

Washington County Site Redevelopment Program 2015

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



December 12, 2015
7:30AM

Site Redevelopment Committee Meeting



Agenda

1. Call to Order & Affidavit of Posting
2. Minutes of November 12, 2015
3. Overview of Site Scoring and Ranking Methodology, Results and Analysis
4. Overview of Program Principles for Decision Making
5. Discussion and Action - Selection of 2-3 Sites for Environmental Assessment
 1. Discussion of Top Ranked Sites by Local Government Representatives
 2. Consideration of 2-3 Sites for Environmental Assessment
6. Status Update on Coalition Target Sites
7. Discussion of Next SRC Meeting
8. Public Comment
9. Adjourn



3. OVERVIEW OF SITE SCORING AND RANKING



- **Methodology**
- **Results**
- **Analysis**



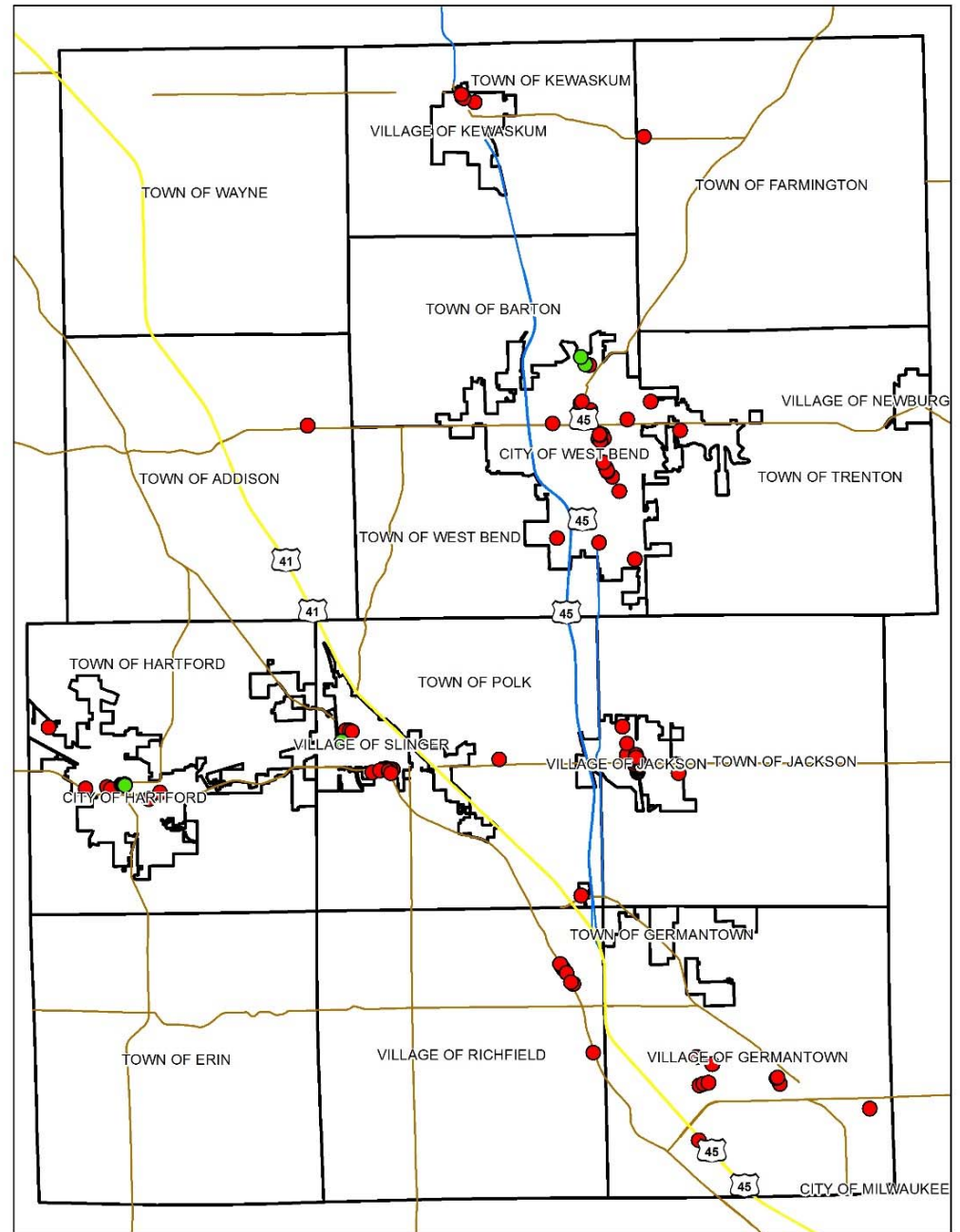
Methodology

Red – Countywide
Inventory Sites

Total – 115 parcels

→ 51 sites

- PMT members
score
independently
- Add for
Composite Score



Applying the Criteria

- Environmental Conditions
 - Dave Holmes; All 115 sites scored individually
- Redevelopment Feasibility and Community Goals
 - Deb, Christian, Vandewalle; parcels in clusters scored as a whole



Results

- High level of concurrence among PMT for redevelopment and community goals scores/rankings
- Only one of the 10 highest-ranked sites for environmental conditions is not in the overall top 15 sites
- The top 15 sites all make sense but should generally be viewed as a group instead of an absolute order



Washington County Site Redevelopment Program

Composite Scoring & Rankings

Listing by Site Ranking

December 2, 2015

Site ID #	Cluster	Location	Redevelopment Composite Score	Community Goals Composite Score	Environmental Adjusted Score	Total Composite Score	Ranking
			Max 35 Min 7	Max 36 Min 12	Max 36 Min 12	Max 107 Min 31	Top 1 Bot 51
	H	West Bend	31	35	26	92	1
88		West Bend	23	29	30	82	2
96		West Bend	24	26	32	82	3
	K	Germantown	24	28	27	80	4
76		Jackson	28	21	30	79	5
	B	Slinger	22	34	22	78	6
	C	Slinger	22	36	18	76	7
93		West Bend	21	25	30	76	8
144		West Bend	23	22	30	75	9
92		West Bend	21	25	28	74	10
94		West Bend	21	25	28	74	10
	G	Jackson	23	33	18	74	10
	E	Jackson	22	30	22	74	13
3		Hartford	19	23	32	73	14
138		West Bend	22	27	24	73	15
87		West Bend	21	23	28	72	16
	F	Jackson	22	33	16	71	17
214		Jackson	19	23	26	68	18
18		Slinger	17	27	24	68	19
	D	Richfield	21	29	16	66	20



4. PROGRAM PRINCIPLES FOR DECISION MAKING

1. Use of USEPA funds for environmental assessments on SRC-selected Sites
2. SRC discretion to use funds based on development interest/need



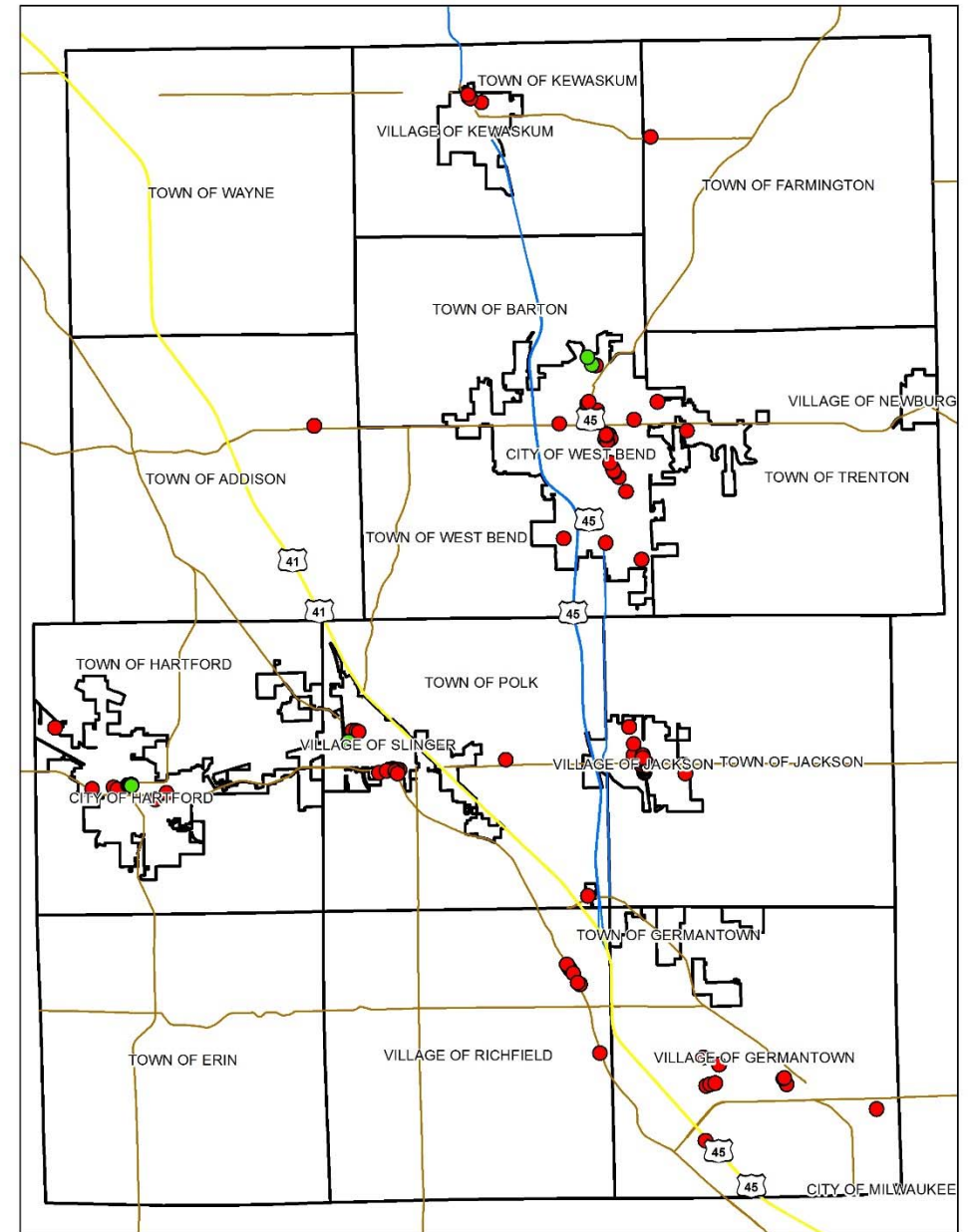
OTHER FACTORS

1. Potential to Obtain Site Access
2. Potential to Obtain Site Eligibility
3. Potential Level of Property Owner / Developer Interest
4. Potential Level of Local Government Interest and Capacity
5. Presence of Clusters
6. Potential Complexity and Cost of Assessment

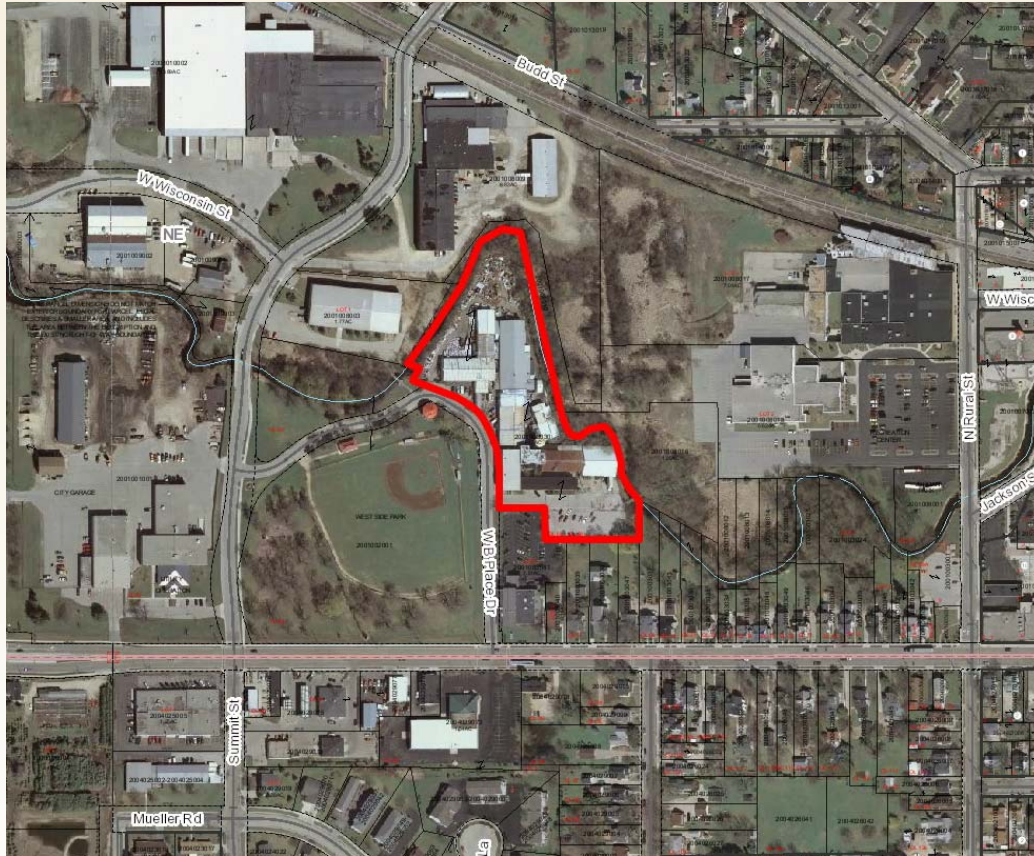


5. DISCUSSION & ACTION

1. Discuss Top Sites
2. Select 2-3 Sites for Environmental Assessment



City of Hartford – Site 3



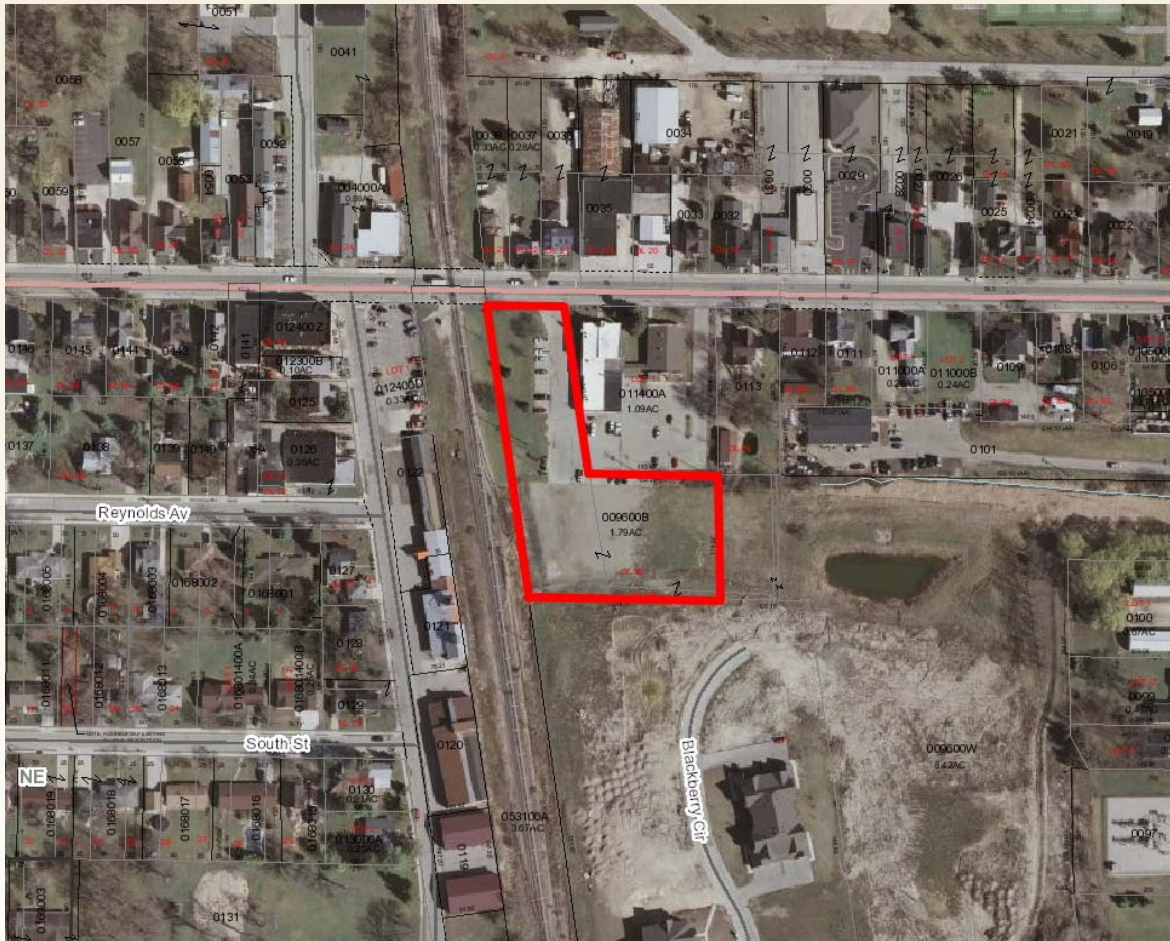
Rank # 14

Location - 368 W. Sumner St.

Owner - Privately Owned



Village of Jackson – Site 76



Rank # 5

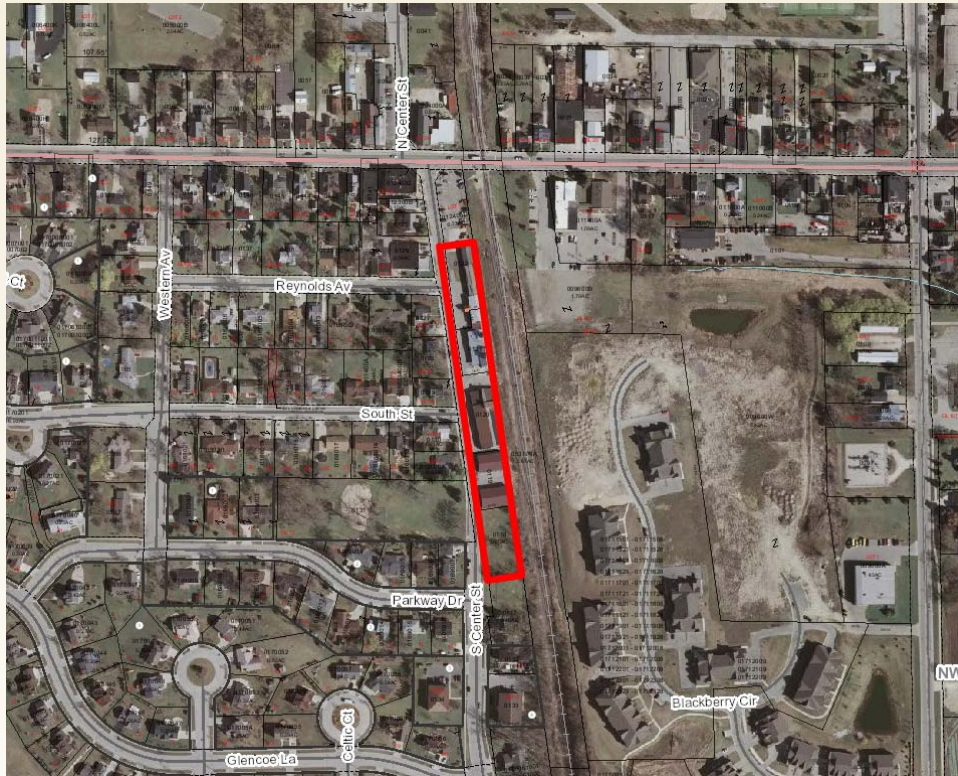
Location – N168 W20753

Main Street

Owner- Village of Jackson



Village of Jackson– Site E



Rank # 13

Location – W208 N16670,
N16710, N16730 S. Center
Street

Owner- Privately Owned



Village of Jackson – Site G

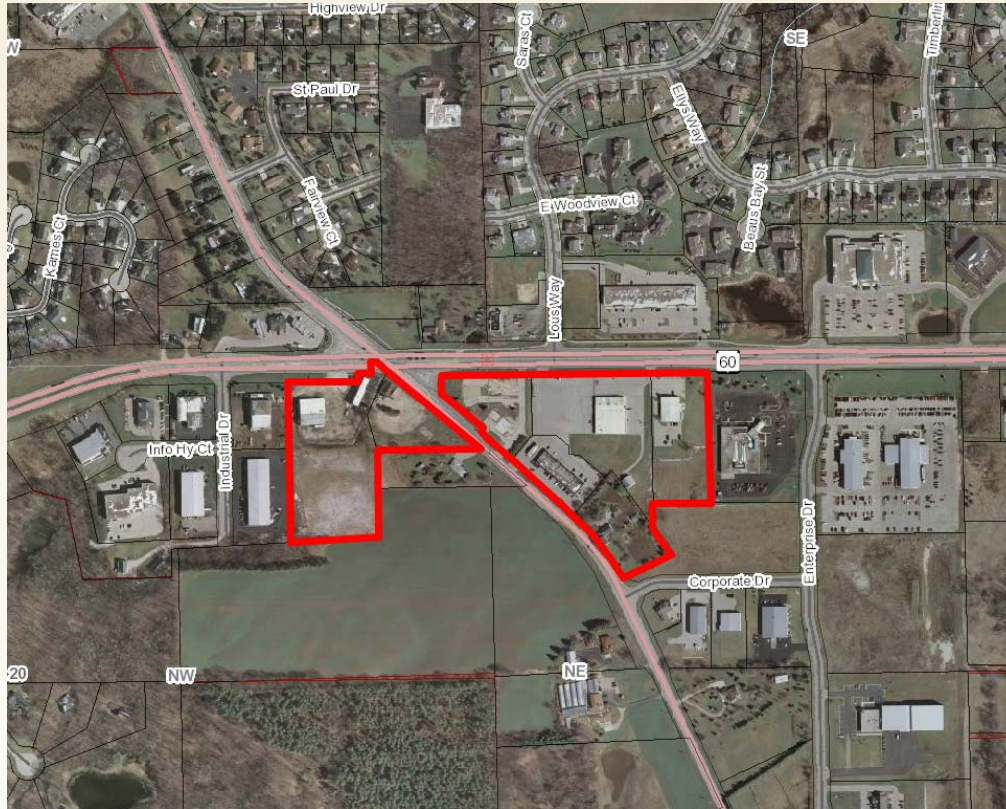


Rank # 10

Location – N168 W20788
Main Street,
W208 N16831, N16840,
N16900 N. Center Street
Owner- Privately Owned



Village of Slinger – Site B



Rank # 6

Location – Hwy 60 & Hwy 175

Owner- Privately Owned

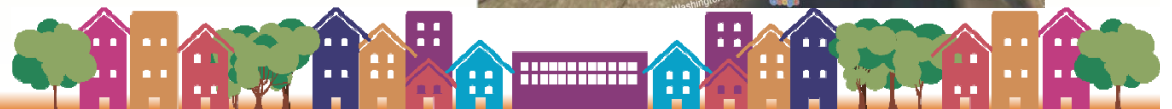
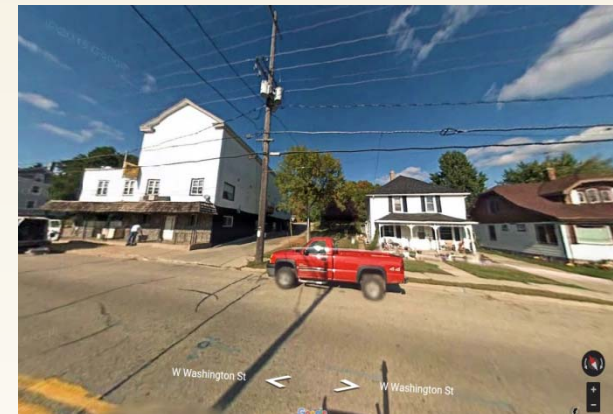


Village of Slinger – Site C

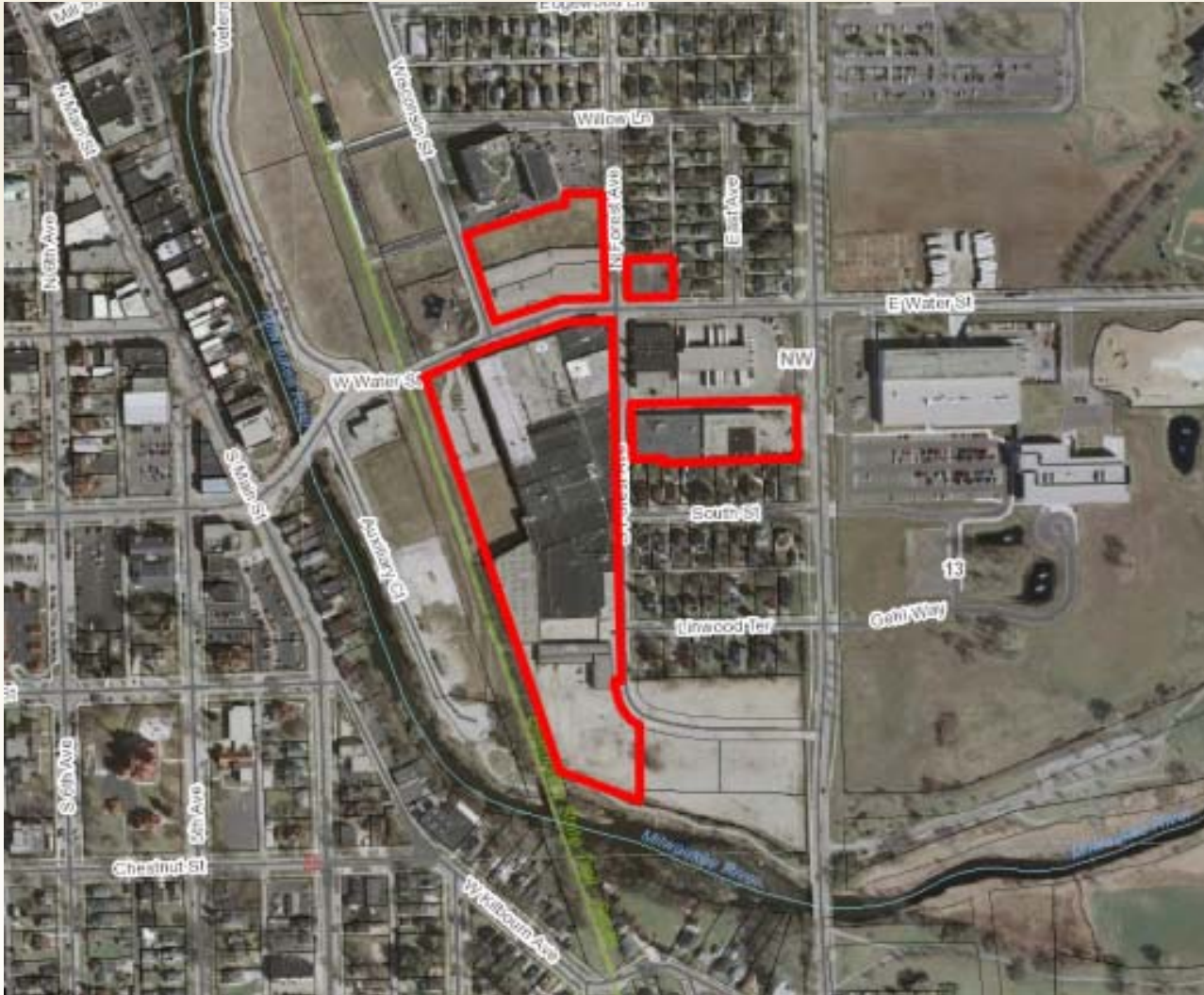
Rank # 7

Location – W. Washington St,
Kettle Moraine Dr. and Oak
Street

Owner- Privately Owned



City of West Bend – Site H



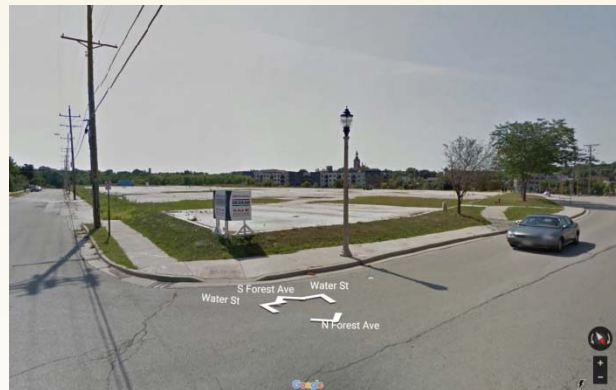
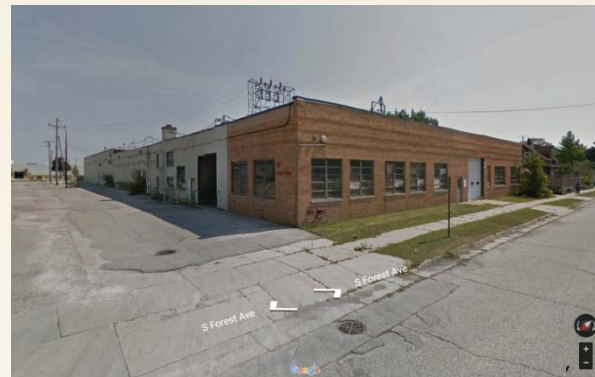
Rank # 1

Location - 145 S.
Forest Ave,
Water Street, N.
Forest Ave,
Wisconsin Street

Owner - City of
West Bend,
Redevelopment
Authority



City of West Bend – Site H



Rank # 1
Location - 145 S.
Forest Ave,
Water Street, N.
Forest Ave,
Wisconsin Street
Owner - City of
West Bend,
Redevelopment
Authority

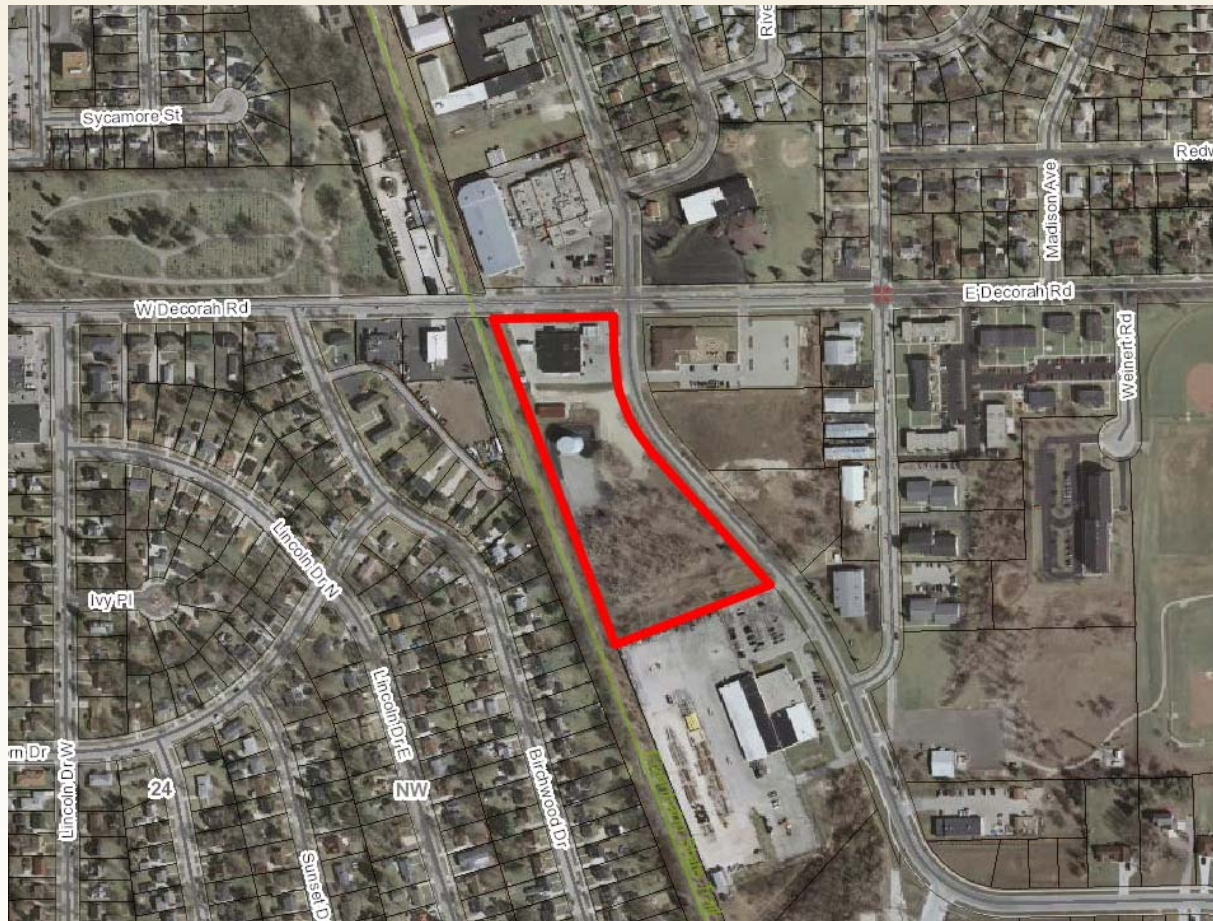


City of West Bend – Site 88

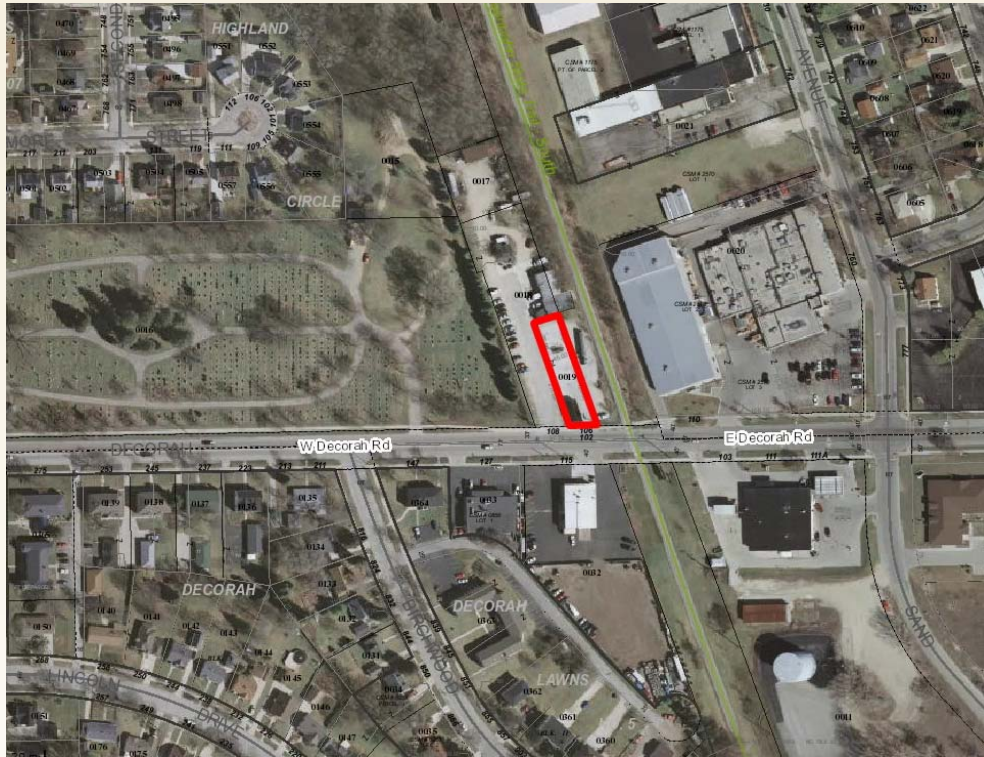
Rank # 2

Location – 103 E. Decorah Road

Owner- Privately Owned



City of West Bend – Site 92



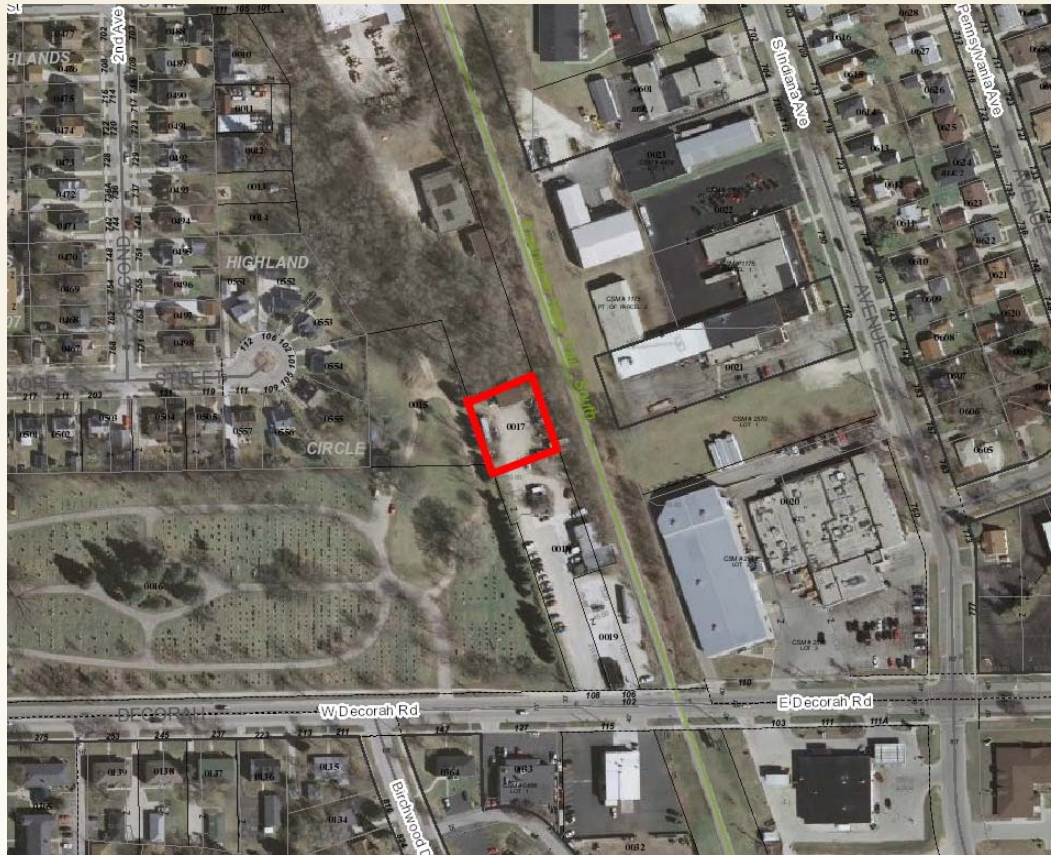
Rank # 10

Location – 106 W. Decorah Road

Owner- Privately Owned



City of West Bend– Site 93



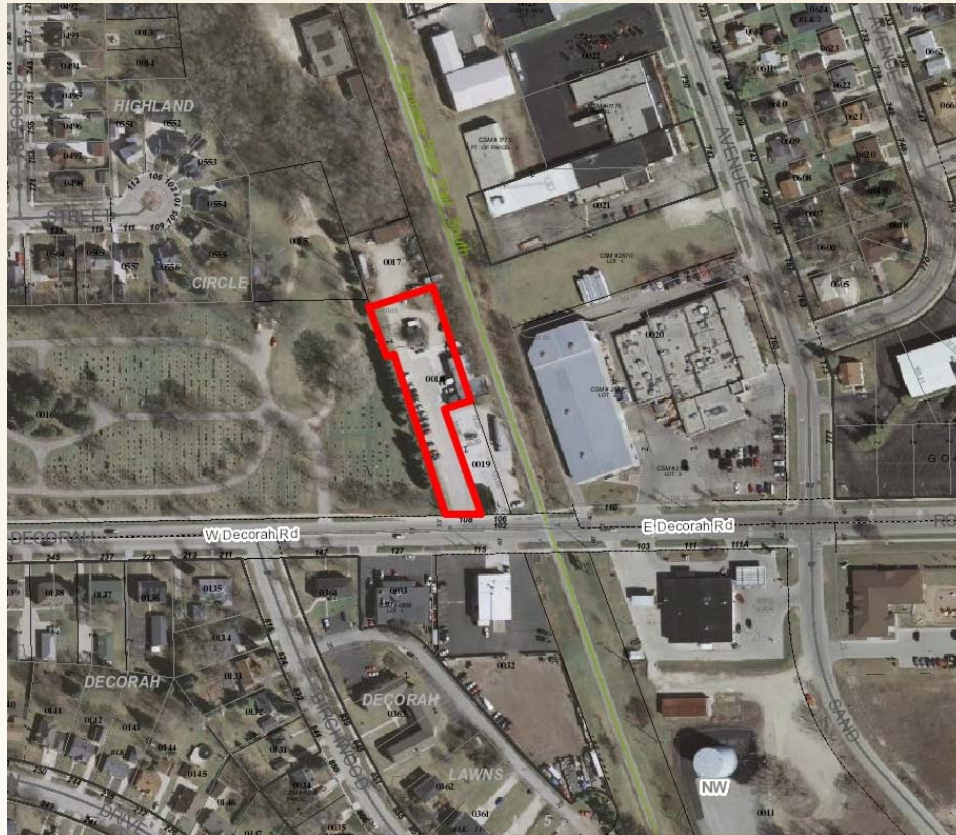
Rank # 8

Location – 102 W. Decorah Rd.

Owner- Privately Owned



City of West Bend – Site 94



Rank # 10

Location – 108 W. Decorah Road

Owner- Privately Owned



City of West Bend – Site 96

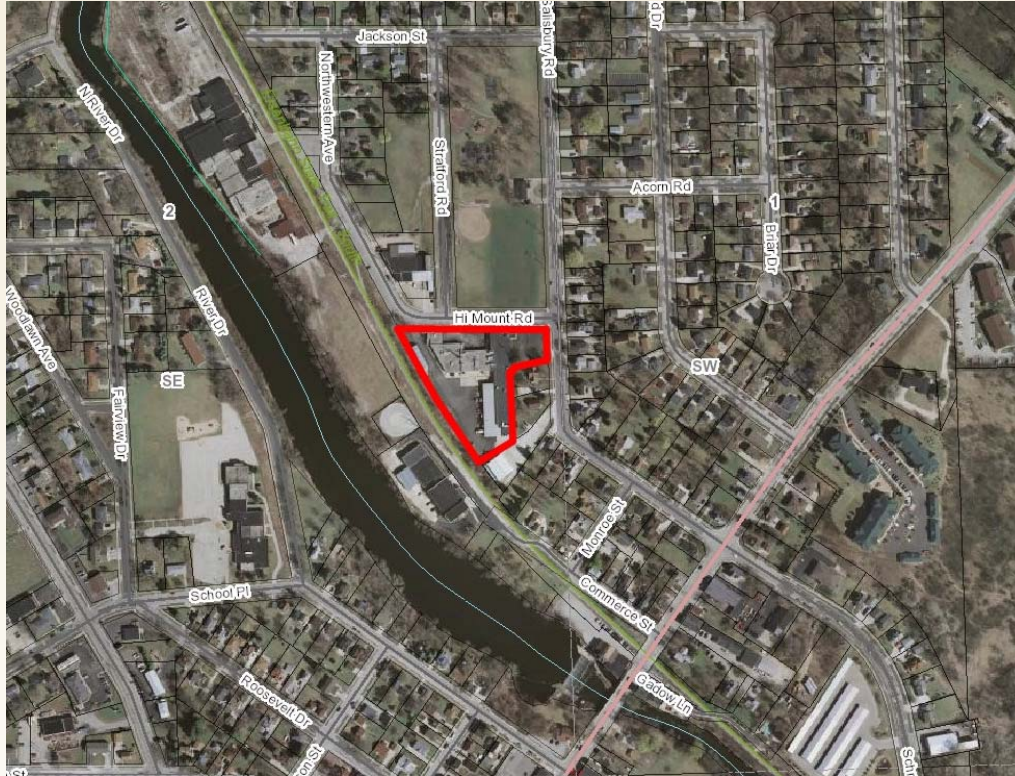
Rank # 3

Location – 133 Oak Street

Owner- Privately Owned



City of West Bend – Site 138



Rank # 15

Location – 603 Hi Mount Road

Owner- West Bend Economic
Development Corporation



City of West Bend – Site 144



Rank # 9

Location – Riverbend Drive

Owner- Privately Owned



Village of Germantown– Site K



Rank # 4

Location – Squire Drive,
Main Street

Owner- Privately Owned



6. COALITION TARGET SITES



Coalition Target Sites



City of West Bend – Former
Bermico & Former Blaine Properties



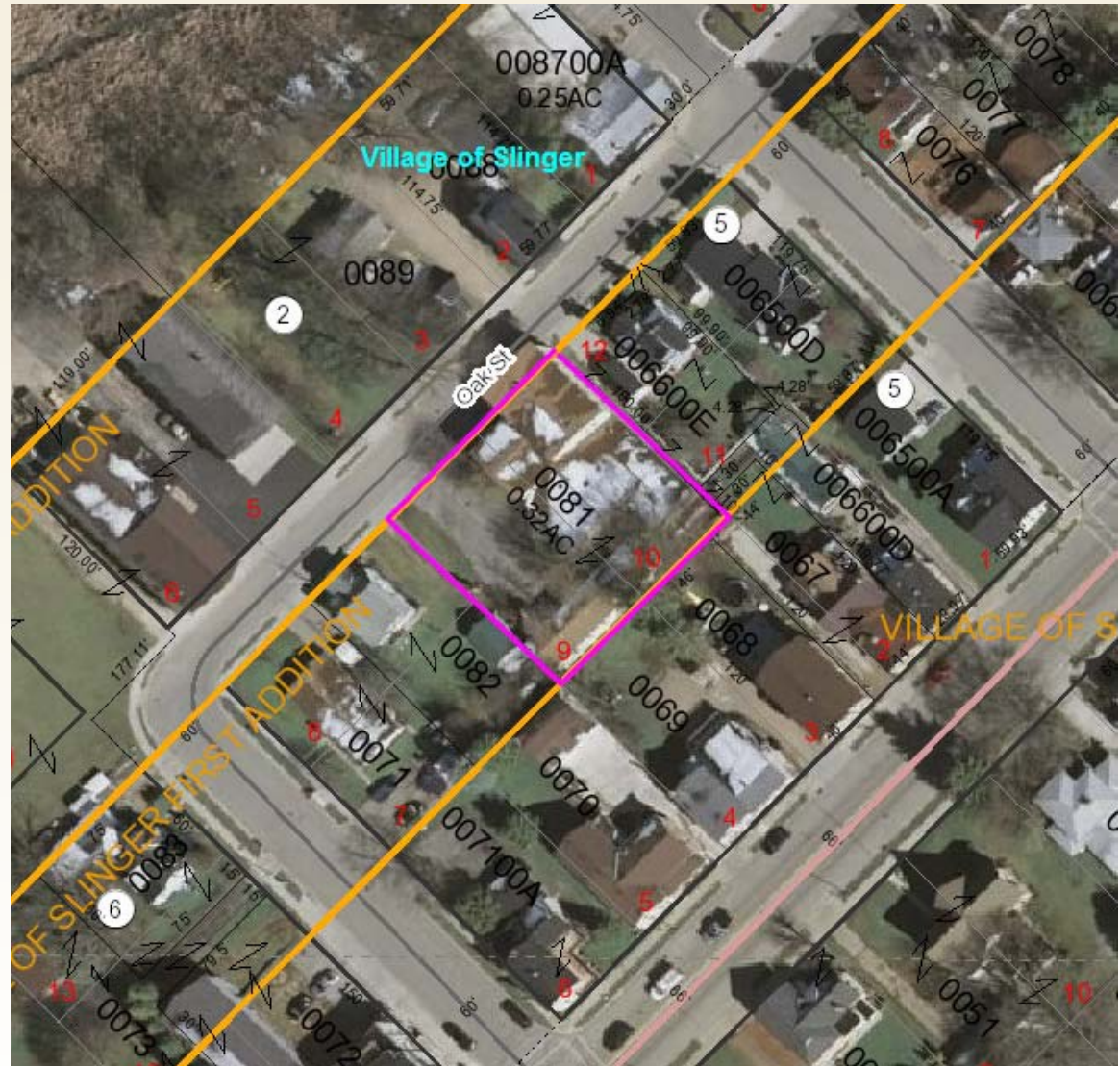
Coalition Target Sites

City of Hartford – Northern Bookends

An aerial photograph of a neighborhood in St. Louis, Missouri. The image shows a mix of residential and commercial properties. In the foreground, there's a large, mostly empty parking lot with a few cars parked. To the left of the parking lot is a row of houses with varying roof colors and styles. To the right, there are larger commercial buildings, including one with a prominent white roof. A street runs vertically through the center-right of the image, and another street runs horizontally across the top. A railroad track is visible in the bottom left corner. The overall scene depicts a typical urban or suburban environment.



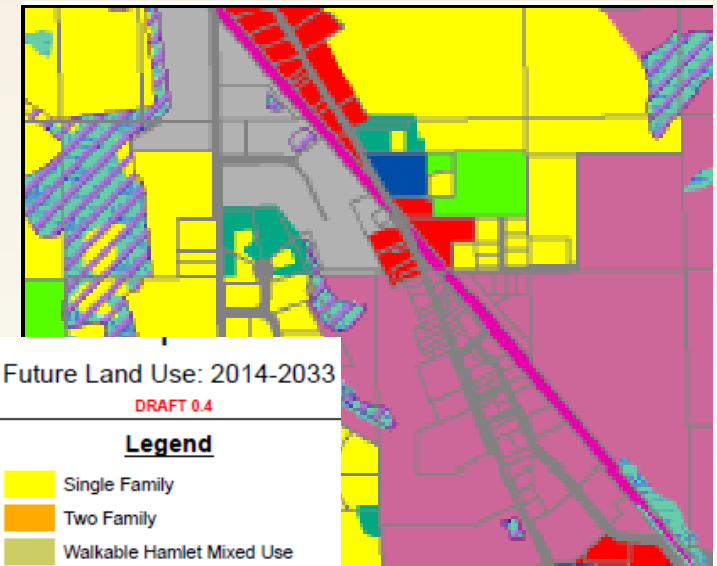
An aerial photograph of a suburban neighborhood. The image shows several houses of varying sizes and styles, including a large two-story house with a brown roof in the center. There are many green trees scattered throughout the area, particularly around the central house and along the streets. A paved road runs diagonally across the bottom of the frame. In the top left corner, there is a small circular inset showing a close-up of a road sign with a white arrow pointing left.



Coalition Target Sites

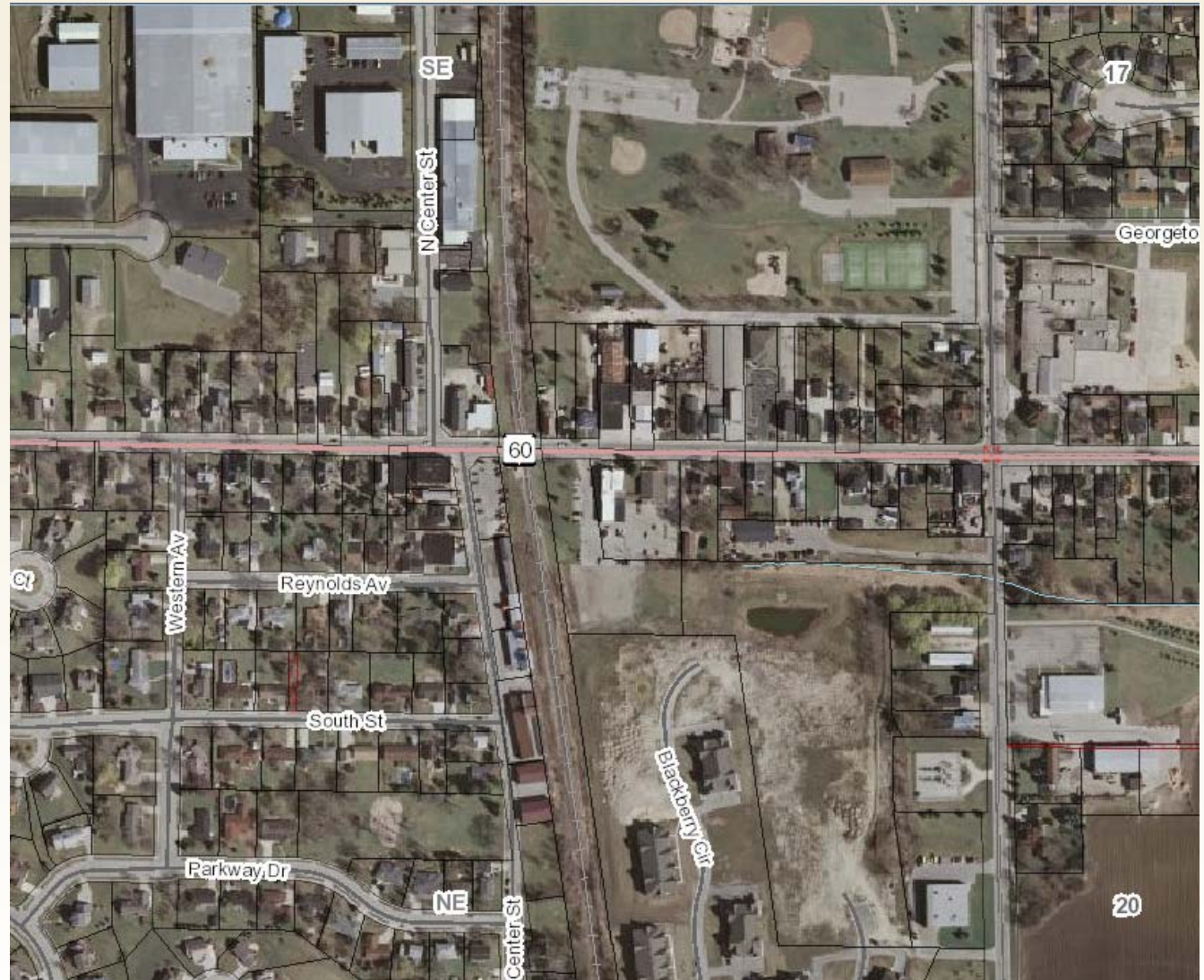


Village of Richfield – Northeast Corridor



Coalition Target Sites

Village of
Jackson



7. Next SRC Meeting

Discuss:

- Date
- Time
- Location
- Tentative Agenda



8. COMMENTS FROM THE PUBLIC



9. ADJOURN



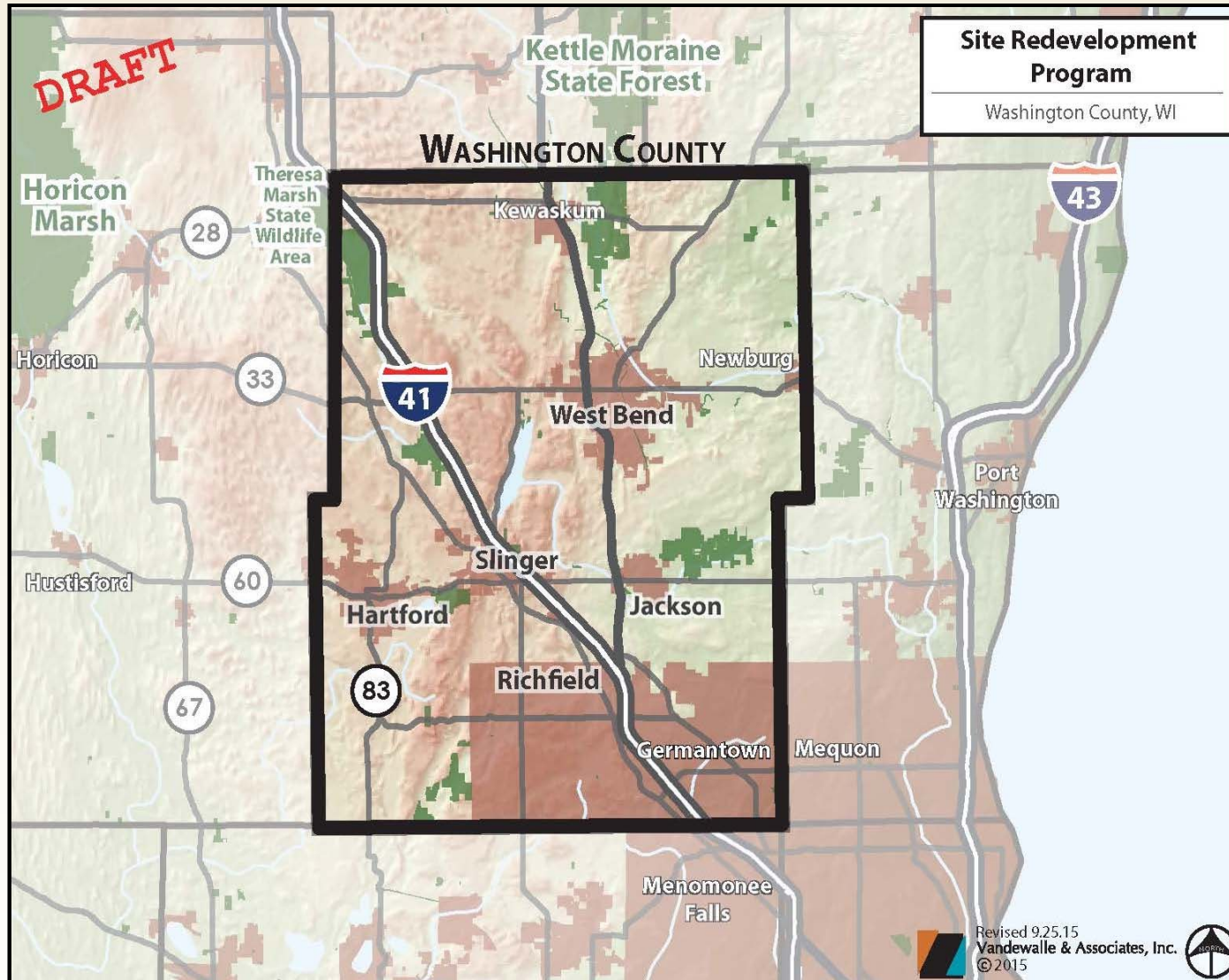
Project Timeline

Washington County Site Redevelopment Program (Countywide Portion of Grant - \$400,000)

Task	FY 2015 (Oct. 1, 2014 - Sept. 30, 2015)				FY 2016 (Oct. 1, 2015- Sept. 30, 2016)				FY 2017 (Oct. 1, 2016 - Sept. 30, 2017)			
	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q	1st Q	2nd Q	3rd Q	4th Q
Finalize roles & responsibilities of PMT members												
County finalizes contract with Stantec												
County finalizes MOA with coalition partners												
Complete background tasks for grant implementation												
Meetings with coalition partners to finalize target sites												
PMT meetings to discuss Countywide workshop												
PMT initiates work on site redevelopment inventory												
Ady conducts redeveloper interviews & finalizes report												
PMT initiates work on site prioritization & scoring criteria												
Countywide Workshop held on Oct. 15												
SRC meeting (Nov.) to approve prioritization process & criteria												
SRC review scoring/ranking and select sites for funding (Dec.)												
SRC meetings - prioritize sites for funding (ongoing)												
Community outreach (ongoing)												
EDWC develops webpages to integrate sites												
local government finalizes site access with owners (ongoing)												
Eligibility determinations submitted to EPA (ongoing)												
Conduct Phase I Environmental Site Assess (ESAs) (ongoing)												
Conduct sampling & analysis plans (ongoing)												
Conduct Phase II ESAs (ongoing)												
Conduct asbestos & haz material pre-demo surveys (ongoing)												
Complete remedial action plans (ongoing)												
Complete area-wide reuse/redevelopment plans (ongoing)												



SITE INVENTORY PROCESS



Inventory Development

- Include individual community identified sites/areas of concern
- Gather relevant data to compile a countywide site list
- Eliminate sites with no Recognized Environmental Concerns (RECs)



Sources for Sites for Inventory Consideration

Step 1

1. Community identified sites
2. Xcelligent database
3. Tax delinquency records
4. Municipally/county-owned
5. Landfills
6. DNR historic waste disposal sites
7. TIF parcel data
8. DNR BRRTs records
9. WI DATCP database



Data Gathering

Step 2

1. Acres
2. Site assessed value
3. Parcel tax delinquent
4. Vacant site (no building)
5. Generalized Zoning
6. Existing Land Use
7. Planned Future Land Use



Data Gathering

Step 3

1. Property currently available (for sale)
2. Railroad access
3. Railroad ID
4. Hwy access
5. HWY ID
6. Priority in Community Redevelopment Plans
7. Building on site for reuse or demo needed
8. Square footage of building for reuse
9. Code violations
10. Historic Land Use from Sanborn Maps



SITE PRIORITIZATION PROCESS



Levels of Analysis

Ranking the sites based on criteria:

- Environmental Conditions
- Redevelopment Feasibility
- Community Goals



Environmental Conditions Criteria

1. Potential Level of Contamination
2. Potential for Human Contact with Contaminants
3. Potential to Contaminate Groundwater
4. Land Use Change Requiring Higher Remediation
5. Potential for State & Federal Funding Assistance
6. Potential Existence of a Viable Cause



Redevelopment Feasibility Criteria

1. Potential for Near Term Redevelopment
2. Potential Cost of Assembly and Redevelopment
3. Potential to Catalyze Redevelopment on Other Properties
4. Potential to Assemble Entire Site
5. Inclusion in Special Plans and Districts
6. Potential to Eliminate Blight
7. Potential to Replace Existing Inappropriate or Marginal Uses



Community Goals Criteria

1. Improves Blighted Areas for Reuse
2. Creates New Jobs
3. Increases Property Tax Base
4. Creates Opportunities to Retain/Expand/Recruit New Businesses
5. Enhances Long-Term Economic Sustainability
6. Creates or Maintains Livable Neighborhoods

