Agenda

1. Call to Order & Affidavit of Posting
2. Minutes of November 12, 2015
3. Overview of Site Scoring and Ranking Methodology, Results and Analysis
4. Overview of Program Principles for Decision Making
5. Discussion and Action - Selection of 2-3 Sites for Environmental Assessment
   1. Discussion of Top Ranked Sites by Local Government Representatives
   2. Consideration of 2-3 Sites for Environmental Assessment
6. Status Update on Coalition Target Sites
7. Discussion of Next SRC Meeting
8. Public Comment
9. Adjourn
3. OVERVIEW OF SITE SCORING AND RANKING

- Methodology
- Results
- Analysis
Methodology

Red – Countywide Inventory Sites

Total – 115 parcels

- 51 sites

• PMT members score independently

• Add for Composite Score
Applying the Criteria

• Environmental Conditions
  – Dave Holmes; All 115 sites scored individually

• Redevelopment Feasibility and Community Goals
  – Deb, Christian, Vandewalle; parcels in clusters scored as a whole
Results

– High level of concurrence among PMT for redevelopment and community goals scores/rankings
– Only one of the 10 highest-ranked sites for environmental conditions is not in the overall top 15 sites
– The top 15 sites all make sense but should generally be viewed as a group instead of an absolute order
# Washington County Site Redevelopment Program
## Composite Scoring & Rankings
### Listing by Site Ranking
#### December 2, 2015

<table>
<thead>
<tr>
<th>Site ID #</th>
<th>Cluster</th>
<th>Location</th>
<th>Redevelopment Composite Score</th>
<th>Community Goals Composite Score</th>
<th>Environmental Score</th>
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4. PROGRAM PRINCIPLES FOR DECISION MAKING

1. Use of USEPA funds for environmental assessments on SRC-selected Sites

2. SRC discretion to use funds based on development interest/need
OTHER FACTORS

1. Potential to Obtain Site Access
2. Potential to Obtain Site Eligibility
3. Potential Level of Property Owner / Developer Interest
4. Potential Level of Local Government Interest and Capacity
5. Presence of Clusters
6. Potential Complexity and Cost of Assessment
5. DISCUSSION & ACTION

1. Discuss Top Sites
2. Select 2-3 Sites for Environmental Assessment
City of Hartford – Site 3

Rank # 14
Location - 368 W. Sumner St.
Owner - Privately Owned
Village of Jackson – Site 76

Rank # 5
Location – N168 W20753
Main Street
Owner- Village of Jackson
Village of Jackson– Site E

Rank # 13
Location – W208 N16670, N16710, N16730 S. Center Street
Owner- Privately Owned
Village of Jackson – Site G

Rank # 10
Location – N168 W20788
Main Street,
W208 N16831, N16840,
N16900 N. Center Street
Owner- Privately Owned
Village of Slinger – Site B

Rank # 6
Location – Hwy 60 & Hwy 175
Owner- Privately Owned
Village of Slinger – Site C

**Rank** # 7

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

**Owner**- Privately Owned
City of West Bend – Site H

**Rank # 1**

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

**Owner** - City of West Bend, Redevelopment Authority
City of West Bend – Site H

Rank # 1
Location - 145 S. Forest Ave, Water Street, N. Forest Ave, Wisconsin Street
Owner - City of West Bend, Redevelopment Authority
City of West Bend – Site 88

Rank # 2
Location – 103 E. Decorah Road
Owner- Privately Owned
City of West Bend – Site 92

Rank # 10
Location – 106 W. Decorah Road
Owner- Privately Owned
City of West Bend – Site 93

Rank # 8
Location – 102 W. Decorah Rd.
Owner- Privately Owned
City of West Bend – Site 94

Rank # 10
Location – 108 W. Decorah Road
Owner- Privately Owned
City of West Bend – Site 96

Rank # 3
Location – 133 Oak Street
Owner- Privately Owned
City of West Bend – Site 138

Rank # 15
Location – 603 Hi Mount Road
Owner- West Bend Economic Development Corporation
City of West Bend – Site 144

Rank # 9
Location – Riverbend Drive
Owner - Privately Owned
Village of Germantown– Site K

Rank # 4
Location – Squire Drive, Main Street
Owner- Privately Owned
6. COALITION TARGET SITES

UPDATE
Coalition Target Sites

City of West Bend – Former Bermico & Former Blaine Properties
Coalition Target Sites

City of Hartford – Northern Bookends
Coalition Target Sites

Village of Slinger – Niphos Property
Coalition Target Sites

Village of Richfield – Northeast Corridor
Coalition Target Sites

Village of Jackson
7. Next SRC Meeting

Discuss:

- Date
- Time
- Location
- Tentative Agenda
8. COMMENTS FROM THE PUBLIC
9. ADJOURN
## Project Timeline

<table>
<thead>
<tr>
<th>Washington County Site Redevelopment Program (Countywide Portion of Grant - $400,000)</th>
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<tr>
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<tr>
<td>Finalize roles &amp; responsibilities of PMT members</td>
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<tr>
<td>County finalizes contract with Stantec</td>
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<tr>
<td>County finalizes MOA with coalition partners</td>
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<tr>
<td>Complete background tasks for grant implementation</td>
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<tr>
<td>Meetings with coalition partners to finalize target sites</td>
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<tr>
<td>PMT meetings to discuss Countywide workshop</td>
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<td>PMT initiates work on site redevelopment inventory</td>
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<td>Ady conducts redeveloper interviews &amp; finalizes report</td>
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<tr>
<td>PMT initiates work on site prioritization &amp; scoring criteria</td>
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<td>Countywide Workshop held on Oct. 15</td>
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<td>SRC meeting (Nov.) to approve prioritization process &amp; criteria</td>
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<tr>
<td>SRC review scoring/ranking and select sites for funding (Dec.)</td>
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<tr>
<td>SRC meetings - prioritize sites for funding (ongoing)</td>
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<td>Community outreach (ongoing)</td>
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<tr>
<td>EDWC develops webpages to integrate sites</td>
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<tr>
<td>Local government finalizes site access with owners (ongoing)</td>
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<td>Eligibility determinations submitted to EPA (ongoing)</td>
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<tr>
<td>Conduct Phase I Environmental Site Assess (ESAs) (ongoing)</td>
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<td>Conduct sampling &amp; analysis plans (ongoing)</td>
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<td>Conduct Phase II ESAs (ongoing)</td>
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<td>Conduct asbestos &amp; haz material pre-demo surveys (ongoing)</td>
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<tr>
<td>Complete remedial action plans (ongoing)</td>
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<tr>
<td>Complete area-wide reuse/redevelopment plans (ongoing)</td>
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SITE INVENTORY PROCESS
Inventory Development

• Include individual community identified sites/areas of concern

• Gather relevant data to compile a countywide site list

• Eliminate sites with no Recognized Environmental Concerns (RECs)
Sources for Sites for Inventory Consideration

Step 1

1. Community identified sites
2. Xcelligent database
3. Tax delinquency records
4. Municipally/county-owned
5. Landfills
6. DNR historic waste disposal sites
7. TIF parcel data
8. DNR BRRTs records
9. WI DATCP database
Data Gathering

Step 2

1. Acres
2. Site assessed value
3. Parcel tax delinquent
4. Vacant site (no building)
5. Generalized Zoning
6. Existing Land Use
7. Planned Future Land Use
Data Gathering
Step 3

1. Property currently available (for sale)
2. Railroad access
3. Railroad ID
4. Hwy access
5. HWY ID
6. Priority in Community Redevelopment Plans
7. Building on site for reuse or demo needed
8. Square footage of building for reuse
9. Code violations
10. Historic Land Use from Sanborn Maps
SITE PRIORITIZATION PROCESS
Levels of Analysis

Ranking the sites based on criteria:

- Environmental Conditions
- Redevelopment Feasibility
- Community Goals
Environmental Conditions Criteria

1. Potential Level of Contamination
2. Potential for Human Contact with Contaminants
3. Potential to Contaminate Groundwater
4. Land Use Change Requiring Higher Remediation
5. Potential for State & Federal Funding Assistance
6. Potential Existence of a Viable Cause
Redevelopment Feasibility Criteria

1. Potential for Near Term Redevelopment
2. Potential Cost of Assembly and Redevelopment
3. Potential to Catalyze Redevelopment on Other Properties
4. Potential to Assemble Entire Site
5. Inclusion in Special Plans and Districts
6. Potential to Eliminate Blight
7. Potential to Replace Existing Inappropriate or Marginal Uses
Community Goals

Criteria

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