Village-Owned Properties Rubric - Tiered Ranking

Tier 1	Pros	Cons
Children's Center	-buildable area along High Street -water/sewer available	-limited to one-two structures
West Street Parcel	-six platted lots -water/sewer available	-topography increases development costs, may not be "attainable"
Seventh Street	-located within residential neighborhood -water/sewer available -front portion of site already developed/modified	-parcel was originally donated to the Village for recreation/conservation purpose -strong opposition from neighbors/community members
Tier 2	**Pros**	**Cons**
E Melkild Road	-water/sewer proximate	-NWI wetlands
112 Waukazoo Parking Lot	-centrally located -parking demand is seasonal	-development would impact parking
WWTP/302 West Street	-potentially buildable areas in portions of the site	-wetlands and FEMA flood zone prevalent throughout
Driving Range/380 W Eighth Street	~3-4 acre SE portion of parcel could be suitable for development	-heavy tree coverage -water/sewer problematic
Tier 3	**Pros**	**Cons**
Third/Warren (50' x 50' lot)	-centrally located, proximate to water/sewer -despite small size, space between adjacent uses	-not buildable under current zoning
Village Hall	-centrally located -Township Supervisor would like to consider consolidating office locations	-development would impact current government use and parking -cost to build new facility
Visitors Center/202 N Rose Street	-opportunity to redevelop outdated property	-interferes with or eliminates Visitor Center use -very limited buildable area -park
Less Suitable	**Pros**	**Cons**

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WWTP Access Road		
Seventh Street Road End		
Abandoned Portions of N Warren		
204 W Eighth Street/DPW Building		
South Beach/105 Bay Street		
WWTP Drying Beds		
South Shore Roadway		
Boat Launch		
Golf Course		
121 W Third Street/DPW Building		
125 W Third Street		
Mill Pond/130 W Third Street		