades and similar sectors.


3 AGS, 2016
Jackson Northwest Business Park
Despite a relatively small geographic area, the Village of Jackson has a large amount of employment base concentrated primarily in two business parks. The Jackson Northwest Business Park is situated in the northwest corner of the Village adjacent to the US-45 corridor. The Business Park has two Tax Increment Districts – TID 2 and TID 4 to finance improvements and expansion. Jackson Northwest Business Park has experienced rapid growth over the last several years with a number of medium and small size lots available to the east and potential room for large lot expansions to the west.

Notably, major local employers have facilities in the Northwest Business Park including: Adaptive Micro Systems, JRB Electric, Design 2 Construct, Quincy Resource Group, Midwest Building Systems, Supply One, Moraine Park Technical College (MPTC), and more.

Cedar Creek Business Center
The second of the major employment centers in Jackson is the Cedar Creek Business Center. The Business Center is located on the southwest edge of the Village straddling the US-45 corridor on the east and west sides. Home to a number of major national and international businesses, the Business Center is characterized by relatively large parcels and land optioned or owned by current tenants for future expansion. The largest employer in Jackson, Sysco is the major anchor tenant of the Business Center.

Additional businesses in or near the Cedar Creek Business Center include: The Jackson Clinic, Kerry Corporation, Willer Tool Corp, and Rytec Corp. Available warehouse space and light industrial space offer specific opportunities for additional employment base growth in addition to future expansions by existing employers. Vacant or underutilized space in the Business Center, especially to the east, presents opportunities for redevelopment as interests and use mixes change along the Highway 60 corridor.
Main Street Commercial Nodes

Highway 60 (Main Street) is Jackson’s main corridor with commercial development as a prominent feature from the west to east end of the community. Commercial development is most heavily concentrated in three separate nodes located at the west, center, and east areas of Hwy 60/Main Street.

Development at the west commercial node is defined by highway-oriented characteristics serving both passing US-45 traffic and Jackson residents. Commercial development in this area includes convenience retail, fast food restaurants, automotive sales, and visitor retail.

The “center” area between the intersection of Main Street and N Center Street and just east of Jackson Drive and Main Street is the community’s traditional downtown commercial center. The presence of historic buildings, smaller parcels, and the majority of the civic functions all help create an atmosphere and a center on which additional investment and growth can be built. A recent example of high quality redevelopment injecting new life into the downtown node is Coffeenville Company. As identified in this Plan, the downtown commercial node has a number of key redevelopment opportunities which may reinvigorate and reposition underutilized properties. The highest concentration of potential brownfield sites identified by the SRP are also located in the oldest portion of the Village, along Main Street and N Center Street.

The third commercial node along Main Street is located at the eastern limit of the village at Main Street and Eagle Drive. This commercial strip center contains essential businesses including Piggly Wiggly, Tennes Ace Hardware, Jackson Vision Center, and the East Side Mart. Development in this area is neighborhood oriented to serve the needs of those living in the surrounding residential neighborhoods, as well as community-wide. The area is walkable from the south side of Highway 60 and with the recent addition of a walking path along the north side of Highway 60, the connections for the northern neighborhoods has greatly improved.

As part of Plan development, a retail gap analysis was performed to determine what residents spend their money on and what types of additional businesses the community may be able to attract and/or support. This analysis revealed a number of spending categories where it appears there is surplus market demand through a data point known as leakage.⁴

⁴ A Retail Leakage and Surplus Analysis examines the quantitative aspect of the community’s retail opportunities. It is a guide to understanding retail opportunities but it is not an analysis that indicates unconditional opportunities. The analysis is sometimes called “a gap analysis” or “a supply and demand analysis” and can aid in: Indicating how well the retail needs of local residents are being met; Uncovering unmet demand and possible opportunities; Understanding the strengths and weaknesses of the local retail sector; and, Measuring the difference between actual and potential retail sales.
The retail gap report projects at least some leakage in most major categories as indicated by the “retail gap” column in the chart below, but there may be market capacity (and disposable income) for high-quality, locally-serving specialty retailers. Using national industry standards as a baseline, the table shows what a typical store size would be and the sales per square foot to determine whether there is enough capacity in the market to support a new business. A mix of smaller, convenience-focused retail (hardware, auto parts, hair care and personal services) and specialty outlets (electronics, clothing, furniture), may be supported by local demand, as well as one or more full or limited-service casual restaurants.

### Supportable Retail Square Footage and Estimated New Store Feasibility for Retail Sectors

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<th>Industry Group</th>
<th>Retail Gap</th>
<th>Median Sales PSF</th>
<th>Supportable Square Feet</th>
<th>Average Median SF</th>
<th>New Store Market Feasibility?</th>
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<td>Automobile Dealers</td>
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*Source: ESRI Business Analyst; Dollars and Cents of Shopping Centers (Urban Land Institute)*

### Community Civic Center

Jackson is rich with community assets such as parks, passive recreation spaces, and community facilities. Many these assets are concentrated with the Downtown & Civic Core as identified on the Opportunity Analysis graphic. Community parks such as Jackson Park and Hickory Lane Park serve as programmable spaces for recreational sports leagues, family leisure, and community events such as the annual Action in Jackson summer festival. During the summer, Jackson Park serves as a lively activity center on weekends and provides opportunities for libation and celebration – highlighted in the summer of 2016 with the popular traveling beer garden.
Hickory Lane Park provides opportunities for parents to take their young children to utilize a shaded splash pad, well-maintained playground equipment and a paved walking loop. Additional activities, such as the summer farmers market held in the parking lot at Jimmy’s Restaurant & Bar, provide daytime activities on the weekends and a point where neighbors can get together.

Beyond parks, Jackson also has opportunities to enjoy the outdoors in a quieter setting. Anglers can enjoy the passive inland fishing opportunities at Hasmer Lake – taking advantage of a WI DNR maintained boat launch and fishing pier. For those who enjoy getting closer to nature, the community’s Cedar Run Park provides approximately 24 acres and a small network of wooded hiking and walking trails perfect for observing nature, dog walking, and jogging.

Jackson is part of the West Bend School District and has one school facility, Jackson Elementary School, located in the community. The Village has a first-class community center – the Jackson Area Community Center. The Community Center offers programming and services for youth, young adults, adults, and seniors and includes a gymnasium, meeting and game rooms, a workout facility, and arts and craft space. The Community Center provides a critical point of contact for visitors and residents to enjoy programming and to catch up with each other on the latest community news.

**Residential**

Jackson has a well-balanced housing inventory with single-family residential neighborhoods, condominiums, and rental housing. The housing stock in Jackson is comprised of 48.8% single family homes, 10.8% two family homes, 28% three families or more, and 12.4% mobile homes with a home ownership rate of 74%. This compares favorably with county, regional, and state averages.

Single family neighborhoods are well established with new home starts continuing – predominantly in the northeast area of the village as well as to the south of Hickory Lane Park.

Immediately adjacent to the Main Street corridor in the downtown and civic core area, several new market rate multifamily apartments continue to add housing opportunities for young working professionals to enjoy easy access to commercial establishments and high finish living arrangements. This creates the potential to add additional commercial opportunities to meet their demands.

Residential development throughout the Village predominantly utilizes pedestrian facilities such as sidewalks and walking paths, but several opportunities to improve connectivity for both pedestrians and bicycles are identified in the Plan.
The recommended, Jackson Recreation Loop has the potential to deepen the connections by offering additional modes to reach destinations and enjoy recreational opportunities.

Existing residential development along Main Street between N Center Street and Jackson Drive is some of the oldest housing stock in the Village. These dwellings are well maintained and are built of quality construction. Some are owner occupied single family residences, while others have been converted into multi-family rental units. Over time, as the downtown corridor changes, some of the lower floors of these units may benefit from conversion to unique commercial spaces with residential and office space above to create a mixed-use corridor with a unique small town flavor. An existing Planned Unit Development (PUD) overlay provides flexible zoning regulations for this area.

Additional residential development may occur over time in the downtown and civic core area. Condominiums, apartments, and townhomes would all add the rooftops to allow for continued well planned growth and to provide customers for future commercial development.5

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5 The term “retail follows rooftops” means that business owners want to know where they can find a sufficient amount of consumer spending and demand potential to meet the level of sales they deem necessary for their businesses to be successful. The “rooftops” refer to a defined geographical area within which the population would account for at least 70 to 80 percent of the retailer’s total sales, also known as the trade area. Higher density development puts more rooftops in a smaller geographic area, thus providing the potential customer base for new businesses.
REDEVELOPMENT PLAN RECOMMENDATIONS

The Village of Jackson Opportunity Analysis & Redevelopment Plan provides detailed recommendations based on an analysis of Jackson’s community assets and market drivers, current market opportunities, redevelopment site opportunities, and community characteristics. The Plan and recommendations focus on the area referred to as the Downtown & Civic Core. The reason for this is that the vast majority of sites with the highest potential for redevelopment potential are located in this geographic area. Additionally, this older part of the Village contains a large cluster of critical community assets such as Village Hall and Jackson and Hickory Lane Parks. The Downtown & Civic Core redevelopment opportunities graphic illustrates locations for specific areas of focus and bulleted recommendations for areas of focus in each. These locations and areas of focus are explained in more detail in the following sections.

Downtown Jackson embodies the community’s history and serves as Jackson’s civic and cultural core. To inject energy and development interest, residential and commercial development should be encouraged through careful planning. This will not happen automatically. The community will need to set the stage for redevelopment through direct public investment including select public projects, private-public partnerships, and the possible acquisition of key properties.

The overall goal of the Plan is to capitalize on the momentum underway with recent developments and identify opportunities to position redevelopment sites for short and mid-term action. These actions should focus on creating a vibrant, sustainable downtown and civic core with a mix of uses that complement and help to grow downtown businesses and increase downtown connectivity to community amenities – in particular Jackson Park, Hickory Lane Park, and the Jackson Area Community Center.

The value of new development near downtown could be greatly enhanced by public improvements and investment in public art projects, park enhancements, cultural event programming, physical infrastructure and connections, wayfinding, educational signage, and banners that thematically link downtown and civic core businesses and public spaces. Public projects will need to be coordinated with private development and phased in so that they can connect with all available resources including environmental site assessment and cleanup funds to ensure maximum return on investment and success. Village of Jackson staff and elected officials will need to actively engage with property owners and developers to advance the projects.

Key redevelopment recommendations for the downtown and civic core are described in the following section and correspond with the Downtown & Civic Core Redevelopment Opportunities graphic. These recommendations focus on providing a sustainable mix of uses to
stimulate new investment – predominantly at targeted areas along Main Street – to help the Village grow its tax base, expand its portfolio of local businesses, revitalize underutilized properties, and enhance the sense of place and community connectivity. The following sections move from a broad view of the Study Area to more specific site recommendations, first describing the major redevelopment areas depicted in the Plan; and finally, identifying specific priority redevelopment sites and additional recommendations within the downtown and civic core of the Village.

**Village Square**

The Village Square recommendations represent high priority reuse/redevelopment opportunities at the western entryway to the downtown corridor intended to create a unique retail, civic, and events focused activity node. The recommendations concentrate development on the frontage along Main Street as well as the properties to the north and south along the east and west sides of N Center Street. This concept is intended to create a destination with downtown uses and a point of interest for Village residents and visitors to enjoy Jackson. Redevelopment at this location helps by providing locations for unique storefronts and activities to pull people off the linear Main Street corridor – giving passersby an intriguing reason to stop.

The redevelopment concept recommends building on the existing adaptive reuse of the historic Hoge and Gumm building – a highly visible landmark building in the village which has seen significant recent investment. Adding additional residential developments and commercial tenants to the area will provide both the customer base and the attraction to draw people in. Adding a few additional commercial opportunities for local shops, can provide more unique shopping opportunities and will take advantage of plentiful parking at the municipal lot along Center Street. Additional historic buildings south along Center Street present reuse/renovation opportunities to add mixed use commercial/residential buildings with character that reflects the history of the Village – some may require some restoration for adaptive reuse.
The northwest and northeast corners of Main and N Center Street present two opportunities for long term commercial redevelopment of new construction commercial properties. New commercial storefronts are opportunities to add street level restaurants, offices, and retail locations or enhanced facilities for existing business along the Main Street corridor. The reconfiguration of the intersection of Center and Main Streets as part of the concept will provide optimized vehicular traffic flow and safety enhancements for bicycles and pedestrians. To facilitate the implementation of the Village Square concept, Jackson staff and elected leaders will need to coordinate with property owners to understand their long-term interests and opportunities for mutually beneficial outcomes.

The municipal parking lot just east of Center Street on the south side of Main Street is highly visible and provides a key asset to program with robust activities such as farmer’s markets, craft fairs, popup markets, concert opportunities and more.

**Main Street Commercial Conversions**

The properties on the north and south sides of Main Street from approximately Village Hall to Jackson Drive are generally well maintained single and multi-family residences of quality construction and materials. The short-term use for these properties should be to continue their current uses as residences. Over time and as the market allows, there is an opportunity to fill in a commercial downtown area by converting these units to mixed use commercial/residential properties – the trigger for which may be when the sites go on the market.

The commercial conversion concept recommends that ground levels in this corridor be converted to commercial and office spaces over the long term to begin transitioning this critically important commercial frontage to a use more compatible with a main street commercial corridor. The conversions will serve to augment the more intense commercial development at the east and west end of Main Street and will provide the downtown experience for residents and visitors. The Downtown Main Street Corridor will also serve to stimulate travel between commercial nodes at the east and west ends of downtown by providing active uses and attractions for residents and visitors.

Capitalizing on these historic structures as unique assets will help define a strong sense of place and quaint attractive spaces for local artists, restaurateurs, and small business owners. Other small villages in southeastern Wisconsin and throughout the US have experienced great success.
utilizing this creative method to cultivate a brand and identity for their small, but powerful commercial engines.

A recently conducted study by Economic Development Washington County (EDWC) has identified vacancy rates below 2.5% for office and commercial storefronts in several Washington County communities. While a low vacancy rate is a positive sign of a robust economy, it is also an important indicator that there is excess latent demand for additional retail and office spaces throughout the County. Simply put, there are not enough storefronts and offices to meet current demand. If the Village can identify opportunities to offer these types of spaces, there is a strong likelihood that there are tenants in search of space.

It is recommended to develop the short term, streetscape, landscape, and way finding enhancements aimed at defining downtown to develop a clear thematic and aesthetic foundation for the area, giving specific direction as redevelopment occurs. Important connections to the rest of the Village should be pursued to enhance connectivity and walkability such as pass throughs and pathway alignment for the Jackson Recreation Loop. Clear examples of these types of connections are indicated by the light grey lines in the Downtown & Civic Core Redevelopment Concept on page 12. Midblock pass throughs at the north side of Main Street to Jackson Park and at the Jackson School site redevelopment will provide direct access creating short distance and easily walkable connections in key areas of the corridor that link to the Jackson Recreation Loop.

**Jackson School Redevelopment**

The West Bend School District plans to develop a new elementary school to replace the existing Jackson Elementary School. Over the last several decades the school has seen multiple expansions and additions and the current space is not the best location for meeting the needs of a modern school. The current Jackson School site presents a catalytic redevelopment opportunity which may be capable of stimulating a significant amount of investment in commercial mixed use redevelopment at the northeast intersection of Main Street and Jackson Drive.
The concept may incorporate adaptive reuse of the historic school house and new construction on Main Street, Jackson Drive, and Georgetown Drive incorporating a blend of commercial and residential development. As the downtown’s largest potential redevelopment site and a key anchor at the east end of downtown, the site presents an exciting opportunity to add valuable tax base and reposition the site for the future once Jackson School moves to a more appropriate facility for its needs.

Redevelopment of the school site can provide a unique adaptive reuse of the historic school house for a brew pub, coffee house, or restaurant which capitalizes on a historic asset as a uniquely Jackson feature, much like Coffeenville has done with the historic log cabin. The frontage along Main Street may offer commercial storefronts with small-to-medium sized street level commercial spaces designed for small businesses and neighborhood convenience retailers. The concept may recommend one to two stories of residential above the commercial first floor with multiple high quality one-and-two bedroom apartment units. This scale is in keeping with the two-to-three story character of the existing buildings in the area and the development may provide an appealing and attractive place for young professionals or retirees looking for the perfect balance between the access to amenities of urban living and the quaintness, safety, and friendliness of a small town. These apartments will provide roof tops and density to support new commercial enterprises along the Main Street corridor.

Parking at the site would be internalized to screen it from streetview on Main Street, but still provides an access point. This will help add to and enhance the Main Street corridor’s fabric as a commercial thoroughfare. Development on the northside of the site may be less dense with structures such as townhomes and duplexes to provide a diversity of living accomodations and cultivate a calmer street edge along Georgetown Drive. The site also offers a small green space accessible to the public as a point of community connection. This community facility may
be programmed as a community garden, a gazebo, arboretum, or another type of gathering space for cooking out and socializing. The planned Jackson Recreation Loop would pass through the space, further enhancing non-motorized connectivity in the community.

**Downtown Four Corners**

The intersection of Main Street and Jackson Drive will play a pivotal role in creating an eastern development node intended to bookend the Village Square node to the west. It is recommended that all four quadrants of this intersection be used for commercial purposes – ideally dining or entertainment, building off the adaptive reuse of the historic Jackson School building. The proximity to the proposed Jackson School site redevelopment may provide a strong market and customer base living in the new residential developments there.

Near-term opportunities exist to reenergize the corner by pursuing a redevelopment project at the southeast corner of the intersection. Currently, the former Marathon gas station sits vacant at this location. This site provides an intriguing redevelopment opportunity to either adaptively reuse the existing building – as in the example photo above – or to clear the site for new construction. Ideally, a future development at the site may cultivate a unique experience and aesthetic using the former gas station as a dining establishment, but a clean site may provide a better opportunity for a use more closely tailored to the specific needs of the community. New construction would also allow build out to the lot line and corner, strengthening the intensity of development at this node like the structure at the southwest corner. Parking at this location is also limited meaning a new parking plan for the area would be recommended to ensure adequate parking within a reasonable walking distance.
The building on the southwest corner of Main Street and Jackson Drive appears to have significant historic character and strong potential for adaptive reuse as a commercial establishment. Redevelopment concepts may consider a mix of second-story offices and apartments or utilizing the second floor to create a high ceilinged open concept like in the example picture to the left. Buildings with strong bones, historic significance, and industrial heritage are currently in high demand for commercial users seeking unique characteristics that are not possible to recreate with the same authenticity and precision.

Main Street and Jackson Drive, providing a strong street corner at an important intersection. The property itself appears to have adequate space for on-site parking along Jackson Drive, which may also accommodate parking needs for the user at the southeast corner.

The northwest corner of the intersection is currently a single-family home with a substantial front and side yard setbacks. While there are no short to medium-term plans for redevelopment, the corner is an integral point for future commercial development along the Main Street corridor. The site can provide additional commercial frontage at the street side to help bolster the commercial activity in the area as well as provide opportunity for additional off street parking – an important consideration here as the state highway designation and width of the existing Main Street corridor prevent on street parking opportunities.

**The Jackson Recreation Loop**

The Jackson Recreation Loop is a near-term implementation project. The Loop is an approximately 1.25-mile looping trail that connects all the major assets, attractions, amenities, institutional, and recreational spaces in the redevelopment area via a looping on and off road trail system. It provides connections to existing trail networks and opportunities for future expansion to additional trail networks such as the privately developed public use trails in the subdivisions on the north side of the Village.

The return on investment of constructing this loop will be significant as a bicycle and pedestrian facility upgrade and as a community amenity for current and future residents.
It is recommended that the trail be constructed off-road where possible – such as in areas along the rail corridor, through Jackson Park, and north of the Jackson Area Community Center and on-road where the conditions and traffic levels are low. By taking the trail off-road and putting it on low traffic volume streets, the Loop will be highly functional and usable by all members of the Jackson community due to safe conditions and clear trail designations.

As shown in the diagram above, the conceptual route for the Loop connects major existing residential neighborhoods with parks and schools. This route’s alignment is intended to provide a safe and well known route for children and young families to walk or ride their bikes to the parks, school, and community center with peace of mind. By beginning to think about safe routes for children to bike and walk to school, the village is positioning itself to access state and federal funding for trail programs dedicated to encouraging biking and walking to and from school such as the Safe Routes to School Grant Program. The conceptual design for the route does not provide detailed recommendations for traffic calming and safety enhancements at the two Main Street (Highway 60) crossings – which will need to be carefully considered at the detailed schematic design phase. However, these crossings can be made safe using proven safety enhancements and close coordination between the Village, County, and State. Additional consideration should also be given to providing a bicycle and pedestrian bridge or at-grade crossing to provide another connection from west to east along the Canadian National railroad corridor. This addition – while complex – would greatly enhance the east to west connectivity in the village on the south side of Main Street.

In addition to providing a transportation facility, an amenity like the Jackson Recreation Loop provides a critical designated recreation space for exercise and healthy lifestyle activities. These considerations are becoming critically important for communities to attract and retain residents looking for opportunities to recreate close to home within their communities. As shown, the conceptual route connects both major village parks – Jackson Park and Hickory Lane Park to existing and proposed residential developments. This alignment provides the opportunity for additional facility upgrades in the parks that are related to trail uses such as parkour equipment, disc golf, and ultimate Frisbee fields, to name a few. Similar trails are frequently used by those with an active lifestyle to bike or run to their activity such as a volleyball or Frisbee league as an opportunity for additional exercise or to avoid the congestion in the on-site parking facilities.
**Landscaping and Streetscape Enhancements**

To help beautify the corridor along Main Street and develop a theme in-line with the future vision for the area, the Village should undertake a planning exercise to create a landscaping and streetscaping master plan.

A master plan for the corridor may identify major and minor improvements and enhancements including:

- Sidewalk pavement enhancements
- Site furnishings enhancement
- Stormwater management strategies
- Street tree management/street tree planting
- Planting opportunities
- Enhancement of focal areas
- Identification of public art opportunities
- Material and furnishing alternatives

The master plan could then help guide the Village to determine the timing and to identify the necessary funding sources for proposed construction of planned improvements. This plan will develop a formalized methodology that can be used each fiscal cycle, over multiple fiscal years, and/or as redevelopment projects trigger larger improvement initiatives and projects. A master plan will also help the Village clearly identify the public and private responsibilities for landscaping and streetscaping improvements in the corridor.

**Redevelopment of Potential Brownfield Sites**

As a coalition member in the Washington County Site Redevelopment Program, the village is well positioned to utilize the SRP to bridge the resource gap, often a hurdle to making complex redevelopment projects happen. Brownfield redevelopment plays a critical role in not only promoting responsible land use, environmental stewardship, and tax base growth, but also creating a significant investment multiplier in the community.

While Jackson does not have many known or suspected brownfield sites, the majority of potential sites are concentrated along the oldest most historic section of the village along the Canadian National rail corridor, Center Street, and Main Street.

Many of these older industrial and commercial properties are nearing the end of their useful lives – putting them on the brink of redevelopment. Some of the existing uses may be inappropriate for the current conditions and future plans for the area.
Often, due to the complexity and process, redevelopment projects take a significant amount of time and effort meaning it is never too early to begin planning and advancing redevelopment. The village may take a strong leadership role and work with their partners at the County Planning and Parks Department and Economic Development Washington County (EDWC) to advance redevelopment implementation.

By starting to address the brownfield considerations in the redevelopment area now, the community vision will be advanced.

**Parking Enhancements and Organization**

As a designated state highway, Highway 60/Main Street does not provide the option for on-street parking. Given this constraint in overall parking options for downtown, it is critical for the village to develop a well thought out parking strategy for the redevelopment area to ensure adequate and affordable off-street parking for all new development and to accommodate an increase of visitors because of more commercial and entertainment offerings. A complete parking program encourages village sponsored parking enhancements, encourages private investment in off-street parking, and fosters joint ventures to pursue shared parking where possible. There are several existing and potential sites for parking that can adequately provide the necessary increase in parking that development interest will bring. Additionally, investing in off-street pedestrian connections and wayfinding signage can better help residents and visitors connect with parking that may not be visible from points of interest, but are within an acceptable walking distance.

*The enhanced parking facilities at N Center Street provide critical downtown parking and a space for events*
IMPLEMENTATION
The following implementation recommendations are a summary of the key next steps to begin attaining outcomes in-line with the Plan’s recommendations for the downtown and civic core redevelopment area. The projects listed are priority next steps that will provide measurable positive progress toward achieving the Plan recommendations.

Targeted Redevelopment Efforts:

1. Village Square
   - Conduct property owner interviews with owners along N Center Street and Main Street.
   - Interview farmers’ market vendors to determine opportunities to relocate farmers’ market back at the municipal lot in the future.
   - Connect property owners interested in advancing redevelopment of their property with environmental assessment resources through the Washington County Site Redevelopment Program.
   - Work with the Village Engineer to determine a schematic realignment of Center Street to create a safer intersection.
   - Develop a conceptual plan for a Village Square to help guide future development efforts in the area.
   - Identify one to two opportunities to program events at the municipal parking lot over the summer of 2017.

2. Jackson School Redevelopment
   - Initiative a dialog with the West Bend School District to determine their future plans for Jackson School and school district property.
   - Develop a detailed site redevelopment concept for the property to determine use mix, developable acreage, and redevelopment project costs. A reuse concept will also help position the site to market to potential developers.
   - Conduct developer interviews to determine the viability of a project at the site.
   - Create a tax increment district to support infrastructure and public improvement projects related to the redevelopment and other Four Corners initiatives.

3. Main Street Commercial Conversions
   - Create a property inventory for the main street corridor that identifies use, occupancy, and current conditions to help aid long-term efforts for commercial conversions.
   - Discuss redevelopment and reuse opportunities with existing commercial property owners in the corridor.
   - Develop a long-range master plan for the corridor.
   - Adopt the long-range master plan as an amendment to the Village’s comprehensive plan to codify the long-term change of use.
   - Reconcile the future land use map in the comprehensive plan update with the future conversions to commercial and mixed use.
   - Review the existing planned unit development zoning classification for the corridor to determine if it meets the current and future needs of the Village as currently written.

4. The Jackson Recreation Loop
   - Update the Village’s Parks and Open Space Plan
   - Identify the Jackson Recreation Loop as a priority development project in the updated Parks and Open Space Plan to position the project for state, federal, and private funding opportunities.
Develop schematic design concepts and cost estimates for the development and construction of the Jackson Recreation Loop.

Coordinate with the County to advance the inclusion of the Jackson Recreation Loop in future bicycle and pedestrian planning and development efforts at the county level.

Work with the county to discuss the future plans to extend the Eisenbahn State Trail to the Village and how the route can best be planned to connect to the Jackson Recreation Loop.

Advance discussions with the Canadian National to explore the opportunity to use excess railway right-of-way for a portion of the Jackson Recreation Loop.

Identify potential funding sources for trail design and construction such as Safe Routes to School and the WisDNR administered Recreational Trail Act Program.

5. Downtown Four Corners

Conduct property owner outreach to determine the current and future plans of property owners at the quadrants of the intersection of Main Street and Jackson Drive.

Explore the opportunity to utilize County Site Redevelopment Program funds to conduct phase I and/or II analysis of redevelopment sites that may advance through private sector acquisition.

Meet with the West Bend School District to determine the future plans for Jackson School and the existing Jackson School property.

Develop a conceptual site plan for the quadrants to show detailed future development potential.

Engage the development community to test interest in any sites that are currently on the market or with owners expressing an interest in advancing redevelopment opportunities.

Redevelopment Focuses:

1. Landscaping and Streetscaping Improvements

Enhance “sense of place” and establish downtown as a distinct destination through updated street amenities, wayfinding signage, art installations, gateway or arrival features, and pathways with interesting scenery.

Determine potential for off street trail along the environmental corridor behind village hall and north of the Cranberry Creek Apartments.

Develop a streetscape master plan for Main Street from Center Street to Jackson Drive.

Implement additional landscaping projects as new development occurs.

2. Potential Brownfield Sites Redevelopment

Update the inventory of known or potential brownfield sites in the redevelopment area annually.

Identify known or potential brownfield sites in the redevelopment area that are ready for phase I or II assessment and connect with resources from the Washington County Site Redevelopment Program.

Identify and inventory additional brownfield sites throughout the village. Provide these sites to the Washington County Site Redevelopment Program to add to the county-wide inventory.

Continue to participate as a Washington County Site Redevelopment Program coalition member.

Develop a checklist of redevelopment steps for known or perceived brownfield sites and adopt the checklist as a formal tool the village uses to help guide redevelopment and identify resources to bridge resource gaps.

Create a village brownfield redevelopment toolbox as a resource for prospective developers and the community to connect with necessary resources for redevelopment projects.
3. Parking Enhancements and Organization
   - Develop a parking plan to guide future development sites
   - Determine if existing parking regulations need to be amended to fit the future parking needs of the corridor.
   - Develop a signage program for the existing public parking to help direct residents and visitors to current parking opportunities.
   - Conduct a survey of existing parking in or near the project area to determine overall count and distances from key destinations.

This Plan, will be adopted by the Village as part of the Comprehensive Plan update or through a resolution as an official plan for advancing redevelopment efforts in the general area and at the specific identified redevelopment sites. The following Implementation overview outlines a number of specific programmatic recommendations that may help guide redevelopment planning and implementation, including the establishment of new organizations or expansion of existing programs inclusive of the following specific actions:

1. Create a permanent implementation Project Management Team (PMT) to guide the redevelopment recommendations and initiatives in this plan document.
2. Develop an implementation framework complete with a detailed list of projects, subtasks, timing, partners, and resources to help guide and manage the PMT’s implementation efforts.
3. Explore the possibility to strengthen the reach and membership of the Greater Jackson Business Alliance by working to secure the resources needed to fund an organization similar in mission and capacity to a chamber of commerce to advance businesses initiatives in all sectors of the local economy. The Alliance could play a role in helping to recruit new commercial and industrial businesses as well as to promote business opportunities in the Village to a broad audience, as well as lead other marketing, branding and programming efforts for the commercial areas along the Highway 60 corridor.
4. Develop design standards for the Main Street corridor – primarily for the area from Center Street to Ridgeway Drive to set the benchmark for what renovations, redevelopment, and new development in the corridor should strive to create. The existing Planned Unit Development (PUD) along the corridor contains a starting point for development of these standards, but should be revisited, reviewed, and revised accordingly to ensure a clear design direction matching the Village’s vision for its top priority commercial area.
5. Develop a strategy to secure brownfield assessment funds through the Washington County Site Redevelopment Program as properties known to be or suspected to be brownfields garner redevelopment interest to ensure access to funding for phase I and II environmental assessments. Accessing grant funds through the program is essential to lowering the costs for development and advancing redevelopment. To ensure redevelopment occurs quickly and effectively all resources the program can provide or help direct should be utilized to the maximum effect.
6. Consider specific incentives to help recruit businesses to commercial nodes in Jackson and get them established by partnering with Economic Development Washington County (EDWC) and local lenders.
7. Explore the creation of a placemaking program that engages local artists, parents, and youth in activities such as arts/beautification projects and service opportunities aimed at capturing the spirit of Jackson – especially in the downtown and civic core and parks.
Existing organizations from the public, private and non-profit sectors should be consulted in the formation of specific programs, policies, organizations, and initiatives outlined above, and may include the following:

1. Engage local non-profits in public arts and events planning.
2. Consult public bodies such as the parks and recreation department, and expand upon momentum of other village supported and/or sponsored initiatives such as Action in Jackson, the Sprecher Traveling Beer Garden, recreational sports leagues, and the farmer’s market.
3. Grow the Greater Jackson Business Alliance’s role in promoting the village and continuing to sponsor events to attract development interest.
APPROVED MINUTES
Village Board Meeting – in conjunction with Special Plan Commission Meeting
Tuesday, March 14, 2017 at 7:35 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

Clerk’s Note: The highlighted area of the minutes are the Minutes of the Special Plan Commission Meeting. This portion of the minutes was approved by the March 30th Plan Commission Meeting.

1. Call to Order and Roll Call.
   President Michael Schwab called the meeting to order at 7:35 p.m.
   Members Present: Trustees Kruepke, Kufahl, Emmrich, Kurtz, Lippold, and Olson.
   Plan Commission: Greg Winn, Steve Schoen, and Jeff Dalton.
   Staff present: John Walther, Kelly Valentino, Brian Kober, Jim Micech, Police Chief Dolnick, and Fire Chief Swaney.

2. Pledge of Allegiance.
   President Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.
   None.

   Pres. Schwab opened the Public Hearing. The hours of operation were questioned and discussed. The application shows that the hours of operation are 4 a.m. Monday morning until 5 p.m. Friday evening. It was stated that hours of operation are typically not on the weekend. Outdoor storage during construction was questioned. The outdoor construction will be that of normal construction. Pres. Schwab closed the Public Hearing. The Plan Commission recommended approval of the Planned Unit Development Amendment – Anvil LLC North Center Street – Addition, per staff comments.
   Motion by Pres. Schwab, second by Tr. Kurtz to approve the Planned Unit Development Amendment – Anvil LLC North Center Street – Addition, per staff comments. Discussion of the hours of operation ensued. The hours of operation are 4 a.m. – 4 p.m. and then 4 p.m. to 4 a.m.
   Vote: 7 ayes, 0 nays. Motion carried.

   Pres. Schwab opened the Public Hearing. Mary Frank was present and had received staff comments. The Plan Commission recommended approval of the item. No one spoke. Pres. Schwab closed the Public Hearing.
   Motion by Tr. Emmrich, second by Tr. Lippold to approve the Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive, per staff comments.
   Vote: 7 ayes, 0 nays. Motion carried.
6. **Public Hearing: Planned Unit Development Amendment – ComForCare – Sign – Delaney Court.**

Pres. Schwab opened the Public Hearing. Heidi Schaefer was present and had received staff comments. The Plan Commission recommended approval of the Planned Unit Development Amendment – ComForCare – Sign – Delaney Court, without the address on the pylon sign on County Road P and with the address on the street sign, Delaney Court. No one spoke. Pres. Schwab closed the Public Hearing.

Motion by Tr. Emmrich, second by Tr. Olson to approve the Planned Unit Development Amendment – ComForCare – Sign – Delaney Court, without the address on the sign on County Road P and with the address on the sign on Delaney Court, per staff comments. Vote: 7 ayes, 0 nays. Motion carried.

7. **Recess Village Board Meeting for the purpose of Convening a Special Plan Commission Meeting for the Presentation of the Village of Jackson Redevelopment Plan – Vandewalle & Associates.**

Motion by Tr. Lippold, second by Tr. Kufahl to recess for the convening of the Special Plan Commission Meeting for the presentation of the Village of Jackson Redevelopment Plan by Vandewalle & Associates.

Vote: 7 ayes, 0 nays. Motion carried.

- **Call to Order and Roll Call of Plan Commission.**
  
  Plan Commission members took their seat at the dais.
  
  Pres. Schwab called the Special Plan Commission Meeting to order at 7:55 p.m.
  
  
  Plan Commission Members Absent: Peter Habel-excused.

- **Presentation of the Village of Jackson Redevelopment Plan – Vandewalle & Associates.**

  Administrator Walther gave an introduction to the item. He reported that the Washington County Site Revitalization Coalition was formed in late 2013, with Washington County as the primary partner, Economic Development Washington County (EDWC), and the Cities of West Bend and Hartford, and the Villages of Jackson, Slinger, and Richfield. The purpose of the coalition was to apply for a redevelopment / revitalization grant. Deb Sielski of Washington County is the lead for the grant and continues to be instrumental in the Redevelopment Planning process. A $600,000 grant was awarded to the Coalition by the USEPA to be used to complete a community-wide inventory and prioritization of sites within the County having redevelopment potential. Each member’s initial portion of the grant is approximately $40,000. The remainder of the grant is to be shared by the coalition. The EPA allowed the Village of Jackson to use its funding for an Opportunity Analysis and Development Plan. Vandewalle & Associates was engaged to provide the plan. In November a public workshop was held at the Jackson Area Community Center for additional input and earlier this evening a final open house showcased the plan.

  Jolena Presti of Vandewalle & Associates presented the completed plan. The purpose of the plan is to set the Village on a course with direction in targeted areas for potential redevelopment. The plan is intended to become a part of the required updated comprehensive plan. Jolena pointed out areas for growth, new development, redevelopment, community and recreation centers, and employment.
She also focused on the positive points in the Village such as diversity of housing, parks, and employment.

Challenges to the community included not having our own school district. Also, STH 60 through-traffic can be a challenge as people move quickly through the Village; which could also be a positive. The need for more of a downtown presence was commented on. A downtown civic area was suggested on as an opportunity.

The downtown “features of the four corners” was presented with a connection of the parks to Main Street. The Jackson School development, the downtown “Four Corners”, commercial conversions, and Village Square were discussed. Traffic calming on STH 60 was also discussed. Repurposing existing properties such as Coffeeville Company were pointed out. Deb Sielski mentioned that of the $40,000 allocated to the Village; a portion of the funds remains, to continue with the project.

**Possible Recommendation from Plan Commission to Village Board.**

Motion by Jeff Dalton, second by Greg Winn to recommend the Village Board to formally adopt the Opportunity Analysis & Development Plan as an amendment to the comprehensive plan.

Vote: 6 ayes, 0 nays.  Motion carried.

**Adjournment of Special Plan Commission Meeting.**

Motion by Tr. Emmrich, second by Jeff Dalton to adjourn the Plan Commission Meeting at 8:12 p.m.

Vote: 6 ayes, 0 nays. Meeting was adjourned.

8. **Reconvene into Regular Village Board Meeting with Possible Action on Village of Jackson Redevelopment Plan – Vandewalle & Associates.**

Motion by Tr. Emmrich, second by Tr. Olson to reconvene into the regular Village Board Meeting at 8:13 p.m.

Vote: 7 ayes, 0 nays.  Motion carried.

Motion by Tr. Lippold, second by Tr. Olson to formally adopt the Opportunity Analysis & Development Plan as an amendment to the Comprehensive Plan.

Vote: 7 ayes, 0 nays. Motion carried.

9. **Consent Agenda:**

- Approval of Minutes for the Village Board Meeting of February 14, 2017.
- Licenses.
  - Operator Licenses:
    - Village Mart: Elizabeth McDougall; James Hornung; Joshua Manley
    - East Side Mart: Ashley Schultess, Brianna Haeffinger
    - Walgreens: Nancy Lawrence
  - Motion by Tr. Kufahl, second by Tr. Kurtz to approve the Consent Agenda items of the Village Board Minutes of February 14, 2017, and the Operator’s Licenses.
    - Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke).  Motion carried.
10. **Budget & Finance Committee.**

**Playground Presentation for Hickory Lane, Northland Recreation.**

Kelly Valentino gave the history and introduction of the Playground Presentation for Hickory Lane Park and Northland Recreation. She reported that the Hickory Park Playground Equipment will be almost twenty years old. There are maintenance issues with the current equipment. This playground will be inclusive for all kids with all abilities and will surpass general ADA guidelines. The proposed playground will be adjacent to the Splash Pad. In December a proposal was brought before the Village Board. The request for proposals was sent to eleven potential vendors. Seven returned proposals. The Park & Recreation Committee recommended the Village Board move forward with the Hickory Lane Park All-Inclusive Playground proposal by Northland Recreation for an amount not to exceed of $300,000. This amount includes the structures, surfacing, seating, additional concrete and miscellaneous project costs.

The pricing is for 2018. The funding will come from the impact fees, the fundraising efforts of the Friends Group, and the capital project fund. Kelly suggested to readdress the item and funding at the end of the year.

The Budget & Finance Committee recommended the Village Board approve the Hickory Lane Playground presentation by Northland Recreation as a concept and to review as funds become available.

Ericka Steltz from Northland Recreation / Little Tikes then gave a presentation of the features of the all-inclusive playground for Hickory Park. The playground has a tropical feel to blend with the Splash Park theme. The all-inclusive park includes poured in place surfacing, umbrellas, benches, swings, decks, tower, slides, climbing wall, multiple activity panels, braille panel, spinner, diamond climber, and rock-n-ship glider. The playground equipment also offers BIBA which is a digital play app for smart phones. The digital play also gathers data as far as popular dates and times for planning purposes. Chimes and bongos are also included. An animated rendering of the playground was shown and is also offered for fundraising efforts.

The concrete and excavation is included in the $300,000, as the Village will complete the concrete work and excavation. Fundraising avenues were discussed. The equipment does have various warranties. The colors chosen are fade resistant.

Motion by Tr. Kufahl, second by Tr. Kurtz to approve the Hickory Lane Playground presentation by Northland Recreation as a concept and to review as funds become available.

Vote: 7 ayes, 0 nays. Motion carried.

**Review of Bids for Chateau Drive Reconstruction Project.**

The Board of Public Works and the Budget & Finance Committee recommended approval of the Chateau Drive Reconstruction Project Bid from Buteyn-Peterson Construction in an amount not to exceed $393,277.97. Discussion ensued of Buteyn-Peterson Construction and the Wilshire Drive project concrete issues. The sub-contractor for the Chateau Drive project is Zenith which is a different sub-contractor than the Wilshire Drive project. Discussion ensued of not allowing for the assessment of the driveways. Tr. Emmrich questioned if there could be references for the contractor. Discussion of the previous concrete sub-contractor ensued. This project will be completed by June 30th in order to meet the grant deadline. The project needs to be completed by Memorial Day. The pre-construction meeting is scheduled for Thursday. Motion by Pres. Schwab, second by Tr. Kufahl to approve the Chateau Drive Reconstruction Project Bid from Buteyn-Peterson Construction in an amount not to exceed $393,277.97, and to use anyone but Sommers as the Concrete Sub-Contractor.

Vote: 6 ayes, 1 nays (Tr. Kurtz). Motion carried.
Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project.
The Board of Public Works and the Budget & Finance Committee recommended approval of Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project. Motion by Tr. Kufahl, second by Tr. Olson to approve the Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project. Vote: 7 ayes, 0 nays. Motion carried.

Mid-Moraine Water Quality Collect Contract.
The Board of Public Works and the Budget & Finance Committee recommended approval of the Mid-Moraine Water Quality Collective Contract in an amount not to exceed $5,000. Last year’s amount was under $2,500. This year’s increase is due to more involvement to decrease the TMDLs. Motion by Tr. Olson, second by Tr. Lippold to approve the Mid-Moraine Water Quality Collective Contract in an amount not to exceed $5,000. Vote: 7 ayes, 0 nays. Motion carried.

Motion by Tr. Kruepke, second by Tr. Emmrich to approve the Certified Survey Map – Ehlke – Sherman Road, Extraterritorial.
Vote: 6 ayes, 1 nay (Tr. Olson). Motion carried.

The Village Board recessed at 9:05 p.m. for the signature of Mr. Ehlke’s Certified Survey Map. Then reconvened at 9:15 p.m.

Deanna reported on the item. The new code has been reviewed by the Village Department Heads and the Village Attorney, in addition to the attorney from Municode. The new code is available at the Village Hall for Village Residents to inspect. Motion by Pres. Schwab, second by Tr. Kurtz to approve the introduction of An Ordinance Adopting and Enacting a New Code of Ordinances for the Village of Jackson, Wisconsin.
Vote: 7 ayes, 0 nays. Motion carried.

13. Casey Latz – Appointment to the Park & Recreation Committee.
Motion by Pres. Schwab, second by Tr. Kruepke to approve the appointment of Casey Latz – Appointment to the Park & Recreation Committee.
Vote: 7 ayes, 0 nays. Motion carried.

14. Recognition of Three Rivers for their Contribution toward the Fire Department Ambulance Computer Software.
Fire Chief Aaron Swaney reported that Three Rivers has waived their monthly fee as a contribution to the Fire Department’s Ambulance Computer Software. Aaron reported that this is a donation of approximately $1,500 - $2,000. It was requested that Administrator Walther provide a thank you letter to Three Rivers for the donation.
15. Departmental Reports.  
Certification of CORE Standards Verification Award – Jackson Police Department.  
Police Chief Jed Dolnick reported that Jackson is the only department in Washington County to have received the Certification of CORE Standards. This is a completion of thirty nine standards. Chief Dolnick showed a plaque for display and the gallery applauded.

Supervisor Hartwig was present and reported that the reliever route was defeated. He had received over 200 letters that were mostly negative to the reliever route.

The school is discussing their strategic plan which includes the new school.

Brian Heckendorf reported that the next meeting in April will be a presentation and discussion of social media.

19. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.  
The next Mid-Moraine Dinner Meeting is on March 22nd. The discussion topic will be the Wheel Tax by the Mayor of Sheboygan. Tr. Kurtz attended the Mid-Moraine Legislative Committee Meeting on March 8th. Senator Stroebel attended and discussed the Governor’s Budget with respect to Transportation Aids and Shared Revenue. Also discussed was box store legislation. Deanna also attended.

20. Citizens to Address the Village Board.  
Tr. Emmrich commented good job to the snow plowers and he did not have any complaints. Tr. Kufahl questioned when Lumber products outdoor debris will be cleaned up. Chief Aaron Swaney commented that they are donating the building to the Fire Department for training.

21. Closed session pursuant to Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; Jackson Properties LLC; and Paloroma Farms LLC – Pending Annexation.

Motion by Pres. Schwab second by Tr. Olson to convene into closed session at 9:30 p.m. and to include the Village Board, John Walther, Brian Kober, John St. Peter, and Deanna Boldrey.  
Roll Call Vote:  7 ayes, 0 nays.  Motion carried.

Reconvene into Open Session with possible action.

The Village Board reconvened into open session at 10:43 P.M.

22. Ordinance 17-03 Annexation of Paloroma Farms, LLC.  
Motion by Tr. Lippold, second by Tr. Kurtz to refer Ordinance 17-03, Annexation of Paloroma Farms LLC to the next Village Board Meeting.  
Vote:  7 ayes, 0 nays.  Motion carried.
23. **Adjourn.**
Motion by Tr. Kufahl, second by Tr. Kruepke to adjourn.
Vote: 7 ayes, 0 nays. Motion carried. Meeting was adjourned at 10:44 p.m.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer
Jackson reviews revitalization plan

Firm highlights 4 areas for redevelopment

By RALPH CHAPOCO
rchapoco@conejomail.com
203-506-5095

JACKSON — Village trustees now have a guide when they begin development projects after receiving the results from a study conducted by researchers from a firm.

Joleen Presti, a principal planner with Vandervall & Associates Inc., presented findings from the opportunity analysis and redevelopment plan that officials commissioned using grant money from the Environmental Protection Agency during the March 14 Village Board meeting.

“The purpose of the plan is to set you on a path,” Presti said. “Nothing that you see here is set in stone for sure, and the way redevelopment is planned is not going to happen as it is shown in a plan. It never happens that way. However, it serves to give you some direction and some footholds in order to determine where you are going to put your energies in this case — redevelopment.”

Several municipalities collaborated and were awarded a grant to remediate sites within their jurisdiction. Each was awarded $40,000 as part of the grant for projects to pursue Jackson, along with Richbell, used a portion of the allocated funding to pursue the studies related to redevelopment.

Village officials can use the results from the opportunity analysis to conduct further environmental studies at locations they designate for development.

“Absolutely yes, I think it was a good idea,” Deb Siedlik, deputy Planning & Parks administrator, said when asked if she agreed with commissioning the opportunity analysis first. “Just for the village to be able to focus the funding... if we get funds, the village of Jackson is primed to go to the next step and focus their energies on certain development projects within the village.”

The study highlighted four areas for redevelopment: the village Square, Jackson School, Main Street and the village’s recreation loop.

Researchers recommend placing unique storefronts to transition people from the Main Street corridor, providing visitors and residents a reason to stop and frequent the area. They want to take advantage of the location’s historic buildings, such as the Hoge and Gumm facility for adaptive reuse and place commercial and residential development adjacent to the site to attract a customer base.

Presti and her colleagues recommend converting properties on both the north and south ends along Main Street to commercial entities over time and, as the opportunity allows, using the ground levels of some of the properties as store fronts.

Main Street is reflected in the windows of Salon Bidizza in the historic Hoge and Gumm building as Joan Melius of Slinger grabs her jacket as she waits for her husband, Dick, to finish getting his hair cut Wednesday afternoon in Jackson.

There are plans by the West Bend School District to build a new facility at a different location, creating development opportunities at the current location. Researchers believe the site could be developed into a mixed-use property. Trustees could take advantage of the previous tenant’s facilities for commercial and residential development.

The Jackson recreational loop, a 1.25-mile trail that connects the village is also primed for development. According to the plan, the completion of that project could provide amenities that include hiking and biking for residents and visitors to enjoy.

“The plan itself was incorporated into our comprehensive plan,” Administrator John Walker. “We look to the Village Board’s vision on how they want to go about achieving that plan. It was a great development plan and it brings together a lot of ideas for repurposing existing properties along Main Street.”
Hear About the Exciting Plans for the Future!

Join us for:
Village of Jackson Redevelopment Plan
March 14, 2017
Open House from 6:00-7:00pm
Presentation from 7:30-8:00pm

Jackson Village Hall
Board Room
N168 W20733 Main Street

Purpose of this event is to:

1. Showcase the final Plan to the public
2. Discuss next steps to implement the Plan
3. Advance the adoption of the Plan as an official village plan

For more meeting information please contact
John Walther, Village Administrator
Phone: 262-677-9001 • Email: jwalther@villageofjackson.com

The Site Redevelopment Program:

In 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling $600,000. The grant funds will be used to complete a community-wide inventory and prioritization of sites that have redevelopment potential within the County, 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 related to redevelopment opportunities. For more information, please visit: www.co.washington.wi.us/srp

As a Coalition member, the Village has received funding to complete a village-wide redevelopment plan. This analysis will provide a powerful tool for the Village to reuse land in the Village limits and overcome the challenges of redeveloping potential or actual brownfield sites.
Since 2012, Washington County has been proactively working to evaluate and assess sites in need of redevelopment—commonly referred to as “brownfield” sites. In 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling $600,000 to fund a community-wide inventory and prioritization of sites, 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.

The last several months have seen a continuation of the early success of the Site Redevelopment Program (SRP). The creation of strategic redevelopment plans for coalition communities and use of environmental assessment resources on several key redevelopment projects, highlight the progress and subsequent success of the program. Over the last year, the Site Redevelopment Program developed strategic redevelopment plans for the Villages of Richfield and Jackson and conducted site assessment activities for E.H. Wolf and Sons. The SRP was also strengthened through Economic Development Washington County’s development of the Site Redevelopment Project Tool. This powerful easy-to-use online resource, provides a redevelopment dashboard for developers to identify redevelopment resources and project opportunities. The goal is for the tool to help more redevelopment projects happen at a faster rate throughout the County adding tax base, creating jobs, and revitalizing properties.

**The Village of Richfield Northeast Corridor Opportunity Analysis**

In June 2016, an opportunity analysis was conducted for the northeast corridor of the Village of Richfield funded by the SRP. As the historic commercial center for the Richfield Hamlet, the northeast corridor is characterized by some of the oldest building inventory and industrial uses in the Village. It is also the “front door” to the Village, meaning long-term redevelopment needs to be sensitive to the community vision and provide recommendations that reflect the values and needs of the Richfield community. The resulting Northeast Corridor Opportunity Analysis provides recommendations to encourage development in line with the Village’s vision for the area and implementation tasks intended to advance these recommendations. These tasks will help the Village and its partners to pursue projects and programs to advance development in the area in a way consistent with the vision and recommendations of the Plan including those that will most benefit the Village by growing the tax base and adding quality of life opportunities for Village residents.

**E.H. Wolf and Sons Redevelopment**

E.H. Wolf and Sons is a long standing and well known stakeholder in the Village of Slinger. In 2016, company leadership approached the Village of Slinger with a request to access SRP funds to help bridge a funding gap for phase I and phase II environmental assessments – critical steps before environmental cleanup or redevelopment can occur. As of January 2017, $41,000 of program money has been used to provide phase I and phase II assessments and have positioned the site for clean-up and redevelopment. What was once a vacant and underutilized facility adjacent to E.H. Wolf and Sons depot will once again be a productive asset. A conservative estimate puts the new property value generated from redevelopment at approximately $3.3 million or $80 of new property value for every $1 of assessment money used.
The Village of Jackson Opportunity Analysis and Redevelopment Plan

In August 2016, the Village of Jackson kicked off their SRP funded opportunity analysis and redevelopment plan project, the focus of which is to identify key areas for future economic and community growth, and a detailed redevelopment plan for the area of the Village referred to as the downtown and civic core. The results of the redevelopment plan identified key opportunities to advance long-term economic growth, stimulate investment along Main Street, and deepen connectivity to Village assets, and conduct environmental assessments in Plan implementation. On March 14, 2017, the Village of Jackson Board of Trustees adopted the Plan to use as a guide in their efforts to align the Main Street corridor and civic core of the Village with the community’s vision for small town prosperity. At present, Village Staff is working to develop a practical strategy for implementation of near-term projects intended to affect positive change and to stimulate investment in the downtown and civic core.

The EDWC Site Redevelopment Project Tool

In 2017, EDWC developed and launched the Site Redevelopment Project Tool. This powerful map based application is specifically designed to advance brownfield redevelopement projects by providing developers information on redevelopment properties that are positioned for near term redevelopment as a direct result of the work of the Site Redevelopment Program and its partners. Any sites that show up on the Project Tool must meet several criteria including:

Projects Funded by the Washington County Site Redevelopment Program

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<th>Tasks</th>
<th># of Parcels</th>
<th>Funds Allocated</th>
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<td>Redevel/Reuse Plan</td>
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<td>$30,000.00</td>
<td>Completed</td>
</tr>
<tr>
<td>Main &amp; Center Streets</td>
<td>Phase I ESA</td>
<td>unknown</td>
<td>$10,000.00</td>
<td>Start When Planning Done</td>
</tr>
<tr>
<td>Village of Germantown</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saxony Village Development</td>
<td>Phase I ESA</td>
<td>3</td>
<td>$11,801.00</td>
<td>Completed</td>
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<tr>
<td>Saxony Village Development</td>
<td>Phase II ESA</td>
<td>3</td>
<td>$26,365.00</td>
<td>Completed</td>
</tr>
</tbody>
</table>

Stay Up-To-Date with the Site Redevelopment Program

- Debora Sielski, Washington County Planning and Parks Dept. at (262) 335-4445 or deb.sielski@co.washington.wi.us
- Quarterly SRC meetings are open to the public. The next SRC meeting will occur in Summer 2017. A meeting agenda will be posted on the program website at http://www.co.washington.wi.us/strp