



# Community Development Department

*Debora Sielski, Community Development Director*

Public Agency Center  
 333 E. Washington Street, Suite 2300  
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 West Bend, WI 53095-2003  
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[www.washcowisco.gov](http://www.washcowisco.gov)

R05-26-A-066

## RE: FY2026 EPA Brownfield Assessment Coalition Grant Application

Washington County is pleased to submit this proposal for FY2026 Brownfield Assessment Coalition Grant funding. Below we provide the information requested:

<b>1. Applicant Identification:</b>	<b>Washington County, Wisconsin</b> Community Development Department 333 East Washington Street, Suite 2300 P.O. Box 2003 West Bend, WI 53095-2003
<b>2. Website URL:</b>	<a href="https://www.washcowisco.gov/departments/community_development">https://www.washcowisco.gov/departments/community_development</a>
<b>3. Funding Requested:</b>	(a) <u>Assessment Grant Type:</u> Assessment Coalition (b) <u>Federal Funds Requested:</u> \$1,500,000
<b>4. Location:</b>	(a) <u>City:</u> Non-Lead Coalition Members: City of West Bend, City of Hartford, and Village of Kewaskum (b) <u>County:</u> <b>Lead Coalition Member: Washington County</b> (c) <u>State or Reservation:</u> Wisconsin (WI)
<b>5. Coalition Members' Target Areas and Priority Site Information:</b>	<ul style="list-style-type: none"> <li>• <b>Coalition Members:</b> <ul style="list-style-type: none"> <li>○ Lead Coalition Member: Washington County (County)</li> <li>○ Non-Lead Coalition Members: City of West Bend (West Bend), City of Hartford (Hartford), &amp; Village of Kewaskum (Kewaskum)</li> </ul> </li> <li>• <b>Target Areas (TAs):</b> <ul style="list-style-type: none"> <li>○ <u>West Bend TA:</u> Geographic Boundary: corporate limits of the City of West Bend</li> <li>○ <u>Hartford TA:</u> Geographic Boundary: corporate limits of the City of Hartford.</li> <li>○ <u>Kewaskum TA:</u> Geographic Boundary: corporate limits of the Village of Kewaskum.</li> <li>○ <u>County TA:</u> Geographic Boundary: corporate limits of the County, excluding the West Bend, Hartford, and Kewaskum TAs described above.</li> </ul> </li> <li>• <b>Addresses of Priority Sites:</b> <ul style="list-style-type: none"> <li>○ <u>Praefke Brake Mfg. Facility:</u> 133 West Oak Street (St), West Bend, WI 53095</li> <li>○ <u>South Bookend Corridor:</u> 24/28/32 South (S) Main St, Hartford, WI 53027</li> <li>○ <u>Former H.J. Lay Lumber Co:</u> 114 Main Street, Kewaskum, WI 53040</li> <li>○ <u>Former Jackson Mill:</u> W208N16730 S Center St, Jackson, WI 53037</li> </ul> </li> </ul>
<b>6. Contacts:</b>	(a) <u>Project Director:</u> Name: Debora Sielski, Community Development Director Phone: (262) 335-4772   Email: <a href="mailto:deb.sielski@washcowisco.gov">deb.sielski@washcowisco.gov</a> Mailing Address: 333 East Washington Street, Suite 2300 West Bend, WI 53095 (b) <u>Chief Executive/Highest Ranking Elected Official:</u> Name: Josh Schoemann, County Executive Phone: (262) 306-2200   Email: <a href="mailto:countyexec@co.washington.wi.us">countyexec@co.washington.wi.us</a> Mailing Address: 333 East Washington Street, Suite 2300 West Bend, WI 53095



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## 7. Population:

<sup>1</sup> Estimated population, between 2019-2023 from the American Community Survey (ACS) downloaded on 12/17/2025.  
<sup>2</sup> 2023 5-year estimates from the ACS downloaded on 1/20/2026.

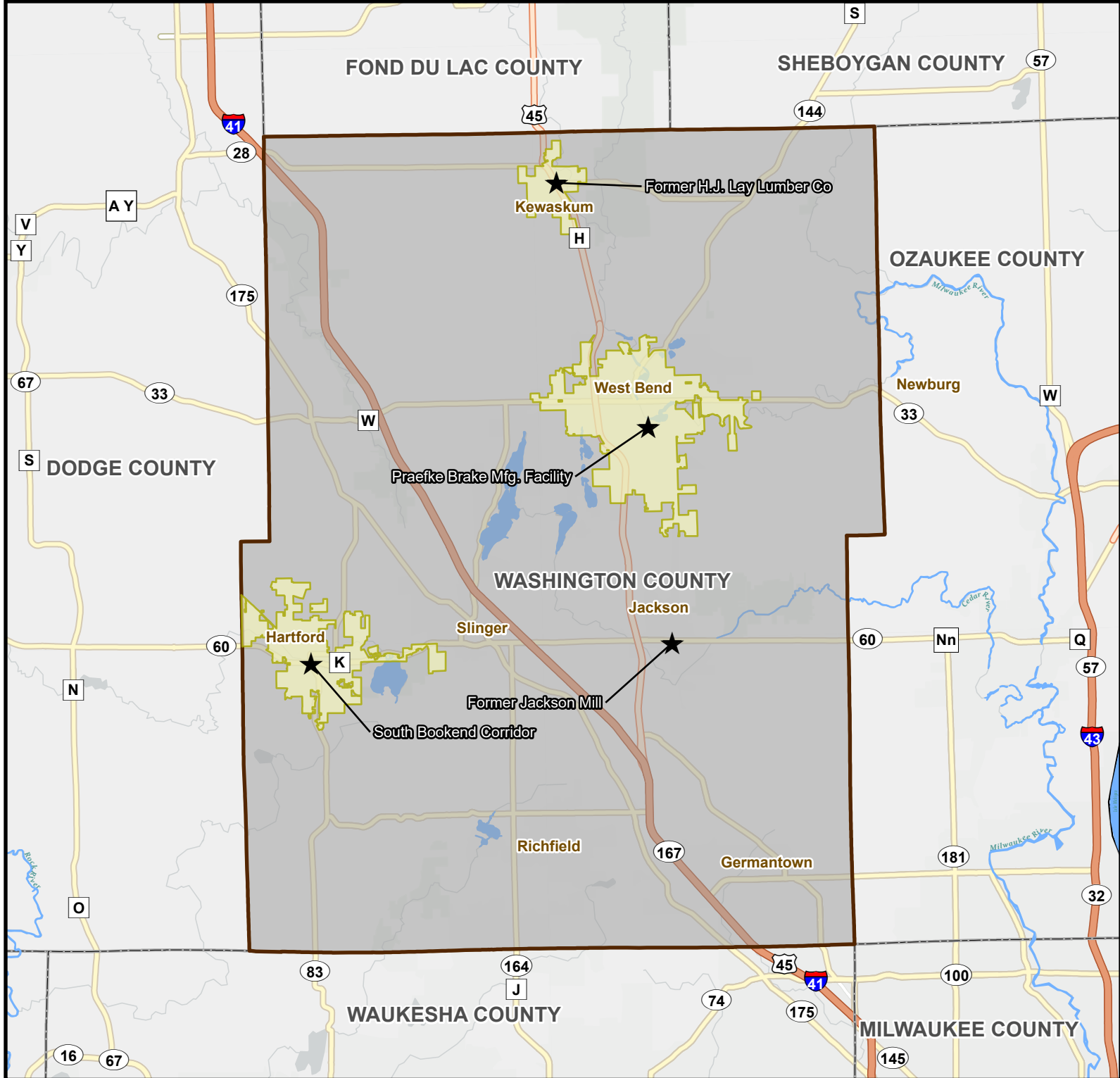
- Population of Target Areas:
  - City of West Bend: 31,722<sup>1</sup>
  - City of Hartford: 15,761<sup>1</sup>
  - Village of Kewaskum: 4,367<sup>2</sup>
  - Washington County: 137,320<sup>1</sup>

8. Other Factors:	Page #
Community population is 15,000 or less.	1, 2, & 5
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy efficiency measures.	4 & 5
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2), for priority sites within the target areas.	10
The target area(s) is impacted by a coal-fired power plant has recently closed (2015 or later) or is closing.	N/A

N/A = not applicable.

**9. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the Wisconsin Department of Natural Resources is attached.

**10. Releasing Copies of Applications:** The application does not contain confidential, privileged, or sensitive information.



**Legend**

- Lead Coalition Member Target Area
- Non-Lead Coalition Members Target Area
- Priority Brownfield Site

0      2      4 Miles

N

## Proposed Grant Implementation Area



January 16, 2026

Debora Sielski  
Community Development Director  
Washington County Public Agency Center  
333 East Washington Street, Suite 2300  
West Bend, WI 53095  
*Via Email Mail Only to deb.sielski@washcowisco.gov*

**Subject: State Acknowledgement Letter for Washington County**  
FY26 EPA Coalition Assessment Grant

Dear Debora Sielski,

The Wisconsin Department of Natural Resources (DNR) acknowledges the application of Washington County (the County) for the U.S. Environmental Protection Agency (EPA) brownfield grant identified above.

The DNR is fully committed to a collaborative partnership with the County and is able to support your brownfield assessment and remediation efforts in many ways, including:

- The DNR can identify key state and federal contacts for your specific project and coordinate Green Team meetings with individuals in your community to answer questions and discuss local plans, options and best practices.
- The DNR can assist you in identifying and obtaining additional financial assistance from state-managed grant and loan programs.

Obtaining U.S. EPA funding for this grant application is consistent with community needs, is vital to the local economy and will help bring needed improvements to the quality of life for residents. Federal funding will also help initiate cleanup activities, create jobs and leverage local investments in brownfield redevelopment.

Sincerely,

Roxanne N. Chronert, Policy and Program Operations Director  
Remediation and Redevelopment Program  
Wisconsin Department of Natural Resources

cc:

David Hanson, DNR SER – David.Hanson@wisconsin.gov  
Margaret Brunette, DNR SER – Margaret.Brunette@wisconsin.gov  
Katelin Grambsch, Washington County – Katelin.Grambsch@washcowisco.gov

## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:**

**Coalition Members, Target Area, & Brownfields:** **1.a Coalition Members:** Washington County (the County; lead Coalition member), a general-purpose unit of local government, is one of five counties in southeast Wisconsin (WI; the State) that form the Milwaukee Metropolitan Area. The County has formed a Coalition with the following three non-lead members: City of West Bend (West Bend), City of Hartford (Hartford), and Village of Kewaskum (Kewaskum). All non-lead members are general-purpose units of government. The County launched a Site Redevelopment Program (SRP) in 2013 which formed a brownfields coalition led by the County.<sup>1</sup> The County and the Coalition will use the grant to build upon the successes of the fiscal year (FY)2014 & FY2017 United States Environmental Protection Agency (EPA) Brownfields Assessment Community-Wide Assessment (CWA) grants and current FY2020 Revolving Loan Fund (RLF) grant. These previous EPA funds allowed the SRP to develop their own County Assessment and County RLF program, although **County funds are depleted** and these EPA assessment funds are required to continue moving the County SRP forward. The funding will be used to address economic conditions, environmental concerns, housing shortages, and health and welfare through thoughtful redevelopment in Target Areas (TAs) in each Coalition member's jurisdiction. The three non-lead Coalition members have not received EPA Brownfields grant funding and lack the capacity and resources to address brownfield sites, mainly due to low income, on their own. The Coalition members have the highest number and percentages of sensitive populations such as children in poverty, elderly in poverty, & those with disabilities in subsidized housing in the County (see Sections 2.a-2.d). The non-lead Coalition members are rural, small to mid-sized municipalities with limited financial capacity and do not have dedicated resources for environmental assessment, redevelopment planning, or grant administration.

**1.b. Overview of Brownfield Challenges & Description of Target Areas:** This grant will cover the County jurisdiction, population 137,320<sup>2</sup> which is known for its recreational amenities including the Ice Age National Scenic Trail. Residents are dispersed across 2 cities, 6 villages, 12 towns, and 30 unincorporated communities, all but four municipalities within the County have populations under 15,000 residents.<sup>2</sup> There is a >160-year history of industrial activity dating back to the 1860s.<sup>3</sup> Nearly 40% of residents were employed in manufacturing as recently as 1972<sup>4</sup>, and even after significant recent job losses, 25.4% of residents remain employed in manufacturing as of 2025 (higher than statewide; 16.2%).<sup>5</sup> Although manufacturing has provided many benefits to area residents and their communities, it also produced an undesirable legacy of old and obsolete industrial sites and buildings located near the downtown areas as well as adjacent to residential neighborhoods with higher percentages of low income, sensitive populations, and other socially or economically disadvantaged residents. The former industrial sites are also disproportionately located along important natural assets and environmental receptors including the Rubicon and Milwaukee Rivers which flow through West Bend, Hartford, and Kewaskum (non-lead Coalition members). The funding for this grant will focus on four TAs:

**West Bend TA** (non-lead Coalition member - West Bend): West Bend was settled by European and American migrants in the 1840s and is the largest city in the County.<sup>6</sup> The corporate limits are the official TA geographic boundary for the City of West Bend.<sup>7</sup> The TA is generally bound by Newark Drive (Dr) to the north, North (N) Poplar Road (Rd) to the east, County (Co) Highway (Hwy) NN to the south, and Riesch Rd to the west. In the 1890s, West Bend began to transition from a rural commercial center to a light industrial city including the production of leather, farm wagons, beer brewing, aluminum cookware, automotive parts fabricator, & concrete products.<sup>8</sup> In addition to potential legacy contamination from West Bend's industrial history, the Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) shows 604 contaminated/regulated sites in the TA.<sup>9</sup> Historic flooding resulting in a Declaration of Emergency on August 10, 2025 impacted West Bend neighborhoods, roads, and critical infrastructure (such as road wash-outs and bridges damaged).<sup>10</sup> West Bend is still recovering from the cleanup/repair/assessment costs from this extreme weather event in addition to tackling brownfield contamination.

**Hartford TA** (non-lead Coalition member - Hartford): Hartford was once a remote trading site along the Rubicon River, inhabited by Potawatomi and Menominee peoples, and has evolved over the past two centuries as a center of industry, recreation, and civic engagement.<sup>11</sup> The corporate limits is the official TA boundary for the City of Hartford.<sup>12</sup> The TA is generally bound by the northern boundary of the Hartford Airport to the north, Co Hwy CC to the east, Whistle Drive to the south, and Goodland Rd to the west. By the early 1900s, Hartford established itself as an industrial producer including automotive assembly, wartime production, kitchenware, canning, and heating/ventilation/cooling unit manufacturing.<sup>13</sup> In addition to Hartford's potential legacy contamination from historical manufacturing practices, the WDNR BRRTS shows 197 contaminated/regulated sites in the TA with a population just over 15,000 (15,761).<sup>29</sup> Redevelopment of properties in this TA is critical to addressing socioeconomic challenges, noted in Sections 2.a through 2.d, such as the high poverty rate for children and the elderly.

<sup>1</sup> <https://www.washcowisconsin.gov/cms/one.aspx?portalId=16228038&pageId=17310156>, accessed on 1/19/2026.

<sup>2</sup> PolicyMap.com, Estimated population, between 2019-2023, accessed on 1/15/2026.

<sup>3</sup> [https://genealogytrails.com/wis/washington/history\\_towns1.htm](https://genealogytrails.com/wis/washington/history_towns1.htm), accessed on 1/15/2026.

<sup>4</sup> [https://www.sewrpc.org/SEWRPCFiles/Publications/TechRep/tr-010\\_economy\\_southeastern\\_wisconsin.pdf](https://www.sewrpc.org/SEWRPCFiles/Publications/TechRep/tr-010_economy_southeastern_wisconsin.pdf), Table A-9, accessed on 1/15/2026.

<sup>5</sup> [https://jobcenterofwisconsin.com/wisconsin/wits\\_info/downloads/CP/Snap/washington\\_snapshot.pdf](https://jobcenterofwisconsin.com/wisconsin/wits_info/downloads/CP/Snap/washington_snapshot.pdf), accessed on 1/15/2026.

<sup>6</sup> <https://emke.uwm.edu/entry/west-bend/>, accessed on 1/16/2026.

<sup>7</sup> <https://maps.washcowisconsin.gov/apps/washcogis/>, <https://pasteboard.co/iLD6g4YAajzy.png>, accessed on 1/16/2026.

<sup>8</sup> <https://emke.uwm.edu/entry/west-bend/>, accessed on 1/16/2026.

<sup>9</sup> <https://apps.dnr.wi.gov/rbotw/>, accessed on 1/16/2026.

<sup>10</sup> <https://www.fox6now.com/news/historic-flooding-west-bend-flooding-victims-cleaning-up-1-week-later>, accessed on 1/16/2026.

<sup>11</sup> <https://emke.uwm.edu/entry/hartford/>, accessed on 1/16/2026.

<sup>12</sup> <https://maps.washcowisconsin.gov/apps/washcogis/>, <https://pasteboard.co/Rhm7DgmzCgr.png>, accessed on 1/16/2026.

<sup>13</sup> <https://emke.uwm.edu/entry/hartford/>, accessed on 1/16/2026.

**Kewaskum TA** (non-lead Coalition member - Kewaskum): Kewaskum, located north of West Bend, named the village “Kewaskum” in honor of a Potawatomi chief with the same name.<sup>14</sup> The corporate limits is the official TA boundary for the Village of Kewaskum.<sup>15</sup> The TA is generally bound by County Line Rd to the north, intersection of Kettle Dr and Drumlin Dr to the east, Co Hwy H to the south, and McMahan Way to the west. Kewaskum has been the home of aluminum companies and cookware manufacturers since 1911.<sup>16</sup> In addition to Kewaskum’s potential legacy contamination from manufacturing, the WDNR BRRTS shows 75 contaminated/regulated sites in the TA with a population less than 15,000 (4,367).<sup>17</sup> According to Kewaskum’s Downtown Revitalization Plan, key issues identified included incompatible land uses, underutilized properties, deferred maintenance, potential brownfield contamination, and floodplain limitations along the riverfront.<sup>17</sup>

**Washington County TA** (lead Coalition member - County): The geographic boundary of the Washington County TA is the corporate limits of the County, excluding the West Bend, Hartford, and Kewaskum TAs described above. The County not only has a rich history of agriculture, but with the Milwaukee River and its various tributaries throughout the County and Chicago/Northwestern Railway connecting to Milwaukee, lent the County to becoming a competitive manufacturing area. Historical manufacturing throughout the County TA includes the Slinger Foundry Company, Germantown Cream City Lime Factory, Jackson Lumber Yard, and Newburg/Slinger feed mills/sawmills.<sup>18</sup> In addition, the WDNR BRRTS shows 794 contaminated/regulated sites in the TA, excluding West Bend, Hartford, and Kewaskum TAs.<sup>9</sup> The recession of 2007-09 and the associated collapse in the housing market, reductions in discretionary income, and the closing of commercial and retail businesses also resulted in a new generation of brownfields throughout the County TA with limited funds to address these lingering effects.<sup>19</sup>

Industrial uses / contaminated sites in all 4 TAs have legacy contamination leaving many sites **contaminated, underutilized, and/or abandoned** which presents a challenge for future development within the TA. Without assessment, brownfields have a lower return on investment for the community (**lower tax revenue**) and have **reduced adjacent property values**.<sup>20</sup> In addition, over the last 30 years, housing costs have increased substantially impacting sensitive populations in the County (i.e. elderly) resulting in **housing cost burdened rates almost 2x the United States (US) rate**.<sup>21</sup> The County has an aging population/labor force, almost 2x the rate of the US, which is further **decreasing tax base** for the County to contribute to brownfield assessment/redevelopment planning.<sup>22</sup>

This grant would be the catalyst to identify, inventory, and analyze contamination throughout the County to address housing deficiencies, capitalize on existing infrastructure at brownfield sites, reduce economic tax burdens, and overcome initial redevelopment hurdles to turn blighted sites to assets.

**I.c. Description of the Priority Brownfield Sites:** The following priority brownfield sites were chosen because they are considered catalyst sites with projected reuse consistent with the strategy in adopted plans for each target area described in Section 1.e:

**West Bend:** The highest priority site is Praefke Brake Mfg. Facility, located at 133 West (W) Oak Street (St), West Bend, WI occupying 7.08 acres bordered by residences to the north & west, Eisenbahn State Trail to the east, and is 3 blocks east of Badger Middle School. The site has a long history of industrial use since at least 1919 with confirmed volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), gasoline, and diesel fuel contamination, but most recently has been vacant since 5R Processor’s operations ceased in 2016 due to the company knowingly storing hazardous waste at the facility.<sup>23</sup> The abandoned e-waste was estimated to be (at least) 841,000 pounds of hazardous waste and over 137 tons of asbestos that had no responsible party to pay for disposal. Approximately \$2 million (M) in WDNR and EPA funding was utilized to remove this waste. Now that these larger obstacles have been removed by regulatory agencies, the next steps will be to pursue assessment, cleanup planning and site reuse planning that will set the site up for future cleanup and reuse to revitalize the neighborhoods consistent with the 2020 Comprehensive Plan, which includes a key identified action to initiate redevelopment of outdated commercial and industrial areas.<sup>24</sup>

**Hartford:** A key site in need of funding is the South Bookend Corridor, where the source property is currently a paved asphalt parking lot located at 24/28/32 South (S) Main St, Hartford, WI which was previously used as a dry cleaner, auto repair (with at least two gasoline underground storage tanks (USTs) located within S Main St), a black smith, and a wagon shop. The source property and contiguous parcels at least 200 feet north-northeast of the source along the corridor have been assessed since 2023. Chlorinated VOCs, per- and polyfluoroalkyl substances (PFAS), and heavy metals above regulatory standards are in soil, soil vapor, the unconsolidated water table, and bedrock water table. The South Bookend Corridor plume requires further assessment to delineate groundwater plume horizontally/vertically in addition to assessing the extent of vapor intrusion concerns in the buildings along the corridor. The corridor area is a catalyst targeted for mixed use commercial/residential redevelopment with adaptive reuse of several buildings, per the Strategic Development Plan.<sup>25</sup>

**Kewaskum:** In the Downtown Revitalization Plan<sup>26</sup>, the area of the proposed Kewaskum Village Square is the location of the Former H.J. Lay Lumber Co site (114 Main St, Kewaskum, WI). The lumber company, located northeast of the Main St and Fond

<sup>14</sup> <https://emke.uwm.edu/entry/kewaskum/>, accessed on 1/16/2026.

<sup>15</sup> <https://maps.washcowisconsin.gov/apps/washcogis/>, <https://pasteboard.co/dXQIV9Uk3CbW.png>, accessed on 1/16/2026.

<sup>16</sup> <https://emke.uwm.edu/entry/kewaskum/>, accessed 1/16/2026.

<sup>17</sup> Downtown Revitalization Plan, Village of Kewaskum, WI, Adopted May 6, 2024, accessed on 1/16/2026.

<sup>18</sup> <https://emke.uwm.edu/>, accessed on 1/16/2026.

<sup>19</sup> <https://journals.sagepub.com/doi/10.1068/a43468>, accessed on 1/19/2026.

<sup>20</sup> “Brownfield Redevelopment – A Win-Win for Municipalities and the Environment”, <https://tinyurl.com/BFwinWIN>, accessed on 1/19/2026.

<sup>21</sup> Policymap.com, “Estimated percent of all homeowners 65+ who are burdened by housing costs, between 2019-2023” accessed on 1/19/2026.

<sup>22</sup> <https://tinyurl.com/AgingUSworkers>, accessed on 1/19/2026.

<sup>23</sup> <https://www.washingtoncountyinsider.com/west-bend-2-4-million-dnr-clea/>, accessed on 1/19/2026.

<sup>24</sup> 2020 “Comprehensive Plan for the City of West Bend”, <https://tinyurl.com/WBcomp2020>, accessed on 1/19/2026.

<sup>25</sup> 2016 “Hartford Downtown Opportunity Analysis & Strategic Development Plan”, <https://tinyurl.com/StratDevP>, accessed on 1/19/2026.

<sup>26</sup> “Downtown Revitalization Plan, Village of Kewaskum, Wisconsin”, adopted May 6, 2024, <https://tinyurl.com/KewaskumDT>, accessed on 1/19/2026.

Du Lac Avenue (Ave) intersection, operated from the late 1800s through the early 1960s with likely contaminants from wood treatment (such as pentachlorophenol, chromated copper arsenate, creosote) and from wood processing/manufacturing (such as PAHs and VOCs). The Village Square will include a new Community Facility Building and Event/Market zone which may be impacted by legacy contamination from the former lumber company use. No assessment has been completed to date and therefore assessment is required to evaluate site conditions for redevelopment.

**County:** The Former Jackson Mill is two parcels located just off Main St and is bordered by the railroad to the east and S Center St to the west (W208N16730 S Center St, Jackson, WI). The site is an area recommended for adaptive reuse of historic buildings and creation of destination locations.<sup>27</sup> Jackson Mill is a unique structure that has had interested investors. The property has groundwater contamination, adjoining a railroad which may have leached contaminants, and may have USTs present. Further assessment is required to evaluate site conditions for redevelopment.

**1.d. Identifying Additional Sites:** The County will build upon the successful inventory and prioritization processes developed from their FY2014, FY2017, and FY2020 grants and managed in a geographic information system (GIS) with regulatory, demographic, and historical layers to identify areas with brownfield properties throughout the County's jurisdiction. In addition to the current and continuously updated County site inventory, 1,670 additional regulatory/contaminated sites within the TAs have been identified in the WDNR BRRTS.

Additional criteria used by the County for site prioritization include addressing underserved sensitive &/or low-income populations, reuse of brownfield sites in census tracts (CTs) that are at or above the threshold for one or more environmental, socioeconomic or other burdens. Additional communities that have indicated need and desire to have sites assessed under this funding include Village of Slinger, Village of Jackson, Village of Richfield, and Village of Germantown. The County has no shortage of available additional sites should one of the priority sites become a non-viable site for use of this funding.

### **Revitalization of the Target Areas:**

**1.e. Reuse Strategy & Alignment with Revitalization Plans:** The project to be funded by this grant will further the successes achieved by the Coalition and County SRP since 2013 through the implementation of the FY2014 and FY2017 CWA grants and other activities described in Section 4.e. This will include advancement of the following goals/strategies of the SRP: 1) Implement self-sustaining program, 2) Impactful redevelopment of sites, 3) Utilize County, Federal, State, local, and private resources, 4) Maintain knowledgeable and engaged project management team, 5) Optimize and fully leverage real estate and utilities already built out and currently underutilized, 6) Engage public / government unique capabilities when and where appropriate to mitigate risk and maximize the return on investment of redevelopment sites, and 7) Leverage the transformative power of redevelopment sites into "once-in-a-lifetime" opportunities.

The goals are consistent with land use and revitalization goals as detailed in the *County's 2050 Comprehensive Plan*<sup>28</sup> as well as the Comprehensive Plans developed by each of the non-lead Coalition members (as well as the 4 other communities in the County). The plans include elements that support the EPA's Smart Growth principles.<sup>29</sup> Per the County's 2050 plan "*The greatest opportunities for redevelopment in the County exist where there is available land served by existing infrastructure, typically in the older and underutilized commercial buildings and parcels located in and adjacent to the traditional downtowns, and older shopping centers located in cities and villages.*" The plan highlights use of the SRP, and available EPA, State and local funding for brownfields. Furthering these goals has included the ongoing development and implementation of detailed planning studies, which will continue as part of this FY2026 Coalition grant. These include: 1) **West Bend TA - 2020 Comprehensive Plan**<sup>30</sup> includes key identified actions to initiate redevelopment of specific outdated commercial and industrial areas including creation of tax incremental finance districts (TIFs). Future cleanup and reuse to revitalize the Praefke Brake Mfg. Facility neighborhood consistent with the 2020 Comprehensive Plan, which includes a key identified action to initiate redevelopment of outdated commercial and industrial areas.<sup>30</sup>; 2) **Hartford TA - Strategic Development Plan**<sup>31</sup>, for seven redevelopment sites containing more than 30 parcels. The plan will strengthen and revitalize key community assets – including the historic downtown, the Rubicon River, and mill pond and the Hartford Plaza Redevelopment Concept was completed with FY2017 CWA funds to redevelop a vacant and blighted strip mall with box stores and out lots on the main commercial corridor. The South Bookend Corridor is a catalyst targeted for mixed use commercial/residential redevelopment with adaptive reuse of several buildings, per the Strategic Development Plan.<sup>31</sup>; 3) **Kewaskum TA - Downtown Revitalization Plan**<sup>32</sup> was funded by the County's SRP (80%) and Kewaskum (20%). The plan seeks to set a vision to enhance the downtown character, support local businesses, and create a vibrant community gathering place. One core strategy is redevelopment of catalytic sites and significance of brownfield redevelopment to promote responsible land use, environmental stewardship, and tax base growth. The Former H.J. Lay Lumber Co will be the location of the proposed Village Square, a noted catalyst reuse site in the Downtown Revitalization Plan, which may be impacted by legacy contamination from the former lumber company use.<sup>32</sup>

**1.f. Outcomes & Benefits of Reuse Strategy:** As described in Section 2, sensitive/disadvantages (elderly and children in poverty) communities are present in the TAs and throughout the County. Assessment, cleanup, and redevelopment of vacant/underutilized priority sites per the plans described in Section 1.e are already in process with demonstrated ongoing successes that are proposed to continue. Approximately \$122M in funding has been leveraged for additional assessment, cleanup, and construction since 2013.<sup>33</sup>

<sup>27</sup> "Opportunity Analysis & Redevelopment Plan, Village of Jackson", adopted March 14, 2017, <https://tinyurl.com/JacksonOARP>, accessed on 1/19/2026.

<sup>28</sup> "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2050", <https://tinyurl.com/MultiCP2050>, accessed on 1/20/2026.

<sup>29</sup> <https://www.epa.gov/smartgrowth/about-smart-growth>, accessed on 1/20/2026.

<sup>30</sup> 2020 "Comprehensive Plan for the City of West Bend", <https://tinyurl.com/WBcomp2020>, accessed on 1/19/2026.

<sup>31</sup> 2016 "Hartford Downtown Opportunity Analysis & Strategic Development Plan", <https://tinyurl.com/StratDevP>, accessed on 1/19/2026.

<sup>32</sup> "Downtown Revitalization Plan, Village of Kewaskum, Wisconsin", adopted May 6, 2024, <https://tinyurl.com/KewaskumDT>, accessed on 1/19/2026.

<sup>33</sup> <https://www.washcowisco.gov/cms/One.aspx?portalId=16228038&pageId=17244819>, accessed on 1/20/2026.



Revitalization plans proposed in this application will similarly stimulate economic development in the TAs post-cleanup, similar to projects that were funded by the FY2014/FY2017 CWA grants such as: Former Barton Elementary School in West Bend to a \$9.6 million 40-unit affordable housing project; Rincon 225 in Hartford to a \$18 million, six-story, 82-unit apartment building on the former eight-parcel “Bookends” brownfield site; E.H. Wolf & Sons site in Slinger, resulting in an estimated 19 new jobs, \$1,200,000 in annual local wages, \$59,000 in annual property tax revenues, and \$194,000 in annual increased sales tax revenues.

An equal or greater amount of redevelopment could be realized through continuation of the program during the implementation of the FY2026 grant. The Coalition and SRP will continue to strengthen its success by providing reuse planning, assessment, cleanup planning, and redevelopment financing to drive redevelopment of the other priority sites in the TAs. It is anticipated that the highest and best use for portions of sites within the flood plain and bordering rivers will be public greenspace for preservation and/or recreation. This will result in retention and attraction of residents and work force to the area, provide safe amenities, increased tax base and business climate, and improvements in the livability, housing, and healthy life choices of the County’s residents.

Adaptive reuse and new construction of brownfield sites, including priority brownfield sites, will improve local extreme weather resilience to natural disasters by allowing the use of solar and renewable energy, such as incorporation of energy efficient measures, replacement of single-pane windows, and pursuit for Leadership in Energy and Environmental Design (LEED) certification. A recent study noted buildings constructed to LEED standards contributed 50% fewer greenhouse gases.<sup>34</sup> Renewable energy pursuits are supported in communities within the County, such as the Hartford Community Development Authority (a non-profit organization) providing weatherization services in partnership with the Wisconsin Home Energy Assistance Program to eligible low-income households to improve energy efficiency measures while ensuring health/safety.<sup>35</sup>

**Strategy for Leveraging Resources:**

**I.g. Resources Needed for Site Reuse:** With the SRP, the County has leveraged public and private resources and funding needed to complete assessment, cleanup, or infrastructure improvements and will continue these efforts in the FY2026 Assessment Coalition Grant. One example includes the E.H. Wolf & Sons site in the Village of Slinger used \$41,000 from the SRP’s EPA CWA grant to complete Phase I and II Environmental Site Assessments (ESAs), which led to a \$146,477 Wisconsin Economic Development Corporation (WEDC) brownfield cleanup grant award. The site also received a 0% interest Economic Development Washington County (EDWC) Attraction RLF loan. To date, approximately \$122M in funding has been leveraged for additional assessment, cleanup and construction. Of this, approximately \$359,251 of in-kind services have been provided by the Coalition members, \$50,000 by the County for cleanup, \$821,477 of State assessment and cleanup grant funds and \$115M in private investment and other incentives related to construction (historic tax credits, affordable housing tax credits, etc.). Leveraged resources will continue and include local, state, and federal incentive programs and can be incorporated into a development finance package that supports applicants’ private loans and investments as described below.

Table 1: Leveraged Resources	Purpose/Role	Status
County	In-kind services towards the management of the cooperative agreement (390 hours (hrs.) / 4 years; \$22,000)	S
County SRC Members	In-kind services towards operation of the SRC and participation in the EPA coalition assessment (322 hrs / 4years; \$14,000)	S
County Assessment Fund	Eligible uses include Phase I ESAs, Phase II ESAs, supplemental site investigations, hazardous material surveys, remedial action and reuse planning, and community area-wide redevelopment planning. 20% match of funds provided by applicants returns towards additional assessment funds for the County Assessment Fund.	S
WEDC	Site Assessment Grant (SAG) program provides up to \$150K grants to local governments seeking to redevelop sites. Brownfields Grant (Cleanup) program provides up to \$250K grants for redeveloping/cleanup of commercial/industrial sites impacted by environmental contamination. The Idle Sites Redevelopment (Idle Sites) program provides up to \$250K funding to implement redevelopment plans for large commercial, institutional, or industrial sites that have been idle, abandoned or underutilized for a period of at least 2 years.	P
TIF	Most of the TAs have prior experience with Tax Incremental Districts (TIDs) and will utilize as appropriate.	P
WDNR Grants	WDNR also provides grants for assessment (Wisconsin Assessment Monies [WAM]) and clean-up (Ready for Reuse) based on available funding from EPA	
KSU TAB program	Public outreach, technical assistance, and reuse strategies.	P
EPA TBA Program	Supplement site assessments, particularly of large sites to offset the proportion of grant funds utilized.	P
EPA RLF	FY2020 grant secured and has been extended to 2027.	S
EPA Cleanup Grants	Assist property owners and developers with funds specifically for remediation of eligible brownfield sites.	P
Private Investment, Donations, etc.	Will be utilized as applicable/available; private sources can be utilized to cost share/offset assessment, historic tax credits, affordable housing tax credits, cleanup and redevelopment costs.	P

Notes: S = Secured; P = Potential; SRC = Site Redevelopment Committee; K = thousand; KSU TAB = Kansas State University Technical Assistance to Brownfields; TBA = targeted brownfields assessments.

<sup>34</sup> <https://www.usgbc.org/sites/default/files/2022-01/LEED-and-Building-Performance-Standards-2022.pdf>, accessed on 1/20/2026.

<sup>35</sup> <https://ci.hartford.wi.us/363/Weatherization>, accessed on 1/20/2026.



As detailed in Section 4.d, Coalition members have been aggressive and successful in pursuing funding from leveraged resources to increase funding dollars and impact within the County. As of 2025, there are currently 34 additional active TIDs in seven cities and villages in Washington County, including 12 in West Bend, 6 in Hartford, 3 in Kewaskum, 4 in Germantown, 3 in Jackson, 1 in Richfield, 5 in Slinger. West Bend has four TIDs (Numbers [Nos.] 5, 9, 10, and 12) focused almost exclusively on brownfields.

**1.h. Use of Existing Infrastructure:** The TAs and priority sites described in Sections 1.b-1.c represent developed areas in the municipalities and are served with municipal water, wastewater and storm water systems, electricity, natural gas, existing roads, and other infrastructure, which will enhance sustainability and reduce redevelopment costs. Redevelopment in these areas, particularly with energy efficient and green infrastructure upgrades aligns with the goals described in Section 1.f. If the need for infrastructure improvements arises, the funding methods described in Section 1.g can be leveraged

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:**

**Community Need:**

**2.a. The Community’s Need for Funding:** The representative CTs associated with the 3 non-lead Coalition member TAs (West Bend, Hartford, and Kewaskum) and the lead Coalition member’s TA (the remainder of the County, excluding the 3 non-lead Coalition member’s TAs) are disproportionately affected with the inability to draw on other funding sources to carry out environmental assessment/remediation, which impacts their ability to subsequently reuse the underutilized critical spaces within the TAs due to **small population** and/or **low-income** prevalence. All TA residents, suffer higher than normal rates of **poverty** (females who are 65 years or older), **subsidized housing** for people with a **disability**, many have **children in poverty**, and are **housing burdened** compared to the State, and the US (Table 2). Some TAs, such as West Bend, have CTs with more than **2x the rate of poverty** for females who are 65 years or older and **2x the unemployment rate** in the US (Table 2). Select demographic data are provided below to show need in these areas:

	West Bend TA		Hartford TA	Kewaskum TA	County TA <sup>2</sup>	WI	US
<b>Representative TA Census Tracts:</b>	<b>55131420402</b>	<b>55131420401</b>	<b>55131440103</b>	<b>55131410100</b>	<b>N/A</b>	<b>N/A</b>	
Population	31,722 <sup>3</sup>		15,761 <sup>3</sup>	4,367 <sup>4</sup>	137,320 <sup>3</sup>	5,892,023 <sup>3</sup>	332,387,540 <sup>3</sup>
Unemployment <sup>5</sup>	<b>14.58%</b>	1.43%	1.59%	<b>4.95%</b>	2.70%	3.29%	5.20%
65+ Female Poverty <sup>6</sup>	<b>38.64%</b>	<b>21.82%</b>	<b>17.41%</b>	<b>23.74%</b>	<b>24.22%</b>	16.48%	15.68%
Subsidizing Housing w/ Disabilities <sup>7</sup>	<b>56%</b>	26%	<b>50%</b>	<b>53%</b>	31%	32%	24%
Children in Poverty <sup>8</sup>	<b>12.66%</b>	<b>17.38%</b>	<b>16.34%</b>	0%	5.77%	13.02%	16.32%
Housing Burdened <sup>9</sup>	11.7%	<b>26.67%</b>	<b>25.3%</b>	<b>19.11%</b>	15.74%	18.30%	22.05%

Notes: **Bold font** designates where the TA has greater levels of distress than the County. Underlined designates where the TA has greater levels of distress than the State. *Shading* designates where the TA has greater levels of distress than the US (1) All data, unless otherwise specified, were downloaded from [www.PolicyMap.com](http://www.PolicyMap.com) and are 2019-23 5-Year Estimates from the American Community Survey (ACS) downloaded on 12/17/2025. (2) County data is for all of Washington County as the non-lead Coalition member TAs were unable to be extrapolated from the accessible data. (3) Estimated population, between 2019-2023. (4) 2023 5-year estimates from the ACS downloaded on 1/20/2026, <https://tinyurl.com/ACS2023K>. (5) Estimated percent of people age 16 years or older who were unemployed. (6) Estimated percent of all females age 65 or older living in poverty. (7) Percent of population in subsidized housing that live in a household where a person has a disability in 2023. (8) Estimated percent of all people under 18 years who live in poverty. (9) Estimated percent of all homeowners who are burdened by housing costs. N/A = not applicable.

For all criteria in Table 2, clear disparities are evident when comparing the TAs to the State and US. All these indicators signify low income and the concomitant impoverished conditions of the TAs. Further, the smaller communities within the County (including non-lead Coalition member, Kewaskum [4,367]) and the Villages of Jackson (7,882) and Slinger (6,173): as well as 14 other municipalities and 30 unincorporated communities have populations under 15,000 and other Coalition members, lack not only the financial resources, but also the in-house staff expertise to effectively address the priority sites on their own.<sup>36</sup> Award of a FY2026 Assessment Coalition grant to the County will provide these critical supplemental services, which include overall strategy, inventory, planning, assessment, remedial planning, and public outreach. Redevelopment and reuse of identified priority sites in the TAs will provide for reduction of blight and health threats, as well as increased jobs (and benefits), healthy life choices, tax base, and improved welfare to the TAs and municipalities. The grant will be essential to provide initial sources of funding (seed money) to assess and plan for redevelopment that is not available from other funding sources.

**2.b. Health or Welfare of Sensitive Populations:**

	West Bend TA		Hartford TA	Kewaskum TA	County TA	WI	US
<b>Representative TA Census Tracts:</b>	<b>55131420402</b>	<b>55131420401</b>	<b>55131440103</b>	<b>55131410100</b>	<b>NA</b>	<b>NA</b>	
People 65-74 <sup>2</sup>	<b>17.56%</b>	8.62%	9.06%	<b>14.87%</b>	<b>11.61%</b>	10.90%	10.02%
Children <sup>3</sup>	16.5%	<b>24.14%</b>	20.75%	<b>23.10%</b>	<b>22.44%</b>	21.85%	22.47%
65+ Housing Burdened <sup>4</sup>	14.4%	<b>40.13%</b>	<b>32.7%</b>	<b>32.37%</b>	22.10%	23.31%	25.71%
HS Diploma, no College <sup>5</sup>	<b>37.74%</b>	<b>32.79%</b>	<b>34.17%</b>	28.05%	28.47%	29.67%	26.19%
Pre-1980 Housing <sup>6</sup>	<b>50.25%</b>	<b>81.07%</b>	16.58%	42.59%	46.07%	57.81%	50.50%

Notes: **Bold font** designates where the TA has greater levels of distress or greater percentages of sensitive populations than the County. Underlined designates where the TA has greater levels of distress or greater percentages of sensitive populations than the State. *Shading* designates where the TA has greater levels of distress or greater percentages of sensitive populations than the US (1) All data, unless otherwise specified, were downloaded from [www.PolicyMap.com](http://www.PolicyMap.com) and are 2019-23 5-Year Estimates from the American Community Survey (ACS) downloaded on 12/17/2025. (2) Estimated percent of all people age 65-74. (3) Estimated percent of all civilian noninstitutionalized population under 18 years. (4) Estimated percent of all homeowners 65+ who are burdened by housing costs. (5) Estimated percent of people with a high school diploma and no college. (6) Estimated percent of all housing units built in 1979 or before. N/A = not applicable.

The TAs have higher percentages of sensitive populations in economic distress (Table 2; Section 2.a) compared to the State and/or the US which compounds the severity of their welfare and/or health issues. For example, TA females who are **65 years or older** is up to **2x the rate of poverty** compared to the US (Table 2; Section 2a). In addition, two of the TAs have a higher incidence of

<sup>36</sup> 2023 5-year estimates from the ACS, <https://censusreporter.org/profiles/>, accessed on 1/20/2026.



**children in poverty** compared to the US (Table 2; Section 2.a). In addition to impoverished sensitive populations (Table 2; Section 2.a), the County and most non-lead member Coalition TAs have a higher population of **elderly** and/or **children** residents compared to the US (Table 3). As seen in Table 2 (Section 2.a) and Table 3, although the elderly and/or children incidence may be slightly lower than the US rate in select TAs, these populations in poverty is higher than the national rate in most TAs. The focus of this project will be assessing and facilitating reuse of brownfield properties within the TAs to reduce the disproportionate impacts on these populations.

A public welfare concern in all the areas is the blighting influence of vacant or abandoned former commercial and industrial buildings on the surrounding residential neighborhoods and their sensitive populations. Housing costs have increased substantially impacting sensitive populations in the County (i.e. elderly) resulting in **housing cost burdened rates almost 2x the US rate** (Table 3). The focus of reuse of brownfield sites already within residential neighborhoods, will not only reduce the environmental contamination adjoining these residential neighborhoods resulting in consequential health problems, but will **reduce the burden of housing for sensitive populations**. Reuse also eliminates vagrants and criminals from using the buildings and vacant sites, thus increasing neighborhood safety, further stabilizing, and revitalizing these neighborhoods. The majority of the sites are located within several blocks of schools, adjacent to or within one block of major recreational trails, adjoining or within residential areas, and adjacent to or within several blocks of community parks (Section 1.c). As seen on Table 3, over 50% (up to 81.07%) of the housing in two of the CTs in the West Bend TA were built pre-1980, increasing the potential for lead exposure to the (sensitive) child poverty population. For example, **childhood lead poisoning** percentages in portions of Hartford (5.73%) and West Bend (2.46%) are greater than the County (1.66%) and State (3.64%) averages.<sup>37</sup> Research has found that children from low income families, have higher proportions of detectable and elevated blood lead levels and these levels increase as the degree of poverty increases.<sup>38</sup> The reuse strategy will not only investigate (Phase I ESAs, Phase II ESAs, and Site Investigations) and create plans (Remedial Action Plans [RAPs]) to reduce/remediate sites with contaminant releases, but investigations will also occur at sites that have a likelihood of asbestos-containing materials (ACMs) and lead-bearing paint (LBP; primarily buildings built before 1980). This will help identify to eliminate/reduce these threats that are currently plaguing these sensitive populations.

**2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Sensitive populations that face greater than normal incidence of public health impacts associated with exposure to hazardous substances or petroleum in the TAs are largely undocumented as studies rarely target this type of threat in rural and small town settings; however, based on data available from the Centers for Disease Control (CDC), the death rate for chronic obstructive pulmonary disease (COPD) diseases, potentially attributable to environmental factors (e.g., LBP and/or ACM) in Washington County (68.7) has a higher incidence than the State (67.0)<sup>39</sup> and 35% higher than the US (44.2<sup>40,41</sup>). Long-term effects of **childhood lead poisoning** include decrements in neurological function and deficit hyperactivity, which may persist into adulthood.<sup>42</sup> As noted in Section 2.b, childhood lead poisoning percentages in portions of Hartford (5.73%) and West Bend (2.46%) are greater than the County (1.66%) and State (3.64%) averages. Lead may be harmful to the developing immune system, causing production of excessive inflammatory proteins; this mechanism may mean that lead exposure is a risk factor for **asthma** in children.<sup>43</sup> **Infant mortality**, which is a larger rate within the County (7.18) compared to the State (6.13), is also detrimentally impacted by lead-exposure.<sup>44,45</sup> As noted in Table 4.b, all non-lead Coalition members rank above the 50<sup>th</sup> percentile for low life expectancy compared to the State. Although most lead poisoning for residents is attributable to deteriorated lead-based paint surfaces in homes (Table 3, Section 2.b), additional sources of lead associated with brownfield sites represent an increased threat for children already at risk such as those in poverty (Table 2; Section 2.a). According to the CDC, **asthma, cancer, COPD, and coronary heart disease** have higher occurrences in the TAs than the US and/or State averages as noted in Table 4.a below:

Table 4.a: CDC Health Data	West Bend	Hartford	Kewaskum	County	WI <sup>1</sup>	US
Current asthma prevalence among adults aged ≥ 18 years	<b>10.8%</b>	<b>10.9%</b>	<b>11.1%</b>	10.5%	10.8 <sup>2</sup>	9.8%
Cancer (non-skin) or melanoma among adults aged ≥ 18 years	9.2%	8.7%	9.4%	9.6%	N/A	7.9%
COPD among adults aged ≥ 18 years	<b>6.2%</b>	<b>6.2%</b>	<b>6.5%</b>	5.9%	N/A	6.2%
Coronary heart disease ≥ 18 years	6.5%	6.3%	<b>6.8%</b>	6.5%	N/A	6.4%

Notes: **Bold font** designates where the TA has greater percentages of prevalence than the County. Underlined designates where the TA has greater levels of prevalence than the State. *Shading* designates where the TA has greater percentages of prevalence than the US. Data is reported from the city data from which the Target Area is located within Source: <https://www.cdc.gov/places/downloaded/12/17/2025>. (1) <https://ephracking.cdc.gov/DataExplorer/> accessed on 1/22/2026. (2) 2021 Prevalence of Asthma among adults in crude prevalence of adults ≥ 18 years of age ever diagnosed with asthma who report they currently have asthma. N/A = no data available.

Table 4.b: State Percentiles	West Bend		Hartford	Kewaskum
Representative TA Census Tracts:**	55131420402	55131420401	55131440103	55131410100
Low Life Expectancy (2022)	48%	<b>76%</b>	<b>66%</b>	<b>51%</b>

Notes: **Bold font** designates where the TA has greater than the 50<sup>th</sup> percentile for the State. Underlined designates where the TA has greater than the 60<sup>th</sup> percentile for the State. *Shading* designates where the TA has greater than the 70<sup>th</sup> percentile for the State. Source: [policy-map.com](https://www.policy-map.com), Low Life Expectancy (State Percentiles), accessed on 1/22/2026. \*\*Data is not available on the County level.

<sup>37</sup> <https://www.dhs.wisconsin.gov/lead/data.htm>, accessed on 1/20/2026.

<sup>38</sup> "Mitigating Childhood Lead Exposure and Disparities: Medicaid and Other Federal Initiatives", <https://tinyurl.com/LowIncLead>, accessed 1/20/2026.

<sup>39</sup> 2022 Mortality from COPD, crude death rate from COPD among people ≥ 25 years per 100,000 population, <https://ephracking.cdc.gov/DataExplorer/>, accessed 1/22/2026.

<sup>40</sup> National Vital Statistics System, Deaths: Final Data for 2022, Vol. 74, No. 4, Table B, June 10, 2025, accessed on 1/22/2026

<sup>41</sup> CDC, COPD-Related Mortality by Sex and Race Among Adults Aged 25 and Over: United States, 2000-2014, September 8, 2016, COPD accounted for approximately 96% of all chronic lower respiratory disease deaths every year, <https://blogs.cdc.gov/nchs/2016/09/08/3221/>, accessed on 1/22/2026.

<sup>42</sup> <https://www.atsdr.cdc.gov/toxprofiles/tp13.pdf>, accessed 1/22/2026.

<sup>43</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1257653/>, accessed 1/22/2026.

<sup>44</sup> Infant (<1 year of age) mortality rate per 1,000 live births over a 5-year period, 2016-2020, <https://ephracking.cdc.gov/DataExplorer/>, accessed on 1/22/2026.

<sup>45</sup> Air lead concentrations found to affect infant mortality, February 25, 2025, <https://tinyurl.com/LeadInfant>, accessed on 1/22/2026.



Other environmental factors impacting prevalence of disease in Table 4.a, other than LBP/ACM, may include air quality toxics, such as **benzene, 1,3-butadiene, and naphthalene**, of which the County exceeds nonpoint source prevalence compared to the State.<sup>46</sup> Potential ingestion, inhalation, and dermal contact with contaminated soil, water and vapor poses a public health risk, especially to children and elderly individuals. The County will continue the work facilitated by the FY2014 and FY2017 grants and County assessment fund by utilizing the FY2026 Assessment Coalition Grant funding to identify, assess, and plan cleanup for these and other contaminant concerns within the TAs, recognizing that many of the adverse health conditions that exist in these TAs may be caused by the contaminants at priority brownfield sites and other nearby brownfields. Assessing and developing cleanup plans for these sites will lead to a reduction in inhalation and direct contact of these contaminants.

**2.d. Economically Impoverished/Disproportionately Impacted Populations:** Due to the combination of zoning and persistent policies, questionable industrial operations have historically disproportionately impacted sensitive populations in the County TAs. The TAs' legacy of heavy industrial/commercial activity and associated pollution has resulted in a disproportionate burden to sensitive populations (low-income communities, elderly, and children). As noted in Table 2 (Section 2.a), the TAs have a disproportionate population of impoverished sensitive populations (elderly and children in poverty). Table 5 below summarizes disproportionate sensitive population impacts in the TAs (compared to the rest of the State) and in a community disproportionately burdened with poor air quality (top 34%), increased risk from lead exposure in housing (LBP indicator; top 31%), abundant risks from wastewater discharge proximity (top 31%), and hazardous waste (top 33%)/UST proximity (top 22%):

	West Bend		Hartford	Kewaskum
<b>Representative TA Census Tracts:**</b>	<b>55131420402</b>	<b>55131420401</b>	<b>55131440103</b>	<b>55131410100</b>
Particulate Matter 2.5	<b>56%</b>	45%	<b>62%</b>	35%
Ozone Level in Air	<b>66%</b>	<b>57%</b>	<b>59%</b>	48%
Diezel Particulate Matter Level in Air	<b>55%</b>	45%	43%	24%
Toxic Releases to Air	<b>51%</b>	<b>61%</b>	48%	33%
Lead Paint / LBP	49%	<b>69%</b>	14%	25%
Wastewater Discharge Indicators	13%	12%	<b>69%</b>	11%
Hazardous Waste Proximity	<b>63%</b>	<b>67%</b>	<b>59%</b>	20%
Traffic Proximity and Volume	<b>58%</b>	48%	44%	26%
Underground Storage Tanks (USTs)	<b>78%</b>	<b>70%</b>	49%	40%

<sup>2</sup>Notes: **Bold** font designates where the TA has greater than the 50th percentile for the State. Underlined/red font designates where the TA has greater than the 60th percentile for the State. *Shaded* font designates where the TA has greater than the 70th percentile for the State. Source: [policymap.com](http://policymap.com), State percentile, Supplemental Index data, accessed on 1/22/2026. \*\*Data is not available on the County level.

**Reuse Strategy Threat Reduction:** Through targeted environmental assessment and an affordable housing-focused reuse strategy, this FY2026 grant will transform brownfield properties from sources of environmental risk into assets that protect public health. The project will measurably reduce exposure pathways associated with air pollution, lead-based paint, wastewater infrastructure, hazardous waste proximity, and USTs—delivering lasting benefits to children, elderly residents, and households living in poverty.

**Community Engagement: 2.e. Project Involvement: 2.f. Project Roles:** Under the FY2014 and FY2017 grants, the County successfully engaged citizens, Coalition members, and other entities through the reuse planning processes, and quarterly Site Redevelopment Steering Committee (SRC) meetings.<sup>47</sup> These meetings were open to the public and included accommodations for those in need. In addition, other entities and roles are listed below. Outside of SRC meetings, we will invite these organizations to provide comments on the brownfield inventory & prioritization update, future reuse planning efforts, and applicable involvement on projects as listed in Table 6:

Table 6 - List of Organizations	Entity's Mission	Point of Contact (name & email)	Specific Involvement in the Project or Assistance Provided
Washington County Coalition Members / SRC Members	The SRC works collaboratively with the Site Redevelopment Program (SRP) to advance targeted and impactful redevelopment of blighted, underutilized, and brownfield sites by leveraging valuable and sustainable funding and other resources to provide economic growth and vitality and enhance the quality of life in Washington County.	See point of contact information at the bottom of the table.	Each Coalition member is committed to serve on the SRC & help with site prioritization. This will include hosting and participating in quarterly meetings open to the public and voting on specific actions related to site selection, cleanup, and future reuse of brownfield sites (including priority sites). The County has signed Memorandum of Agreements with each member, including the non-lead Coalition members in this FY2026 grant application.
Economic Development Washington County (EDWC)	<i>Fuel growth companies for the creation of quality jobs &amp; economic prosperity countywide.</i> EDWC is dedicated to empowering companies with the tools, resources, and strategic guidance they need to grow, innovate, and create lasting economic impact. By fostering business success, they are shaping a prosperous future for Washington	Christian G. Tscheschlok, CEcD <a href="mailto:tscheschlok@edwc.org">tscheschlok@edwc.org</a>	EDWC is the County's lead economic development organization. EDWC staff have been key participants in the County's FY2014 and FY2017 EPA grants and serves as the Loan Manager for the US EPA FY2020 RLF. EDWC staff serve on the SRC and will continue to help integrate the current and future EPA-funded projects with the County's overall economic development strategies and leveraged initiatives.

<sup>46</sup> <https://ephtracking.cdc.gov/DataExplorer/>, accessed on 1/22/2026.

<sup>47</sup> Brownfields Site Redevelopment Program, [https://www.washcowisconsin.gov/departments/community\\_development/brownfields\\_redevelopment](https://www.washcowisconsin.gov/departments/community_development/brownfields_redevelopment), accessed on 1/22/2026.



	County—one investment, one job, and one opportunity at a time		
Casa Guadalupe Education Center (CGEC)	Celebrating cultures while empowering communities through inclusive education and equitable access to resources.	Maria Gutierrez Gurrola, Executive Director <a href="mailto:Ed@casaguadalupeonline.org">Ed@casaguadalupeonline.org</a>	CGEC is the primary not-for-profit organization in the County that serves the needs of Latino residents. CGEC will assist with outreach to the Latino community and development of Spanish language materials on the project and will provide Spanish language interpreter services if needed. They will help ensure that all members have the opportunity for input on public outreach regarding site selection, cleanup, and future reuse of the brownfield sites, including the priority sites.
Hartford Area Development Corporation (HADC)	The HADC is organized to achieve the objectives of: Promoting business and community growth: Through the three pillars of guidance promote economic programs designed to strengthen and expand the income potential of all business within the Hartford, WI area and support programs of civic, social and cultural nature which are designed to increase the functional and aesthetic values of the community.	Tom Hostad, Executive Director <a href="mailto:thostad@hadc.org">thostad@hadc.org</a>	HADC has a longstanding commitment to economic development and growth in the Hartford area and is actively involved in efforts to promote economic development in the City and downtown revitalization. HADC has recently utilized the SRP funds for site assessments. HADC may be consulted to assist with decision making regarding brownfield site selection and/or future reuse in Hartford to ensure plans align with HADC’s efforts/vision.
Moraine Park Technical College (MPTC)	Growing minds, businesses and communities through innovative learning experiences.	Pete Rettler, Dean of the West Bend Campus <a href="mailto:pretler@morainepark.edu">pretler@morainepark.edu</a>	MPTC has been a consistent supporter of the County’s efforts on the SRP, serving as a host to SRC committee meetings. Faculty from MPTC will continue to participate in the brownfields inventory process.
Restoring Lands: A Wisconsin Land Trust (RL)	The mission of Restoring Lands is to protect, connect, and restore Southeast Wisconsin’s lands and waters for the benefit of all.	Thomas Stolp, Executive Director <a href="mailto:tstolp@restoringlands.org">tstolp@restoringlands.org</a>	RL will support the brownfield efforts to provide input on assessing threats to important habitat areas as well as input on opportunities to ensure brownfield site selection and/or future reuse supports sustainable community spaces.
United Way of Washington County (UWWC)	To improve lives and community conditions in measurable and lasting ways.	Kristin Brandner, CEO <a href="mailto:kbrandner@unitedwayofwashintoncounty.org">kbrandner@unitedwayofwashintoncounty.org</a>	UWWC will provide support on priority sites or future reuse projects that may disproportionately affect low-income, sensitive, or other residents who may be economically or otherwise disadvantaged.

**Washington County Coalition / SRC Members:** 1) Jeff Schleif, County Board Supervisor, [jeffrey.schleif@washcowisconsin.gov](mailto:jeffrey.schleif@washcowisconsin.gov); 2) Brian Krebs, County Board Supervisor, [Brian.Krebs@washcowisconsin.gov](mailto:Brian.Krebs@washcowisconsin.gov); 3) John Fellows, Community Development Director, West Bend, [fellowsj@westbendwi.gov](mailto:fellowsj@westbendwi.gov); 4) Jacob Maas, City Planner, Hartford, [jmaas@hartford.wi.gov](mailto:jmaas@hartford.wi.gov); 5) Margaret Wilber, Administrator, Village of Slinger, [mwilber@vi.slinger.wi.gov](mailto:mwilber@vi.slinger.wi.gov); 6) Tom Hostad, Executive Director, Hartford Area Development Corporation, [thostad@hadc.org](mailto:thostad@hadc.org); 7) Curt Pitzen, SRC Chair, Director, Village of Newmark, [curt.pitzen@nmrk.com](mailto:curt.pitzen@nmrk.com); 8) Christian Tscheschlok, Executive Director, EDWC, [tscheschlok@edwc.org](mailto:tscheschlok@edwc.org); 9) Jim Healy, Administrator, Village of Richfield, [mailto:asc@richfieldwi.gov](mailto:mailto:asc@richfieldwi.gov) administrator@richfieldwi.gov; 10) Jen Heidtke, Administrator, Village of Jackson, [jcn.keller@villageofjacksonwi.gov](mailto:jcn.keller@villageofjacksonwi.gov); 11) Adam Gitter, Administrator, Village of Kewaskum, [agitter@kewaskumwi.gov](mailto:agitter@kewaskumwi.gov); 12) Steve Kreklow, SRC Vice Chair, Administrator, Village of Germantown, [skreklow@germantownwi.gov](mailto:skreklow@germantownwi.gov).

**2.g. Incorporating Community Input:** Since 2013, the County has proactively involved communities including disproportionately affected residents in development and advancement of the SRP. The County established the SRC, detailed on the current website, to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning and site assessment.<sup>48</sup> The SRC will continue to serve as the primary body through which the SRP and Coalition’s community outreach and engagement efforts are conducted. Quarterly program meetings are held in accessible community facilities across the County or online through publicly accessible links and are widely promoted to encourage attendance and promote awareness throughout the County of SRP and Program activities/projects. The SRC aims to rotate quarterly meeting locations among Coalition communities to promote strong community connections with the SRP. The meetings are held at locations compliant with the Americans with Disabilities Act (ADA). These meetings will continue to be well-advertised, will provide a venue for background information on the SRP and CWA as well as the targeted site(s), and solicit input from the public. Although in-person SRC meetings will be held when possible, the County has and will continue to provide virtual participation options post-COVID-19 for SRC meetings to encourage maximum participation/accessibility.

Along with quarterly SRC meetings, the County will hold public meetings annually, and will include FY2026 grant program updates and progress reports, education on the program, grants activity, and the status of the fund as the program progresses, and opportunity to incorporate neighborhood feedback in the cleanup and redevelopment planning and decision-making processes. Besides the annual meetings, additional methods used to communicate progress and solicit input will include additional public meetings, updates on the coalition partner’s websites, fact sheets, social media updates, and mailers, as appropriate. As activities occur related to reuse planning or site assessment, the SRP will conduct neighborhood-level outreach to affected populations, underrepresented populations, and relevant partner organizations. The methods for communicating project progress to the community will be adjusted specifically in response to feedback from the community, but is likely to include providing flyers in Spanish, and posting flyers at

<sup>48</sup> Brownfields Site Redevelopment Program, [https://www.washcowisconsin.gov/departments/community\\_development/brownfields\\_redevelopment](https://www.washcowisconsin.gov/departments/community_development/brownfields_redevelopment), accessed on 1/22/2026.



local high-traffic businesses to inform residents. We will also offer virtual and/or livestreaming so members of the public can participate virtually.

The programmatic quarterly reports, site technical reports and area-wide plans, quarterly fact sheets, and Success Stories StoryMap and videos will continue to be posted on the County website and will summarize completed or scheduled activities, funding sources secured or identified, and outreach activities performed.<sup>49</sup> The SRP website will communicate progress to all stakeholders. This comprehensive, interactive, and engaging website includes information of interest to the general public such as success stories, areawide plans, and public input opportunities, as well as project reports for the priority sites, and detailed technical reports.

**3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:**

**Description of Tasks/Activities & Outputs:** Implementation of the grant and completion of the project will be a collaborative effort including the County coalition partners supported by project Organization/Entity/Groups and a Qualified Environmental Professional (QEP) selected per the requirements of 2 CFR 200.317-326. The scope of work has been organized into five tasks.

**Table 6: Summary of Tasks, Schedule, Leads, and Outputs**

**Task 1: Brownfields Inventory and Programmatic Activities (\$27,000)**

a. **Implementation:** County will work with their QEP to build from the successful inventory and prioritization process already established under County’s FY2014 and FY2017 grants, by integrating new sites into the County GIS tool and removing sites that have been redeveloped. The grant will fund ongoing site inventory and prioritization updates. As conducted in the initial inventory and prioritization process, environmental database information will be utilized as well as information from fire insurance maps, city directory records, tax delinquencies, and other information sources. The team will evaluate the redevelopment potential of sites based on criteria such as the presence of TIFs, proximity to transportation infrastructure, potential for eliminating blight, ownership and access status, and discussions with local developers. This task also includes programmatic activities including quarterly and annual reporting.

b. **Schedule:** Brownfield inventory and site prioritization will primarily be conducted during the first quarter of the project but will be ongoing through the lifecycle of the grant. Progress reports will be submitted on or before January 30th, April 30th, July 30th, and October 30th of each year. Annual performance reports will be submitted by October 30th of each year. Initial information for each site will be entered into Assessment, Cleanup, Redevelopment and Exchange System (ACRES) following execution of Phase I ESAs and updated upon completion of milestones related to Phase II ESAs, Hazardous Building Material Surveys, and RAPs.

c. **Lead(s):** Led by County with guidance from the SRC and assistance from the QEP.

d. **Outputs:** Site inventory and prioritization updates (ongoing), quarterly progress reports and up to (16), annual financial and performance reports (4), final closeout report (1), ACRES updates (as needed), and GIS inventory map updates (as needed).

**Task 2: Phase I ESAs (\$218,750)**

a. **Implementation:** Phase I ESAs at approximately 30 sites will be completed under this task (\$7,125 for Phase I ESA + eligibility determination [ED]). Prior to performing Phase I ESAs, eligibility determination request forms will be prepared and submitted to EPA (hazardous substance brownfields) or WDNR (petroleum brownfields) for approval. Upon confirmation of eligibility, Phase I ESAs will be completed per the All-Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-21 Phase I ESA process.

b. **Schedule:** Phase I ESAs will be completed throughout the life of the grant and concurrently with Task 1 activities. Site access will be obtained upon ED approval prior to Phase I ESA visits. Phase I ESA reports will be completed and submitted to the property owner, WDNR, and EPA.

c. **Lead(s):** The County will lead all activities and the QEP will complete the Phase I ESAs.

d. **Outputs:** Electronic (e.g., Adobe Acrobat files) Phase I ESA reports will be generated and linked to the County’s brownfield inventory GIS database. Printed copies of a Phase I ESA will only be prepared, on recycled paper, if requested.

**Task 3: Phase II ESAs and Remedial Action Plans (RAPs; \$750,250)**

a. **Implementation:** Phase II ESAs, site investigations, and/or RAPs at priority sites that meet the site-specific eligibility requirements will be conducted. The quality assurance project plan (QAPP) from the FY2017 Assessment grant will be updated, submitted, and approved by the EPA prior to conducting any Phase II ESAs or other sampling activities. Site-specific sampling and analysis plans (SAPs) and health and safety plans (HASPs) will be prepared for each site and submitted to EPA and WDNR prior to initiating field work. The anticipated scope of work, budget, and deliverables are summarized below. To be completed continuously within the lifecycle of the grant.

b. **Schedule:** Task 3 will generally occur during years 1 through 4 of the grant.

c. **Lead(s):** Under the direction of the County, the QEP will perform Phase II ESAs and complete RAPs.

d. **Outputs:** 1 QAPP (and three annual updates); 10 Hazardous building materials surveys; 15 Phase II ESAs (small sites); 16 Phase II ESAs (large sites); 10 RAPs. The types of brownfield sites identified in most of the TAs are smaller sites or clusters of sites for which efficiencies of scale will be achievable. Data will be collected to support reuse planning.

**Task 4: Reuse Planning (\$450,000)**

a. **Implementation:** It is anticipated that five area-wide or site-specific reuse plans (approximately \$86,750 per report) will be funded over the life of this grant as determined by the County Coalition members, and SRC. KSU TAB may be leveraged to assist with outreach and economic analysis, feasibility studies, and reuse plans for additional rural communities.

b. **Schedule:** Area-wide planning is anticipated to occur during the second and third years of the grant cycle.

c. **Lead(s):** The process will be managed by the County with guidance from the SRC, with assistance from the QEP, and with public outreach included at regularly scheduled SRC meetings.

<sup>49</sup> [https://www.washcowisco.gov/departments/community\\_development/brownfields\\_redevelopment](https://www.washcowisco.gov/departments/community_development/brownfields_redevelopment), accessed 1/22/2025.



d. **Outputs:** It is anticipated that five area-wide or site-specific redevelopment plans will be funded and delivered over the life of this grant.

**Task 5: Community Outreach (\$54,000)**

a. **Implementation:** Community involvement is a key part of the project. The emphasis for this task is based on the experience from the FY2014 and FY2017 EPA grants described in Sections 1 & 2. Targeted outreach has occurred and will remain important for each TA. A comprehensive community outreach initiative will include public meetings and forums, development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations. KSU TAB may be leveraged to assist with outreach and economic analysis, feasibility studies and reuse plans for rural communities throughout the County’s jurisdiction.

b. **Schedule:** This task will be completed continuously throughout the lifecycle of the grant.

c. **Lead(s):** To maximize the extent to which residents and other stakeholders can provide meaningful input to the project, the County SRC Program and EDWC will continue, with elements that include public meetings (occurring quarterly), community-wide and community specific public meetings and forums, print and web-based communication tools including the development and distribution of marketing and informational materials, and joint outreach and education efforts with community partner organizations and assistance from the QEP.

d. **Outputs:** Outreach meetings; meeting agendas, notes, sign-in sheets; project fact sheets and press releases; project webpage, with updates; and attendance at the National Brownfields Conference twice, one local brownfield conference, and presentation materials for Regional/State/National Brownfields Conferences. Four return on investment (ROI) and impact analysis reports completed by EDWC for four sites.

**3.e. Cost Estimates:**

Table 7: Budget Categories		Project Tasks (\$)					Total
		Task 1	Task 2	Task 3	Task 4	Task 5	
		Inventory/Programmatic Activities	Phase I ESAs	Phase II ESAs & RAPs	Reuse Planning	Community Outreach	
Direct Costs	Personnel	\$7,500	\$5,000	\$5,000	\$16,250	\$16,250	\$50,000
	Fringe Benefits	--	--	--	--	--	--
	Travel	--	--	--	--	\$4,950	\$4,950
	Equipment	--	--	--	--	--	--
	Supplies	--	--	--	--	\$950	\$950
	Contractual	\$19,500	\$213,750	\$745,250	\$433,750	\$30,800	\$1,443,050
	Construction	--	--	--	--	--	--
	Other (3 Conference Registration Fees)	--	--	--	--	\$1,050	\$1,050
<b>Total Direct Costs</b>		\$27,000	\$218,750	\$750,250	\$450,000	\$54,000	\$1,500,000
<b>Indirect Costs</b>		--	--	--	--	--	--
<b>TOTAL BUDGET</b>		\$27,000	\$218,750	\$750,250	\$450,000	\$54,000	\$1,500,000

Note: 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority sites within the TA. Phase I ESA, Phase II ESA, and site-specific cleanup planning make up greater than 60% of the grant (64.6%).

**Task 1: Brownfields Inventory and Programmatic Activities (\$27,000)** – The budget of \$27,000 for Task 1 is based on an estimated 150 hours (hrs) at a rate of \$50/personnel for County staff and 130 hrs of work by the QEP at a rate of \$150/hr, to complete an inventory of sites, quarterly reporting, GIS mapping management and data entry, interviews with communities, and presentations/meetings.

**Task 2: Phase I ESAs (\$218,750)** – Under the direction of the County, the QEP will complete Phase I ESAs at 30 sites including approximately 100 hrs at a rate of \$50/personnel for County staff; and 1,345 hrs. of work by the QEP at a rate of \$150/hr and \$12,000 for site reconnaissance and database research expenses.

**Task 3: Phase II ESAs and RAPs (\$750,250)** – An estimated 100 hrs at a rate of \$50/personnel will be completed by County staff for outputs below. The QEP will complete the following anticipated numbers of environmental reports or outputs at a rate of \$150/hr:

Table 8: Contractual Direct Cost Outputs for Task 3	Quantity	Unit Cost	Total Cost
Quality Assurance Project Plan (annual updates to existing QAPP)	4	\$1,937.50	\$7,750
Hazardous building materials surveys	10	\$3,250	\$32,500
Phase II ESAs (small sites)	15	\$15,000	\$225,000
Phase II ESAs (large sites)	16	\$25,000	\$400,000
RAPs	10	\$8,000	\$80,000

\* Unit costs for asbestos surveys and Phase II ESAs include \$750 per site, for preparation of site-specific SAPs and HASPs, which will be prepared for each site and submitted to EPA prior to initiating field work.

**Task 4: Area-wide/Reuse Planning (\$450,000)** – Costs will vary based on the planning activities required, redevelopment challenges present, number of parcels, and other factors. However, it is anticipated that five area-wide or site-specific reuse plans will be funded over the life of this grant (all at an average cost of \$86,750, for a total of \$433,750). County staff anticipate approximately 325 hrs. at a rate of \$50/personnel.



**Task 5: Community Outreach (\$54,000)** – The budget for this task includes work completed on County website, travel, and training for one County staff to attend two National Brownfields Conference, one state brownfield conference, and supplies for meetings or outreach. Outreach costs are summarized below in Table 9.

<b>Table 9: Direct Cost Outputs for Task 5</b>	<b>Description</b>	<b>Budget</b>
1. Outreach meetings	Meeting outreach, facilitation and management including SRC, public/community, property owner meetings (QEP: approximately 50 hrs @ \$150/hr. and approximately 108 hrs at a rate of \$50/personnel for County staff).	\$12,900
2. Outreach documents	Preparation of project fact sheets, press releases, agendas, minutes, newsletter submissions, etc. (QEP: approximately 52 hrs. @ \$150/hr. and approximately 108 hrs at a rate of \$50/personnel for County staff).	\$13,200
3. Online communications	Preparation of website updates and other online communications (QEP: approximately 50 hrs. @ \$150/hr. and 109 hrs at a rate of \$50/personnel for County staff).	\$12,950
4. EPA conferences	Travel costs (\$500 for airfare, \$800 for lodging, and \$350 for meals x 3 conferences) for one County staff to attend EPA Brownfield conferences in 2027 & 2029 and one state Brownfield conference. Assuming a conference fee of \$350/conference (total of \$1,050).	\$6,000
5. Supplies for outreach	\$950 for printing, and mailing associated with public notices, display boards, and graphic displays over a four-year span.	\$950
6. EDWC	ROI and impact analysis on 4 sites (\$2,000/report).	\$8,000

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** Progress in completing the anticipated outputs will be tracked and reported to EPA through completion of ACRES and quarterly reports as well as on the County website and in the County’s GIS inventory map. The County, along with the QEP, will track and document on a quarterly basis: 1) number of potential brownfield sites prioritized, 2) number of Phase I ESAs performed, 3) number of Phase II ESAs performed, 4) number of environmental site investigations performed, 5) number of sites for which remedial planning is performed, 6) number of area-wide and/or site-specific reuse plans developed, and 7) number of community meetings held and number of persons attending. Sites assessed will be linked to parcel identification numbers to allow for tracking and documentation of the project, enabling the parcels, associated acreage and environmental assessment status to be tracked more effectively. The County, along with the QEP, will also document, track and evaluate the following overall project results and eventual outcomes on a quarterly basis via the ACRES database and quarterly reports for brownfield sites on which assessment funding is utilized: 1) number of sites assessed, 2) number of sites for which off-site risks have been identified, 3) number of sites for which property title transfers are facilitated, 4) number of sites and acres of land set for redevelopment 5) acres of parks or other greenspace created, 6) amount of private investment leveraged for redevelopment projects, 7) amount of other funding leveraged for redevelopment projects, 8) number of jobs created or retained associated with redevelopment projects, 9) increased property and sales tax revenue generated, and 10) increased property values achieved.

**4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:**

**Programmatic Capability: 4.a/4.b. Organizational Capacity / Organizational Structure:** The County Community Development Department holds a high level of organizational capacity when it comes to the brownfields program.<sup>50</sup> With the staff in the County, along with the SRC, the collective skills, expertise, and alignment of the people in the community has allowed this program to strengthen throughout the years. Community Development is comprised of the Community Development Director, with over 30 years of experience and the Community Development Coordinator, who has been working with the County for almost two years. Within the last three years, the Department has added three new positions focused on providing municipal planning services to local units of government and the administration of the innovative Next Generation Housing Initiative and the Heart & Homestead Earned Down Payment Incentive. The Project Management Team (PMT) is comprised of County staff, environmental professionals, and planning professionals to administer and manage the grant. Another asset is access to the County GIS Department as well as Information Technology. These offices are readily equipped to provide site information and technical data software otherwise unavailable. The County has other offices that the PMT will have access to, including the County Attorney, Finance, Health Department and Human Resources. The County will collaborate with the non-lead Coalition members and other **four** SRC Coalition communities (Village of Germantown, Village of Slinger, Village of Richfield, and Village of Jackson) to implement the grant. As the Coalition lead, the County will manage project activities and compliance with all administrative and programmatic conditions. The County will also provide support in planning, GIS data management, and public health activities. The SRC has promoted intergovernmental cooperation and approved projects since the start of the SRP. Comprised of eight municipalities, local organizations and EDWC, this Coalition has been catalytic in the success of the County Brownfields Program. The EDWC and the County PMT have formed a strong partnership throughout the many grant cycles of this program. EDWC brings in expertise for overcoming barriers to fully realizing business growth and redevelopment.

**4.c. Description of Key Staff: Project Director – Debora M. Sielski, Community Development Director:** Ms. Sielski will serve as the Project Director and primary point of contact for the Project. Ms. Sielski was project manager of the FY2014 and FY2017 CWA

<sup>50</sup> <https://www.washcowisco.gov/cms/one.aspx?portalId=16228038&pageId=17244819>, accessed 1/22/2026.

grants and currently for the County's FY2020 RLF grant. Ms. Sielski will approve all contracts and reports; coordinate SRC meetings; and oversee work by the QEP or other consultants. Ms. Sielski has more than 30 years of professional experience in public administration, urban and regional planning, and landscape architecture, of which 28 years have been with the County. She holds a master's degree in Urban Planning and a bachelor's degree in Landscape Architecture. She is responsible for all planning work at the County including leading A Multi-Jurisdictional Comprehensive Plan for Washington County: 2050<sup>51</sup> and the Bikeway & Trail Network Plan.<sup>52</sup> She is also the lead on the innovative Next Generation Housing Initiative to create attainable housing for the workforce.

**Assistant Project Director – Katelin Grambsch, Community Development Coordinator:** Ms. Grambsch currently serves as the Community Development Coordinator for the Community Development Department and will serve as Assistant Project Director on this grant. She has been employed at the County since January 2024. Her previous position involved grant management and creating plans for municipalities. She holds a bachelor's degree in Sociology and master's degree in Community and Economic Development. Ms. Grambsch will assume Ms. Sielski's duties for this grant should she no longer be able to serve.

**Site Redevelopment Committee:** The SRC will continue their key supporting role in ensuring the timely and efficient expenditure of funds and the overall success of the Project. Since 2013, the SRC has directed the disbursement of grant funds based on the established site selection process and brownfield inventory that was completed as part of the County's FY2014 and FY2017 CWA grants and they provided preliminary recommendations to EPA RLF Committee for loans. **4.d. Acquiring Additional Resources:** The County has significant in-house staff and a professional human resources department with the staff resources, experience, and expertise to recruit qualified replacements for any key project staff that depart. The County routinely contracts out for engineering and consulting services. If additional expertise is necessary for this grant, the County has all procedures in place to procure services through a competition qualifications evaluation, and/or bidding process.

**Past Performance & Accomplishments: 4.e. Currently Has or Previously Received an EPA Brownfields Grant: (1) Accomplishments & (2) Compliance with Grant Requirements: 1) EPA Brownfield Assessment Grant for Hazardous Substances and Petroleum (FY2014; BF-00E01347-2) 1. Accomplishments:** Numerous accomplishments were achieved and recorded in the ACRES database. This included Phase I ESAs on 19 parcels, Phase II ESAs/Site investigations on 18 parcels, completion of three area-wide reuse plans, inventory and prioritization of 116 parcels, 12 quarterly public meetings of the SRC and development and distribution of five project fact sheets with website updates. A total of 99.9% of the available funds were expended, while leveraging an additional \$153,000 in in-kind labor by the SRC Coalition members and \$34 million has been leveraged for additional assessment, cleanup and construction. Of this, \$20,000 by the County for cleanup, \$621,477 of State assessment and cleanup grant funds, \$900,000 in TIF and \$32.4 million in private investment and other incentives related to construction (historic tax credits, affordable housing tax credits, etc.). The SRP has also achieved a goal to serve as a model for other local governments in Wisconsin. In October 2017, the SRP was awarded a planning excellence award (one of only 10 statewide) by the American Planning Association – Wisconsin Chapter.<sup>53</sup> **2. Compliance with Grant Requirements:** Washington County met all schedule and reporting milestones and maintained compliance with the work plan, schedule, and all terms and conditions of the cooperative agreement. All project milestones were recorded using the ACRES database. The grant budget was over 60% assessments.

**EPA Brownfield Assessment Grant for Hazardous Substances and Petroleum (FY2017; BF-00E02304-1) 1. Accomplishments:** The County's FY2017 grant has been very successful as documented in the ACRES database to date. This included completion of Phase I ESAs on 25 parcels, Phase II ESAs/Site investigations on 17 parcels, completion of two area-wide reuse plans, an infrastructure study, and hotel market analysis, updated inventory and prioritization of 115 parcels, and 12 quarterly public meetings of the SRC and development and distribution of four project fact sheets and website updates. An additional \$144,103 in in-kind labor by the SRC Coalition members and \$29 million has been leveraged for additional assessment, cleanup and construction. Of this, \$30,000 by the County for cleanup, \$675,000 of State cleanup grant funds, \$400,000 in TIF and \$27.75 million in private investment and other incentives related to construction (historic tax credits, affordable housing tax credits, etc.). An additional \$30 million in projects on sites assessed are currently underway. The project won awards in 2019 and 2020. **2. Compliance with Grant Requirements:** Washington County met all schedule and reporting milestones and maintained compliance with the work plan, schedule, and all terms and conditions of the cooperative agreement. All project milestones were recorded using the ACRES database. The grant budget was over 60% assessments.

**EPA Brownfields Revolving Loan Fund Grant (FY2020; BF-00E02895-0) 1. Accomplishments:** EDWC and the County have completed a service agreement, as EDWC will act as Loan Manager for this grant. EDWC looks forward to engaging the US EPA RLF Portfolio management experience to help the SRC co-leverage assessment and RLF grants for more attractive deal structures, more effectively overcoming hurdles and broader redevelopment impact. A QEP has been selected through the procurement process and contract discussions are occurring. Memorandum of Agreements have been completed by Coalition Partners. During the first two and a half years of the EPA RLF, the COVID-19 pandemic brought several development and brownfield redevelopment projects to a halt prompting a grant extension to 2027. In December 2025, an eligibility determination was approved for Praefke Brake Mfg. Facility and South Bookend Corridor was approved by the SRC for RLF pursuit (both of which are priority sites in this grant application). **2. Compliance with Grant Requirements:** Washington County met all schedule and reporting milestones and maintained compliance with the work plan, schedule, and all terms and conditions of the cooperative agreement to date. All project milestones were recorded using the ACRES database.

<sup>51</sup> <http://washingtoncountywi.hosted.civicleve.com/common/pages/DisplayFile.aspx?itemId=17450763>, accessed 1/23/26.

<sup>52</sup> Bikeway & Trail Network Plan, <https://www.washcowisco.gov/cms/one.aspx?portalId=16228038&pageId=17254989>, accessed 1/23/26.

<sup>53</sup> <https://wisconsin.planning.org/in-the-community/past-chapter-award-recipients/>, accessed 1/23/26.



# Community Development Department

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## Threshold Criteria for Assessment Coalition Grant

### **1. APPLICANT ELIGIBILITY:**

(a) **Applicant Type:** County Government

(b) **Eligibility:** **Washington County** (lead Coalition member) and the non-lead Coalition members (**City of West Bend, City of Hartford, and Village of Kewaskum**) are all a “general purpose unit of local government” as defined in Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) § 104(k)(1) and 2 Code of Federal Regulations (CFR) § 200.1 and, therefore, eligible to receive United States Environmental Protection Agency (EPA) Brownfield Assessment Coalition Grant funding. The non-lead Coalition members are not an agency or instrumentality of or affiliated with the lead Coalition member and are not an agency or instrumentality of or affiliated with other non-lead Coalition members.

### **2. TARGET AREAS (TAs):**

- Non-Lead Coalition Members:
  - City of West Bend (West Bend)
  - City of Hartford (Hartford)
  - Village of Kewaskum (Kewaskum)
- Lead Coalition Member:
  - Washington County (the County)
- **West Bend TA:** Geographic Boundary: corporate limits of the City of West Bend
- **Hartford TA:** Geographic Boundary: corporate limits of the City of Hartford.
- **Kewaskum TA:** Geographic Boundary: corporate limits of the Village of Kewaskum.
- **County TA:** Geographic Boundary: corporate limits of the County, excluding the West Bend, Hartford, and Kewaskum TAs described above.

### **3. NON-LEAD MEMBER(S) THAT NEVER RECEIVED AN EPA MARC GRANT:**

West Bend, Hartford, and/or Kewaskum, have never been awarded an EPA Brownfields Multipurpose, Assessment, Revolving Loan Fund, or Cleanup (MARC) grant.

### **4. LEGAL AUTHORITY TO EXPEND GRANT FUNDS ON BEHALF OF NON-LEAD COALITION MEMBERS:**

The lead Coalition member has legal authority to expend grant funds on behalf of the non-lead Coalition members to conduct the proposed grant activities. A letter detailing the legal authority of the County (lead Coalition member) in relation to non-lead Coalition members is provided in Attachment A.

### **5. COALITION AGREEMENT:**

Signed letters of agreement from each non-lead coalition member: West Bend, Hartford, and Kewaskum to the County are provided in Attachment B.

### **6. COMMUNITY INVOLVEMENT:**

Since 2013, the County has proactively involved communities including disproportionately affected residents in development and advancement of the Brownfields Site Redevelopment Program (SRP). The County established the Site Redevelopment Committee (SRC) to guide and advance brownfield redevelopment, community outreach and involvement, reuse planning, and site assessment. The SRC is detailed on the County’s Program website: <https://www.washcowisconsin.gov/cms/one.aspx?portalId=16228038&pageId=17244819>.

The SRC will continue to serve as the primary body through which the SRP and Assessment Coalition community outreach and engagement efforts are conducted. Quarterly program meetings are held in accessible community facilities across Washington County and are widely promoted to encourage attendance and promote awareness throughout the County of SRP and Program activities/projects. The SRC rotates quarterly meeting locations among Coalition communities to promote strong community connections with the SRP. The meetings are held at locations compliant with the Americans with Disabilities Act. These meetings will continue to be well advertised, will provide a venue for background information on the SRP and CWA as well as the targeted site(s), and solicit input from the public. Although in-person SRC meetings will be held, when possible, the County has and will continue to provide virtual participation options for SRC meetings and will hold all-virtual SRC meetings to encourage attendance/accessibility.



# Community Development Department

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Along with quarterly SRC meetings, the County will hold public meetings annually, inviting residents and other stakeholders to participate in the funding decisions and reuse planning activities. The public meetings will include Program updates and progress reports, education on the program, grants activity, the status of the fund as the program progresses, and opportunity to incorporate neighborhood feedback in the cleanup and redevelopment planning and decision-making processes. Besides the annual meetings, additional methods used to communicate progress and solicit input will include additional public meetings, updates on the coalition partner's websites, fact sheets, social media updates, and mailers, as appropriate. As activities occur related to reuse planning or site assessment, the SRP will conduct neighborhood-level outreach to affected populations, underrepresented populations, and relevant partner organizations. The methods for communicating project progress to the community will be adjusted specifically in response to feedback from the community, but is likely to include providing flyers in Spanish, and posting flyers at local hardware and grocery stores to inform residents. We will also offer virtual and/or livestreaming so members of the public can participate virtually.

The programmatic quarterly reports, site technical reports and area-wide plans, fact sheets, and Success Stories StoryMap and videos will continue to be posted on the County website and will summarize completed or scheduled activities, funding sources secured or identified, and outreach activities performed. The SRP website will communicate progress to all stakeholders. This comprehensive, interactive, and engaging website includes information of interest to the general public such as success stories, area wide plans, and public input opportunities, as well as project reports for the priority sites, as well as detailed technical reports.

## **7. EXPENDITURE OF EXISTING GRANT FUNDS:**

The Coalition members (the lead and non-lead Coalition members) currently have no open EPA Brownfields Assessment Grant nor Multipurpose Grants.

## **8. CONTRACTORS AND NAMED SUBRECIPIENTS:**

The County has not selected a contractor prior to submitting the application that will be compensated with EPA funds made available under this notice of funding opportunity (NOFO). Once awarded, a contractor shall be contracted in compliance with federal regulations in 2 CFR Part 200 and 2 CFR Part 1500 and 40 CFR Part 33.

## **ATTACHMENTS TO THRESHOLD CRITERIA RESPONSE**

- A – Legal Authority Letter
- B – Agreements with Non-Lead Coalition Members