

## 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.*

Between September and December the Site Redevelopment Committee (SRC) and Project Management Team (PMT) kicked off the Site Redevelopment Program (SRP), conducted community outreach, inventoried and prioritized redevelopment sites, and decided where to target the first round of unallocated program funding. All of this hard work is building a reputation for the Site Redevelopment Program as a successful economic development tool focused on long term and practical investments in the prosperity and well-being of Washington County communities through collaboration and teamwork.

### Kicking Off the Site Redevelopment Program

In late September the SRC gathered at Moraine Park Technical College to launch the SRP. The PMT worked with representatives of the five coalition communities, the County, Economic Development Washington County, and the business community to develop a strategy for selecting and prioritizing redevelopment sites throughout Washington County. The PMT explained the importance of brownfield redevelopment and the resources the program can provide, the necessity of community engagement in the process, and the strategy for developing a lasting site redevelopment program with long term economic, community, and health benefits.

### Determining Community Goals for the Program

To provide the citizens of Washington County with meaningful input into the site prioritization process and to provide information on the program, the PMT hosted a community input meeting in October. The meeting provided an overview of the program, long term benefits for the County, and gathered input on the community's priorities for the program. During the meeting small groups collaborated to discuss and



*Participants choose their top community priorities at the community input meeting in October 2015. Photo by Vandewalle & Associates.*

choose their top community priorities around site redevelopment to apply as criteria in the site prioritization process.

### Creating an Inventory and Prioritizing the Sites

A scoring and ranking system was developed and implemented to provide a road map for the use of grant funds for redevelopment efforts. The SRP now has a catalogued list of sites to target existing funds and any future additional funds for site assessments and redevelopment reuse planning. The ultimate decision on where to spend program funds lies with the SRC in order to allow flexibility in targeting funds to the projects most ready for redevelopment and/or with the greatest need for assistance.

### Determining and Selecting the First Sites for Action

In December, the Committee selected the top five highest priority redevelopment sites to receive the first round of program funds:

*Former WB Place Tannery, Hartford, WI.* This former tannery site, along the Rubicon River, is currently unoccupied and adjacent to a city park. Initial site



access and environmental assessment will be conducted to determine more details on the level of potential environmental concern.

**Intersection of Highways 60 & 175, Slinger, WI.** This area acts as the eastern gateway into the Village of Slinger. The intersection is characterized by an inconsistent land use pattern and several underutilized and aging facilities. This area has a number of industrial and heavy commercial properties with potential need for environmental assessment and planning before redevelopment can occur.

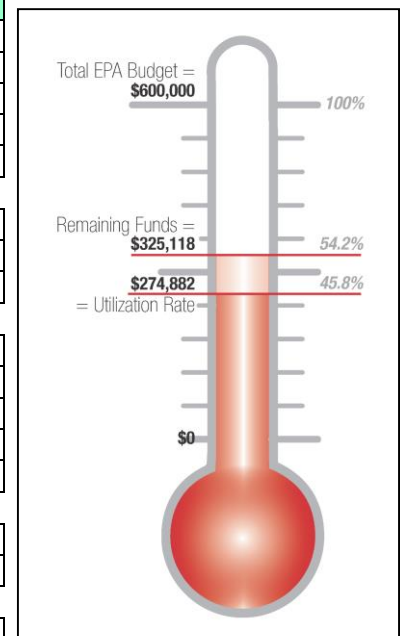
**Main and Center Streets, Jackson, WI.** This area is a high priority redevelopment project due to its proximity to downtown and the future land use considerations for the area. The Village is interested in exploring area wide opportunities and conceptual redevelopment plans for the corridor. Work will begin in late spring of 2016.

**Former Gehl Site, West Bend, WI.** Over the last several years the City of West Bend has worked to position the Gehl site for redevelopment. The site is one of the top priority redevelopment areas for the City as it is positioned well for a mix of uses with its proximity to a residential neighborhood and adjacency to downtown West Bend. The City would like to explore redevelopment plans in order to begin connecting the site to the development community.

**Saxony Village, Germantown, WI.** Currently, the Village of Germantown is working with JBJ Development to develop apartment units on parcels along Main Street. A portion of the site has documented contamination issues currently being remediated. There is a need for some limited and highly targeted assessment on the site to receive final closure from the DNR in order to complete the final construction drawings.

### Projects Funded by the Washington County Site Redevelopment Program

Coalition Member/Projects	Tasks	# of Parcels	Funds Allocated	Status
<b>City of West Bend</b>				
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 EPA Eligibility
Former Blaine Site	Phase II ESA	2	\$ 18,000.00	Awaiting EPA Eligibility
West Bend EDC Site	Phase I ESA	1	\$ 6,750.00	Near Completion
Former Gehl Site - Cluster H	Redevelop Plan	N/A	\$ 18,000.00	Preparing Scope of Work
<b>City of Hartford</b>				
Northern Bookends Site	Phase I ESA	8	\$ 10,000.00	Awaiting agreements
Northern Bookends Site	Phase II ESA	8	\$ 30,000.00	Start When Phase I ESA Done
WB Place Site	Phase I ESA	1	\$ 6,000.00	Awaiting Agreements
<b>Village of Slinger</b>				
Former Niphos Coating Site	Phase II ESA	1	\$ 30,000.00	Near Completion
E.H. Wolf & Sons Site	Phase I ESA	2	\$ 6,000.00	Awaiting Agreements
E.H. Wolf & Sons Site	Phase II ESA	2	\$ 35,000.00	Start When Phase I ESA Done
Cluster B - Hwys 175 & 60	Phase I ESA	7	\$ 10,000.00	Awaiting Agreements
Cluster B - Hwys 175 & 60	Phase II ESA	7	\$ 30,000.00	Start When Phase I ESA Done
<b>Village of Richfield</b>				
Northeast Corridor	Redevelop Plan	N/A	\$ 35,000.00	Near Completion
Northeast Corridor	Phase I ESA	unknown	\$ 5,000.00	Start When Planning Done
<b>Village of Jackson</b>				
Main & Center Streets	Redevelop Plan	N/A	\$ 30,000.00	Preparing Scope of Work
Main & Center Streets	Phase I ESA	unknown	\$ 10,000.00	Start When Planning Done
<b>Village of Germantown</b>				
Saxony Village Development	Phase I ESA	3	\$ 12,000.00	Near Completion
Saxony Village Development	Phase II ESA	3	\$ 25,000.00	Start When Phase I ESA Done



### 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](mailto:deb.sielski@co.washington.wi.us)
- Quarterly SRC meetings are open to the public. The next SRC meeting is scheduled for August of 2016 with meeting agenda posted on the program website at <http://www.co.washington.wi.us/srp>