

# Washington County Site Redevelopment Program

A U.S. Environmental Protection Agency  
Brownfield Redevelopment Program



## Site Redevelopment Committee Meeting May 22, 2018



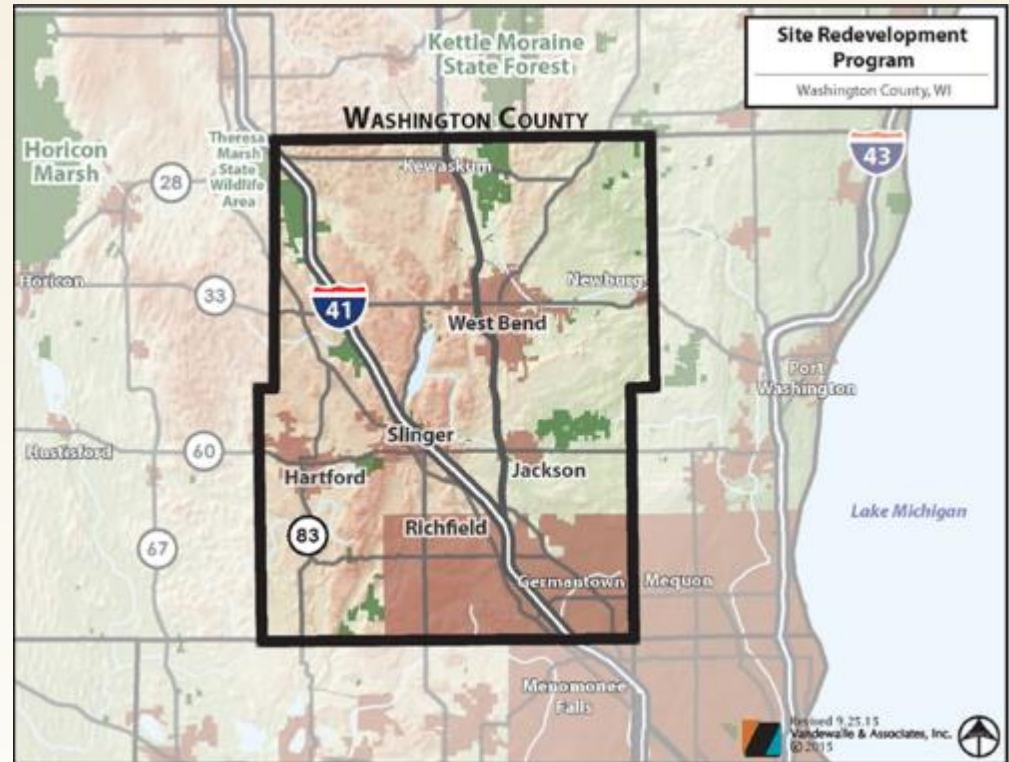
# **INVENTORY & PRIORITIZATION PROCESS**

**FY 2014 GRANT**



# Site Inventory & Prioritization

- Comprehensive data gathering to assemble inventory of suspected brownfield sites.
- Extensive data gathered from variety of sources
- Provide holistic understanding of the site
  - Ownership
  - Acreage
  - Land Use
- 115 parcels identified



# Levels of Analysis

Ranking the sites based on 3-pronged criteria:

- Environmental Conditions
- Redevelopment Feasibility
- Community Goals

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 35 Min 12	Max 35 Min 12	Max 35 Min 12	Max 107 Min 31	Top 1 Bot 51		
88	H	West Bend	31	28	28	28	82	1		
98		West Bend	33	28	30	30	82	2		
76	K	Germantown	24	28	32	32	80	3		
		Jackson	28	21	30	27	78	4		
	B	Slinger	22	34	23	23	78	5		
	C	Slinger	22	34	18	18	76	6		
83		West Bend	21	25	30	30	76	7		
144		West Bend	23	23	30	30	75	8		
92		West Bend	21	25	28	28	74	9		
84		West Bend	21	25	28	28	74	10		
	G	Jackson	23	33	18	18	74	11		
	E	Jackson	23	30	22	22	74	12		
3		Hartford	19	23	32	32	73	13		
138		West Bend	22	27	24	24	73	14		
87		West Bend	21	23	28	28	72	15		
	F	Jackson	22	33	18	18	71	16		
214		Jackson	19	23	20	20	68	17		
18		Slinger	17	27	24	24	68	18		
	D	Richfield	21	24	18	18	68	19		



## Environmental Conditions

- Potential Level of Contamination
- Potential for Human Contact with Contaminants
- Potential to Contaminate Groundwater
- Land Use Change Requiring Higher Remediation
- Potential for State & Federal Funding Assistance
- Potential Existence of a Viable Causer

## Redevelopment Feasibility

- Potential for Near Term Redevelopment
- Potential Cost of Assembly & Redevelopment
- Potential to Catalyze Redevelopment on Other Properties
- Potential to Assemble Entire Site
- Inclusion in Special Plans and Districts
- Potential to Eliminate Blight
- Potential to Replace Existing Inappropriate or Marginal Uses

## Community Goals

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



# Additional Factors

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- Potential to Obtain Site Access
- Potential to Obtain Site Eligibility
- Potential Level of Property Owner / Developer Interest
- Potential Level of Local Government Interest and Capacity
- Presence of Clusters
- Potential Complexity and Cost of Assessment

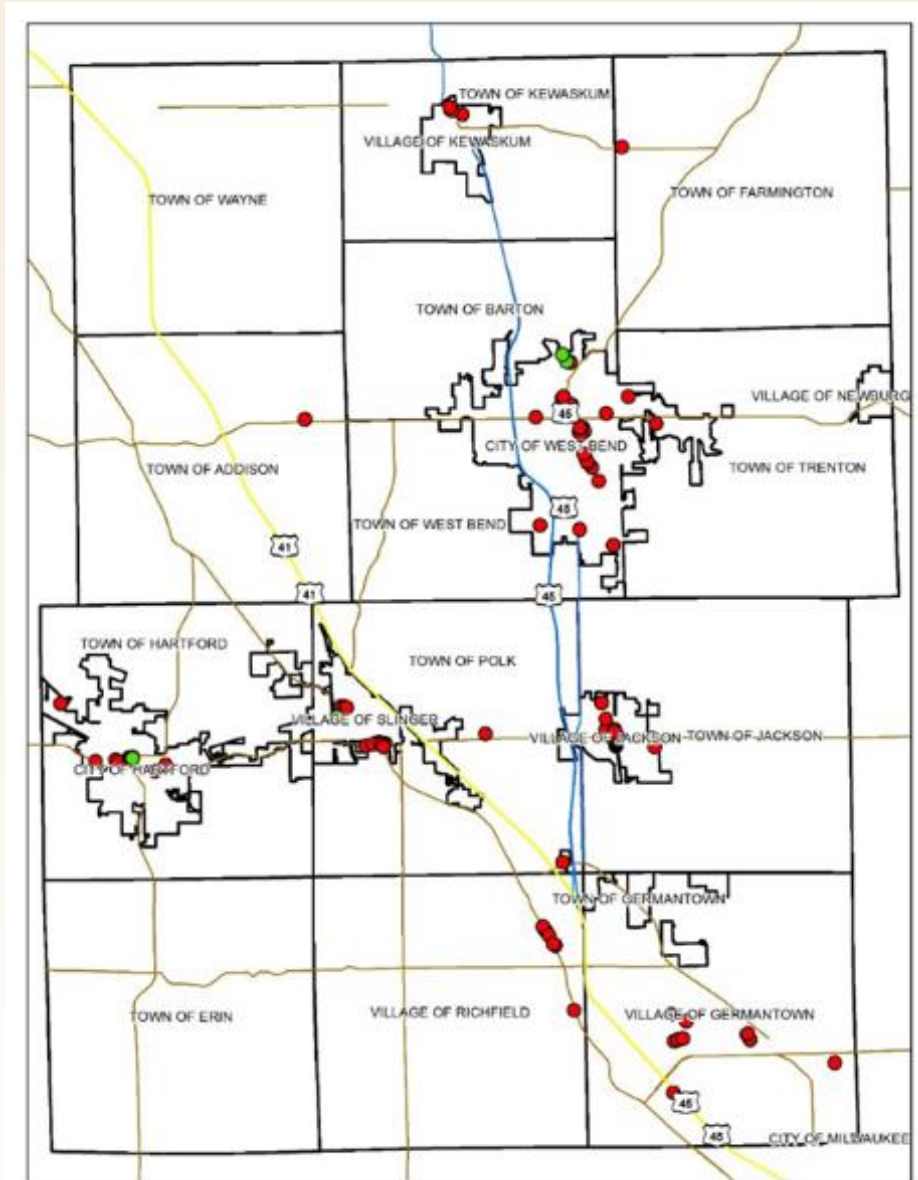
*The inventory is dynamic and as the program grows, newly discovered sites can be evaluated and added.*





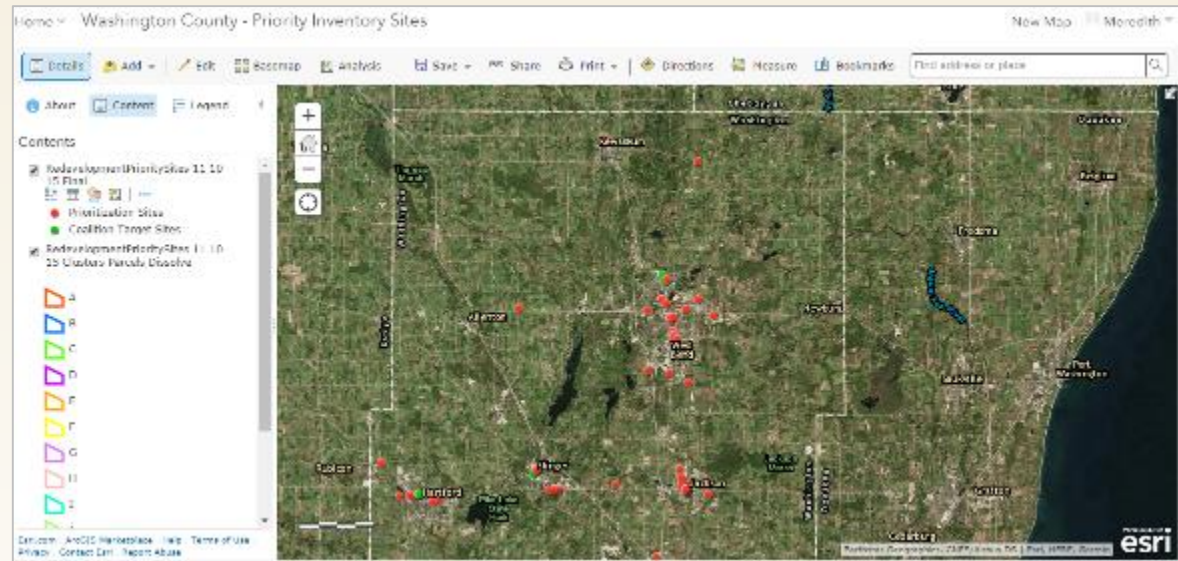
# Site Inventory & Prioritization

- High concurrence across redevelopment feasibility and community goals
- 15 top sites identified through scoring/prioritization process
- 5 sites selected for advancement in redevelopment environmental assessments



# Site Inventory & Prioritization Tool

- Organized, accessible, interactive data presented spatially within the county
- Identified both sites & parcels
- SRC members access relevant data for prioritization analysis
- Tracks prioritization scores
- Shareable, dynamic inventory tool that can grow with the program





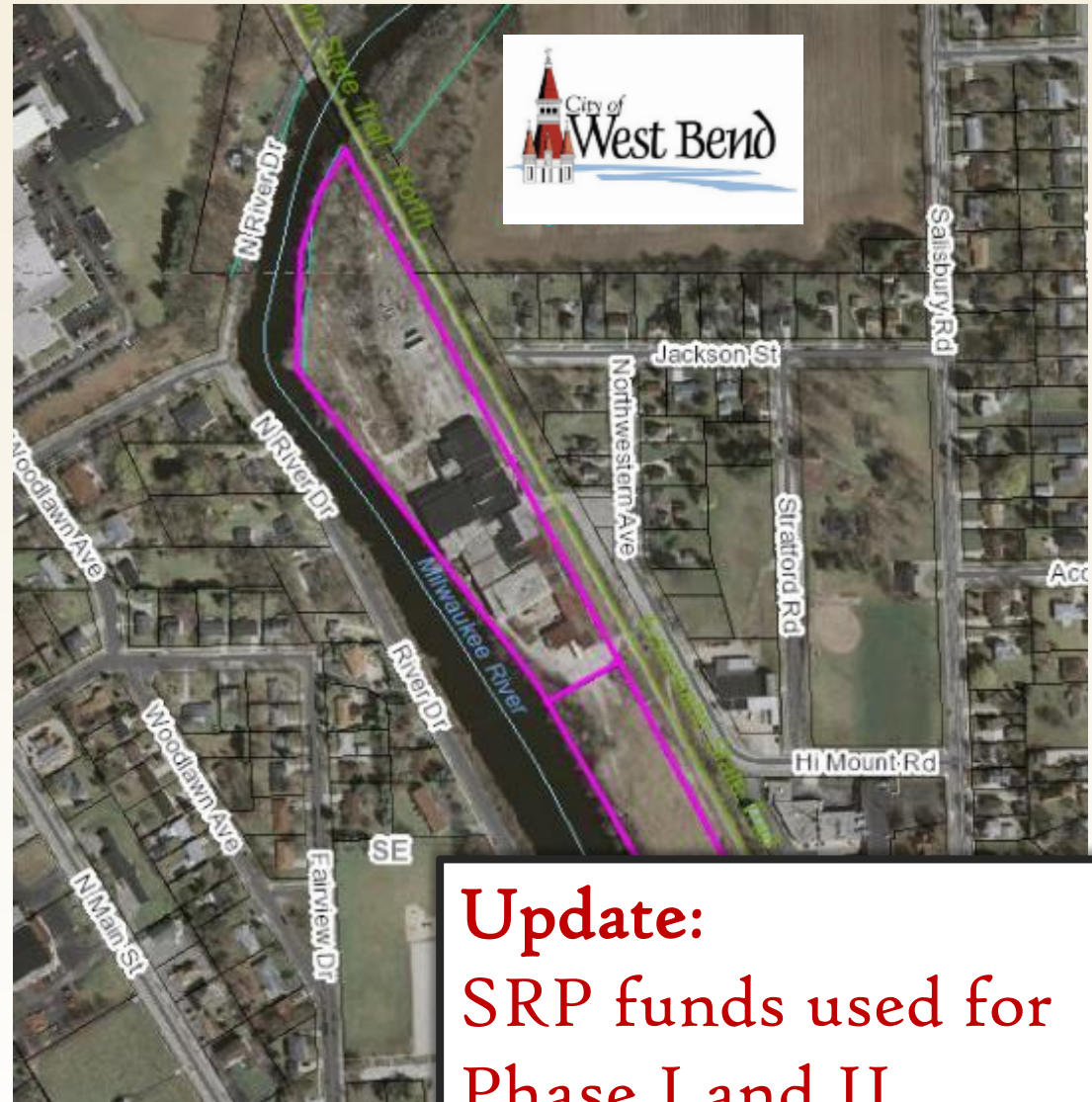
# **FY14 GRANT COALITION TARGET SITES**



# Coalition Target Sites



City of West Bend – Former  
Bermico & Former Blaine Properties

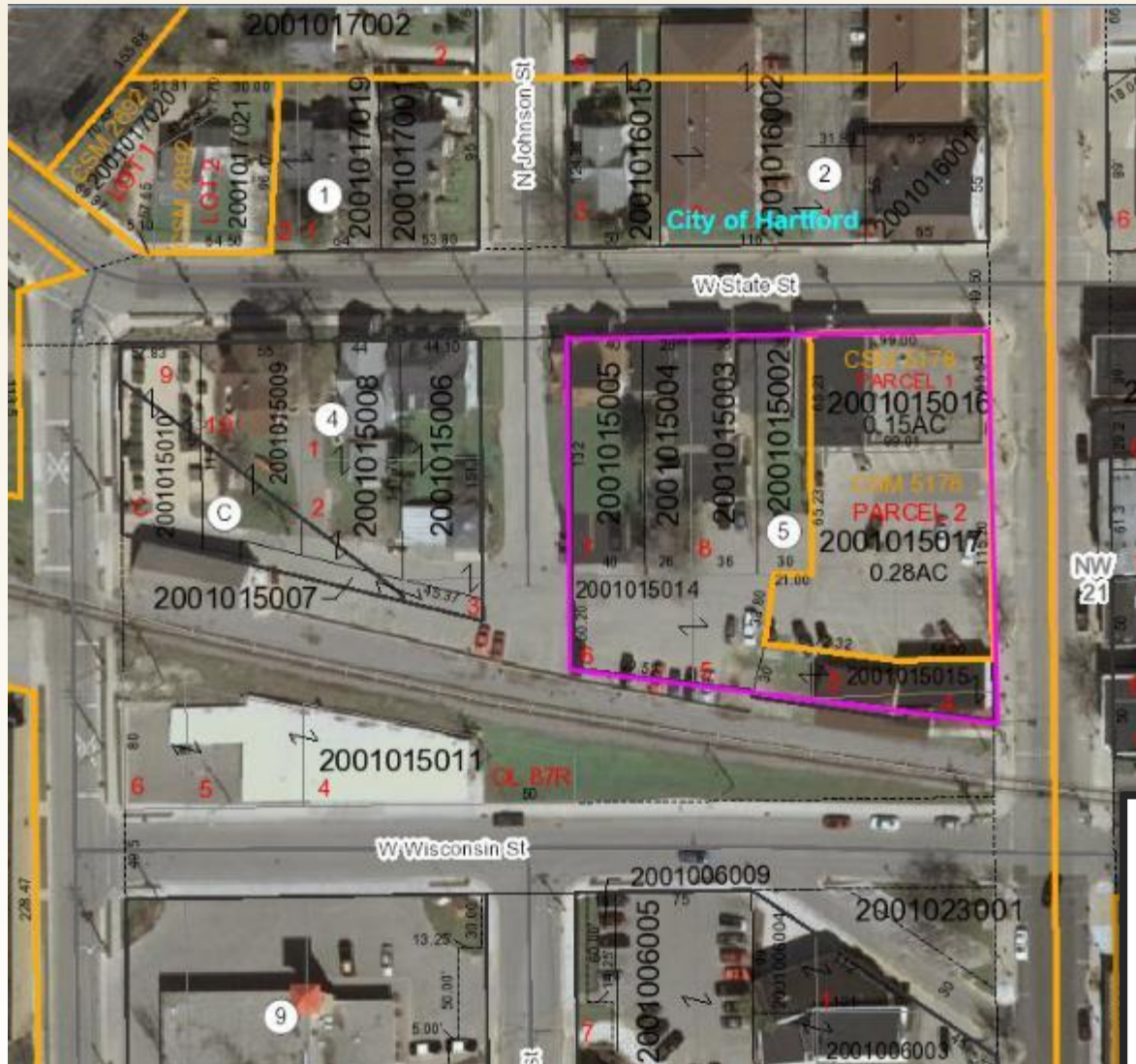


**Update:**  
SRP funds used for  
Phase I and II  
assessments





# Coalition Target Sites



City of Hartford –  
Northern Bookends



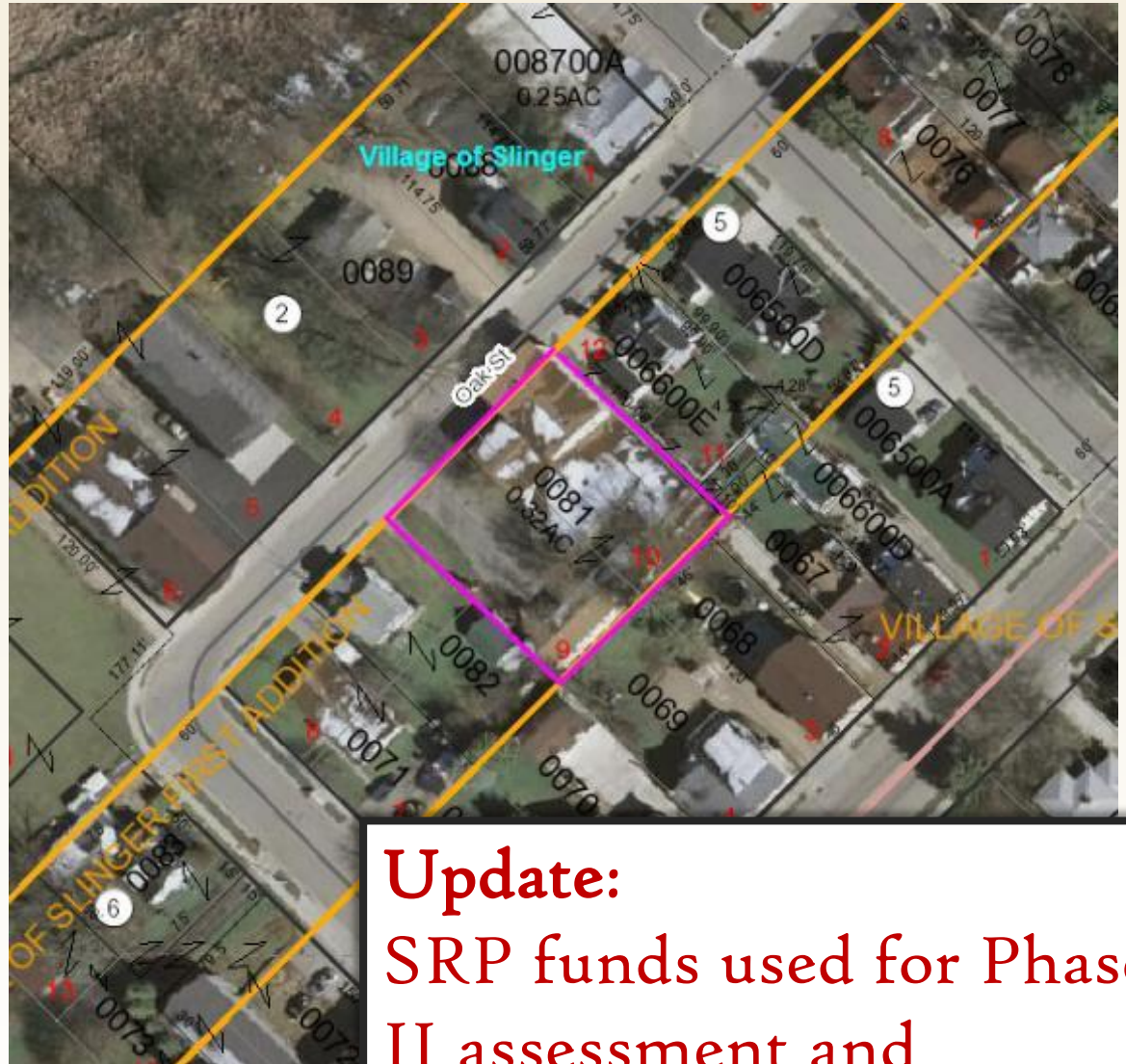
**Update:**  
SRP funds used for  
Phase I and II  
assessments



# Coalition Target Sites



# Village of Slinger – Niphos Property



**Update:**  
SRP funds used for Phase  
II assessment and  
Remedial Action Plan

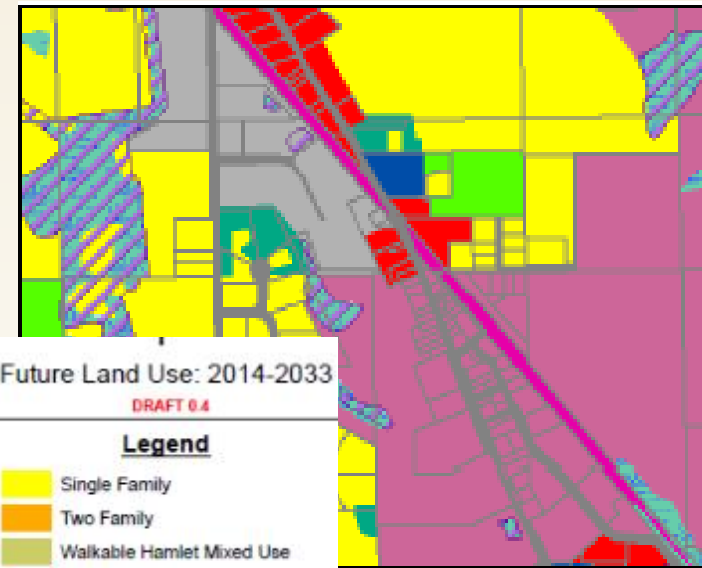




# Coalition Target Sites



## Village of Richfield – Northeast Corridor



Future Land Use: 2014-2033

DRAFT 6.4

### Legend

- Single Family
- Two Family
- Walkable Hamlet Mixed Use
- Commercial
- Limited Commercial
- Business Mixed Use
- Neighborhood Activity Center
- Office/Light Industrial
- Industrial
- Public Roadway
- Institutional



**Update:**  
Redev/Reuse Plan





# Coalition Target Sites

Village of  
Jackson



**Update:**  
Redev/Reuse Plan



# **TOP 15 SITES FROM SITE PRIORITIZATION**



# City of West Bend – Site H – Gehl Cluster



**Rank # 1**

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

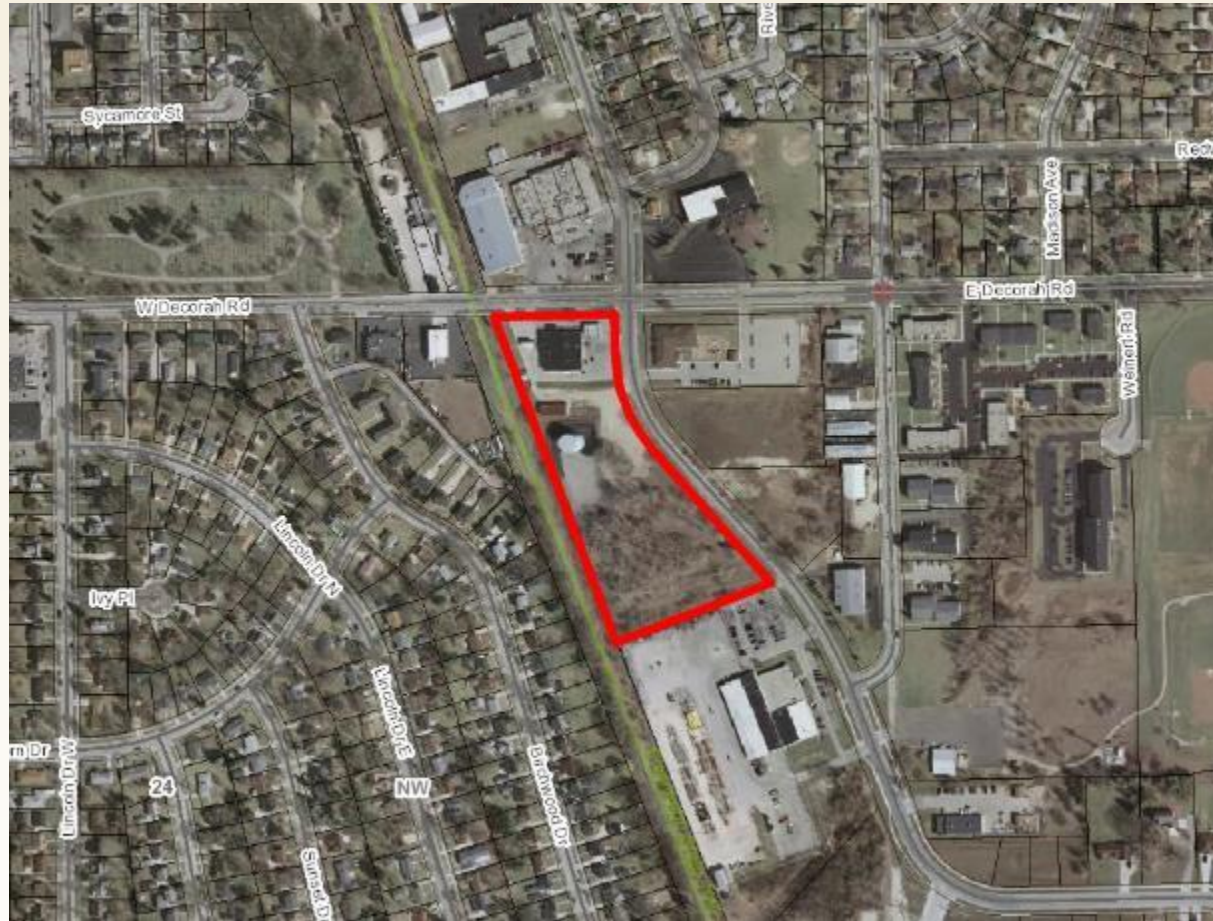
**Owner** - City of  
West Bend,  
Redevelopment  
Authority

**Update:**  
active redevelopment,  
working towards site  
closure





# City of West Bend – Site 88 – Gas Station



Rank # 2

Location – 103 E. Decorah Road

Owner- Privately Owned



**Update:**  
not eligible for grant while



# City of West Bend – Site 96 - Praefke Brake & Supply



Rank # 3

Location – 133 Oak Street

Owner- Privately Owned



**Update:**  
not eligible for grant while  
under federal enforcement  
action



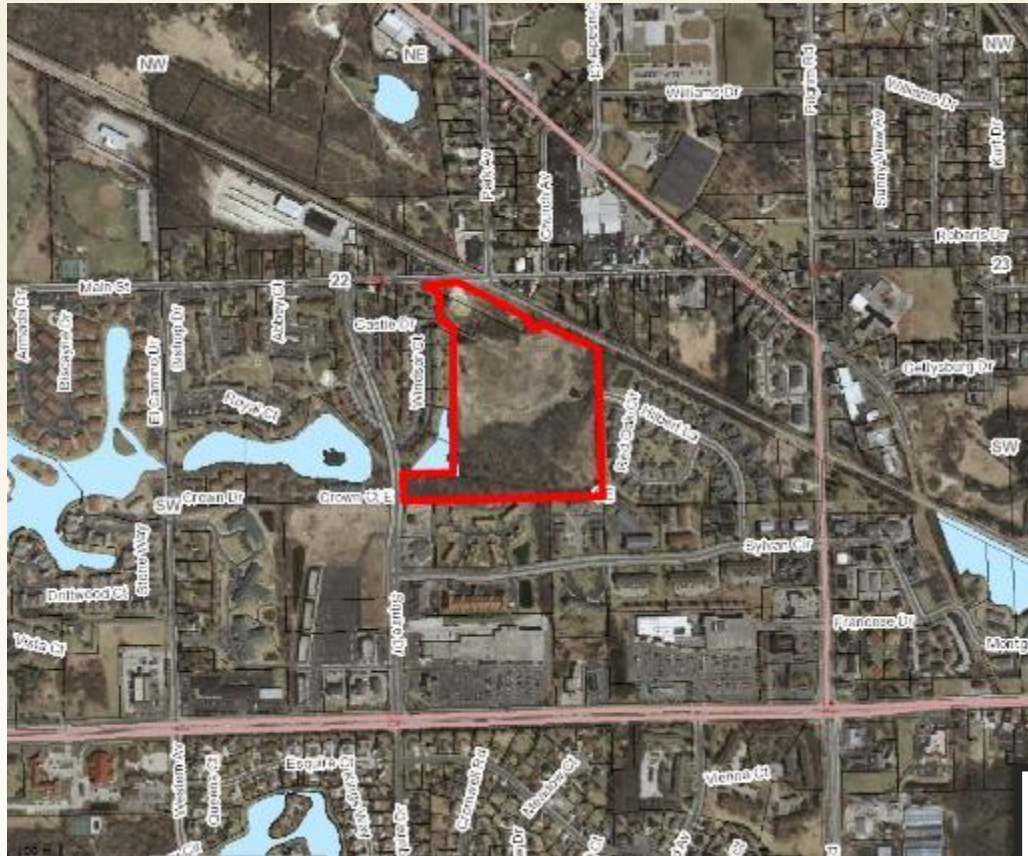


# Village of Germantown– Site K- Saxony Village

Rank # 4

Location – Squire Drive,  
Main Street

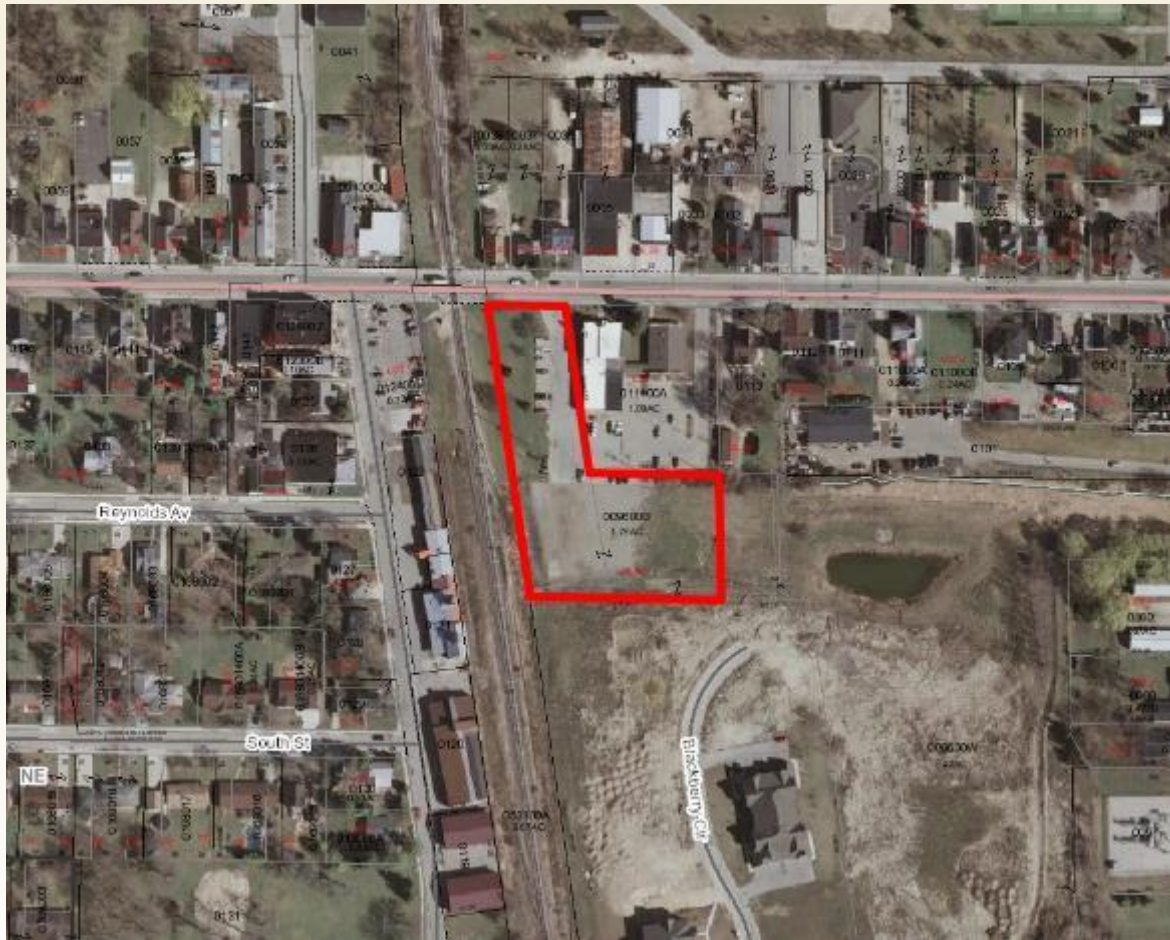
Owner- Privately Owned



**Update:**  
SRP funds used for Phase  
I and II assessments;  
successful redevelopment!



# Village of Jackson – Site 76



Rank # 5

Location – N168 W20753

Main Street

Owner- Village of Jackson



**Update:**  
No known activity.





# Village of Slinger – Site B – Hwy 60 & Hwy 175

Rank # 6

Location – Hwy 60 & Hwy 175

Owner- Privately Owned



**Update:**  
SRP funds used for Phase  
I Assessment



# Village of Slinger – Site C – Downtown



Rank # 7

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

Owner- Privately Owned



**Update:**  
Explored but no activity.





# City of West Bend – Site 144

Rank # 9

Location – Riverbend Drive

Owner- Privately Owned

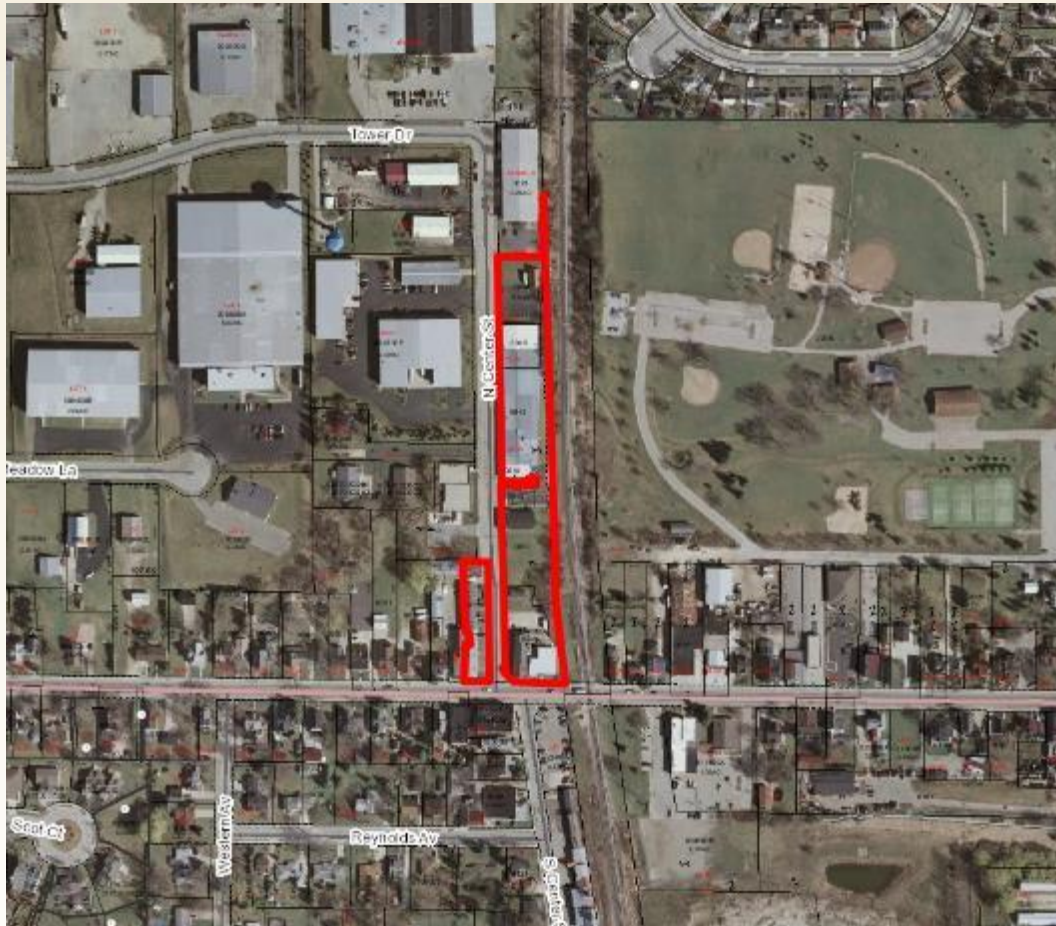


**Update:**  
No SRP activity; City is  
working on advancing  
redevelopment





# Village of Jackson – Site G – Downtown



Rank # 10

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



Update:  
No known activity.



# City of West Bend– Site 93

## Decorah Rd/Mobil Station (1/3)



Rank # 8

Location – 102 W. Decorah Rd.

Owner- Privately Owned



**Update:**  
No known activity.





# City of West Bend – Site 92

## Decorah Rd/Mobil Station (2/3)



Rank # 10

Location – 106 W. Decorah Road

Owner- Privately Owned

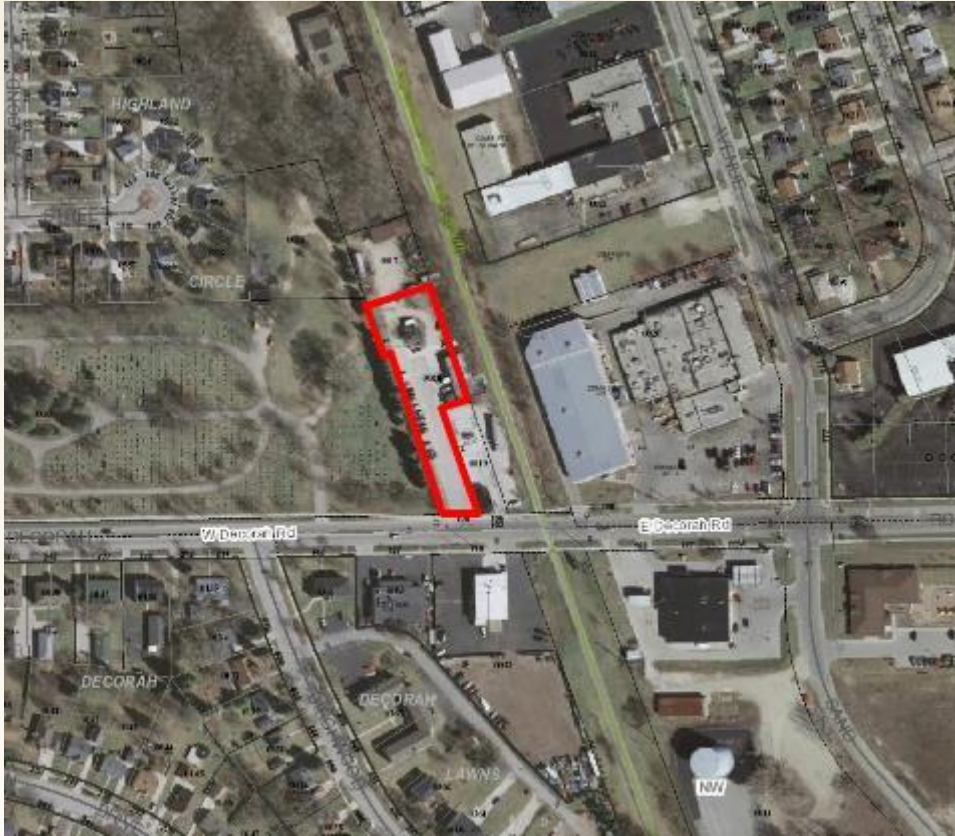


**Update:**  
No known activity.



# City of West Bend – Site 94

## Decorah Rd/Mobil Station (3/3)



Rank # 10

Location – 108 W. Decorah Road

Owner- Privately Owned



**Update:**  
No known activity.





# Village of Jackson– Site E

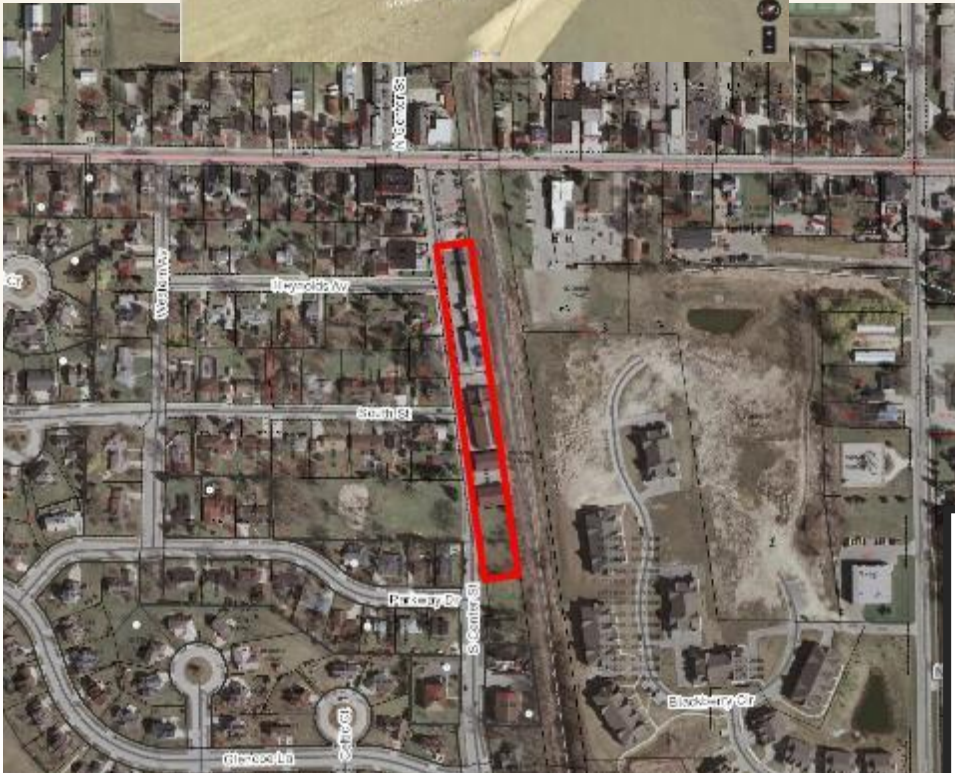
## Former Grain Tower/Mill Cluster



Rank # 13

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

Owner- Privately Owned



**Update:**  
No SRP activity; Current  
redevelopment interest



# City of Hartford – Site 3

## WB Place/Tannery



Rank # 14

Location - 368 W. Sumner St.

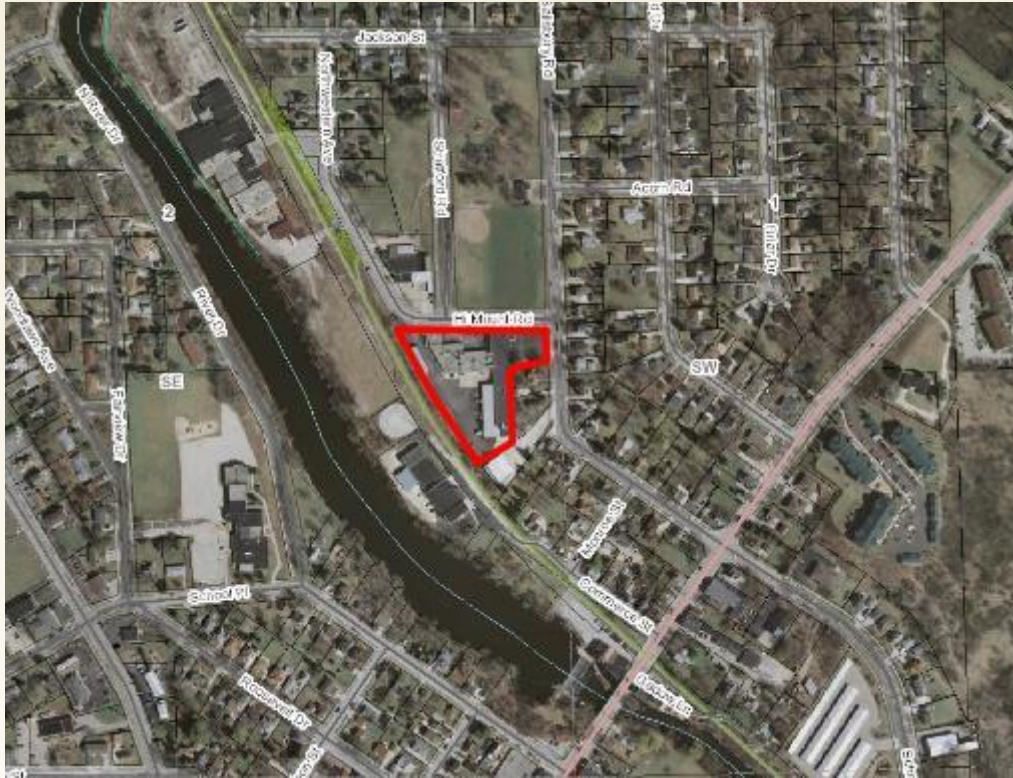
Owner - Privately Owned



**Update:**  
No SRP activity; tannery  
now closed



# City of West Bend – Site 138



Rank # 15

Location – 603 Hi Mount Road

Owner- West Bend Economic Development Corporation



**Update:**

Sold by EDC to private owner; SRP funds used for Phase I Assessment



# **OTHER SRP ACTIVITY**

## **NON-PRIORITY SITES**





# OTHER SRP ACTIVITY

- Slinger: EH Wolf & Sons – Phase I and II
- Richfield: Former Amici's Restaurant – Phase I
- Richfield: Laubenheimer's Garage – Site Investigation
- West Bend: 4991 Hron Rd – Site Investigation & Phase II; approvable RAP



# **2018 COALITION PRIORITY SITES**





# **INVENTORY & PRIORITIZATION UPDATES WITH FY17 GRANT**

