

# Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency  
Brownfield Redevelopment Program



e·d·w·c  
YOUR GROWTH. OUR PASSION.

## Hartford Reuse Plan Catalyzes Redevelopment, Brings Host of New Jobs to Promote Economic Development Goals

The August 2023 opening of Wisconsin's 40<sup>th</sup> Festival Foods in the former brownfield site once occupied by a 69,000-square-foot Kmart exemplifies how the Washington County Site Redevelopment Program (SRP) has utilized scarce grant dollars to encourage projects that bring vacant sites back into economically productive use. Utilizing \$18,500 in grant funding from the 2017 US EPA Assessment Fund, the City of Hartford worked with Vandewalle & Associates to create inspiring marketing materials and a reuse plan for the site. This effort generated developer interest in the revitalization of the vacant property. Anchored by Festival Foods, which brought over 200 jobs to the City, the redevelopment and reuse of this site encouraged further private reinvestment, resulting in several other retailers locating operations onsite. The addition of Bubon Orthodontics, Cost Cutters, Caribou Coffee, Planet Fitness, and Goodwill to tenant spaces is now creating economic activity, strengthening the City's commercial tax base, and breathing new life into a once-vacant site.



*Newly redeveloped anchor tenant space for Festival Foods*



*Construction is underway on Hartford's new Centennial Park Pavilion*

## A New Community Gathering Place in Hartford

Hartford's Centennial Park is being redeveloped to feature an upgraded three-season pavilion to serve as a major community gathering space and attraction. Supporting the redevelopment effort and paving the way for its completion, the City utilized \$32,000 in funding provided by the Washington County Assessment Fund to conduct supplemental site investigation and reporting related to soil contamination in the park. A significant amount of contaminated soil was removed from the site, allaying potential public health impacts, and readying the park for new investment. Construction of the community pavilion within the park next to the Mill Pond is underway.

The pavilion will feature paved access to the pond, a flexible recreation space on its west side including a fireplace and roll-up garage doors, and an open performance space on its east side that doubles as a covered seating area. The building will be designed to resemble the community's historic train depot and will also feature restrooms and space for concessions.

## New National Retail Tenants Bring New Life to Former West Bend Shopko Site

In December 2021, CORTA West Bend, LLC, purchased the vacant 94,000-square-foot site located at 1710 S. Main Street with plans to redevelop the property. In partnership with the City of West Bend, the developer utilized \$300,000 in funding provided by Washington County's Revolving Loan Fund to assist in remediation of the site, which is now home to four national retail tenants. Filling the once vacant site are TJX Companies HomeGoods and Sierra, as well as Five Below and Big Lots.



*Empty storefronts reactivated at the former Shopko site in West Bend*



# Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency  
Brownfield Redevelopment Program



e.d.w.c  
YOUR GROWTH. OUR PASSION.

## Site Redevelopment Program (SRP) Projects Continue to Create Economic Impact in County

Since its inception in 2015, the Washington County Site Redevelopment Program (SRP) is proud to have supported several successful redevelopment projects, resulting in millions of dollars in leveraged funds, as depicted in the graphic at right.

## Don't Miss Out! USEPA Revolving Loan Funds Are Available

Is land in your community idle, vacant, or less productive than it ought to be? Are concerns about historic use or environmental contamination impacting the ability to reuse or sell the site? Washington County has been awarded a US EPA Brownfield Revolving Loan Fund which provides loans to fund remediation of contamination, analysis of Brownfield Cleanup Alternatives, and Community Involvement Plans. Loans are offered between \$100,000 and up to \$350,000, with a total of \$661,500 available. An additional \$70,000 in loans is available for nonprofit or public entities at 0% financing as a portion of the total loan. Underutilized properties that may be eligible for grant funding must be potentially impacted by petroleum or hazardous substances and must exhibit high potential for redevelopment and/or other opportunities to benefit the community. Types of sites often eligible for grant funding include former manufacturing and industrial sites, vacant or underutilized commercial facilities (warehouses, aging strip malls, etc.), former gas stations and auto-related businesses, former mining operations, old rail yards, truck depots, former salvage yards and landfills, aging buildings with asbestos or lead-based paint.

**For more program information or to submit a site for grant funding consideration, please contact:** Adam Christensen, Community Development Planner, Washington County Community Development Dept., at (262) 335-4543 or [adam.christensen@washcowisco.gov](mailto:adam.christensen@washcowisco.gov)

## SRP Success Since 2015 ... And Counting

### \$1,610,950 IN SRP INVESTMENT

- Site Inventory and Prioritization
- Community Redevelopment Plans
- Phase I & II Environmental Assessments and Site Investigations
- Remedial Action/Reuse Planning
- Community Outreach
- Program Leadership and Administration

\*Total value of in-kind dollars contributed to-date: \$346,311

WANDEWALLE &  
ASSOCIATES INC.



### IMPACT FOR WASHINGTON COUNTY:

- **61** Brownfield Acres Redeveloped
- **547** New Housing Units Constructed and **68** Hotel Rooms Constructed
- Additional **\$424,169** Investment in Environmental Assessments
- Additional **\$3,156,480** Investment in Abatement, Demolition, or Cleanup
- Additional **\$115,153,900** Investment in Construction

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

- **Attend SRP meetings** – they are open to the public. Agendas can be downloaded at: <https://tinyurl.com/4cxwd956>
- Explore the **EDWC Site Redevelopment Project Tool** at: [www.edwc.org](http://www.edwc.org) (click "Location Analysis" at the top)
- **Read the SRP Success Stories!** Visit at: <http://tiny.cc/SRPsuccess>
- **Contact:** Adam Christensen, Community Development Planner, Washington County Planning & Parks Dept., at (262) 335-4543 or [adam.christensen@washcowisco.gov](mailto:adam.christensen@washcowisco.gov)

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

