

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



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After Six Years of Successful Revitalization in Washington County, the SRP Prepares for Its Next Phase

Over the past six years, the Washington County Site Redevelopment Program (SRP) has been successful in utilizing USEPA funds to address brownfields and stimulate redevelopment in Washington County. Below is a list of brownfield sites that have been transformed into economically thriving areas through SRP support. Also listed are the planning and economic development efforts that have laid the groundwork for past and future transformations. To read more about each success story, visit: <https://bit.ly/2UxiFET>.

Redevelopment Success Stories:

- E.H. Wolf & Sons – large expansion of a local business and employer
- Amici's & Laubenheimer's – reuse of a historic restaurant building
- Saxony Village – development of 172 new apartments among six buildings
- Barton School Apartments – development of new workforce housing, including adaptive reuse of a former school to 22 apartments and 18 new townhomes
- Rincón 225 – development of a new six-story, 82-unit apartment building
- TownePlace Suites and Office Building – development of a 3-story, 68-unit hotel and single-story office building

Planning & Economic Development Efforts:

- Village of Richfield Northeast Corridor Opportunity Analysis
- Village of Richfield Northeast Corridor Infrastructure Analysis
- Village of Jackson Opportunity Analysis
- City of West Bend Gehl Site Hotel Market Study
- City of Hartford Kmart Site/Hartford Plaza Market Analysis and Reuse Study
- Village of Slinger Downtown Vision and Strategy
- Economic Development Washington County Economic and Fiscal Impact Studies
- Connecting Saxony Village: Village of Germantown Historic Main Street (funded by USEPA Land Revitalization Technical Grant)

Announcing the County Brownfield Environmental Assessment Fund and the EPA & County Brownfield Revolving Loan Fund Program

The Site Redevelopment Committee is thrilled to announce three new funding sources for the Site Redevelopment Program for 2021 and beyond. Together, these new funding sources will advance the goals of the SRP by enabling impactful redevelopment, leveraging public and private resources, optimizing use of existing real estate and utilities, mitigating risk, and maximizing the return on investment of redevelopment sites. The ongoing funding of the SRP will continue the transformation of contaminated and unused industrial sites into “once-in-a-lifetime” opportunities.

Sustaining Support for Brownfield Environmental Assessment: Recognizing the importance of the SRP in economic revitalization, the Washington County Board of Supervisors has chosen to play a vital leadership role in growing and sustaining the program into the future. In March 2020, the Board of Supervisors approved \$600,000 to establish a County Brownfield Environmental Assessment Fund to continue the work of the SRP. This is a major step forward for the SRP, since it ensures the program will endure without depending solely on federal funding.

New County Brownfield Revolving Loan Fund: In addition to the funds provided above, the Board of Supervisors also approved \$1,000,000 to establish a County Brownfield Revolving Loan Fund (RLF). This loan fund will provide loans to support brownfield cleanup activities that will support the creation of jobs, the cleanup of distressed areas, the elimination of blight, and increase the tax base. The RLF program will be a vital addition to the SRP, and it will further the successes achieved by the program through the FY2014 and FY2017 USEPA assessment grants.



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New USEPA Brownfield Revolving Loan Fund: Along with the County's sustaining support and leadership, USEPA has awarded Washington County with an \$800,000 USEPA Revolving Loan Fund Coalition Grant (RLF) to capitalize a revolving loan fund. Initially, the grant will focus on revitalization in downtown Hartford and in the Milwaukee River area and the Eisenbahn Trail area of West Bend, although other sites in the County may access the RLF funds as well.

Economic Development Washington County will play a key role in managing both the County and USEPA funding sources and RLF programs. These two RLF funding sources are an outstanding addition to the SRP, since they greatly expand the funding available for brownfield cleanup and site revitalization!

Welcoming New Coalition Members: the Village of Kewaskum and the Village of Germantown

The Coalition is delighted to have added two new members to the coalition, bringing the total membership to eight. The Village of Kewaskum, represented by Village Administrator Matt Heiser, is exploring potential brownfield assessment and redevelopment strategies throughout the community, beginning with the Fond du Lac Avenue and Main Street area in Kewaskum's historic center. The Village of Germantown, represented by Village Administrator Steve Kreklow, is also focusing on revitalization of its historic core, building on the recent Saxony Village redevelopment and the *Connecting Saxony Village* connectivity plan for the Main Street area completed in 2019. In 2021, both communities will explore further revitalization opportunities and ways to strategically utilize SRP resources. The full coalition also includes Hartford, Jackson, Richfield, Slinger, West Bend, and Washington County.



Main Street in downtown Germantown, looking west

Project Manager Update: Preparing for Next Phase of the Site Redevelopment Program

FY17 Assessment Program Wrap-up: Deb Sielski and other Washington County staff members are in the process of completing the FY2017 USEPA assessment grant. Much was accomplished during the grant period, and the County was granted a two-month extension to complete remaining assessment activities by January 31, 2021. Throughout the FY2017 grant, the SRP completed 26 Phase I assessments, 16 Phase II assessments, and leveraging upwards of \$30M in redevelopment projects, and County staff is working hard to provide all necessary documentation for USEPA.

New Program Ramp-up: Washington County staff is also working diligently to prepare the new County Brownfield Environmental Assessment Fund, County Brownfield Revolving Loan Fund, and USEPA Revolving Loan Fund. At this time, it is anticipated that the programs will be ready to begin in spring of 2021.

Securing Additional Financial Support: Washington County has also submitted a grant application for a USEPA Coalition Brownfield Assessment Grant for FY2021. If awarded, it would provide the SRP with three more years of federal funding.

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

- ✓ **Attend** SRP meetings, which are open to the public. Meeting agendas available at: <http://www.co.washington.wi.us/srp>
- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: www.edwc.org (click "Location Analysis" at the top)
- ✓ **Read the SRP Success Stories!** Visit at: <https://bit.ly/2UxiFET>
- ✓ **Contact** Debora Sielski, Washington County Planning & Parks Dept., at (262) 335-4445 or deb.sielski@washcowisco.gov

Disclaimer: Though this project has been funded, wholly or in part, by USEPA, the contents of this document do not necessarily reflect the views and policies of USEPA.

