

**FY2020 U.S. EPA Revolving Loan Fund Grant for  
Washington County, Wisconsin**

**Cooperative Agreement No. BF-00E02895-0**

**Quarterly Report No. 4  
4<sup>th</sup> Quarter – Fiscal Year 2021  
July 1, 2021 – September 30, 2021**

Submitted by:  
Debora M. Sielski, Community Development Director  
Washington County Community Development Department

October 28, 2021



**FY2020 U.S. EPA Revolving Loan Fund Grant for  
Washington County, Wisconsin  
Cooperative Agreement BF-00E02895-0**

A. Project Title

FY2020 U.S. EPA Revolving Loan Fund Grant for Washington County, Wisconsin

B. Name of Grant Recipient

Washington County Community Development Department  
333 E. Washington Street, Suite 2300  
West Bend, WI 53095-2003

C. Cooperative Agreement No.

No. BF-00E02895-0  
FY2020 U.S. EPA Revolving Loan Fund Grant for Washington County, Wisconsin  
Budget Period: 08/17/2020 – 09/30/2025  
Project Period: 08/17/2020 - 09/30/2025  
Grant Amount:  
\$800,000 – EPA Amount This Action  
\$160,000 – Recipient Contribution Match  
\$960,000 – Allowable Project Costs

D. Project Contact(s)

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**FY2020 U.S. EPA Revolving Loan Fund Grant for  
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Cooperative Agreement BF-00E02895-0**

**Quarterly Report No. 4  
4<sup>th</sup> Quarter – Fiscal Year 2021  
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## **1.0 PROGRAM INTRODUCTION**

This report provides a summary of activities completed by Washington County, Wisconsin (the County) during the 4<sup>th</sup> Quarter of Fiscal Year (FY) 2021 (July 1, 2021 through September 30, 2021) for implementation of the United States Environmental Protection Agency (U.S. EPA) Revolving Loan Fund Grant for Washington County, Wisconsin awarded by the U.S. EPA in 2020.

On October 7, 2021, Washington County formed the Community Development Department taking over the responsibility of the County Brownfield Site Redevelopment Program. Debora Sielski, newly named Community Development Director continues to be the County Project Manager for this grant and the County Program. The Washington County Community Development Department is responsible for administering the grant. Washington County will lead this Revolving Loan Fund coalition grant with seven (7) coalition members: City of Hartford, City of West Bend, Village of Germantown, Village of Jackson, Village of Kewaskum, Village of Richfield, and the Village of Slinger.

## **2.0 BUDGET OVERVIEW**

The County's U.S. EPA Implementation Work Plan describes four (4) tasks that must be completed in order for the EPA to consider the RLF a success.

<b>Task Number</b>	<b>Task Name</b>
1	Establish the Revolving Loan Fund
2	Market the Revolving Loan Fund
3	Site Selection, Program Operations and Oversight
4	Cleanup Loans and Subgrants

The U.S. EPA awarded Washington County a Revolving Loan Fund (RLF) grant of \$800,000 in 2020. This grant is matched by a 20% non-federal cost share (\$160,000) from an approval allocation by the Washington County Board of Supervisors. The County's match of \$160,000 will be utilized for the cleanup loans and subgrants. The total budget is \$960,000 plus an in-kind contribution commitment of \$41,464.

There were no reallocation requests submitted to the U. S. EPA Project Officer during the reporting quarter.



**Current Budget - 4<sup>th</sup> Q FY2021 (7/1/2021 - 9/30/2021)**

Task No.	Task Description	Approved Budget as of 7/1/2021	No Reallocation Requests this Quarter	Current U.S. EPA Approved Budget as of 9/30/2021
1	Establish the RLF	\$19,800.00	\$0.00	\$19,800.00
2	Marketing the RLF	\$44,000.00	\$0.00	\$44,000.00
3	Site Selection, Program Operations and Oversight	\$154,200.00	\$0.00	\$154,200.00
4	Cleanup Loans and Subgrants	\$742,000.00	\$0.00	\$742,000.00
	<b>Total U.S. EPA Grant</b>	<b>\$960,000</b>	<b>\$0.00</b>	<b>\$960,000</b>

### 3.0 MODIFICATIONS TO THE WORK PLAN

There were no modifications to the Work Plan during the 4<sup>th</sup> Quarter of FY 2021, July 1, 2021 through September 30, 2021. Below are the current deliverables for the Implementation Work Plan.

**Work Plan Modifications - 4th Q FY2021 (7/1/2021 - 9/30/2021)**

Cleanup Loans and Subgrants	# of Deliverables in Implementation Work Plan	Approved Deliverables as of 9/30/2021	# Modifications to Work Plan Deliverables this Quarter	Current # of Deliverables as of 9/30/2021
Cleanup Loans	3 @ \$220,500	3	0	3
Subgrants	1 @ \$70,000	1	0	1

### 4.0 STATUS OF PROGRAM ACTIVITIES

This section of the report describes the status of each task throughout the 4<sup>th</sup> Quarter of FY 2021, July 1, 2021 through September 30, 2021 including a summary of projects and activities approved, completed or in progress. This report also provides an estimated degree of completion of each task, provides a list of deliverables associated with each task and a summary of scheduled activities to be performed during the 4<sup>th</sup> Quarter of FY 2021. These tasks will provide support in brownfield cleanup activities and assist in creating jobs, the cleanup of distressed areas, the elimination of blight and increase the tax base.



#### **4.1 TASK 1 – ESTABLISH THE REVOLVING LOAN FUND**

##### **A. Task Description**

This task includes the development of a service agreement between Washington County and EDWC and memorandums of agreement with coalition partners. In addition, the County and Economic Development Washington County (EDWC) will work with the Site Redevelopment Committee (SRC) to create a comprehensive program policies and procedures manual that will be specialized to brownfield site applications and used to review and approve loan and subgrant applications. The County will also complete a qualifications-based procurement process to hire a qualified environmental professional.

This task has a current budget of \$19,800.

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

None.

##### **C. Activities In Progress or Completed Activities During the Fiscal Quarter**

###### **1<sup>st</sup> Quarter of FY2021**

Throughout the 1<sup>st</sup> Quarter of FY2021, Washington County worked with EDWC to formalize a Service Agreement with the County. The Agreement was not finalized within Q1. The formalization of the Service Agreement is in progress and is expected to be completed within Quarter 2 FY2021.

###### **2<sup>nd</sup> Quarter of FY2021**

During the 2<sup>nd</sup> Quarter of FY2021, Washington County worked on finalizing the Service Agreement contract with EDWC as Loan Manager for the Revolving Loan Fund. Washington County has also been developing the Request for Qualifications to hire a Qualified Environmental Professional (QEP).

###### **3<sup>rd</sup> Quarter of FY2021**

During the 3<sup>rd</sup> Quarter of FY2021, The Project Manager met with EDWC to discuss and finalize the Request for Qualifications to hire a qualified environmental professional (see Attachment A). The RFQ was posted for bid by the Purchasing Department and sent to multiple Engineering/Environmental Companies on June 10<sup>th</sup>, 2021 to obtain a Qualified Environmental Professional.

###### **4<sup>th</sup> Quarter of FY2021**

Throughout the 4<sup>th</sup> Quarter of FY2021, submittals in response to the Request for Qualifications were due on July 14, 2021 and were evaluated on July 20, 2021. The interviews were completed on July 29, 2021 and based on scoring; Stantec Consulting Services Inc. was selected as the Qualified Environmental Professional for the US EPA Revolving Loan Fund Grant for Washington County. The Notification of Award is Attachment B. Contract discussions occurred



and it is expected the contract will be finalized in the 1<sup>st</sup> Quarter of FY2022. The County also finalized the Memorandum of Agreements and Roles and Responsibilities document for Coalition Partners.

D. Deliverables

Below is a list of the proposed deliverables for this Task.

<b>Task 1 Progress – Establish the Revolving Loan Fund</b>	
<b>Activity</b>	<b>Deliverable</b>
Formalize Service Agreement with County, SRP and EDWC	Agreement
Formalize Memorandum of Agreements (MOAs) with Coalition Members	MOAs
Develop EPA RLF Comprehensive Policies and Procedures Manual	SRP RLF Policies and Procedure Manual
Create Brownfield RLF Loan Application Documents	Application Forms/Loan Agreements templates including terms and conditions
Perform QBP and Contract QEP & Planning Consultant	Contract

**4<sup>th</sup> Quarter of FY2021**

The County finalized the Memorandum of Agreements and created a Roles and Responsibilities document as Attachment C of this report. During the 1<sup>st</sup> Quarter of FY2022, the Memorandum of Agreements were sent to Coalition members on October 15<sup>th</sup>. Once all MOAs are received, they will be executed. The contract with Stantec as the QEP will be finalized within the 1<sup>st</sup> Quarter of FY2022.

E. Percent Complete and Scheduled Activities

This task is currently approximately 30% complete.

**2<sup>nd</sup> Quarter of FY2021**

The formalization of the Service Agreement between Washington County and EDWC is in progress and is expected to be completed within the 2<sup>nd</sup> Quarter of FY2021. The County will finalize the qualifications-based procurement request and begin the process to hire a qualified environmental professional during the 2<sup>nd</sup> Quarter of FY2021.

**3<sup>rd</sup> Quarter of FY2021**

The County will finalize the qualifications-based procurement request and begin the process to hire a qualified environmental professional during the 3<sup>rd</sup> Quarter of FY2021. The County will work with the Coalition Partners to formalized MOAs during the 3<sup>rd</sup> Quarter of FY2021.

**4<sup>th</sup> Quarter of FY2021**



During the 4<sup>th</sup> Quarter of FY2021, the County will hire a Qualified Environmental Professional to assist with the implementation of the Revolving Loan Fund Grant as well as other County Brownfield funding sources. As of July 30<sup>th</sup>, Stantec Consulting Services was awarded the Request for Qualifications to hire a qualified environmental professional. The County Project Manager will be working with Stantec during the 4<sup>th</sup> Quarter to negotiate an agreement for the work.

#### **1<sup>st</sup> Quarter of FY2022**

During the 1<sup>st</sup> Quarter of FY2022, the contract will be finalized with Stantec Consulting Services Inc., the Qualified Environmental Consultant chosen with the RFQ process. The County will execute MOA's from all Coalition members and will hold the first Site Redevelopment Committee meeting during the 1<sup>st</sup> Quarter of FY2022.

## **4.2 TASK 2 – MARKET THE REVOLVING LOAN FUND**

### **A. Task Description**

Task 2 will focus on creating a Marketing Plan for the RLF Program. The focus of this Marketing Plan will target challenging brownfield sites where there may not be current market interest. Existing SRP outreach and marketing efforts will be used to promote the RLF Program including public meetings and marketing site specific RLF opportunities.

This task has a current budget of \$44,000.

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

None.

### **C. Activities In Progress or Completed Activities During the Fiscal Quarter**

#### **1<sup>st</sup> Quarter of FY2021**

None.

#### **2<sup>nd</sup> Quarter of FY2021**

None.

#### **3<sup>rd</sup> Quarter of FY2021**

None.

#### **4<sup>th</sup> Quarter of FY2021**

None.

### **D. Deliverables**



Below is a list of the proposed deliverables for this Task.

<b>Task 2 Progress – Market the Revolving Loan Fund</b>	
<b>Activity</b>	<b>Deliverable</b>
Promote/market/provide updates on the RLF	Press releases, website updates, fact sheets, marketing materials, meeting summaries
Create Marketing Plan for SRP RLF	Marketing Plan
Link SRP RLF to EDWCs brownfield redevelopment website	Website update
Outreach and marketing efforts – public meetings, market site specific RLF opportunities	None

#### **4<sup>th</sup> Quarter of FY2021**

There were no deliverables during the 4<sup>th</sup> Quarter of FY2021.

#### **E. Percent Complete and Scheduled Activities**

This task is currently approximately 0% complete.

#### **4<sup>th</sup> Quarter of FY2021**

Once the Qualified Engineering Professional (QEP) is hired, the County will work with the QEP and EDWC to initiate the development of the Marketing Plan during the 1<sup>st</sup> Quarter of FY2022.

### **4.3 TASK 3 – SITE SELECTION, PROGRAM OPERATIONS AND OVERSIGHT**

#### **A. Task Description**

This task includes the SRP RLF Committee reviewing and approving loans to eligible applicants based on cleanup project eligibility, as approved by the U.S. EPA, applicant credit worthiness, and demonstrated project economic, community and environmental benefits. The SRC will review and approve subgrants. Task 3 also includes Analysis of Brownfields Cleanup Alternatives (ABCAs) and Community Involvement Plans (CIPs) being prepared and a Decision Memorandum completed for each project. In addition, this task includes project oversight and grant administration.

This task has a current budget of \$154,200.

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

None.



C. Activities In Progress or Completed Activities During the Fiscal Quarter

**1<sup>st</sup> Quarter of FY2021**

None.

**2<sup>nd</sup> Quarter of FY2021**

On March 18, 2021, the County Project Manager attended the Brownfields Revolving Loan Fund Committee (BRLFC) meeting with the EDWC and provided an introduction to the Site Redevelopment Program, an overview of the US EPA RLF Grant and a description of the roles and responsibilities of the BRLFC.

**3<sup>rd</sup> Quarter of FY2021**

None.

**4<sup>th</sup> Quarter of FY2021**

None.

D. Deliverables

Below is a list of the proposed deliverables for this Task.



<b>Task 3 Progress – Site Selection, Program Operations and Oversight</b>	
<b>Activity</b>	<b>Deliverable</b>
Meeting with Loan/subgrant applicants	None
Review applications based on SRC RLF Policies & Procedures Manual, SRP Standards, anticipated cleanup project eligibility, applicant credit worthiness, and demonstrated project economic, community and environmental benefits.	None
Complete eligibility determinations for each project for the EPA review	Eligibility Determination
Develop ABCA and Community Relations Plan for EPA review	ABCA and Community Relations Plan for each site
Conduct required community involvement activities described in the approved CIP following project initiation	Press releases, letters, emails, meeting summaries
Notify Landowners and Communities of Cleanup Schedules and Project Progress	Press releases, letters, emails, meeting summaries
Conduct 30-day Public Comment Periods on Analysis of Brownfields Cleanup Alternatives (ABCAs)	Press releases, summary of public comment
Respond to Questions and Public Comment	Summary of public comments
Create Bilingual Outreach Materials	Bilingual materials
Create Technical Presentations, Exhibits, handouts for Meetings	Meeting presentations, exhibits, handouts
Develop Decision Memorandum for EPA review	Decision Memorandum for each site
Loan Underwriting	None
SRP RLF Committee- Loan Review, Structure Discussion, Approval	None
Negotiate Term Sheet, Development of Loan Documents, Closure of Loan	Loan Documents
SRC- Subgrant approval process, Development of Subgrant Documents	Subgrant Documents
Site Visits and Monitoring Project Related to State and Federal Requirements	Update Summary in Quarterly and Annual Report
Tracking loans and subgrants	Update Summary in Quarterly and Annual Report
Update ACRES	Property Profiles (online)
SRC Meetings	Meeting agendas and minutes
Grant Administration and Tracking Overall Progress, Program Income of SRP RLF Program	Update Summary in Quarterly and Annual Report
Attend National Brownfields Conferences	None



**4<sup>th</sup> Quarter of FY2021**

There were no deliverables during the 4<sup>th</sup> Quarter of FY2021.

E. Percent Complete and Scheduled Activities

This task is currently approximately 0% complete.

**4.4 TASK 4 – CLEANUP LOANS AND SUBGRANTS**

A. Task Description

This task includes executing and disbursing loans and subgrants. Employing risk-based lending practices, the County Finance Department with assistance from the Loan Manager will carry out the managed disbursement of approved loans and subgrants to approved applicants for the site cleanup work being performed by the applicants. Activities under this task will be funded by federal grant award funds and the designated match dollars.

This task has a current budget of \$742,000.

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

None. There were no loans and/or subgrants during this reporting quarter.

C. Activities In Progress or Completed Activities During the Fiscal Quarter

**1<sup>st</sup> Quarter of FY2021**

None.

**2<sup>nd</sup> Quarter of FY2021**

None.

**3<sup>rd</sup> Quarter of FY2021**

None.

**4<sup>th</sup> Quarter of FY2021**

None.

D. Deliverables

Below is a list of the proposed deliverables for this Task.



<b>Task 4 Progress – Cleanup Loans and Subgrants</b>	
<b>Activity</b>	<b>Deliverable</b>
Execute Loans and Subgrants	Estimate 3 loans averaging \$220,500 each
Execute Subgrants	Estimate 1 subgrants averaging \$70,000 each
Disbursement of Approved Loans and Subgrants	Summary in Quarterly Reports

#### **4<sup>th</sup> Quarter of FY2021**

There were no deliverables during the 4<sup>th</sup> Quarter of FY2021.

#### **F. Percent Complete and Scheduled Activities**

This task is currently approximately 0% complete.

### **5.0 SCHEDULE AND PROJECT MILESTONES**

A list of major milestones achieved during the project to date are summarized below.

<b>Task</b>	<b>Date</b>	<b>1st Quarter FY2021 - Activity or Milestone Description</b>
	5/7/2020	County Project Manager send out press release announcing award of U.S. EPA FY2020 RLF grant
	9/22/2020	U.S. EPA awards Cooperative Agreement to Washington County
1	11/11/2020	Meeting with EDWC and County to discuss service agreement
1	11/12/2020	U.S. EPA RLF Kick off meeting
1	12/9/2020	U.S. EPA Transition Conference Call
1	12/9/2020	Conference call with EDWC and County to discuss service agreement

<b>Task</b>	<b>Date</b>	<b>2nd Quarter FY2021 - Activity or Milestone Description</b>
1	1/21/2021	US EPA Service Agreement contract review with EDWC and the County
1	1/29/2021	County Submits Quarterly Report to US EPA
1	2/4/2021	Review Service Agreement with the County and EDWC
1	2/16/2021	Executed Service Agreement with EDWC
3	3/18/2021	County attends Brownfields Revolving Loan Fund Committee meeting with the EDWC - Introduction and presentation of US EPA RLF Grant



Task	Date	3rd Quarter FY2021 - Activity or Milestone Description
1	4/29/2021	County submits Quarterly Report to US EPA
1	5/5/2021	Meeting with EDWC to discuss the Request for Qualifications
1	6/1/2021	Meeting with EDWC to discuss the Request for Qualifications
1	6/7/2021	Meeting with EDWC to finalize the Request for Qualifications
1	6/10/2021	Request for Qualifications posted for bid and sent to Engineering Firms

Task	Date	4th Quarter FY2021 - Activity or Milestone Description
1	7/14/2021	Submittals for the RFQ due
1	7/20/2021	Evaluations of the RFQ submittals with the County and EDWC. Scored the submittals
	7/27/2021	The County receives case closure for the Niphos Coating Site from the Wisconsin DNR
1	7/29/2021	RFQ Interviews for the QEP are completed and a final evaluation and scoring of the firms is completed
1	7/30/2021	County submits Quarterly Report to US EPA
1	8/27/2021	Contract discussion with the County and Stantec
1	10/15/2021	Roles and Responsibilities completed
1	10/15/2021	MOAs finalized and sent to Coalition Partners for review and signature

## 6.0 PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED

None.

## 7.0 ONGOING PROJECTS FROM PREVIOUS GRANTS

On July 27<sup>th</sup>, 2021 the Wisconsin Department of Natural Resources granted the Former Niphos Coating Inc. for case closure as it met the requirements of Wisconsin Administrative Code chs. NR725-727. Following an US EPA emergency removal action to address more than 8,800 gallons of hazardous chemicals that were abandoned in the building, this site is finally reached conditional site closure (Attachment D). The contractor, Forward Contractors, selected for this site is proposing residential units for development. The contractor is currently under the due diligence period and is in the process of completing a survey for this property and estimating a timeline for financing. The final step of this due diligence period is transferring the property from County ownership to Forward Contractors.

In September of 2021, the US EPA reached out to Washington County in hopes of gathering pictures of the awarded Barton School Apartments for an US EPA Brownfields Storymap. Wanting to share the success of this program to the nation, the County gathered photos showcasing the site before, during and after construction.



## 8.0 BUDGET INFORMATION

### A. Summary of Grant Expenses by Category for the Reporting Period 7/1/2021-9/30/2021

A summary of grant expenses by category is provided below, including the approved project budget, amounts expended during the 4<sup>th</sup> Quarter of FY2021 (July 1, 2021 through September 30, 2021), total amounts expended through September 30, 2021, and the budget remaining as of September 30, 2021.

#### 4th Q - FY2021 (July 1, 2021 – September 30, 2021)

Budget Categories	Approved Project Budget as of 7/1/2021	Previously Expended	Current Quarter Expenditures by Category	Cumulative Expenditures by Category	Balance Remaining by Category
Personal	\$ 33,300	\$ -	\$ -	\$ -	\$ 33,300
Travel	\$ 5,600	\$ -	\$ -	\$ -	\$ 5,600
Contractual	\$ 189,600	\$ -	\$ -	\$ -	\$ 189,600
Loans	\$ 661,500	\$ -	\$ -	\$ -	\$ 661,500
Subgrants	\$ 70,000	\$ -	\$ -	\$ -	\$ 70,000
<b>SUBTOTALS</b>	<b>\$ 960,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 960,000</b>
EPA RLF Grant Subtotal	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
Match Subtotal	\$ 160,000	\$ -	\$ -	\$ -	\$ 160,000
<b>RLF PROJECT TOTAL</b>	<b>\$ 960,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 960,000</b>



## B. Summary of Grant Expenses by Task for the Reporting Period 7/1/2021 – 9/30/2021.

A summary of grant expenses by task is provided below, including the approved project budget, amounts expended during the 4<sup>th</sup> Quarter of FY2021 (July 1, 2021 through September 30, 2021), total amounts expended through September 30, 2021, and the budget remaining as of September 30, 2021.

4th Q - FY2021 (July 1, 2021 – September 30, 2021)							
Task No.	Task Description	Approved Budget as of 7/1/2021	Previously Expended	Current Quarter Expenditures by Task	Cumulative Expended (through 9/30/2021)	Budget Remaining as of 9/30/2021	Percent Budget Expended
1	Establish the RLF	\$ 19,800	\$ -	\$ -	\$ -	\$ 19,800	0%
2	Marketing the RLF	\$ 44,000	\$ -	\$ -	\$ -	\$ 44,000	0%
3	Site Selection, Program Operations and Oversight	\$ 54,200	\$ -	\$ -	\$ -	\$ 154,200	0%
4	Cleanup Loans and Subgrants	\$ 742,000	\$ -	\$ -	\$ -	\$ 742,000	0%
<b>TOTAL</b>		<b>\$ 960,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 960,000</b>	<b>0%</b>

## C. Grant Reimbursements

A summary of grant reimbursements through the U.S. EPA Automated Standard Application for Payment (ASAP) System is based on reimbursements requested by the County for invoices already paid. The summary table includes the amounts reimbursed by date, total reimbursed, and grant funds remaining.

### 1<sup>st</sup> Quarter of FY2021

There were no grant reimbursements for this reporting quarter.

### 2<sup>nd</sup> Quarter of FY2021



There were no grant reimbursements for this reporting quarter.

**3<sup>rd</sup> Quarter of FY2021**

There were no grant reimbursements for this reporting quarter.

**4<sup>th</sup> Quarter of FY2021**

There were no grant reimbursements for this reporting quarter.

**D. Leveraged Activities**

**1<sup>st</sup> Quarter of FY2021**

There were no leveraged activities for this reporting quarter.

**2<sup>nd</sup> Quarter of FY2021**

There were no leveraged activities for this reporting quarter.

**3<sup>rd</sup> Quarter of FY2021**

There were no leveraged activities for this reporting quarter.

**4<sup>th</sup> Quarter of FY2021**

There were no leveraged activities for this reporting quarter.

An ongoing summary of leveraged activities for the U.S. EPA Revolving Loan Fund Grant will be included in the Washington County Site Redevelopment Program Summary of Leveraged Funding. This currently includes leveraged activities from the FY 2014 and FY2017 Community-Wide Coalition Assessment Grants for Hazardous Substance & Petroleum Brownfields and will highlight leveraged activities for this U.S. EPA Revolving Loan Fund Grant. Leveraged resources to date total over **\$67 million**.

**E. In-Kind Contributions**

Below is a summary of In-Kind contribution reported for the 4<sup>th</sup> Quarter of FY2021.

<b>FY2020 Brownfield RLF Grant In-Kind Contributions</b>					
<b>Name</b>	<b>Title</b>	<b>Budgeted In-Kind Contribution</b>	<b>Previous In-Kind Contribution</b>	<b>Total In-Kind Q4 FY2021</b>	<b>Total Cumulative In-Kind</b>
<b>Washington County In-Kind</b>					
Deb Sielski	Deputy Director	\$ 15,446	\$ 12,340.39	\$ 4,812.41	\$ 17,152.80
Hannah Keckeisen	Planner	\$ -	\$ 3,577.98	\$ 1,992.72	\$ 5,570.70
Bill Kurer	Purchasing Manager	\$ -	\$ 471.44	\$ 530.37	\$ 1,001.81
Kathie Wild	Grants Administrator	\$ 4,222	\$ -	\$ -	\$ -
Mike Vander Sanden	GIS Coordinator	\$ 602	\$ -	\$ -	\$ -



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Joe Steier	Land Use and Planning Analyst	\$ -	\$ -	\$ -	\$ -
Fay Fitts	Administrative Secretary	\$ 291	\$ -	\$ -	\$ -
Brad Stern	County Attorney	\$ 1,823	\$ 171.00	\$ 114.00	\$ 285.00
<b>Total County In-Kind</b>		<b>\$ 22,384</b>	<b>\$ 16,560.81</b>	<b>\$ 7,449.50</b>	<b>\$ 24,010.31</b>
<b>EDWC RLF Committee</b>					
Christian Tscheschlok	Executive Director	\$ -	\$ 282.36	\$ -	\$ 282.36
Dan Anhalt	Senior Director	\$ -	\$ 776.49	\$ 635.31	\$ 1,411.80
7 Core Committee Members		\$ 5,000	\$ -	\$ -	\$ -
<b>City of Hartford</b>					
Justin Drew	Director of Community Development	\$ 1,224	\$ -	\$ -	\$ -
<b>City of West Bend</b>					
Jay Shambeau	City Administrator	\$ 1,225	\$ -	\$ -	\$ -
Mark Piotrowicz	City Planner / Operations Manager	\$ 1,632	\$ -	\$ -	\$ -
Adam Gitter	Economic Development Manager	\$ 439	\$ -	\$ -	\$ -
<b>Village of Germantown</b>					
Steve Kreklow	Village Administrator	\$ 1,823	\$ -	\$ -	\$ -
<b>Village of Jackson</b>					
Jen Keller	Village Administrator	\$ 1,625	\$ -	\$ -	\$ -
<b>Village of Kewaskum</b>					
Adam Gitter	Village Administrator	\$ 881	\$ -	\$ -	\$ -
<b>Village of Richfield</b>					
Jim Healy	Village Administrator	\$ 995	\$ -	\$ -	\$ -
<b>Village of Slinger</b>					
Margaret Wilber	Village Administrator	\$ 1,248	\$ -	\$ -	\$ -
Jim Haggerty	DPW Dir/V. Engineer	\$ 324	\$ -	\$ -	\$ -
	<b>Total Partner In-Kind</b>	<b>\$ 16,416</b>	<b>\$ 1,058.85</b>	<b>\$ 635.31</b>	<b>\$ 1,694.16</b>
	<b>TOTAL IN-KIND</b>	<b>\$ 38,800</b>	<b>\$ 17,619.66</b>	<b>\$ 8,084.81</b>	<b>\$ 25,704.47</b>



## **9.0 PERFORMANCE OUTPUTS AND OUTCOMES**

This section summarizes performance outputs and outcomes for the County FY2020 Revolving Loan Fund Grant. Outputs and Outcomes include:

### **1<sup>st</sup> Quarter of FY2021**

There were no outputs or outcomes completed for this reporting quarter.

### **2<sup>nd</sup> Quarter of FY2021**

There were no outputs or outcomes completed for this reporting quarter.

### **3<sup>rd</sup> Quarter of FY2021**

There were no outputs or outcomes completed for this reporting quarter.

### **4<sup>th</sup> Quarter of FY2021**

There were no outputs or outcomes completed for this reporting quarter.

## **10.0 ATTACHMENTS**

- A. News Articles
- B. Notification of Award – Stantec Consulting Services
- C. Roles and Responsibilities
- D. Former Niphos Inc. Site (308-310 Oak Street, Slinger) Case Closure Packet



## **Attachment A**

### **News Articles**



[https://www.gmtoday.com/business/groundbreaking-ribbon-cutting-held-at-former-gehl-site/article\\_b8329d20-db2f-11eb-a658-cf22c1371f83.html](https://www.gmtoday.com/business/groundbreaking-ribbon-cutting-held-at-former-gehl-site/article_b8329d20-db2f-11eb-a658-cf22c1371f83.html)

BREAKING

## Groundbreaking, ribbon cutting held at former Gehl site Marriott TownePlace Suites open; Trail's Edge Apartments construction begins

By Kendra Lamer  
Jul 2, 2021



American Companies President Kraig Sadownikow, Washington County Executive Josh Schoemann, Kinseth Hospitality Company Executive Vice President Bruce Kinseth, Kinseth Hospitality Company President Les Kinseth, West Bend Area Chamber of Commerce Executive Director Craig Farrell and City Administrator Jay Shambeau cut the ribbon on the Marriott TownePlace Suites.

Kendra Lamer/Daily News Staff



**WEST BEND** — West Bend had two reasons to celebrate Thursday with the groundbreaking of the future Trail's Edge Apartments at noon followed with an official ribbon-cutting for the new Marriott TownePlace Suites.

Both projects are part of the reconstruction of the former Gehl site on Water Street.

The Trail's Edge Apartments will be a three-story building consisting of 120 dwellings. The building is in walking distance of downtown West Bend, the Eisenbahn Trail and Riverwalk.

Kraig Sadownikow is president of American Companies, which led the projects. Sadownikow said he takes a drive through the hotel's parking lot a couple times a day. Last week, he counted 48 cars in the lot with license plates from eight different states.

"We're estimating that it will be 150 to 200 new residents in our downtown using our facilities, eating at our restaurants, shopping at our retail," said Sadownikow.

About \$10 million has been put into the site, with an additional \$20 million underway in development.

Following the groundbreaking, leaders with Kineth Hospitality Companies (KHC), West Bend and Washington County held a ribbon-cutting ceremony in front of the Marriott TownePlace Suites.

KHC and American Companies broke ground on the Marriott TownePlace Suites in October 2020. KHC also constructed the Hampton Inn & Suites in West Bend in 2007.

The hotel is a 68-room extended-stay hotel with a full kitchen in every suite. It features a 24-hour fitness center, swimming pool, onsite guest laundry and boardroom that holds up to 10 people, as well as a fire pit and two grills outside.

The ribbon cutting was Craig Farrell's last act as executive director of the West Bend Area Chamber of Commerce. Farrell is retiring today, but wanted to make a final appearance at the ribbon cutting.

"This is not only a wonderful day, but this is a wonderful hotel for West Bend," said Farrell. "It is certainly a great addition to our community. We've always had a need for additional hotels, particularly when we have Cache Ba\$h or other events like that that are bringing people from all over the United States and from outside."



“For those of you who are familiar with this community, seeing the transformation that’s taken place on this piece of property over the last 25 years or so is quite remarkable,” said County Executive Josh Schoemann.

He explained that the county has been partnering with West Bend and other municipalities across Washington County to revamp brownfield sites, in partnership with the federal government and Environmental Protection Agency.

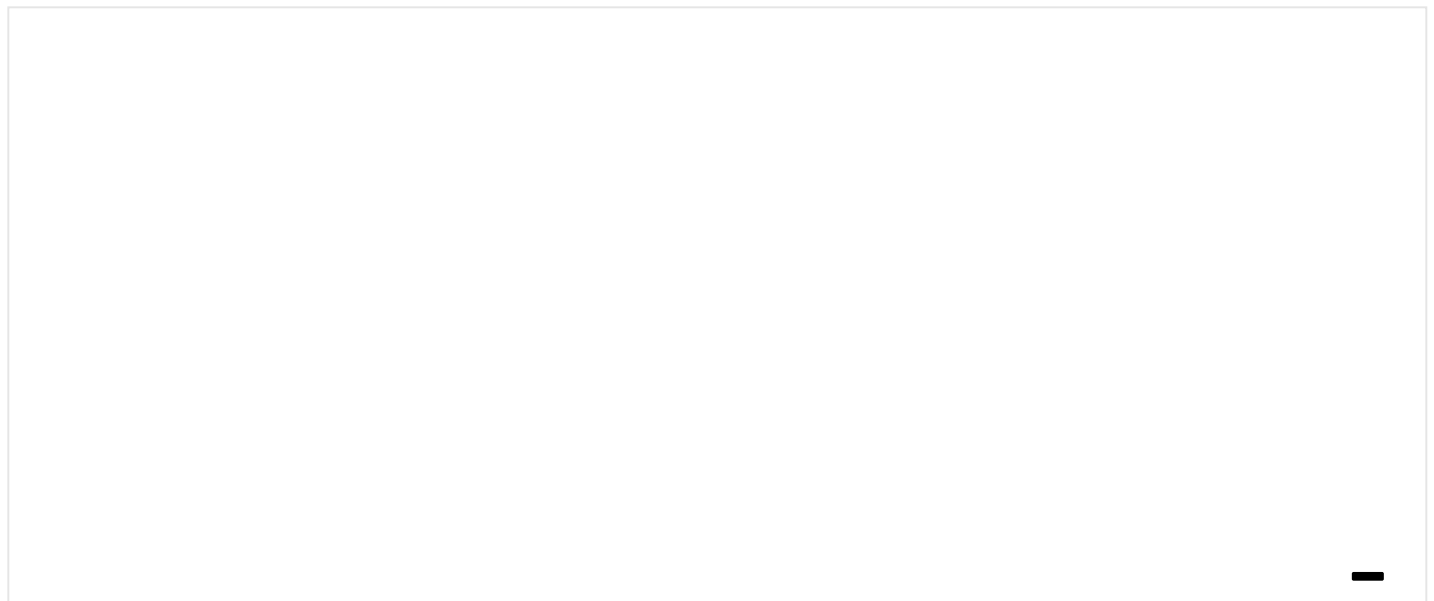
“Our Site Redevelopment Committee and Site Redevelopment Program over the last several years have really helped to transform sites just like this,” said Schoemann. He added the Site Redevelopment Program contributed \$18,000 just for the hotel.

“The development that you see before you today is nothing short of remarkable to transform this area in our downtown,” said City Administrator Jay Shambeau.

Representatives of KHC also attended the ribbon cutting.

“We opened at a good time with the pandemic subsiding and the hotel industry rebounding,” said Bruce Kinseth, executive vice president of KHC. He explained the challenges of constructing a hotel during the COVID-19 pandemic and not knowing what will happen once it opens. As with other industries, hiring has been a challenge. KHC brought in other employees to help “jump start” the hotel’s opening.

Also on the site is the Water Street Suites, a 16,000-square-foot commercial office building. Stifel Financial Corporation is the building’s anchor tenant.







### **Ribbon cutting at the Marriott TownePlace Suites in West Bend**

By Kendra Lamer - Daily News Staff Updated Jul 2, 2021



## Business is Booming in Hartford – Part 2



The future is bright along Sumner Street in Hartford. We've had a surge of interest in this area over the past few years, which has resulted in new businesses opening in 2021 and 2022, along with the expansion of an existing Hartford business.

### Building Boom on Sumner Street

**ShopKo Optical**, located at 1529 Sumner Street recently held their ribbon cutting ceremony to mark the official opening of their doors to the community. On the Shopko

website, the CEO had this to say, "Opening this new location in Hartford is a huge win for our patients and the Shopko Optical family," said Russ Steinhorst, Shopko Optical CEO. "The new center will provide outstanding patient-centric care to the area."

Just down the road, **Thomas Orthodontics** built a new office that began welcoming patients in February. It is located at 110 Pike Street, Unit B. They have already made themselves a valued part of the community, participating in a cleanup at Willowbrook Park for Earth Day.

**Prescription Analytics** is not new to Hartford, but their continued growth has resulted in the construction of a new 8600 sq. ft. office building on Wilson street just off of Sumner Street. The business was formerly located in an old house, which they outgrew. HADC was happy to work with Prescription Analytics to connect them with the right people on the city staff to get the ball rolling on their expansion project.

**Goodbye Vacancies...Hello Festival Foods & Starbucks!**

Select Language ▼



Since the exit of Kmart and Sentry Foods at Hartford Plaza over four years ago, we've endured a large vacant space marring the landscape of Sumner Street. So, it was no wonder that we were excited when **Festival Foods** chose this location for a future store. Construction should begin during the second half of this year with an expected opening date in 2022. The store is expected to create nearly 200 jobs in our community! Additional development is planned for the site and will occur in 2022.

Another well-known brand recognizes the value of doing business in Hartford, Wisconsin. This year, **Starbucks** will open a new store at 1502 E. Sumner Street, formerly home to a Clark gas station and car wash. It will be a welcome site for commuters along the corridor who can easily grab a latte through the drive-thru!

Sumner Street is not the only area in Hartford to see a surge in business activity. Along with the changes in downtown, described in our first article "Business is Booming in Hartford – Part One," we are happy to report a new restaurant option is now available in our community. **Dudes Clubhouse**, located at the **Hartford Golf Club** opened in March of 2021. They are getting rave reviews for their Friday fish fry and Saturday prime rib.

"Hartford is a great place to do business and it's gratifying to see all of the new developments happening," said Tom Hostad, executive director of the Hartford Area Development Corporation. "I think people realize that this is a community that is growing and that businesses thrive here. We're going to see more and more businesses discovering this gem in the coming months and years. "

[City Website](#)

[Chamber of Commerce](#)

[Downtown District](#)

 Government Websites by [CivicPlus®](#)

Select Language ▼



# Hartford Plan Commission approves design for Festival Foods, Caribou Coffee, and Shoppes at Bell Ave.

In BUSINESS HARTFORD POLITICS

By Judy Steffes JUNE 15, 2021

5174

**June 15, 2021 – Hartford, WI – Design plans for a new Festival Foods, Caribou Coffee and retail complex called Shoppes at Bell Avenue were approved this week by the Hartford Plan Commission.**



Community Development director [Justin Drew](#) laid out the makeup of the proposed 70,213-square-foot store at 1275 Bell Avenue in the Hartford Plaza. He outlined the drive-thru on the east side of the building for online shopping pickup and the drive-thru on the west side of the building for Caribou Coffee.

There was a short discussion on the new Shoppes at Bell Ave. building that would be to the northeast of the grocery. Drew asked that the design on one center segment of the building include a different color and texture.









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Related

Hartford Plan Commission approves design for Festival Foods, Caribou Coffee, and Shoppes at Bell Ave.  
June 19, 2021  
In "Business"

Hartford Plan Commission set to approve designs tonight for new Festival Foods and Caribou Coffee  
June 14, 2021  
In "Hartford"

Festival Foods and Caribou Coffee up for review in Hartford  
June 11, 2021  
In "Hartford"



[https://www.gmtoday.com/business/the-district-breaks-ground-at-former-brewery-site/article\\_6cfd8c36-f789-11eb-a2a5-4f4a887c34eb.html](https://www.gmtoday.com/business/the-district-breaks-ground-at-former-brewery-site/article_6cfd8c36-f789-11eb-a2a5-4f4a887c34eb.html)

FEATURED

## The District breaks ground at former brewery site

### Massive, mixed-use development slated for completion in spring 2023

By Christina McAlister

Aug 7, 2021



From left to right: Eric Ponto from Enberg Anderson Architects, President of Peridot Construction Management John Foss, Tom Hawley from HKS Holdings, Kyle Strigenz from HKS Holdings, City Administrator Jay Shambeau, Mayor Christophe Jenkins, County Executive Josh Schoemann, Joe Klein from HKS Holdings, and Klein's son.

Christina McAlister/Daily News Staff



WEST BEND — City officials and developers came together on Friday morning to celebrate the groundbreaking of The District, which will be located on the corner of North Main Street and West Washington Street.

The District will be a mixed-use complex with 177 residential units and commercial space. President of Peridot Construction Management John Foss said they are planning to complete construction of the entire complex by spring of 2023.

“There’s a lot of history behind this space here and I think everyone in our community recognizes that,” Mayor Christophe Jenkins said. “This is an ideal location, for any development, but especially a development such as this that can bolster our downtown.”

The property used to be home to the West Bend Brewery, but in April, the Plan Commission approved a site plan for developing the former brewery into The District.

The site will have eight walk-up units, giving residents access to the Riverwalk that will be developed in the future. Residents will also have balconies or terraces to allow immediate access to the outdoors. The first building will have a green roof above the parking deck for additional outdoor space.

City Administrator Jay Shambeau said The District project will assist in the redevelopment of the Riverwalk, which is located behind the site, and will play a huge role in many of the reconstruction projects happening in the downtown area throughout the next few years.

“This will be transformational to downtown,” Shambeau said.



The first building to the north will consist of 124 units, as well as two additional townhome buildings with seven total townhome units between the two ends of the main buildings. The second building to the south will contain 46 units and one commercial unit.

The District will have a total of 272 parking spaces, including motorcycle spaces, available to the residents of the 177 units. Additionally, a traffic impact analysis (TIA) was conducted in the area. It was found that improvements must be made to signal timing, pavement markings and public curb lines and crosswalk areas.

Emergency and maintenance access is also needed from Main Street to the Riverwalk. The West Bend Fire Department is requesting fire protection hydrants to the east side of the building along the Riverwalk area.

“We’re proud to see The District come to life,” Jenkins said.



[https://www.gmtoday.com/business/the-district-to-break-ground-in-august/article\\_e77c1bd6-ea1d-11eb-bcaa-2fb6ea6406de.html](https://www.gmtoday.com/business/the-district-to-break-ground-in-august/article_e77c1bd6-ea1d-11eb-bcaa-2fb6ea6406de.html)

## The District to break ground in August

### Former brewery site to become mixed-use multifamily complex

By Melanie Boyung - Special to the Daily News  
Jul 21, 2021

WEST BEND — Developers are ready to break ground on The District, a new mixed-use project which will soon start going up at the site of the former West Bend Brewery site.

The District is planned for a site of approximately 2.9 acres at the northeast corner of West Washington Street and North Main Street, adjacent to the downtown area. Once completed, site plan documents approved by the city show the development will include 170 apartment units, seven townhome units and commercial space.

The groundbreaking is scheduled for Friday, Aug. 6 at 11 a.m., at the development site at 415 N. Main St.

“They’re just getting started on the demolition now,” Susan Ipsarides, vice president of Greywolf Multifamily, said.

The development is being constructed by developer HKS Holdings; Greywolf is involved in the project as a third-party leasing and management company, which will remain with the complex after development is complete.

Ipsarides said the first phase of development will include a building right on the corner, which development plans stated will include a commercial space and 46 apartments. The townhome buildings to be built along Main Street are also in the first phase, which she said is expected to be complete and ready for occupants in midsummer 2022.

“There will be commercial right on the corner,” she said.



The second phase of the project is a larger building to include 124 apartment units constructed parallel to the river behind the property. Ipsarides said they are expecting that construction to be complete by spring of 2023.

The apartments will include one-, two- and three-bedroom units which will be rented at market rates, according to Ipsarides. She said Greywolf will begin pre-leasing units in January.

The District will go up in West Bend's tax incremental finance district 15. TID 15 was created earlier this year, in an effort by the city to support the mixed-use development now becoming a reality.

Within a TID, properties are largely removed from the normal tax rolls in which different taxing authorities, such as the city, county, school district and the technical college, all receive tax dollars. While the base value of a TID's properties – what they were worth at the time the TID was formed – continue to pay taxes to all relevant jurisdictions, the tax monies generated by new development or improvement during the TID's lifetime all go to the city to be reinvested in the district.

While creating TID 15, West Bend city officials said some of that TID funding would be used to provide developer incentives to the brewery site project, to help fund site acquisition and cleanup, as well as funding public projects such as further developing the Riverwalk and street improvements.



# Demolition underway for old West Bend Brewery building, 415 N. Main Street, West Bend, WI

In WEST BEND REAL ESTATE WASHINGTON COUNTY

By Judy Steffes JULY 20, 2021

4787

July 20, 2021 – West Bend, WI – Demolition of the old West Bend Brewery, 415 N. Main Street is underway.



According to records at City Hall there were three demolition permits pulled for the project including 415 N. Main Street, 445 – 455 N. Main Street, 459-485 N. Main Street.

The new owner of the building is HKS Holdings LLC and the contractor doing the demolition is [HM Brandt LLC of Sussex](#)

*Click [HERE](#) for the sale price of the former West Bend Brewery*

HM Brandt is the same contractor that demolished the [Roundy's Warehouse in Wauwatosa](#).

Right now crews are removing windows from the buildings. Below is the south side of the old Ray's Shoes.





A majority of the buildings are brick and concrete block. Watch for excavators to be brought in to do a majority of the work. The demolition permits don't expire until the end of 2022.





The developer will level the former West Bend Brewery and bring in 181 apartments and retail space. HKS Holdings, LLC, plans to purchase and redevelop the former West Bend Brewery site at the intersection of N. Main Street and E. Washington Street.



*Click [HERE](#) to tour the caverns under the old brewery*

Some more news tied to this development should be released shortly as the old [Habitat for Humanity ReStore](#) across the street, 508 N. Main Street, is reportedly being sold to HKS Holdings. The ReStore has been closed since a fire April 23, 2021.

Early word is the developer will raze the building and use the space as a parking lot.

Later today an announcement is expected that Habitat for Humanity Washington County is purchasing the [old Skate Country](#), 1950 N. Main Street, and moving the ReStore in there.

On a history note: What were some of the businesses that used to be in 508 N. Main Street prior to the ReStore. We'll start you off with St. Vincent DePaul. Click [HERE](#) for more...







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Related

Photo Gallery   Prep for demolition of local iconic brewery underway today; looking back	Sale price for the West Bend Brewery	Fate of old West Bend Brewery appears imminent
August 6, 2021	June 25, 2021	January 3, 2021
In "Business"	In "Washington County"	In "Business"





**Halloween Fall  
Fest coming  
to Mauthe Lake  
rec area ▶ 2A**



**West Bend  
students  
show their  
spirit ▶ 6A**

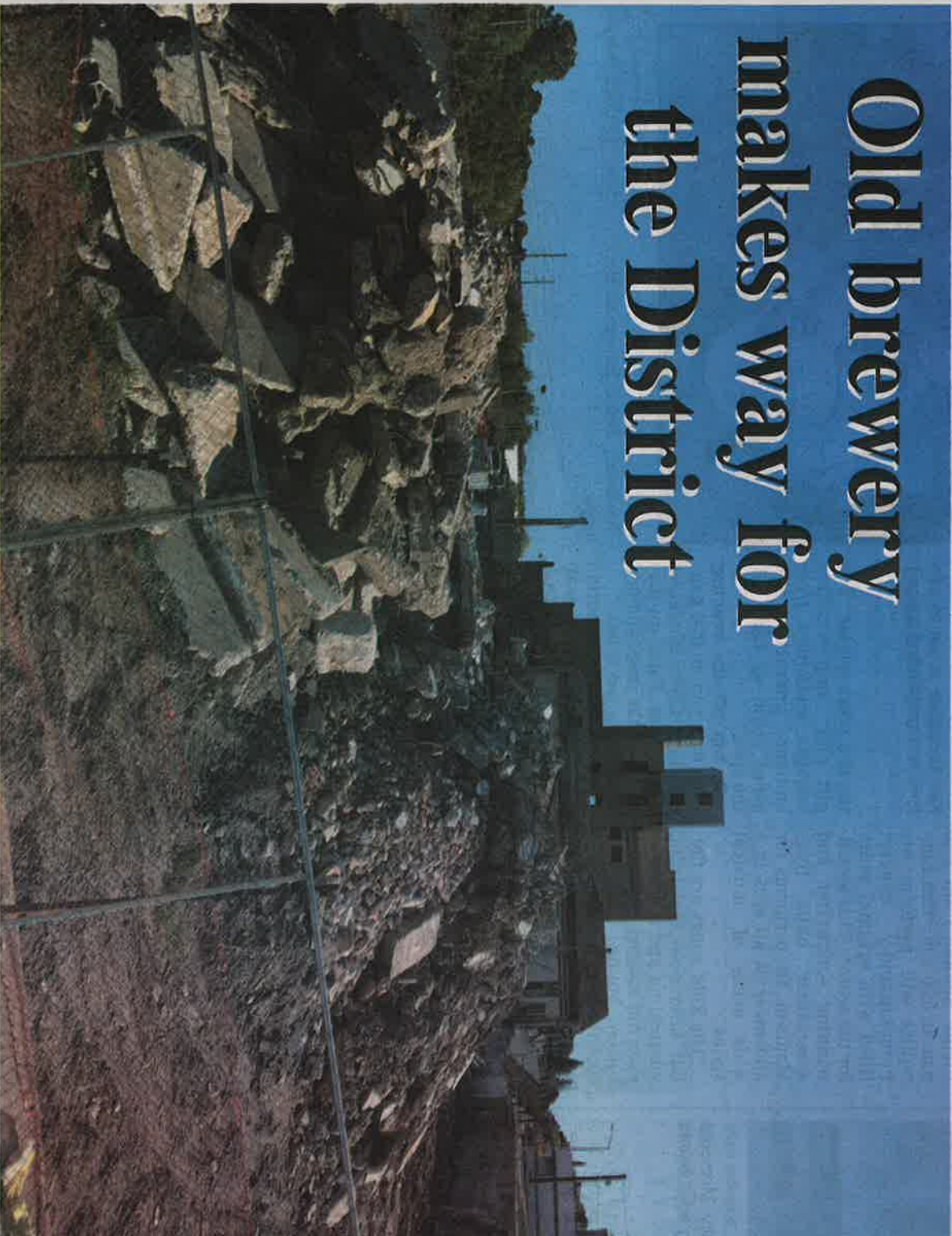
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1110 NEWARK DR E  
WEST BEND WI 53090 9067  
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# DAILY NEWS

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## Old brewery makes way for the District



Crews are in the process of demolishing the former West Bend Brewery for a mixed-use development northeast of North Main Street and West Washington Street (Highway 39), along the Milwaukee River.

Kendra Lamer/Daily News Staff

## Razing wraps up for start of mixed-used development construction

By Melanie Boyung  
Special to the Daily News

**WEST BEND** — Demolition is well under way at the old West Bend Brewery site at West Washington Street and North Main Street, as old buildings are coming down to make room for a new mixed-use development called the District.

Developers broke ground on the site in early August, to prepare the land for construction of apartments, townhomes and some commercial space. Work so far has been both removing the old structures and arranging site utilities.

City of West Bend Administrator Jay Shambeau said the developer has spent the past five to six weeks working with We Energies, and will also work with Spec-trum and AT&T for utility infrastructure.

"They intend on razing the rest of the buildings later this week . . . And then they'll move right into the beginning of construction," Shambeau said Tuesday.

The project is being developed by HKS Holdings. Once completed, site plan docu-

ments approved by the city show the development will include 170 apartment units, seven townhome units and commercial space on the 2.9-acre site that once housed the West Bend Brewery at the intersection's northeast corner.

The first phase of construction will include commercial space and 46 apartments in a building at the corner, as well as the townhomes planned for along North Main Street, according to developer information.

Shambeau said the developers plan to have the first phase complete and ready for occupants by fall 2022, though they would like that to occur earlier if in any way feasible.

The second phase of the project will be a larger building to include 124 apartment units, constructed parallel to the river behind the property.

Susan Ipsarides, vice president of Greywolf Multifamily, said this summer that they are expecting the second phase to be complete by spring of 2023. Greywolf is involved in the project as a leasing and property management company. Shambeau

said the firm has already begun receiving inquiries on the living units the District will include.

The District is going up in West Bend's tax incremental district 15, which was formed by the city earlier this year to support the development going up adjacent to downtown.

Within a TID, properties are largely removed from the normal tax rolls in which different taxing authorities, such as the city, county, school district and the technical college, all receive tax dollars. Tax monies generated by new development or improvement within a TID, during its lifetime, all go to the city to be reinvested in the district rather than the normal jurisdictions.

West Bend city officials said during TID 15's creation that some of the TID funding would be used to provide developer incentives to the brewery site project, to help fund site acquisition and cleanup, as well as funding public projects such as further developing the Riverwalk and street improvements.

## Vaccination rates in Washington, Ozaukee counties see little change

**WASHINGTON COUNTY** — The number of residents in both counties covered by the Washington Ozaukee Public Health Department who have been fully vaccinated against COVID-19 remains nearly where it was a week ago.

According to data released this week by the WOPHD, 48.2% of Washington County residents and 60.4% of Ozaukee County residents: 53.3% of Wisconsin residents have completed their vaccine series.

Last week, 47.9% of Washington County residents were fully vaccinated, as well as 60.1% of Ozaukee County residents.

When it comes to young people, 32.7% of youths ages 12-17 in Washington County are vaccinated this week, 57.8% of youths in Ozaukee County are vaccinated, and 46.5% of youths statewide have completed their vaccine series.

The burden in both counties is listed as high on the COVID-19 dashboard, which is the total number of confirmed cases in the last seven days.

Washington County has a noticeably higher percent positivity rate on the dashboard, coming in at 29.8% compared to Ozaukee County's 16.4%.

This week, the state Department of Health Services announced that certain populations in Wisconsin can receive Pfizer vaccine booster shots.

The DHS recommends that the following populations should receive a booster dose of Pfizer at least six months after receiving their second dose of Pfizer in order to further strengthen their immunity.

- People 65 years and older
- All residents in long-term care
- People ages 50-64 years with certain underlying medical conditions

According to the DHS, the following groups also have the option of receiving a booster shot six months after their second dose, after considering their individual risks and benefits:

- First responders (health care workers, firefighters, police, staff at congregate care facilities)
- Education staff (teachers, support staff, childcare workers)
- Food and agriculture workers
- Manufacturing workers
- Corrections workers
- U.S. Postal Service workers
- Public transit workers
- Grocery store workers

At this time, the Pfizer booster authorization only applies to people whose primary series was Pfizer vaccine. People in the recommended groups who got the Moderna or Johnson & Johnson vaccine will likely need a booster shot in the near future.

To set up an appointment near you, visit [vaccines.gov/search](https://vaccines.gov/search).

## Teaching cursive would be required under state bill



**By the Numbers**  
Washington/Ozaukee County  
COVID-19 Cases





Trick-or-treat  
times in  
Washington  
County ▶ 3A



Germanatown  
advances past  
Hartford in boys  
volleyball ▶ 1B



# DAILY NEWS

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337829  
WASHINGTON CO PLANNING & PARKS  
333 E WASHINGTON ST STE 2300  
WEST BEND WI 53095 2505  
3 1

## Festival Foods foundation complete in Hartford

Store expected to open during spring of 2022



Construction crews work at the site of the Festival Foods in Hartford, 1275 Bell Ave.

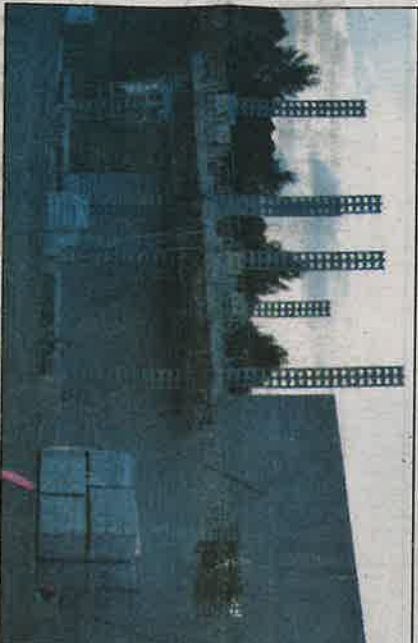
Bradford Paulson/Special to the Daily News

By Kendra Lamer  
262-306-5095  
klamer@conley.net.com

**HARTFORD** — Construction of the new Festival Foods location in Hartford is well underway. The company anticipates finishing up construction early next year.

Aaron Aspengren, Festival Foods store planning senior director, stated that footings and foundation have gone in and they are now working to finish the walls, begin steel erection and begin roofing to make the shell water-tight.

The grocery store is part of the Hartford Plaza Redevelopment Concept. The redevelopment, at 1201 through 1275 Bell Avenue, includes a subdivision and phasing potential, residential space, commercial buildings and



Substantial portions of walls can be seen going up at the Festival Foods site in Hartford, 1275 Bell Ave.

outlots.

Crews began razing the former Kmart building over the summer following Plan Commission approval of the

one of them to allow more flexibility in future stages of development.

Upon completion, Festival Foods will open in a 70,213-square-foot, standalone building positioned on the property similarly to where the Kmart store was. The location is expected to add about 200 jobs to the area.

The Shoppes at Bell Avenue, another building being constructed as part of the redevelopment, will measure 11,327 square feet on the northeast corner of the site near the intersection of Bell Avenue and Novak Street. The multi-tenant building will have six retail spaces and a façade with similar characteristics to the Festival Foods to match.

See **FESTIVAL**, PAGE 8A

## Hartford's Schwartz House to receive grant funding

Money to fund historic structure report, assist future projects

By Melanie Boyung  
Special to the Daily News

**HARTFORD** — Efforts to restore the Schwartz Family House are getting back on track, as the Hartford Historic Preservation Foundation has received a

director at the Chandelier Ballroom, announced earlier this fall that the Hartford Historic Preservation Foundation would be receiving the matching grant of up to \$9,000 to fund a historic structure report for the Schwartz Family House.

"I am absolutely delighted to announce that plans for the restoration and renovation of the Schwartz Family House are scheduled to resume! We are so honored to have just received a \$9,000 matching grant from the Henry Ford

The grant being a matching award, the foundation will have to raise \$9,000 from other sources to receive that full grant amount. Price said the historic structure report, to be provided by the Tower Heritage Center in West Bend,

## West Bend School Board OKs annual budget

### Mill rate to remain at flat \$7.97

By Kendra Lamer  
262-306-5095  
klamer@conley.net.com

**WEST BEND** — On Monday, the West Bend School District unanimously

approved the annual budget for the 2021-22 school year. A balanced budget was approved with a property tax levy of \$47,580.917, resulting in a flat mill rate of \$7.97 per \$1,000 of assessed value on average across all municipalities and parcels within the district.

Information relating to state aid and membership was released to the district on Oct. 15 from the Department of Revenue and the Department of Public Instruction.

While a membership decline of 234 full-time equivalent (FTE) was expected, the district actually gained 73 FTE. The district has been experiencing declining enrollment over the course of several years.

"We're over 6,100 students. We thought we were going to be dipping below the 6,000-student threshold this year, but we've maintained that," said Assistant Superintendent of Business and Operations Andrew Sarnow. He said they believe these numbers were achieved through growth as housing permits help to increase the number of students and students returning to the district after homeschooling or going through open enrollment due to COVID-19. Sarnow said it is an "interestingly anomaly" at this time, but they are unsure what this will look like in the future.

Because of this membership increase, the district received \$1.1 million less for

**SOUND OFF**  
What do you think?  
Phone: 262-513-2641  
Email: soundoff@conley.net.com

the 2021-22 budget, but is expected to receive \$2 million more in 2022-23 and future years as state exemptions are set in place to financially assist the district during declining enrollment.

The district experienced an actual property value growth rate of 6.7 percent, down from the expected 7.3 percent property value growth. However, this difference in numbers would have a minimal net financial impact.

The district also expected to use \$230,000 in federal stimulus to balance the budget from ESSER (Elementary and Secondary School Emergency Relief Fund) II, ESSER III and CARES (Coronavirus Aid, Relief, and Economic Security Act), but is now expected to use \$2.28 million.

"We're very cautious with this because we're utilizing these one-time dollars to balance the budget," said Sarnow. The district has needed to hire additional teachers due to increased enrollment and address potential learning loss as students return to the district.

WBSD also received \$29,301,309 in state aid, about \$650,000 more than estimated. Due to this increase and other factors, the district will allocate \$5.35 million towards deceased debt, rather than the \$3.7 million proposed in September, to help retire the district's referendum debt.

Celebrate  
**HARTFORD**

Chamber President



## **Attachment B**

### **Notification of Award – Stantec Consulting Services**





## FINANCE DEPARTMENT

*Margaret M. Hamers, Finance Director*

### PURCHASING

*Bill Kurer, Purchasing Manager*

*Roy Hartmann, Buyer*

Herbert J. Tennes Government Center  
432 E. Washington Street, Room 2049  
P.O. Box 1986  
West Bend, WI 53095-7986  
(262) 335-4847  
Toll Free 1 800 616-0446  
FAX (262) 335-6847

July 30, 2021

Mr. Rick Binder, PG, CPG  
Stantec Consulting Services Inc  
12075 Corporate Parkway, Suite 200  
Mequon WI 53092

Dear Mr. Binder:

Thank you for responding to Washington County's request for qualifications on the Qualified Environmental Professional for the US EPA and County Funded Brownfield Services Project, RFQu #PP21-32.

All statements of qualifications/proposals have been reviewed and at this time, Washington County is notifying you that your firm has been selected as the most qualified firm for this project and it is the County's intent to award this service to your firm. This intent to award is per all the terms, conditions and specifications of the request for qualifications, associated addenda and your statement of qualifications/proposal and award is contingent upon successful negotiations with the County on a professional services agreement covering the scope of work, roles, responsibilities, services to be performed and your fees for this service.

The County is in receipt of your firm's proposed agreement for this project and Deb Sielski will be working with the County Attorney to review and modify this agreement as may be necessary for this project. To begin this process, please update the sample agreement provided and include your proposed scope of work, identify the roles and responsibilities each party will have in this agreement, detail the services to be provided and fees that will be charged and please send an electronic "Word" version of this agreement to Deb for changes to be made in track changes. When the agreement changes have been made, Deb will be in contact with you for any negotiations that may be necessary for this agreement. Once the final agreement has been negotiated, the agreement will be sent to you for your review and signing. Deb Sielski will also be the person to coordinate this project with and can be reached at 262-335-4772 if you have any questions for her.

At this time, please send me your firm's certificate of insurance which meets the requirements of Exhibit A of the RFQu by August 6, 2021.

Thank you again for your interest in working with Washington County. We look forward to working with your firm on this project.

Sincerely,

*Bill Kurer*

Bill Kurer  
Washington County  
Purchasing Manager

CC: Deb Sielski – Deputy Director, Planning & Parks Department  
Hannah Keckeisen – Planner, Planning & Parks Department  
Margie Hamers – Finance Director  
Jackie Limbach – Office Manager, County Attorney's Office  
Dan Anhalt – Senior Director, Consultative Services, EDWC



## **Attachment C**

### **Roles and Responsibilities**



## Attachment C

### **Roles and Responsibilities for Activities to be Performed as Part of the USEPA FY2020 Revolving Loan Fund Grant Implementation** (Project Period Starting October 17, 2020)

This memo was prepared to outline specific roles and responsibilities for Stantec Consulting Services Inc. (Stantec), Vandewalle & Associates, Inc. (Vandewalle), Washington County (the County), Economic Development Washington County (EDWC), and the Coalition Partners (City of West Bend, City of Hartford, Village of Jackson, Village of Slinger, Village of Richfield, Village of Germantown, and the Village of Kewaskum) as part of the implementation of the United States Environmental Protection Agency (USEPA) Fiscal Year 2020 Revolving Loan Fund (RLF) Grant.

The County will act as the **Grant Manager**, responsible for all activities related to the technical and administrative operation of the USEPA RLF grant award including serving as the fiscal agent. The County will use existing Site Redevelopment Program (SRP) partnerships, including its connection to EDWC to establish and implement the Washington County USEPA Brownfields RLF Program.

EDWC will serve as the **Loan Manager**, using its existing RLF Committee and program structure as a foundation for the Washington County USEPA Brownfields RLF Program. EDWC is a member of the Site Redevelopment Committee (SRC).

The SRC will assist in drafting the Washington County USEPA Brownfields RLF Program's policies and procedures manual, which will include loan terms and application approval guidelines that will be executed by the RLF Committee. The manual will also outline policies and procedures for subgrants. The SRC will also review and approve subgrants.

Roles and Responsibilities for a majority of participating parties are described below. This is not an all-inclusive list, and participating Coalition Partners may be asked to assist with a variety of tasks not described herein during the grant period.

Roles and Responsibilities with a "\*\*\*" symbol identify activities for which the listed entity has primary responsibility.

#### **Stantec Roles and Responsibilities**

##### ***Task 1 – Establish the Revolving Loan Fund***

- Review Roles and Responsibilities
- Work with EDWC (Loan Manager) to develop the Washington County EPA Brownfields RLF Loan Fund Comprehensive Policies and Procedures Manual
- Work with EDWC (Loan Manager) to create Washington County USEPA Brownfield RLF Loan and Subgrant Application Documents/Terms & Conditions Templates to ensure compliance with USEPA guidelines



- Develop Project Review Procedures \*\*

### ***Task 2 – Market the Revolving Loan Fund***

- Work with Vandewalle (lead entity), the County and EDWC to create a Marketing Plan for the Washington County USEPA Brownfields RLF Program
- Work with Vandewalle (lead entity), the County and EDWC to create digital and print marketing materials for the Washington County USEPA Brownfields RLF Program
- Assist in marketing and promoting the Washington County EPA Brownfields RLF Program

### ***Task 3 – Site Selection, Program Operations and Oversight***

- General Tasks:
  - Serve as the primary QEP/consultant for loans or subgrants awarded to the coalition partners and/or the County
  - Work with the County, EDWC and Vandewalle on measuring results and tracking the impact of the SRP
  - Complete ACRES entries of all sites \*\*
  - Assist the County with maintaining an Administrative Record
  - Assist in determining Washington County EPA Brownfields RLF Program Guideline Compliance
  - Serve on the EDWC RLF Committee as needed \*\*
  - Attend quarterly SRC meetings and provide presentation/updates on redevelopment sites as needed
  - Provide technical assistance to the County and SRP \*\*
  - Conduct initial discussion with SRC regarding potential subgrants \*\*
  - Create technical presentations, exhibits, and/or handouts for meetings \*\*
  - Draft meeting summaries and respond to public comments & questions \*\*
  - Conduct confirmatory sampling, if necessary \*\*
  - If appropriate, prepare QAPP Equivalency Memo for submittal to EPA for review \*\*
- For each subgrant or loan application:
  - Assist in review of loan and subgrant applications
  - Review environmental reports provided by loan/subgrant applicants and determine applicability/suitability of proposed cleanup project \*\*
  - Draft EPA/WDNR Site Eligibility Determination Request and submit to the Grant Manager for review and submittal to the appropriate agency \*\*
  - Work with Vandewalle to draft the Community Involvement Plan (CIP) and submit to the Grant Manager for review and submittal to USEPA
  - Draft an Analysis of Brownfield Clean-up Alternative (ABCAs) and submit to the Grant Manager for review and submittal to USEPA and publication for public comment, \*\*
  - Assist in conducting 30-day public comment periods on ABCA
  - Draft the Decision Memorandum and submit to the Grant Manager for review/submittal to USEPA \*\*
  - As requested, assist the Grant Manager in completing Section 106 NHPA review



- During subgrant or loan implementation:
  - Provide Grant Manager with cleanup schedules and assist in monitoring progress of cleanup project
  - Utilize existing Project Tracker in Survey 123 for tracking work on funded redevelopment sites \*\*
  - Perform site visits and construction monitoring to document compliance with the Davis Bacon Act \*\*
  - Track project construction progression
  - Conduct post-construction sampling/monitoring, if required
- Following subgrant or loan implementation:
  - Review remediation documentation reports provided by the loan or subgrant applicant\*\*
  - Review invoices and DBA documentation for completeness. Provide written summary to the Grant Manager.
  - Draft loan or subgrant final report and submit to Grant Manager for review and submittal to USEPA\*\*
- Assist with project progress reporting to USEPA:
  - Assist Grant Manager in preparation of USEPA Quarterly and Annual Financial Reports
  - Assist Grant Manager in drafting final progress report and RLF Closeout Plan

#### ***Task 4 – Cleanup Loans and Subgrants***

- Provide technical assistance to the County and SRP as requested, as detailed under Task 3

### **Vandewalle (as a Subcontractor to Stantec) Roles and Responsibilities**

#### ***Task 1 – Establish the Revolving Loan Fund***

- Review Roles and Responsibilities
- Work with EDWC (Loan Manager) to develop Washington County USEPA Brownfields Revolving Loan Fund Program Comprehensive Policies and Procedures Manual

#### ***Task 2 – Market the Revolving Loan Fund***

- Create a Marketing Plan for the Washington County USEPA Brownfields Revolving Loan Fund Program \*\*
- Create digital and print marketing materials for the Washington County USEPA Brownfields Revolving Loan Fund Program \*\*
- Create one fact sheet per year \*\*

#### ***Task 3 – Site Selection, Program Operations and Oversight***

- Provide technical assistance to the County and SRP



- Attend quarterly SRC meetings and provide presentations/updates on redevelopment sites as needed
- Develop and assist in implementation of Community Involvement Plans (CIPs) \*\*
- Assist in conducting 30-day public comment periods on ABCAs or RAORs, including review and drafting responses to public comments received.
- Create technical presentations, exhibits, and/or handouts for meetings\*\*
- Create bilingual outreach materials \*\*
- Assist with public meetings and community outreach efforts
- Assist in drafting meeting summaries and response to public questions & comments
- Work with the County, EDWC and Stantec on measuring results and tracking the impact of the SRP

#### ***Task 4 – Cleanup Loans and Subgrants***

- Provide technical assistance to the County and SRP as requested

### **County Roles and Responsibilities**

#### ***Task 1 – Establish the Revolving Loan Fund***

- Finalize Roles and Responsibilities Memorandum \*\*
- Formalize Service Agreement with County, Site Redevelopment Program (SRP), and EDWC \*\*
- Formalize and execute Memorandum of Agreements with Coalition Partners and submit to USEPA for comment \*\*
- Work with EDWC (lead entity) to develop the Washington County EPA Brownfields Revolving Loan Fund Comprehensive Policies and Procedures Manual. Submit the manual to USEPA for comment.
- Work with EDWC (lead entity) to create Washington County EPA Brownfield RLF Loan and Subgrant Application Documents/Terms & Conditions templates. Submit the templates to USEPA for comment.
- perform a qualifications based procurement process to hire the qualified environmental professional (QEP) and Planning Consultant and execute contract with the selected firms\*\*

#### ***Task 2 – Market the Revolving Loan Fund***

- Promote/market/provide updates on the Washington County USEPA Brownfields RLF Program throughout the County (through press releases, website updates, fact sheets, public meetings, meeting summaries, marketing materials) \*\*
- Work with Vandewalle (lead entity), Stantec and EDWC to create a Marketing Plan for the Washington County USEPA Brownfields RLF Program
- Work with Vandewalle (lead entity), Stantec and EDWC to create digital and print marketing materials for the Washington County USEPA Brownfields RLF Program

#### ***Task 3 – Site Selection, Program Operations and Oversight***

- Grant management \*\*
- Initial review of subgrant applications \*\*



- Initial discussion with SRC regarding potential subgrants \*\*
- Review and submit to USEPA loan and subgrant deliverables prepared by EDWC, Stantec, and Vandewalle to appropriate agencies including, but not limited to Eligibility Determinations, CIPs, ABCAs, ROARs and Decision Memorandums \*\*
- Notify landowners and communities of cleanup schedules and project progress \*\*
- Implement CIPs \*\*
- At the request of USEPA, complete a review of Section 106 National Historic Preservation Act (NHPA).
- Provide notification of 30-day public comment periods on ABCAs\*\*
- Review QAPP Equivalency Memo, if necessary and submit to EPA for review \*\*
- Partner with community organizations on marketing and community outreach efforts \*\*
- Assist in creating technical presentations, exhibits, handouts for public meetings
- Assist in drafting meeting summaries and response to public questions & comments
- Assist with public meetings
- Add public meeting summaries and responses to the SRP website \*\*
- Establish administrative record and maintain public repository for each cleanup loan and subgrant containing all relevant documents– upload information to the County website \*\*
- Assist in determining loan and subgrant applicant’s enrollment and compliance with US EPA RLF requirements and State and Federal requirements
- Prepare Subgrant Documents \*\*
- Track Financial Progress of each loan and subgrant \*\*
- SRC and RLF Coalition Member Management \*\*
- Organize and Staff SRC Meetings \*\*
- Serve on the EDWC SRP RLF Committee as the SRC’s representative \*\*
- Oversee work by Stantec and other consultants contracted to implement grant \*\*
- Grant Administration/Management and Track overall progress of SRP RLF Program \*\*
- EPA Brownfields RLF Program Guideline Compliance \*\*
- Complete and submit EPA Quarterly and Annual Reporting \*\*
- Complete final project report and RLF Closeout Plan
- Assist with ACRES Entries
- Utilize Existing Project Tracker in Survey 123 for tracking work on funded redevelopment sites \*\*
- Measure Results of the EPA Brownfield Revolving Loan Fund \*\*
- Loan Portfolio Reporting \*\*
- Assist as necessary in Construction Monitoring
- Travel to 2 Brownfields Conferences \*\*
- Lead Communications with the EPA and/or WDNR\*\*

#### ***Task 4 – Cleanup Loans and Subgrants***

- Maintenance of program income during and beyond the 5-year grant \*\*Work with EDWC on Loan Defaults, Forbearance and Remedies
- Assist with Implementing Loan Penalties
- Work with EDWC to process Loan Write-Offs
- Disburse funds for Approved Loans and Subgrants



- Accept loan payments made by borrowers
- Report to EDWC monthly the status of loan repayments, outstanding balances and missed payment and/or any other relevant fund updates.

## **EDWC Roles and Responsibilities**

### ***Task 1 – Establish the Revolving Loan Fund***

- Finalize Roles and Responsibilities
- Formalize Service Agreement with County, Site Redevelopment Program (SRP), and EDWC \*\*
- Assist County with formalizing MOAs with Coalition Partners
- Develop EPA Brownfields RLF Comprehensive Policies and Procedures Manual \*\*
- Create Brownfield RLF Loan and Subgrant Application Documents/Terms & Conditions Templates \*\*
- Assist County in performing a Qualifications Based Procurement to hire QEP and Planning Consultant

### ***Task 2 – Market the Revolving Loan Fund***

- Promote/market/provide updates on the Brownfields RLF throughout the County \*\*
- Identify target redevelopment sites and opportunities for which the Brownfields RLF is uniquely suited
- Work with Vandewalle (lead agency), the County and Stantec to create a Marketing Plan for the Brownfields RLF
- Work with Vandewalle (lead agency), the County and Stantec to create digital and print marketing materials for the Brownfields RLF
- Link the Brownfields RLF to EDWC's brownfield redevelopment website page \*\*
- Market site specific redevelopment opportunities and the Brownfields RLF opportunities to developers and other target markets with unique abilities and experience in brownfield redevelopment\*\*
- Bring SRP RLF into the EDWC economic development toolbox \*\*
- Structure and package redevelopment site deals with developers and end-users leveraging the Brownfields RLF\*\*
- Conduct analysis and prepare proformas for developers, end-users and other stakeholders depicting the optimal "capital stack and how the Brownfield RLF is integral to securing a successful deal and redevelopment project

### ***Task 3 – Site Selection, Program Operations and Oversight***

- Lead meetings with Loan/Subgrant Applicants \*\*
- Attend SRC, PMT, and RLF Committee Meetings \*\*
- Staffing SRP RLF Committee \*\*
- Manage loan program and borrower experience, including but not limited to application, underwriting, adjudicating, structuring terms, closing and servicing \*\*
- Package and review loan applications \*\*
- Participate in the EPA/WDNR Site Eligibility Determination Approval discussions
- Assist in review subgrant applications



- Underwrite loan applications to include loan and subgrant applicant's enrollment and compliance with US EPA RLF requirements and State and Federal requirements \*\*
- Author and navigate Term Sheet Negotiation \*\*
- Provide for loan review, structure discussion, adjudication and approval by SRP RLF Committee\*\*
- Author and Approve Loan Documents \*\*
- Conduct loan Closing Process \*\*
- Create and Implement the Loan Repayment Process \*\*Review SRP RLF Program Guideline Compliance
- Review EPA Quarterly and Annual Reporting
- Perform an Economic and Fiscal Impact Analysis as part of the application process for evaluation purposes and after for impact reporting purposes\*\*
- Work with the County, Stantec and Vandewalle on measuring results and tracking the impact of the SRP
- Track Financial Progress of each Loan and Subgrant \*\*
- Travel to 2 Brownfield Conferences \*\*

#### ***Task 4 – Cleanup Loans and Subgrants***

- Execute Loans and Subgrants \*\*
- Maintenance of Program Income During and Beyond the 5-year grant \*\*
- Perform loan Servicing, including site visits
- Fulfill loan satisfaction requirements for loans with no remaining balance nor other obligations\*\*
- Manage through defaults and review and approve any proposed forbearance arrangements and / or other workoutsImplement Loan Penalties \*\*
- Perform Loan Amendments and Modifications as needed
- Work with the County to process Loan Write-Offs
- Manage and navigate the disbursement process for Approved Loans and Subgrants \*\*
- Support activities related to Loan Tracking and Financial Reporting

### **Coalition Partner Roles and Responsibilities**

#### ***Task 1 – Establish the Revolving Loan Fund***

- Assist with the Development of the Policies and Procedures Manual
- Execute Memorandums of Agreement

#### ***Task 2 – Market the Revolving Loan Fund***

- Assist with outreach and marketing efforts of the Brownfields RLF including public meetings and marketing site specific RLF opportunities to developers

#### ***Task 3 – Site Selection, Program Operations and Oversight***

- The Site Redevelopment Committee will review and approve Subgrants – Loan review, structure discussion, and approval \*\*
- Assist in developing and implementing the Community Involvement Plans (CIPS) \*\*
- Hold public engagement meetings \*\*



***Task 4 – Cleanup Loans and Subgrants***

- Provide assistance to the County and EDWC as requested



## **Attachment D**

### **Former Niphos Inc. Site (308-310 Oak Street, Slinger) Case Closure Packet**





July 27, 2021

Deb Sielski  
Washington County  
333 East Washington Street, Suite 2300  
West Bend, WI 53095

**KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS**

SUBJECT: Case Closure with Continuing Obligations  
Niphos Coatings Inc. (Former), 308-310 Oak Street, Slinger, WI 53086  
BRRTS #: 02-67-561163, FID #: 267069880

Dear Ms. Sielski:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Niphos Coatings Inc. (Former) case identified above met the requirements of Wisconsin Administrative (Wis. Admin.) Code chs. NR 725-727 for case closure with continuing obligations (COs). COs are legal requirements to address potential exposure to remaining contamination. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

However, you, future property owners and occupants of the property must comply with the COs as explained in this letter, which may include maintaining certain features and notifying the DNR and obtaining approval before taking specific actions. You must provide this letter and all enclosures to anyone who purchases, rents or leases this property from you.

This case closure decision is issued under Wis. Admin. Code chs. NR 725-727 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the notification requirements of Wis. Admin. Code ch. NR 725, the response action goals of Wis. Admin. Code § NR 726.05(4), and the case closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11, and Wis. Admin. Code ch. NR 140.

The Niphos Coatings Inc. (Former) site was investigated for a discharge of hazardous substances or environmental pollution from plating operations. Case closure is granted for volatile organic compounds (VOCs), RCRA metals, nickel, copper and polycyclic aromatic hydrocarbons (PAHs) analyzed during the site investigation, as documented in the case file. The site investigation and/or remedial action addressed soil and groundwater. The remedial action consisted of excavating soil. Contamination remains in soil and groundwater beneath the main building, west of the main building and between the main building and onsite residence.

The case closure decision and COs required were based on the site being used for commercial purposes. The site is currently zoned commercial, which meets non-industrial use under Wis. Admin. Code § NR 720.05 (5) for application of residual contaminant levels in soil.



The case closure decision and COs required are based on the source property at 308-310 Oak Street being used for commercial purposes, which meet non-industrial use under Wis. Admin. Code § NR 720.05 (5) for application of residual contaminant levels in soil. The source property is currently zoned commercial.

### SUMMARY OF CONTINUING OBLIGATIONS

COs are applied at the following locations:

<u>Address</u>	<u>COs Applied</u>	<u>Date of Maintenance Plan(s)</u>
308-310 Oak Street (Source Property)	- Residual Soil Contamination - Groundwater Contamination Equals or Exceeds Enforcement Standards - Cover	May 24, 2021

### CLOSURE CONDITIONS

Closure conditions are legally required conditions which include both COs and other requirements for case closure (Wis. Stat. § 292.12 (2)). Under Wis. Stat. § 292.12 (5), you, any subsequent property owners and occupants of the property must comply with the closure conditions as explained in this letter. The property owner must notify occupants for any condition specified in this letter under Wis. Admin. Code §§ NR 726.15 (1) (b) and NR 727.05 (2). If an occupant is responsible for maintenance of any closure condition specified in this letter, you and any subsequent property owner must include the condition in the lease agreement under Wis. Admin. Code § NR 727.05 (3) and provide the maintenance plan to any occupant that is responsible.

DNR staff may conduct periodic pre-arranged inspections to ensure that the conditions included in this letter and the maintenance plan dated May 24, 2021 are met (Wis. Stat. § 292.11 (8)). If these requirements are not followed, the DNR may take enforcement action under Wis. Stat. ch. 292 to ensure compliance with the closure conditions.

### SOIL

#### *Continuing Obligations to Address Soil Contamination*

Residual Soil Contamination (Wis. Admin. Code chs. NR 718, NR 500-599, and § NR 726.15 (2) (b), and Wis. Stat. ch. 289)

Soil contamination remains beneath the main building, west of the main building and between the main building and onsite residence as indicated on the enclosed map (Fig. B.2.b., Residual Soil Contamination, April 9, 2021). If soil in the location(s) shown on the map is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine if the material is considered solid waste and ensure that any storage, treatment or disposal complies with applicable standards and rules. Contaminated soil may be managed under Wis. Admin. Code ch. NR 718 with prior DNR approval.



In addition, all current and future property owners, occupants and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation and direct contact hazard; special precautions may be needed to prevent a threat to human health.

Cover (Wis. Stat. § 292.12 (2) (a), Wis. Admin. Code §§ NR 724.13 (1) and (2), NR 726.15 (2) (d) and/or (e), NR 727.07 (1))

The soil and asphalt cover as shown on the enclosed map (Fig. D.2.2, Barrier Maintenance Map, April 9, 2021) shall be maintained in compliance with the enclosed maintenance plan, dated May 24, 2021. The purpose of the cover is to minimize the infiltration of water through contaminated soil and prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for commercial or industrial land uses. Before using the property for residential purposes and before taking an action, the property owner must notify the DNR to determine if additional response actions are warranted. A cover intended for industrial land uses or certain types of commercial land uses may not be protective if the property changes to a residential use. This may include, but is not limited to, single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover designed for multi-family residential housing use may not be appropriate for use at a single-family residence.

To modify or replace a cover, the property owner must submit a request to the DNR under Wis. Admin. Code ch. NR 727. The DNR approval must be obtained before implementation. The replacement or modified cover must be a structure of similar permeability or be protective of the revised use of the property until contaminant levels no longer exceed Wis. Admin. Code ch. NR 720 groundwater pathway residual contaminant levels and/or direct contact residual contaminant levels (RCLs).

## **GROUNDWATER**

### *Continuing Obligations to Address Groundwater Contamination and/or Monitoring Wells*

Groundwater Contamination Equals or Exceeds Enforcement Standards (Wis. Admin. Code ch. NR 140 and § NR 812.09 (4) (w))

Groundwater contamination which equals or exceeds the enforcement standards for arsenic is present on the south side of the site, as shown on the enclosed map (Fig. B.3.b., Groundwater Isoconcentration, July 31, 2020). To construct a new well or reconstruct an existing well, the property owner must obtain prior DNR approval. Additional casing may be necessary to prevent contamination of the well.

## **OTHER CLOSURE REQUIREMENTS**

Maintenance Plan and Inspection Log (Wis. Admin. Code § NR 726.11 (2), NR 726.15 (1) (d), NR 727.05 (1) (b) 3., Wis. Admin. Code § NR 716.14 (2) for monitoring wells)

The property owner is required to comply with the enclosed maintenance plan dated May 24, 2021 for the cover to conduct inspections annually, and to use the inspection log (DNR Form 4400-305) to document the required inspections. The maintenance plan and inspection log are to be kept up-to-date and on-site. The property owner shall submit the inspection log to the DNR only upon request, using the RR Program Submittal Portal. See the DNR Notification Requirements section below for more information on how to access the Submittal Portal.



Limitations on Activities, Prior Approval Needed (Wis. Admin. Code §§ NR 724.13 (2) (h), NR 726.15 (2))

Certain activities are limited at closed sites to ensure that the cover will function as intended to prevent contact with any remaining contamination. The limitations on activities are identified in the enclosed maintenance plan. The following activities are prohibited on any portion of this property where the cover is required, without prior DNR approval:

- Removal of the existing barrier;
- Replacement with another barrier;
- Excavating or grading of the land surface;
- Filling on capped or paved areas;
- Plowing for agricultural cultivation;
- Construction or placement of a building or other structure;
- Changing the use or occupancy of the property to a residential exposure setting.

Pre-Approval Required for Well Construction (Wis. Admin. Code § NR 812.09 (4) (w))

DNR approval is required before well construction or reconstruction for all sites identified as having residual contamination and/or COs. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, the property owner is required to complete and submit Form 3300-254, Continuing Obligations/Residual Contamination Well Approval Application, to the DNR Drinking and Groundwater program's regional water supply specialist. A well driller can help complete this form. The form can be obtained online at [dnr.wi.gov](http://dnr.wi.gov), search "3300-254." Additional casing may be necessary to help prevent contamination of the well.

## **DNR NOTIFICATION REQUIREMENTS**

DNR Notification (Wis. Admin. Code §§ NR 727.07, NR 726.15 (2))

The property owner is required to notify the DNR at least 45 days before taking the following actions. The DNR may require additional investigation and/or cleanup actions if necessary, to be protective of human health and the environment.

- Before removing a cover or any portion of a cover.

Send written notifications the DNR using the RR Program Submittal Portal at [dnr.wi.gov](http://dnr.wi.gov), search "RR submittal portal" (<https://dnr.wi.gov/topic/Brownfields/Submittal.html>). Questions on using this portal can be directed to the contact below or to the environmental program associate (EPA) for the regional DNR office. Visit [dnr.wi.gov](http://dnr.wi.gov), search "RR contacts" and select the EPA tab (<https://dnr.wi.gov/topic/Brownfields/Contact.html>).

## **CLOSING**

Site and case closure-related information can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to [dnr.wi.gov](http://dnr.wi.gov) and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."



Please be aware that the case may be reopened under Wis. Admin. Code § NR 727.13 if additional information indicates that contamination on or from the site poses a threat, or for a lack of compliance with a CO or closure requirement. Compliance with the maintenance plan is considered when evaluating the reopening criteria.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything stated in this letter, please contact DNR Project Manager, Alice Egan at 414-639-4007, or at [alice.egan@wisconsin.gov](mailto:alice.egan@wisconsin.gov). If the project manager is not available, contact information can be found at [dnr.wi.gov](http://dnr.wi.gov), search "RR contacts."

Sincerely,



Michele R. Norman  
Southeast Region Team Supervisor  
Remediation & Redevelopment Program

Enclosures:

- Fig. B.3.b, Groundwater Isoconcentration, July 31, 2020
- Fig. B.2.b., Residual Soil Contamination, April 9, 2021
- Fig. D.2.2, Barrier Maintenance Map, April 9, 2021)
- Attachment D, Maintenance Plan, May 24, 2021
  - o Inspection Log (DNR Form 4400-305)

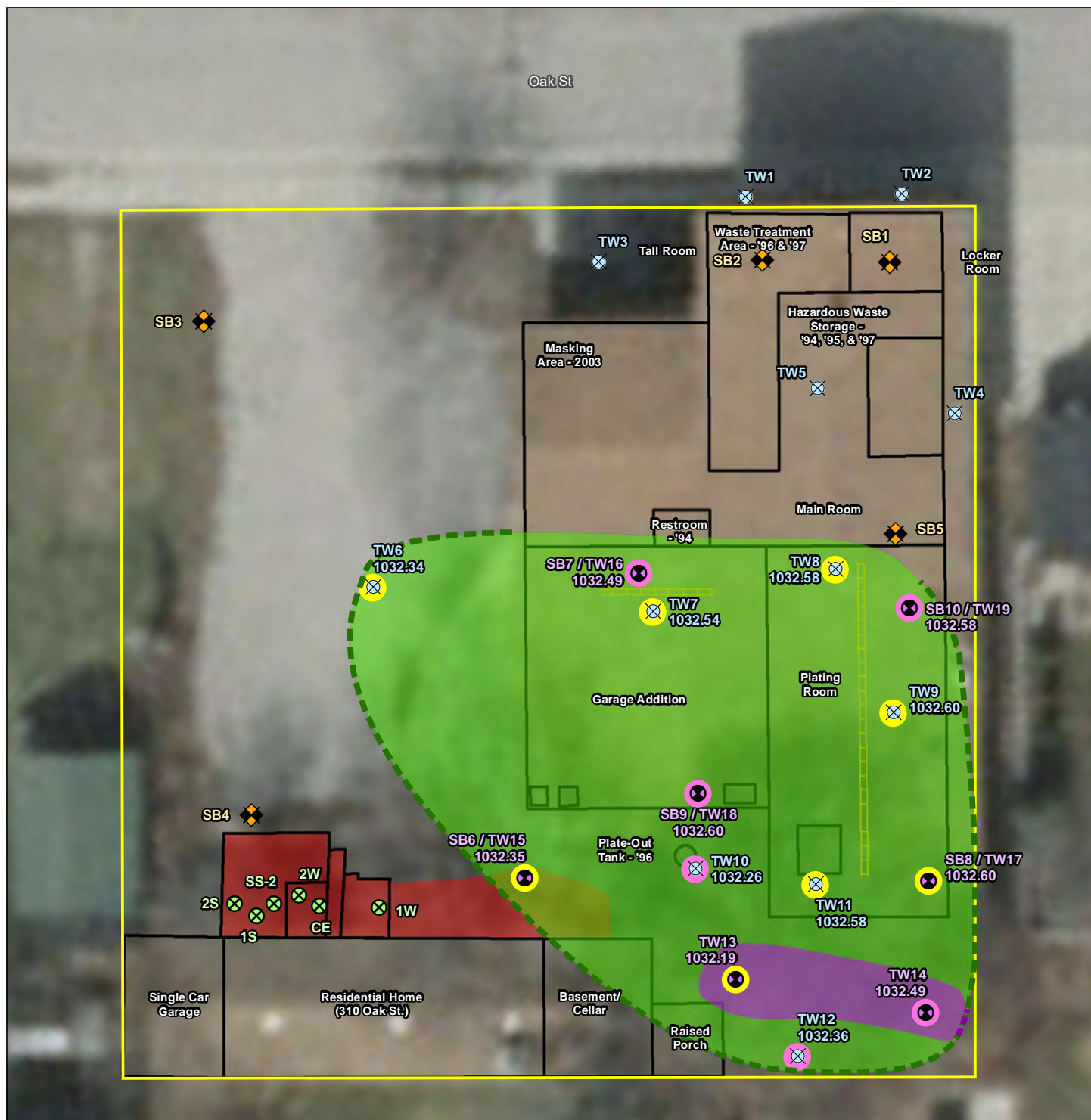
cc. Erin Gross, PG, Stantec Consulting Services Inc., [erin.gross@stantec.com](mailto:erin.gross@stantec.com)

Online Resources:

These DNR fact sheets can be obtained by visiting the DNR website at "[dnr.wi.gov](http://dnr.wi.gov)" and searching DNR publication number (RR-xxx). For information on general permits, search using "wastewater general permits."

- RR-690 – "Guidance for Electronic Submittals for the Remediation and Redevelopment Program"
- RR-819 – "Continuing Obligations for Environmental Protection"
- RR-973 – "Environmental Contamination and Your Real Estate"
- RR-987 – "Post-Closure Modifications: Changes to Property Conditions after a State-Approved Cleanup"
- RR-671 – "Using Natural Attenuation to Clean Up Contaminated Groundwater: What Landowners Should Know"





- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
  2. Data Sources Include: Stantec, WDNR and WDOT
  3. Orthophotography: Washington Co. 2015

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

#### Legend

- Property Boundary
- Building Footprint
- Trench Drain
- + Temporary Well Location (AECOM 2013)
- + Temporary Well Location (Stantec 2016)
- + Soil Boring Location (Stantec 2016)
- + Confirmation Sample (Stantec 2018)
- + 1 inch well previously installed that was damaged and has since been abandoned. Was replaced in 2020 and sampled during this event.
- Previously installed well from 2013/2016, sampled during this event.
- Interpolated Extent of Arsenic ES Exceedance
- Interpolated Extent of Arsenic PAL Exceedance
- Approximate Extent of Arsenic ES Exceedance
- Approximate Extent of Arsenic PAL Exceedance
- Remedial Excavation

Figure No.  
B.3.b

Title  
Groundwater Isoconcentration

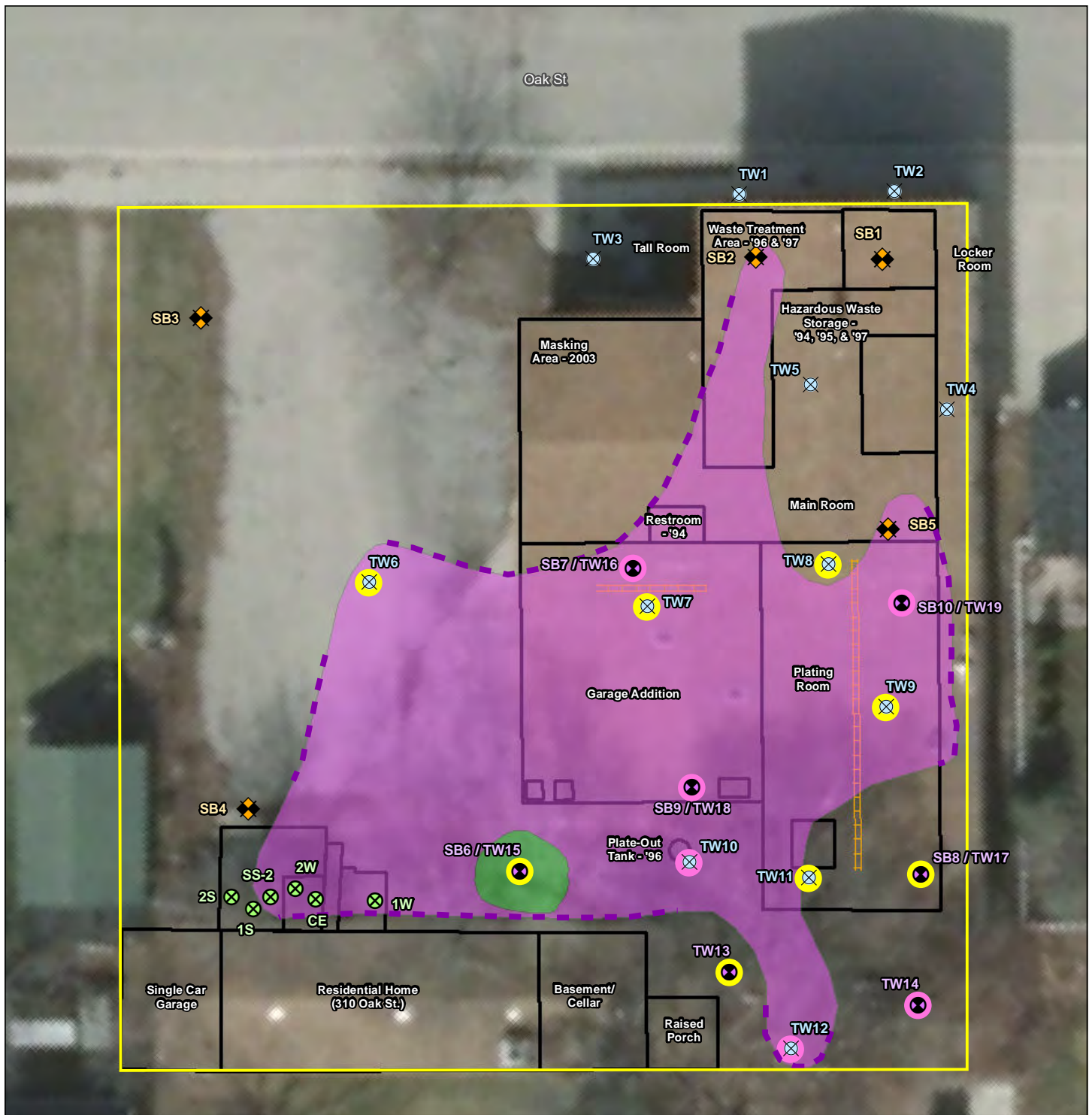
Client/Project  
Washington County  
Former Nippos Coatings Building

Project Location  
T10N, R19E, S18  
V. of Slinger,  
Washington Co., WI

1:240 (at original document size of 8.5x11)







- Notes
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
  2. Data Sources Include: Stantec, WDNR and WDOT
  3. Orthophotography: Washington Co 2015

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

#### Legend

- Property Boundary
- Building Footprint
- Trench Drain
- + Temporary Well Location (AECOM 2013)
- + Temporary Well Location (Stantec 2016)
- + Soil Boring Location (Stantec 2016)
- + Confirmation Sample (Stantec 2018)

BTVs = Background Threshold Values  
 DC = Direct Contact  
 GW = Soil to Groundwater Pathway  
 NI = Non-Industrial  
 PAHs = Polycyclic Aromatic Hydrocarbons  
 RCLs = Residual Contaminant Levels

- 1 inch well previously installed that was damaged and has since been abandoned. Was replaced in 2020 and sampled during this event.
- Previously installed well from 2013/2016, sampled during this event.
- Interpolated Extent of Metals and/or PAHs above BTVs and GW RCLs
- Metals and/or PAHs above BTVs and GW RCLs
- PAHs above DC NI RCLs

Figure No.

B.2.b

Title

Residual Soil Contamination

Client/Project

Washington County  
 Former Nippos Coatings Building

Project Location

T10N, R19E, S18  
 V. of Slinger,  
 Washington Co., WI

193706313

Prepared by AJS on 2019-07-22

Technical Review by MP on 2019-07-22

Ind. Review by EG on 2021-04-09

0 10 20 Feet  
 1:240 (at original document size of 8.5x11)





## **COVER or BARRIER MAINTENANCE PLAN**

### **Attachment D**

May 24, 2021

**Site Name:** Niphos Coatings Inc. (Former)

**Wisconsin Department of Natural Resources (WDNR) Bureau for Remediation and Redevelopment Tracking System (BRRTS) No.:** 02-67-561163

**Parcel Identification Number/Tax Key:** V5-0081

**Site Address:** 308 and 310 Oak Street, Slinger, Wisconsin (the Site/Property)

**Site Location:** Southwest ¼ of the Northeast ¼, Section 18, Township 10 North, Range 19 East, Village of Slinger, Washington County, Wisconsin

**Local Assessor Description:** V Slinger ADDN to 1st ADDN, Lot 9+PT Lot 10 BLK 5, Doc 1127008, Sec 18-10-19, 0.32 ac.

**Site Boundaries:** North of Kettle Moraine Drive, south of Oak Street, west of Water Street, and east of Chestnut Street.

The Site has two vacant buildings. An asphalt parking lot and driveway make up most of the southwest portion of the property. The former plating building and a residential home cover the majority of the remaining Site area. Areas of grass exist on the southwestern corner of the plating building, behind the southern wall of the plating building and in front of the residential building.

#### Introduction

This document is the Maintenance Plan for a barrier at the above-referenced property in accordance with the requirements of NR 724.13 (2), Wisconsin Administrative Code (WAC). The maintenance activities relate to the existing building barrier which addresses or occupies the area over soil exceeding established NR 720 WAC direct contact and soil to groundwater pathway residual contaminant levels and NR 140 WAC preventive action limits.

More site-specific information about this property/site may be found in:

- The case file in the WDNR Plymouth office
- The WDNR project manager is Alice Egan
- [BRRTS on the Web](#) (WDNR's internet-based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations
- [RR Sites Map/GIS Registry layer](#) for a map view of the site

#### **D.1. Descriptions:**

##### Description of Contamination

An inspection conducted by the State and Village of Slinger staff on August 20, 2012, led to the discovery of large volumes of toxic and hazardous materials stored in the main building. At the time of the inspection, the building was estimated to contain: 750 pounds (lbs) of copper cyanide, 27,598 lbs of nickel sulfate, 4,198 lbs of nitric acid, 3,500 lb. of sodium cyanide, and an unspecified quantity of hydrochloric acid and other chemicals.



An AECOM Phase II ESA documented areas of arsenic, lead, cyanide, and PAH impacts in soil beneath the building. In addition, metals were identified within groundwater samples collected beneath the building.

A Supplemental Site Investigation was completed by Stantec Consulting Services Inc. (Stantec) in 2016 was conducted to further characterize subsurface conditions and to address data gaps associated with previous assessment work completed by AECOM. Consistent with the findings of the AECOM Phase II ESA, impacts to soil and groundwater appear to be relatively limited. Although concentrations of cyanide and nickel in soil exceed the groundwater protection RCLs in some samples, the soil concentrations do not appear to represent an actual threat to groundwater quality at the Site, as the measured cyanide and dissolved nickel concentrations in groundwater samples are either below laboratory detection limits or below applicable NR 140 WAC groundwater standards. Other contaminants are present in soil and/or groundwater at concentrations that exceed one or more applicable soil or groundwater standards. These include arsenic and lead in soil and groundwater, and benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene in soil.

Based on a telephone discussion between the WDNR and Stantec on October 15, 2019 regarding the closure request for the Property, the WDNR believed that the site investigation in relation to the Property does not appear to be complete and requested to perform a Property visit to assess which of the utilities can be located visually or identified using historical records. This was achieved by conducting a geophysical survey, ground penetrating radar and magnetometer survey, on November 7, 2019 combined with an evaluation of available historic information. Based on the results of the geophysical survey, site reconnaissance and further review of available information no further sampling related to buried site utilities, soil, groundwater and building materials was warranted to obtain closure with respect to the Chapter NR 726 Wisconsin Administrative Code.

On March 5, 2020, the WDNR reviewed the Case Closure packet under Chapter (Ch.) NR 726 Wisconsin Administrative Code (WAC) for the Property. A letter was received by Washington County from the WDNR on April 2, 2020 stating that closure was not granted and detailed remaining requirements for case closure was provided. Remaining requirements included additional groundwater monitoring to confirm previous results and to establish compliance with the Case Closure criteria of Ch. NR 726 WAC. Additional groundwater sampling was required from temporary monitoring wells TW-6 through TW-19. The samples were to be analyzed for volatile organic compounds (VOCs) and dissolved Resource Conservation and Recovery Act (RCRA) metals. VOCs were not detected above NR 140 PAL or ES values. Since the last sampling event in 2013, dissolved RCRA metal concentrations (specifically arsenic and lead), have significantly decreased in concentration. Dissolved lead concentrations are no longer above NR 140 PAL regulations and the arsenic concentrations above the NR 140 ES have decreased in volume as well.

A reminder letter was submitted to Washington County on August 17, 2020 for the evaluation of emerging contaminants in site investigation work at the Property. PFAS and perfluorooctanesulfonic acid (PFOS) in particular, were used as surfactants to reduce the surface tension of the electrolyte solution (reduce bubbles) and suppress air emissions of toxic metal fumes. According to available historical records and analytical data, electroless nickel plating was the primary focus of this small plating operation between 1982 and 2010 on the Property. It is unknown if the detected metals on the Property are a result of a release of plating



solutions or some other source. It is likely that any PFAS releases would either be associated with spills of solutions/wastewater to the subsurface or atmospheric deposition. The spatial distribution of heavy metals impacts in soil is not consistent with known trench drains/wastewater treatment locations (i.e. unlikely a result of a spill) and the impacts are below asphalt/concrete (i.e. unlikely atmospheric deposition). Given the limited nature of metal contamination and the limited capacity of historical operations, further investigation for the presence of PFAS does not appear warranted. The WDNR concurred with this assessment via email on March 11, 2021.

#### Description of the Barrier to be Maintained

The current barrier consists of approximately 470 ft<sup>2</sup> of concrete/asphalt parking lot/driveway and the former remedial excavation areas which has been capped, 300 ft<sup>2</sup> of a grassed area surrounding SB6/TW15; which totals to 770 ft<sup>2</sup> (0.018 acres) of the 0.32-acre site. All areas of documented NR 720 RCL direct contact exceedances shown on **Figure D.2.2** are located beneath the above-described barrier.

#### Cover/Building/Slab/Barrier Purpose

The cover/barrier overlying the impacted soil serves as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. The cover/barrier also acts as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration that would violate the groundwater standards in NR 140, WAC. Based on the current residential and commercial use of the property, the barrier should function as intended unless disturbed.

#### Annual Inspection

The barrier overlying the contaminated groundwater plume and/or soil and as depicted in **Figure D.2.2** will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause additional infiltration into or exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed or where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by WDNR representatives upon their request.

#### Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain



if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the barrier overlying the contaminated groundwater plume and/or soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the WDNR or its successor.

The property owner, in order to maintain the integrity of the barrier and building, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

#### Prohibition of Activities and Notification of WDNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where concrete/pavement or soil cover is required as shown on the attached Cap Management Plan map, unless prior written approval has been obtained from the WDNR: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; and 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact WDNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with NR 727.07 WAC.

#### Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of WDNR.

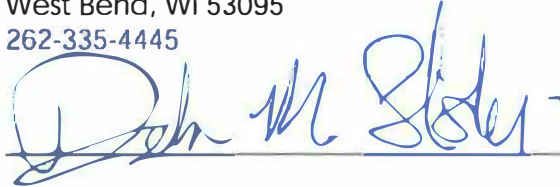


Contact Information

May 2021

Site Owner and Operator: Debora Sielski  
Deputy Planning & Parks Administrator  
Washington County Planning & Parks Department  
333 East Washington Street, Suite 2300  
West Bend, WI 53095  
262-335-4445

Signature:



Consultant: Stantec Consulting Services Inc.  
12075 Corporate Parkway, Suite 200, Mequon, WI  
262-643-9177

WDNR: Alice Egan  
2300 North Martin Luther King Drive  
Milwaukee, WI 53212  
414-26 3- 8 626

**D.2 Location Map(s)**

*Include a location map which shows:*

- (1) the feature that requires maintenance;*
- (2) the location of the feature(s) that require(s) maintenance: on and off the source property;*
- (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;*
- (4) the extent and type of residual contamination; and*
- (5) all property boundaries.*

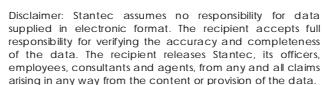
**D.3 Photographs of Cover/Barrier**

*Include one or more photographs documenting the condition and extent of the cover/barrier/building/slab at the time of the closure request. Pertinent features must be visible and discernible. Include a title on each photograph, which identifies the site name and location of the feature, and the date on which the photograph was taken.*

**D.4 Continuing Obligations Inspection and Maintenance Log**

Use WDNR Fillable Form Form 4400-305







BTVs = Background Threshold Values  
DC = Direct Contact  
GW = Soil to Groundwater Pathway  
NI = Non-Industrial

- Page 01 of 01




<b>Client:</b>	<b>Washington County</b>	<b>Project:</b>	<b>193706313</b>
<b>Site Name:</b>	<b>Niphos Coatings Inc. (Former)</b>	<b>Site Location:</b>	<b>Slinger, Wisconsin</b>
<b>Photograph ID: 1</b>			
<b>Photo Location:</b> 310 Oak Street			
<b>Direction:</b> Looking east			
<b>Survey Date:</b> 6/20/2018			
<b>Comments:</b> 310 Oak Street five weeks post-May 2018 remedial activities. Former residential home is located on the southwest portion of the Property.			
<b>Photograph ID: 2</b>			
<b>Photo Location:</b> Former 310 Oak Street porch			
<b>Direction:</b> Looking southwest			
<b>Survey Date:</b> 12/14/2018			
<b>Comments:</b> Soil graded to slope gently away from 310 Oak Street building.			



<b>Client:</b>	<b>Washington County</b>	<b>Project:</b>	<b>193706313</b>
<b>Site Name:</b>	<b>Niphos Coatings Inc. (Former)</b>	<b>Site Location:</b>	<b>Slinger, Wisconsin</b>
<b>Photograph ID: 3</b>			
<b>Photo Location:</b> 310 Oak Street			
<b>Direction:</b> Looking southeast			
<b>Survey Date:</b> 12/14/2018			
<b>Comments:</b> 310 Oak Street post-December 2018 remedial activities. Pavement and former residential building acting as a cap.			
<b>Photograph ID: 4</b>			
<b>Photo Location:</b> South portion of the Property			
<b>Direction:</b> Looking east			
<b>Survey Date:</b> 6/11/2020			
<b>Comments:</b> Paved portion that extends east and the former placement of clean fill/barrier.			



<b>Client:</b>	<b>Washington County</b>	<b>Project:</b>	<b>193706313</b>
<b>Site Name:</b>	<b>Niphos Coatings Inc. (Former)</b>	<b>Site Location:</b>	<b>Slinger, Wisconsin</b>
<b>Photograph ID: 5</b>			
<b>Photo Location:</b> Northwest portion of the Property			
<b>Direction:</b> Looking northeast			
<b>Survey Date:</b> 11/7/2019			
<b>Comments:</b> Main building on the Property (former garage/plating/main room) capping the northwest portion of the Property.			



**Directions:** In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name <b>Niphos Coatings Inc (Former)</b>	BRRTS No. <b>02-67-561163</b>
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Inspections are required to be conducted (see closure approval letter):

- ☐ annually  
☐ semi-annually  
☐ other – specify \_\_\_\_\_

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N



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Date added:

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