

Washington County Site Redevelopment Program 2017

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



Washington County's Site Redevelopment Program Selects First Sites for Assessment and Reuse Planning in 2015-16

Since 2012, Washington County has been proactively working to evaluate and assess sites in need of redevelopment—commonly referred to as “brownfield” sites. In 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling \$600,000 to fund a community-wide inventory and prioritization of sites, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites and perform community outreach and education.

The last several months have seen a continuation of the early success of the Site Redevelopment Program (SRP). The creation of strategic redevelopment plans for coalition communities and use of environmental assessment resources on several key redevelopment projects, highlight the progress and subsequent success of the program. Over the last year, the Site Redevelopment Program developed strategic redevelopment plans for the Villages of Richfield and Jackson and conducted site assessment activities for E.H. Wolf and Sons. The SRP was also strengthened through Economic Development Washington County's development of the Site Redevelopment Project Tool. This powerful easy-to-use online resource, provides a redevelopment dashboard for developers to identify redevelopment resources and project opportunities. The goal is for the tool to help more redevelopment projects happen at a faster rate throughout the County adding tax base, creating jobs, and revitalizing properties.



The Village of Richfield Northeast Corridor Opportunity Analysis

In June 2016, an opportunity analysis was conducted for the northeast corridor of

the Village of Richfield funded by the SRP. As the historic commercial center for the Richfield Hamlet, the northeast corridor is characterized by some of the oldest building inventory and industrial uses in the Village. It is also the “front door” to the Village, meaning long-term redevelopment needs

to be sensitive to the community vision and provide recommendations that reflect the values and needs of the Richfield community. The resulting Northeast Corridor Opportunity Analysis provides recommendations to encourage development in line with the Village's vision for the area and implementation tasks intended to advance these recommendations. These tasks will help the Village and its partners to pursue projects and programs to advance development in the area in a way consistent with the vision and recommendations of the Plan including those that will most benefit the Village by growing the tax base and adding quality of life opportunities for Village residents.

E.H. Wolf and Sons Redevelopment

E.H. Wolf and Sons is a long standing and well known stakeholder in the Village of Slinger. In 2016, company leadership approached the Village of Slinger with a request to access SRP funds to help bridge a funding gap for phase I and phase II environmental assessments – critical steps before environmental cleanup or redevelopment can occur. As of January 2017, \$41,000 of program money has been used to provide phase I and phase II assessments and have positioned the site for clean-up and redevelopment. What was once a vacant and underutilized facility adjacent to E.H. Wolf and Sons

depot will once again be a productive asset. A conservative estimate puts the new property value generated from redevelopment at approximately \$3.3 million or \$80 of new property value for every \$1 of assessment money used.



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The Village of Jackson Opportunity Analysis and Redevelopment Plan

In August 2016, the Village of Jackson kicked off their SRP funded opportunity analysis and redevelopment plan project, the focus of which is to identify key areas for future economic and community growth, and a detailed redevelopment plan for the area of the Village referred to as the downtown and civic core. The results of the

redevelopment plan identified key opportunities to advance long-term economic growth, stimulate investment along Main Street, and deepen connectivity to Village assets, and conduct environmental assessments in Plan implementation. On March 14, 2017, the Village of Jackson Board of Trustees adopted the Plan to use as a guide in their efforts to align the Main Street corridor and civic core of the Village with the community's vision for small town prosperity. At present, Village Staff is working to develop a practical strategy for implementation of near-term projects intended to affect positive change and to stimulate investment in the downtown and civic core.

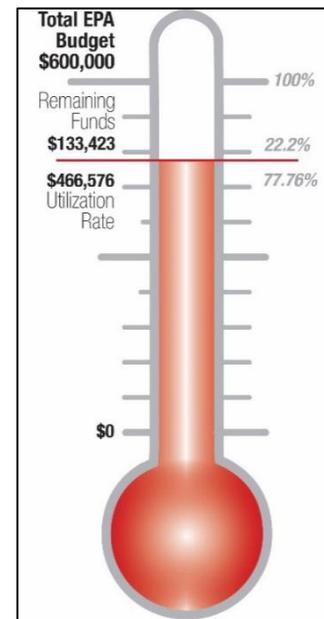
The EDWC Site Redevelopment Project Tool

In 2017, EDWC developed and launched the Site Redevelopment Project Tool. This powerful map based application is specifically designed to advance brownfield redevelopment projects by providing developers information on redevelopment properties that are positioned for near term redevelopment as a direct result of the work of the Site Redevelopment Program and its partners. Any sites that show up on the Project Tool must meet several criteria including:

being listed and available; having clear ownership; having environmental due diligence completed; having the commitment of experienced public partners, and; willing public participation through incentives is available. EDWC regularly reviews properties from Washington County's 2016 inventory of potential brownfield sites using the criteria and updates the tool accordingly. Visit <http://businessreadywi.com/business-intelligence/redevelopment-tool/> to explore the Site Redevelopment Project Tool for yourself.

Projects Funded by the Washington County Site Redevelopment Program

Coalition Member/Projects	Tasks	# of Parcels	Funds Allocated	Status
City of West Bend				
Former Bermico Site	Phase I ESA	1	\$ 10,900.00	Completed
Former Bermico Site	Phase II ESA	1	\$ 50,000.00	In-progress
Former Blaine Site	Phase I ESA	2	\$ 6,000.00	awaiting access agreement
Former Blaine Site	Phase II ESA	2	\$ 18,000.00	awaiting access agreement
West Bend Economic Development Site	Phase I ESA	1	\$ 7,354.00	Completed
Former Gehl Site - Cluster H	Redevel/ Reuse Plan	N/A	\$ 18,000.00	Preparing Scope of Work
City of Hartford				
Northern Bookends Site	Phase I ESA	8	\$ 10,641.00	Completed
Northern Bookends Site	Phase II ESA	8	\$ 36,000.00	Completed
WB Place Site	Phase I ESA	1	\$ 161.00	Funds reallocated to another site
Village of Slinger				
Former Niphos Coating Site	Phase II ESA	1	\$ 34,080.00	Completed
Former Niphos Coating Site	Remedial Action Plan	1	\$ 1,540.00	Completed
E.H. Wolf & Sons Site	Phase I ESA	2	\$ 7,026.00	Completed
E.H. Wolf & Sons Site	Phase II ESA	2	\$ 36,969.00	Completed
Cluster B - Intersection of Hwys 175 & 60	Phase I ESA	7	\$ 10,000.00	Awaiting agreements
Cluster B - Intersection of Hwys 175 & 60	Phase II ESA	7	\$ 30,000.00	Start When Phase I ESA Done
Village of Richfield				
Northeast Corridor	Redevel/ Reuse Plan	N/A	\$ 35,000.00	Completed
Former Amici's Restaurant	Phase I ESA	2	\$ 5,000.00	Completed
Village of Jackson				
Main & Center Streets	Redevel/ Reuse Plan	N/A	\$ 30,000.00	Completed
Main & Center Streets	Phase I ESA	unknown	\$ 10,000.00	Start When Planning Done
Village of Germantown				
Saxony Village Development	Phase I ESA	3	\$ 11,801.00	Completed
Saxony Village Development	Phase II ESA	3	\$ 26,365.00	Completed



Stay Up-to-Date with the Site Redevelopment Program

- Debora Sielski, Washington County Planning and Parks Dept. at (262) 335-4445 or deb.sielski@co.washington.wi.us
- Quarterly SRC meetings are open to the public. The next SRC meeting will occur in Summer 2017. A meeting agenda will be posted on the program website at <http://www.co.washington.wi.us/srp>

