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
<table>
<thead>
<tr>
<th>Environmental Conditions</th>
<th>Redevelopment Feasibility</th>
<th>Community Goals</th>
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</thead>
<tbody>
<tr>
<td>• Potential Level of Contamination</td>
<td>• Potential for Near Term Redevelopment</td>
<td>• Improves Blighted Areas for Reuse</td>
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<tr>
<td>• Potential for Human Contact with Contaminants</td>
<td>• Potential Cost of Assembly &amp; Redevelopment</td>
<td>• Creates New Jobs</td>
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<td>• Potential to Contaminate Groundwater</td>
<td>• Potential to Catalyze Redevelopment on Other Properties</td>
<td>• Increases Property Tax Base</td>
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<tr>
<td>• Land Use Change Requiring Higher Remediation</td>
<td>• Potential to Assemble Entire Site</td>
<td>• Creates Opportunities to Retain/Expand/ Recruit New Businesses</td>
</tr>
<tr>
<td>• Potential for State &amp; Federal Funding Assistance</td>
<td>• Inclusion in Special Plans and Districts</td>
<td>• Enhances Long-Term Economic Sustainability</td>
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<tr>
<td>• Potential Existence of a Viable Causer</td>
<td>• Potential to Eliminate Blight</td>
<td>• Creates or Maintains Livable Neighborhoods</td>
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</tbody>
</table>
Additional Factors

- 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
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

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