



Washington County Site Redevelopment Program



Overview of the Site Inventory Approach and Process

The Washington County Site Redevelopment Program, in order to be most effective in targeting limited grant resources to sites with the highest potential for redevelopment, began with a countywide site inventory process. Led by the Site Redevelopment Program Project Management Team (PMT), the following three-step data gathering and analysis effort was conducted to identify sites and areas of potential concern and redevelopment potential throughout the county. This effort lead the way for the Site Redevelopment Committee to review and consider parcels for the next level of analysis in the Site Prioritization process to follow.

Step 1: The first step in the inventory process was to determine sites/areas of potential concern throughout Washington County. Areas of potential concern stemmed from their status as high priority redevelopment sites/areas and/or “known or potential brownfields.” Some communities identified *areas* (over individual parcels) of high concern where they would like to focus redevelopment efforts for maximum impact. The Step 1 query sought to answer the questions: *What sites do we know or suspect to be of environmental concern and what sites have already been identified as potential redevelopment sites in Washington County?*

Step 1 Data Gathered for Development of Master Sites List	Source
SRC site nomination process: information gathered during first discussions with communities and in grant preparation	Information from community interviews in 2013
Xceligent database for sites currently listed/available for sale or lease. Parcels developed before 1978 (included all industrial and commercial)	Xceligent Database subscription EDWC
Tax delinquency by parcel	County GIS
Municipally- or county-owned properties	County GIS
Parcels with history as a landfill	DNR Landfills
TIF parcel data for communities with TIF districts	Community TIF District Plans
WI DNR - BRRTS Records: DNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) database of open and closed site files for environmental contamination	WI DNR: over 1300 parcels ID'd, Stantec screened to under 100 based on relevance
Waste disposal sites	DNR Registry of Waste Disposal Sites
WI DATCP database of open and closed petroleum storage tanks	WI DATCP

Step 2: Next, data typical of redevelopment sites was gathered for parcels throughout Washington County. Each member of the PMT was tasked with gathering data related to their specific area of expertise. The purpose of this round of data gathering was to determine if the sites identified in Step 1 as having environmental concerns and/or redevelopment potential should be considered for grant investment. Beyond general parcel data, other important indicators of potential for redevelopment—in particular environmental data—were assembled and reviewed for these sites including:



Step 2 Data	Source
Acres	County GIS
Value improvements-Assessed	County GIS
Value land-Assessed	County GIS
Value total-Assessed	County GIS
Parcel tax delinquent greater than 2 years	County GIS
Vacant site based on assessed improvements value = zero	County GIS
Generalized zoning	County Overlay
Existing land use	County Overlay
Comprehensive Plan: Planned future land use	County Overlay

Based on the above, the project team then eliminated those sites/areas that were not relevant to the program moving forward such as residential sites, improved publicly-owned sites, and those that were not known to have one or more Recognized Environmental Condition (REC).

Step 3: Through Steps 1 and 2 more than 200 parcels were identified. Using the Tax ID as a common attribute for each, the project team filtered the sites to only those with one or more REC in addition to attributes that would align them with potential redevelopment opportunities. This process took the total down to 117 parcels. Within this list of parcels there are 55 redevelopment areas for review in the Site Prioritization Process (as relevant parcels were clustered into grouped redevelopment areas). In addition, there are three redevelopment areas from the Coalition Community Target Sites – Hartford, Slinger, and West Bend – that were already selected for environmental investigation and redevelopment advancement, and therefore will not go through the Site Prioritization scoring process.

In Step 3 of the Inventory development process, the following additional criteria was applied to aid in the Site Prioritization scoring process:

Step 3 Data	Source
Identified in Community Redevelopment Plans	Local
Site available/listed for sale or lease	Xceligent via EDWC
If site available/listed, is there a building or is site vacant	Xceligent via EDWC
Within 1 mile of Interstate 41 interchange	County GIS
Within 1 mile of Hwy 45 interchange	County GIS
Within half mile of Hwy 60	County GIS
Within half mile of Hwy 33	County GIS
Abutting railroad	County GIS
If abutting railroad, railroad ID (WSOR or FVW)	County GIS
Site/building code violations for parcel	Local

In addition to the above, individual sites will be reviewed against historic Sanborn Fire Insurance Maps as available and necessary to further define historic use on sites under consideration for redevelopment.

