

Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



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Adaptive reuse of Barton School for residential now under construction in West Bend.

Leveraged Investment:

- \$4,785,900 Affordable Housing Tax Credits
- \$1,700,000 WHEDA First Mortgage
- \$1,000,000+ WEDC State Historic Tax Credits
- \$1,000,000+ Federal Historic Tax Credits
- \$510,000 AHP Grant – FHLB of Chicago
- \$415,000 HOME Consortium
- \$250,000 Capital Magnet Funds
- \$39,000 SRP funding (Phase I, Phase II Assessment, Soil Management - Remedial Action Plan)

A New Life for an Old School: Barton School Historic Reuse for Workforce Housing in West Bend

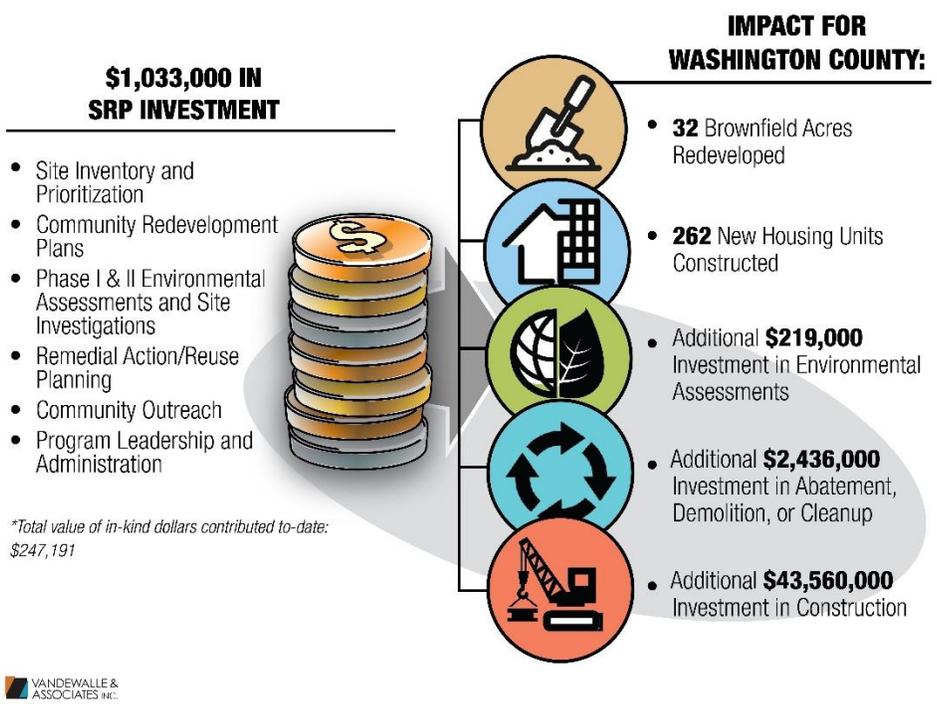
West Bend will soon be home to an exciting new historic reuse project. Barton Elementary School served the West Bend community from 1924 until the school closed in 2013. The 1924 school replaced a log cabin school built on the site in 1845. Today, the former red brick school, sited along the Milwaukee River, is being repurposed by Commonwealth Management Corporation to provide 40 new workforce housing units. The school building will be adapted for 22 apartments, preserving the old school gym and library for recreational and community uses. Three new buildings will be constructed to house 18 new townhomes on the former school playground. The project, which is within easy walking distance of downtown West Bend and the Eisenbahn State Trail, is expected to be complete by the end of 2019. This project was made possible by numerous partnerships and a

layered funding strategy, including environmental assessment funded by the SRP. Total project cost is \$9.66 million.

The Continued Impact of the SRP in Washington County

The SRP continues to make big impacts in Washington County communities. As depicted in the graphic at right, the program has spurred numerous redevelopment projects, resulting in millions of dollars in leveraged funds – with more expected in the coming months and year. To share this progress and provide a window into the SRP's work, an online SRP Success Stories Map has been created in an interactive map and video format. **Explore the SRP Success Stories map and watch the videos at: <https://bit.ly/2UxiFET>** This SRP Success Stories Map highlights the projects that the SRP

SRP Success Since 2015 ... And Counting



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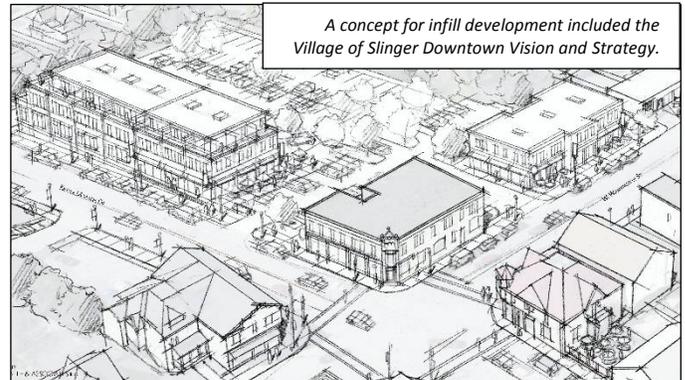


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has made possible since the program began in 2015 – including E. H. Wolf & Sons, Amici's & Laubenheimer's, Saxony Village, Barton School Apartments, and Rincon 225. Navigate the interactive map and click on the project locations in Washington County to get the full story on each project, including the histories, environmental assessments, and inspiring finish products that are transforming Washington County communities. Most success stories also feature a short video that hits the highlights of each project in the words of the people that made the project happen.

A Downtown Vision and Strategy for Slinger

In early 2019, the Village of Slinger utilized SRP funds to complete a Downtown Vision and Strategy. Centered on the intersection of Kettle Moraine Drive and Washington Street, Slinger's Downtown has not seen a high level of investment in recent years. Working with the public and Village officials, this long-range visioning process fostered a conversation about how the Downtown area should best look, feel, and function in the coming decades. The visioning process resulted in a bold vision for the future of Downtown Slinger, which emphasizes increasing the amount of activity in the downtown and establishing it as a destination for residents. Recommendations are focused on the rehabilitation and restoration of existing buildings, infill development, screening of outdoor storage areas, and enhancements to downtown parking and streetscaping. The vision also includes a catalytic infill development concept and several ideas for new gathering spaces in Community Park. The Village has identified priority projects to lead the transformation in the Downtown and inspire the community to help achieve the Vision.



Connecting Saxony Village: Supporting Walk and Bike Connectivity in Germantown

Washington County received direct technical assistance from the USEPA Land Revitalization Program to develop a Connectivity Plan for the Village of Germantown, with the goal of connecting Germantown's historic Main Street District to other locations in the Village. With the downtown Saxony Village project serving as a catalyst (a recent residential project that utilized the SRP funding), this project evaluated ways to improve connectivity and mobility throughout the Village. At a three-day visioning process in November 2018, stakeholders considered ideas to improve facilities for pedestrian and bicycle users, streetscapes, and green infrastructure. The resulting plan describes several enhanced connection routes to better connect four potential redevelopment sites within the Village, Saxony Village, and the historic Main Street District. Location-specific strategies include bicycle lanes, narrowed driving lanes, sidewalks, signage, lighting, and more. The Village will refer to the plan as new projects arise in the Main Street District.

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

- ✓ **Attend** SRP meetings – they are open to the public. The next SRP meeting will occur January 21, 2020. A meeting agenda can be downloaded at: <http://www.co.washington.wi.us/srp>
- ✓ **Try out** the EDWC Site Redevelopment Project Tool at: www.edwc.org (click "Location Analysis" at the top)
- ✓ **Contact** Debora Sielski, Washington County Planning & Parks Dept., at (262) 335-4445 or deb.sielski@co.washington.wi.us

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

